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**PORT ROYAL PLANNING COMMISSION
REGULAR MEETING AGENDA
Thursday, February 26, 2025, 5:00 PM
Town Hall, Council Chambers – 700 Paris Ave, Port Royal SC**

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting.”

- I. Call to Order**
- II. Approve the minutes of January 26, 2025.**
- III. Annexation Request.** Annex 8.42 acres at 58 Mudbar Road. The property is further identified as District 600, Map 6, Parcel 31. The applicant is Mudbar Seafood LLC.
- IV. Zoning Request.** Zone 8.42 acres at 58 Mudbar Road. The requested zoning is T3 Neighborhood. The property is further identified as District 600, Map 6, Parcel 31. The applicant is Mudbar Seafood LLC.
- V. Adjournment**

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MINUTES
Planning Commission
700 Paris Ave. – Town Hall
January 26, 2026, 5:00 PM

MEMBERS PRESENT: Judy Alling, Dannon James, Justin Keown, Jeremy Taylor, Wendy Zara

STAFF PRESENT: Noah Krepps, Joseph Ethem

The meeting was called to order at 5:00 PM.

I. Call to Order

II. Approve the minutes of September 22, 2025.

Dannon James made a motion to approve the minutes as drafted. Jeremy Taylor seconded the motion. All voted yes.

III. Rezoning Request. Rezone 0.54 acres at 1628 West Paris Avenue. The current zoning is T5 Main Street. The requested zoning is T4 Neighborhood Center. The property is further described as District 110, Map 10, Parcels 125. The applicant is Riley Randall.

Staff presented their staff report for the rezoning request and recommended denial due to the property's frontage on West Paris Avenue and nonconformity with the goals for this area of the Old Village laid out in the Comprehensive Plan and Master Plan for Port Royal. The applicant gave additional information on their request, stating that they would like to be able add on to the existing single-family residence. The applicant had assumed that this could not be done in T5MS because detached single-family uses are not permissible. Staff clarified that the nonconforming structure could be expanded without changing the zoning. Judy Alling made a motion to deny the rezoning request. Justin Keown seconded the motion. All voted yes.

IV. Adjournment.

Justin Keown made a motion to adjourn the meeting. Dannon James seconded the motion. All voted yes. The meeting was adjourned at 5:33 PM.

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

Applicant:	Mudbar Seafood LLC
Address:	58 Mudbar Road
Request:	Annexation and Zoning
Parcel ID:	R600 006 000 0031 0000

Annexation

- The property is within the Future Growth Boundaries of the Northern Regional Plan. It is the westernmost parcel within the boundary.
- The property is currently designated rural on the Beaufort County Future Land Use Map and should not be intended for urban or suburban development upon annexation.
- The property is contiguous with parcels within the Town of Port Royal – the “Mobley Tract” jointly owned by Beaufort County and Port Royal Sound Foundation.
- The parcels are in an area not currently served by the Beaufort Jasper Water and Sewer Authority. The Beaufort – Port Royal Fire Department and Port Royal Police Department will be the first deliverers of services for the parcel.

Zoning

- The property is currently zoned T2 Rural. The T2 Rural zone is intended to preserve the rural character of Beaufort County. The zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodlands, grasslands, trails, and open space areas.
- The requested zoning is T3 Neighborhood. The T3 Neighborhood zone is intended to provide a predominantly single-family area in which compatible multi-family housing types, such as duplexes and cottage courts are integrated into the neighborhood framework. Civic and park functions, as well as transit and commercial functions, are located within walking distance.
- The parcel is currently vacant, although there is an existing dock from the previous use.
- The Comprehensive Plan calls for protection of environmentally sensitive areas and preserving the character of historical and cultural assets in the Lemon Island area. While T3N is a primarily single-family district, it allows civic functions like Meeting Facilities

that may fit the intended use of the property. This is in keeping with a 10-acre property within the Mobley Tract recently annexed by the Port Royal Sound Foundation.

- Town staff is currently drafting an overlay ordinance focusing on marine and wildlife ecological uses to be considered for this property and surrounding properties.

Recommendation: Staff recommends approval of the annexation and zoning requests.

