

Town of Port Royal, South Carolina



BIRTHPLACE OF AMERICAN CIVILIZATION

ORDINANCE 86-46

AN ORDINANCE FOR REZONING A PORTION OF PARCEL 22, A PORTION OF PARCEL 23A, PARCEL 25, AND A PORTION OF PARCEL 26, 15.178 ACRES MORE OR LESS, TAX MAP 9, FROM MH (MOBILE HOME), GC (GENERAL COMMERCIAL) AND GR (GENERAL RESIDENTIAL), TO P.U.D. (PLANNED UNIT DEVELOPMENT).

WHEREAS, The Joint Planning Commission of Beaufort County, at its' regular meeting of May 5, 1986, reviewed the petitioner's request for rezoning of property identified as a portion of parcel 22, a portion of parcel 23A, parcel 25, and a portion of parcel 26, 15.178 acres more or less, Tax Map 9, from MH (Mobile Home), GC (General Commercial), and GR (General Residential) to P.U.D. (Planned Unit Development) in the Town of Port Royal, South Carolina;

WHEREAS, The Joint Planning Commission voted to recommend to the Town Council that the petitioner's request be approved;

WHEREAS, The Petitioner has requested the Town Council to consider his request and change the zoning of the above mentioned property;

NOW THEREFORE, The Town Council finds it in the best interest of the petitioner and the Town of Port Royal, to amend the official zoning map.

BE IT ORDAINED By Council of the Town of Port Royal, South Carolina, duly assembled and authority of the same that the property located in Port Royal, South Carolina, specifically identified as a portion of parcel 22, a portion of parcel 23A, parcel 25, and a portion of parcel 26, 15.178 acres more or less, Tax Map 9, be changed from MH (Mobile Home), GC (General Commercial), and GR (General Residential) to P.U.D. (Planned Unit Development).

This Ordinance shall be come effective upon adoption by Town Council.

REQUESTED BY:

BY: Bruce A. Drawdy
Town Manager

APPROVED BY:

BY: Henry Robinson
Mayor

ATTEST:

REVIEWED BY:

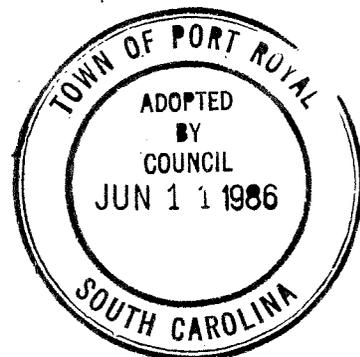
GRABER, BALDWIN AND FAIRBANKS
ATTORNEYS AT LAW

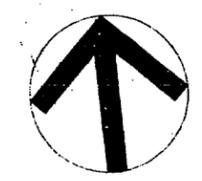
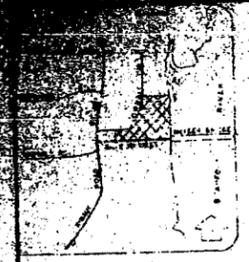
BY: C. Scott Graber
Town Attorney

