

A regular meeting of the Beaufort City Council was held on March 28, 2006 at 6:00 p.m. in County Council Chambers, 100 Ribaut Road. In attendance were Mayor Pro Tem Frank Glover, Council members Donnie Ann Beer, Gary B. Fordham, George H. O'Kelley, Jr., City Manager Scott Dadson. The Mayor was out of town. In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting.

### **CALL TO ORDER**

The meeting was called to order by Mayor Pro Tem Frank Glover at 6:00 p.m.

### **INVOCATION/PLEDGE OF ALLEGIANCE**

The invocation was given by Rev. Mitch Houston, Pastor of the Carteret Street United Methodist Church. The Pledge of Allegiance was led by the Mayor Pro Tem.

### **PROCLAMATION – CHILD ABUSE PREVENTION MONTH**

On motion by Councilwoman Beer, second by Councilman Fordham, Council unanimously adopted the proclamation designating April as Child Abuse Prevention Month in the City.

### **PUBLIC COMMENT**

**Robert Scruggs** addressing the ordinances pertaining to Salt Creek Road asked that the parcels remain light commercial and the wooded lots remain as a buffer.

**Charlotte Brown** thanked Council, on behalf of the Old Commons Neighborhood Association, for taking care of the blind corners on Congress, Duke, Washington, and Green Streets. She also asked that a traffic study for that area be conducted.

**Beth Grace** said the community is talking about the various annexations even though they may not be calling the Council members individually. She stated about 71% of her tax bill goes to the school district and the county. Quoting the Mayor, regarding the annexation for Clarendon and McLeod Farms saving the tax payers money, she believes that is misleading because when you consider the burden on schools, roads, traffic and other services that are not funded this will cause taxes to rise. She said she would prefer her city taxes increase to fund the infrastructure for improvements. She urged Council to wait one year for the Northern Beaufort Regional Plan to be implemented and suggested the Planning Department develop suburban standards that would pertain to properties interested in annexation.

### **MINUTES: REGULAR MEETING**

The minutes of the March 14, 2006 meeting were reviewed and on page 4, it was Rev. Reuben Green who spoke at the public hearing. On page 10, 2<sup>nd</sup> paragraph, the property to be rezoned was located on SC Highway 170.

On motion by Councilwoman Beer, second by Councilman Fordham, Council voted to adopt the minutes of the regular City Council meeting of March 14, 2006 as amended.

### **FREEDOM OF INFORMATION ACT**

Matt Horn, Assistant to the City Manager, noted this presentation was delayed from the previous meeting. The Municipal Association of South Carolina is partnering with the South Carolina Press Association in their observance of “Sunshine Week,” which was established as an opportunity for local and state governments to reflect on the importance of the Freedom of Information Act. He stated all public records are subject to the provisions of the Act and he outlined some of the requirements stated in the South Carolina Code of Laws 1976, Section 30-4. Further, Mr. Horn advised that the MASC will conduct a Freedom of Information workshop on May 4<sup>th</sup> at LCOG.

### **WATERFRONT PARK RENTAL FEES**

Councilman Fordham reported he met with the festival committee representatives yesterday regarding proposed fee increases associated with rental of Waterfront Park facilities. He requested delaying his report until the first Council meeting in April and made a motion to present his recommendation at that time. Councilwoman Beer gave second. The motion was unanimous.

### **ORDINANCE AUTHORIZING THE SALE OF .20 ACRES OF LAND ON DUKE STREET**

The ordinance authorizing the City Manager to enter into a deed for 0.20 acres of land located on the corner of Duke and Harrington Streets belonging to the City (the former Parks Division site) was presented to Council for second reading and adoption.

Of the five bids received, John Bradley Hill was the high bidder (\$90,000) and staff recommends approval.

