



Council

Joe DeVito
Mayor

Jerry Ashmore
Mayor Pro Tempore

Mary Beth Heyward
Darryl Owens
Kevin Phillips

Van Willis
Town Manager

T. Alan Beach
Chief of Police

Jeffrey S. Coppinger
Operations

Noah Krepps
Planning

COOL. COASTAL. FAR FROM ORDINARY.

**Minutes
Council Public Hearing
Yvonne C. Butler Council Chambers, 700 Paris Avenue**

July 7, 2021

Members Present: Mayor Joe DeVito, Council Members Mary Beth Heyward, Darryl Owens and Kevin Phillips

Members Absent: Council Member Jerry Ashmore

Staff Present: Town Manager Van Willis, Police Chief Alan Beach, Planning Administrator Noah Krepps, Town Attorney Lawrence Flynn and Municipal Clerk Brooke Plank-Buccola

I. CALL TO ORDER

Mayor DeVito called the public hearing to order at 6:30PM.

II. PURPOSE:

- A. Ordinance 2021-25. An ordinance to further amend the Planned Unit Development enacted by ordinance 2011-17 for that certain 317 acres more or less being in the Town of Port Royal, South Carolina, generally lying along Battery Creek and depicted in that plat entitled "Plat of 51.60 acres of Highland at South Carolina State Ports Authority, Port Royal Terminal" prepared by Thomas & Hutton Engineering Co dated December 20, 2006 and recorded in plat book 0122 at pages 0032-0035 on October 17, 2007, in the office of the Beaufort County Register of Deeds, as such Planted**

Unit Development was subsequently amended by ordinance 2017-20, and other matters related thereto.

Mr. Noah Krepps provided Council with a summary on the amendments to the Port PUD. Additional definitions will be included in the amendment, and the current tree ordinance will be incorporated. The bluff neighborhood will be excluded from the new tree ordinance because there is an existing permit in use.

Mr. Dean Moss is comfortable with the changes being made to the PUD, but he is concerned with the potential stormwater runoff in particular from Fishcamp Eastward.

Ms. Wendy Zara would like to see the new tree ordinance applied to the Bluff Neighborhood in the amended PUD.

Ms. Jessie White, a representative of the Coastal Conservation League, is supportive of the port development but shared her concern with incorporating the current tree/river buffer ordinance as well as the land swap and property use.

B. Ordinance 2021-26. An Ordinance to further amend that certain Development Agreement dated February 14, 2013, as amended on August 9, 2017 governing the redevelopment of the Port of Port Royal. This tract is commonly known as the Port of Port Royal tract, including a conceptual master plan of development and containing approximately 317 acres located on the Battery Creek in the Town of Port Royal, and depicted in that plat entitled “plat of 51.60 acres of highland at South Carolina State Ports Authority, Port Royal Terminal” prepared by Thomas & Hutton Engineering Co dated December 20, 2006 and recorded in plat book 0122 at pages 0032-0035 on October 17, 2007, in the office of the Beaufort County Register of Deeds. Development uses include residential, commercial, marine and civic open spaces; and other matters related thereto.”

Mr. Lawrence Flynn, the Town’s Attorney, announced that there will be a subsequent public hearing on July 14th for the public to make any additional comments on the development agreement for the port property. The changes being discussed only occur if the property is sold to the current potential purchasers. If the sale does not go through, then the changes are null and void and would revert to the first amendment. The development schedule has been updated. Purchased sub-parcels have been taken out of the development agreement, except for the drystack. Roads that are built to DOT standards and maintained for two years, will then be conveyed to the Town. The Town will use TIF money to fund the Paris Avenue Park and the London Avenue Park up to

\$750,000. In the immediate future, the Town will take over ownership of the shrimp docks.

No public comments were made at this time.

III. ADJOURNMENT

The public hearing adjourned at 6:54PM.

Respectfully submitted,



Brooke Plank-Buccola
Municipal Clerk

THE TOWN OF PORT ROYAL DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY IN THE ADMISSION TO, ACCESS TO, OR OPERATIONS OF PROGRAMS, SERVICES, OR ACTIVITIES. QUALIFIED INDIVIDUALS WHO NEED ACCESSIBLE COMMUNICATION AIDS AND SERVICES OR OTHER ACCOMMODATIONS TO PARTICIPATE IN PROGRAMS AND ACTIVITIES ARE INVITED TO MAKE YOUR NEEDS AND PREFERENCES KNOWN TO THE 504/ADA COORDINATOR. IF AT ALL POSSIBLE, PLEASE GIVE US AT LEAST A THREE TO FIVE DAY ADVANCE NOTICE SO WE CAN ADEQUATELY MEET YOUR NEEDS. 504/ADA COORDINATOR: 986-2245