BY: H. Fier
Clerk-Treasurer

INTRODUCED: May 14, 1986

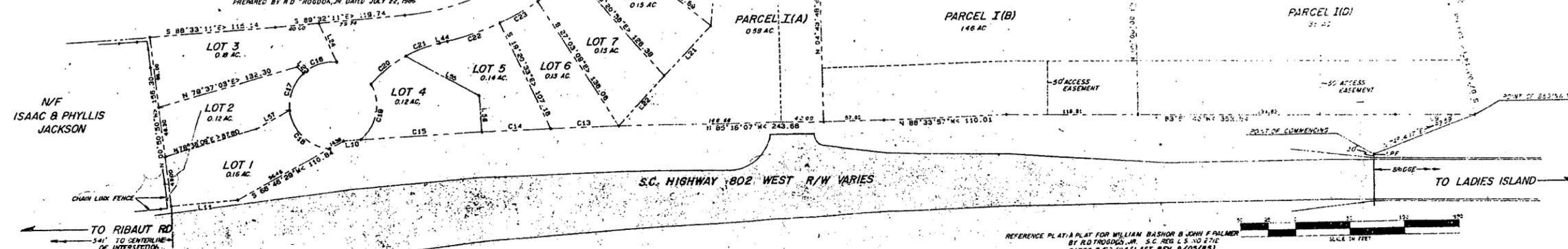
FINAL READING: June 11, 1986





LINE	BEARING	DISTANCE	CUMULATIVE	DELTA	HADJIB	ANG	TANGENT	CHORD	CHORD BEAR
1	N 89° 01' 36" E	41.00	1	56° 15' 50"	230.29	217.82	119.81	209.86	N 62° 39' 54" E
2	S 89° 42' 08" W	29.58	2	2° 03' 13"	850.47	41.00	17.50	31.00	N 32° 49' 24" E
3	S 37° 53' 23" E	36.38	3	2° 09' 58"	850.47	41.00	23.50	48.99	N 50° 11' 48" E
4	S 22° 40' 48" W	45.91	4	3° 09' 29"	850.47	41.00	35.01	45.99	N 27° 01' 47" E
5	S 23° 42' 48" W	37.00	5	2° 22' 07"	850.47	41.00	45.41	48.48	N 23° 45' 44" E
6	S 02° 52' 15" E	68.61	6	2° 34' 02"	850.47	39.11	19.38	38.10	N 60° 47' 43" E
7	S 11° 14' 05" W	55.67	7	2° 53' 33"	857.00	13.35	8.89	13.35	N 17° 34' 48" E
8	S 25° 24' 44" W	50.66	8	2° 58' 31"	857.00	44.00	22.01	44.00	N 15° 49' 47" E
9	N 89° 57' 40" W	74.00	9	3° 13' 05"	857.00	48.01	31.50	63.00	N 09° 26' 41" E
10	N 89° 28' 21" W	61.07	10	3° 32' 38"	857.00	53.01	36.51	53.01	N 08° 04' 04" E
11	N 01° 43' 38" W	49.77	11	0° 27' 48"	857.00	60.50	3.47	60.50	N 04° 03' 51" E
12	N 89° 28' 21" W	26.30	12	0° 34' 33"	848.18	63.00	31.50	63.00	N 06° 37' 56" W
13	N 01° 43' 38" W	49.77	13	0° 27' 48"	857.00	60.50	3.47	60.50	N 04° 03' 51" E
14	N 72° 00' 00" E	30.00	14	0° 34' 33"	848.18	63.00	31.50	63.00	N 06° 37' 56" W
15	N 30° 07' 49" E	74.42	15	0° 59' 50"	848.18	112.06	56.20	112.06	N 07° 11' 57" W
16	S 00° 11' 10" E	11.57	16	47° 35' 09"	40.00	35.22	17.61	32.81	S 27° 32' 45" W
17	S 84° 30' 30" W	48.97	17	22° 51' 52"	40.00	35.22	17.61	32.81	S 27° 32' 45" W
18	S 54° 50' 05" W	75.72	18	15° 03' 46"	40.00	54.56	38.48	50.43	S 29° 41' 14" E
19	S 33° 21' 20" W	62.03	19	31° 21' 53"	40.00	58.83	34.48	52.15	N 17° 25' 58" E
20	S 11° 05' 37" W	62.03	20	19° 14' 57"	124.76	41.99	41.13	41.78	N 6° 20' 26" E
21	S 48° 15' 00" W	62.03	21	11° 41' 43"	250.29	51.09	25.63	51.09	N 76° 18' 03" E
22	S 36° 45' 00" E	8.00	22	3° 10' 40"	276.29	40.04	40.04	40.00	N 86° 24' 29" E
23	S 18° 15' 00" E	39.26	23	31° 27' 34"	250.29	40.04	40.04	40.00	N 47° 05' 43" E
24	S 89° 48' 50" E	30.25	24	9° 09' 52"	250.29	40.04	40.04	40.00	N 47° 05' 43" E
25	S 26° 45' 04" E	22.39	25	8° 38' 44"	250.29	37.76	18.90	37.76	N 24° 11' 24" E
26	S 42° 11' 10" E	70.00	26	0° 00' 00"	0.00	0.00	0.00	0.00	N 00° 00' 00" E
27	N 19° 18' 12" W	38.22	27	19° 18' 12" W	38.22	0.00	0.00	0.00	N 19° 18' 12" W
28	N 38° 25' 00" E	72.00	28	1° 54' 42" E	53.93	0.00	0.00	0.00	N 38° 25' 00" E
29	N 54° 42' 10" E	53.93	29	0° 33' 49" E	47.01	0.00	0.00	0.00	N 54° 42' 10" E
