

CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL REGULAR MEETING AGENDA
October 23, 2018

NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE, PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL INFORMATION

STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

REGULAR MEETING - Council Chambers, 2nd Floor - 7:00 PM

I. CALL TO ORDER

- A. Billy Keyserling, Mayor

II. INVOCATION AND PLEDGE OF ALLEGIANCE

- A. Mike McFee, Mayor Pro Tem

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

- A. Character Education Proclamation - Aryana Hussman, Beaufort Middle School
B. Resolution commending Tim Rentz for service on the Metropolitan Planning Commission
C. Resolution commending Dan Ahern for service on the City's Design Review Board
D. Resolution commending Jane Frederick for serving on the City's Design Review Board
E. Proclamation proclaiming October as Breast Cancer Awareness Month
F. Proclamation proclaiming October 23-31, 2018 as Red Ribbon Week

IV. PUBLIC COMMENT

V. PUBLIC HEARING

- A. Ordinance Rezoning a Parcel of Property Located at 712 Congress Street from T4-Historic Neighborhood District to T4-Neighborhood District with the Retail Frontage Overlay

VI. MINUTES

- A. Worksession and Regular Meeting September 25, 2018

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Request for Co-Sponsorship for Shine On event to be held in Waterfront Park on Thursday, November 8, 2018
- B. Request for Co Sponsorship of Life Blooms Eternally event to be held in Waterfront Park on Wednesday, November 14, 2018
- C. Adoption of Program for Public Information
- D. Approval of FY 2019 ATAX Grant Recommendations
- E. Adoption of Resolution for the City of Beaufort to become a member of the American Flood Coalition
- F. Ordinance on the issuance of GO Bond for Stormwater and other Infrastructure - 1st Reading
- G. Appointment/Re-appointments to Boards and Commissions

IX. REPORTS

- City Manager's Report
- Mayor Report
- Reports by Council Members

X. ADJOURN



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM:
AGENDA ITEM
TITLE: Character Education Proclamation - Aryana Hussman, Beaufort Middle School
MEETING
DATE: 10/23/2018
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation	Backup Material	10/19/2018



PROCLAMATION

WHEREAS, the character education movement reinforces the social, emotional and ethical development of students; and

WHEREAS, schools, school districts and states are working to instill important core ethical and performance values including caring, honesty, diligence, fairness, fortitude, responsibility, and respect for self and others; and

WHEREAS, character education provides long-term solutions to moral, ethical and academic issues that are of growing concern in our society and our schools; and

WHEREAS, character education teaches students how to be their best selves and how to do their best work; and

WHEREAS, the Eleven Principles of Effective Character Education include: Promoting core ethical and performance values; Teaching students to understand, care about and act upon these core ethical and performance values; Encompassing all aspects of the school culture; Fostering a caring school community; Providing opportunities for moral action; Supporting academic achievement; Developing intrinsic motivation; Including whole-staff involvement; Requiring positive leadership of staff and students; Involving parents and community members; and assess results and strives to improve; and

WHEREAS, the Beaufort County School District's Character Education program was formed to support parents' efforts in developing good character in their children; and

WHEREAS, the purpose of the Character Education program is to integrate good character traits into the total school environment, as well as into the community; and

WHEREAS, each school's counselor identified a list of character words and definitions deemed important regardless of a person's political leanings, race, gender or religious convictions; and

WHEREAS, the words are friendship, kindness, acceptance, courage, tolerance, respect, gratitude, compassion, citizenship, perseverance, honesty, integrity, self-control, forgiveness responsibility and cooperation; and

WHEREAS, Aryana Hussman was selected as the winner by Beaufort Middle School as the student of the month.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims August 2018 as

ARYANA HUSSMAN AS BEAUFORT MIDDLE SCHOOL STUDENT OF THE MONTH

The City of Beaufort thereby pronounces *Friendship/Kindness* as the words for the month of August and applauds Aryana Hussman, the Beaufort County School District, and Beaufort Middle School for their work and specifically honors Aryana Hussman as Beaufort Middle School Student of the Month.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 23rd day of October 2018.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM:
AGENDA ITEM Resolution commending Tim Rentz for service on the Metropolitan Planning
TITLE: Commission
MEETING 10/23/2018
DATE:
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Backup Material	10/19/2018

R E S O L U T I O N

COMMENDING TIM RENTZ FOR SERVICE ON THE METROPOLITAN PLANNING COMMISSION

WHEREAS, Tim Rentz served on the Beaufort-Port Royal Metropolitan Planning Commission from February 10, 2015 until June 2018; and

WHEREAS, Mr. Rentz served in the positions of a city representative on the Commission; and

WHEREAS, Mr. Rentz devoted his efforts and energy in service on this important commission; and

WHEREAS, the significant contributions Tim Rentz made as a member of this commission have helped to protect and promote the appearance, character, and economic value of all types of development located within the City, thereby promoting the quality of life in our community;

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Beaufort, South Carolina, duly assembled, expresses their gratitude and commends Mr. Rentz for his outstanding service to the City during the past 3 years.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this ____ day of October, 2018.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM:
AGENDA ITEM
TITLE: Resolution commending Dan Ahern for service on the City's Design Review Board
MEETING
DATE: 10/23/2018
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Backup Material	10/19/2018

R E S O L U T I O N

COMMENDING DAN AHERN FOR SERVING ON THE CITY'S DESIGN REVIEW BOARD

WHEREAS, Dan Ahern served on the City of Beaufort Design Review Board from October 22, 2013 until June 2018; and

WHEREAS, Mr. Ahern served in the position of an engineer; and

WHEREAS, Mr. Ahern devoted his efforts and energy in service on this important Board; and

WHEREAS, the significant contributions Dan Ahern made as a member of the Design Review Board has helped to support sustainable development practices, and protect and enhance the design, character, and economic value of the City as a whole, thereby promoting the quality of life in our community;

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Beaufort, South Carolina, duly assembled, expresses their gratitude and commends Dan Ahern for his outstanding service to the City during the past five years.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this ____ day of October 2018.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM:
AGENDA ITEM
TITLE: Resolution commending Jane Frederick for serving on the City's Design Review Board
MEETING
DATE: 10/23/2018
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Backup Material	10/19/2018

R E S O L U T I O N

COMMENDING JANE FREDERICK FOR SERVING ON THE CITY'S DESIGN REVIEW BOARD

WHEREAS, Jane Frederick served on the City of Beaufort Design Review Board from January 12, 2015 until June 30, 2018; and

WHEREAS, Ms. Frederick served in the position of an architect and Chairman; and

WHEREAS, Ms. Frederick devoted her efforts and energy in service on this important Board; and

WHEREAS, the significant contributions Jane Frederick made as a member of the Design Review Board has helped to support sustainable development practices, and protect and enhance the design, character, and economic value of the City as a whole, thereby promoting the quality of life in our community; and

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Beaufort, South Carolina, duly assembled, expresses their gratitude and commends Jane Frederick for her outstanding service to the City during the past three years.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this _____ day of October 2018.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM:
AGENDA ITEM
TITLE: Proclamation proclaiming October as Breast Cancer Awareness Month
MEETING
DATE: 10/23/2018
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation	Backup Material	10/19/2018

PROCLAMATION

WHEREAS, according to the 2015 National Health Interview Survey, among women aged 40 to 64, those who are uninsured have the lowest prevalence of mammography use in the past two years at only 31 percent compared to 68 percent for women with health insurance; and

WHEREAS, the five-year survival for breast cancer is much higher when diagnosed at an early stage, and improvements in early detection, screening and treatment have resulted in a 39 percent reduction in breast cancer deaths; and

WHEREAS, the costs of treating advanced stage breast cancer are significantly higher than for early-stage disease. Average costs allowed per patient in the two years following a breast cancer diagnosis can reach up to \$182,655 for stage 4 breast cancer, which is 2.5 times the cost of treating stage 0 breast cancer; and

WHEREAS, the American Cancer Society reports that breast cancer stage at diagnosis is more advanced in racial and ethnic minorities, lower income, and uninsured women, and the mortality rate for African-American women with breast cancer is higher than in white women; and

WHEREAS, as many as 12 percent of women in the United States, or 1 in 8 women will be diagnosed with breast cancer during their lifetime, breast cancer is the most common form of cancer found in women in the United States and the second leading cause of cancer death for women; and

WHEREAS, specifically, in South Carolina it is expected that 4,540 women will be diagnosed with breast cancer in 2018; and

WHEREAS, in 2018, it is estimated that more than 700 women in South Carolina will die of breast cancer; and

WHEREAS, being aware of the information, support, treatments, and coping methods available can help those living with breast cancer, as well as their family and friends, through a potentially overwhelming and very difficult time; and

WHEREAS, The City of Beaufort encourages people to promote awareness of breast cancer prevention and early detection and provide support for those in our communities affected by this devastating disease.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Beaufort proclaim October as “*Breast Cancer Awareness Month*” in the City of Beaufort and commend its observance to all citizens.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 23rd day of October 2018.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM:
AGENDA ITEM
TITLE: Proclamation proclaiming October 23-31, 2018 as Red Ribbon Week
MEETING
DATE: 10/23/2018
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation	Backup Material	10/19/2018



PROCLAMATION

WHEREAS, communities across America have been plagued by the numerous problems associated with illicit drug use and those that traffic in them; and

WHEREAS, there is hope in winning the war on drugs, and that hope lies in education and drug demand reduction, coupled with the hard work and determination of organizations such as the Young Marines of the Marine Corps League to foster a healthy, drug-free lifestyle; and

WHEREAS, governments and community leaders know that citizens support is one of the most effective tools in the effort to reduce the use of illicit drugs in our communities; and

WHEREAS, the red ribbon has been chosen as a symbol commemorating the work of Enrique “Kiki” Camarena, a Drug Enforcement Administration agent who was murdered in the line of duty, and represents that belief that one person can make a difference; and

WHEREAS, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts; and

WHEREAS, October 23-31 has been designated National Red Ribbon Week, which encourages Americans to wear a red ribbon to show their support for a drug-free environment.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims, the week of October 23 -31, 2018 as

RED RIBBON WEEK

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 2nd day of October 2018.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 9/28/2018
FROM: Lauren Kelly
AGENDA ITEM TITLE: Ordinance Rezoning a Parcel of Property Located at 712 Congress Street from T4-Historic Neighborhood District to T4-Neighborhood District with the Retail Frontage Overlay
MEETING DATE: 10/23/2018
DEPARTMENT: Planning

BACKGROUND INFORMATION:

The City has received an application to rezone a parcel of property located at 712 Congress Street, identified as R120 004 000 0216 0000. The current zoning of the lot is T4-Historic Neighborhood District (T4-HN). The proposed zoning of the lot is T4-Neighborhood District (T4-N) with the Retail Frontage Overlay. A staff report on the proposed rezoning is attached. This rezoning request was presented to the Beaufort--Port Royal Metropolitan Planning Commission at their October 15 meeting. The MPC recommended denial of the rezoning. The comments that the MPC received from the public at that meeting are attached. A public hearing on the proposed rezoning is scheduled for the October 23 City Council meeting. This hearing was advertised in the October 8 edition of *The Beaufort Gazette*. The property was posted on October 8.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Staff Report and Information Package	Backup Material	10/9/2018
Public Comment-letter and petition	Backup Material	10/17/2018

CITY OF BEAUFORT
STAFF REPORT 712 CONGRESS STREET; RZ18-06
MPC RECOMMENDATION MEETING: OCTOBER 15, 2018
CITY COUNCIL PUBLIC HEARING DATE: OCTOBER 23, 2018

Applicant

The applicant is Beaufort Design Build Properties, LLC.

Background

The applicant has submitted an application (attached) to rezone property located at 712 Congress Street and to apply the “Retail Frontage Overlay.” The property is identified as R120 004 000 0216 0000. The property is located at the corner of Congress and Scott Streets in the Old Commons neighborhood of the Beaufort Historic District (see attached site location map). The site adjoins property fronting Carteret Street. A single-family dwelling is located on the property (see attached photos). The dwelling is a Contributing structure to the Historic District (see attachment). Any exterior changes to the building or the site need to receive design review approval, either by staff or the Historic District Review Board (HRB).

The existing building on the site has been vacant for over 45 years. The applicant believes that allowing commercial uses on the property will facilitate reuse opportunities.

Present Zoning

The current zoning of the property is T4-Historic Neighborhood (T4-HN). The T4-HN District is primarily a residential zone. Commercial day care facilities are permitted as conditional uses. B&Bs are allowed by special exception as are government facilities, community service uses, and group and commercial day care facilities. Offices, retail uses, and restaurants are not permitted in the T4-HN district.

Proposed Zoning

The applicant has request T4-Neighborhood (T4-N) zoning with the Retail Frontage Overlay. The T4-N District is a mixed-use zone of urban residential units and limited commercial development. The T4-N District permits all types of residential uses (single-family, 2- and 3-family dwellings, rowhomes, and multifamily dwellings) as well as all types of offices. Government facilities, schools, and churches are permitted. Inns up to 10 rooms are allowed. Retail uses and restaurants are not permitted in the T4-N District, but would be allowed with the Retail Frontage Overlay. The development standards for the various zoning district and the Use Table from the code are attached.

The Retail Frontage Overlay is a new tool that was included in The Beaufort Development Code. The Retail Frontage Overlay allows certain uses (primarily retail and restaurants) to be located in buildings that have direct frontage onto a street with a Retail Frontage Overlay. In the Historic District, Carteret, Charles, and Bladen Streets currently have a Retail Frontage Overlay. Craven Street, between Carteret and Charles Streets, has a Retail Frontage Overlay. Boundary Street, between Carteret and Church Streets, also has a Retail Frontage Overlay. A description of the Retail Frontage Overlay is attached.

The property across Congress Street from the subject lot is zoned T5-Urban Corridor District (T5-UC), one of the highest intensity commercial zoning designations in the Code. This district permits retail uses. The property adjacent to the east which fronts Carteret Street, is zoned T4-N with the Retail Frontage Overlay. An excerpt from the current zoning map shows the zoning pattern in the area.

Streetscape

Congress Street in this block currently has roll curb and a sidewalk on the south side (see attached photo). Congress Street in this area of the Historic District is designated under The Beaufort Code as an “Avenue.” The Avenue street section is a formalized, urban street with sidewalks on both sides as well as on-street parking. While this is the desired street section moving forward, there are currently no plans in place to retrofit Congress Street with this street improvement.

Consistency with Comprehensive Plan

The Framework Map in the Comprehensive Plan designates this property as “Growth Sector 2: Urban Neighborhoods/TNDs” (G-2) (see attached map). The G-2 Sector contains denser, mixed-use development at the scale of neighborhood centers, and suburban, residential development at the scale of walkable “traditional neighborhoods.” Appropriate land uses in the G-2 sector include: single-family and multifamily residential, neighborhood mixed-use centers, neighborhood-scale commercial uses (retail and office), civic uses, and light industrial uses.

The property is located at the edge of the downtown Regional Center (shown with the purple dashed line) and within the University of South Carolina Beaufort Neighborhood Center (shown as with the gold dashed line). Neighborhood Centers are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing. An excerpt from the Comprehensive Plan describing the G-2 district and the Neighborhood Centers is attached. The proposed rezoning is consistent with the future land use designation in the Comprehensive Plan.

