

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

**October 4, 2006**

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

**Staff Present:** Town Manager Van Willis, Planning Administrator  
Linda Bridges, Police Chief Jim Cadien, Assistant  
Fire Chief Jim Colwell and Municipal Clerk  
Tanya Payne

**I. CALL TO ORDER:**

Mayor Murray called the Workshop to order at 6:36 PM.

**II. COUNCIL DISCUSSION: SIDEWALK POLICY**

Town Manager Willis requested that this item be removed from the agenda to allow more time for discussion on this issue.

**III. REVIEW PROPOSED AGENDA FOR OCTOBER 11, 2006 COUNCIL MEETING:**

Town Manager Willis reviewed the proposed agenda for the October 11<sup>th</sup> Council Meeting. He asked Council to give comment concerning the Lenora Park before next weeks meeting. He briefed Council concerning:

- There would be a preconstruction meeting on September 26<sup>th</sup> concerning the 18<sup>th</sup> Street sewer project. Dupriest Construction would be doing the work which should begin in about two weeks and had to be completed by the end of the year.
- Town Manager and Mayor Murray would be meeting with the SCDOT concerning the Casablanca sidewalk and drainage projects.

- The West Paris Sidewalk project was being integrated with the resurfacing of Ribaut Road and was being coordinated by the county.
- The request for bids has been put out for the re-striping of Paris Avenue.
- OCRM permits were received to do work on the pond at Madrid Avenue.
- Moving ahead on the 9<sup>th</sup> Street drainage project, will be tying pipe into the box which will direct water to the river
- Had to change street sign companies due to no insurance coverage; Paris Avenue signage should arrive around October 12<sup>th</sup>
- Design plans for 14<sup>th</sup> Street park almost complete
- Midtown signal design specs sent to county; poles being made

Town Manager Willis explained all ordinances pertaining to sidewalks had been removed from the agenda until the Sidewalk Policy could be revised.

Town Manager Willis read Ordinance 2006-52 by title and explained passage of the ordinance was a requirement of the MASC for any entity that participates in the Set Off Debt program. He further explained that due to some previous law suits concerning this program, the association's attorneys had made this recommendation.

Town Manager Willis read Ordinance 2006-58 by title and explained it would change the date of Town elections from May to November in the odd numbered years and would also change the method in which a candidate filed for candidacy. Mr. Willis explained that prospective candidates would be required to file a Statement of Candidacy and pay a filing fee rather than collecting signatures on a petition.

Town Manager Willis read Ordinances 2006-59 and 2006-60 and explained they would annex and zone approximately five acres located on Broad River Boulevard. He further explained that the proposed MU-2 zoning for this property was unanimously recommended by the Joint Municipal Planning Commission. Mr. Willis showed adjoining property which was already located in the Town and zoned MU-2.

Town Manager Willis reviewed Ordinance 2006-63 which would include .26 acres located on H. E. Smalls Court in the Traditional Town Overlay District. He further reviewed Ordinance 2006-66 which would amend Chapter 21 of the Town Code to provide for the new rollcart collection system.

Councilmember Joe Lee requested that language be included in the ordinance to require that rollcarts be placed in an area where they would be invisible from the street.

Town Manager Willis read Ordinance 2006-22 by title and told Council it would rezone 17.46 acres located on Broad River Drive. He said the JMPC had denied this recommendation.

Town Manager Willis reviewed Ordinances 2006-55 and 2006-56 to annex and zone approximately 162.24 acres located on Okatie Highway. He also reviewed Ordinance 2006-57 which would establish a development agreement for this tract.

Planning Administrator Bridges stated that the JMPC had given this issue a positive recommendation.

John Thomas gave a presentation on the development saying they had addressed water quality issues, stormwater, habitat and wetland issues and biofiltration which would reduce impact on the land. He explained there were twenty-six acres of high ground, plans for to community docks and said lot sizes would be sixty-five feet by one hundred thirty-five feet.

Town Manager Willis said the JMPC had recommended that the PUD be limited to one unit per ten acres, have fifty feet buffers against marshes and rivers, comply with County BMP's and have two community docks with no private docks. He said the commission had made unanimous recommendation this issue.

Town Manager Willis reviewed Ordinance 2006-61 to zone approximately 23.86 acres to a PUD. He explained that Council had requested a PUD for this property.

David Tedder explained that due to Council's concerns about density the PUD had been developed for this property. He said this would cause the density to be slightly less than what was currently at the Preserve on North Paris Avenue. Mr. Tedder explained the JMPC had recommended General Commercial along the front with MU-2 zoning in the back. He said the developers were willing to use either zoning designation.

Town Manager Willis read the proposed PUD.

