

**Minutes
Special Council Meeting/Workshop
Yvonne C. Butler Council Chambers, 700 Paris Avenue
February 7, 2007**

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 called the meeting to order at 7:29 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.

IV. 1ST READINGS:

A. Ordinance 2007-1. An ordinance to amend Ordinance 2006-71 pertaining to the Planned Unit Development (PUD) for certain property owned by the South Carolina State Ports Authority and the Town of Port Royal

Town Manager Willis read Ordinance 2007-1 by title and explained that this ordinance had been open for public comment at the preceding public hearing.

Councilmember Heyward moved to adopt first reading of Ordinance 2007-1 and Councilmember Robinson seconded the motion.

The motion carried by unanimous vote.

- B. Ordinance 2007-2. To amend Ordinance 2006-72 to correct scrivener's errors pertaining to Beaufort County Tax Map, District and Parcel Numbers, to describe all properties subject thereto by Tax parcel number and to authorize the Mayor to execute a first amendment to the Development Agreement by Ordinance 2006-72 pertaining to approximately 317 acres of property located in the Town of Port Royal and owned by the South Carolina State Ports Authority located along the Battery Creek in the Town of Port Royal.**

Town Manager Willis explained that Ordinance 2007-2 pertained to the Development Agreement for the port property and would make slight changes to that agreement as described by George Bullwinkel in the public hearing.

Councilmember Robinson moved to adopt first reading of Ordinance 2007-2 and Councilmember Heyward seconded the motion.

The motion carried by unanimous vote.

- C. Ordinance 2006-3. An ordinance authorizing the Town Manager to convey excess real property being the east most Section F property known as "13th" Street Extension" located between Blocks 105 and 92 in the Town of Port Royal and property generally known as "Old Shell Road Extension, Block 105**

Town Manager Willis read Ordinance 2007-3 by title and explained this ordinance would allow the Town to accept ownership of property known as 13th Street extension. He explained that this property was previously deeded to the adjoining property owner.

Councilmember Heyward moved to adopt first reading of Ordinance 2007-3 and Councilmember Robinson seconded the motion.

The motion carried by unanimous vote.

IV. REVIEW AGENDA FOR THE FEBRUARY 14TH COUNCIL MEETING

Town Manager Willis reviewed the agenda for the February 14th Council Meeting. He added the reappointments of Jim Crower and Joe DeVito to the Joint Municipal Planning Commission.

Town Manager Willis briefed Council concerning:

- scheduling a stormwater meeting with City of Beaufort concerning outstanding bills and collections
- dealing with issues concerning the Shrimp Docks and keeping them open
- annual audit to be presented in March
- need to schedule Council Retreat
- 18th Street sewer project almost completed
- LOCOG surveying Ft. Frederick area to apply for another sewer grant, ATM will do evaluation
- bid opening for Casablanca drainage project and Casablanca sidewalk project will be Friday; eight companies attended pre-bid session
- West Paris Avenue sidewalk project moving along well
- pipe work started today for Madrid pond
- Midtown signal has had some resistance but is now moving forward
- Ribaut Road improvements finalized; engineering complete
- Sands Beach boat dock will be redone; ramp will be wider, drop off will be repaired

Councilmember Lee asked about a letter from the Kilgore's on 8th Street requesting that 7th and 8th Streets be opened to two-way traffic.

Town Manager Willis suggested that the many sidewalk ordinances on this month's agenda might be placed on a consent agenda allowing them to be voted on as a whole.

Council agreed to place these items on a Consent Agenda.

Town Manager Willis reviewed Ordinance 2006-62 saying when the Ribaut Road and Paris Avenue intersection was configured the curb cuts were removed from the Mark property. He explained that the Town would be keeping enough of the Town's property to locate a sign at that intersection but explained that property needed to be conveyed to the Mark family to allow them access to their property. He said this ordinance would convey property to the Mark family to allow for that access.

Town Manager Willis briefly reviewed Ordinances 2007-1 and 2007-2 which were discussed in the preceding public hearing.

Town Manager Willis reviewed Ordinance 2007-3 explaining it would return property known as 13th Street extension the Town.

Town Manager Willis reviewed first reading Ordinances 2006-84, 2006-85, 2006-86 and 2006-87 annexing and zoning property located in Shell Point along Parris Island Gateway, Shell Point Road, Hickory Street, Walnut Street and Broad River Drive.

Brian Gecy, representing property owner Ed Pike Jr. told Council he was considering zoning the property abutting the residential area as R-17 and the property along Parris Island Gateway as MU-2. He explained a portion of the four acre parcel is designated as a boat ramp and would be donated to the Town. He said the remaining three lots would possibly be used for multi family units.

Town Manager Willis told Council the Joint Municipal Planning Commission had recommended R-17 zoning for the three parcels along the street and CP for the boat ramp area.

Town Manager Willis told Council he needed direction from them as to what they wished to do concerning short term rentals in the Town. He explained they could continue as it is now, create an ordinance setting up a rating standard or totally outlaw short term rentals in the Town.

Robbie Homquist who has a short term rental in the Town told Council he had discussed his business with Town officials before he started it and was told there was no problem. Mr. Homquist stated that he had received a business license from the Town for this business.

Council discussed the issue and agreed to move forward with establishing an ordinance to govern short term rentals in the Town.

Town Manager Willis reviewed Ordinance 2007-9 amending Chapter 15.5 of the Town Code concerning vested rights and Ordinance 2007-10 of Chapter 15.5 pertaining to appeals of decisions made by the Design Review Board. He also reviewed Ordinance 2007-12 amending the zoning chapter of the Town Code concerning the lighting of communication towers and any structure in excess of 150 feet.

Town Manager Willis reviewed ordinances to rezone approximately .33 acres on Drayton Drive and .39 acres on Battery Park Drive. He showed the properties on the map and explained the JMPC had unanimously recommended the rezoning to R-5.

V. IMPORTANT DATES AND INFORMATION:

- A. Wednesday, February 14, 2007, 6:30 pm – Public Hearing, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- B. Wednesday, February 14, 2007, immediately following the scheduled public hearing - Council Meeting, Yvonne C. Butler Council Chambers, 700 Paris Avenue**

VI. 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.

Cindy Lawson who owns a short term rental in Pickett Fences introduced herself to Council and said she had also received a license from the Town to conduct this business. She told Council she would be appreciative of anything they could do to help in this matter.

VII. EXECUTIVE SESSION:

A. Discussion concerning litigation of the Mobley Tract lawsuit

Councilmember Robinson moved to adjourn to Executive Session to for discussion concerning litigation of the Mobley Tract lawsuit and Councilmember Heyward seconded the motion.

Council adjourned to Executive Session at 8:20 pm.

Council returned from Executive Session at 8:35 pm.

No action was taken.

VIII. ADJOURNMENT:

The meeting adjourned at 8:35 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 meeting was posted on the Town bulletin board 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.