Councilman Fordham moved to adopt the ordinance on second reading. Councilwoman Beer gave second. The vote was unanimous. (Copy of ordinance at end of the March 14 minutes)

### **ORDINANCE ANNEXING 2 PARCELS ON LADY’S ISLAND**

The ordinance annexing 2 parcels (1.6 acres) on Lady’s Island at the corner of Meridian Road and Youmans Drive and Youmans Drive and Carolyn Drive and identified as District 201, Tax Map 15, Parcels 156 and 156A was presented to Council for second reading and adoption.

Councilwoman Beer made a motion, seconded by Councilman Fordham, to adopt the ordinance on second reading. Council unanimously adopted the ordinance on second reading. (Copy of ordinance at end of the March 14, 2006 minutes)

### **ORDINANCE ZONING 2 PARCELS ON LADY’S ISLAND**

The ordinance zoning 2 parcels (1.6 acres) on Lady’s Island located on the corner of Meridian Road and Youmans Drive and Youmans Drive and Carolyn Drive and identified as District 120, Tax Map 15, Parcels 156 and 156A to R-4, high density single-family residential district was presented to Council for second reading and adoption.

On motion by Councilwoman Beer, second by Councilman Fordham, Council unanimously adopted the ordinance on second reading. (Copy of ordinance at end of the March 14, 2006 minutes)

**ORDINANCE ANNEXING 1.95 ACRES ON SC280**

An ordinance annexing a 1.95 acre parcel of property located on S.C. Highway 280 on Port Royal Island identified as District 120, Tax Map 29, Parcel 54A was presented to Council for first reading.

Councilwoman Beer made a motion, seconded by Councilman Fordham, to approve the ordinance on first reading.

Libby Anderson, City Planner, advised Council the requested zoning of Highway Commercial was a concern of the Planning Commission and the staff. They recommended General Commercial zoning instead because it would be more consistent with the Comprehensive Plan. At the last meeting, this item was deferred at the request of Council until staff could meet with the applicant to discuss the zoning designation. After the meeting, the property owner still prefers Highway Commercial zoning.

**Mike Pasinetti** asked the zoning designation of the adjacent property and if this would be spot zoning. Ms. Anderson replied that because of the location of the property both HC and GC zoning are adjacent so this would not be spot zoning.

Council members Beer, Glover, and Fordham voted to approve the ordinance on first reading. Councilman O’Kelley voted nay. The motion passed 3 to 1. (Copy of ordinance at end of these minutes)

**ORDINANCE ZONING 1.95 ACRES ON SC 280**

An ordinance zoning a 1.95 acre parcel located on S. C. Highway 280 identified as District 120, Tax Map 29, Parcel 54A to Highway Commercial was presented to Council for first reading.

Councilwoman Beer made a motion to approve the ordinance on first reading. Councilman Fordham gave second. Council members Fordham, Beer, and Glover voted to approve the ordinance on first reading. Councilman O’Kelley voted nay. The motion passed 3 to 1. (Copy of ordinance at end of these minutes)

**ORDINANCE REVISING SECTIONS OF THE UDO TO ALLOW BOAT SALES**

The ordinance revising Sections 5.1, 5.2, and 5.3 of the Unified Development Ordinance to allow boat sales and service as a conditional use in the General Commercial District was presented to Council for second reading and adoption.

Councilwoman Beer moved to adopt the ordinance on second reading. Councilman Fordham seconded the motion.

Libby Anderson, City Planner, stated the amendment pertains specifically to the Lady’s Island Village Center District. Currently the area is zoned General Commercial and boat sales and service are not permitted. The County recently changed its ordinance to permit boat sales only in the Village Center. Since the City and the County work together to keep the ordinances similar on Lady’s Island, the City is proposing to amend the UDO to permit boat sales and service in the GC district as a conditional use.

Council unanimously adopted the ordinance on second reading. (Copy of ordinance at end of the March 14, 2006 minutes)

**ORDINANCE REVISING SECTIONS OF THE UDO – USE STANDARDS**

An ordinance amending Sections 5.1 and 5.3 of the Unified Development Ordinance to revise the standards for certain uses in the Highway Commercial District was presented to Council for second reading and adoption.

Councilwoman Beer made a motion to adopt the ordinance on second reading. Councilman Fordham gave second.