Town Manager Willis reviewed Ordinance 2006-64 and 2006-65 to annex and zone twenty-seven acres on Okatie Highway. He said the property was located in the Town's growth plan.

David Tedder reviewed the plans for this property saying it was adjacent to the one hundred sixty-two acres discussed earlier. He explained there was existing access to the property from Highway 170. Mr. Tedder said there would be eleven acres of common space, 1.7 acres of easement right-of-way and city water and sewer.

Planning Administrator Bridges reviewed Ordinance 2006-67 to rezone approximately 9 acres bounded by West Paris and Columbia Avenues and Laurel and 16<sup>th</sup> Streets to MU-2 with the Traditional Overlay District. She explained the zoning request for this property was MU-2 with the Traditional Town Overlay. Ms. Bridges said the JMPC had denied recommendation of this rezoning. She showed the property on the map and pointed out the zoning of surrounding properties.

Scott Hammet reviewed his reasons for requesting the rezoning and asked that the ordinance be tabled until his request could be modified.

After some discussion Council decided to remove this item from the agenda until the proposal for rezoning could be changed.

Town Manager Willis review Ordinances 2006-68 and 2006-69 to annex and rezone property located at 1001 Cypress Street. He showed the property on the map and stated that this request had been before Council previously. Mr. Willis stated that the JMPC had denied this request.

Mayor Murray explained that the previous was for MU-1 zoning and that the new request was for MU-2 zoning.

Town Manager Willis review Ordinance 2006-70 to rezone property in Wright's Point. He explained that an error had been found in the zoning map and that the property was actually zoned General Commercial and Mixed Use-2. He explained the owner's were now requesting that the property be zoned to MU-1 with the Shell Point Neighborhood Overlay. Mr. Willis said the JMPC had unanimously recommended this request.

Town Manager Willis read Ordinance 2006-71 by title and explained it would rezone the port property to a Planned Unit Development (PUD).

Planning Administrator Bridges read the recommendations from the JMPC.

Mark Baker representing Wood and Partners told those present they hoped to integrate the port property into the Town keeping its architecture and character in mind. He said the plan was a combination of the Town's vision for the property and the redevelopment study done for the Port's Authority. He said it was based on new urbanism planning principles and traditional overlay designs. Mr. Baker explained there are three primary neighborhoods in the plan to include the Bluff Neighborhood to the north closest to Ribaut Road, the Marina Village and the Port Village in the Paris Avenue, London Avenue area. He said there would be Civic Open Space (COS) to include a 12.8 acre water front park with a smaller park at the end of Paris Avenue and an urban park in the Bluff Neighborhood. Mr. Baker further stated that the entire waterfront would have connecting walk ways and board walks for public access to the water.

Neil Robinson speaking for the Port's Authority explained that by law the port property must to be sold by the end of the year. He told Council they had been busy trying to iron out a number of legal issues. Mr. Robinson said there were still existing leases in place on the property and that there were title problems with certain pieces of the property that had not been taken care of over the years. He explained that once these issues were taken care of and the redevelopment plan was in place they would put out for bids to sell the property.

Councilmember Lee expressed concerns about the short amount of time left to complete the plan and sale of the property.

Town Manager Willis explained they were working on many concerns that had been brought up. He said the Redevelopment Commission would be meeting with legal council and that there would be three public hearing plus first and second readings on this issue. Mr. Willis said second reading was scheduled for November 8<sup>th</sup>.

Councilmember Heyward suggested that a Special Meeting be held to allow more time for discussion before first reading.

Susan Graber, a member of the Redevelopment Commission asked Council to consider putting off first reading to allow that commission more time. She asked them not to rush.

Council decided to remove first reading from the October 11<sup>th</sup> Council Meeting agenda and move it to a Special Meeting at 5:30 PM on Thursday, October 12<sup>th</sup>.

Councilmember DeLoach asked questions concerning the shrimping industry and whether the shrimpers were able to sell their shrimp on site. He also expressed concerns about public access to the water front walkways and also the street connections.

Town Manager Willis explained that Council needed to make a decision concerning the Port Royal Methodist Church's parking request at next week's meeting.

#### **IV. IMPORTANT DATES AND INFORMATION:**

- A. Thursday, October 5, 2006, 5:30 PM – Design Review Board (DRB),  
700 Paris Avenue**
- B. Wednesday, October 11, 2006, 7:00 PM - Council Meeting, Yvonne  
C. Butler Council Chambers, 700 Paris Avenue**

Town Manager Willis reviewed the list of important dates and information.

#### **V. ADJOURNMENT:**

There being no further comment, the workshop closed at 9:20 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

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before the workshop. A copy of the agenda was posted at the meeting location twenty-four hours before the workshop.