30	N 83° 49' 50" E	47.01	30	0° 00' 00"	0.00	0.00	0.00	0.00	N 83° 49' 50" E
31	N 53° 15' 20" E	69.88	31	0° 00' 00"	0.00	0.00	0.00	0.00	N 53° 15' 20" E
32	N 89° 48' 50" E	68.88	32	0° 00' 00"	0.00	0.00	0.00	0.00	N 89° 48' 50" E
33	N 75° 48' 43" E	36.91	33	0° 00' 00"	0.00	0.00	0.00	0.00	N 75° 48' 43" E
34	S 88° 46' 19" E	53.27	34	0° 00' 00"	0.00	0.00	0.00	0.00	S 88° 46' 19" E
35	S 89° 50' 00" E	78.98	35	0° 00' 00"	0.00	0.00	0.00	0.00	S 89° 50' 00" E
36	S 88° 05' 00" E	65.06	36	0° 00' 00"	0.00	0.00	0.00	0.00	S 88° 05' 00" E
37	N 11° 15' 00" E	62.25	37	0° 00' 00"	0.00	0.00	0.00	0.00	N 11° 15' 00" E
38	N 00° 11' 10" W	45.00	38	0° 00' 00"	0.00	0.00	0.00	0.00	N 00° 11' 10" W
39	N 10° 11' 10" W	50.00	39	0° 00' 00"	0.00	0.00	0.00	0.00	N 10° 11' 10" W
40	N 00° 11' 10" W	50.00	40	0° 00' 00"	0.00	0.00	0.00	0.00	N 00° 11' 10" W
41	N 30° 11' 10" W	50.00	41	0° 00' 00"	0.00	0.00	0.00	0.00	N 30° 11' 10" W
42	S 18° 15' 00" E	39.26	42	0° 00' 00"	0.00	0.00	0.00	0.00	S 18° 15' 00" E
43	S 08° 10' 00" E	7.27	43	0° 00' 00"	0.00	0.00	0.00	0.00	S 08° 10' 00" E
44	S 33° 55' 04" E	9.30	44	0° 00' 00"	0.00	0.00	0.00	0.00	S 33° 55' 04" E
45	N 33° 02' 04" E	27.00	45	0° 00' 00"	0.00	0.00	0.00	0.00	N 33° 02' 04" E
46	N 51° 45' 00" E	33.30	46	0° 00' 00"	0.00	0.00	0.00	0.00	N 51° 45' 00" E
47	S 01° 30' 00" E	82.00	47	0° 00' 00"	0.00	0.00	0.00	0.00	S 01° 30' 00" E
48	N 11° 15' 00" E	18.03	48	0° 00' 00"	0.00	0.00	0.00	0.00	N 11° 15' 00" E
49	S 88° 29' 11" E	18.03	49	0° 00' 00"	0.00	0.00	0.00	0.00	S 88° 29' 11" E
50	S 10° 38' 27" W	29.85	50	0° 00' 00"	0.00	0.00	0.00	0.00	S 10° 38' 27" W
51	S 45° 47' 00" W	34.04	51	0° 00' 00"	0.00	0.00	0.00	0.00	S 45° 47' 00" W
52	N 44° 30' 00" E	31.50	52	0° 00' 00"	0.00	0.00	0.00	0.00	N 44° 30' 00" E
53	N 72° 00' 00" E	9.75	53	0° 00' 00"	0.00	0.00	0.00	0.00	N 72° 00' 00" E
54	S 55° 20' 44" E	76.10	54	0° 00' 00"	0.00	0.00	0.00	0.00	S 55° 20' 44" E
55	N 02° 31' 31" E	33.00	55	0° 00' 00"	0.00	0.00	0.00	0.00	N 02° 31' 31" E
56	N 68° 30' 00" E	35.00	56	0° 00' 00"	0.00	0.00	0.00	0.00	N 68° 30' 00" E
57	S 02° 37' 05" E	22.05	57	0° 00' 00"	0.00	0.00	0.00	0.00	S 02° 37' 05" E
58	S 04° 09' 23" W	21.39	58	0° 00' 00"	0.00	0.00	0.00	0.00	S 04° 09' 23" W
59	S 04° 09' 23" W	8.88	59	0° 00' 00"	0.00	0.00	0.00	0.00	S 04° 09' 23" W
60	S 04° 09' 23" W	21.04	60	0° 00' 00"	0.00	0.00	0.00	0.00	S 04° 09' 23" W
61	S 04° 09' 23" W	12.08	61	0° 00' 00"	0.00	0.00	0.00	0.00	S 04° 09' 23" W
62	N 12° 30' 18" W	12.08	62	0° 00' 00"	0.00	0.00	0.00	0.00	N 12° 30' 18" W
63	S 20° 18' 46" E	35.00	63	0° 00' 00"	0.00	0.00	0.00	0.00	S 20° 18' 46" E

