

Council

Kevin Phillips
Mayor

Jorge Guerrero
Mayor Pro Tempore

Jerry Ashmore
Mary Beth Heyward
Darryl Owens



Van Willis
Town Manager

Brooke Plank-Buccola
Asst. Town Manager

Tim Ogden
Fire Chief

Jeffrey Meyers
Police Chief

AGENDA

DATE: February 11, 2026

TIME: Immediately following the Public Hearing

SUBJECT: Council Meeting

LOCATION: Yvonne C. Butler Council Chambers, 700 Paris Avenue

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. APPROVAL OF MINUTES

A. Minutes from the Public Hearing of January 7, 2026

B. Minutes from the Council Workshop of January 7, 2026

C. Minutes from the Council Meeting of January 14, 2026

V. PRESENTATION

A. Police Department Swearing in New Officers – Joshua Cavanagh & Bryce Holthus

VI. COUNCIL BRIEFING

VII. PUBLIC COMMENTS

At this time, the Mayor will recognize members of the audience who have submitted speaker forms to address the Council on agenda items. Each speaker will be limited to three minutes.

VIII. SECOND READING

- A. **2026-1. An Ordinance to authorize the Town Manager to convey excess real property to facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 11, parcel 359 (810 11th Street – 100 ft).**
- B. **2026-2. An Ordinance to authorize the Town Manager to convey excess real property to facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 11, parcel 459 (917 8th Street – 51 ft).**
- C. **2026-3. An Ordinance to authorize the Town Manager to convey excess real property to facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 10, parcel 369 (1008C 12th Street – 30 ft).**

IX. FIRST READING

- A. **2026-4. An Ordinance annexing to the Town of Port Royal approximately 8.42 acres of real estate located in Beaufort County described as Beaufort County tax district 600, map 6, parcel 31 (located at 58 Mudbar Road).**
- B. **2026-5. An Ordinance to zone approximately 8.42 acres of real estate located in Beaufort County described as Beaufort County tax district 600, map 6, parcel 31 in Beaufort County, South Carolina to be zoned as T3 Neighborhood.**
- C. **2026-6. An Ordinance to rezone approximately 0.54 acres of real estate described as Beaufort County tax district 110, map 10, parcel 125 located in Beaufort County, South Carolina to be rezoned from T5 Main Street to T4 Neighborhood Center (Rezone of 1628 West Paris Avenue).**

X. COUNCIL ACTION

- A. **Approval of site work contract for the Splash Pad**

XI. IMPORTANT DATES

- A. **February 13 – 14, 2026 – Bands, Brews & BBQ on Paris Avenue**
- B. **Monday, February 16, 2026 – President’s Day – Town offices will be closed**

Council Meeting
February 11, 2026

- C. **Thursday, February 19, 2026 – *HPRF Third Thursday* at Live Oaks Park – 5:30 PM to 7:30 PM**
- D. **Saturday, February 21, 2026 – *YMCA Beast Obstacle Course Event* at YMCA – 9:00 AM**
- E. **Thursday, February 26, 2026 – *Planning Commission Meeting* – 5:00 PM**
- F. **Saturday, February 28, 2026 – *Complete Student 5K Swamp Stomp* at Live Oaks Park – 8:00 AM**

XII. PUBLIC COMMENT

At this time, the Mayor will recognize members of the audience who have submitted speaker forms to address the Council on non-agenda items. Each speaker will be limited to three minutes.

XIII. COUNCIL COMMENT

XIV. ADJOURNMENT

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the Town Hall's bulletin board and website www.portroyal.org twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

The Town of Port Royal does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services, or activities. Qualified individuals who need accessible communication aids and services or other accommodations to participate in programs and activities are invited to make your needs and preferences known to the Civil Rights Coordinator. If at all possible, please give us at least a three to five day advance notice so we can adequately meet your needs. Civil Rights Coordinator at 843-986-2211

Council

Kevin Phillips
Mayor

Mary Beth Heyward
Mayor Pro Tempore

Jerry Ashmore
Jorge Guerrero
Darryl Owens



Van Willis
Town Manager

Jeffrey Meyers
Chief of Police

Jeffrey S. Coppinger
Operations

Noah Krepps
Planning

Minutes

Public Hearing

Port Royal Town Hall, Yvonne C. Butler Council Chambers, 700 Paris Avenue

January 7, 2026

Members Present:

**Mayor Kevin Phillips, Council Member Mary Beth Heyward,
Council Member Jerry Ashmore, Council Member Jorge
Guerrero, Council Member Darryl Owens**

Staff Present:

**Police Chief Jeffrey Meyers, Town Manager Van Willis, Assistant
Town Manager Brooke Plank-Buccola, Town Clerk Lisa Graham**

I. CALL TO ORDER

Mayor Phillips called the hearing to order at 6:32 PM.

II. PURPOSE

Mayor Phillips read the following:

- A. 2025-20. An Ordinance to amend and/or supplement Chapter 2, Article V, Division 2 – Public Records Program, Sections 2-260 and 2-261 of the Code of Ordinances of the Town of Port Royal, South Carolina, to repeal references to the “Town Records Management” and to assign FOIA responsibilities to the Town Clerk and Police Department.**
- B. 2025-21. An Ordinance to authorize the Town Manager to convey excess real**

property to facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 10, parcel 158 (1008A 12th Street – 30 ft).

- C. 2025-22. An Ordinance to authorize the Town Manager to convey excess real property to facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 10, parcel 370 (1008D 12th Street – 30 ft).**

III. COMMENTS

At this time, the Mayor will recognize members of the audience who have submitted speaker forms to address the Council on agenda items. Each speaker will be limited to three minutes.

There were no comments at this time

IV. ADJOURNMENT

The hearing adjourned at 6:34 PM.

Respectfully submitted,

Lisa Graham
Town Clerk

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the Town Hall's bulletin board and website www.portroval.org twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

The Town of Port Royal does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services, or activities. Qualified individuals who need accessible communication aids and services or other accommodations to participate in programs and activities are invited to make your needs and preferences known to the Civil Rights Coordinator. If at all possible, please give us at least a three to five day advance notice so we can adequately meet your needs. Civil Rights Coordinator at 843-986-2211.

Council

Kevin Phillips
Mayor

Mary Beth Heyward
Mayor Pro Tempore

Jerry Ashmore
Jorge Guerrero
Darryl Owens



Van Willis
Town Manager

Jeffrey Meyers
Chief of Police

Jeffrey S. Coppinger
Operations

Noah Krepps
Planning

Minutes

Council Workshop

Port Royal Town Hall, Yvonne C. Butler Council Chambers, 700 Paris Avenue

January 7, 2026

Members Present:

**Mayor Kevin Phillips, Council Member Mary Beth Heyward,
Council Member Jerry Ashmore, Council Member Jorge
Guerrero, Council Member Darryl Owens**

Staff Present:

**Fire Chief Tim Ogden, Police Chief Jeff Meyers, Town Manager
Van Willis, Assistant Town Manager Brooke Plank-Buccola, Town
Clerk Lisa Graham**

I. CALL TO ORDER

Mayor Phillips called the workshop to order at 6:34 PM.

II. PRESENTATION

A. Mardi Gras Parade – Nancy Plank, OVA

Nancy Plank of the Old Village Association reminded Council of the Mardi Gras Golf Cart Parade on February 7, with lineup at 3:00 PM on Paris Avenue and a 4:00 PM kickoff, ending at Shellring. Two school bands will participate, with applications posted on the OVA Facebook page and at Town Hall. The event will also feature a Battle of the Bands between Battery Creek and Whale Branch High Schools, along with food trucks, face painting, and a request for the Mayor and Council to serve as judges.

B. Police Department – Deputy Chief Andre Massey

Presentation to be rescheduled.

C. Beaufort Jasper Housing Trust – Christine Rogers-Raetsch

See presentation.

III. COUNCIL BRIEFING

Manager Willis gave an update on the following:

Drayton and Battery Park Roads – We have begun the process and are submitting a single application for the speed limit reductions and speed humps on Drayton and Battery Park Roads. We will keep you apprised of any progress.

Villages (SCIIP) – As previously communicated, additional funding has been secured for this project. A pre-construction meeting has been held with the selected contractor, a Notice to Proceed has been issued, and the project is expected to be completed by May 20 to meet funding requirements. Public outreach, including door hangers, will be part of the process. We are currently evaluating whether alleyways can remain partially accessible through phased construction or if temporary closures will be necessary to ensure residents are not restricted from exiting during active work. Materials will be staged adjacent to the building and in the gravel lot, making proximity and parking availability important during construction.

Casablanca (Fyall) Drainage Improvements – We are continuing to move this project forward, with the expectation that it may be funded through a future CDBG program. The project is being positioned accordingly to ensure it is ready when that opportunity becomes available.

Paris Avenue Streetscape (CDBG Grant) – Four Waters is advancing the project, with a meeting scheduled later this week to discuss the paver selections. The mosaic installation in front of the Cypress Wetlands will present some logistical challenges and will require temporary lane closures. We are coordinating with adjacent businesses and will have a traffic control plan in place. While the work will be disruptive, the goal is to keep the construction window as tight as possible to complete the project efficiently and minimize impacts.

Sanitary Sewer Ribaut Road Master Plan – There are no new updates at this time; this item remains included to keep it on everyone's radar.

Marsh View Park – We were awarded \$300,000 for the park, and there is another funding source that could potentially provide the remaining balance. We haven't received confirmation yet, but if awarded, the CDBG funds could serve as the required match, substantially reducing our out-of-pocket costs for the full project. To avoid jeopardizing the other grant, we will wait for a definitive answer before beginning construction. Once confirmed, we'll coordinate timelines to align both funding sources. While competition for the additional funds is high statewide, we have a reasonable chance of receiving some support. If not, we will proceed with the CDBG funding to move the project forward.

Sands Beach Causeway – The engineer is continuing work on the design for the causeway shower and rinse-off area. Focus has primarily been on the Villages drainage project and other priority initiatives.

Splash Pad – Sidewalk work is currently underway to help control the area. Bids are due January 21, and we expect to provide a more detailed update at the February meeting.

STR & Development Permit GIS Database – The short-term rental and development permit GIS database is complete and currently under review. We plan to launch it soon so that the public and Council can easily view project statuses on the website. The engineering firm assisting with this will be pushed to finalize the public-facing version promptly.

Cypress Wetlands Path – The first phase of the Cypress Wetlands Path is complete. We are now coordinating the second phase and have submitted related grant applications. All necessary background information and budgets have been provided to Scot Clark with the foundation to support the submissions, so the project is moving forward.

Ritter Circle/Spanish Moss Trail Connection – Work on the final phase of the Spanish Moss Trail is ongoing. The Hawk signal is expected to be installed this week or next, marking one end of the project, with Ritter Circle at the other. Installation is scheduled for completion by March 30.

Naval Hospital Sidewalk – No new updates at this time. We are awaiting confirmation on when the silt fencing will be removed so that a ribbon-cutting can be scheduled for the completed sidewalk.

