



Town of Port Royal

Established 1744

“Behold Us Rising”

Town of Port Royal
Joint Public Hearing
March 22, 2016

The Port Royal Town Council held a joint public hearing with the Port Royal Planning Commission on Tuesday, March 22, 2016, in the Town Chambers, 419 King Street, Port Royal, Virginia, at 7:00 PM.

The Joint Public Hearing had been properly advertised.

The Mayor called the meeting to order at 7:00 pm and then turned the meeting over to Bruce Fussell, Vice Chairman of the Port Royal Planning Commission.

Mr. Fussell called the meeting of the Planning Commission to order. Members present were Bruce Fussell, Geri Fussell, and Monica Chenault. Charles McGuire and Peggy Sue Roberts were absent.

A quorum of the Planning Commission was established.

The Mayor of the Port Royal Town Council called for the roll to be taken. The Town Clerk took roll; members present were Mayor James Heimbach, Vice Mayor Della Mills, Bill Henderson, Phyllis Sue Carpenter, J.P. Wilkerson, and Monica Chenault. Gladys Fortune was absent.

A quorum of the Port Royal Town Council was established.

The record notes that there were four people in attendance for the Public Hearing, Mr. Bern Mahon, Mr. Chris Hornung, Mrs. Nancy Long, and Mr. Alexander Long. All of them signed the log.

Vice Chairman Fussell stated that the Commission is presenting four proposed ordinances to the Town Council for consideration and adoption.

The first proposed ordinance is defined below.

1. An Ordinance repealing the existing floodplain ordinance of the Town of Port Royal Zoning Ordinance and adopting the floodplain ordinance, which establishes Floodplain Districts, by requiring the issuance of permits for development and by providing factors and conditions for variances to the terms of the Ordinance.

The Mayor called for any comments or questions regarding the proposed ordinance. Hearing none, he called a second time. The Mayor, hearing no comments, closed the Public Hearing for the proposed Floodplain Ordinance.

The second proposed ordinance is defined below.

2. An Ordinance Amending the Town of Port Royal Zoning Ordinance, Boundary Line Adjustment Lands, Article IV, Rural Preservation District (PR) Bulk Density Requirements and Setbacks from one dwelling unit per ten (10) acres to one dwelling unit per five (5) acres.

The Mayor called for any comments or questions regarding the proposed ordinance. Hearing none, he called a second time. The Mayor, hearing no comments, closed the Public Hearing for the proposed Bulk Density Requirements and Setbacks Ordinance.

The third proposed ordinance is defined below.

3. Zoning Application: Chenault – 2016: Request a Zoning Map amendment on Tax Map #13A-1-A-14 and Tax Map #13A-1-A-14A from Mobile Home Park to B1 Business.

The Mayor called for any comments or questions regarding the proposed ordinance. Hearing none, he called a second time. The Mayor, hearing no comments, closed the Public Hearing for the proposed Zoning Amendment for Tax Map #13A1-A-14 and Tax May #13A-1-A-14A.

The fourth proposed ordinance is defined below.

4. An Ordinance Amending the Town of Port Royal Zoning Ordinance by establishing Auto Oriented Uses; by establishing Standards for all Motor Vehicle and Transportation Related Uses, Standards for Auto Fuel Dispensing Establishments, Service Stations, and Auto Repair, Landscaping Regulations and Standards, as applied to auto use.

The Mayor called for any comments or questions regarding the proposed ordinance. The Mayor acknowledged Mr. Chris Hornung, P.E., and Vice President of Planning and Engineering for the Silver Companies. Mr. Hornung thanked the Mayor for allowing him time to speak on the topic of the proposed ordinance being discussed. He expressed appreciation to the Town for protecting the viewsapes; however, he had a few concerns.

1. Corridor Beautificaiton,
2. Residential Screening
3. Site Lighting
4. Landscaping
5. Sign Restrictions
6. Hazardous Materials Plan
7. Traffic Safety

8. Tank Removal

Mr. Hornung stated that he had e-mailed a copy of their concerns to the Town Manager in hopes that the Planning Commission and Town Council would have a chance to review them prior to the meeting. The Town Manager stated he had not received anything. Mr. Hornung thanked the Planning Commission and Town Council for allowing him time to speak on the proposed ordinance and assured them that they look forward to locating the business in the Town. Mr. Hornung and Terri Harrison exchanged contact information so that she will be able to get the list of their concerns to all persons associated.

