

Redevelopment Commission
2/21/2023 Draft Minutes

Came to order 4:30pm

All members in attendance. Ribaut Road naming discussion to start. Commission reviewed the handout from alphagraphics. Reviewed names most favored and some new options. Will it be temporary and what is the geographic limits of the name. It is confined to the bridge to Burger King roadway.

Want to narrow down to three to do some illustrating, focus on Gateway to Port Royal. A motion on the floor to endorse, "Gateway to Port Royal" from Loderick, second by Stewart. Passed unanimously.

Alphagraphics will work out some illustrations based upon that motion.

Commission asked for a summary of the endorsed motions based upon the recommendations.

VA site summary, they like the site, but they have 12 other candidates. Port Royal site is unencumbered by some limitations. Proposals may be due in April. Late fall they work on design issues and engineering. Pricing will be an issue. Port Royal could consider incentives and/or regulatory policies. Anticipated to be a \$50,000,000 building, which is all taxable. Payroll should be around \$100,000,000 annually. VA has the money. Would include the Coca Cola plant. RFP will come out in March/April.

What can the Town do to help the site? A meeting will be setup to discuss how to assist.

There was a discussion on the impact of the tree ordinance on redevelopment efforts. Need to figure out if the new ordinance will negatively impact opportunities.

Updates on Safe Harbor – discussed the marina permit and federal channel implications, discussed how it would impact the type of marina. Corps of Engineers has issues. Need to understand the implications of the all the potential options relative to maintaining the channel depth. Could also limit megayacht activities. Should pursue legislative options to continue operating as a federal channel. May have military implications should it be abandoned.

A motion was made to have the Town and under local partners to continue federal designation of the channel(motion to be fleshed out). Ball seconded. All in favor, so approved.

Will put together an overlay for the Commission to review at its next meeting.

Noah provided an update on the carwash, owners have a permit to do some improvement to the former convenience store to move the laundry mat. Met with land planners on a site plan, car wash building will engage the street. They had a discussion with Michael Mark about rear access, pricing was too high for them to pursue. Could pursue condemnation.

SCDOT has been asked about abandoning the right of way that is wider adjacent to Ribaut Road properties near Vaigneur to Royal Palms.

Re-Imagine Ribaut work continues, StanTec is doing the work. Want to create focus groups to discuss changes to the road, homeowners, commercial properties, etc. They also have the Toole Study in hand. Meeting adjourned 5:35pm.