Golf Cart Tours/Cruise Ships – Marcy Roy with HPRF provided an update on organizing golf cart tours for cruise ship passengers, starting when ships return on February 1. The plan is to begin with one Town-owned cart, highlighting historic points with a board member or docent, and ending at Mrs. B's, where guests can explore nearby shops or continue to Shellring, with entertainment options coordinated by owner Nick Borreggine. The primary issue is insurance, as the cruise company requires coverage for passengers. Marcy is working with her insurance company and plans to contact Beaufort Golf Cart, and the cruise line will send a representative in January to preview the tour.

Safe Harbor – No significant updates at this time. Invitations have been sent for a master planning effort for the property between 10th and 12th Streets, involving local businesses, nearby property owners, and the Spanish Moss Trail. The goal is to develop a cohesive plan addressing parking, the trail, and other related issues.

E-Bikes – This item is more for discussion than an update. E-bikes are becoming an issue nationwide, and we want feedback on how to proceed locally. Examples from the Town of Mount Pleasant ordinance have been included in your folders. The goal would be to draft guidelines on e-bike use, sidewalk restrictions, and other limitations. While we haven't had major problems this year, there has been a recent increase, and incidents elsewhere highlight the potential risks. Chief Meyers noted that our officers are well-trained on state laws and have successfully used education and warnings to manage compliance. The Town ordinance currently prohibits bicycles on sidewalks, but Council could implement age limits, wheel-size restrictions, or other measures. My recommendation is to have Deputy Chief Massey, who has experience with this, help draft a few options for review by the Town Manager, so Council can discuss and provide direction before enforcement becomes necessary.

Construction of the Shrimp Dock/Processing Facility – The application has been submitted, with follow up questions regarding ownership addressed through the provision of the recorded deed. The process is moving forward, and updates will be provided on any developments or potential roadblocks. Progress is currently proceeding smoothly.

Cypress Wetlands – Trail work has been completed, including repairs to drainage in collaboration with the YMCA. For example, the path just behind the windows by the treadmills received drainage improvements. It is a strong partnership, and the results are very positive.

Capital Sales Tax – A representative will be provided to the committee by the 15th, with formal consideration of the appointment handled next. The representative will be briefed on the Town’s capital improvements program, focusing on key priorities such as roads and intersection improvements. Critical areas include Savannah Highway/Parris Island Gateway, Savannah Highway /170, and Groeber Hill/Parris Island Gateway. These projects remain top priorities for the Town, whether funded through the capital sales tax program or other long-term funding sources.

Airbnb – Meetings continue with short-term rental operators to explain the ordinance and the outcome of the settlement with Airbnb. Clarification has been provided on reporting requirements and obligations. The Town has no formal relationship with individual operators beyond the settlement with Airbnb; compliance with the ordinance is ultimately the responsibility of Airbnb and its customers. Reports from operators are needed for reconciliation, and while other jurisdictions may enforce payments and reporting more aggressively, that approach has not yet been adopted. Significant resources have been spent on direct training and legal support, which has become disproportionately expensive relative to collections.

Incubator – The Town is now officially a tenant in Jefferson Commons and is developing a plan to occupy the spaces, drawing on a Savannah-based incubator program as a model. The program will begin with vetting applicants across various disciplines—sculptors, painters, metalworkers, or other creators—with spaces adapted to meet their needs. The second unit will support food-related incubator activities while also serving as an exhibit space and community information hub, showcasing local events and engaging visitors. The application process for this unit will align with the artist selection process to streamline participation and maximize impact.

Shooting Incident in Shadow Moss: An incident occurred in Shadow Moss involving errant gunfire from an informal range in neighboring unincorporated Beaufort County. Several homes were damaged, highlighting the need for increased safety measures for properties adjacent to neighborhoods. The Chief is coordinating with the Sheriff’s Department, and discussions with the County continue regarding appropriate precautions.

Mayor Phillips clarified that the incident occurred the Sunday before Christmas. A high-powered rifle was discharged in unincorporated Beaufort County, striking a home in Shadow Moss five times while it was occupied. Children were present nearby. The Port Royal Police Department and Sheriff’s Office responded promptly. While firearm discharge in the County is legal, concerns were raised about neighborhood safety and the need for greater oversight.

Council Workshop
January 7, 2026

Council Member Heyward inquired about updates regarding the VA. Council Member Guerrero reported that the Beaufort County Veterans Council confirmed a site decision has been made, with a 30-day period before public announcement.

Council Member Owens highlighted that many residents are unable to access social media but wish to view meetings, suggesting a web-based link be made available for public access.

Mayor Phillips proposed creating a yearly calendar of Town events, festivals, and activities to assist businesses and residents with planning. The calendar would be updated as events are added or removed.

Council Member Guerrero reported that the South Carolina Department of Veterans Affairs has increased Beaufort County disability application approvals by 1,200%, resulting in \$300 million in direct compensation, including \$8 million this year to local veterans. The Secretary has expanded her staff to five VSOs and an administrative assistant. Guerrero suggested hosting a presentation from the VA to improve community awareness and engagement, particularly for Vietnam-era veterans returning to the system.

IV. REVIEW AGENDA FOR THE JANUARY 14, 2026 COUNCIL MEETING

Manager Willis reviewed the agenda for the January 14th Council Meeting.

V. IMPORTANT DATES

Manager Willis read the following important date.

- A. January 5 through 9, 2026 – *Christmas Tree Drop Off* at Naval Heritage Park**

VI. PUBLIC COMMENT

There were no comments at this time.

VII. ADJOURNMENT

Mayor Phillips adjourned the meeting at 7:58 PM.

Respectfully submitted,

Council Workshop
January 7, 2026

Lisa Graham
Town Clerk

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the Town Hall's bulletin board and website www.portroval.org twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

The Town of Port Royal does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services, or activities. Qualified individuals who need accessible communication aids and services or other accommodations to participate in programs and activities are invited to make your needs and preferences known to the Civil Rights Coordinator. If at all possible, please give us at least a three to five day advance notice so we can adequately meet your needs. Civil Rights Coordinator at 843-986-2211.

Draft

Council

Kevin Phillips
Mayor

Mary Beth Heyward
Mayor Pro Tempore

Jerry Ashmore
Jorge Guerrero
Darryl Owens



Van Willis
Town Manager

Jeffrey Meyers
Chief of Police

Jeffrey S. Coppinger
Operations

Noah Krepps
Planning

Minutes

Council Meeting

Yvonne C. Butler Council Chambers, 700 Paris Avenue

January 14, 2026

Members Present:

Mayor Kevin Phillips, Council Member Mary Beth Heyward, Council Member Jerry Ashmore, Council Member Jorge Guerrero, Council Member Darryl Owens

Staff Present:

Fire Chief Tim Ogden, Police Chief Jeff Meyers, Police Deputy Chief Andre Massey, Town Manager Van Willis, Assistant Town Manager Brooke Plank-Buccola, Town Clerk Lisa Graham

I. CALL TO ORDER

Mayor Phillips called the meeting to order at 6:30 PM.

II. PLEDGE OF ALLEGIANCE

Council Member Guerrero led everyone in the Pledge of Allegiance.

III. INVOCATION

Council Member Owens led the Invocation.

IV. APPROVAL OF MINUTES

- A. Minutes from the Public Hearing of December 10, 2025**
- B. Minutes from the Council Meeting of December 10, 2025**

Mayor Phillips entertained a motion to approve the minutes by Council Member Owens. Seconded by Council Member Heyward. The motion was carried by unanimous vote.

V. ELECTION OF MAYOR PRO TEMPORE

Council elected Council Member Guerrero as Mayor Pro Tempore.

VI. PROCLAMATION

A. Honorary Mayor – Natalie Kata

Mayor Phillips read the proclamation into the record, presented Honorary Mayor Natalie Kata with a key to the Town, and invited her to strike the Mayor's gavel.

VII. PRESENTATION

A. Police Department Promotion and Update

Chief Meyers and Police Pastor Daniel Russell swore in PFC Nicholas Curry to the rank of Corporal. Deputy Chief Massey provided an update following his completion of the FBI National Academy, thanking Council for the opportunity to attend the 11-week program. He noted that the education, valued at over \$50,000, was fully funded by the FBI at no cost to the Town and that only 1% of law enforcement officers worldwide are selected to attend. The program included graduate-level coursework, physical fitness training, and leadership development, culminating in graduation alongside 255 classmates from around the world. Deputy Chief Massey emphasized the lasting professional network formed, the leadership growth gained, and his commitment to bringing that knowledge back to the Port Royal Police Department and community. He also expressed gratitude to his family, colleagues, and residents for their support during his time away.

VIII. COUNCIL BRIEFING

Manager Willis gave an update on the following:

Retail Strategy Survey – Staff met with Retail Strategies consultants to begin visioning sessions funded through a grant secured by the Beaufort County Economic Development Corporation. The effort focuses on developing short- and long-term retail strategies for the Downtown area and the Ribaut Road Corridor. Activities included a staff meeting, a walking tour, and a stakeholder session with local business owners to gather feedback and outline the grant's objectives. Input from staff observations and business stakeholders will be used to develop a five-year retail strategy, with close collaboration during the first year. The initiative is intended to provide businesses with tools and guidance while supporting improvements to the overall retail climate in the Town of Port Royal.

Splash Pad – Project bids have been issued and are due on January 21. The work currently underway is for additional parking improvements, including drainage work, to increase available parking for the existing playground.

Jefferson Commons – A draft application for the artist incubator space has been prepared and will be circulated in the coming weeks. The Town holds two-year leases on two units, with a proposed six-month term for each artist’s residency. Applications will be reviewed to assess interest and determine whether eligibility should be limited to Port Royal artists. The second unit remains under consideration, with potential opportunities to support existing local businesses through collaborative efforts such as shared marketing, coordinated events, and a common calendar to strengthen synergy. The space may also serve as a venue for business collaboration and planning. Minimal buildout is recommended to maintain flexibility for varying artistic disciplines, with wall separations as an initial improvement. Further directions will be guided by application responses and continued discussion.

IX. PUBLIC COMMENTS

At this time, the Mayor will recognize members of the audience who have submitted speaker forms to address the Council on agenda items. Each speaker will be limited to three minutes.

There were no comments at this time.

X. SECOND READING

- A. 2025-20. An Ordinance to amend and/or supplement Chapter 2, Article V, Division 2 – Public Records Program, Sections 2-260 and 2-261 of the Code of Ordinances of the Town of Port Royal, South Carolina, to repeal references to the “Town Records Management” and to assign FOIA responsibilities to the Town Clerk and the Police Department.**

Mayor Phillips entertained a motion to approve Ordinance 2025-20 by Council Member Heyward. Seconded by Council Member Owens. The motion was carried by unanimous vote.

- B. 2025-21. An Ordinance to authorize the Town Manager to convey excess real property to facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 10, parcel 158 (1008A 12th Street – 30 ft).**

Mayor Phillips entertained a motion to approve Ordinance 2025-21 by Council Member Owens. Seconded by Council Member Guerrero. The motion was carried by unanimous vote.