The Mayor called for any other persons wishing to speak with regard to the Auto Oriented Use Ordinance. Ms. Nancy Long stated that Route 301 is going to continue to receive increasing levels of traffic, and so this ordinance is worth the work and time that has been put into it. She stated that it is better to ask for the moon then negotiate later down the road.

Jim Heimbach stated that he had received a call from Fort A P Hill expressing their appreciation for the parts of the proposed ordinance that addressed light control.

Mr. Bern Mahon stated that he totally supports anything that helps the Town. He assured the members present that the business planning to locate on the corner would be a great tenant. He reiterated that a lot of work, energy, and resources have been expended on their part. This project has taken a lot of time and money and we are all working towards the same goal.

Phyllis Sue spoke of her family ties to the property located on the corner; she stated that she and her family are tenth generation. The Goldmans had operated a blacksmith shop on the corner which worked on wagons. She finds it fitting that the business looking to locate there is automobile oriented.

Both the Mayor and Vice Mayor stated that the draft ordinance is an excellent ordinance overall, which may need some tweaking.

Bill Henderson stated that he could not comment, as he has not received or read a copy of the document.

Mayor Heimbach called for any further discussion on the proposed ordinance, hearing none he closed the discussion on the ordinance.

Mayor Heimbach stated at 7:25 the Port Royal sits in recess.

The Port Royal Planning Commission after a brief discussion forwarded back to the Town Council the first three proposed ordinances approved as written by the Planning Commission with a recommendation for their adoption. The Planning Commission respectfully requested the Town Council to send back to them the fourth proposed ordinance, establishing Auto Oriented Uses.

Vice Chairman Bruce Fussell stated that the Planning Commission adjourns.

Mayor Heimbach called for the question on each proposed ordinance from the Town Council.

Motion was made by Bill Henderson and seconded by Della Mills to adopt the revised Floodplain Ordinance. Voting for were Mayor Heimbach, Bill Henderson, Phyllis Sue Carpenter, J P Wilkerson, Monica Chenault and Della Mills. Motion carried 6-0.

Motion was made by Bill Henderson to adopt the amendment of the Town of Port Royal Zoning Ordinance, Boundary Line Adjustments Lands, Article IV, Rural Preservation District Bulk Density requirements and setbacks from one dwelling unit per ten acres to one dwelling unit per five acres. Motion was seconded by Monica Chenault. Voting for were Mayor Heimbach, Bill Henderson, Della Mills, J P Wilkerson, and Monica Chenault. Abstaining was Phyllis Sue Carpenter. Motion carried 5-0 with one abstention.

Motion was made by Della Mills to adopt the Zoning Application: Chenault-2016 amendment request. Motion was seconded by J P Wilkerson. Voting for were Mayor Heimbach, Bill Henderson, Phyllis Sue Carpenter, Della Mills and J P Wilkerson. Abstaining was Monica Chenault, reason cited as Conflict of Interest. Motion carried 5-0 with one abstention

Motion was made by Phyllis Sue Carpenter to refer back to the Planning Commission the proposed Auto Oriented Uses Ordinance. Motion was seconded by Bill Henderson. Voting for were Mayor Heimbach, Bill Henderson, Phyllis Sue Carpenter, Della Mills, J P Wilkerson and Monica Chenault. Motion carried 6-0

Further discussion included the need for all members to receive a clean copy of the Auto Oriented Uses Ordinances, citing some members had not seen a copy of the ordinance, some had issues printing. All members of Council will be delivered a copy of the proposed ordinance tomorrow, Wednesday, March 23, 2016. Mayor Heimbach stated that all comments the Council has are to be e-mailed to the Planning Commission members by Sunday evening.

Motion to adjourn the meeting was made by Della Mills and seconded by Phyllis Sue Carpenter.

Respectfully Submitted,

M .Therese Harrison