

**Minutes
Council Workshop
700 Paris Avenue**

July 5, 2006

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

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

Staff Absent: Town Manager Van Willis (new baby boy)

I. CALL TO ORDER:

Mayor Murray called the workshop to order at 6:55 PM.

II. REVIEW PROPOSED AGENDA FOR JULY 12, 2006 COUNCIL MEETING

Planning Administrator Bridges reviewed Ordinance 2006-4 which would rezone Riverview Mobile Home Park from Mobile Home District to Mixed Use-2. She showed the property on the map and said the Joint Municipal Planning Commission had recommended this rezoning.

Councilmember DeLoach stated that this ordinance had been previously delayed in order to get a development agreement. He said Council still had not received enough information concerning the development of the property. Mr. DeLoach expressed concerns about density and the traffic an MU-2 zoned development would create.

Attorney David Tedder spoke concerning the rezoning and said his clients were trying to finalize the purchase of the property and needed the rezoning in order to borrow the funds.

He explained they were also trying to purchase surrounding properties and would not know exactly what the plan would be until they know exactly which properties they would have to work with.

Planning Administrator Bridges read Ordinance 2006-27 by title and showed the property on the map. She explained this ordinance would place one parcel on 12th Street in the overlay district.

Mayor Murray requested a one page summary of what the owners could do in the overlay district that could not be done with the MU-2 zoning.

Planning Administrator Bridges reviewed first reading ordinances. She read Ordinance 2006-30 by title and showed the property on the map explaining this was the current location of the Lemon Island Marina. Ms. Bridges said the zoning request for this property would be presented to the Joint Municipal Planning Commission on July 12th.

Councilmember DeLoach expressed concerns over the proposed development plans for the property stating the requested height was too high.

Council decided to remove Ordinances 2006-30 and 31 from the agenda until they get a recommendation from the Joint Municipal Planning Commission.

Planning Administrator Bridges continued to review first reading ordinances to:

- convey property for sidewalks on London Avenue and 8th Street
- include property on 13th Street in the overlay district
- rezone and include property on 14th Street in the overlay district
- annex and zone property on or near Broad Oaks Drive and Shea Lane
- amend the Willow Point Planned Unit Development (PUD) subdivision plat
- rezone 1.499 acres on Scipio Road
- amend Chapter 15.5 of the Town code concerning building heights

Mayor Murray suggested that Council hold a retreat to discuss MU-2 zoning, building height and sidewalks. He said they needed help on the height issue and asked that an expert on height be brought in to advise them.

Ms. Bridges also told Council that Rob Murphy had expressed interest in serving on the Design Review Board and that Chris Molhar and Andrew Corriveau had expressed interest in serving on the Extended Design Review Board.

III. IMPORTANT DATES AND INFORMATION:

- A. Wednesday, July 12, 2006, 7:00 PM - Council Meeting, Council Chambers, 700 Paris Avenue**

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

Council decided to hold an open house for the New Town Hall on August 19th from 5:00 PM until 7:00 PM.

Grace Karr asked about Townhouses being built beside her home saying the sixteen feet leeway was too tight for fire and trash trucks to access. She also expressed concerns about water runoff and alley ways.

David Kell spoke concerning public access to building permits and torn-up sidewalks.

Jack Ward, former member of the Design Review Board spoke concerning the thirty-seven feet height limitation in the Town.

IV. ADJOURNMENT:

Councilmember Robinson moved to adjourn the workshop.

The workshop adjourned at 8:28 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 meeting. A copy of the agenda was posted at the meeting location twenty-four hours prior to the workshop.