Council Meeting
January 14, 2026

- C. **2025-22. An Ordinance to authorize the Town Manager to convey excess real property to facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 10, parcel 370 (1008D 12th Street – 30 ft).**

Mayor Phillips entertained a motion to approve Ordinance 2025-22 by Council Member Heyward. Seconded by Council Member Owens. The motion was carried by unanimous vote.

XI. FIRST READING

- A. **2026-1. An Ordinance to authorize the Town Manager to convey excess real property to facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 11, parcel 359 (810 11th Street – 100 ft).**

Mayor Phillips entertained a motion to approve Ordinance 2026-1 by Council Member Heyward. Seconded by Council Member Owens. The motion was carried by unanimous vote.

- B. **2026-2. An Ordinance to authorize the Town Manager to convey excess real property to facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 11, parcel 459 (917 8th Street – 100 ft).**

Mayor Phillips entertained a motion to approve Ordinance 2026-2 by Council Member Owens. Seconded by Council Member Heyward. The motion was carried by unanimous vote.

- C. **2026-3. An Ordinance to authorize the Town Manager to convey excess real property To facilitate construction of sidewalks within the Town described as Beaufort County tax district 110, map 10, parcel 369 (1008C 12th Street – 30 ft).**

Mayor Phillips entertained a motion to approve Ordinance 2026-3 by Council Member Guerrero. Seconded by Council Member Heyward. The motion was carried by unanimous vote.

XII. COUNCIL ACTION

- A. **Appointment to Beaufort County Transportation Advisory Committee**

Beaufort County Transportation Sales Tax Update – County Council Chairperson Alice Howard provided an update on the Beaufort County Tax Transportation Advisory Committee. In 2026, the committee will develop a detailed transportation referendum proposal, potentially for a one-cent sales tax, identifying specific roads, projects, and safety improvements. Cost estimates will be supported by an engineering firm to ensure accuracy. The committee includes one representative from each municipality and district and is expected to submit recommendations to County Council by April, following public meetings across localities. The LATS project list will help guide prioritization, with major projects anticipated to include the Highway 170/278 corridor. Chairperson Howard also noted initial steps are underway to

Council Meeting
January 14, 2026

acquire the former Parker's Gas Station property at Ribaut Road and Lady's Island Drive. The acquisition funding secured and improvement funding to be pursued through the transportation program.

Council Member Ashmore made a motion to appoint Gary Freeman. Seconded by Council Member Heyward. The motion was carried by unanimous vote.

B. Approval of London Square Wetlands

Mayor Phillips entertained a motion to approve the London Square Wetlands by Council Member Owens. Seconded by Council Member Heyward. The motion was carried by unanimous vote.

XIII. IMPORTANT DATES

Manager Willis read the following important dates:

- A. Monday, January 19, 2026 – *Martin Luther King, Jr. Day* – Town offices will be closed**
- B. Tuesday, January 20, 2026 – *MASC Hometown Legislative Action Day* in Columbia**
- C. Monday, January 26, 2026 – *Planning Commission Meeting* – 5:30 PM**

XIV. PUBLIC COMMENT

At this time, the Mayor will recognize members of the audience who have submitted speaker forms to address the Council on non-agenda items. Each speaker will be limited to three minutes.

Bill Reeside introduced himself as a Libertarian candidate for U.S. Representative for South Carolina's 1st Congressional District.

XV. COUNCIL COMMENT

Council expressed appreciation for the collaborative leadership of Council and staff and congratulated Deputy Chief Massey on his promotion and completion of advanced training, noting the benefit to the Police Department and the community. Council thanked Chief Meyers for supporting professional development and acknowledged community gratitude for the Police Department's swift response to a recent hit-and-run incident. Members recognized the outgoing Mayor Pro Tempore, expressed confidence in the new Mayor Pro Tempore, and reflected on a strong start to 2026, looking ahead to continued collaboration and success for the Town of Port Royal.

XVI. EXECUTIVE SESSION

- A. Potential contractual matter regarding property**

Council Meeting
January 14, 2026

Mayor Phillips entertained a motion to go into executive session to discuss potential contractual matters regarding property by Council Member Owens. Seconded by Council Member Heyward. The motion was carried by unanimous vote.

They entered executive at 7:30 PM.

Mayor Phillips entertained a motion to exit executive session by Council Member Owens. Seconded by Council Member Heyward. The motion was carried by unanimous vote.

They exited executive session at 7:54 PM.

XVII. POSSIBLE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

There was no action taken at this time.

XVI. ADJOURNMENT

Mayor Phillips entertained a motion to adjourn by Council Member Heyward. Seconded by Council Member Guerrero. The motion was carried by unanimous vote.

The meeting adjourned at 7:54 PM.

Respectfully submitted,

Lisa Graham
Town Clerk

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the Town Hall's bulletin board and website www.portroval.org twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

The Town of Port Royal does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services, or activities. Qualified individuals who need accessible communication aids and services or other accommodations to participate in programs and activities are invited to make your needs and preferences known to the Civil Rights Coordinator. If at all possible, please give us at least a three to five day advance notice so we can adequately meet your needs. Civil Rights Coordinator at 843-986-2211.



Council

Kevin Phillips
Mayor

Jorge Guerrero
Mayor Pro Tempore

Jerry Ashmore
Mary Beth Heyward
Darryl Owens

Van Willis
Town Manager

Brooke Plank-Buccola
Asst. Town Manager

Tim Ogden
Fire Chief

Jeffrey Meyers
Police Chief

ORDINANCE 2026-1

AN ORDINANCE TO AUTHORIZE THE TOWN MANAGER TO CONVEY EXCESS REAL PROPERTY TO FACILITATE CONSTRUCTION OF SIDEWALKS WITHIN THE TOWN DESCRIBED AS BEAUFORT COUNTY TAX DISTRICT 110, MAP 11, PARCEL 359 (810 11th Street – 100 ft).

WHEREAS, the Town of Port Royal owns specific properties in fee simple, and

WHEREAS, the Town of Port Royal has considered the below listed fee simple property excess;

NOW, THEREFORE, BE IT ORDAINED, by Council of the Town of Port Royal, South Carolina, duly Assembled and with the authority of same, that the Town Manager and Town Attorney are authorized to convey the property as specified below, upon completion of appropriate documentation.

Eight (8) feet along the Right of Way contiguous to the property line along 11th St (refer to the attached map).

<u>District</u>	<u>Map</u>	<u>Parcel</u>	<u>Feet</u>	<u>Street</u>
110	11	359	100 ft	11 th Street

This Ordinance shall become effective immediately upon adoption of Council.

REQUESTED BY:

Milton E. Willis
Town Manager

APPROVED BY:

Kevin Phillips
Mayor

ATTEST:

Lisa Graham
Town Clerk

Introduced: January 14, 2026

Final Reading: _____

REQUEST FOR SIDEWALKS

I understand that with Council's approval, I will be deeded 8 feet of right-of-way in exchange for the placement of sidewalks on the property listed below. I agree to pay half the cost for completion of the sidewalk.

Name on Deed MICHAEL & Donna LARROW

911 Address 810 11TH STREET

District, Map and Parcel # R 110 011 000 0359 0000

Owner's Address 810 11TH STREET

Owner's Phone # 843 384-8210

Owner's Email # MIKE LARROW @ ICLOUD.COM

In order to process your sidewalk request please provide an 8 ½" X 11" copy of a recent plat of the property.

Michael Larrow
Signature

Dec 4 2025
Date

CHRISTENSEN ~ KHALIL SURVEYORS, INC.

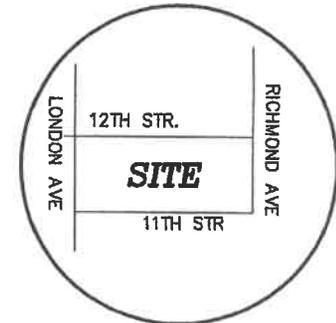
3 FACULTY DRIVE, BEAUFORT SC. 29907
(843) 524-4148

S-11658

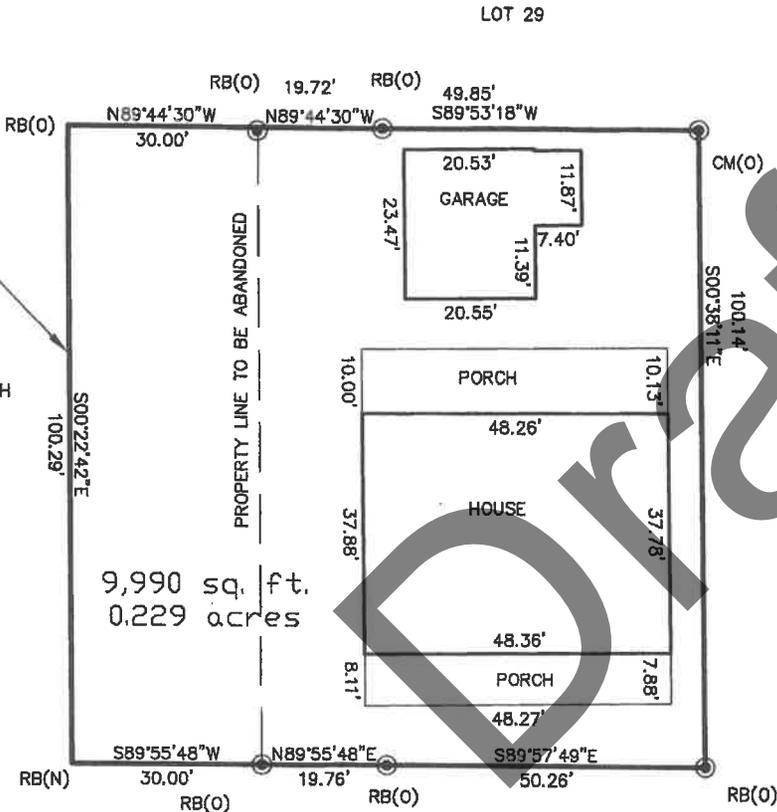
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LOCATION MAP
NTS



030240
BEAUFORT COUNTY SC - ROD
BK 166 Pg 2
2025030240 PLAT
07/01/2025 10:53:06 AM
REC'D BY rbing RCPT# 1210927

ELEVENTH STREET 66' R/W

PLAT SHOWING
PROPERTY LINE ADJUSTMENT
R110 011 000 092B 0000
R110 011 000 0359 0000
LOT 9,10,11 & 12
BLOCK 81

PREPARED FOR:
MICHAEL & DONNA LARROW
TOWN OF PORT ROYAL
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: JUNE 22, 2025
SCALE: 1"=30'

EXEMPT
THE DEVELOPMENT/AN SHOWN HEREIN IS EXEMPT FROM
THE REQUIREMENTS OF THE TOWN OF PORT ROYAL
SUBMISSION REGULATIONS ACCORDING TO THE PROVISIONS OF
ARTICLE 2 SECTION 2.5.20.A
CERTIFIED BY [Signature]
DATE 6/27/2025
TOWN OF PORT ROYAL PLANNING COMMISSION

SUCH
"X"

EDS



TO MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN
HEREIN MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B"

PLEASE BE SURE IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL]

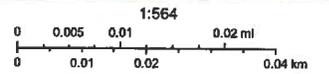
810 11TH STREET



12/18/2025, 11:29:46 AM

Search Results: LiveParcels

- Override 1
- LiveParcels





Council

Kevin Phillips
Mayor

Jorge Guerrero
Mayor Pro Tempore

Jerry Ashmore
Mary Beth Heyward
Darryl Owens

Van Willis
Town Manager

Brooke Plank-Buccola
Asst. Town Manager

Tim Ogden
Fire Chief

Jeffrey Meyers
Police Chief

ORDINANCE 2026-2

AN ORDINANCE TO AUTHORIZE THE TOWN MANAGER TO CONVEY EXCESS REAL PROPERTY TO FACILITATE CONSTRUCTION OF SIDEWALKS WITHIN THE TOWN DESCRIBED AS BEAUFORT COUNTY TAX DISTRICT 110, MAP 11, PARCEL 459 (917 8th Street – 51 ft).

