

PORT ROYAL REDEVELOPMENT COMMISSION

April 19, 2022, Draft Minutes

Meeting called to order at 4:30pm

Stewart, Ball, Ward, Keown, Loderick in attendance.

The Commission began reviewing the agenda, starting with defining what is they should be doing, how it should be accomplished, and with what tools/incentives.

The Chairman engaged a discussion requesting feedback, including activities that could be pursued to engage owners on the corridor. It also led to a discussion of the available infrastructure along the corridor and if it were adequate to support development/redevelopment. The Commission requested that staff get more specific information from BJWSA on the current system and potentially present the group with an overview of infrastructure and the plans for future expansion to accommodate redevelopment.

The Commission then discussed the town center concept and whether the Nalley Shopping Center(Piggly Wiggly) was an appropriate location.

Ball expressed his concerns about the Old Village needing a buffer to port redevelopment, and he believes the Nalley Center is too far away to serve as that buffer.

Stewart suggested that redevelopment could be distributed throughout the corridor, and that changing demographics could enhance potential economic development, as it is typically driven by demographics and traffic counts.

There was a brief discussion of the Trail Crossing, with Ball offering the pedestrian bridge as an example of an overpass to be considered.

Circling back to BJWSA, the Commission directed staff to schedule them for the next meeting in May.

Further discussion centered around the town center concept, with a motion made by Stewart to ask Town Council to consider allowing the Redevelopment Commission to include the parcels adjacent to the Nalley Center along the Beaufort River in their efforts. Stewart agreed to formalize the motion and request to Council for consideration. That motion passed unanimously.

The Commission discussed the measures of success, including job creation, quality of life, additional revenues, focusing on the those measurables via census data as evidence of impacts.

BCEDC Port Royal board member Greg Shelton spoke about potential development in the Piggly Wiggly parking lot, specifically retail opportunities, including Academy Sports. However, it was noted that the demographic/population numbers currently in the area might not give incentive to Academy to consider that location.

Regulations regarding short-term rentals was broached as a topic, and it was then offered that we might have representatives of the hotel industry speak to the Commission.

Meeting closed at 6:02pm.