

PORT ROYAL REDEVELOPMENT COMMISSION

May 17, 2022 Minutes

Meeting called to order at 4:30pm

All members in attendance.

Minutes from the April 19 meeting were approved unanimously, with one addition. It was noted that the Sea Island Apartments will not be redeveloped at this time.

Rebecca Bowyers with BJWSA was introduced and made presentation to the Commission. She was there to provide an overview of the current system in Port Royal, discuss future capital plans, and generally discuss the protocols for expanding the system.

She indicated that there were no current plans to expand sewer anywhere on Ribaut Road. She discussed that typically infrastructure expansions are driven by use and that property owners contract with engineers to the design water/sewer upgrades. In terms of anticipating what might be necessary, BJWSA can get a general idea of what would be necessary based upon a master plan.

She explained that improvements/expansion of sewer on Ribaut would be fed by the side streets, as there is not main sewer line on Ribaut Road. Typically sewer is gravity fed and most roadways are at the peak. There was a question as to whether the existing system could handle higher density development. She was not completely sure, but that BJWSA works with economic development organizations and the system can be improved to address development.

Ms. Bowyers discussed how sewer is paid for, privately, through grants/loans, and occasionally through the BJWSA Capital Improvement Plan. She discussed the costs associated with upgrading the system, including pump stations that can cost as much as \$1,000,000.

If formally requested by the Commission, BJWSA could give some guidance on costs to improve the system along Ribaut.

Old Business

Town Council endorsed inclusion of the adjacent parcels behind the Nalley Shopping Center along the water. Stewart offered to look into it further; however Ball indicated that he did not think it was suitable as a town center. There was a discussion of reaching out to the owners to discuss their plans.

New Business

Discussion of bringing 303 Associates to discuss the town center concept.

Further discussion of acreage requirements for a hotel site, 2.5 acres for a 115 room hotel is an approximation. How could the property across the street be incorporated. How would a pedestrian bridge fit, is there space to accommodate it.

Loderick suggested that the Commission should be looking at the totality of Ribaut versus isolated properties and how the planned street level crossings might serve those properties.

Ball believed that the Commission should be planning for what it really wants and referenced Victor Dover's recent discussion.

Stewart mentioned that Paris Avenue is the Town's main street and that the Safe Harbor property would ultimately be a destination and that it would drive traffic. He also believed that if properly developed Ribaut

would give people a reason to stop. Stewart believes that the Redevelopment Commission's role is to expand business opportunities and activity. It won't be able to stop traffic.

Ward indicated his concerns about the impact on the neighborhoods. He doesn't think Safe Harbor will impact the neighborhoods. Ball mentioned that apartments seem to be primed for redevelopment and properties could visually improve through proper development.

A discussion followed about the spine road versus Edinburgh and Paris Avenue. There was additional discussion of parcels along Ribaut, including those owned by 303 Associates. Keown discussed that if those properties were not available, then the Commission was wasting its time and need to come up with another concept.

Inviting 303 Associates was discussed.

The owners of the car wash property discussed their redevelopment plans and potential traffic pattern and connectivity changes for their properties. They discussed their concept, and the Commission discussed options including a driveway/road at the rear of the property for access. Staff was requested to get a concept drawing on how that might look and work. They anticipate a potential restaurant location.

The Commission discussed its mission and how to move forward. Should they focus on smaller market concepts? Are the Sea Island Apartments available for redevelopment or sale? It was noted again that at this point they are not. They will discuss with other owners in the area.

They have requested that staff discuss the Town's vision and comprehensive plan at the next meeting.

Also had a further discussion on what their role is, public/private partnerships/infrastructure improvements/buying/not buying property. Future meetings might ask BCEDC to speak and have Noah review the 19th Street PUD.

The meeting adjourned at 6:30pm.