WHEREAS, the Town of Port Royal owns specific properties in fee simple, and

WHEREAS, the Town of Port Royal has considered the below listed fee simple property excess;

NOW, THEREFORE, BE IT ORDAINED, by Council of the Town of Port Royal, South Carolina, duly Assembled and with the authority of same, that the Town Manager and Town Attorney are authorized to convey the property as specified below, upon completion of appropriate documentation.

Eight (8) feet along the Right of Way contiguous to the property line along 8th St (refer to the attached map).

<u>District</u>	<u>Map</u>	<u>Parcel</u>	<u>Feet</u>	<u>Street</u>
110	11	459	51 ft	8 th Street

This Ordinance shall become effective immediately upon adoption of Council.

REQUESTED BY:

Milton E. Willis
Town Manager

APPROVED BY:

Kevin Phillips
Mayor

ATTEST:

Lisa Graham
Town Clerk

Introduced: January 14, 2026

Final Reading: _____

REQUEST FOR SIDEWALKS

I understand that with Council's approval, I will be deeded 8 feet of right-of-way in exchange for the placement of sidewalks on the property listed below. I agree to pay half the cost for completion of the sidewalk.

Name on Deed John + Dana Webb
911 Address 917 8th Street Port Royal, SC
District, Map and Parcel # 8th Street, Parcel B PB 154 PG 24
Owner's Address 20 Westwood Drive East Rochester, NY 14445
Owner's Phone # (585) 721-0599 or (585) 721-0966
Owner's Email # dana.webb11@gmail.com

In order to process your sidewalk request please provide an 8 1/2" X 11" copy of a recent plat of the property.

[Signature] 12/11/25
Signature Date

Property ID = R110 011 000 0459 0000



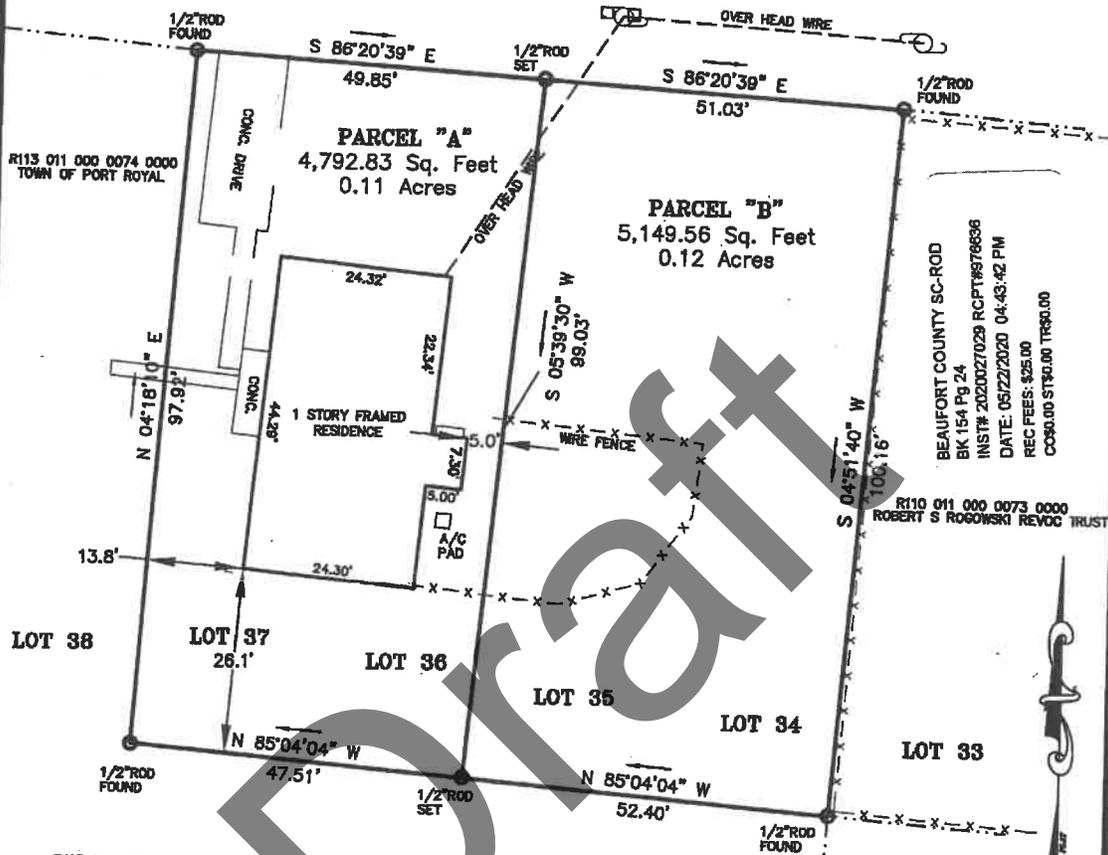
GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798



EIGHTH STREET 50' R/W

VICINITY MAP NOT TO SCALE



BEAUFORT COUNTY SC-ROD
 BK 154 Pg 24
 INST# 2020027029 RCP19876836
 DATE: 05/22/2020 04:43:42 PM
 REC FEES: \$25.00
 C036.00 ST\$61.00 TR\$0.00

R110 011 000 0073 0000
 ROBERT S ROGOWSKI REVOC TRUST

R113 011 000 0074 0000 TOWN OF PORT ROYAL
 R113 011 000 007A 0000 TOWN OF PORT ROYAL

APPROVED (AS PLATTED HEREON)
 THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE PORT ROYAL CODE AND IS HEREBY APPROVED FOR RECORDING WITH THE BEAUFORT COUNTY REGISTER OF MEANS CONVEYANCES.
 DATE OF TECH. REVIEW COMM. APPROVAL 5-8-2020
 CERTIFIED BY L. Bridges
 DATE 5-8-2020

PROPOSED 2 LOT SUBDIVISION PREPARED FOR
COASTAL HOMES & SUNROOMS

BEING LOTS 34-37 BLOCK 43 TOWN OF PORT ROYAL AS SHOWN ON A PLAT BY DAVID E. GASQUE DATED 2/18/98 RECORDED IN BOOK 1017, PAGE 2158 BEAUFORT COUNTY R.M.C. OFFICE
 LOCATED IN THE TOWN OF PORT ROYAL, BEAUFORT COUNTY SOUTH CAROLINA
 TAX MAP R110 011 000 067B 0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
 THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE AB EL. 13.00' AS DETERMINED BY F.E.M.A FIRM COMM-PANEL NUMBER 450028 0005 D. DATED 09/29/86
 THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO COASTAL HOMES & SUNROOMS THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



SCALE: 1"=20' SCALE IN FEET DATE: 3/6/2020

David E. Gasque
 DAVID E. GASQUE, L.S. JOB # 52194
 S.C. REGISTRATION NUMBER 10608 FB#1027/JB DSGN#7
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

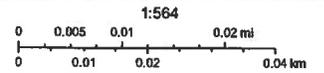
917 8TH STREET



12/18/2025, 11:26:00 AM

Search Results: LiveParcels

- Override 1
- LiveParcels





Council

Kevin Phillips
Mayor

Jorge Guerrero
Mayor Pro Tempore

Jerry Ashmore
Mary Beth Heyward
Darryl Owens

Van Willis
Town Manager

Brooke Plank-Buccola
Asst. Town Manager

Tim Ogden
Fire Chief

Jeffrey Meyers
Police Chief

ORDINANCE 2026-3

AN ORDINANCE TO AUTHORIZE THE TOWN MANAGER TO CONVEY EXCESS REAL PROPERTY TO FACILITATE CONSTRUCTION OF SIDEWALKS WITHIN THE TOWN DESCRIBED AS BEAUFORT COUNTY TAX DISTRICT 110, MAP 10, PARCEL 369 (1008C 12th Street – 30 ft).

WHEREAS, the Town of Port Royal owns specific properties in fee simple, and

WHEREAS, the Town of Port Royal has considered the below listed fee simple property excess;

NOW, THEREFORE, BE IT ORDAINED, by Council of the Town of Port Royal, South Carolina, duly Assembled and with the authority of same, that the Town Manager and Town Attorney are authorized to convey the property as specified below, upon completion of appropriate documentation.

Eight (8) feet along the Right of Way contiguous to the property line along 8th St (refer to the attached map).

<u>District</u>	<u>Map</u>	<u>Parcel</u>	<u>Feet</u>	<u>Street</u>
110	10	369	30 ft	12 th Street

This Ordinance shall become effective immediately upon adoption of Council.

REQUESTED BY:

Milton E. Willis
Town Manager

APPROVED BY:

Kevin Phillips
Mayor

ATTEST:

Lisa Graham
Town Clerk

Introduced: January 14, 2026

Final Reading: _____

REQUEST FOR SIDEWALKS

I understand that with Council's approval, I will be deeded 8 feet of right-of-way in exchange for the placement of sidewalks on the property listed below. I agree to pay half the cost for completion of the sidewalk.

Name on Deed Darcie Wenner Osborne & Richard Dodge Osborne,
Trustees of The Darcie and Richard Osborne Living Trust dated May 13, 2019

911 Address 1008 C 12th Street, Port Royal, SC 29935

District, Map and Parcel # Parcel ID: R110 010 000 0369 0000
AIN: 242009078

Owner's Address Physical: 1008 C, 12th Street, Port Royal, SC 29935
Mailing: PO Box 281, Port Royal, SC 29935

Owner's Phone # 805-440-6171

Owner's Email # darcieozma@gmail.com

In order to process your sidewalk request please provide an 8 ½" X 11" copy of a recent plat of the property.

Darcie Wenner Osborne

Richard Dodge Osborne

Signature

01/07/2026

Date



LOCATION MAP (N.T.S.)