Libby Anderson, City Planner, explained this revision pertains to the Highway Commercial District. The amendments which she reviewed do not prohibit any of the current uses; it makes them conditional uses or uses permitted by special exception, she said.

The ordinance was unanimously adopted on second reading. (Copy of ordinance at end of the March 14, 2006 minutes)

**ORDINANCE REZONING A 13.45 ACRE PARCEL ON SC 170 & 280**

The ordinance rezoning a 13.45 acre portion of property located on SC 170, SC 280 and Old Jericho Road identified as District 122, Tax Map 29, Parcel 110A from General Commercial to Highway Commercial was presented to Council for second reading and adoption.

Councilwoman Beer made a motion to approve the ordinance on first reading. Councilman Fordham gave second.

Libby Anderson, City Planner, said this parcel has frontage on three streets. The applicant is interested in Highway Commercial because it permits auto oriented uses which are not permitted in General Commercial.

Council members Fordham, Glover, and Beer voted to adopt the ordinance on second reading. Councilman O’Kelley voted nay. The ordinance passed 3 to 1. (Copy of ordinance at end of the March 14, 2006 minutes)

**ORDINANCE ANNEXING 5 ACRES/SALT CREEK DRIVE**

The ordinance annexing four parcels (5 acres) located at the intersection of US Highway 21 and Salt Creek Drive, identified as District 100, Tax Map 26A, Parcels 213, 214, 238, and 239 was presented to Council for second reading.

Councilwoman Beer moved to adopt the ordinance on second reading. Councilman Fordham gave second.

Libby Anderson, City Planner, identified the area on a map showing 2 smaller undeveloped parcels and 2 larger parcels with frontage on the highway. Currently, the property is zoned Urban in the County and permits residential development and small commercial activities. Vehicle sales are not permitted. The proposed zoning is Highway Commercial, the City’s most intense commercial zone

and permits all types of office and commercial uses as well as multi family development. Staff has concerns with HC zoning in this location because it is adjacent to the marsh and the single family residential neighborhood. The two small lots were platted as part of the residential neighborhood. The Planning Commission recommended GC for the 2 larger lots with the 2 smaller interior parcels remaining residential.

**Billy Keyserling**, representing his cousin and owner of the property Theodora Keyserling, stated after hearing the concerns of the Commission and those expressed during the last Council meeting, he asked Ms. Keyserling to work with the perspective buyer to place covenants upon the property that would address some of the issues of concern. Some of the questions addressed by staff were the two smaller lots; one of which would remain a wooded buffer and not be developed and to place a buffer on the 50 ft. setback to keep it in its natural state or offer it to the City for the Open Space program or to the County's Open Land Trust. Then contingent upon the DOT and the County, have the purchaser relocate the road to run along the 50 ft. buffer. Also, a separate ingress/egress would be developed from his property to discourage test driving of vehicles into the residential neighborhood. She agreed to work with the purchasers. Mr. Keyserling said he met with DOT the morning after the last Council meeting and submitted an application for an encroachment permit but it is county road and they must decide if the road can be relocated, not DOT.

**Greg Brunson** stated the Beaufort County Engineer indicated consolidating curb cuts are encouraged. Even though the engineer indicated moving Salt Creek Drive further to the west appears to be warranted, it would be contingent upon a study conducted by the traffic engineer. Ms. Beer inquired as to whether the entire wooded area is to be included in the restrictive covenants or just one lot. Mr. Brunson pointed out that the wooded area ends at the property line (Lot 23). Concerning the power lines which were a point of contention at the last meeting, he spoke with a SCE&G representative who gave a cost of \$7 million dollars to bury the overhead transmission line that serves the City; therefore, that parcel will not be developed. Ms. Beer recommended a living fence be considered at the curve and Mr. Brunson replied the owner's original intent was a wooden fence with ivy to be landscaped and maintained. Ms. Anderson brought to Council's attention that this property is not being developed as a PUD and there is no assurance the discussion tonight will be binding. Ms. Beer said the Covenant would be recorded. However, Ms. Anderson explained the City can not enforce the Covenants. The City Manager reminded Council that the issue is annexation not the purchase. Representations made tonight are not binding by Council once the actions are taken.

