

**Minutes
Council Workshop
Yvonne C. Butler Council Chambers, 700 Paris Avenue**

September 6, 2006

Members Present: Mayor Samuel Murray and Councilmembers
Vernon DeLoach, Mary Beth Heyward, Joe Lee
and Henry Robinson

Staff Present: Planning Administrator Linda Bridges, Assistant
Fire Chief Jim Colwell, Police Sgt. Andre Massey and
Municipal Clerk Tanya Payne

Staff Absent: Town Manager Van Willis (attending classes in
Columbia)

I. CALL TO ORDER:

Mayor Murray called the Workshop to order at 6:34 PM.

II. REVIEW PROPOSED AGENDA FOR SEPTEMBER 13, 2006 COUNCIL MEETING:

Planning Administrator Bridges reviewed second reading ordinance which included conveyance of property for construction of sidewalk, rezoning approximately .48 acres on Ribaut Road from Highway Commercial to General Commercial and the conveyance of approximately .265 acres property at the corner of Paris Avenue and Ribaut Road.

Planning Administrator Bridges reviewed first reading ordinances to include conveyance of property for the construction of sidewalks on Columbia Avenue and 12th Street.

Municipal Clerk Payne explained that Ordinance 2006-52 was being considered at the request from the South Carolina Municipal Association. She explained that due to the recent Setoff Debt lawsuit, the association's attorney had suggested that each participating municipality adopt this ordinance in order to strengthen the program's

ability to collect delinquent funds. Ms. Payne further explained that the Setoff Debt Program was used to deduct delinquent utility bills, court fines and certain other funds from state income tax refunds when the debtor failed to pay.

Planning Administrator Bridges reviewed Ordinances 2006-53 and 2006-54 annexing and zoning approximately three acres on Castle Rock Road. She showed the property on the map and explained the zoning request for this property was MU-2. Ms. Bridges also reviewed Ordinances 2006-55 and 2006-56 which would annex and zone approximately 162.24 acres located on Okatie Highway. She showed the property on the map and told Council the proposed zoning was for a Planned Unit Development.

Ms. Bridges explained that Ordinance 2006-57 would adopt a development agreement for this property.

Mayor Murray requested that Ordinances 2006-55, 56 and 57 be removed from the agenda until October because the Joint Municipal Planning Commission would not be reviewing the requests until two days before next week's Council Meeting. He stated that this would not give Council enough time to properly review the commission's recommendation.

Lydia Johnson from the development group told Council they had worked very hard on this project and had preformed an endangered species study, tree surveys and that the plan included green space.

Planning Administrator Bridges read Ordinance 2006-58 by title.

Municipal Clerk Payne explained that the State Elections Commission and the Municipal Association of South Carolina were asking municipalities to change their election dates to November in the odd numbered years. She said they felt this would keep the smaller municipal elections from "getting lost" amongst the federal elections and also that it might increase voter turnout. Ms. Payne also explained that at Council's request, the ordinance would change the way candidates file to run for office to filing a Statement of Candidacy and pay a filing fee as opposed to filing a petition.

Mayor Murray explained that the Port Royal Municipal Election Commission had also recommended these changes and pointed out that any changes made to the election ordinance would have to be approved by the Department of Justice before it becomes final.

Planning Administrator Bridges reviewed Ordinances 2006-59 and 2006-60 to annex and zone property located on Broad River Blvd. She showed the property on the map and explained the requested zoning for this property was for MU-2 zoning.

Planning Administrator Bridges read Ordinance 2006-61 by title and showed the property on the map. She explained some of the property addressed in this ordinance

was already in the Town and the rest was under consideration for annexation at this time. Ms. Bridges said the owner was requesting a PUD for this property explaining that the 23.86 acres did not meet state requirements for a development agreement.

David Tedder explained that during the development of the PUD, they had tried to address Council's concerns about density and traffic in that area.

Councilmember DeLoach expressed concerns over the density of the project.

Mr. Tedder explained that the plan mimicked the Millinnium Plan and said they had followed the guidance of the planning commission. He said the density would depend upon the type of buildings that were placed on the property. Mr. Tedder said this PUD allowed for less density than MU-2 zoning would allow. He explained that the plan allowed for the proposed widening of Highway 802.

Planning Administrator Bridges reviewed Ordinance 2006-62 which would allow the conveyance of property for sidewalks on Richmond Avenue. She also reviewed Ordinance 2006-63 which would allow .26 acres on H.E. Smalls Court to be included in the Traditional Town Overlay. Ms. Bridges showed the property on the map and told Council the JMPC had unanimously recommended the inclusion.

Planning Administrator Bridges read Ordinance 2006-64 and 2006-65 to annex and zone approximately 27 acres on Okatie Highway. She showed the property on the map and explained the flood line for the property was A9.

Mayor Murray requested that these ordinances also be removed from the agenda because they would not receive recommendation from the JMPC until two days before the next Council meeting.

Planning Administrator Bridges read Ordinance 2006-66 and explained it would revise the garbage ordinance to accommodate the new rollcart system.

Planning Administrator Bridges stated that there was an opening on the Redevelopment Commission.

Council requested that this item be removed from the agenda at this time.

Mayor Murray told those present that the Town was awaiting a copy of the Port's development agreement for review. He explained that time was running out for the sale of the port property and that they hoped to speed up the process. Mayor Murray explained Council and the Redevelopment Commission needed time to review the agreement.

III. IMPORTANT DATES AND INFORMATION:

- A. Thursday, September 7, 2006, 5:30 PM – Design Review Board (DRB), 700 Paris Avenue**
- B. Monday, September 11, 2006, 5:30 PM – Joint Municipal Planning Commission (JMPC), 700 Paris Avenue**
- C. Monday, September 11, 2006, 7:00 PM – 9/11 Memorial Service, Pigeon Point Park, Beaufort, sponsored by City of Beaufort**
- D. Wednesday, September 13, 2006, 7:00 PM - Council Meeting, Yvonne C. Butler Council Chambers, 700 Paris Avenue**

Planning Administrator Bridges reviewed the list of important dates and information.

Councilmember Lee added the Oktoberfest which would be held on Paris Avenue on October 21st from noon until 5:00 PM.

Mayor Murray introduced County Council candidate Laura VonHarten.

Councilmember Robinson pointed that Police Sgt. Andre Massey would be leaving for Iraq on September 21st.

Officer Massey told Council he would be away for eighteen months and that while there he would be training police officers.

IV. ADJOURNMENT:

Councilmember Heyward moved to adjourn the workshop and Councilmember Robinson seconded the motion.

The meeting adjourned at 7:26 PM.

Respectfully submitted,

Tanya L. Payne
Municipal Clerk

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the workshop was given to the local news media along with a copy of the agenda. Public notice was posted on the Town bulletin board two weeks before the workshop. A copy of the agenda was posted at Town Hall twenty-four hours prior to the workshop.