

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

January 3, 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 Public Hearing to order at 6:30 pm and welcomed those present.

II. PURPOSE:

- A. Ordinance 2006-73. An ordinance to rezone in the Town of Port Royal, South Carolina approximately 2.78 acres as shown and described as Beaufort County Tax District 112, Map 31, Parcel 235 from Neighborhood Commercial (NC) with the Shell Point Neighborhood Overlay District to Highway Commercial (HC) with the Shell Point Neighborhood Overlay District (located near Parris Island Gateway at Grober Hill Road)**

Town Manager Willis read Ordinance 2006-73 by title and explained the applicant, Bootle Air, had plans to build a 12, 000 square foot facility at this site. He told Council the JMPC had denied the request.

- B. Ordinance 2006-74. An ordinance annexing to the Town of Port Royal approximately 1.21 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 31A, Parcels 142 and 102 (594 and 596 Parris Island Gateway)**

Town Manager Willis read Ordinance 2006-74 by title and explained that Ordinance 2006-75 was the zoning for this property. He showed the property on the map and said it was located directly across the road from Picket Fences. Mr. Willis stated that the zoning request for this property was for Highway Commercial with the Shell Point Neighborhood Overlay but said the JMPC had recommended Neighborhood Commercial zoning with the overlay for the property. He explained that the property was located near General Commercial and Highway Commercial zoning within the Town.

- C. Ordinance 2006-75. An ordinance to zone approximately 1.21 acres located in the Beaufort County described as Beaufort County Tax District 112, (formerly Beaufort County Tax District 100), Map 31A, Parcels 142 and 102 as a Highway Commercial (HC) zoning district with the Shell Point Neighborhood Overlay**
- D. Ordinance 2006-76. An ordinance amending Chapter 15.5, Article II, Section 31 titled "Building types" of the Code of Ordinances of the Town of Port Royal, South Carolina**

Town Manager Willis read Ordinance 2006-76 by title and explained it would limit the types of homes allowed in R-10, R-12 and R-17 within the Traditional Town Overlay District. He said should the ordinance be adopted, multi-family housing would not be allowed under this zoning. Mr. Willis told Council the JMPC had unanimously recommended this change.

Scott Hammet spoke in favor of Ordinance 2006-76.

- E. Ordinance 2006-77. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately 9 acres as shown and described as Beaufort County Tax District 110, Map 10, Parcels 129, 130B through 130I, 116, 116, 119, 206 through 214 and 216 from Residential-10 (R-10) and Residential-12 (R-12) to Residential-10 (R-10) and Residential-12 (R-12) with the Traditional Town Overlay District (bounded by West Paris Avenue, Columbia Avenue, Laurel Street and 16th Street)**

Planning Administrator Bridges read Ordinance 2006-77 by title and showed the property on the map. She explained the property would retain the R-10 and R-12 zoning and add the Traditional Town Overlay District.

Scott Hammet stated that if rezoned, this area would make a nice transition to the port property when the port is redeveloped.

- F. Ordinance 2006-78. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately .673 acres as shown and described as Beaufort County Tax District 110, Map 10, Parcels 77A, 77B and 77C from Residential-12 (R-12) to Mixed Use-2 (MU-2) (located at the south west corner of 13th Street and Columbia Avenue)**

Town Manager Willis read Ordinance 2006-78 by title and showed the property on the map. He told Council the JMPC had recommended the addition of the Traditional Town Overlay but said the applicants had not requested the overlay district.

Mayor Murray mentioned that Council had recently denied an overlay request for property located across the street from this property.

- G. Ordinance 2006-88. An ordinance amending Chapter 15.5, Overlay Districts of the Code of Ordinances of the Town of Port Royal, South Carolina by adding Article VI. Robert Smalls Parkway Overlay District**

Town Manager Willis read Ordinance 2006-88 by title and explained this ordinance would adopt the Highway 170 Corridor Plan. He told Council the City of Beaufort and Beaufort County had already adopted this ordinance. Mr. Willis said staff had already begun using the plan with its development on Highway 170. He said the JMPC had recommended the plan.

III. ADJOURNMENT:

There being no further comment, the Public Hearing adjourned at 6:39 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 hearing location twenty-four hours before the meeting.