**Steve Ouzts**, 22 Salt Creek Drive East, said he spoke to some real estate agents and was told the Brunsons looked at other properties that are more suitable for a dealership. He showed a sketch of how the property could look if a dealership were placed there. Additionally, he said the road is already dangerous.

**Mike Ward**, 9 & 11 Salt Creek Dr., said the developer proposes to remove the trees in front of his house. He showed images of the area and explained the property will be open and inviting to people. He asked Council to vote against the request for annexation and zoning.

**David Fewless**, 27 Salt Creek Drive East, said they heard cars will be parked on the wooded lots with the overhead power lines and the residents don't want that. He asked that the property remain

zoned as it is and not allow an auto dealership to build there.

**Renee Pritchard**, 34 Salt Creek Drive East, stated she does not trust the promises made by the potential buyer because they are not legally bound. The residents were not factored into this project and the impact on the neighborhood will be great. She is concerned that the car haulers delivering to the dealership will block the road to the subdivision. They were told the road will be kept separate but how will that be accomplished. Additionally, she does not want the subdivision to be subjected to the lights and noise from that business. She begged Council not to allow the property to be zoned to Highway Commercial.

**John Matkovitch** who owns lots 14, 16, and 18 in Salt Creek Subdivision asked Billy Keyserling if the plan is to clear one of the two wooded lots next to him. Mr. Keyserling answered none will be cleared. Mr. Matkovitch stated the existing car dealership, located on one side of his property, has vehicles parked within 10 feet of the marsh and he doesn't want that to happen on the other side. He asked Council to do what is right.

**Greg Brunson** addressing some of the issues discussed, said they do not intend to cut any trees, it is a nice neighborhood and they do not intend to create an eyesore but to actually improve it. He said they did explore other options and found this property to be the best for them. Regarding off loading vehicles, the proposed road is to allow the hauler to unload adjacent to the building. He said during the last two weeks, they tried to obtain documentation from DOT and the County and they were required to provide a set of detailed engineering drawings before the project could be reviewed. He assured the neighbors that they will try to accommodate them.

Councilman Fordham discussed a similar situation with a car dealership locating in front of a subdivision on Highway 21. Based on the recommendation by the Planning Commission to not zone the property as the applicant requested, he would vote against the proposal. Councilman O'Kelley stated he believes changing the zoning would be a great disservice to that neighborhood. Councilwoman Beer warned that the next applicant may not be as accommodating. Mayor Pro Tem Glover added that due to the number of phone calls he received from the residents, he was convinced that this may not be in that area's best interest.

The motion to annex the four parcels on Salt Creek on second reading failed unanimously. (Copy of ordinance at end of these minutes)

#### **ORDINANCE ZONING 4 PARCELS/SALT CREEK DRIVE**

The ordinance zoning 4 parcels of property totaling 5 acres of land located at the corner of US 21 and Salt Creek Drive on Port Royal Island presented to Council for second reading was deleted since the ordinance annexing the 4 parcels failed.

#### **ORDINANCE ANNEXING 4 PARCELS/127 ACRES**

The ordinance annexing 4 parcels totaling 127 acres identified as District 100, Tax Map 29, Parcels 105, 105A, 105B, and 105C was presented for second reading and adoption.

Councilwoman Beer moved to adopt the ordinance on second reading. Councilman Fordham gave second.

Libby Anderson, City Planner, stated these parcels are also referred to as the Bostick property. The current zoning is Suburban District which allows 3 dwelling units per acre. Two zoning designations are proposed; the eastern portion of approximately 99 acres is proposed to be zoned to R-4 which is a single-family residential district with a minimum lot size of 4,000 sq. ft. The western one-third of the property of approximately 27 acres is proposed to be zoned to GR which allows different types of residential development. This zoning is consistent with the Comprehensive Plan; therefore, staff supports the request, she said. Comparing the proposed subdivision to Battery Point S/D, Ms. Anderson pointed out Battery Point allows approximately 3.2 dwelling units per acre. The density for the proposed Salem Farms S/D is about 2.1 units per acre.

There needs to be some flexibility in the lot size in order to save the hard wood trees, she said.

**Steve Andrews**, representing David and Jamie Harrelson, noted that the original zoning request was changed after the Planning Commission met and recommended denial. At the last Council meeting, lessening the allowable lot sizes that would control density was discussed. Listening to the public and to Council, the applicants have reconsidered the land use constraints and are confident that the R-3 zoning with the 6,000 sq. ft minimum lot size will work on the property. Mr. Andrews asked that the zoning request be amended to R-3 on the east side of Salem Road with GR on the west and for Council to consider that change tonight.

Councilman O'Kelley asked about the plan to save the large trees. Mr. Andrews said the former use of the property was agriculture with planted pine trees. The ponds will be placed primarily where the pines are. There are trees with a diameter of 24 to 48 inches that they intend to save. If the trees aren't saved, they have to be replanted so this is also a financial decision, he said.

**Jean Von Harten**, 5 Sandy Ridge Road, complained that the public didn't know in advance that this would be on the agenda. She said she is still concerned about the GR zoning, the traffic study, and the sidewalk. She asked if the neighbors would be kept advised of the development of the western side and the financing for the sidewalks.

**Jim Fewless**, 2211 Salem Drive west, thanked everyone for the change to R-3 and urged Council to approve that zoning. He said he, too, is concerned in the development for the west side of the property and would like to see what is proposed. Ms. Anderson replied to the concerns of the GR zoning. Any town house or assisted living development that may be proposed would have to undergo design review. The Review Board looks at the site plan including the drainage, the parking, the building architecture, lighting and landscaping. The meeting is public and notice is posted on the property.

**Rose Rabon**, 2219 Plantation Drive, indicated a sidewalk in front of just that development won't help the citizens. A couple of weeks ago, there was a counter across the road in the subdivision she said and asked the results. Mr. Andrews replied that DOT stated a traffic consultant would have to be engaged to conduct a traffic study and that counter was the beginning of the study. Ms. Rabon asked if the project should not be delayed until the study is completed. Councilman O'Kelley said in a previous meeting, Council agreed that the entire area would have sidewalks. Ms. Rabon asked how long it would take to find the funding. She also mentioned that the Canal Apartments house mentally handicapped individuals and she is concerned about them because they walk and ride

bicycles. She also asked about the width of the road from the new development onto Plantation Drive because the road is currently very narrow. Mr. Andrews replied a 50 ft r-o-w is already platted. Ms. Rabon asked if a road is to be constructed behind the houses. Mr. Andrews answered there is an existing drainage ditch there

**Richard Seymour**, Battery Point resident, thanked Mr. Andrews for the concessions that have been made. Sidewalks and safety along Salem Road still need to be addressed, he said. During the last two meetings, he heard the Mayor say a sidewalk on one side of Salem Road would be installed. The developer has indicated he will install a sidewalk in front of the proposed project and the continuation should not cost that much to complete. Ms. Anderson suggested funding the sidewalks could be included in the Unified Development Ordinance with an amendment and when the property on the western side is developed it would be clear. Mayor Pro Tem said possibly the developer could pay into an escrow account to further the sidewalks along one side of the road. Council agreed to consider an amendment to the UDO. Councilman Fordham questioned whether the developer considered a neighborhood park in the GR area. He suggested approving the zoning for the S/D as presented and perhaps the developer would contemplate installing a community playground and have it maintained by the City.

**Betty Commanday**, Battery Point resident, said she is concerned about the roads. She inquired as to whether Council had driven that narrow and dangerous road and bridge. Also, she asked about the installation of street lights to make it safer for the bikers and walkers. Then she said she was curious about the rush for annexation and building houses when she learned that the cost to tax payers increases when houses are built because for every \$1.00 of tax money received about \$1.25 is spent for infrastructure.

