

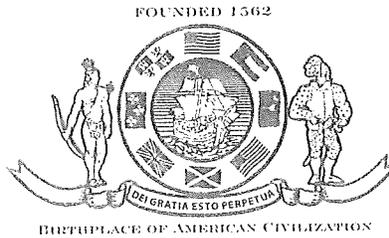
Town of Port Royal, South Carolina

Council

Samuel E. Murray
Mayor

Mary Beth Heyward
Mayor Pro Tempore

Yvonne Butler
Vernon H. DeLoach
Henry Robinson



Van Willis
Town Manager

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Chief of Police

Wendell O. Wilburn
Fire Chief

Jeffrey S. Coppinger
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Operations

Linda Bridges
Planning

ORDINANCE 2005-40

AN ORDINANCE TO REZONE IN THE TOWN OF PORT ROYAL, SOUTH CAROLINA, APPROXIMATELY 31.299 ACRES AS SHOWN AND DESCRIBED AS BEAUFORT COUNTY TAX DISTRICT 112, MAP 31, PARCEL 87 FROM MIXED USE-2 (MU-2) TO A PLANNED UNIT DEVELOPMENT (PUD).

WHEREAS, the Joint Municipal Planning Commission has reviewed the petitioners' request for rezoning; and

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

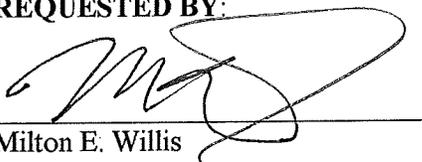
WHEREAS, the petitioner has requested that Town Council consider their request to rezone the above referenced property; and

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.

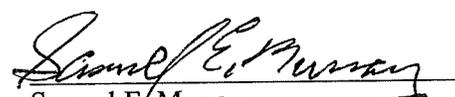
NOW, THEREFORE, BE IT ORDAINED, by the Council of the Town of Port Royal, South Carolina, duly assembled and with authority of same, that the property shown and described as Beaufort County Tax District 112, Map 31, Parcel 87 be established as a Planned Unit Development (PUD).

This ordinance shall become effective immediately upon adoption by Council.

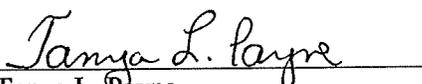
REQUESTED BY:


Milton E. Willis
Town Manager

APPROVED BY:


Samuel E. Murray
Mayor

ATTEST:


Tanya L. Payne
Municipal Clerk

Introduced: October 12, 2005

Final Reading: November 9, 2005

AZALEA SQUARE
PROPOSED PUD
PROJECT NARRATIVE
October 5, 2005

The proposed project consists of development of a 31.299 acre tract located between Highway 802 and Roosevelt Avenue and bordered by the Shell Point Park Subdivision known as tax parcel number R112-31-87. The development consists of the establishment of 255 townhouse units in eleven distinct two and three bedroom floor plans ranging between 1016 and 1604 square feet. The proposed development site density is 8.1 du's per acre. The current zoning of the site is MU-2, which as the proposed PUD will include the following variances from the MU-2 designation:

- 16' minimum width of a townhouse from a minimum of 18'
 - Note: approximately 33 units (approximately 13%) are slated as 16' wide
- 1' – 3' minimum staggering at front building line from a minimum of 5'
- 1300 square feet minimum lot area from a minimum of 1800 square feet
- 25' set back from the front building line to the nearest travel lane

Post development storm drainage from areas proposed for development will be handled by the Homeowner's Association within the current BMP guidelines of Beaufort County and the Town of Port Royal.

The approximate site breakdown is as follows:

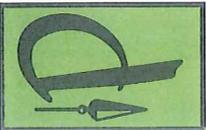
• 6.63 acres	Townhomes & Pool	21%
• 5.16 acres	Roads, right-of-ways	16%
• 1.47 acres	Ponds (drainage retention)	5%
• <u>18.039 acres</u>	Open Space	<u>58%</u>
31.299 acres	Total Site	100%

The site imperviousness is shall meet the current BMP guidelines of Beaufort County and the Town of Port Royal.