Compatibility with Present Zoning, With Nearby Land Uses and Character of Neighborhood

The structure on the lot was built as a single-family dwelling. Single-family uses are permitted in the current and proposed zoning districts. The property is located adjacent to and across from commercial uses. A law office fronting Carteret Street adjoins the lot on the east. Across Congress Street is the Magnolia Café and a cigar lounge. Across Scott Street (at the southwest corner of Congress and Scott) is an office building (note: this lot is zoned T4-HN, and the office use is grandfathered). A new residential dwelling adjoins the property to the south. The north side of the 800 block of Congress is developed for single-family residential uses. A map showing the surrounding land uses is attached.

Suitability of Property for Uses Permitted in Proposed Zoning District

The property is located one lot off Carteret Street, a commercial corridor. Commercial uses adjoin the lot to the east and across Congress Street. The dwelling on the lot is located to the west (corner) side of the lot, leaving the east side available for on-site parking if needed (see attached

survey). If the building was to convert to a commercial use, any on-site parking would need to be screened.

Compatibility with Natural Features and Archeological and Cultural Resources

The lot is already developed. There should be no negative impacts on natural features or archeological or cultural resources.

Marketability of Property for Uses Permitted by Current Zoning District

The proposed rezoning will likely increase the marketability of property.

Availability of Infrastructure

Water and sewer are available to the lot. A sidewalk is located along the Congress Street block face. There is currently no formalized on-street parking on Congress Street. On-site parking will be required.

Public Notification

Letters were sent to owners of all property within 400' of the subject property on September 28. The public hearing notice referencing this application appeared in the October 8 edition of *The Beaufort Gazette*. The property was posted on October 8. Representatives of the Old Commons Neighborhood Association and Historic Beaufort Foundation were notified of the application by e-mail. To date, staff has received no public comments on the application.

Staff Recommendation

Staff recommends approval.



REZONING APPLICATION (EXCEPT FOR PUDS)

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$250 +
\$10 for each additional lot
Receipt # _____

OFFICE USE ONLY: Date Filed: _____ Application #: _____ Zoning District: _____

Submittal Requirements: You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots of properties under the same ownership. 12 copies of all application materials are required.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☒ No

Applicant, Owner and Property Information

Property Address: 712 CONGRESS STREET, BEAUFORT SC. 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0216 0000

Applicant Name: BEAUFORT DESIGN BUILD PROPERTIES LLC.

Applicant Address: 2 FIRE STATION LANE, SEABROOK, SC 29940

Applicant E-mail: ADAM@BEAUFORTDESIGNBUILD.COM Applicant Phone Number: 843.263.4344

Property Owner (if other than the Applicant): _____

Property Owner Address: _____

Have any previous applications been made for a map amendment affecting these same premises? () YES (X) NO

If yes, give action(s) taken: _____

Present zone classification: TH-HN

Requested zone classification: TH-N (WITH RETAIL OVERLAY)

Total area of property: 3,963.76 SQ. FT / .091 ACRES

Existing land use: RESIDENTIAL

Desired land use: RETAIL, RESTAURANT, BUSINESS, RESIDENTIAL

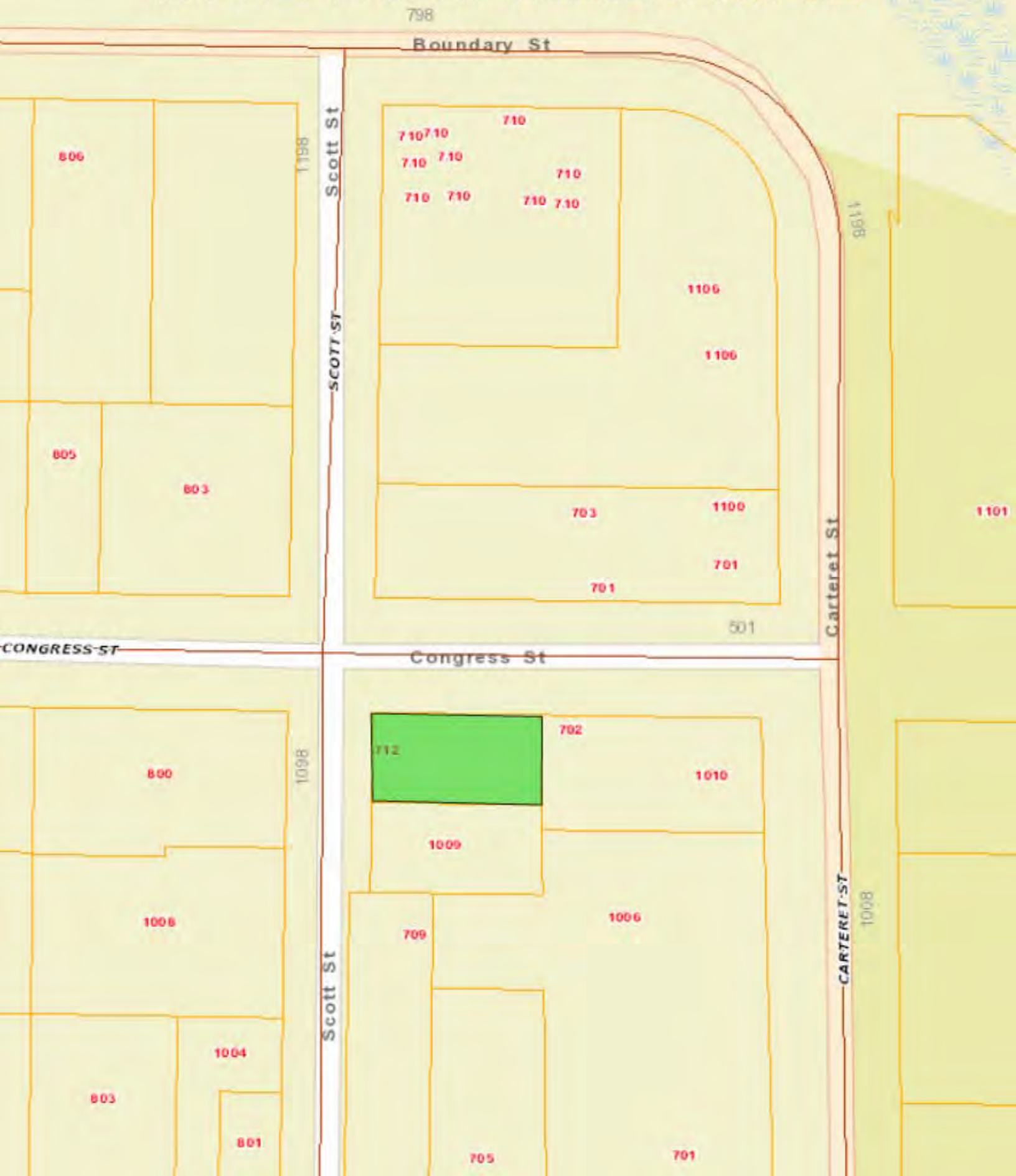
Reasons for requesting rezoning: FLEXIBILITY OF USE

Applicant's Signature: [Signature] Date: 9.4.18

NOTE: If the applicant is not the property owner, the property owner must sign below.

Property Owner's Signature: [Signature] Date: 09-04-2018

SITE LOCATION MAP



SITE LOCATION MAP





Front (Congress St.) Elevation



Congress St. view



Side (Scott St.) Elevation



Scott St. View of Rear

BEAUFORT COUNTY HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 878
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s): _____ Map Ref.: BFT 09 (TR) Tax Number: R120 004 000 0216 0000
Common name(s): _____ City Block Ref.: 41 .01 Island: Port Royal Is.
Address/location: 712 Congress St. City/Vicinity of (vic.): Beaufort
Date: 1880 ca. Alteration date: not known
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling Current uses: single dwelling

National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____

- ☐ H.A.B.S. ☐ Other _____
☐ Feiss-Wright (1969)
☐ Historic Resources of the Lowcountry (1979)
☒ Milner Historic District Inventory (1979)
☐ A Guide to Historic Beaufort (1995 ed.)

071 (216) -5

Vol. 07; full form

Photograph:



Photographs:

- ☒ prints
☐ slides
☒ negatives

Date: 7.8.97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-12 34 W facade & N elev., fac. SE
B-12 35 S & E elevs., fac. NW

Style: Folk: hall-and-parlor Commercial Form:

Core Shape: rectangular Stories: 1 story Construction: frame

Roof: Shape: gable (lateral) Material: V crimp metal

Chimney: Type: interior Material: brick

Exterior Walls: weatherboard

Windows: single Type: double hung Pane 6 over 6
Config.:

Doors: single Foundation: brick piers

Porch Height: 1 story Porch Width: full facade Porch Roof Shape: shed

Porch Details: metal supports & rails Decorative Elements:

Outbuildings: none Interior Features:

Number of Related Resources:

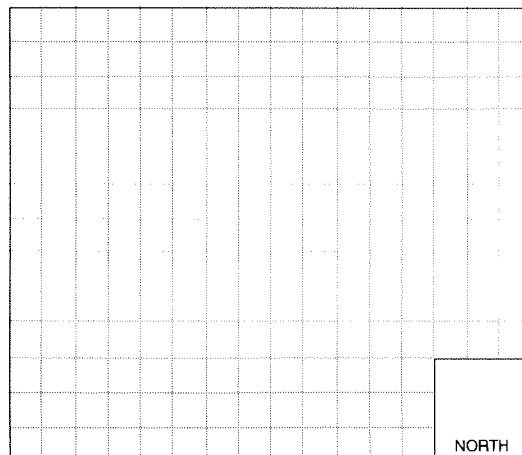
Surroundings: residential Acreage: less than 1 Quadrangle: Beaufort

Alterations: Alteration date: not known Integrity: good Condition: good
shed roofed extension to west rear wing, linkage to east between main building and smaller gabled single cell structure to east.

Description: Single story end gabled dwelling raised on brick piers. Main facade faces north. Has central entrance with sidelights and transom. N. porch has lost early supports, now carried on late 20th. century metal. Single story accommodation which may be original extends along north facade and projects east and west in form of gabled wings.

Historical Data: Sanborn Insurance Co. map 1924 shows present plan configuration. Listed on "Abandoned and Demolition Listing" in HBF files, 7 Aug. 1989

Sketch:



Site Number: U - 13 - 878

Informant/
Bibliography:

2.4: DISTRICT DEVELOPMENT STANDARDS

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

Proposed Standards

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	30% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out ²	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
¹ This percentage indicates maximum lot coverage by roofs; total impervious coverage may be in additional 10%. Parcels may also be subject to Section 8.3 (Stormwater).						
² See Section 2.5.1.B for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; <i>for infill lots also see Section 2.5.2</i>	20 ft min	15 ft min	average Prevailing Setback on block	0 ft min	0 ft min	0 ft min
	No max	30 ft max ³		15 ft max	max. Prevailing Setback on block	15 ft max
2. Side Setback - Corner /Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport Setback (from front facade) ^{5,6}	5 ft min	5 ft min	attached garages shall only be accessed via an alley; garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback - Corner / Alley ⁵	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) ⁵	5 ft min	20 ft min	20 ft min	20 ft min	shall be located behind primary building and accessed via alley or side street ⁷	
³ When lot width is 75 ft or greater, there is no maximum front setback.						
⁴ Garage doors shall be 15 ft min from alley centerline.						
⁵ In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.						
⁶ The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard.						
⁷ Also see Section 2.5.7(Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - <i>see Section 2.6</i>	No min	No min	No min	2 stories min ⁸	2 stories min	2 stories min ⁸
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.	3 stories max at property line, see 2.6.1.G	5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max ⁹	160 ft max ⁹
⁸ 2 stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3						
⁹ Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.						
E. PARKING PAD LOCATION- there are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	there are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.		40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback - Corner			5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback			5 ft min	5 ft min	0 ft min	0 ft min

3: LAND USE PROVISIONS

3.1 APPLICABILITY

3.1.1 USE PERMISSIONS DEFINED

The use table in Section 3.2 assigns 1 of 6 permissions to each use in each district as follows:

- A. **Permitted Use (P):** The use is permitted by-right, with no additional conditions or requirements.
- B. **Conditional Use (C):** The use is permitted by-right, provided that the additional use conditions set forth in this article are met.
 - 1. The specified standards are intended to ensure that these uses are compatible with other development permitted within the districts.
 - 2. Approval procedures for conditional uses are in Section 9.4.2 (Zoning Permit.)
- C. **Special Exception (SE):** The use is permitted only when a Special Exception has been approved.
 - 1. Special Exceptions are required for uses that may be compatible with other uses permitted in a district, but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the city as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
 - 2. All applications for Special Exceptions shall, at a minimum, meet the standards for the district in which they are located and the additional standards set forth in this article for that use. There may also be specific building design standards that must be met (Section 4.5).
 - 3. Approval procedures for Special Exceptions are found in 9.13.
- D. **In Existing Facilities Only (E):** The use is permitted only in existing buildings or facilities and in any expansions that do not increase the size of the facility structure by more than 50%.
- E. **Retail Frontage Overlay Required (RF):** Where a block face is designated on the zoning map as a Retail Frontage overlay, the building(s) with direct access to the designated fronting street is permitted to be occupied by certain commercial uses as indicated in the use table.
- F. **T4-Neighborhood Artisan (A):** This use is permitted with conditions only in the T4-Neighborhood Artisan (T4-NA)

SECTIONS

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District. Conditions may be listed in the “Additional Standards” section as appropriate. Other uses permitted in the general T4-N district may have special conditions for T4-NA; those conditions are also listed in the additional standards section as appropriate.

G. **Prohibited Uses (—):** The use is prohibited in the specified district.

3.2 TABLE OF PERMITTED USES

Land uses in transect-based and conventional districts shall be permitted in accordance with the table below. Special provisions related to uses in the AICUZ Overlay District are in Section 2.7.4. The zoning designation of water is the same as the land it is adjacent.

