

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

March 10, 2010

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
Municipal Clerk Tanya Payne

I. CALL TO ORDER:

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

II. PURPOSE:

- A. Ordinance 2009-8. 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 33A, Parcels, 22, 26, 27, 53, 54, 55, 56, 61, 122, 163, 164, 165, 166, 167, 168, 169, 170, 171 and 172**

Mayor Murray read Ordinance 2009-8 by title and explained Ordinance 2009-9 covered the zoning for the property. He said the request was for a Planned Unit Development (PUD) with the Shell Point Neighborhood Overlay District.

Town Manager Willis showed the property on the map. He also showed a rendering of the proposed development. Mr. Willis explained plans included fifty five percent open space, sixty units per acre, residential density at five units per acre, approximately 40 thousand square feet for commercial use, and Mixed Use 2 to include Carolina Flats and town homes.

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County Councilmember Brian Flewelling speaking as a private citizen opposed the development and asked Council to hold off on adopting it. He said most of the surrounding property owners were opposed to the development and said it would set a bad precedent for the area.

Ron Petit who owns property nearby said the development would be good for the Town and encouraged Council to proceed with the adoption.

Dave Bradley opposed annexation and development of this property. He reminded Council of the petition containing three hundred fifty signatures opposing the development and read a statement expressing concerns over heavy traffic and no sidewalks.

Carolyn Davis read a statement opposing the development. She said the proposed development did not comply with the Shell Point Neighborhood Plan and the Town's Comprehensive Plan. Ms. Davis said the Joint Municipal Planning Commission had recommended R-17 zoning for this development.

James Clark stated that some items in the PUD were not allowed by the state. He said the forest would be cut and that buffers could not be maintained.

Lil Kent opposed the ordinances saying the development would create a bad situation.

Barbara Stanley showed pictures of standing water on the property and said development would be inviting scores of problems. She said she hoped the PUD would be modified through the permitting process for drainage and lower impact on the roads. She also expressed concerns for Battery Creek.

Brian Mc Daniels expressed concerns over traffic, roads and drainage problems. He said this project does not fit into this neighborhood and asked Council to deny the annexation.

Bob Bender mentioned the environmental and social risk involved.

Barbara Stanley pointed out there are already many unoccupied houses and shops in the area.

- B. Ordinance 2009-9. An ordinance to zone approximately 11.92 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 33A, Parcels 22, 26, 27, 53, 54, 55, 56, 61, 122, 163, 164, 165, 166, 167, 168, 169, 170, 171 and 172 as a Planned Unit Development (PUD) zoning district with the Shell Point Neighborhood Overlay**

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- C. Ordinance 2010- 3. An ordinance amending various Sections of Chapter 22, “Zoning” of the Code of Ordinances of the Town of Port Royal to comply with state statutes, change language concerning flood hazard districts, update by-laws of the zoning board of adjustment and appeals and establish the term “planning administrator”**

Town Manager Willis read Ordinance 2010-3 by title and explained it would add the term “planning administrator” to the zoning ordinance wherever the term building official appeared. He explained this would bring the ordinance in compliance with state law.

III. COMMENTS:

There were no further comments.

IV. ADJOURNMENT:

The hearing adjourned at 6:58 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 news paper and posted 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 event.