LEGEND OF SYMBOLS & ABBREVIATIONS

Symbol	DESCRIPTION	Symbol	DESCRIPTION
Circle with cross	WIRE MARK VALVE MONUMENT	Circle with 'M'	MANHOLE
Circle with 'C'	CLEAN OUT	Circle with 'C'	CLAY PIPE
Circle with 'P'	POWER POLE	Circle with 'C'	CABLE BOX
Circle with 'T'	TELEPHONE PEGMOUNT	Circle with 'C'	OVERHEAD POWERLINE
Circle with 'F'	FIBER OPTIC STUD	Circle with 'C'	EDGE OF PAVEMENT
Circle with 'W'	WATCH VALVE	Circle with 'C'	BACK OF CURB
Circle with 'G'	GAS VALVE	Circle with 'C'	LIGHTPOLE
Circle with 'W'	WATER METER	Circle with 'C'	DATA LINE
Circle with '1/2"	1/2" ROD SET	Circle with 'C'	CENTER LINE
Circle with 'E'	ELEVATION	Circle with 'C'	CONTOUR LINE



NOTES:

- 1) THE BOUNDARIES SHOWN HEREON ARE MEASURED AND AS SHOWN ARE SUBJECT TO LOCAL ATTRACTION.
- 2) THIS PLAN DOES NOT COVER THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE RECORDS ONLY AND ARE NOT GUARANTEED.
- 5) THIS PLAN REPRESENTS A SURVEY BASED ON THE LISTED REFERENCE ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6) CERTIFICATIONS ARE NOT TRANSPARENT TO ADDITIONAL INSTRUMENTS OR INSTRUMENTS REFERRED TO IN THIS INSTRUMENT.
- 7) THE CENTER LINE HAS BEEN ESTABLISHED ON BASIS INSTRUMENTS TO INVESTIGATE THE EXISTENCE OF MONUMENTS OF ANY KIND OF MATERIAL, SUCH AS STAKE, BATTERY, NAIL, CRUSH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8) BEFORE ANY ERECTION WORK OR CONSTRUCTION ON THIS SITE A SURVEYED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICE.
- 9) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE CORRECTED WITH OFFICIAL AGENCY BEFORE PERMITS AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10) THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X" (UNSHARED) (FLOOD ZONE 100-YEAR FLOOD 0.25% ACFR).

REFERENCES:

- 1.) TALE, R110 016 000 0370 0000
- 2.) TALE, R110 016 000 0380 0000
- 3.) TALE, R110 016 000 0385 0000
- 4.) TALE, R110 016 000 0390 0000
- 5.) TALE, R110 016 000 0395 0000
- 6.) TALE, R110 016 000 0400 0000
- 7.) TALE, R110 016 000 0405 0000
- 8.) TALE, R110 016 000 0410 0000
- 9.) TALE, R110 016 000 0415 0000
- 10.) TALE, R110 016 000 0420 0000
- 11.) TALE, R110 016 000 0425 0000
- 12.) TALE, R110 016 000 0430 0000
- 13.) TALE, R110 016 000 0435 0000
- 14.) TALE, R110 016 000 0440 0000
- 15.) TALE, R110 016 000 0445 0000
- 16.) TALE, R110 016 000 0450 0000
- 17.) TALE, R110 016 000 0455 0000
- 18.) TALE, R110 016 000 0460 0000
- 19.) TALE, R110 016 000 0465 0000
- 20.) TALE, R110 016 000 0470 0000
- 21.) TALE, R110 016 000 0475 0000
- 22.) TALE, R110 016 000 0480 0000
- 23.) TALE, R110 016 000 0485 0000
- 24.) TALE, R110 016 000 0490 0000
- 25.) TALE, R110 016 000 0495 0000
- 26.) TALE, R110 016 000 0500 0000
- 27.) TALE, R110 016 000 0505 0000
- 28.) TALE, R110 016 000 0510 0000
- 29.) TALE, R110 016 000 0515 0000
- 30.) TALE, R110 016 000 0520 0000
- 31.) TALE, R110 016 000 0525 0000
- 32.) TALE, R110 016 000 0530 0000
- 33.) TALE, R110 016 000 0535 0000
- 34.) TALE, R110 016 000 0540 0000
- 35.) TALE, R110 016 000 0545 0000
- 36.) TALE, R110 016 000 0550 0000
- 37.) TALE, R110 016 000 0555 0000
- 38.) TALE, R110 016 000 0560 0000
- 39.) TALE, R110 016 000 0565 0000
- 40.) TALE, R110 016 000 0570 0000
- 41.) TALE, R110 016 000 0575 0000
- 42.) TALE, R110 016 000 0580 0000
- 43.) TALE, R110 016 000 0585 0000
- 44.) TALE, R110 016 000 0590 0000
- 45.) TALE, R110 016 000 0595 0000
- 46.) TALE, R110 016 000 0600 0000
- 47.) TALE, R110 016 000 0605 0000
- 48.) TALE, R110 016 000 0610 0000
- 49.) TALE, R110 016 000 0615 0000
- 50.) TALE, R110 016 000 0620 0000
- 51.) TALE, R110 016 000 0625 0000
- 52.) TALE, R110 016 000 0630 0000
- 53.) TALE, R110 016 000 0635 0000
- 54.) TALE, R110 016 000 0640 0000
- 55.) TALE, R110 016 000 0645 0000
- 56.) TALE, R110 016 000 0650 0000
- 57.) TALE, R110 016 000 0655 0000
- 58.) TALE, R110 016 000 0660 0000
- 59.) TALE, R110 016 000 0665 0000
- 60.) TALE, R110 016 000 0670 0000
- 61.) TALE, R110 016 000 0675 0000
- 62.) TALE, R110 016 000 0680 0000
- 63.) TALE, R110 016 000 0685 0000
- 64.) TALE, R110 016 000 0690 0000
- 65.) TALE, R110 016 000 0695 0000
- 66.) TALE, R110 016 000 0700 0000
- 67.) TALE, R110 016 000 0705 0000
- 68.) TALE, R110 016 000 0710 0000
- 69.) TALE, R110 016 000 0715 0000
- 70.) TALE, R110 016 000 0720 0000
- 71.) TALE, R110 016 000 0725 0000
- 72.) TALE, R110 016 000 0730 0000
- 73.) TALE, R110 016 000 0735 0000
- 74.) TALE, R110 016 000 0740 0000
- 75.) TALE, R110 016 000 0745 0000
- 76.) TALE, R110 016 000 0750 0000
- 77.) TALE, R110 016 000 0755 0000
- 78.) TALE, R110 016 000 0760 0000
- 79.) TALE, R110 016 000 0765 0000
- 80.) TALE, R110 016 000 0770 0000
- 81.) TALE, R110 016 000 0775 0000
- 82.) TALE, R110 016 000 0780 0000
- 83.) TALE, R110 016 000 0785 0000
- 84.) TALE, R110 016 000 0790 0000
- 85.) TALE, R110 016 000 0795 0000
- 86.) TALE, R110 016 000 0800 0000
- 87.) TALE, R110 016 000 0805 0000
- 88.) TALE, R110 016 000 0810 0000
- 89.) TALE, R110 016 000 0815 0000
- 90.) TALE, R110 016 000 0820 0000
- 91.) TALE, R110 016 000 0825 0000
- 92.) TALE, R110 016 000 0830 0000
- 93.) TALE, R110 016 000 0835 0000
- 94.) TALE, R110 016 000 0840 0000
- 95.) TALE, R110 016 000 0845 0000
- 96.) TALE, R110 016 000 0850 0000
- 97.) TALE, R110 016 000 0855 0000
- 98.) TALE, R110 016 000 0860 0000
- 99.) TALE, R110 016 000 0865 0000
- 100.) TALE, R110 016 000 0870 0000
- 101.) TALE, R110 016 000 0875 0000
- 102.) TALE, R110 016 000 0880 0000
- 103.) TALE, R110 016 000 0885 0000
- 104.) TALE, R110 016 000 0890 0000
- 105.) TALE, R110 016 000 0895 0000
- 106.) TALE, R110 016 000 0900 0000
- 107.) TALE, R110 016 000 0905 0000
- 108.) TALE, R110 016 000 0910 0000
- 109.) TALE, R110 016 000 0915 0000
- 110.) TALE, R110 016 000 0920 0000
- 111.) TALE, R110 016 000 0925 0000
- 112.) TALE, R110 016 000 0930 0000
- 113.) TALE, R110 016 000 0935 0000
- 114.) TALE, R110 016 000 0940 0000
- 115.) TALE, R110 016 000 0945 0000
- 116.) TALE, R110 016 000 0950 0000
- 117.) TALE, R110 016 000 0955 0000
- 118.) TALE, R110 016 000 0960 0000
- 119.) TALE, R110 016 000 0965 0000
- 120.) TALE, R110 016 000 0970 0000
- 121.) TALE, R110 016 000 0975 0000
- 122.) TALE, R110 016 000 0980 0000
- 123.) TALE, R110 016 000 0985 0000
- 124.) TALE, R110 016 000 0990 0000
- 125.) TALE, R110 016 000 0995 0000
- 126.) TALE, R110 016 000 1000 0000
- 127.) TALE, R110 016 000 1005 0000
- 128.) TALE, R110 016 000 1010 0000
- 129.) TALE, R110 016 000 1015 0000
- 130.) TALE, R110 016 000 1020 0000
- 131.) TALE, R110 016 000 1025 0000
- 132.) TALE, R110 016 000 1030 0000
- 133.) TALE, R110 016 000 1035 0000
- 134.) TALE, R110 016 000 1040 0000
- 135.) TALE, R110 016 000 1045 0000
- 136.) TALE, R110 016 000 1050 0000
- 137.) TALE, R110 016 000 1055 0000
- 138.) TALE, R110 016 000 1060 0000
- 139.) TALE, R110 016 000 1065 0000
- 140.) TALE, R110 016 000 1070 0000
- 141.) TALE, R110 016 000 1075 0000
- 142.) TALE, R110 016 000 1080 0000
- 143.) TALE, R110 016 000 1085 0000
- 144.) TALE, R110 016 000 1090 0000
- 145.) TALE, R110 016 000 1095 0000
- 146.) TALE, R110 016 000 1100 0000
- 147.) TALE, R110 016 000 1105 0000
- 148.) TALE, R110 016 000 1110 0000
- 149.) TALE, R110 016 000 1115 0000
- 150.) TALE, R110 016 000 1120 0000
- 151.) TALE, R110 016 000 1125 0000
- 152.) TALE, R110 016 000 1130 0000
- 153.) TALE, R110 016 000 1135 0000
- 154.) TALE, R110 016 000 1140 0000
- 155.) TALE, R110 016 000 1145 0000
- 156.) TALE, R110 016 000 1150 0000
- 157.) TALE, R110 016 000 1155 0000
- 158.) TALE, R110 016 000 1160 0000
- 159.) TALE, R110 016 000 1165 0000
- 160.) TALE, R110 016 000 1170 0000
- 161.) TALE, R110 016 000 1175 0000
- 162.) TALE, R110 016 000 1180 0000
- 163.) TALE, R110 016 000 1185 0000
- 164.) TALE, R110 016 000 1190 0000
- 165.) TALE, R110 016 000 1195 0000
- 166.) TALE, R110 016 000 1200 0000
- 167.) TALE, R110 016 000 1205 0000
- 168.) TALE, R110 016 000 1210 0000
- 169.) TALE, R110 016 000 1215 0000
- 170.) TALE, R110 016 000 1220 0000
- 171.) TALE, R110 016 000 1225 0000
- 172.) TALE, R110 016 000 1230 0000
- 173.) TALE, R110 016 000 1235 0000
- 174.) TALE, R110 016 000 1240 0000
- 175.) TALE, R110 016 000 1245 0000
- 176.) TALE, R110 016 000 1250 0000
- 177.) TALE, R110 016 000 1255 0000
- 178.) TALE, R110 016 000 1260 0000
- 179.) TALE, R110 016 000 1265 0000
- 180.) TALE, R110 016 000 1270 0000
- 181.) TALE, R110 016 000 1275 0000
- 182.) TALE, R110 016 000 1280 0000
- 183.) TALE, R110 016 000 1285 0000
- 184.) TALE, R110 016 000 1290 0000
- 185.) TALE, R110 016 000 1295 0000
- 186.) TALE, R110 016 000 1300 0000
- 187.) TALE, R110 016 000 1305 0000
- 188.) TALE, R110 016 000 1310 0000
- 189.) TALE, R110 016 000 1315 0000
- 190.) TALE, R110 016 000 1320 0000
- 191.) TALE, R110 016 000 1325 0000
- 192.) TALE, R110 016 000 1330 0000
- 193.) TALE, R110 016 000 1335 0000
- 194.) TALE, R110 016 000 1340 0000
- 195.) TALE, R110 016 000 1345 0000
- 196.) TALE, R110 016 000 1350 0000
- 197.) TALE, R110 016 000 1355 0000
- 198.) TALE, R110 016 000 1360 0000
- 199.) TALE, R110 016 000 1365 0000
- 200.) TALE, R110 016 000 1370 0000
- 201.) TALE, R110 016 000 1375 0000
- 202.) TALE, R110 016 000 1380 0000
- 203.) TALE, R110 016 000 1385 0000
- 204.) TALE, R110 016 000 1390 0000
- 205.) TALE, R110 016 000 1395 0000
- 206.) TALE, R110 016 000 1400 0000
- 207.) TALE, R110 016 000 1405 0000
- 208.) TALE, R110 016 000 1410 0000
- 209.) TALE, R110 016 000 1415 0000
- 210.) TALE, R110 016 000 1420 0000
- 211.) TALE, R110 016 000 1425 0000
- 212.) TALE, R110 016 000 1430 0000
- 213.) TALE, R110 016 000 1435 0000
- 214.) TALE, R110 016 000 1440 0000
- 215.) TALE, R110 016 000 1445 0000
- 216.) TALE, R110 016 000 1450 0000
- 217.) TALE, R110 016 000 1455 0000
- 218.) TALE, R110 016 000 1460 0000
- 219.) TALE, R110 016 000 1465 0000
- 220.) TALE, R110 016 000 1470 0000
- 221.) TALE, R110 016 000 1475 0000
- 222.) TALE, R110 016 000 1480 0000
- 223.) TALE, R110 016 000 1485 0000
- 224.) TALE, R110 016 000 1490 0000
- 225.) TALE, R110 016 000 1495 0000
- 226.) TALE, R110 016 000 1500 0000
- 227.) TALE, R110 016 000 1505 0000
- 228.) TALE, R110 016 000 1510 0000
- 229.) TALE, R110 016 000 1515 0000
- 230.) TALE, R110 016 000 1520 0000
- 231.) TALE, R110 016 000 1525 0000
- 232.) TALE, R110 016 000 1530 0000
- 233.) TALE, R110 016 000 1535 0000
- 234.) TALE, R110 016 000 1540 0000
- 235.) TALE, R110 016 000 1545 0000
- 236.) TALE, R110 016 000 1550 0000
- 237.) TALE, R110 016 000 1555 0000
- 238.) TALE, R110 016 000 1560 0000
- 239.) TALE, R110 016 000 1565 0000
- 240.) TALE, R110 016 000 1570 0000
- 241.) TALE, R110 016 000 1575 0000
- 242.) TALE, R110 016 000 1580 0000
- 243.) TALE, R110 016 000 1585 0000
- 244.) TALE, R110 016 000 1590 0000
- 245.) TALE, R110 016 000 1595 0000
- 246.) TALE, R110 016 000 1600 0000
- 247.) TALE, R110 016 000 1605 0000
- 248.) TALE, R110 016 000 1610 0000
- 249.) TALE, R110 016 000 1615 0000
- 250.) TALE, R110 016 000 1620 0000
- 251.) TALE, R110 016 000 1625 0000
- 252.) TALE, R110 016 000 1630 0000
- 253.) TALE, R110 016 000 1635 0000
- 254.) TALE, R110 016 000 1640 0000
- 255.) TALE, R110 016 000 1645 0000
- 256.) TALE, R110 016 000 1650 0000
- 257.) TALE, R110 016 000 1655 0000
- 258.) TALE, R110 016 000 1660 0000
- 259.) TALE, R110 016 000 1665 0000
- 260.) TALE, R110 016 000 1670 0000
- 261.) TALE, R110 016 000 1675 0000
- 262.) TALE, R110 016 000 1680 0000
- 263.) TALE, R110 016 000 1685 0000
- 264.) TALE, R110 016 000 1690 0000
- 265.) TALE, R110 016 000 1695 0000
- 266.) TALE, R110 016 000 1700 0000
- 267.) TALE, R110 016 000 1705 0000
- 268.) TALE, R110 016 000 1710 0000
- 269.) TALE, R110 016 000 1715 0000
- 270.) TALE, R110 016 000 1720 0000
- 271.) TALE, R110 016 000 1725 0000
- 272.) TALE, R110 016 000 1730 0000
- 273.) TALE, R110 016 000 1735 0000
- 274.) TALE, R110 016 000 1740 0000
- 275.) TALE, R110 016 000 1745 0000
- 276.) TALE, R110 016 000 1750 0000
- 277.) TALE, R110 016 000 1755 0000
- 278.) TALE, R110 016 000 1760 0000
- 279.) TALE, R110 016 000 1765 0000
- 280.) TALE, R110 016 000 1770 0000
- 281.) TALE, R110 016 000 1775 0000
- 282.) TALE, R110 016 000 1780 0000
- 283.) TALE, R110 016 000 1785 0000
- 284.) TALE, R110 016 000 1790 0000
- 285.) TALE, R110 016 000 1795 0000
- 286.) TALE, R110 016 000 1800 0000
- 287.) TALE, R110 016 000 1805 0000
- 288.) TALE, R110 016 000 1810 0000
- 289.) TALE, R110 016 000 1815 0000
- 290.) TALE, R110 016 000 1820 0000
- 291.) TALE, R110 016 000 1825 0000
- 292.) TALE, R110 016 000 1830 0000
- 293.) TALE, R110 016 000 1835 0000
- 294.) TALE, R110 016 000 1840 0000
- 295.) TALE, R110 016 000 1845 0000
- 296.) TALE, R110 016 000 1850 0000
- 297.) TALE, R110 016 000 1855 0000
- 298.) TALE, R110 016 000 1860 0000
- 299.) TALE, R110 016 000 1865 0000
- 300.) TALE, R110 016 000 1870 0000
- 301.) TALE, R110 016 000 1875 0000
- 302.) TALE, R110 016 000 1880 0000
- 303.) TALE, R110 016 000 1885 0000
- 304.) TALE, R110 016 000 1890 0000
- 305.) TALE, R110 016 000 1895 0000
- 306.) TALE, R110 016 000 1900 0000
- 307.) TALE, R110 016 000 1905 0000
- 308.) TALE, R110 016 000 1910 0000
- 309.) TALE, R110 016 000 1915 0000
- 310.) TALE, R110 016 000 1920 0000
- 311.) TALE, R110 016 000 1925 0000
- 312.) TALE, R110 016 000 1930 0000
- 313.) TALE, R110 016 000 1935 0000
- 314.) TALE, R110 016 000 1940 0000
- 315.) TALE, R110 016 000 1945 0000
- 316.) TALE, R110 016 000 1950 0000
- 317.) TALE, R110 016 000 1955 0000
- 318.) TALE, R110 016 000 1960 0000
- 319.) TALE, R110 016 000 1965 0000
- 320.) TALE, R110 016 000 1970 0000
- 321