Current Standards				Proposed Standards									
DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE	
RESIDENTIAL													3.3
Household Living													
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—	
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5	
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6	
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7	
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D	
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—		
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D	
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8	
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G	
Group Living													
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—	
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—	
PUBLIC AND CIVIC													3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A	
Educational Facilities													
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1	
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2	
Parks and Open Space													
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C	
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4	
INSTITUTIONAL													3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—	
Day Care Facility													
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor												
P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use													

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use

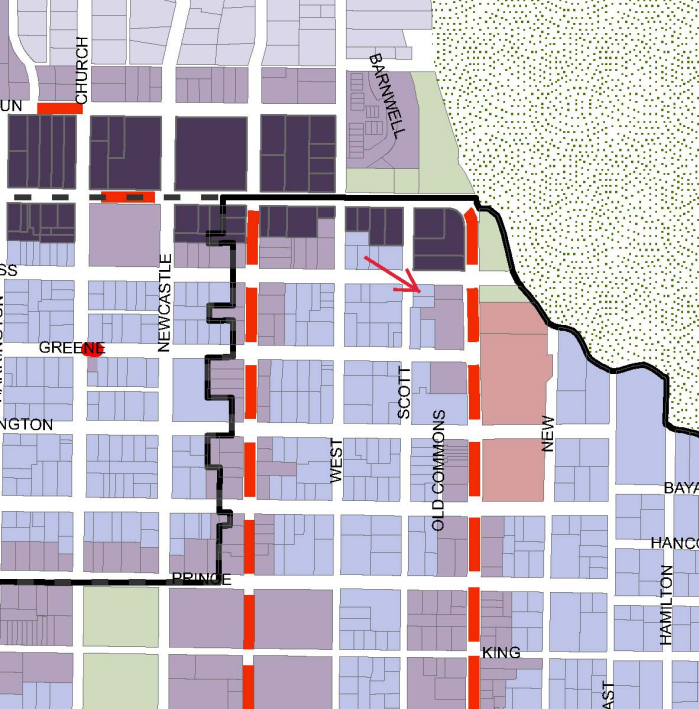
Current Standards

Proposed Standards

3: Land Use Provisions | 3.2 Table of Permitted Uses

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants	—	—	—	—	C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use





Congress Street - Existing Streetscape

C.5.5	Avenue (AV: 54 ft - 74 ft)	
Description	Appropriate in both residential and commercial contexts, avenues serve as a primary connectors between residential and mixed-use areas, often terminating at prominent buildings or plazas. The on-street parking they provide helps to support activity in neighborhood and employment centers.	
Curb Type	Curb	
Right-of-Way Width	54 to 74 feet	
Traffic Lanes (Pavement Width)	2 lanes (9 to 10 feet each)	
Movement (Design Speed)	Slow (25 MPH)	
Parking Lanes (Width)	2 sides parallel parking (8 feet each) - Pervious pavement preferred; angled parking may be permitted if sufficient R.O.W. exists	
Bike Facilities	Bike lanes (6 feet each) as needed	
Sidewalk (Width)	2 sides (5 to 6 feet each)	
Planter Type (Width)	Planting strip (5 to 7 feet)	
Street Trees	40 feet on-center max., overstory; 24 feet on-center max., understory or palms	
Specific Applicability	See Street Regulating Plan	

C.5.6	Parkway (PW: 52 ft - 68ft)	
Description	Parkways are intended to be fronted on at least one side by a park, square, plaza, river or marsh. If such park/natural spaces front only one side of the street, Parkways are suitable to support a broad range of development types on the opposite side, including residential, commercial, mixed-use and civic buildings. Parkways accommodate pedestrians and bicyclists through a multi-use path located on any one side of the street which is fronted by a park/natural space. Where right-of-way is sufficient, Parkways provide parallel parking on both sides of the street. If the right-of-way is constrained, parallel parking is required on one side of the street only, preferably on the side of the street with fronting development. A sidewalk/multi-use path may not be required on the park side.	
Curb Type	Curb	
Right-of-Way Width	52 to 68 feet	
Traffic Lanes (Pavement Width)	2 lanes (9 to 10 feet each)	
Movement (Design Speed)	Slow (25 MPH)	
Parking Lanes (Width)	2 sides parallel parking (8 feet each) where R.O.W is sufficient, OR 1 side parallel parking (8 feet, preferably on development side). Pervious pavement preferred for all parallel parking; angled parking may be permitted if sufficient R.O.W. exists	
Bike Facilities	Multi-use path	
Sidewalk (Width)	1 sides (5 to 8 feet, or 8 to 10 feet multi-use path)	
Planter Type (Width)	Planting strip (5 to 7 feet each)	
Street Trees	40 feet on-center max., overstory; 24 feet on-center max., understory or palms	
Specific Applicability	See Street Regulating Plan	





Mix of housing types in a new neighborhood



Neighborhood-scaled mixed-use building



Housing and civic uses in a neighborhood



A grocery-anchored mixed-use development is a typical neighborhood center, which may include retail, office, civic/institutional and residential uses.

FG 1.5 GROWTH SECTOR 2 (G-2): URBAN NEIGHBORHOODS/TNDs

The G-2 sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the small (1/4 mile) circles, and suburban, residential development at the scale of walkable “traditional neighborhoods” shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store. Local, slow-speed streets form a connected network, with larger collector streets. Paths form pedestrian connections linking sidewalks to internal parks and preserved open space along the boundaries of the neighborhood. This pattern of development can be more environmentally sensitive to its context and can provide improved public health benefits for citizens through its capacity for safe walking and cycling.

G-2 lands are typically close to thoroughfares and at key cross-road locations. For Beaufort, the G-2 sector specifically includes areas that are already developed with neighborhood-serving retail and service uses or at key cross-roads where future development of this type is likely to occur.

The G-2 designation is also used in areas where a mixture of higher density residential types (e.g., small lot single family houses, townhomes, apartment or condominium buildings, or mixed-use buildings) are already occurring or would be appropriate to transition between higher intensity commercial uses and existing lower density neighborhoods, and take advantage of proximity to existing centers of commerce, education, or employment such as the university, downtown, and the hospital.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

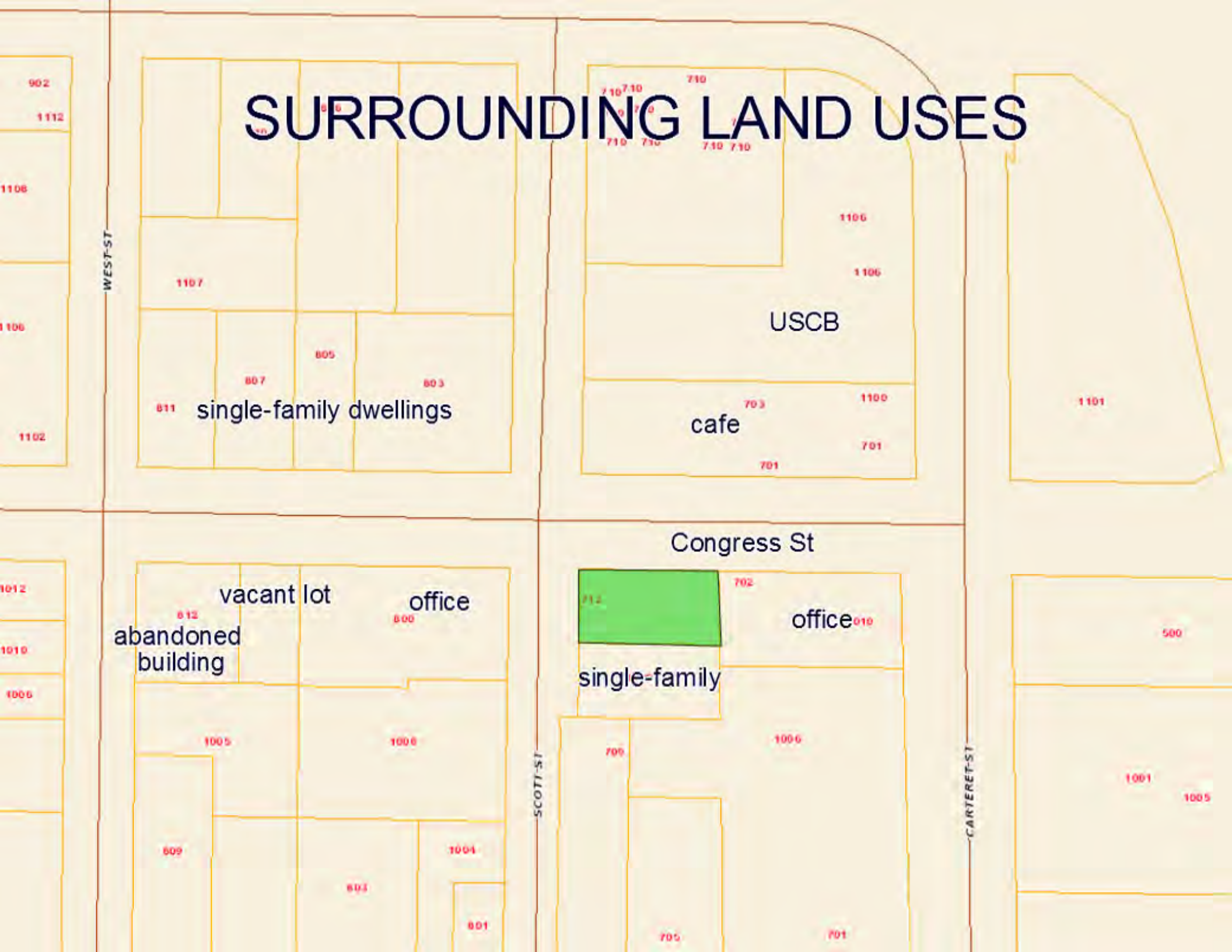
The following community types and uses are appropriate in the G-2 sector:

- traditional neighborhood developments
- single-family and multifamily residential
- neighborhood mixed-use centers
- neighborhood-scale commercial uses (retail and office)
- civic uses
- light industrial uses

FG 1.6 NEIGHBORHOOD CENTERS

Neighborhood Centers, shown as the small black circles on the Framework Map, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing. A neighborhood center might typically contain 80,000 to 120,000 square feet of commercial uses. A grocery-anchored mixed-use development is a typical use for a neighborhood center. A conceptual mixed-use neighborhood center for Sea Island Parkway and Lady’s Island Drive was designed at the charrette and is detailed later in this section.

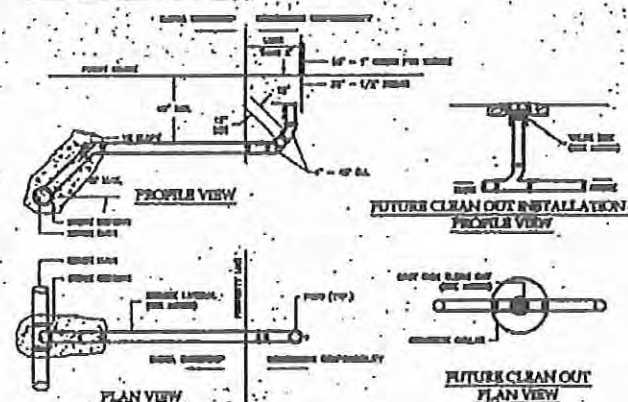
SURROUNDING LAND USES



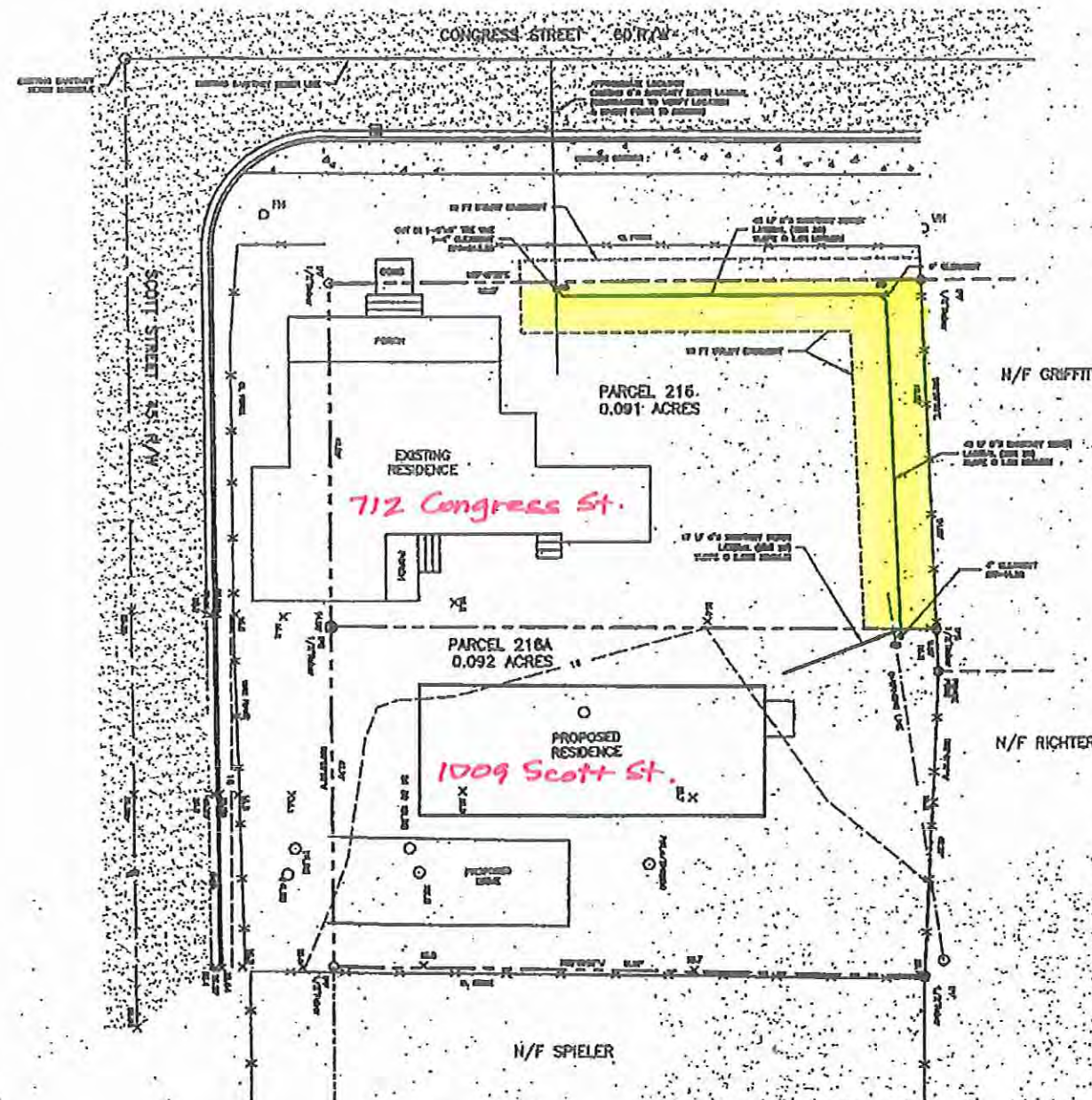
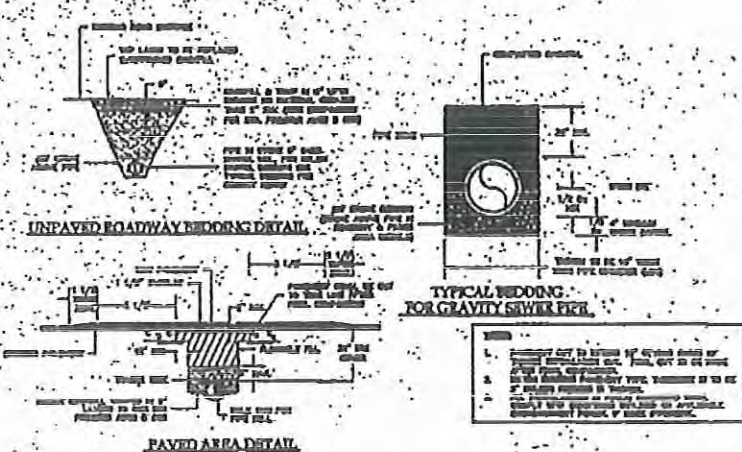


1. EXISTING LATERAL SHALL BE INSTALLED BY EXISTING PROPERTY OWNER AND SHOWN IN A FUTURE SERVICE PLAN FOR THE PROPERTY. 2. NEW LATERAL SHALL BE INSTALLED BY NEW PROPERTY OWNER AND SHOWN IN A FUTURE SERVICE PLAN FOR THE PROPERTY. 3. ALL LATERALS SHALL BE INSTALLED BY THE PROPERTY OWNER AND SHOWN IN A FUTURE SERVICE PLAN FOR THE PROPERTY.

PRIOR TO HOUSE CONNECTION:



SINGLE SEWER SERVICE



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

THORNTON SEWER LATERAL
SCOTT STREET
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 234
BEAUFORT, SC 29901
WWW.CAROLINAENGINEERING.COM
843-232-0000
843-232-0001 (FAX)

PROJECT: 1719
DATE: 08/13/14
REVISED: 08/13/14
DRAWN BY: TAB
ENGINEER: DMK
SCALE: 1"=10'

SANITARY SEWER PLAN
1 OF 1

October 7, 2018

=====

PETITION CONTENT

RE: Proposed rezoning of 712 Congress Street

We, the undersigned neighbors and residents in the Old Commons Neighborhood, do not support the rezoning of this property from residential to commercial.

