

**Minutes
Public Hearing
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. CALL TO ORDER:

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

II. PURPOSE:

- A. Ordinance 2006-30. An ordinance annexing to the Town of Port Royal approximately 2.43 acres of real estate located in Beaufort County described as Beaufort County Tax District 600, Map 6, Parcels 1A, 2A and 2C (formerly Lemon Island Marina on Okatie Highway)**

Town Manager Willis explained that Ordinance 2006-30 would annex property on Lemon Island along Okatie Highway. He said it was a one hundred percent petition and that the property was located in the Town of Port Royal growth boundary. Mr. Willis told those present that Ordinance 2006-31 was for the proposed PUD that would govern the development of the property. He told Council the JMPC had set forth stipulations regarding the zoning of the property. Mr. Willis explained these ordinances were not on the February agenda for second reading but said the public hearing was being held to receive public input on these items.

Daniel Moore showed renderings of the proposed development in relation to the height and footprint of the dry stack marina currently located in Port Royal on Port's Authority property. He said the tallest of the proposed structures was fifty-two feet. Mr. Moore said the new buildings would have different materials on the outside making it more pleasing to the eye and that it would also have windows.

Colden Battey told Council they were environmentally conscious when designing the buildings and said no untreated water would drain into the river. He said since it was a dry-stack marina there would be no problem with the boats polluting the water. Mr. Battey said the plans included different heights for the buildings to break up the boxy effect making them look better. He said the marina was needed in the county and that it would be an asset to the Town.

Bill Scheper, long time resident of Port Royal, opposed annexation of Lemon Island and any development of the property.

Steve Tabor, Calawassie, opposed the marina saying it would create an ugly eye sore.

C. G. Malphrus, speaking on behalf of the Keep Chechessee Rural Alliance told Council there would be seven speakers covering the seven recommendations made by the Joint Planning Commission. He also expressed environmental concerns should the property be developed.

Reed Armstrong, Coastal Conservation League spoke concerning drainage and water quality. He stated that the developers had not used Beaufort County Best Management Practices as requested by the JMPC. Mr. Armstrong also stated that the plans met the DHEC guidelines for water quality but not the County BMPs.

Thomas Anderson, Callawassie, opposed the annexation and PUD and spoke concerning parking. He said thirty-two of the parking spaces would be on the OCRM critical line, forty-eight were inside of the buildings and questionable due to space as for room to maneuver the boats into storage spaces leaving only eighteen as viable parking spaces. Mr. Anderson asked Council to vote no on this issue.

Bonnie Horton, Okatie Hwy, spoke concerning the required fifty foot setback requirement. She said the developers had ignored this recommendation. Ms. Horton told Council if the recommendation were observed, five of the dry stack buildings would not be allowed, 32 parking spaces would be eliminated and also the parking spaces under the five buildings would be eliminated. Ms. Horton also said the Town's General Commercial zoning called for ten foot setbacks.

Henry Dierexsens, Okatie, told Council he was not opposed to a marina but said he was opposed to the proposed height for these buildings.

Mr. Dierexsens showed renderings comparing the proposed marina to the dry stack marina already in Port Royal.

Ed Pappas, Callawassie, opposed the marina saying it would destroy the view and encroach on the environment.

Melinda Latendresse, Oaktie, opposed the marina saying the plan lacked specificity concerning the look of the building. She said that architectural design was critical for such a huge development.

Ann Horry, Okatie resident whose property borders the marina property, opposed the PUD. She said the height of the buildings do not match with the area. Ms. also expressed concerns over noise and lighting. She also had concerns about the proximity of the docks to her private dock. Ms. Horry said she would welcome a marina, but one that matches the area.

Alex Strozier, Red Bluff Road, opposed the marina and showed pictures of the road that goes under the bridge at high water. He said the eleven foot nine inch clearance under the bridge was too low for fire trucks. Mr. Strozier expressed further concerns about traffic and lighting.

Parker Sutler, Okatie, asked Council to vote no and thanked them for their hard work while considering this issue.

Robert Boslet, Okatie, asked Council to preserve the beauty of the Chechessee shore. Saying its uncluttered view was unsurpassable.

Jerry Cramer, Echo Tango Road, opposed the marina saying it would be an eyesore.

Tina Fripp, Port Royal, opposed the marina saying it would not be an asset to the Town.

George Wilson, Callawassie, opposed all annexation and said it was destroying the County. He asked Council to look at the big picture and consider the future.

David Kell, Port Royal, opposed the annexation and told Council the Town was being used by developers. He asked them to vote no.

- B. Ordinance 2006-31. An ordinance to zone approximately 2.43 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 600), Map 6, Parcels 1A, 2A and 2C as a Planned Unit Development (P UD)**

C. 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 and explained the parcels that included the road had been inadvertently added to the PUD and that this would correct the error.

George Bullwinkel explained that the RFP was put out using a plat when it should have been done by deed. He said this correction would make it easier to understand. Mr. Bullwinkel said this change would not change overall density but would change the overall area.

D. 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 told those present there would be a second Public Hearing concerning the Development Agreement at 6:30 pm on Wednesday, February 14th in the Council Chambers at 700 Paris Avenue.

III. ADJOURNMENT:

There being no further comment, the hearing adjourned at 7:29.

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 prior to the event. A copy of the agenda was given to the local news paper and posted at the meeting location twenty-four hours prior to the hearing.