- NOTES:
- I CERTIFY THAT THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
 - I CERTIFY THAT ANGLES, BEARINGS AND MEASUREMENTS OF COURSE AND DISTANCES AND MUMENT LOCATIONS ARE CORRECT AS SHOWN AND HAS BEEN PROVED BY LAND SURVEY.
 - I HEREBY CERTIFY THAT THE RATE OF PRECISION IS 1/10,000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE D.M.D. METHOD OF AREA CALCULATION.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA, FROM JOINTLY NUMBER 45002B EODS C.
 - ALL PROPERTY CORNERS ARE MARKED WITH IRON PIPES.
 - SETBACKS TO CONFORM WITH THOSE APPROVED UNDER THE PUD PLAN DATED MAY 9, 1986.
 - EASEMENTS WILL CONFORM WITH THOSE SHOWN ON THE PUD PREPARED BY R.D. RODDAM, N. DATE: JULY 22, 1986.



A PLAT OF
15.16 ACRES
PARCELS I(A), I(B),
I(C), I(D) & II
AND
45 RESIDENTIAL LOTS
A SECTION OF
THE TOWN
OF
PORT ROYAL

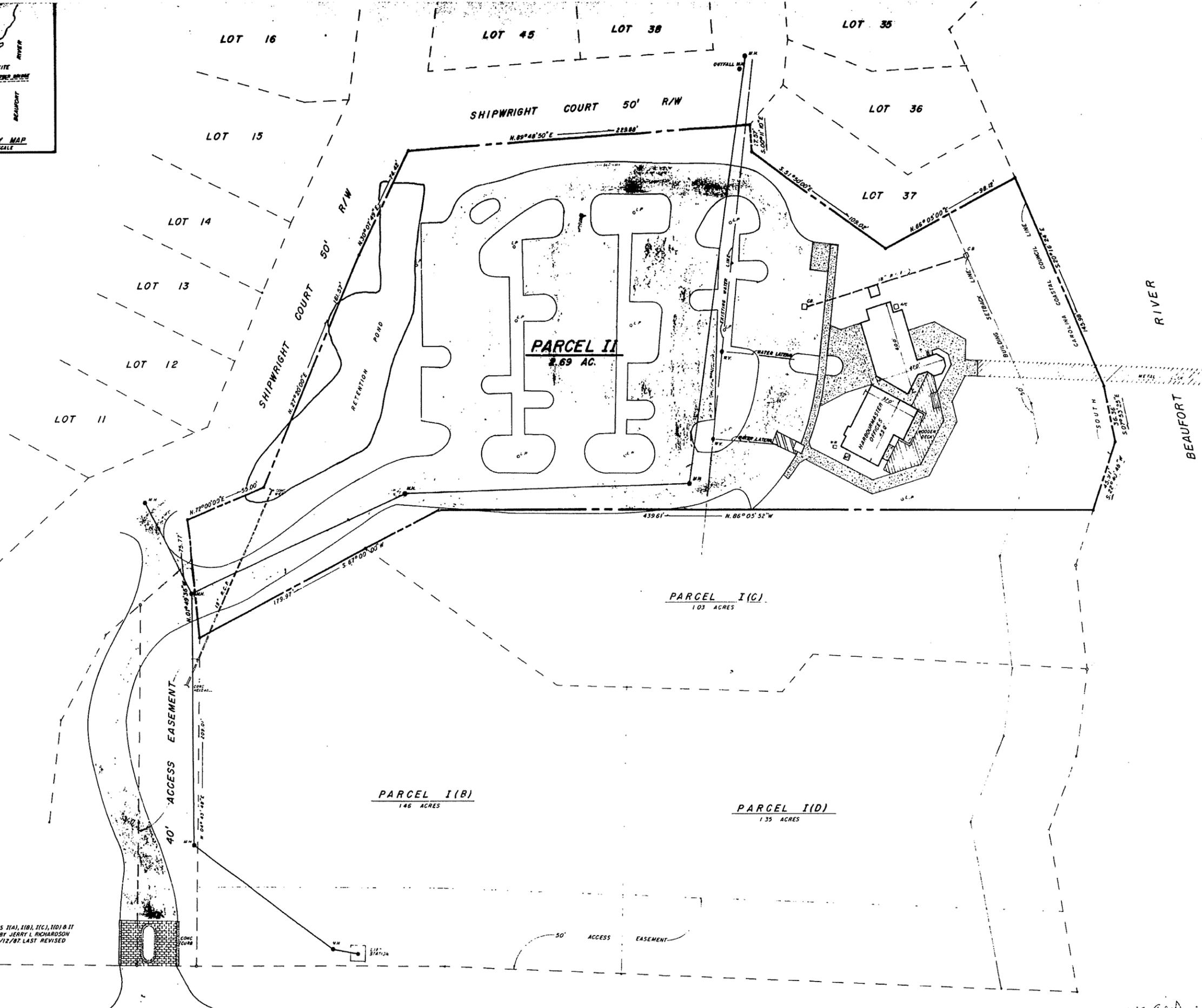
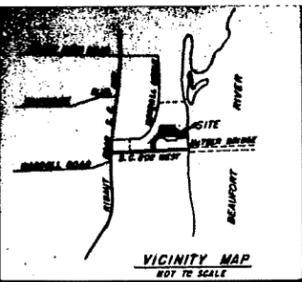
BEAUFORT COUNTY
SOUTH CAROLINA

