

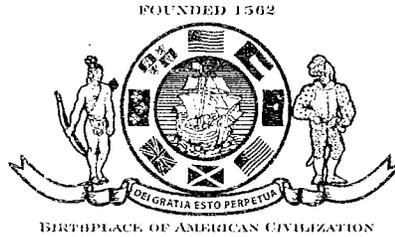
Town of Port Royal, South Carolina

Council

Samuel E. Murray
Mayor

Mary Beth Heyward
Mayor Pro Tempore

Vernon H. DeLoach
Joe Lee
Henry Robinson



Van Willis
Town Manager

James L. Cadien
Chief of Police

Wendell O. Wilburn
Fire Chief

Jeffrey S. Coppinger
Daniel G. Lemieux
Operations

Linda Bridges
Planning

ORDINANCE 2006-61

AN ORDINANCE TO ZONE APPROXIMATELY 23.86 ACRES OF REAL ESTATE LOCATED IN BEAUFORT COUNTY DESCRIBED AS BEAUFORT COUNTY TAX DISTRICT 112 (FORMERLY BEAUFORT COUNTY TAX DISTRICT 100), MAP 30 PARCELS 5D, 311, 5A AND BEAUFORT COUNTY TAX DISTRICT 112 MAP 30, PARCELS 8, 3A AND 5 AND BEAUFORT COUNTY TAX DISTRICT 112 (FORMERLY BEAUFORT COUNTY TAX DISTRICT 100), MAP 31, PARCELS 66F AND A PORTION OF 62 AS A PLANNED UNIT DEVELOPMENT (PUD)

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

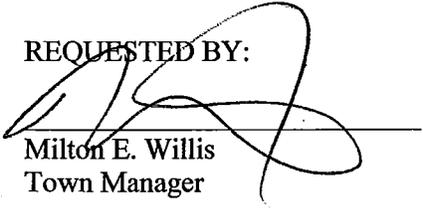
WHEREAS, the petitioner has requested that Town Council consider this request as to the zoning of the above referenced property; and

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

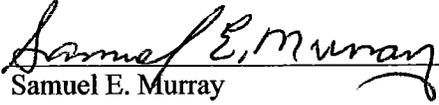
NOW, THEREFORE, BE IT ORDAINED, by the Council of the Town of Port Royal, South Carolina, duly assembled and with authority of same, that the property shown and described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 30, Parcels 5D, 311 and 5A and Beaufort County Tax District 112, Map 30, Parcels 8, 3A and 5 and Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 31, Parcels 66F and a portion of 62 be established as a Planned Unit Development (PUD)

This ordinance shall become effective upon ratification by Council.

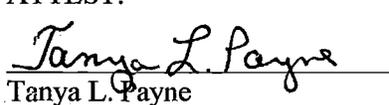
REQUESTED BY:


Milton E. Willis
Town Manager

APPROVED BY:


Samuel E. Murray
Mayor

ATTEST:


Tanya L. Payne
Municipal Clerk

Introduced: October 11, 2006

Final Reading: November 8, 2006

**BROAD RIVER VIEW
PROPOSED PUD**

The proposed project consists of the development of approximately 23.86 acres (acreage calculated from OCRM Critical Line) east of Highway 170 and south of Highway 802 on the Broad River. The property is the combined acreage of seven existing lots and two access easements proposed to be combined into a consolidated development, consisting of the establishment of a General Commercial (GC) District and Mixed Use Two (MU-2) District with an overall density not to exceed 12 Units per gross acre. As recommended by the Planning Commission, the GC District is designated along the HWY 170 & 802 ROWs and backs into the development a minimum of 250' into TMPs 112-30-5, a portion of 112-30-5D, a portion of 112-30-311, a portion of 112-30-5A, a portion of 100-31-66F, and 100-31-62. Access to the Out Parcel (N/F Ellis) will be provided through the GC District planning area. The remainder of the property is designated MU-2. Within the site is a 0.94 freshwater fringe wetland that is bisected by an existing road. This road will be utilized for a portion of a proposed marsh side trail connecting the community to the proposed Beaufort County Broad River Fishing Pier. A fifty-foot (50') Buffer will be maintained along the Highway 170 ROW as indicated on the Conceptual Plan (See Attached). The project will adhere to the General Commercial District Standards and the Mixed Use Two District Standards, with the following standards/variances applicable:

Maximum Building Heights (MU-2):

Maximum building heights as permitted in the General Residential (GR) District

SITE BREAKDOWN

PROPOSED

General Commercial District	+/- 8.51 AC
Mixed Use Two District	+/- 15.37 AC
Existing Wetland*	+/- 0.94 AC

Gross Acreage	+/-23.88 AC
Total Upland Acreage	+/- 22.94 AC

*Total Acreage within MU-2, GC and Out Parcel

MAXIMUM DENSITY: 12 UNITS/AC

Post development storm water from areas proposed for development will be accommodated by detaining the storm water in on site detention ponds or underground filtration systems in the open spaces in accordance with OCRM BMPs.

CONCEPT PLAN for BROAD RIVER VIEW Planned Unit Development

SUBMITTED TO:
TOWN OF PORT ROYAL, SOUTH CAROLINA
August 28, 2006

PREPARED FOR:
Broad River View, LLC
Charlotte, North Carolina

PREPARED BY:
Land Planning



J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
TEN FINGKEY COLONY ROAD SUITE 101 BLUFFTON, SC 29908
Tel: 843.815.4800 Fax: 843.815.4802

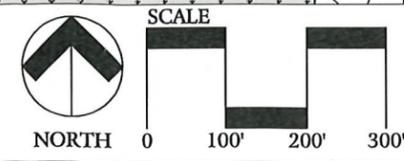
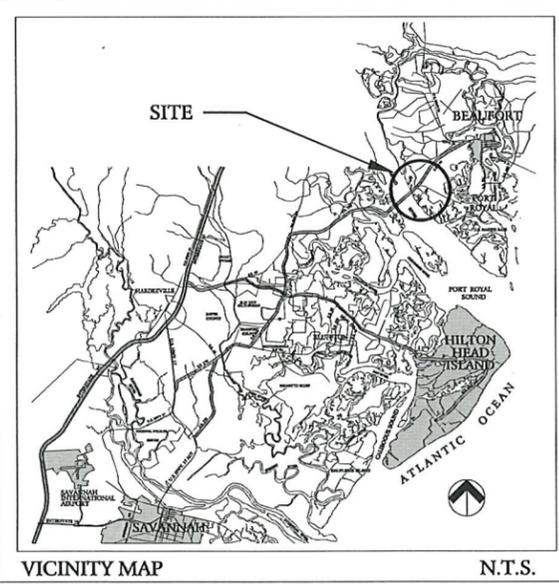
Legal Counsel
David Tedder, Esq.
Beaufort, South Carolina

LEGEND:

	Freshwater Wetland +/- 0.94 Ac.		GC General Commercial* +/- 8.51 Ac.
	Out Parcel N/F Ellis +/- 2.36 Ac.		MU-2 Mixed Use-2* +/- 15.37 Ac.
	Proposed Roads**		Possible Future Inter Connectivity
	Proposed Marshside Trail/Boardwalk		Adjacent Property

+/- 23.88 Total Acres
+/- 22.94 Upland Acres
+/- 0.94 Wetland Acres
MAXIMUM DENSITY: 12 Units/Acre

*AS DEFINED IN THE PUD DOCUMENT
**SUBJECT TO REVISION



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC PRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

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