1008C 12th Street

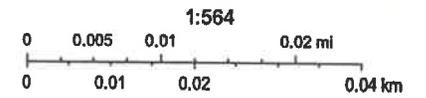


1/8/2026, 4:29:33 PM

Search Results: LiveParcels

 Override 1

 LiveParcels





Council

Kevin Phillips
Mayor

Jorge Guerrero
Mayor Pro Tempore

Jerry Ashmore
Mary Beth Heyward
Darryl Owens

Van Willis
Town Manager

Brooke Plank-Buccola
Asst. Town Manager

Tim Ogden
Fire Chief

Jeffrey Meyers
Police Chief

ORDINANCE 2026-4

AN ORDINANCE ANNEXING TO THE TOWN OF PORT ROYAL APPROXIMATELY 8.42 ACRES OF REAL ESTATE LOCATED IN BEAUFORT COUNTY DESCRIBED AS BEAUFORT COUNTY TAX DISTRICT 600, MAP 6 AND PARCEL 31 (LOCATED AT 58 MUDBAR ROAD)

WHEREAS, a proper petition has been filed with the Town of Port Royal by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the Town of Port Royal under the provisions of South Carolina Code Section 5-3-150(3), and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owners and the Town of Port Royal,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Port Royal, South Carolina, duly assembled and with authority of same, that the real estate herein described is hereby annexed to and becomes a part of the Town of Port Royal, South Carolina.

All those certain pieces, parcels or lots of land, situate lying and being in Beaufort County, South Carolina, shown and described as:

Beaufort County Tax District 600, Map 6, Parcel 31, approximately 8.42 acres located at 58 Mudbar Road in Beaufort County, South Carolina

To include all adjacent right of ways with

All water, marshes, lowlands, tributaries, hummocks, estuaries, public lands and dedicated right-of-ways within the annexation area, as shown on the attached map; together with all the other South Carolina Department of Transportation maintained right-of-ways parallel and abutting or within the annexation area.

Excluded from the annexation are all areas of any nature whatsoever, that are within the municipal limits of any other municipality and any privately owned land that is not the property of the petitioners herein.

The ordinance shall become effective immediately on adoption by Council

REQUESTED BY:

APPROVED BY:

Milton E. Willis
Town Manager

Kevin Phillips
Mayor

ATTEST:

Introduced: February 11, 2026

Lisa Graham
Town Clerk

Final Reading:

Draft

100 PERCENT PETITION

TO THE MAYOR AND COUNCIL OF TOWN OF PORT ROYAL, SOUTH CAROLINA:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town of Port Royal by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Beaufort County Tax District 600, Map 6, Parcel 31, approximately 8.42 acres located at 58 Mudbar Road in Beaufort County, South Carolina

The properties are designated as follows on Beaufort County Tax Maps:

ALL those certain pieces, parcels or lots of land, situate, lying and being in Beaufort County, South Carolina, shown and described on Beaufort County Tax District 600, Map 6, Parcel 31 and to include all adjacent rights of way: All areas which include all waters, marshes, lowlands, tributaries, hummocks, estuaries and dedicated rights-of-way; together with,

ALL other South Carolina Department of Transportation maintained right of ways parallel and abutting or within the annexation area.