Ours is a small, fragile – yet very historic - neighborhood surrounded by streets with commercial zoning – Carteret, Boundary, Charles and Craven. Already there is commercial creep into the neighborhood as evidenced by commercial uses adjacent to and nearby this property and a number of short-term rentals.

We are particularly protective of this distinctive residential cottage because it is the only freedman-built Reconstruction era (ca. 1880) cottage in the National Historic Landmark District with its kitchen outbuilding intact.

We request that you deny this rezoning request.

=====

Please see attached:

Name	Address	Phone Number	Signature of Petitioner
Thomas J. McMahon	1009 Scott St. Bldg 5C		Thomas J. McMahon
Addie Leemish	807 Congress & Bldg 5C		Addie Marsh
KATHRYN HODSON	1006 WEST ST. 29902		Kathryn Hodson
JEFF KEWELL	1006 WEST ST.		Jeff Kewell
Doris H. Mouzon	1008 Scott St. Bldg 39902		Doris H. Mouzon
Rebecca L. Wainport	813 King St		Rebecca L. Wainport
E.T. STONE	504 EAST ST.		E.T. Stone
EB McMahon	1009 Scott St. 29902		EB McMahon
Justin E. York	809 Scott St. 29902		Justin E. York
MARGARET STOCKS	810 KING ST.		Margaret Stocks
MARGE McCRAVEY			Marge McCravey
Raymond H. STOCKS	810 King St. Bldg.		Raymond H. Stocks
Margellen McManus	809 King St. Bldg	410-991-1177	Margellen McManus
Jeff Baker	807 King STREET	410 991 2126	Jeff Baker
CORDON LAMB	801 DUKE ST.	301-461-9862	Cordon Lamb
Heather Vail	711 Prince St.	609 306-7287	Heather Vail
Jennifer Pate	807 Scott St	505-920-4737	Jennifer Pate
Stephen R. Wize	712 Duke St	843-524-5998	Stephen Wize

Page ___ of ___
Mary Jo Haertel

807 Scott St.

505-629-1114

Mary Jo Haertel

Name	Address	Phone Number	Signature of Petitioner
JAMES A. WATSON	901 GREENE ST. APT. A BEAUFORT S.C. 29902	843-694-2315	<i>[Signature]</i>
Brandi Hussmann	904 Greene St Beaufort SC 29902	843-812-5812	<i>[Signature]</i>
James WILLIAMS	805 West St Beaufort SC 29902	843-812-4968	<i>[Signature]</i>
Fred L. Lumberton	814 W. 1st St, 29902	843-524-8400	<i>[Signature]</i>
Elizabeth Shinn	809 Duke Street 29902	843-252-7423	<i>[Signature]</i>
Dr. William Jesse	808 King St. 29902	843-592-7308	<i>[Signature]</i>
Ken A. BERGMAN	711 Duke St 29902	260-668-6135	<i>[Signature]</i>
HYON BRESTOW	806 GREENE ST 29902	843-592-0920	<i>[Signature]</i>
DENNIS HARVEY	912 DUKE ST 29902	853-769-3446	<i>[Signature]</i>
Mary Ann Mikel	801 CRAVEN ST	843-318-3715	<i>[Signature]</i>
John E HAWKINS	900 NORTH ST	843-812-1256	<i>[Signature]</i>
Mary Harvey	912 DUKE STREET	609-501-4278	<i>[Signature]</i>
J. THOMAS MIKELL	801 CRAVEN STREET	843-521-9969	<i>[Signature]</i>
BARBARA A. NASH	1405 DUKE STREET	614-260-6669	<i>[Signature]</i>
MARTIN W. NASH	1405 DUKE ST.	614-260-6665	<i>[Signature]</i>
Gaurie Schaubert	1504 Duke St.	843-986-4212	<i>[Signature]</i>
Jim Green	1201 King St	843-984-7753	<i>[Signature]</i>

Name	Address	Phone Number	Signature of Petitioner
Nancy Law	711 Ponce St	1743 516 2263	Nancy Law
Emily Leigh Gash	809 Scott St	838 522 340	Emily Leigh Gash
Sharon D. Deffenbacher	1212 Duke St	843 694 7806	Sharon D. Deffenbacher
Kivian Kaalley	806 Carteret St	606-261-5729	Kivian Kaalley
Terry Bruns	806 Carteret St	757-573-7215	Terry Bruns
Donna Armer	905 Duke St 29902	permaniguation	authorized by resident
Ray Armer	905 Duke St 29902	"	" by Resident



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM:
AGENDA ITEM
TITLE: Worksession and Regular Meeting September 25, 2018
MEETING
DATE: 10/23/2018
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Minutes	Backup Material	10/19/2018

A work session of Beaufort City Council was held on September 25, 2018 at 5:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Councilwoman Nan Sutton, Councilmen Stephen Murray, Phil Cromer, and Mike McFee, and Bill Prokop, city manager.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

CALL TO ORDER

Mayor Keyserling called the work session to order at 5:05 p.m. [1] [SEP]

EMPLOYEE NEW HIRE RECOGNITION

Police Chief **Matt Clancy** introduced new police officers **Stephen Carter**, **Joe Allen**, and **Ramona Marquez**.

[1] [SEP]

Libby Anderson introduced **Heather Spade**, a new employee in the planning department.

BEAUFORT COUNTY ECONOMIC DEVELOPMENT UPDATE

John O'Toole, executive director of Beaufort County Economic Development Corporation (EDC), gave out a handout to council and the public. Among the EDC's top accomplishments has been progress on development of five sites throughout the county; two or three companies will be making proposals in Beaufort in the near future, he said. He discussed product development and business retention. The EDC has worked out close to \$600,000 in incentives for businesses in the county, Mr. O'Toole said, and has received a site development grant from the Department of Commerce to be used in Beaufort's Commerce Park.

Mr. O'Toole said he and **Robb Wells**, the Greater Beaufort-Port Royal Convention and Visitors Bureau (CVB) president, would be working on getting companies to hold conferences in Beaufort. After two financial services companies held conferences in Charleston, they decided to move their businesses there, he said.

Mr. O'Toole discussed opportunity zones, which he noted could be used for workforce housing.

Mayor Keyserling asked if Mr. O'Toole had talked to the county about changing zoning in opportunity zones to improve the possibilities for workforce housing. Mr. O'Toole said the county has invited the EDC to participate in meetings about affordable housing and various retreats. He also meets monthly with the county planners.

Mayor Keyserling said north of the AICUZ is zoned "Rural," which makes it "that much more difficult to do affordable" housing there. Mr. O'Toole said there would be a

residents' meeting in that area of the opportunity zone map. They have been discussing the possibility of getting a high-pressure sewer line up there with BJWSA, he said, and there might be some opportunities for "targeted developments that would be acceptable . . . to the residents up that way."

Councilman Murray said the EDC has identified "a fair number of available sites" adjacent to Commerce Park and "some stuff around the chemical plant," though not all of the sites have infrastructure. The board is looking at the next opportunities after Commerce Park is successful, he said, but the focus for now is on the park. Councilman Murray said Mr. O'Toole has been working with Mr. Prokop on wetlands delineation there and has gotten MCAS's "blessing" on the 2 sites that have been identified, while also working with the Department of Commerce to get the \$200,000 site improvement grant.

Councilman Murray said a lead had been lost because there could not be a building ready in Commerce Park by the time the company needed it, but they were able to demonstrate that they could meet all of the company's other needs. The company needed a 100,000 square foot building, which Mr. O'Toole said is what the spec building in Commerce Park would be. Colleton County gave the company a building of that size for \$1, he said; the jobs it would bring would earn moderate- to low-wages, and he feels there will be opportunities for "better and higher-paying jobs for residents" of Beaufort.

There was a general discussion about industrial building heights. Councilman Murray said not every prospect is a good fit for Beaufort, and Mr. O'Toole and the EDC understand what the city's sensitivities and goals are.

Mayor Keyserling said Lockheed's "a slam dunk" for hiring exiting military, and people "know they are going to Lockheed" six months before they leave the military. Companies are coming to "the transition classes" now, he said, but for these employees, "the missing link is the soft skills, the social skills," such as interviewing techniques and knowledge of basic business matters that they have never dealt with, such as what a 401K is. He feels that neither TWEAC (Transitional Workforce Educational Assistance Collaborative) nor the military will be teaching these skills. Mr. O'Toole discussed the representatives of various groups and organizations who attend their monthly meetings and said if employees are finding the lack of these skills to be a problem – which is not something he has been hearing about – he's confident "we have the team to address it."

Councilman Murray said he believes the lack of social skills may be an over-generalization; he thinks the bigger problem is that there are not enough jobs at a good enough wage to keep exiting military here. Lockheed is still hiring, he said, but while Hargray and other companies are having a lot of success hiring exiting military, they don't do so at wages that are attractive enough to keep them here.

Councilman Murray said the EDC is always looking for leads, so he asked anyone who

has them to call Mr. O'Toole.

Mayor Keyserling said he went to an entrepreneurial institute outside Atlanta that focuses on women and other minorities and is having "incredible success rates." It's a 150-acre campus and can accommodate "40 high school kids and twice as many adults." They bring in mentors and will be having an introduction of public officials in the near future. He said he has been invited to bring up to 10 people up to learn about entrepreneurship.

Mr. O'Toole said an aerospace company is looking at locating near Hilton Head Island and hiring minorities, so he has asked for 4 or 5 people who could be trained in advance of the company coming to the area. He said the EDC's efforts are not only for exiting military, but also to create jobs for other people who aren't making a livable wage.

Mr. O'Toole said he had 2 summer interns – a 31-year-old non-traditional student who was a veteran of the war in Afghanistan, and **Charlie Stone**, a USCB senior graduating in December who was born in Beaufort County and went to Beaufort High School. He said Mr. Stone did "great work," including working on the successful Commerce Department grant.

GREATER BEAUFORT-PORT ROYAL CONVENTION AND VISITORS BUREAU UPDATE

Mr. Wells said the CVB also had a great intern from USCB this summer. He said he would be making a presentation about the CVB's role as the city's "destination marketing organization" (DMO). He said the first-time visitor number has grown again from 51% to 55%.

Revenue from the City of Beaufort makes up 46% of the CVB's budget, Mr. Wells said; Beaufort County is 39%, and the State of South Carolina and private investment are 7% and 8%, respectively.

In expenditures, DMO personnel are 31% of the budget; this is smaller than the industry average, Mr. Wells said. Two of those personnel are full-time, and seven are part-time, employed largely in the Visitors Center.

Mr. Wells said the promotional budget breaks down as follows: 73% media placement, 11% public relations, 5% email marketing, 8% social media, and 4% SEO (search engine optimization).

Mr. Wells reviewed 2017:

- The DMO had 68,000 paid media visits and 1.3 million page views, with 91,000 total website conversions, which is a 23% conversion rate (up from 13% last year); 99% of conversions are distributed to partners.
- BeaufortSC.org is the booking engine, and there were 13,000 booking referrals, over 1,650 bookings, and an estimated \$715,000 in bookings. People may not

have booked through the site, he said, but there has been some interesting data picked up through the booking engine, including how long before the trip people search for accommodations and book them.

- Savannah, Charlotte, Atlanta, and Raleigh-Durham are “the top 4 of the top 10 designated market areas,” Mr. Wells said. He told Councilman Murray that they track some demographics, such as ages of travellers, from lead generation.
- The CVB has 113,114 Facebook likes, and Instagram engagement is up 22.5%.
- The majority of visitors to Beaufort are staying 2 to 4 nights, he said. February and March are becoming popular times to visit the area, based on research by USCB. Most travellers visit from “nearby, highly populated metro areas,” Mr. Wells said.

Mr. Wells reviewed the “current media tactic approach.” Digital placement is much higher than print, Councilman Murray noted.

Mr. Wells reviewed different print and digital placements the CVB uses successfully, social media partnerships, and billboard advertising, including the current campaign. Market research showed the “Enrich” campaign needed to “grow and mature,” he said, and he showed various new ads.

In public relations, Mr. Wells said, there were 105 “media touch points” – stories, blog posts, etc. – in July and August. Instead of “fam” (familiarization) tours, the DMO’s focus is now on identifying media people for “come when you can” press trips, he said.

The DMO is working with South Carolina Co-op “to attend . . . travel shows,” Mr. Wells said, in pursuit of “small-market meetings.” Meeting space is limited, he said, but they have some, and the DMO is trying to “increase the amount of leads they have.” They “have presented 5 RFPs” (requests for proposals) since July to the “event planner/meetings/group travel world,” he said. The CVB is requesting additional funding through grants and will be trying to bring in more bus tours, 125 of which have been lost in the past year.

Councilwoman Sutton told Mr. Wells that she’s been asked how Beaufort could “get the higher-end bus tours,” with tour companies like Tauck. Mr. Wells said his conversations with different tour companies reveal that it depends on “how they build their catalog sales” and “how they put their tours together,” so “we need to build in incentive for them to keep them coming back.” Some tour companies that had suspended their contracts have been coming back to Beaufort because the “visitor experience” is better now than it was when the contract was suspended, he said.

Mr. Wells said fulfillment is up, and the “group travel experience” is being “curated at a higher level than ever before” (e.g., with coupons from area merchants for “travel bags”). The plan is to bring in planners “to see the destination” in the same way that travel writers have been brought to Beaufort. All 3 planners that the DMO brought in

last year “brought their meetings to Beaufort,” Mr. Wells said. Meeting spaces don’t have to be indoors, he said; there are golf courses, for example, and spaces for “sports meetings” to take place.

Opportunities include expanding co-op marketing and the mobile presence, Mr. Wells said, and moving more festivals and events to the “shoulder seasons.”

Mr. Wells said the current cost per lead is \$1.53. Year-to-date hotel occupancy is around 59.8%, he told Councilman Murray. The number of new rooms coming on the market is currently around 315, but another new hotel is coming in, so Mr. Wells expects that number will be about 350.

Mr. Wells said there are short-term rentals in the City of Beaufort, but they’re also “all over” Northern Beaufort County, especially on Lady’s Island and St. Helena Island, including on Fripp Island. The CVB needs to work on short-term rentals, as the numbers of them continue to grow, he said. In the past year, there has been \$2 million in revenue growth from short-term rental bookings in Northern Beaufort County, Mr. Wells said.

Councilman Cromer asked if the new hotels would have meeting space, and Mr. Wells said they would not. Home 2 Suites would “be picking up corporate business,” he said. Councilman Cromer said most people want their accommodations to be near the space where their meetings are taking place.

Mr. Wells told Councilman Murray that RevPAR (revenue per available room) is 64%, which is up 3%.

Councilman Murray suggested that city council passed a resolution to ask the county to up its collection of accommodations taxes from short-term rentals operating in the county. Short-term rentals have an obligation to contribute to the efforts of the DMO, from which they benefit, he said.

Mr. Wells said the ADR (average daily rate) for hotels is \$108 and \$134 for short-term rentals.

FIRE IMPACT FEES PROCESS

Fire Chief **Reece Bertholf** made a presentation about the fire impact fee process. He said there are 5 steps for the municipalities to take:

1. Review the South Carolina Code of Laws on the “Development Impact Fee” Act
2. Direct city council to direct the Metropolitan Planning Commission (MPC) to recommend (or not recommend) an impact fee ordinance
3. Adopt by ordinance the recommended capital improvement plan (CIP) for fire services; the ordinances for the City of Beaufort and the Town of Port Royal would be separate
4. Calculate the fire impact fees for the City of Beaufort and the Town of Port Royal

5. Adopt the recommended fire impact fee ordinance.

Mayor Keyserling said he feels this needs to be done. Charging more for fire service bothers him, but he's not opposed to the study. "Act 288 and other things tie our hands," he said, but public safety is "a core function." Mr. Prokop said, "This is just a development fee."

