



COOL. COASTAL. FAR FROM ORDINARY.

Council

Joe DeVito
Mayor

Darryl Owens
Mayor Pro Tempore

Jerry Ashmore
Mary Beth Heyward
Kevin Phillips

Van Willis
Town Manager

T. Alan Beach
Chief of Police

Jeffrey S. Coppinger
Operations

Noah Krepps
Planning

Minutes

Council Workshop

Port Royal Town Hall, Yvonne C. Butler Council Chambers, 700 Paris Ave

April 5, 2023

Members Present: Mayor Joe DeVito, Council Member Darryl Owens, Council Member Jerry Ashmore, Council Member Mary Beth Heyward, Council Member Kevin Phillips

Staff Present: Town Manager Van Willis, Police Chief Alan Beach, Fire Chief Ogden, Director of Administrative Services Brooke Plank- Buccola, Town Clerk Lisa Graham

I. CALL TO ORDER

Mayor DeVito called the Council Workshop to order at 6:31 PM

II. COUNCIL BRIEFING

Town Manager Willis provided an update on the following:

Police Chief Alan Beach introduced newly promoted Sergeant Wilson and Corporal Kirby. Council members thanked the officers for their service and their families for their support.

Director of Administrative Services Plank-Buccola introduced a new Town Clerk Lisa Graham. She will be appointed at the next Council Meeting.

Redevelopment Commission - The Redevelopment Commission instructed Commissioner Stewart to look at the expansion of the multi-county industrial park to include to the Gateway for potential funding of infrastructure or any additional improvements that are needed. There was a concern about the impact the tree ordinance would have on the proposed overlay district. They have selected a logo and tagline commissioned through Alpha Graphics. Logo will be used for marketing available parcels for redevelopment. This will be used for the Ribaut Road Corridor, preferably referred to as the Gateway of Port Royal. With mention of the Ribaut Road Corridor, Council member Phillips mentioned that Beaufort

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County would be holding a public workshop called Reimagining of Ribaut Road on April 20th at TCL at 5:00.

Impact fee - There was a discrepancy with the project list attached to the final reading of the ordinance to the County. Town Manager Willis had a discussion with Jared Fralix, he agreed that there will be a single reading of the corrected project list ordinance of the approved project list by the City and Town for the Northern Beaufort County traffic project. Specifically, not on the list was the work on Ribaut Road which will be amended.

Accommodation Tax - The Accommodation Tax committee has 7 candidates for 7 appointments. Interviews will begin in May.

Spanish Moss Trail – Received feedback from SCDOT regarding the TAP (Traffic Alternative Program) Grant. Initially, the grant was submitted for two segments, sidewalks helping connect Lenora, Battery Park, West Vine, and Drayton and the continuation of the Spanish Moss Trail. SCDOT was receptive, but wanted the application modified to focus solely on the Spanish Moss Trail expansion between Ritter Circle and the existing trail near Fish Camp with an April 21st deadline for resubmission. Grant request for this portion of the project is estimated to be \$600,00.

Safe Harbor – No real update. Currently a lot of demolition. They have demolition permits for both large concrete buildings. Foundations will stay in place. Mayor Devito reiterated that the large building on the left and the old terminal building on the right will be removed, improving the vista of Paris Ave.

Tree work - Provided daily updates on tree work. Lewis Tree, with Dominion, works with right of way relative to the utilities, periodic work that ensures that the Town does not lose power. Some tree work was done with regards to sidewalk work.

Naval Hospital Sidewalk - Not much progress. Contacted Megan with SCDOT for any updates with Department of the Navy. Town Manager Willis feels it is time to contact our Federal Representation to facilitate movement of the project. Mayor Devito offered to contact the Federal Representative.

Shrimp Boat Dock/Federal Order – The last two boats at the dock were removed. The Shrimp Boat Trawler was purchased by another shrimp boat owner from Savannah. The sailboat was removed by Jeff with Public Works. A new shrimp boat under duress is now at the dock at the direction of the Coast Guard due to severe engine and generator problems. Due to maritime law the Town has an obligation to provide safe harbor. Mayor Devito is concerned that the shrimp boat will become an inherited responsibility of Port Royal if deck hands abandon the ship.

Police Department – The police department’s second floor chair lift project is closer to meeting the ADA compliance issue.

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CDBG projects - Royal Palms, the Preserve Apartments parking lot was resurfaced. BJSWA approved the modification due to the mislocated water line. Project is nearing completion. Council Member Owens asked if the resurfacing at Narcissus area was included, it has not at this time. Mayor Devito stressed the importance of completing the repaving and striping in that area due to the proximity and use of the Spanish Moss Trail. The Paris Avenue Improvements were previously discussed at the Retreat. The Department of Commerce was approached to consider burying the utilities in place of overhead utilities as an alternative to other expenditures, they were initially reluctant to reallocate funds.

Federal Funds and Grants – TAP grant is being modified to satisfy the SCDOT. Waiting on the rolling inspection grant for drainage improvements for West Paris and Paris Ave. Initially, the Casablanca project was rejected. Mike Klink was asked to break the project into two segments, taking the lower portion from Robinson and Fyall. There is a wetland off Fyall that overflows, impacting private property which could be covered with existing ARPA funds. The complete project with both phases was going to be over a million dollars per the initial grant application but can be brought down to \$600,000.

Capital Projects – Pothole work has been done in the Prince William Wood area. Working with the County, they have agreed to include resurfacing those roads as indicated in their most recent resurfacing list. Once resurfaced, the Town will take ownership of those roads.

SOLOCO – There was a presentation on the impediments to affordable housing by an official from Jasper County. Hilton Head provided an overview of their capital improvement program.

Stormwater – Small project in Picket Fences addressing some topography issues. Still working on the Casablanca project.

Blue Angels - After Event will be held on April 22nd on Paris Ave to meet the Blue Angels and other pilots after the Air Show.

Retreat - A report was provided summarizing the goals of the meeting. Council member Ashmore requested that the signs be updated.

Personnel - Lisa Graham has been hired as the municipal clerk. Currently looking for a part-time Permits administrator.

Playground – The County is going to install an inclusive/ADA playground at Bruce Edgerly Facility. Quite a financial commitment by the County in Port Royal coupled with the reconstruction of the bathroom facilities at Bruce Edgerly.

Vehicle Counter – Scot Clark with the Friends of Cypress Wetlands secured a vehicle counter and installed it at the Sands Beach.

Town Manager Willis introduced Scott Clark.

Scot Clark - Friends of Port Royal Cypress Wetlands is celebrating Birthday for the Birds on April 29th, 9:00 AM to 11:00 AM. Mayor Devito asked to say a few words, Port Royal Sound Foundation bringing animals. Beaufort Conservation will discuss their mission. Scavenger hunt, coloring books and cupcakes for the kids. Friends of Port Royal Cypress Wetlands commissioned a sculpture to be presented if completed to the town. Wetlands has an estimated 371 visitors a day.

III. COUNCIL DISCUSSION

- A. Review of Roadway Paving Submittals** - Director of Administrative Services, Brooke Plank-Buccola provided an update regarding the Review of Roadway Paving Submittals. February 8th RFP was submitted for roadway paving. It was advertised in the Beaufort Gazette and on the Town of Port Royal's website. The project is south of Ribaut from Columbia Avenue to Old Shell Road. February 22nd had a preproposal meeting, two contractors showed, APAC Atlantic and Blythe. Met at the police department, contractors reviewed the area, and made a recommendation to add milling. March 1st proposals were submitted, APAC Atlantic came in at \$2.4 million and Blythe \$2.0 million which includes the additional line item of milling. Blythe is favored for the project. Letters will be sent, and door hangers issued indicating when residents could expect paving. Council Member Ashmore stated that Blythe needed to be friendly and safe while working in Port Royal. Mayor Devito announced the project will be brought up as a Council action at the Council meeting on April 12th.