Excluded from the annexation are all areas, of any nature whatsoever, that are within the municipal limits of any other municipality and any privately owned land that is not the property of the petitioners herein.

Plat or map of area to be annexed is outlined and attached hereto:

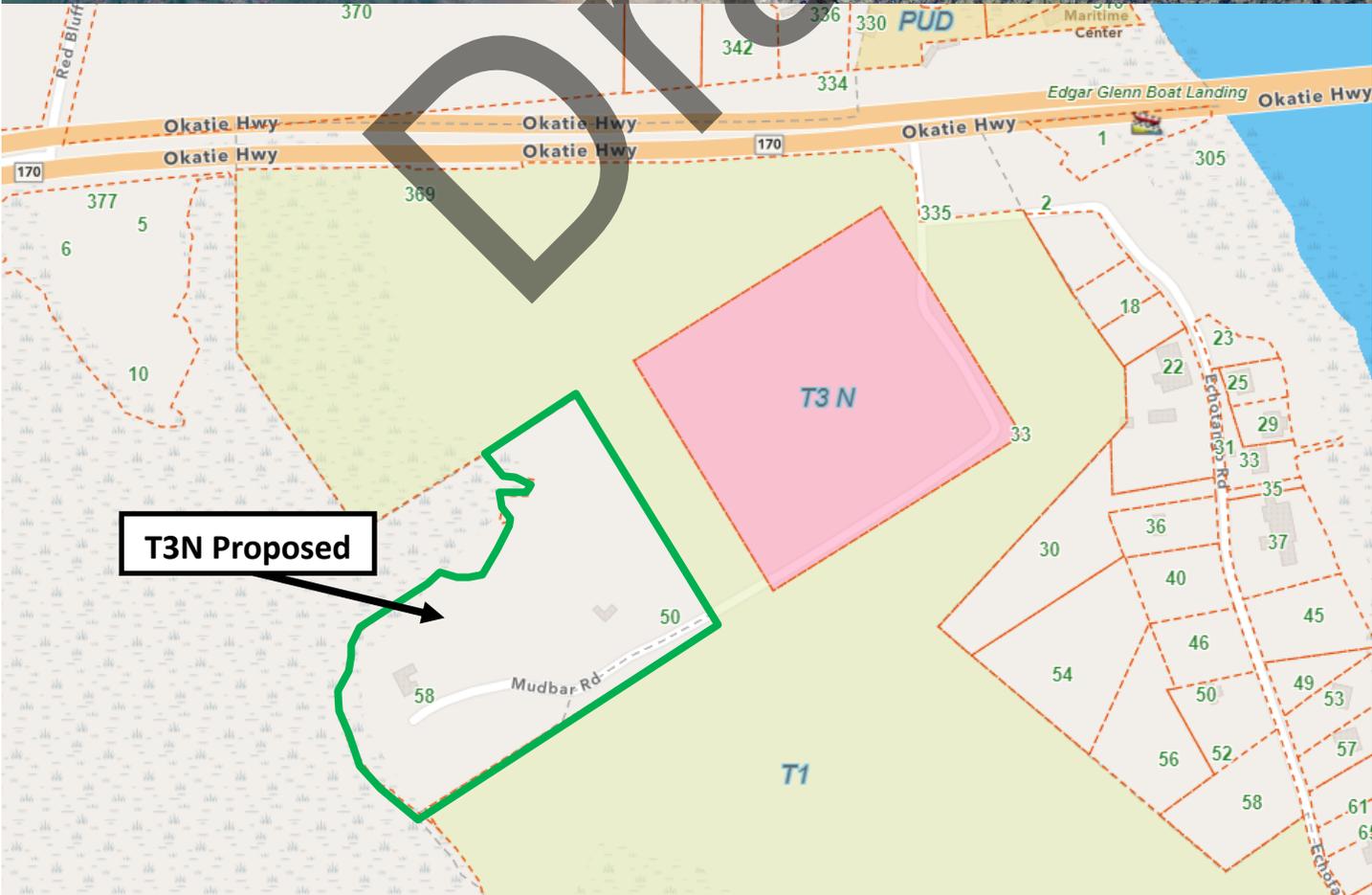
Freeholders: District 600, Map 6, Parcel 31

Property owner zoning request: T3N

Mudbar Seafood LLC
2015 Boundary Street
Suite 317
Beaufort, SC 29902


Signature _____ Date 4/6/26

Print Name _____





Council

Kevin Phillips
Mayor

Jorge Guerrero
Mayor Pro Tempore

Jerry Ashmore
Mary Beth Heyward
Darryl Owens

Van Willis
Town Manager

Brooke Plank-Buccola
Asst. Town Manager

Tim Ogden
Fire Chief

Jeffrey Meyers
Police Chief

ORDINANCE 2026-5

AN ORDINANCE TO ZONE APPROXIMATELY 8.42 ACRES OF REAL ESTATE LOCATED IN BEAUFORT COUNTY DESCRIBED AS BEAUFORT COUNTY TAX DISTRICT 600, MAP 6, AND PARCEL 31 IN BEAUFORT COUNTY, SOUTH CAROLINA TO BE ZONED AS T3 NEIGHBORHOOD

WHEREAS, the Planning Commission has made a recommendation to the Town Council; and

WHEREAS, the petitioner has requested that Town Council consider this request as to the zoning of the above referenced property; and

WHEREAS, the Town Council finds it is in the best interest of the petitioner and the Town of Port Royal to establish same on the official zoning map.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Town of Port Royal, South Carolina, duly assembled and with authority of same, that the property shown and described as Beaufort County Tax District 600, Map 6, and parcel 31 to be zoned as T3 Neighborhood.

This ordinance shall become effective upon ratification by Council.

REQUESTED BY:

APPROVED BY:

Milton E. Willis
Town Manager

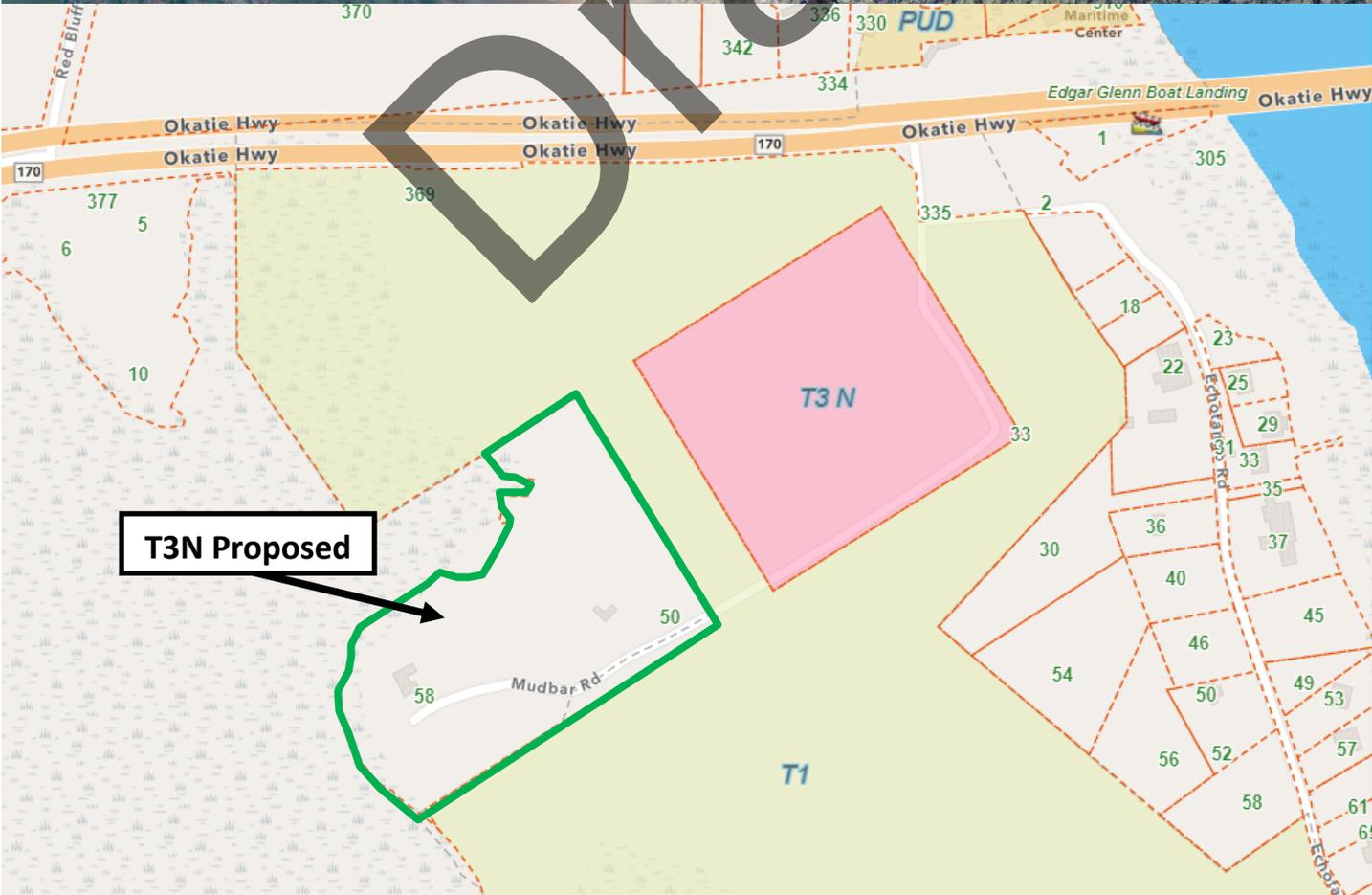
Kevin Phillips
Mayor

ATTEST:

Introduced: February 11, 2026

Lisa Graham
Town Clerk

Final Reading: _____





Council

Kevin Phillips
Mayor

Jorge Guerrero
Mayor Pro Tempore

Jerry Ashmore
Mary Beth Heyward
Darryl Owens

Van Willis
Town Manager

Brooke Plank-Buccola
Asst. Town Manager

Tim Ogden
Fire Chief

Jeffrey Meyers
Police Chief

ORDINANCE 2026-6

AN ORDINANCE TO REZONE APPROXIMATELY 0.54 ACRES OF REAL ESTATE DESCRIBED AS BEAUFORT COUNTY TAX DISTRICT 110, MAP 10, PARCEL 125 LOCATED IN BEAUFORT COUNTY, SOUTH CAROLINA TO BE REZONED FROM T5 MAIN STREET TO T4 NEIGHBORHOOD CENTER (Rezone of 1628 West Paris Avenue)

WHEREAS, the Planning Commission has recommended approval unanimously;

WHEREAS, the petitioner has requested that Town Council consider this request as to the zoning of the above referenced property;

WHEREAS, the Town Council finds it in the best interest of the petitioner and the Town of Port Royal to establish same on the official zoning map.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Town of Port Royal, South Carolina, duly assembled and with authority of same, that the 0.54 acres of property shown and described as Beaufort County Tax District 110, Map 10, Parcel 125 to be rezoned from the T5 Main Street to T4 Neighborhood Center.

