

**Minutes  
Public Hearing  
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 hearing to order at 6:30 PM and welcomed those present. He told those present the Town Manager was not at the meeting due to the birth of his new baby boy.

**II. PURPOSE:**

**A. Ordinance 2006-20. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately 14.56 acres as shown and described as Beaufort County Tax District 110, Map 11, Parcels 203, 205, 201, 204, 2D, 182, 174, 162, 172, 172A, 160, 161, 333, 229, 227, 228, 343, 240, 239, 238, 237, 236, 235, 234, 233, 306, 232, 231, 310, 230, 211, 212, 213, 214, 215, 216, 217, and 218 and Beaufort County Tax District 111, Map11, Parcel 298 from General Residential (GR) to Mixed Use-2 (MU-2). Further to rezone approximately 9.47 acres shown and described as Beaufort County Tax District 110, Map 11, Parcels 278, 173, and 200 from General Residential (GR) to Conservation Preservation (CP). (These parcels are east of Paris Avenue, extending to the east side of Richmond Avenue from 16<sup>TH</sup> Street, North to the Cypress Wetlands.)**

Planning Administrator Linda Bridges read Ordinance 2006-20 by title and showed the property on the map. She pointed out differences in the current General Residential zoning and the proposed Mixed Use-2 zoning. Ms. Bridges explained the MU-2 would allow everything that GR zoning allowed with the exception of manufactured housing. She said in addition, it would allow a specific list of low traffic generating businesses.

There were no public comments on this item.

**B. Ordinance 2006-34. An ordinance adopting a Development Fees schedule for the Town of Port Royal, South Carolina**

Planning Administrator Bridges read Ordinance 2006-34 by title and explained the ordinance contained all the fees in the previous but said it also included new fees. She reviewed the new fees for development and review which included written zoning interpretation letters, written flood determination letters, review of site development plans and applications to the DRB. Ms. Bridges told Council the fees already in effect for a zoning map or text amendment change and commercial tree permits would increase.

Councilmember Lee asked if developers would be required to pay a second fee for an amendment to a PUD. He also suggested the DRB application fees might be adjusted according to the magnitude of the proposed project.

Planning Administrator Bridges explained that once a PUD was approved any amendments made would then be a zoning change and the applicant would need to pay that lesser fee. She further explained that staff has the authority to approve some smaller projects therefore the applicant would not be required to pay the DRB application fee.

There were no public comments on this item.

**III. ADJOURNMENT:**

Mayor Murray adjourned the hearing at 6:48.

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 hearing was posted in the local news paper and on the Town bulletin board fifteen days 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 hearing.