

**Minutes
Public Hearing
700 Paris Avenue**

August 2, 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 and
Assistant Police Chief Jim Colwell

Staff Absent: Municipal Clerk Tanya Payne (personal vacation)

I. CALL TO ORDER:

Mayor Murray called the hearing to order at 6:30 PM and welcomed those present.

Mayor Murray asked to move Item H. concerning the proposed signalization at Midtown Drive and Parris Island Gateway to the beginning of the meeting.

Colin Kinton, Beaufort County Engineering, showed the signal plan and explained it would be a mast arm signal like the one at Paris Avenue and Ribaut Road. He said the intersection would also have a crosswalk and that there would be a button for pedestrians to push to assist them in crossing the highway. Mr. Kinton told those present that street signs would hang from the arms directing motorists to Wight's Point, Midtown Drive and also Parris Island Gateway. He explained that the volume of traffic and the number of accidents over the past year warranted a signal at this intersection. Mr. Kinton further explained that a 109 foot landscaped median was planned at the entrances of the Bi Lo shopping center making them right-in right-out only. He explained this was being done because of the number of accidents occurring in that area.

Mr. Kinton said as soon as he received approval from the South Carolina Department of Transportation the request for bids would be issued. He estimated a timeframe for construction to begin in four to six months.

II. PURPOSE:

- A. Ordinance 2006-38. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately .172 acres as shown and described as Beaufort County Tax District 110, Map 10, Parcel 98A to remain Mixed Use-2 (MU-2) and to be included in the Traditional Town Overlay District (1113 13th Street)**

Town Manager Willis read Ordinance 2006-38 by title and showed the property on the map pointing out its relation to other parcels in the overlay district.

Dr. Roy Darby, owner of the property being considered told Council he and Mrs. Darby operate their professional offices at the property. He explained that surrounding properties were located in the overlay and that for some unknown reason this property had been omitted. Dr. Darby explained that the overlay district would allow more privileges as well as restrictions than the current MU-2 zoning. He asked Council to place his property into the overlay district.

- B. Ordinance 2006-39. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately .946 acres as shown and described as Beaufort County Tax District 110, Map 10, Parcels 106, 107, 108 and 109A from Residential-10 (R-10) to Mixed Use-2 (MU-2) with the Traditional Town Overlay District (1108, 1110, 1111 and 1115 14th Street)**

Town Manager Willis read Ordinance 2006-39 by title and showed the property on the map. He told Council the Joint Municipal Planning Commission had not recommended the rezoning of this property.

Jack Ward opposed Ordinance 2006-39 and showed the zoning of surrounding properties. He said he felt the density allowed in MU-2 zoning would destroy the long-standing single-family neighborhood.

Catherine Brooks opposed the rezoning saying she did not feel it would be good for the neighborhood.

Gary Hardin opposed the rezoning of 14th Street.

Douglas Bazemore spoke in favor of the 14th Street rezoning.

Carol Ann Miller spoke in favor of the rezoning.

Shawn Glisson spoke in favor of the rezoning saying it would increase the value of his home.

Celest Pruitt, representing Darlene Bollack, spoke in favor of the rezoning. She told Council this rezoning was in keeping with the Town's Master Plan and the citizen's (conceptual) plan for the development of the port property.

Carol Poore spoke in favor of the rezoning.

Tom Michaels spoke in favor of the rezoning saying it would benefit all citizens of the Town.

David Strong who owns three lots on 13th Street spoke in favor of the rezoning.

Catherine Brooks said the people who wanted the rezoning planned to sell their property and move out of Port Royal. She said the people who had spent their lives in Port Royal were the ones against the rezoning.

Mike Jones expressed concerns over the number of town houses being built in the Town and also parking problems that were being created. He asked Council to consider these points when looking at these issues.

Paula Edgerly had questions concerning the ingress and egress of the port property. She also wanted to know if any studies had been done concerning parking.

Ida Gentile asked Council to keep the thirty-seven feet restriction on building heights with no exceptions.

- C. Ordinance 2006-40. An ordinance annexing to the Town of Port Royal approximately 18.451 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 30, Parcels 5D, 311, 5A and Beaufort County Tax District 100, Map 31, Parcels 66F and a portion of 62 (on or near Savannah Highway at Broad Oaks Drive and Shea Lane)**

Town Manager Willis read Ordinances 2006-40 and 2006-41 to annex and zone property located at Savannah Highway. He showed the property on the map and explained it abuts the Riverview Mobile Home Park.

- D. Ordinance 2006-41. An ordinance to zone approximately 18.451 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 30, Parcels 5D, 311, 5A and Beaufort County Tax District 100, Map 31, Parcels 66F and a portion of 62 as Mixed Use-2 (MU-2) and Highway Commercial (HC)**

- E. Ordinance 2006-42. An ordinance to amend the subdivision plat for the Willow Point Planned Unit Development (PUD) by subdividing 3.48 acres located at Beaufort County Tax District 112, Map 31, Parcel 90 into twelve lots (property located on Baynard Road, south of Willow Point Road)**

Town Manager Willis read Ordinance 2006-42 by title and showed the property on the map. He explained the original plans for this property were for commercial development and said the developers were now requesting to subdivide the property into twelve lots for single-family homes.

- F. Ordinance 2006-43. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately 1.499 acres as shown and described as Beaufort County Tax District 112, Map 31, Parcels 228 and 520 from Forest Agriculture (FA) to Mixed Use-2 (MU-2) (These parcels are located at 58 Scipio Road)**

Town Manager Willis read Ordinance 2006-43 and showed the property on the map. He explained the owner's had originally requested MU-2 zoning. He said they had changed their request to RI-10.

- G. Ordinance 2006-44. An ordinance to amend Chapter 15.5., Article II, Section 31, Building types. of the Code of Ordinances of the Town of Port Royal, South Carolina**

David Kell told Council they needed to set a height limit of around forty feet.

Tom Michaels told that the Jefferson Commons building is fifty-six feet and that the height limit in the overlay district is fifty-eight feet. He said this was set in 1990 when the overlay code was adopted.

Jack Ward urged Council not to approve any thing over thirty-seven feet.

- H. Receive input on signal installation and median changes at Midtown Drive and Parris Island Gateway**

III. ADJOURNMENT:

There being no further comment, the hearing was adjourned at 7:05 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 Public Hearing was posted in the local newspaper and on the Town bulletin board fifteen days before the hearing. 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.