RECORDED IN
THE OFFICE OF THE
CLERK OF COURT
BEAUFORT CO., S.C.
BOOK 25 PAGE 77
12-29-87
REPLACES PLATS IN
BOOK PAGE

SCALE 1" = 40'
DATE 8/22/87
FIELD CK. [Signature]
OFFICE CK. [Signature]
JOB NO. 15-35
REVISIONS
REV. 11/04/87 - TO ADD
45' EASEMENT AND
CHANGE LOT 11

EXEMPT
The development plan shown herein is exempt from the
requirements of the Town of Port Royal Subdivision
Regulations according to the provisions in Article 22.
Section [Signature]
Certified by [Signature]
Date 10/23/87
Beaufort County Joint Planning Commission

REFERENCE PLAT: A PLAT FOR WILLIAM BASHOR & JOHN F. PALMER
BY R.D. RODDAM, JR., S.C. REG. L.S. NO. 1712
DATED 2/22/84 (LAST REV. 9/03/85)

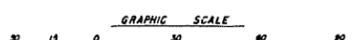


EXEMPT
 The development plan shown hereon is exempt from the requirements of the Town of Port Royal Subdivision Regulations according to the provisions in Article III Section 1d.
 Certified by: J. C. Wright
 Date: April 1, 1992
 Beaufort County Joint Planning Commission

LEGEND	
• 10	IRON PIN, OLD
○ P	LIGHT POLE
■ CB	CATCH BASIN
W	WATER METER
AC	AIR CONDITIONER
• MH	SAN SEWER MANHOLE
RCP	REINFORCED CONCRETE PIPE
BLOD O N	BUILDING OVERHANG
▨	CONCRETE PAVEMENT
▩	ASPHALT PAVEMENT
▧	BRICK PAVING
▬	CONCRETE CURB
W V	WATER VALVE

REFERENCE PLAT:
 A PLAT 15.16 ACRES PARCELS II(A), II(B), II(C), II(D) & II(E)
 AND 45 RESIDENTIAL LOTS BY JERRY L. RICHARDSON
 S.C. REG. L.S. NO. 4784 DATED 2/12/87 LAST REVISED
 3/28/87.

NOTE:
 NO PROPERTY CORNERS SET AT THIS TIME
 BY COASTAL SURVEYING COMPANY, INC.



S.C. HWY. 802 WEST R/W VARIES

Michael R. Dunigan
 MICHAEL R. DUNIGAN
 S.C. P.L.S. NO. 11903

AN ASBUILT PLAT OF
PORT ROYAL LANDING
 A SECTION OF
PARCEL II, SHIPWRIGHT COURT
 THE TOWN OF PORT ROYAL, SOUTH CAROLINA
 DATE 3/17/92 SURVEYED BY R.P.
 SCALE: 1"=50' DRAWN BY M.C.
 JOB NO 22,944 OFFICE CK. J.D.
COASTAL SURVEYING COMPANY, INC.

43
 59
 4-1-92