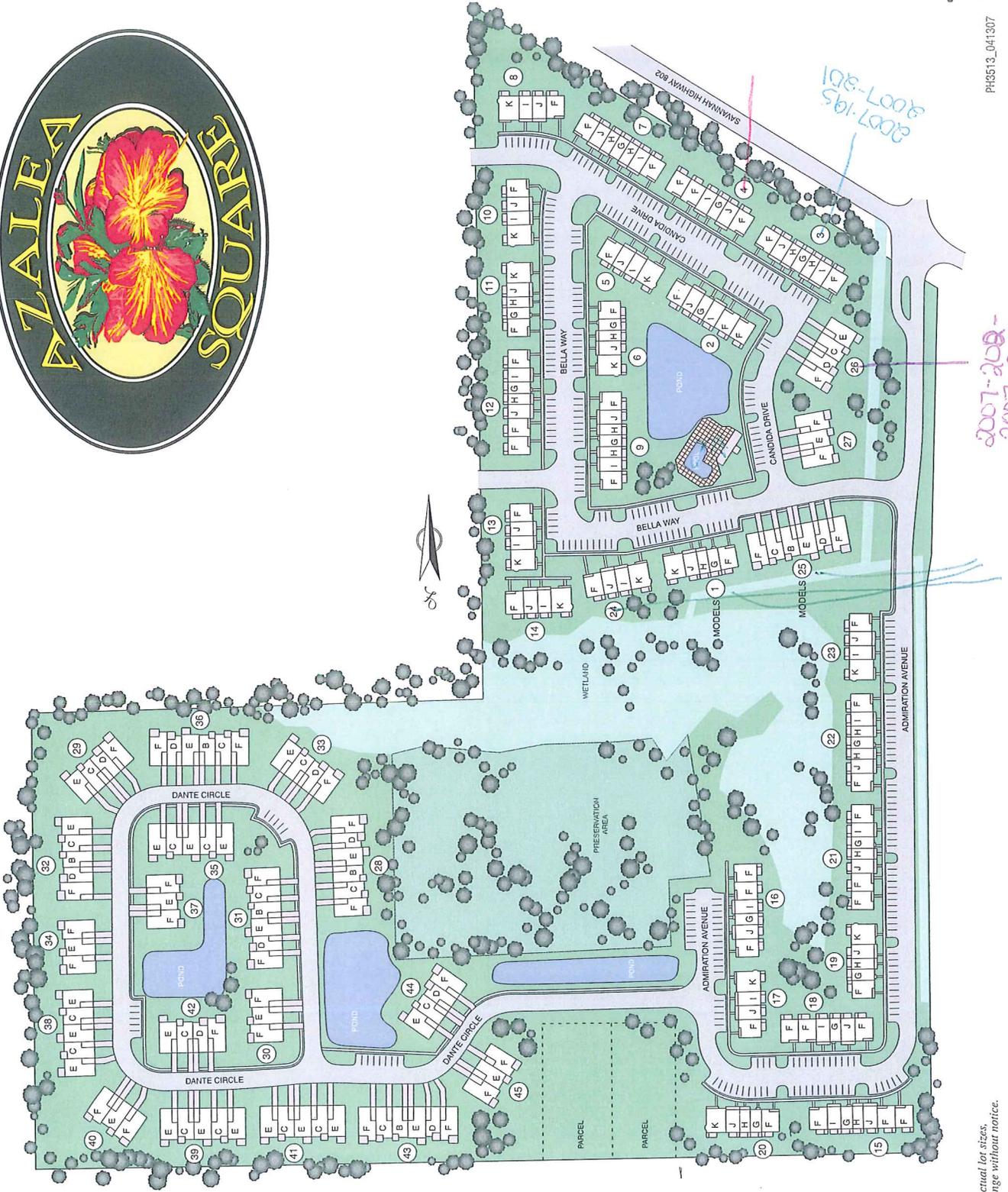
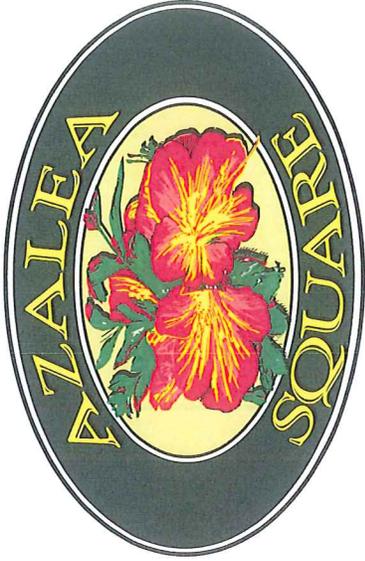
The Beaufort-Jasper Water and Sewer Authority (BJWSA) will provide retail water and sewer service.

Power will be provided by South Carolina Electric and Gas.

Trash collection will be handled by private contract.



PORTRAIT HOMES
A Pasquinielli Company



This plan is for display purposes only. Actual lot sizes, dimensions and layout are subject to change without notice.

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