This ordinance shall become effective upon ratification by Council.

REQUESTED BY:

APPROVED BY:

Milton E. Willis
Town Manager

Kevin Phillips
Mayor

ATTEST:

Introduced: February 11, 2026

Lisa Graham
Town Clerk

Final Reading: _____

Draft

**Town of Port Royal
Planning Commission
Staff Report
Meeting of January 26, 2025**

Applicant:	Riley Randall
Address:	1628 West Paris Avenue
Request:	Map Amendment
Current Zoning:	T5 Main Street
Proposed Zoning:	T4 Neighborhood Center
Parcel ID:	R110 010 000 0125 0000

Background

- 1628 West Paris Avenue is currently zoned to T5 Main Street (T5MS). This zoning district consists of higher density, mixed use structures that service retail spaces, rowhomes, offices, and apartment units along primary throughfares. Still upholding a neighborhood framework, these zones include tight, highly walkable street networks. Buildings are set very near to their front property lines to define a robust public realm.
- The requested zoning is T4 Neighborhood Center (T4NC). This zoning district primarily integrates medium-density residential building types, such as duplexes, townhomes, small courtyard housing, and mansion apartments into a walkable neighborhood framework that strongly encourages walking and bicycling.
- Parcel 125 is currently developed with a detached single-family residence.

Staff Analysis

- Parcel 125 resides within the Town's Old Village, a communal historic core as defined by the 2030 Port Royal Comprehensive Plan. The adjacent area is structured around a walkable town pattern that strongly supports a diversity of higher density residential uses and neighborhood scale commercial among lots that are primarily zoned to T5MS on a highly interconnected network of streets that are scaled for promoting walkability among residents and visitors.
- The 2030 Port Royal Comprehensive Plan articulately defines the area as a robust historic hub that will facilitate dense, main-street style development. Downzoning parcel 125 from T5MS to T4NC would not abide by this established framework as it is a primary node for future mixed-use development and an overall greater town center.
- Parcel 125 is not compatible with current zoning as a detached single-family residence is not a permissible building type per the T5MS district standards of the Port Royal Development Code. However, the surrounding lots currently support detached single-family residences, and the area is not yet developed to the framework provided in the 2030 Port Royal Comprehensive Plan. The character largely resembles an extension of the lower-density residential neighborhood adjacent to West Paris Avenue.
- Downzoning parcel 125 from T5MS to T4NC would create a conforming land use per the T5MS standards. However, there is a narrow frontage paired with significant lot depth, which created the need for private access from West Paris Avenue to the existing residence.
- While the existing residence would align with the permissible building types in T4NC,

the lot's narrow frontage and location on a primary collector would better facilitate the denser development patterns allowed within the T5MS zone., The Port Royal Master Plan also identifies the triangle formed between Ribaut, Paris East, and Paris West as an area for major development opportunity.

- As future growth and redevelopment occur, West Paris Avenue will need to accommodate increased multimodal traffic and commercial uses. Downzoning parcel 125 will more than likely limit the lot to its current density, producing future conflicts with the expected increase to traffic and mixed-use growth in this location.
- The property features a small number of trees which would not hinder redevelopment under the present or proposed zoning. Additionally, there are no archeological or cultural resources tied to the property.
- The property would retain strong marketability under its current zoning classification of T5MS. Paired with an allowance for higher density uses and building types, the lot's frontage on West Paris Avenue and overall proximity to Ribaut Road and Paris Avenue could provide an opportunity for potential redevelopment in the urban form identified in the Comprehensive Plan and Master Plan.
- The lot has direct access to West Paris Avenue. Public sewer and water are available.

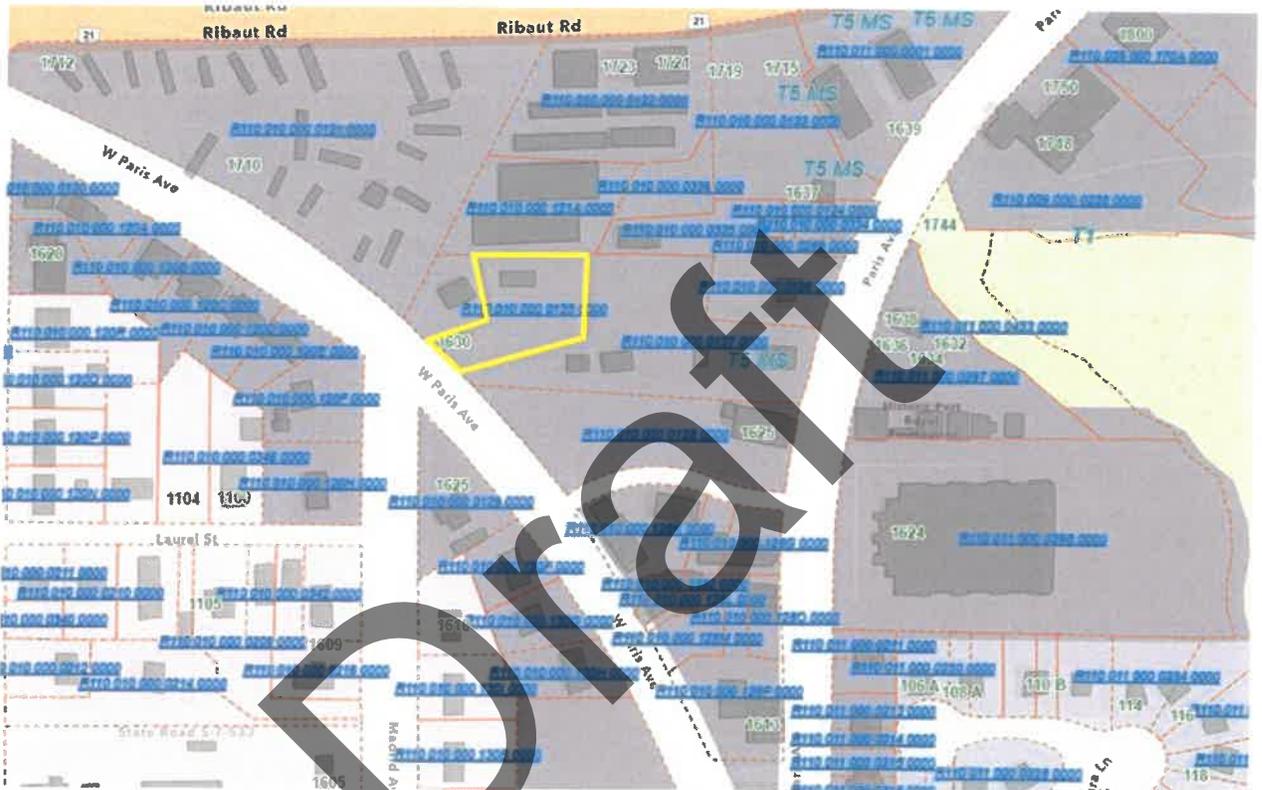
Staff Recommendation

- Parcel 125 features a narrow frontage and significant depth, making it better suited for the building types allowed within the T5MS zone for future redevelopment.
- The lot's location on West Paris Avenue can be expected to have an increase in traffic as surrounding lots densify, potentially causing future conflicts with the established residence.
- While the area surrounding parcel 125 is largely underdeveloped to the purpose and intent of the T5MS district, there is immense opportunity for future redevelopment within this area of Port Royal's Old Village.
- Downzoning parcel 125 from T5MS to T4NC would limit this redevelopment opportunity, further misaligning the property from the visions set forth in the 2030 Comprehensive Plan and 1995 Master Plan.
- Staff recommends denial of this rezoning request.

Ariel Photo



Zoning Map



Major Opportunity Areas / Areas of Critical Concern

These areas, the largest of which lie outside of the "Traditional Town Core" district given more detail in this Master Plan, are areas that merit special attention and planning (or re-planning). Some areas are *immediate* concerns because of pending development or mounting problems; other areas are very *long-term* prospects that are covered here to guide future redevelopment should the need arise. These areas are identified on the map labeled *Major Opportunity Areas / Areas of Concern*.

The Town's most *stable* areas, whether sprawl-like or traditional town fabric, are deliberately omitted from the listing that follows because they require little or no intervention (other than strategic street improvements or straightforward infill of buildings). No additional sprawl-type development shall be encouraged within the town boundaries, however; *all large parcels of future new development shall be designed to reflect traditional neighborhood design principles*. Most of the areas described below need either subdivision or substantial replatting to reinforce that goal and to realize their potential.

While no areas of the Town should be neglected, the list below is roughly in priority order from more urgent to less urgent.

1. CASABLANCA CIRCLE NEIGHBORHOOD

This area of Town will benefit from further examination and detailing for revitalization or infill; zoning alone cannot guide the neighborhood toward an coordinated result. However, that detailing-- and the improvement process that follows-- must be *citizen-driven*. The neighborhood resonates with history and memories, so its new planning should be carried out with a very gentle and respectful hand. Neighborhood leaders should be encouraged to organize the respectful planning effort themselves and should be urged to focus on *entrepreneurial, gradual implementation* of the plan.

Opportunities for the Casablanca Circle area include:

- establishing a vision for change in the neighborhood, and demonstrating the abundance of untapped infill sites with which development could make the neighborhood more complete and create wealth for the owners at the same time;
- finding the causes of recurrent vandalism in the park, and addressing

those problems directly (an "aim at the base of the fire" approach); this may include improving natural surveillance by developing the wooded sites adjacent to the park with homes which would overlook the park;

- restoring the population with households of varied income;
- correcting the "no man's land" image of the triangular open space at the corner of Casablanca and Hillside Court, and perhaps re-establishing (publicly or privately) the community hall which once anchored that area; and
- reinforcing and extending the positive influence of the Little Peoples College school

2. "TRIANGLE" BETWEEN RIBAUT, PARIS EAST, AND PARIS WEST

This area forms the gateway to the historic core, and should be redeveloped with more substantial urban architecture to create awareness of arrival and suggest what lies beyond. In general, the block edges should be lined with buildings as close to the streets as possible, and parking should be in the middle of the blocks. Buildings should face the streets with their fronts. A flexible approach to land uses should be adopted to allow for market-driven solutions. While uses can be made flexible, building placement should be carefully regulated. To address the wide cross-section of Ribaut Road in particular, buildings along Ribaut Road which comply with the master plan should be permitted a height of four stories and a maximum height of 50 feet to the eaves. These ideas will require amendment of the zoning and consideration of fire protection issues. The triangular block is oversized, making it difficult to service the interior of the block and very inconvenient for pedestrians; at least one new north-south street or mews should be established, in alignment with crosswalks and connections north across Ribaut Road.

3. "BATTERY CREEK" INFILL SITE

A fine layout for development of this area has been designed by Payette Associates. That layout, with some adjustments, has been incorporated in this Master Plan. The objective (as with the successful Village Renaissance effort further south) is to complete a portion of the neighborhood, repairing its fabric in the process. Principal features of this plan include: