

# PORT ROYAL REDEVELOPMENT COMMISSION

## July 19, 2022, Minutes

Meeting called to order at 4:30pm

Stewart, Ball, Ward, Loderick in attendance.

Draft minutes were reviewed and approved unanimously.

The chairman introduced the representatives of the owners, Glisson and Malachy, of the 19<sup>th</sup> Street Project. They noted that they are still very early in the process of designing/redesigning using the existing PUD for the property. Any updates would include changes to the Town's code. They intend to do more clean-up.

Ward suggested the possibility of a Fresh Market, and Ball brought up the idea of a town center for the property. Squaring up the property and eliminating the turn lane was discussed, and the owners were in favor of pursuing that option. They also like the idea of eventual signalization at the intersection.

Steward asked if they needed any help working with utility providers, such as BJWSA, Dominion, or SCDOT. The Town could help with coordination.

Overall, the owners/representatives believe their concept for developing the property is aligned with the Town's vision. They have begun the work of having architects start sketching and developing concepts. They will incorporate concepts that anticipate the squaring up of West Paris Avenue.

They agreed to come back with updates once they are available.

The Commission then heard from Ashleigh Dane, owner/developer of property on North Paris Avenue (behind the Port Royal Center). She discussed the 120 townhome rental units they have planned. They go to the DRB in August to ask for a design variances. She also mentioned a potential exemption from the traffic impact study requirement. Staff agreed to review that request. SCDOT is not requiring one.

Dane discussed the variance request (town code requires minimum 18 inches, and they are asking for less).

Stewart discussed a potential sign program to draw attention to development/redevelopment projects along the corridor. It would be a marketing strategy to show the level of interest/investment in the corridor. Staff is fairly certain that can be done, while staying in compliance with the sign ordinance.

Old Business – staff mentioned that the corridor study is still in progress and hoping to follow-up with the property owned that includes Piggly Wiggly and Ace Hardware.

New Business – the Commission discussed a name for the corridor that was easy to remember and marketable. That is a work in progress.

Meeting closed at 5:44pm.