Councilman Murray agreed that this is worth studying further.

There being no further business to come before council, the work session was adjourned at 6:43 p.m.

EXECUTIVE SESSION

Pursuant to Title 30, Chapter 4, and Section 70 (a) (2) and (1) of the South Carolina Code of Law, **Councilman McFee made a motion, seconded by Councilman Murray, to enter into Executive Session for receipt of legal advice about the Chamber of Commerce and stormwater funding, and for a discussion about boards and commissions applicants. The motion passed unanimously.**

A regular session of Beaufort City Council was held on September 25, 2018 at 7:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Councilwoman Nan Sutton, Councilmen Stephen Murray, Phil Cromer, and Mike McFee, and Bill Prokop, city manager.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

Councilman Murray made a motion, second by Councilman Cromer, to adjourn the Executive Session. The motion passed unanimously.

CALL TO ORDER

Mayor Keyserling called the regular council meeting to order at 7:27 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Councilman McFee led the invocation and the Pledge of Allegiance.

MINUTES

Councilman McFee made a motion, second by Councilman Cromer, to approve the minutes of the council work session and regular meeting on August 28, 2018.

Councilman Cromer said on page 2, in the 8th paragraph, "Sunoco" should be "Sonoco." **The motion to approve the minutes as amended passed unanimously.**

AUTHORIZATION TO ALLOW THE CITY MANAGER TO EXECUTE CONTRACT FOR ARSENAL RE-ROOFING

Councilman McFee made a motion, second by Councilman Murray, to approve the authorization. Kathy Todd said in the process of securing a PRT (Parks, Recreation, and Tourism) grant for The Arsenal, it was discovered that the roof needed to be replaced, so they needed to get the grantor's permission to change the scope of the grant and the project. They pulled the information together, including construction documents, and when the RFP was put out, one proposal was received from Nix Construction for \$212,000, she said.

Ms. Todd said the proposal from Nix was not in council's packets because the RFP process closed on Friday, and staff has had "internal discussions" since then, including with the historical architects, to determine if the vendor was "viable." City attorney **Bill Harvey** has vetted the contract, she said.

Councilman Murray said he has "heartburn" about approving a contract he hasn't seen. Ms. Todd said the grant closes this Friday, and there would be no more extensions, so this authorization is "on the fast track." The roof will be copper with a 100-year lifespan, she said.

Ms. Todd explained the standard contract, which is filled in with information from the RFP and the winning bidder's proposal.

Mr. Keyserling said he's concerned about having "to track a roofer down," but if the architect is comfortable with Nix and knows the company could do the work, he is okay with it.

In order to allow Ms. Todd time to get the contract to council for its review, **Councilman McFee withdrew his motion and Councilman Murray his second.**

Councilman Murray made a motion, second by Councilman Cromer, to move this item to after "Reports by Council" on the agenda. The motion passed unanimously.

AUTHORIZATION TO ALLOW THE CITY MANAGER TO ENTER INTO MEMORANDUM OF AGREEMENT (MOA) FOR REGIONAL STORMWATER PROJECT ^[L]_[SEP]

Councilman McFee made a motion, second by Councilman Cromer, to approve the authorization. Councilman Murray asked if the other participants have passed this, and Mr. Prokop said he doesn't know about Port Royal, "but all the others have passed it."

Councilman Murray read the "Whereas" in the second-to-last paragraph. In "conversations about regional stormwater," he said, the respective jurisdictions "have made it clear that while we see the benefit of working cooperatively, we also see a need for having our own stormwater standards" because the jurisdictions are different from one another.

Mr. Keyserling said he would agree to this "to be a team player," and it doesn't obligate the city "to anything other than the study." Councilman Murray said the city isn't locked into approving what they come up with. Council has given guidance "to Eric and the county that" the City of Beaufort is "willing to participate [and] to explore." While the city would like regional stormwater, he said, it would also like to have "each of the respective communities . . . identified within that plan" and for each to have "our own independent control of those things." **The motion passed unanimously.**

APPOINTMENTS TO BOARDS AND COMMISSIONS ^[L]_[SEP]

Councilman McFee made a motion, second by Councilman Murray, to appoint Michael Tomy to the MPC; Kimberly McFann to the citizen representative position and Benjie Morillo for the design professional position on the Design Review Board; Katherine Pringle to the Historic District Review Board; Joel Newman to the design professional position and Liza Hill to the certified arborist position on the Park & Tree Commission, and Ron Callari to the Tourism Development Advisory Committee. The motion passed unanimously.

CITY MANAGER'S REPORT

Mr. Prokop thanked staff who have gone north to help with flood damage from

Hurricane Florence. Chief Bertholf said 4 firefighters were sent to Horry County. He explained what they have been called on to do. There was also a deployment for 4 people and a piece of equipment to Darlington County, he said.

Mr. Prokop said Chief Bertholf is also “our communications guru,” and the city’s “social media numbers are improving.” Total engagements on Facebook posts have increased 152%. Mr. Keyserling asked how much of that increase was because of the storm, and Mr. Prokop said these numbers were gathered before the storm.

Mr. Prokop said followers on the city’s Facebook page are 27% male and 73% female, with the opposite ratio (63% male and 37% female) on the fire department’s Facebook page. He thanked Chief Bertholf, **Shawn Hill**, and **Peggy Simmer** for their communications efforts.

According to FBI crime statistics, Mr. Prokop said, in the last year, crime has declined 19%. He said Chief Clancy had asked the public to lock their cars and not to leave keys, guns, and valuables in them, which would help to reduce crime numbers further.

Mr. Prokop said the city received a recommendation from the legislative delegation for a PARD (Parks and Recreation Development) grant for playground equipment for Washington Street Park, and Beaufort County received a recommendation from the legislative delegation for a PARD grant to resurface the swimming pool at the Greene Street Gym.

Mr. Prokop said Shrimp Festival is October 5 and 6, and on October 10 at 6 p.m., there will be a public meeting at Beaufort Middle School about stormwater in Mossy Oaks.

MAYOR’S REPORT

Mr. Keyserling said he’d attended the Municipal Association board meeting, and among other issues, they would be looking at lessening the time before admission to the police academy and matters of home rule (e.g., concerning South Carolina municipalities’ plastic bag bans).

Mr. Keyserling said he had attended a ceremony in Atlanta elevating “Pastor **Jack**” **Bomar** to the status of a bishop in the Unity Church.

COUNCIL REPORTS

Councilman Cromer thanked staff for its hard work on Shrimp Festival and Whitehall Park.

Councilman Murray said he appreciates staff, especially Mr. Harvey and Mr. Prokop, for working with the county on Whitehall Park. He thanked county council for its unanimous approval of the Whitehall Park purchase the previous night.

Councilman Murray said the next First Friday is October 5, and as part of that event, Beaufort Digital Corridor will host an art show.

Councilman Murray said an RFP for a spec building in Commerce Park is out, and proposals are due October 4.

Councilman Murray said he had reached out to the mayor of Beaufort, North Carolina, who said their recovery from the hurricane is well underway, and he'd like to come visit Beaufort, South Carolina some time.

Councilman McFee said BJWSA had to excavate part of the pocket park on Duke and Church Streets, which volunteers had put a lot of work into, so BJWSA is going to re-sod the park and "put it back like it was." The park may end up with an irrigation system, he said.

Councilman McFee discussed topics covered at the most recent Lowcountry Area Transportation Study meeting.

Mr. Keyserling thanked council, which he said was "dealt an awkward . . . set of cards on Whitehall" Park, but "we played it exceptionally well, and that's what counts," because "we can't fold a hand if we don't like it." He said Mr. Prokop knew that he had council's "unanimous support" in negotiations about the park.

AUTHORIZATION TO ALLOW THE CITY MANAGER TO EXECUTE A CONTRACT FOR RE-ROOFING THE ARSENAL

Linda Roper said when the preservation architects assessed the roof at The Arsenal, they discussed the best material to replace it with. They felt a copper roof would require only minimal maintenance, and it would protect the crenellations better once they were restored. The cost of a membrane roof and the necessary stucco repairs would be comparable to the cost of a copper roof, she said, and the warranty on the copper roof would be for 100 years, while a membrane roof would have to be replaced 3 or 4 times within that period. **Councilman Cromer made a motion to approve the authorization, seconded by Councilman Murray. The motion passed unanimously.**

There being no further business to come before council, Councilman Cromer made a motion, second by Councilman Murray, to adjourn the regular council meeting. The motion passed unanimously, and the meeting was adjourned at 8:03 p.m.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM: Linda Roper, Director of Downtown Operations and Community Services
AGENDA ITEM Request for Co-Sponsorship for Shine On event to be held in Waterfront Park on
TITLE: Thursday, November 8, 2018
MEETING
DATE: 10/23/2018
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Application and Co Sponsorship Form	Backup Material	10/19/2018



**CITY OF BEAUFORT
WATERFRONT PARK APPLICATION**

1901 Boundary Street

Phone: 843-525-7084

Fax: 843-986-5606

Name of Event: <u>Second Annual</u> <u>Shine On!</u>	Date(s) of Event: <u>11/8/2018</u> Setup start/end time: <u>5pm</u> Actual event start/end time: <u>5:30</u> Take down start/end time: <u>7:00</u>
Organization/Individual Name: <u>Hospice Care of South</u> <u>carolina</u>	Address: <u>1817 Boundary St.</u> Telephone: <u>843-812-3968</u> Email: <u>megan.radcliffe @</u> <u>hospice care of sc.net</u>

- Completed application must be received and approved by the Events Coordinator, Linda Roper.
- Full receipt of deposit must be received to ensure securing your requested date for rental of the Waterfront Park.
- Deposits are refundable provided the venue is returned in the same condition it was received.

Please mail completed application to:

City of Beaufort, Attn: Linda Roper, 1901 Boundary Street, Beaufort, SC 29902, or

scan and email to lroper@cityofbeaufort.org.

All private events must follow the Special/Private Events Policy. To discuss specifics of the desired event, you must contact the Events Coordinator at 843-525-7084.

Is event open to the public? Yes

Will admission be charged or donation required? NO

Will alcoholic beverages be sold? NO Served? _____

Will food be sold? NO Served? _____

Will there be any retail sales? NO

Number of people expected to attend: 100 - 150

The Waterfront Park venue is rentable in sections with a 4, 6, or 12-hour limit of any chosen park area or areas. Set up and take down time needs to be factored into your chosen block of time. **NO exceptions will be made.**

Fee payment due no less than 30 days prior to event.


Fill out by circling cost(s) in blocks of time desired for area(s) of interest including electrical needs.

WATERFRONT PARK RENTAL RATES FOR PRIVATE EVENTS			
Park Area	<u>4 HR Block</u>	<u>6 HR Block</u>	<u>12 HR Block</u>
Farmers Market	\$ 200.00	\$ 400.00	
Contemplative Garden	\$ 200.00	\$ 400.00	
Pavilion	\$ 350.00	\$ 500.00	
Green 1	\$ 300.00	\$ 500.00	
Green 2	\$ 450.00	\$ 750.00	
Electric Fee	\$ 50.00	\$ 75.00	
Entire Park			\$2,200.00
Deposit	\$ 500.00	\$ 800.00	\$1,100.00

See this link <http://www.cityofbeaufort.org/group-events-business-license.aspx> to obtain a group business license application for vendors.

Comments:

Is it possible to have the fee waived like we did last year?


Lessee/Applicant Signature

9/18/2018
Date

-----Below this line for City use-----

Events Coordinator – Linda Roper

Date Application Received

Deposit Paid: _____ Fees Paid: _____ Deposit to be Refunded: _____

REQUEST FOR CO-SPONSORSHIP

Henry C. Chambers Waterfront Park

Name of Event Shine On!

Date of Event: 11/8/2018

Contact person: Megan Radcliffe
Telephone: 843-812-3968

Please check all that apply.

	Yes	No
Are you a "For Profit" entity?	X	**
Is this a fund raising event?		X
Is this event open to the public?	X	
Is there a required fee / donation to attend this event?		X
Are you requesting more than two (2) park areas for this event?		X
Will there be any type of "sales" for this event?		X
Will this event require more than four (4) hours (includes setup & take down)?		X
Will alcohol be sold / served?		X

**If you answered "no" to the first question, what is your non-profit status? (501 (C) (3), (4) or (6))? _____

Request for waivers/co-sponsorship of events must be approved by City Council prior to the event.

Events Coordinator Recommendation: Approved: _____ Denied: _____

Explanation: _____

Forward for Council Deliberation: _____
Date of Council Meeting

Council: Approved: _____ Denied: _____

Explanation: _____



Hospice Care of South Carolina

Proudly Serving Patients and Families Since 1997

October 5th 2018

To whom it may concern,

The Second Annual Shine On! luminary event will be held statewide on Thursday, November 8th 2018. This special event is free and open to the public to remember, honor and celebrate our loved ones who have been served by hospice and palliative care.

From 5:45pm until 6:30pm, there will be 100 luminaries lit by LED tea-lights in remembrance of family and friend impacted by hospice and palliative care services. Those who attend will have the opportunity to write their loved ones name on a luminary, and light it in remembrance. At the end of the night, families are invited to keep their luminary as a keepsake. Across the state, there will be a total of 2,500 luminaries lit during our Shine On! events.

The intended audience for this event will be anyone impacted by hospice and palliative care. Last year, we had an average of 25 people at each event. We anticipate an increase in attendance this year.

We would be honored to utilize your facility for this event. For additional information or concerns, please contact Claire Culp, Creative Services Specialist at 864.389.0019 or claire.culp@hospicecare.net

Sincerely,

Claire Culp



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM:
AGENDA ITEM Request for Co Sponsorship of Life Blooms Eternally event to be held in Waterfront
TITLE: Park on Wednesday, November 14, 2018
MEETING
DATE: 10/23/2018
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Application and Co Sponsorship Form	Backup Material	10/19/2018



CITY OF BEAUFORT
WATERFRONT PARK APPLICATION

1901 Boundary Street

Phone: 843-525-7084

Fax: 843-986-5606

Name of Event: <u>Life Blooms Eternally</u>	Date(s) of Event: <u>11/14/18</u> Setup start/end time: <u>9:00-3:00</u> Actual event start/end time: <u>10:00-2:00</u> Take down start/end time: <u>9:00-3:00</u>
Organization/Individual Name: <u>Agape Foundation</u> <u>Agape Hospice</u>	Address: <u>1800 Paris Avenue</u> <u>Port Royal SC 29935</u> Telephone: <u>843-473-6204</u> Email: <u>ekuhneagapehospice.com</u>

- Completed application must be received and approved by the Events Coordinator, Linda Roper.
- Full receipt of deposit must be received to ensure securing your requested date for rental of the Waterfront Park.
- Deposits are refundable provided the venue is returned in the same condition it was received.

Please mail completed application to:

City of Beaufort, Attn: Linda Roper, 1901 Boundary Street, Beaufort, SC 29902, or

scan and email to lroper@cityofbeaufort.org.

All private events must follow the Special/Private Events Policy. To discuss specifics of the desired event, you must contact the Events Coordinator at 843-525-7084.