**Alan Williams** said he owns the small lot at the end of Bostick Road with the 200 ft. easement along Salem Point which was recently given to the county for this development. The 50 ft. driveway may destroy his lot which is to be his retirement home. He said currently there is no road to his property.

**Steve Andrews** replied that the road will be paved because it is to be part of the fire access.

**Skeet Von Harten**, 5 Sandy Ridge Road, explained that road was brought to his attention when one of the adjacent property owners informed him that one of the other property owners was encroaching upon the road. This person was the previous owner of Mr. Williams' property. Mr. Von Harten learned Bostick Road was owned by the Trask family and was never converted from the original design when Salem Plantation was developed some years ago. The title was searched and found to belong to the heirs of L. Paul Trask, Sr. Mr. Von Harten met with the widow and son and they decided they had no interest in owning the road and deeded it to the county. The engineering team surveyed it to acquire its known dimensions of a 50 ft. r-o-w from the property line to Bostick Farms to Salem Plantation Drive. It is a public road and he understands the developer will pave Bostick Road from their property line to Plantation Drive.

**Steve Andrews** responded to the question about the playground on the western side stating there are no specific plans for the area to be zoned General Residential. That development plan will have to be submitted to the City's review board showing they meet the development standards ordinance which includes open space. The owners originally considered a 27-acre park before annexation was

considered and they spoke to the parks and recreation department and their master plan does not show a need for a park. The City's ordinance requires open space but the plan has not been developed yet, he said.

Council unanimously adopted the ordinance annexing the eastern and western sides of Salem Road on second reading. (Copy of ordinance at end of the February 14, 2006 minutes)

#### **ORDINANCE ZONING 4 PARCELS/121 ACRES**

The ordinance zoning 2 parcels of property totaling approximately 27 acres of land of the 121 acres on Port Royal Island identified as District 100, Tax Map 29, Parcels 105 and 105C (area west of Salem Road) to GR and zoning 2 parcels of property totaling approximately 99 acres of land identified as District 100, Tax Map 29, Parcels 105A and 105B (area east of Salem Road) from GC to R-4 was presented for second reading and adoption. However, an amendment was also presented to change the zoning from R-4 to R-3.

Councilwoman Beer moved to adopt the ordinance on second reading. Councilman Fordham gave second.

Libby Anderson, City Planner, stated the property on the west will be zoned General Residential and the property on the east will be zoned R-3.

The motion to zone the 4 parcels known as the Bostick property passed unanimously. (Copy of ordinance at end of the February 14, 2006 minutes)

#### **REQUESTS BY MAIN STREET BEAUFORT – TASTE OF BEAUFORT**

A request by the Executive Director of Main Street Beaufort, USA to hold a Taste of Beaufort, to close certain streets in the Core Commercial area from 6:30 a.m. until midnight, and to allow alcohol sales and open containers in the public right of way on May 6, 2006 was presented to Council.

Councilman O'Kelley made a motion, seconded by Councilwoman Beer, to approve the requests.

Joy Locke, Main Street Executive Director, stated the cooking for the event is and always has been on the street but the children's events have been held in the Park. She requested a portion of Bay Street from Carteret to Newcastle Street; Port Republic from Scott Street to Charles Street; Charles Street from Bay Street to Craven Street; West Street from Bay Street to mid-block between Port Republic Street and Craven Street; and Scott Street from Bay Street to Beaufort County Library entrance be closed from 6:30 a.m. until Midnight on May 6<sup>th</sup>. She mentioned ETV will be filming the Lowcountry Road Show in the County for two weeks and will be filming the Taste of Beaufort.

Council voted to approve the requests as outlined by Ms. Locke, subject to approval by the South Carolina Department of Transportation and security provided by the City's Police Department.

#### **MOTION TO SUSPEND ORDER OF BUSINESS**

On motion by Councilwoman Beer, second by Councilman Fordham, Council unanimously suspended the order of business.

