

**Minutes  
Public Hearing  
Yvonne C. Butler Council Chambers, 700 Paris Avenue**

**July 11, 2007**

**Members Present:** Mayor 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 (personal vacation time)

**I. CALL TO ORDER:**

Mayor Murray called the Public Hearing to order at 6:30 pm and welcomed those present. He explained that Town Manager Willis was out of town and that Planning Administrator Bridges would be filling in for him.

**II. PURPOSE:**

- A. Ordinance 2007-33. An ordinance annexing to the Town of Port Royal approximately 1 acre of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 31, Parcel 144 (166 Baynard Road)**

Planning Administrator Bridges read Ordinance 2007-33 by title and showed the property on the map. She read Ordinance 2007-34 by title and explained the owners had requested MU-2 zoning with the Shell Point Overlay District.

Carolyn Davis speaking on behalf of the Shell Point Neighborhood Association opposed the annexation and zoning of this property. She reviewed MU-2 zoning explaining what type of development it would allow.

Ms. Davis told Council the property being considered was not appropriate for MU-2 zoning. She asked Council not to annex the property but asked if they chose to do so she recommended R-17 zoning.

Barbara Stanley expressed concerns about traffic should the property be annexed. She asked that stop signs be placed at the intersection of Shell Point Road and Broad River Drive making it a four way stop. Ms. Stanley also expressed concerns about traffic exiting Shell Point Road saying it was very difficult to get out, onto Highway 802.

- B. Ordinance 2007-34. An ordinance to zone approximately 1 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100) Map 31, Parcel 144 as a Mixed Use-2 (MU-2) zoning district with the Shell Point Overlay**
- C. Ordinance 2007-35. An ordinance annexing to the Town of Port Royal approximately 11.92 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 32, Parcels 8 and 64 (eastern most end of Oakview Drive)**

Planning Administrator Bridges read Ordinance 2007-35 by title and showed the property on the map. She read Ordinance 2007-36 by title and explained the owners had requested MU-2 zoning for the property. Ms. Bridges showed the property in relation to other properties already located in the Town and zoned MU-2.

Councilmember DeLoach asked why the Joint Municipal Planning Commission did not recommend the MU-2 zoning for this property.

Ms. Bridges explained the JMPC had recommended R-10 for the property due to the size of lots in the nearby existing neighborhood.

- D. Ordinance 2007-36. An ordinance to zone approximately 11.92 acre of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 32, Parcels 8 and 64 as a Mixed Use-2 (MU-2) zoning district**
- E. Ordinance 2007-37. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately .272 acres as shown and described as Beaufort County Tax District 110, Map 8, Parcel 163 from Residential – 10 (R-10) to Residential-5 (R-5) (1818 Drayton Drive)**

Planning Administrator Bridges read Ordinance 2007-37 by title and showed the property on the map. She explained that property to the south and also to the west of this parcel had recently been rezoned.

- F. Ordinance 2007-38. An ordinance annexing to the Town of Port Royal approximately 57.21 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 31, Parcels 11, 14, 28, 29, 30, 178 and 219 (45 Bee Burst Road), 43, 51, 54, 56 and 61 Josephine Drive and Josephine Drive at Anderson Lane, and 163, 165 and 167 Castle Rock Road)**

Planning Administrator Bridges read Ordinance 2007-38 by title and showed the property on the map. Ms. Bridges showed the zoning map and pointed out nearby properties already zoned MU-2. She then read Ordinance 2007-39 by title and explained the owners had requested MU-2 zoning.

- G. Ordinance 2007-39. An ordinance to zone approximately 57.21 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 31, Parcels 11, 14, 28, 29, 30, 178 and 219 as a Mixed Use-2 (MU-2) zoning district**
- H. Ordinance 2007-40. An ordinance to rezone in the Town of Port Royal, South Carolina approximately .55 acres as shown and described as Beaufort County Tax District 110, Map 10, Parcel 53 from Residential - 12 (R-12) to Residential-12 (R-12) with the Traditional Town Overlay (1608 Edinburgh Avenue)**

Planning Administrator Bridges read Ordinance 2007-40 by title and showed the property on the map. She explained the new owners had purchased the property during the time nearby properties were being added to the overlay district. Ms. Bridges said this ordinance would bring this parcel in line with the others.

- I. Ordinance 2007-43. An ordinance annexing to the Town of Port Royal approximately 3 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 31, Parcel 49 (223 and 225 Castle Rock Road)**

Planning Administrator Bridges read Ordinance 2007-43 by title and showed the property on the map. She told Council it is located across the road from Windsong Mobile Home Park which is already located in the Town and zoned MU-2. Ms. Bridges read Ordinance 2007-44 by title.

- J. Ordinance 2007-44. An ordinance to zone approximately 3 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 31, Parcel 49 as a Mixed Use-2 (MU-2) zoning district**
  
- K. Ordinance 2007-45. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately .23 acres as shown and described as Beaufort County Tax District 110, Map 10, Parcel 114 from Residential-10 (R-10) to Residential-10 (R-10) with the Traditional Town Overlay District (1102 15<sup>th</sup> Street)**

Planning Administrator Bridges read Ordinance 2007-45 by title and showed the property on the map. She explained this ordinance would apply the Traditional Town Overlay to the property.

Mike Jones asked what benefit the owners received when their property is added to the overlay.

Ms. Bridges explained that when the overlay is added to a residential zoning building types are limited to single-family detached residences. She further explained the overlay also would require higher developmental standards. Ms. Bridges explained that larger houses could be placed on the lots and said setbacks would change.

- L. Ordinance 2007-46. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately .53 acres as shown and described as Beaufort County Tax District 110, Map 10, Parcel 50 from Residential-12 (R-12) to Residential-12 (R-12) with the Traditional Town Overlay District (1611 Columbia Avenue)**

Planning Administrator Bridges read Ordinance 2007-46 by title and showed the property on the map. She explained this ordinance would allow the addition of the overlay district to this property.

John Ellerbe had questions concerning parking for homes built on this property.

- M. Ordinance 2007-47. An ordinance amending Ordinance 2006-34 Setting a Schedule of Building Permit Fees and Other Fees, Item 11, Tree Permits for The Town of Port Royal, South Carolina**

Public Hearing

July 11, 2007

Page 5 of 5

Planning Administrator Bridges read Ordinance 2007-47 by title and explained it would allow the Town to collect an additional fee for a tree permit when the tree is thirty-six inches or more in diameter at breast height. She said this would allow the Town to get an evaluation from a certified arborist when needed concerning the trimming or removal of a tree.

### **III. ADJOURNMENT:**

There being no further comment, the Public Hearing adjourned at 7:00 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 prior to the hearing. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior the hearing.