Is event open to the public? Yes

Will admission be charged or donation required? No

Will alcoholic beverages be sold? No Served? No

Will food be sold? No Served? No

Will there be any retail sales? No

Number of people expected to attend: 50

The Waterfront Park venue is rentable in sections with a 4, 6, or 12-hour limit of any chosen park area or areas. Set up and take down time needs to be factored into your chosen block of time. **NO exceptions will be made.**

Fee payment due no less than 30 days prior to event.

Fill out by circling cost(s) in blocks of time desired for area(s) of interest including electrical needs.

WATERFRONT PARK RENTAL RATES FOR PRIVATE EVENTS			
Park Area	<u>4 HR Block</u>	<u>6 HR Block</u>	<u>12 HR Block</u>
Farmers Market	\$ 200.00	\$ 400.00	
Contemplative Garden	\$ 200.00	\$ 400.00	
Pavilion	\$ 350.00	\$ 500.00	
Green 1	\$ 300.00	<u>\$ 500.00</u>	
Green 2	\$ 450.00	\$ 750.00	
Electric Fee	\$ 50.00	\$ 75.00	
Entire Park			\$2,200.00
Deposit	\$ 500.00	\$ 800.00	\$1,100.00

See this link <http://www.cityofbeaufort.org/group-events-business-license.aspx> to obtain a group business license application for vendors.

Comments:



 Lessee/Applicant Signature

10-12-18

 Date

-----Below this line for City use-----

Events Coordinator – Linda Roper

Date Application Received

Deposit Paid: _____ Fees Paid: _____ Deposit to be Refunded: _____

REQUEST FOR CO-SPONSORSHIP

Henry C. Chambers Waterfront Park

Name of Event Life Blooms Eternally

Date of Event: 11-14-18 Contact person: Everett Kuhn

Telephone: 843-441-3986

Please check all that apply.

	Yes	No
Are you a "For Profit" entity?		**
Is this a fund raising event?		✓
Is this event open to the public?	✓	
Is there a required fee / donation to attend this event?		✓
Are you requesting more than two (2) park areas for this event?		✓
Will there be any type of "sales" for this event?		✓
Will this event require more than four (4) hours (includes setup & take down)?	✓	
Will alcohol be sold / served?		✓

**If you answered "no" to the first question, what is your non-profit status? (501 (C) (3), (4) or (6))? 501(c)3

Request for waivers/co-sponsorship of events must be approved by City Council prior to the event.

Events Coordinator Recommendation: Approved: _____ Denied: _____

Explanation: _____

Forward for Council Deliberation: _____

Date of Council Meeting

Council: Approved: _____ Denied: _____

Explanation: _____



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 9/28/2018
FROM: Bruce Skipper
AGENDA ITEM
TITLE: Adoption of Program for Public Information
MEETING
DATE: 10/23/2018
DEPARTMENT: Planning

BACKGROUND INFORMATION:

At the October 9 Council workshop, Council received a presentation on the City's draft Program for Public Information (PPI) (attached). This is a program designed to educate residents and property owners how to prepare for and protect against the hazards posed by flooding. An adopted PPI will help improve the City's score in the National Flood Insurance Program's Community Rating System (CRS). The CRS is the program that allows the City's flood insurance policy holders to receive a discount on their flood insurance premiums. Adoption of the PPI by resolution is required in order to receive points towards the CRS program. A resolution adopting the City's PPI is attached.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
resolution adopting PPI	Cover Memo	9/28/2018
PPI report	Cover Memo	9/28/2018

**A RESOLUTION
ADOPTING THE PROGRAM FOR PUBLIC INFORMATION FOR THE CITY'S
COMMUNITY RATING SYSTEM PROGRAM**

WHEREAS, the City participates in the Community Rating System (CRS), a part of the National Flood Insurance Program that provides reductions in flood insurance premiums in participating communities; and

WHEREAS, the City currently is rated as a Class 7 in the CRS program, which rewards policy holders in the City with a 15% reduction in their flood insurance premiums; and

WHEREAS, the City desires to improve its CRS rating to a Class 6 or better in an effort to better protect City residents and property owners, and offer additional savings in flood insurance premiums to policy holders; and

WHEREAS, a Program for Public Information (PPI) prepared according to CRS criteria can provide additional credit toward an improved CRS rating; and

WHEREAS, more importantly, a PPI provides a menu of activities the City can implement to improve the public's awareness of the hazards posed by floods and to protect people and property from the dangers flood pose; and

WHEREAS, the City established a PPI Committee according to CRS criteria; and

WHEREAS, the City's PPI Committee worked for over a year to prepare a Program for Public Information for the City of Beaufort; and

WHEREAS, the draft PPI was presented to City Council and reviewed in a workshop session; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of South Carolina, that the City of Beaufort Program for Public Information dated August 2018, is approved and adopted.

IN WITNESS THEREOF, I hereunto set my hand this 23rd day of October 2018.

BILLY KEYSERLING, MAYOR

Attest:

IVETTE BURGESS, CITY CLERK



City of Beaufort **Program for Public Information**



Prepared for:
City of Beaufort, SC

Prepared by:
Wood Environment &
Infrastructure Solutions

August 2018

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City of Beaufort, SC

Program for Public Information (PPI)

Background

The Community Rating System (CRS) is a part of the National Flood Insurance Program (NFIP). It provides reductions to flood insurance premiums in participating communities. The reductions are based on community floodplain management programs, including public information activities. To keep those discounts, communities must continue to implement their programs and provide status reports to the NFIP each year. The City of Beaufort (the “City”) has been an active participant of the CRS since 1992. The City is currently rated as a Class 7, which rewards policy holders with a 15 percent reduction in their flood insurance premiums. Non-SFHA policies (Standard X Zone policies) receive a 5% discount, and preferred risk policies receive no discount.

A Program for Public Information (PPI) is an ongoing effort to prepare, implement, and monitor a range of public information activities. The objective of CRS credit for a PPI is to allow communities to think “outside” of the box and be creative in their approach to outreach for flooding. It provides credit for information programs that are designed to meet local needs and that are monitored, evaluated, and revised to improve their effectiveness. The City has developed its PPI in accordance with the CRS credit criteria found within Activity 330.

With advances in technology and greater familiarity with web-based services, the City recognizes that mailing information directly to property owners may not be the most effective method to get certain messages across or reach certain audiences. The PPI planning process provides the ability for the City to consider other options for disseminating messages about the flood hazard to the community and to leverage other stakeholders through their messaging and materials.

Flood hazard reduction has been a priority for the City of Beaufort for many years, and the development of this PPI also builds on existing public outreach and education efforts related to flooding. For example, the City’s 2009 Comprehensive Plan process encouraged discussion on environmental protection and sustainability, and arrived at natural infrastructure and resource protection as priorities for planning initiatives moving forward.

Step 1: Establish a PPI Committee

A PPI should assess all the community’s needs for flood-related information and coordinate all the resources that can deliver information. It should recommend a range of activities that convey information to residents, businesses, tourists, school children, and other audiences in and around the community. It should have an objective review of what is being done and how public information activities could be improved. Therefore, a PPI needs to be developed by a committee that consists of members from both inside and outside local government. The committee could be an existing committee, such as a mitigation planning committee or advisory board, or a subcommittee of an existing group, so long as it meets the membership criteria.

1.1 Membership and Stakeholders

The PPI Committee’s membership must meet the following CRS criteria:

- There must be at least five people on the committee.
- There must be representation from the community’s floodplain management office.

- There must be representation from the community’s public information office, if there is one.
- At least half of the members must be from outside the local government (“stakeholders”).

The CRS encourages engagement of groups and people outside the local government in planning and conducting outreach projects. As outlined above, at least one-half of the members of the PPI committee must be representatives from outside the local government. These could be members of the public, representatives of key community organizations, and/or agencies and organizations that would likely implement the recommended outreach projects.

The participants comprising the PPI Committee for the City were selected in accordance with the above CRS criteria and include the following:

1. Libby Anderson, City of Beaufort Planning Department
2. Edward Dukes, Lowcountry Real Estate
3. Tom Hermann, Ameris Bank
4. Bruce M. Skipper, City of Beaufort Building Department (Floodplain Manager)
5. Andy Corriveau, State Farm Insurance
6. Robert Carson, Beaufort City Emergency Management
7. Martie Kay McTeer, City of Beaufort Planning Department (Committee Advisor)

Note: The City does not have a Public Information Officer

Committee Meetings

The PPI committee met three (3) times during the planning process to complete the outreach program. Each PPI committee meeting was held at the 2nd floor conference room in City Hall at 1911 Boundary Street. The meeting dates and objectives covered are detailed below in Table 1.

Table 1 – Summary of PPI Committee Meeting Dates

Meeting Topic		Meeting Date
PPI #1	Assessment of the community’s current public information needs (PPI planning process, assessment of the flood hazard, exposed buildings, flood insurance coverage, and identification of target audiences and areas).	6/21/2017
PPI #2	Define target outreach messages and other potential outreach projects along with dissemination methods.	11/9/2017
PPI #3	Review the draft PPI	7/12/2018

Goals for the PPI

The PPI committee used the following three goals to guide the overall implementation of this Program for Public Information in order to better educate the public about the flood risks facing the City and how to protect themselves as well as their homes and businesses from flood damage; and to understand the importance of flood insurance.

Goal 1: Encourage property owners, through education and outreach measures, to protect homes and businesses.

Goal 2: Reduce damage through flood resilient strategies and measures.

Goal 3: Increase the preparedness capability of the public to respond to and recover from flood events.

Step 2: Assess the Community’s Public Information Needs

The City of Beaufort, located on Port Royal Island in the Sea Islands along the coast of South Carolina, is the county seat of Beaufort County. The City has a total land area of approximately 27.6 square miles and

a water area of approximately 6.0 square miles. The City sits along the Beaufort River, roughly 8 miles inland from the Atlantic coast. Because the City is located in a unique, low-lying estuarine area, it is particularly susceptible to flooding from high tides and storm surge. In fact, storm surge from hurricanes and tropical storms pose the greatest threat for flooding. However, extreme high tides and heavy rains can also cause flooding in neighborhoods and in the streets. Heavy and prolonged rainfall causes the capacity of the drainage system to be exceeded and can also cause flooding along the City's many waterways through increased runoff.

Beaufort is located completely within the Salkehatchie River Basin, which covers 1,021 square miles and spans 7 counties. Within the Salkehatchie River Basin, the City of Beaufort spans the Broad River/Port Royal Sound Watershed and the Coosaw River/St. Helena Sound Watershed.

The City is served by U.S. Highway 21, Business 21, and South Carolina Highway 170. US-21 connects Beaufort southeast to the Sea Islands and north to US-17 and Interstate 95. US-21 has been diverted around the City of Beaufort, but Business 21 runs through downtown. US-21 is the primary hurricane evacuation route for the City and the neighboring Sea Islands. SC-170 connects Beaufort southwest to southern Beaufort County and Savannah.

According to the U.S. Census Bureau's American Community Survey annual estimates, the City had an estimated total population of 13,729 in 2017. The City of Beaufort is the most developed area in northern Beaufort County.

Much of the City of Beaufort is surrounded by estuarine and marine wetlands. It is important to realize, respect and maintain the natural flood protection benefits and floodplain functions provided by these sensitive lands, and the natural and beneficial functions of this undeveloped coastal flood zone should be incorporated into local outreach and flood mitigation programs. The PPI should promote the environmental preservation and protection of coastal floodplain functions which include hydrologic and hydraulic processes, geomorphic processes and biologic processes. The seasonal and storm-generated variations in water flow, including periodic flooding, are part of the normal function of the floodplain. These variations keep erosion and accretion in equilibrium, replenish soils, recharge groundwater, and filter impurities. In coastal areas, water differences are based on tides, currents, wave action, and storm surges—all of which form shorelines, coastal wetlands, dunes, barrier islands, and estuaries.

Much of the City falls within the 1%-annual-chance floodplain and the 0.2%-annual-chance floodplain. While some of this area, especially in the outlying incorporated areas to the southeast and northwest, is open space and marshland, floodplains cover much of the City's developed areas as well. In particular, the southeast and northern portions of historic downtown Beaufort fall within the floodplain. To the south and west of Downtown, the floodplain extends along the western half of Port Royal Island and covers much of the Mossy Oaks neighborhood.

2.1 Delineate Target Areas

To develop an effective local outreach program that raises public awareness about flood related issues, it is necessary to identify and assess the areas within the community that are considered flood-prone. The PPI Committee identified the following target areas and concluded that outreach projects should be directed to all properties (residential, commercial and public) within these areas:

Target Area #1: The Special Flood Hazard Area

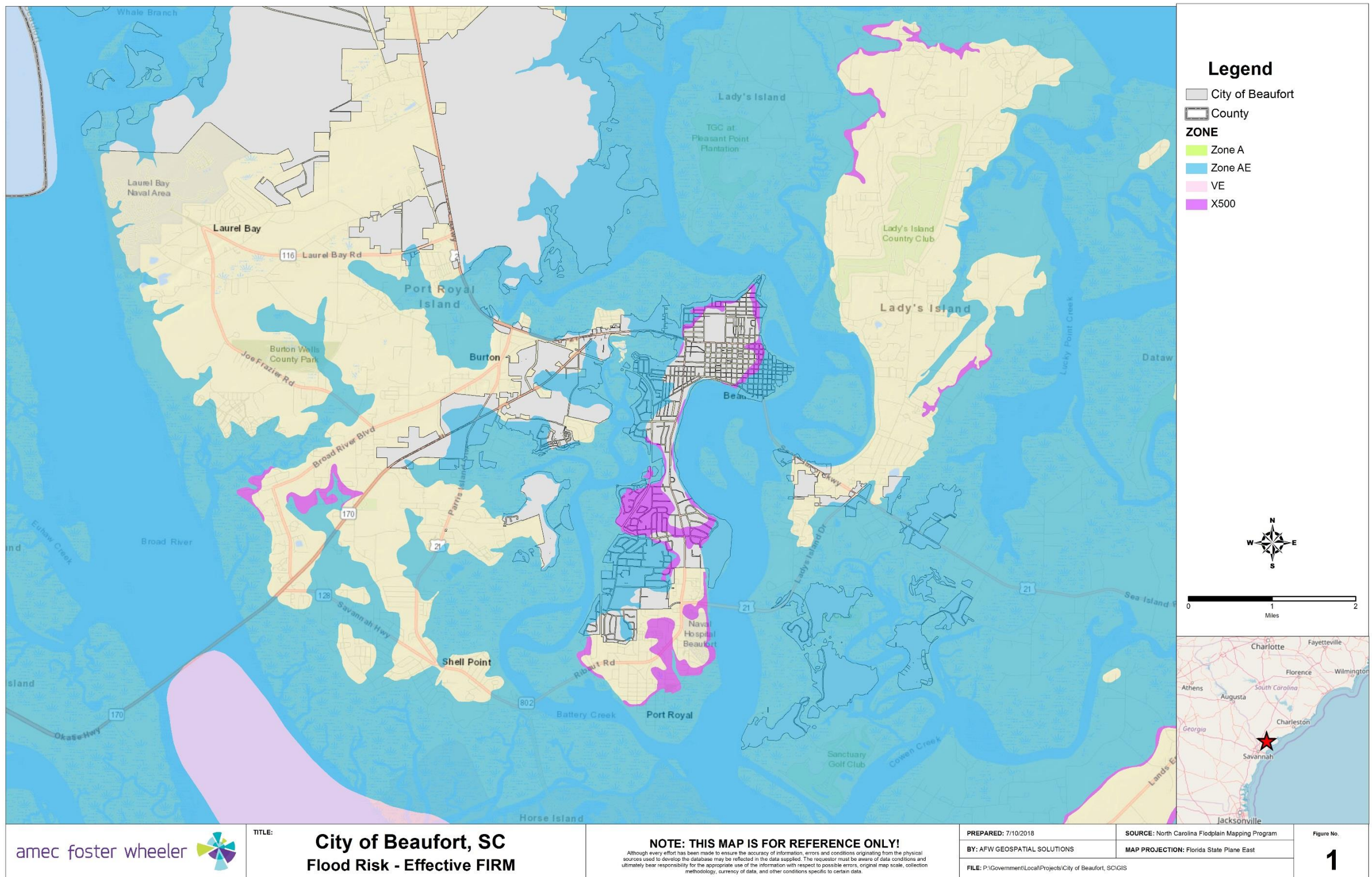
The City of Beaufort's floodplains were last mapped in 1986. Under the Effective FIRM, approximately 38.3% of structures in the City of Beaufort are located within a Special Flood Hazard Area (SFHA). Figure 1 on the following page reflects the mapped flood insurance zones for the City under the Effective FIRM. Note that the flood zones for this data, provided by Beaufort County, have been updated to reflect the current FEMA flood zone definitions. Therefore, all B Zones are shown as Shaded Zone X (the 0.2 percent annual chance floodplain), all C Zones are shown as Unshaded Zone X (areas outside the SFHA), and all numbered A Zones are shown as Zone AE (areas in the SFHA with known base flood elevations).

