

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

November 1, 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. PLEDGE OF ALLEGIANCE:

Mayor Murray opened the meeting at 8:18 pm and led the Pledge of Allegiance.

II. INVOCATION:

Councilmember DeLoach offered the invocation.

III. PUBLIC COMMENTS:

At this time, the Mayor will recognize members of the audience who have submitted speaker forms to address the Council on agenda items. Each speaker will be limited to two minutes.

Jack Baggett told Council that the proposed density for the fifty acre port development was too high. He explained that a fifty-foot height limit for buildings in the development was high enough but said thirty-eight feet would be even better. Mr. Baggett asked Council to insure that the Town has control of the shrimp docks.

IV. 1ST READING:

- A. Ordinance 2006-72. An ordinance establishing a development Agreement for approximately 317 acres of property located at Beaufort County Tax District 110, Map 10, Parcels 183, 75, 299 and 184 and Beaufort County Tax District 110, Map 11, Parcels 249 and 84**

Town Manager Willis read Ordinance 2006-72 by title and explained this was the development agreement for the port property that had been discussed at the preceding public hearing.

Attorney Frances Cantwell told those present the agreement was still a work in progress and it needed some fine tuning. She reviewed the time schedule for development of the London Avenue and Paris Avenue parks and said they should be completed within four years and six months after development begins. Ms. Cantwell said this would allow six months for the Town to take steps to secure the completion of the parks should the deadline not be met. She also said the agreement would set procedure for transferring five percent of the sale of the property to the Town. Ms. Cantwell explained that these funds would be used for infrastructure. She said the developers of the property would be subject to all fees normally paid by developers.

Councilmember Robinson moved to adopt first reading of Ordinance 2006-72 and Councilmember Heyward seconded the motion.

Mayor Murray and Councilmembers Heyward, Lee and Robinson voted yes.

Councilmember DeLoach voted no.

The motion carried.

V. REVIEW PROPOSED AGENDA FOR NOVEMBER 8, 2006 COUNCIL MEETING

Town Manager Willis reviewed the proposed agenda for the November 8th Council Meeting. He reviewed Ordinances 2006-40 annexing 18.51 acres located at or near Savannah Highway at Broad Oaks Drive and Shea Lane. Mr. Willis reviewed Ordinance 2006-61 and explained that it covered the zoning for this property plus some additional property that was already located in the Town. Mr. Willis also reviewed Ordinance 2006-44 to amend building heights in the Traditional Overlay District and the rezoning of 9.5 acres in Wright's Point to MU-1 with the Shell Point Neighborhood Overlay.

Town Manager Willis reviewed some concerns expressed by the Redevelopment Commission about the Planned Unit Development for the port property (2006-71).

Mark Baker reviewed changes that had been made to the PUD in reference to the Commission's suggestions.

Town Manager Willis read Ordinance 2006-73 by title and explained this item had not yet been before the Joint Municipal Planning Commission.

Council decided to remove Ordinances 2006-73, 2006-74, 2006-75, 2006-76, 2006-77 and 2006-78 from the agenda until they could be considered by the JMPC.

Planning Administrator Bridges read Ordinance 2006-79 by title and explained it would add an Airport Overlay District to Chapter 15.5 of the Town Code in consideration of the Marine Corps Air Station Air Installations Compatible Use Zone (AICUZ). She said the County was also considering this ordinance and that the municipalities had been asked to support the air station by its adoption.

Council agreed to remove Ordinances 2006-80, 2006-81 and 2006-82 from the agenda until they could be reviewed by the JMPC.

Town Manager Willis explained that Robert Marek was proposing to trade property he owned on Lenora Drive behind the park for property that was currently the Lenora Park thus moving the park back and off Ribaut Road. He asked Council to think about this and let him know what they would like to do concerning this trade.

Councilmember Heyward stated that there were already traffic problems on that corner and said they needed to check with citizens who live in that area before making a decision on this matter.

Jack Baggett who lives on Lenora Drive told Council that any development of that property would upset the neighborhood and asked them to upgrade the park and make it usable to the citizens.

Council decided to remove this item from the agenda until Mr. Marek could contact the residents from that neighborhood to get their thoughts on this issue.

Town Manager Willis told Council the packet they had received concerning the Lowcountry Estuarium would explain the Estuarium's situation, their long term plans and what they were requesting from Council.

VI. IMPORTANT DATES AND INFORMATION:

- A. Thursday, November 2, 2006, 5:30 PM – Design Review Board (DRB), 700 Paris Avenue**
- B. Monday, November 6, 2006 5:30 PM – Joint Municipal Planning Commission Meeting, 700 Paris Avenue**

C. Wednesday, November 8, 2006, immediately following the scheduled Public Hearing PM - Council Meeting, Yvonne C. Butler Council Chambers, 700 Paris Avenue

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

VII. PUBLIC COMMENTS:

At this time, the Mayor will recognize members of the audience who have submitted speaker forms to address the Council on non-agenda items. Each speaker will be limited to two minutes.

Susan Graber said there was not enough time to review changes made to the port PUD before the scheduled second reading.

VIII. ADJOURNMENT:

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

The meeting adjourned at 9:42 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 Special Meeting/Workshop was posted on the Town Bulletin two weeks before the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.