## **ROLL CART/GARBAGE COLLECTION**

Isiah Smalls, Public Works Director, presented a proposal to change the way of collecting solid waste because of limited time, manpower, and resources. He estimated the department collects more than a half million times a year with 9 employees. He presented pros and cons for the current curbside/backyard collection system with there being more cons. To maintain the current level of service, he said it would be necessary to purchase a new truck @ \$100,000 and hire 3 additional full time employees to man the truck for about \$90,000. He said staff believes the curbside customers subsidize the backyard customers. Even though the backyard participants pay twice as much, it takes much longer. He showed pictures of what is required to provide backyard service and the hazardous conditions the collectors face. A 100% curbside rollcart system is proposed which would be more efficient, cost effective, reduces the liability and the routes. Of course, the cons include reducing the number of times garbage is collected to once a week. Three different size containers will be offered to the customers and will require the carts be placed at curbside. He added that because this system will be more efficient, the normal route can be handled with one truck; therefore, on a day after a holiday two routes can be run. He pointed out 5,500 carts will need to be ordered and the two existing trucks will need to be retrofitted with hydraulic can lifters. He added that the department will be able to reallocate duties of 3 full time employees. He noted, too, that the employees work in even the hottest weather, walking about 6 miles a day and it is difficult to keep employees under those conditions.

During discussion, giving up backyard pickup service, providing for the handicapped, and problems associated with one pickup were addressed. Council agreed with the need to update the system.

Councilman O'Kelley moved to authorize the City Manager to make the necessary ordinance changes and budget preparation for the implementation of the rollcart program for solid waste pickup as presented by staff. Councilwoman Beer seconded the motion.

The City Manager stressed the importance of the 3 different size carts and changing habits of discarding garbage.

Council members Beer, Fordham, and O'Kelley voted in favor of the rollcart system. Councilman Glover voted nay. The motion passed 3 to 1.

## **ORDINANCE REZONING 6.54 ACRES/RODGERS DR. FROM MH TO GR**

An ordinance rezoning 6.54 acres located on Rodgers Drive identified as District 120, Tax Map 6, Parcel 1 from Manufactured Home Park to General Residential was presented to Council for first reading.

Councilwoman Beer made a motion to approve the ordinance on first reading. Councilman Fordham gave second.

Ms. Libby Anderson, City Planner, noted the current zoning only allows manufactured homes and the property can not be redeveloped without changing the zoning. There are no current plans for redevelopment but the rezoning will begin the process. The Design Review Board can require an adjacent use buffer which is an additional 10 ft. landscaped buffer. If multi-family dwellings are built, a 7 ft. opaque screen would be required.

Brian Getsey, the realtor representing the seller, explained the proposal is actually for price pointing. If the property is divided into single family lots instead of condos, the cost per lot would have to be much higher and they are considering the work force.

Council voted unanimously to approve the ordinance on first reading. (Copy of ordinance at end of these minutes)

### **REPORTS BY COUNCIL**

**BEER:** Councilwoman Beer reminded everyone of the bricks being sold for Pigeon Point Park. She also said she attended the Keyserling Cancer Center opening and commented that it is a state of the art facility.

**FORDHAM:** Councilman Fordham asked the City Manager and the Planning staff to prepare comments on the Clarendon and McLeod PUD's and Development Agreements to assist Council in their review of the documents.

**GLOVER:** Mayor Pro Tem Glover commended the Fire Chief for preparing the information he requested on the total square footage on the non residential buildings within the City. He commented that it was peculiar that the square footage was close to that proposed for the Clarendon/McLeod annexations.

### **ADJOURNMENT**

There being no further business to come before Council, the meeting was adjourned at 9:45 p.m.

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BILL RAUCH, MAYOR

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COUNCILWOMAN DONNIE ANN BEER

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COUNCILMAN FRANK GLOVER

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COUNCILMAN GARY B. FORDHAM

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COUNCILMAN GEORGE H. O'KELLEY, JR.

ATTEST:

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BEVERLY W. GAY, CITY CLERK