Table 2 summarizes the building count and improved value of parcels by mapped FEMA flood zone for the Effective FIRM. Based on this analysis, 2,908 improved parcels fall within the 1% annual chance floodplain for a total value of \$818,176,942. Additionally, there are 4,676 improved parcels outside of the SFHA with a value of \$879,545,031; nearly a quarter of these parcels and the associated total building value are located in the 0.2-percent-annual-chance floodplain. Note: Improved parcels indicate that a structure is present; however, the structure may or may not be insurable.

Table 2 – Building Count by FEMA Flood Zone, Effective FIRM

Flood Zone	Building Count	Total Building Value
Zone AE	2,908	\$818,176,941.60
Zone X (shaded)	1,149	\$202,564,678.90
Zone X (unshaded)	3,527	\$676,980,352.50
Total	7,584	\$1,697,721,973.00

Source: Beaufort County GIS



Source: Beaufort County GIS, 2017

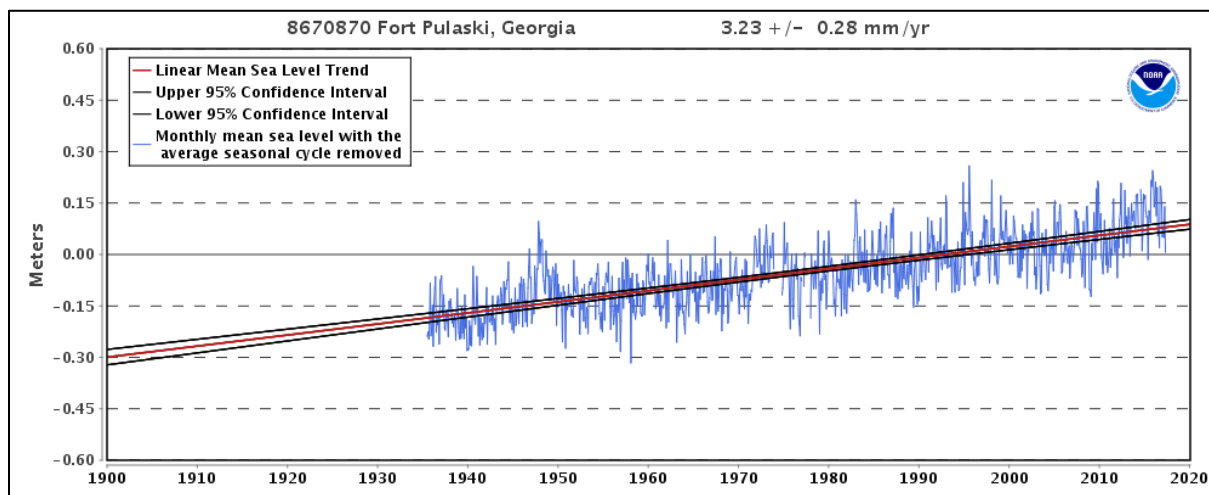
Figure 1 – City of Beaufort Effective FIRM Flood Zones

Target Area #2: Areas of Tidal / Stormwater Flooding & Sea Level Rise

Stormwater flooding can occur throughout the City of Beaufort when heavy rainfall and an accumulation of runoff overburden the stormwater drainage system within the community. This type of flooding is typically exacerbated by tidal influences limiting the capacity of the drainage system. Due to its low elevation and setting among estuarine and marine wetlands in South Carolina's Sea Islands, the City of Beaufort is vulnerable to tidal flooding. These same qualities mean the City is also at risk of sea level rise, which will intensify tidal and stormwater flooding issues.

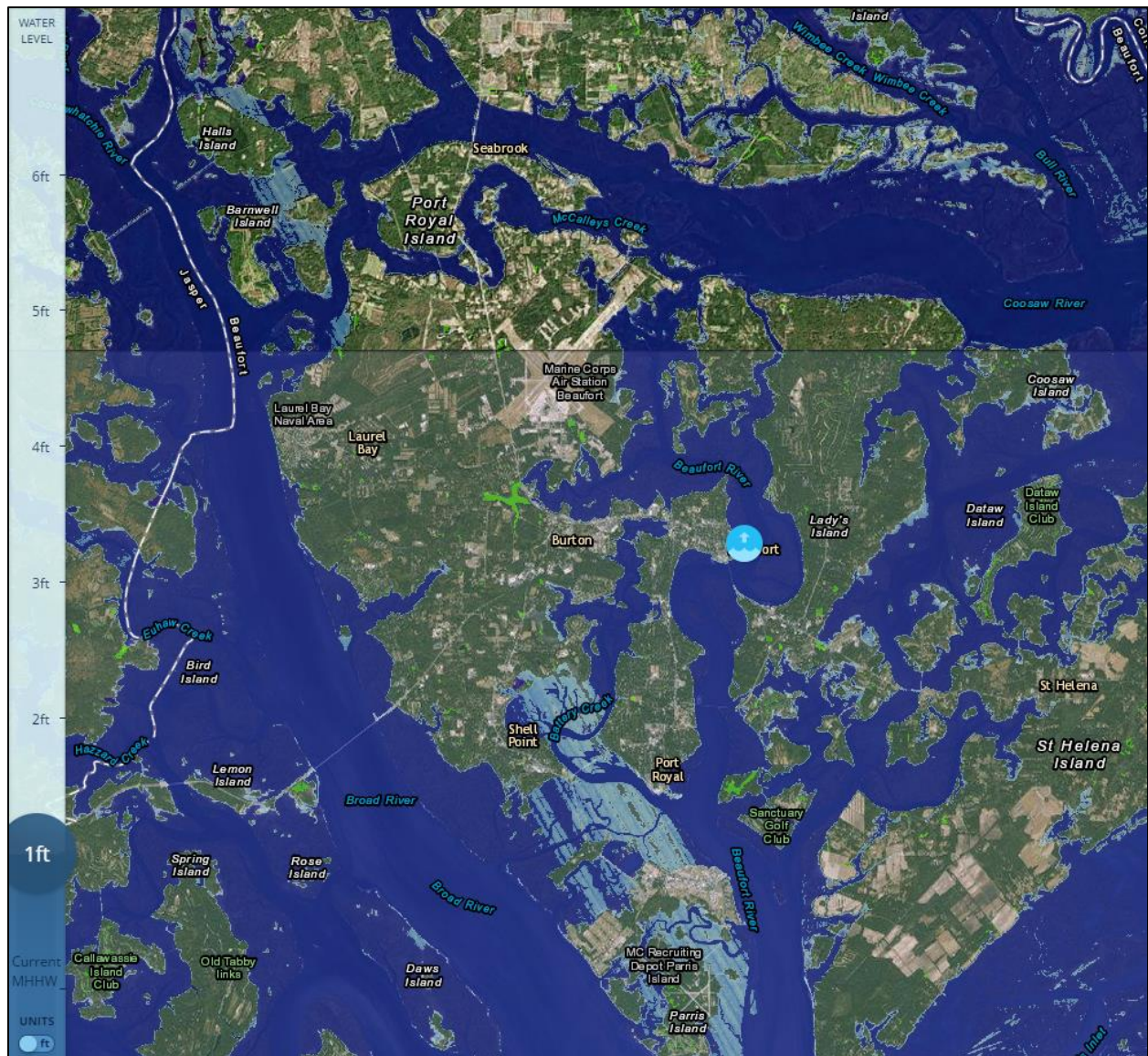
Tidal flooding is measured relative to the mean higher high water (MHHW), which is the 19-year average of the higher of each day's two high tides. Any land above the MHHW is considered normally dry ground. According to the Beaufort County Sea Level Rise Adaptation Report from March 2015, the National Weather Service considers minor flooding in Beaufort County to be any inundation 1.7 ft above MHHW, or 0.5 meters. Nuisance flooding in Savannah, Georgia (measured by the Fort Pulaski flood gauge), which is considered to be 0.46 meters above MHHW, can be taken as a close approximation for Beaufort. According to the 2015 State of U.S. "Nuisance" Tidal Flooding report from the National Centers for Environmental Information (NCEI), Savannah experienced 26 days of tidal flooding in 2015, up from 9 days in 1995. Tidal flooding is increasing as a result of sea level rise.

Sea level rise at the Fort Pulaski, Georgia tidal gauge also closely approximates the local sea level rise trend in Beaufort. Sea level at the Fort Pulaski gauge is rising at a rate of 3.23 ± 0.28 mm/yr, which equates to roughly 1.1 feet per century. However, this linear trend does not capture the continued impacts of climate change, which is expected to cause the rate of sea level rise to continue to increase through the end of the century, according to the National Climate Assessment. Therefore, actual sea level rise will likely exceed the linear trend.



Source: NOAA Tides & Currents, July 2017

Figure 2 illustrates the extent of inundation with 1 foot of sea level rise above mean higher high water based on the NOAA Sea Level Rise Viewer.



Source: NOAA Office for Coastal Management Sea Level Rise Viewer

Figure 2 – Estimated Flooding Under 1 Foot Sea Level Rise

While tidal influences are a leading cause of stormwater flooding in Beaufort, other factors can contribute to stormwater drainage issues and worsen the problem. The following issues can lead to stormwater flooding:

- ▶ **Inadequate Capacity** – An undersized/under capacity pipe system can cause water to back-up behind a structure which can lead to areas of ponded water and/or overtopping of banks.
- ▶ **Clogged Inlets** – debris covering the asphalt apron and the top of grate at catch basin inlets may contribute to an inadequate flow of stormwater into the system. Debris within the basin itself may also reduce the efficiency of the system by reducing the carrying capacity.
- ▶ **Blocked Drainage Outfalls** – debris blockage or structural damage at drainage outfalls may prevent the system from discharging runoff, which may lead to a back-up of stormwater within the system.

- ▶ **Improper Grade** – poorly graded asphalt around catch basin inlets may prevent stormwater from entering the catch basin as designed. Areas of settled asphalt may create low spots within the roadway that allow for areas of ponded water.
- ▶ **Impervious Surface** – An increase in impervious surface creates increased runoff which leads to an increase in the volume of water travelling to a collection point.

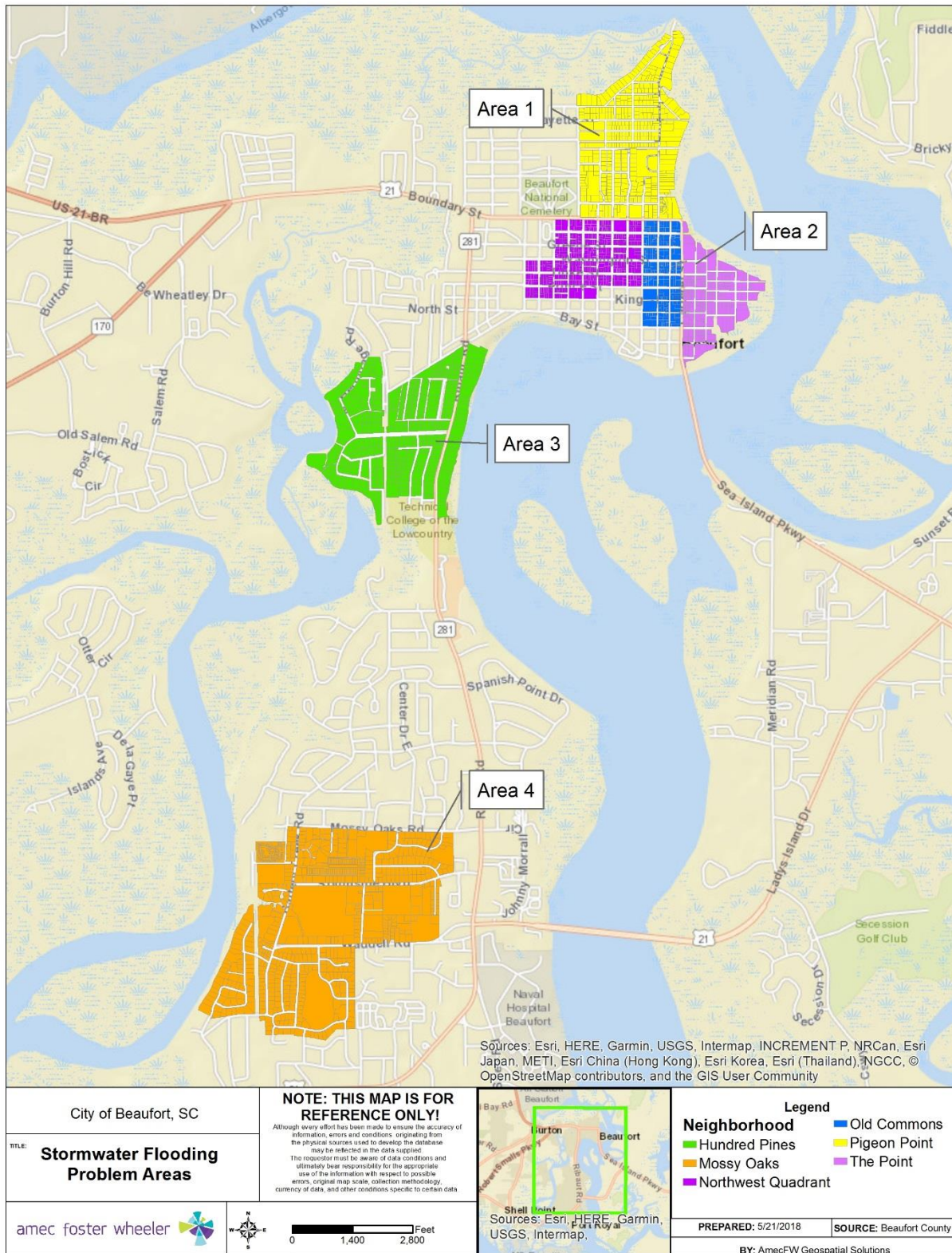
The City's Public Works Department identified four distinct areas affected by stormwater flooding. These areas are summarized in Table 3. Although these areas are noted as hot spots for stormwater issues, the whole of Beaufort is affected by tidal influences. Therefore, drainage issues from tidal flooding may extend beyond these currently identified areas.

