

## PORT ROYAL REDEVELOPMENT COMMISSION

### May 17, 2022 Draft Minutes

Meeting called to order at 4:30pm

All members in attendance.

Minutes from the May 17, 2022 meeting were approved unanimously.

The chair introduced Cindy Rolfe, who with her husband Andy, own and operate Lowcountry Fresh in Bluffton. She gave an overview of their background, and then discussed the process of evaluating the community and developing the concept for Lowcountry Fresh. They worked with BCEDC on identifying and creating a market for local produce and products, working with Gullah farmers. Their intent was to create a cooperatively constructed larger market that provided better profit margins for farmers by opening them up to markets they have never utilized previously. 80% of what they sell is locally produced and cultivated. They officially opened in May of 2021.

To make the model work, they need anywhere from 75-100 suppliers, and their goal is to break even; however, are making around 59 cents on the dollar. They knew this going in and have been refining the operation to create a blueprint for other potential markets. They are willing to offer their consulting services to others that are contemplating something similar.

They believe you need around 5,000 square feet of heated/AC space with 1,500 square feet in porches. They do their own baking on-site, so an ideal site is at least an acre. They spent around \$2,400,000 in the first two years, but USDA and rural funding could be utilized on a smaller scale.

They were asked about their competition, but they perceive their concept as not real competition to the larger chain grocery stores. They offer unique products that complement the larger operations.

They were asked if they would consider a market in Port Royal, but they only considered Bluffton due to the size of the market and demographics. They did make an effort to include Port Royal shrimpers; however, they could not consistently provide the amount of product they needed.

The Commission then introduced Kristi Roney, who with her husband, is redeveloping the car wash, Help of Beaufort properties on Ribaut Road. She discussed the concept plan for the businesses and anticipates services up to 100,000 vehicles per year. They discussed the potential rear road/driveway location to accommodate connectivity of an adjacent property they are considering purchasing that would get users to the possibly signalized Ribaut Road/Vaigneur intersection.

They were asked how Port Royal could help. Participation in pursuing signalization and assisting with an adjacent property owner on the potential road/driveway at the rear of the properties was suggested. The Town will work to setup a meeting with that owner and do a preliminary design.

The Commission then had Noah Krepps, town planning director, discuss the West Paris Avenue mobile home park redevelopment. The initial submittal needs significant work, as they are discussing a townhome development at this time. The Commission discussed the adjacent five acre parcel and what could potentially go on the site, medical offices/grocery store, the fresh market just discussed. They would like to meet with the owners of that parcel to discuss their plans. It is now governed by a PUD, so that might need amending.

The Commission then discussed road concerns, particularly the sweeping configurations that were built to accommodate truck traffic for the port. Now is the time to address. The Town should also review its signage standards and should get some guidance moving forward.

The meeting adjourned at 6:17pm.