Additional capital improvements updates. The sidewalk project has begun. Letters mailed and door hangers issued notifying residents of their expected construction. Precision, the sidewalk contractor will begin grinding on April 6th between Madrid and Paris Ave between 9th and 12th. Outdoor fitness equipment is in route for Naval Heritage Park. Tree trimming at Live Oak Park during Spring Break.

- B. Tree Ordinance** -. Council members agreed that due to Noah's absence the discussion regarding the Tree Ordinance should be rescheduled as a special workshop on Monday, April 10, 2023 at 5:00 PM. Town Attorney added language to the current draft of the Tree Ordinance based Council's feedback relative to commercial use and exemption. Mayor Devito expressed concern with the proposed mitigation fee impacting potential residential development. Council Members Ashmore, Heyward and Owens agreed the higher mitigation fees would protect the character of Port Royal. Council determined the Design Review Board would be the deciding body for any waivers.

IV. PUBLIC DISCUSSION

Jim Barry questioned the ramifications of clear-cutting as defined in the current Tree Ordinance draft. Council Member Phillips

Scott Clark introduced himself as a former home builder and mixed-use developer and stated that tree mitigation was considered the cost of doing business. He suggested that Council should consider a cap on tree mitigation fees to which Council disagreed.

Jason Keown, applicant for the rezoning of 811 7th St. provided a rendering of the proposed realty office.

Wendy Zara, Metropolitan Planning Commissioner expressed concern of the proposed 7th St. rezone.

Alice Burke discouraged Council to rezone 7th street to allow a commercial build on her residential street.

Joseph James lent his support to rezoning 7th street to allow the proposed commercial build.

Nick Borreggine, applicant for the rezoning of 1301 H E Smalls Ct. told Council his plans to relocate 5 or 6 manufactured homes this property.

Edward Bennett, resident of H E Smalls Ct. was concerned that his property would be rezoned if the ordinance was enacted.

Cory Post was there in support of the rezoning of 1301 H E Smalls Ct.

Bob Spitzen, a short-term rental owner wanted clarification on the ban of third-party payments for accommodation tax.

Pamela Courtney gave an update on plans to commemorate the upcoming 150th Anniversary of Port Royal.

Alice Howard, Port Royal Representative for Beaufort County Council announced a Community Services and Land Use Committee Meeting will be held on Monday, April 10, 2023, at 3:00 PM at 100 Ribaut Rd.

V. REVIEW AGENDA FOR THE APRIL 12, 2023, COUNCIL MEETING

Town Manager Willis reviewed the agenda for the April 12, 2023, Council Meeting.

VII. IMPORTANT DATES AND INFORMATION

Town Manager Willis read the following important dates and information:

- A. Saturday, April 8, 2023 - Lowcountry Jaycee's Food Truck Festival, Paris Ave.**
- B. Tuesday, April 11, 2023 - Parks and Recreation Commission at 6:30 PM has been cancelled.**
- C. Saturday, April 15, 2023 – Soft Shell Crab Festival, 11 AM – 5 PM, Paris Ave**
- D. Monday, April 17, 2023 – Metropolitan Planning Commission Meeting at City of Beaufort at 5 PM, 1911 Boundary St.**
- E. Tuesday, April 18, 2023 – Redevelopment Commission Meeting at 4:30 PM, Port Royal Town Hall**
- F. Saturday, April 22, 2023 – Airshow After Dark, 6:30 PM – 9 PM, The Shed Parking Lot**
- G. Saturday, April 29, 2023 – Birthday for the Birds, 9 AM – 11 AM, Cypress Wetlands Amphitheater**
- H. Saturday, April 29, 2023 – Police Department Spring Fling, 12 PM – 2 PM, Live Oak Park**

VII. ADJOURNMENT

Mayor Devito adjourned the meeting at 8:13 PM.

Respectfully submitted,



Lisa Graham
Town Clerk

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