Table 3 – Stormwater Flooding Problem Areas

Area	Neighborhood	Type of Flooding
1	Pigeon Point	Inadequate Drainage
2	Downtown/The Point/Northwest Quadrant	Inadequate Drainage
3	Hundred Pines	Inadequate Drainage
4	Mossy Oaks	Inadequate Drainage

Figure 3 shows the location of the neighborhoods that experience localized stormwater flooding.

Included in this target area of stormwater and tidal flooding are The Point and Downtown Beaufort, including Historic Bay Street and Carteret Street. This Downtown area is the heart of the City's cultural and historic assets, including many historic landmarks. The area also contains a significant concentration of small businesses throughout the "Main Street Beaufort, USA" downtown area. For these reasons, this area draws a large tourist population, which makes the area integral to the City of Beaufort's economy. Under the Effective FIRM, much of Downtown also falls within the SFHA.



Source: Beaufort County GIS, 2017

Figure 3 – Areas of Localized Flooding

Target Area #3: Repetitive Loss Areas

Properties categorized as repetitive loss properties for having two or more claims of \$1,000 or more paid against the National Flood Insurance Program (NFIP) have a greater need for flood protection. These properties are known to be vulnerable to flood and will continue to experience losses unless they are mitigated. Per 2016 NFIP records, there are four repetitive loss properties in the City of Beaufort including two unmitigated properties; however, one of these unmitigated buildings is actually located in unincorporated Beaufort County. Of the two mitigated properties, one received flood protection and the other is a historic building.

Table 4 below details the total repetitive loss building count by FEMA flood zone according to current NFIP records (excluding the property known to be located outside the City of Beaufort limits).

Table 4 – Repetitive Loss Buildings by Flood Zone

Flood Zone	Mitigated?	Building Count		Total Building Payment	Total Content Payment	Total Paid
		Insured	Uninsured			
X	X		X	\$14,805.98	\$6,791.48	\$21,597.46
A12	X	X		\$97,573.98	\$4,568.27	\$102,142.25
C		X		\$35,838.58	\$1,061.79	\$36,900.37
Total	2	2	1	\$148,218.54	\$12,421.54	\$160,640.08

Source: NFIP Repetitive Loss Data, 1/31/2017

Note: Flood zones reflect the historical FIRM at the time of the property's first loss.

In addition to the repetitive loss properties there are historical claims properties, which have had one claim paid against the NFIP and the potential to become repetitive loss properties. The location of these properties was taken into consideration when defining repetitive loss areas in the City of Beaufort.

Figure 4 illustrates the location of the one repetitive loss area defined for the City, based on the known repetitive loss property, historic claims properties, and other surrounding properties with similar flood conditions.



Source: NFIP Repetitive Loss Data, 01/31/2017

Figure 4 – Repetitive Loss Area

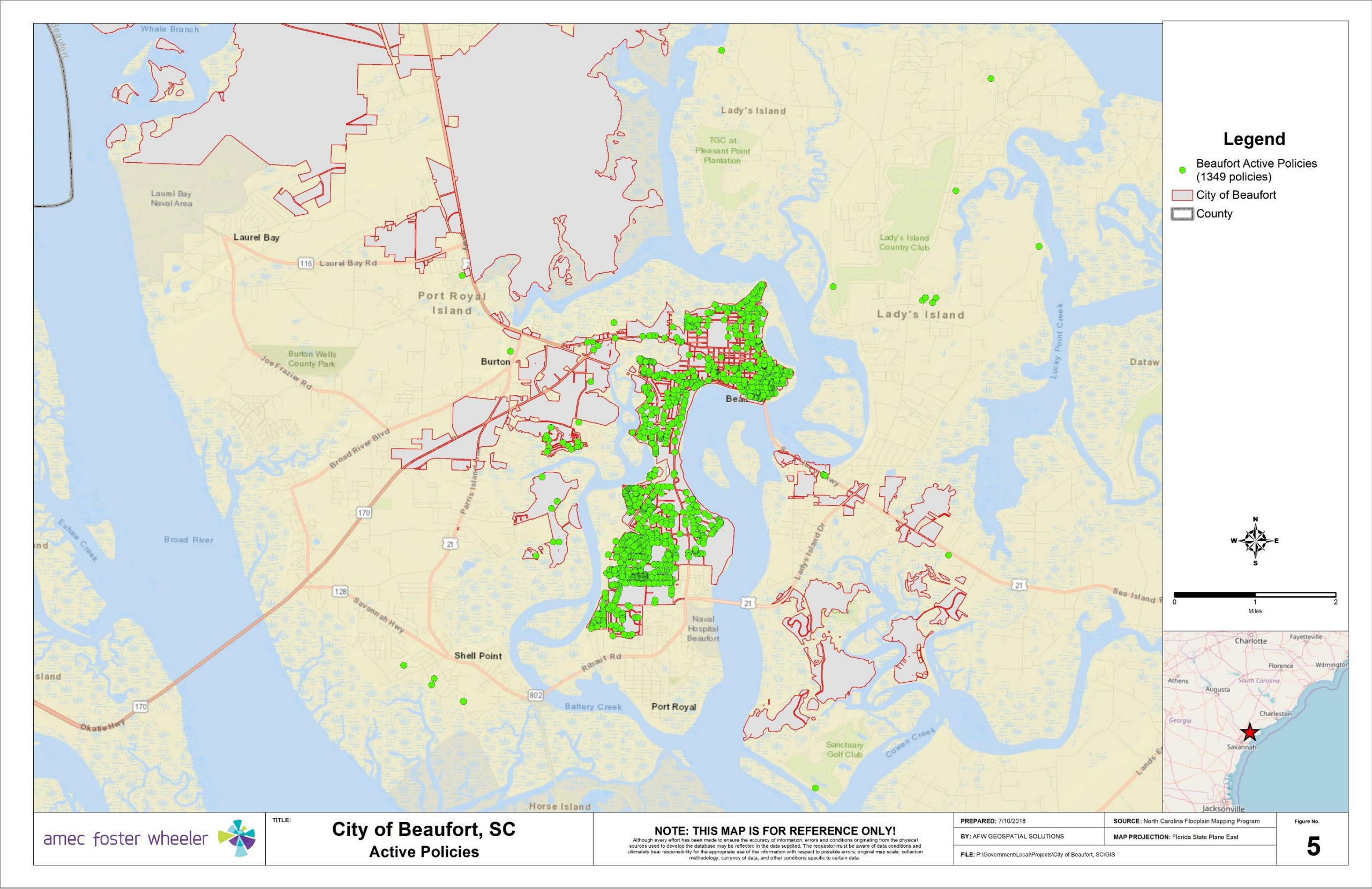
2.2 Assess Flood Insurance Coverage (Flood Insurance Assessment)

One valuable source of information on flood hazards is current flood insurance data for active policies and past claims. Flood insurance is required as a condition of federal aid or a mortgage or loan that is federally insured for a building located in a FEMA flood zone. An analysis of the NFIP data provided the following insight into areas susceptible to flooding in the City:

1. Where do active flood insurance policies exist?
2. Where have flood insurance claims been paid in the past?
3. How many buildings are exposed to the flood hazard versus how many buildings have coverage?
4. How does the average amount of coverage compare to the amount of expected flood damage from the 100-yr flood?

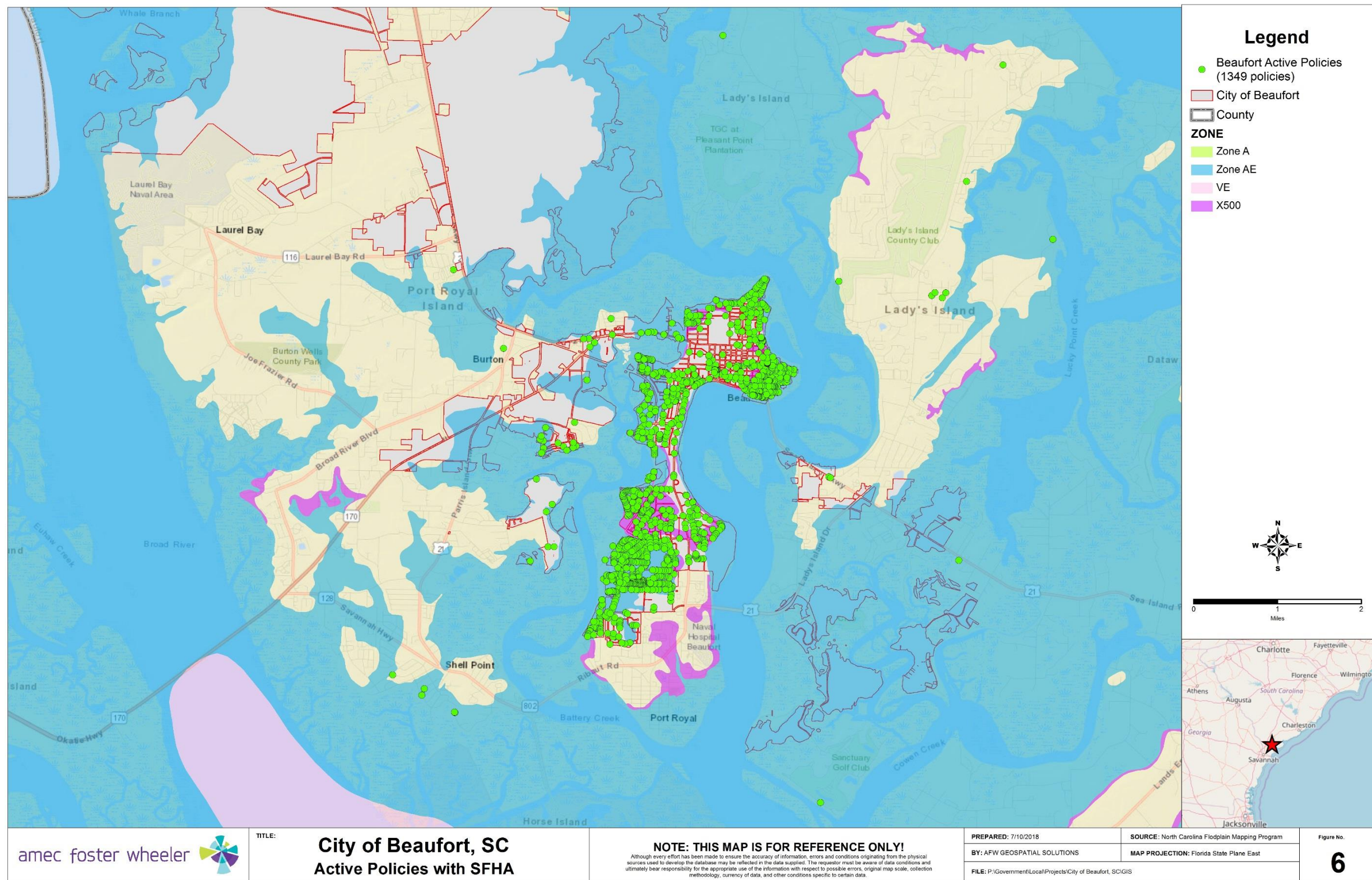
Figure 5 shows the location of active flood insurance policies and Figure 6 maps those policies in reference to the Effective FIRM. It should be noted that several policies listed for the City of Beaufort mapped outside of the city's jurisdictional boundaries. Additionally, three percent of the policies listed in FEMA/ISO data could not be mapped. Therefore, actual coverage is slightly higher than what is shown.

This figure shows that there is good policy coverage in downtown Beaufort throughout the AE Zone and extending into the Unshaded X Zone. There are also a significant number of policies in the AE Zone and Shaded X Zone in the south of the City toward Port Royal. There appear to be gaps in many of the outlying incorporated areas of the City, but much of this land is vacant. However, the City should encourage increased policy coverage in the southeastern portions of the City, especially south of US-21 BUS (Sea Island Parkway) and US-21 (Ladys Island Drive). Areas in the AE Zone to the west and southwest of downtown, including properties around Robert Smalls Parkway, could also be targeted for increased insurance coverage.



Source: NFIP Policy Data, 01/31/2017

Figure 5 – Flood Insurance Policies in Force



Source: NFIP Policy Data, 01/31/2017

Figure 6 – Flood Insurance Policies and Special Flood Hazard Areas

Table 5 summarizes key statistics of policies in force and past claims by flood zone.

Table 5 – NFIP Policy and Claims Data by Flood Zone for the City of Beaufort

Flood Zone	Number of Policies in Force	Total Premium	Total Coverage	Number of Closed Paid Losses	Total of Closed Paid Losses
A01-30 & AE Zones	824	\$915,351	\$216,313,500	56	\$982,879.02
A Zones	0	\$0	\$0	0	\$0.00
AO Zones	0	\$0	\$0	0	\$0.00
AH Zones	0	\$0	\$0	0	\$0.00
AR Zones	0	\$0	\$0	0	\$0.00
A99 Zones	0	\$0	\$0	0	\$0.00
V01-30 & VE Zones	0	\$0	\$0	0	\$0.00
V Zones	0	\$0	\$0	0	\$0.00
D Zones	0	\$0	\$0	0	\$0.00
B, C & X Zone					
Standard	38	\$56,689	\$9,838,200	10	\$142,590.26
Preferred	551	\$226,528	\$163,106,000	16	\$167,041.78
Total	1,413	\$1,198,568	\$389,257,700	82	\$1,292,511.06

Source: FEMA Community Information System, data as of 05/31/2017

Table 6 compares the number of policies in force with the number of buildings located in each flood zone.

Table 6 – Percentage of Buildings Insured in City of Beaufort

Flood Zone	Number of Policies in Force	Number of Buildings	% Insured
A01-30 & AE Zones	824	2,908	28.3%
B, C & X Zones	589	4,676 ¹	12.6%
Total	1,413	7,584	18.6%

¹This total includes 1,149 buildings that are located in the 0.2%-annual-chance floodplain

Source: FEMA Community Information System data as of 05/31/2017

The notable statistic in Table 5 is that while there are 2,908 buildings located within the 100-year flood zone mapped on the 1986 Effective DFIRM, less than 29 percent of these buildings carry an active flood insurance policy. Furthermore, less than 13 percent of buildings within the X Zone are insured, yet flooding is not limited to the 1-percent-annual-chance flood zones, as evidenced by the fact that 31.7 percent of all paid claims in the City of Beaufort were made on properties in the B, C, and X Zones. In fact, policy coverage in these zones meets less than half the number of structures in the 0.2-percent-annual-chance flood zones, which make up nearly 25 percent of all buildings in the B, C, and X Zones.

Table 7 compares number of buildings present, number of policies in force, total coverage and a calculation of loss estimate values for the 100-yr flood. Losses were estimated using a flood depth of 3.4 feet, which is the average flood depth for a 100-year flood across the entire SFHA. Therefore, this analysis may overestimate losses for some areas of the City and underestimate losses for others, but it is an average approximation for loss across the entire SFHA. Using the U.S. Army Corps of Engineers' catalog of residential depth-damage functions for the Charleston District, for a 3.4-foot flood depth an estimated damage of 30 percent was applied to all structures. Note that this loss estimate is for a modeled 1-percent annual chance flood and therefore available data did not include any flooding in B, C, or X Zones. However, these areas are not without flood risk; a flood greater than the modeled 1-percent annual chance flood would likely cause damages in some of these areas.

Table 7 – Flood Loss Estimates by Flood Zone

Flood Zone	Number of Buildings	Number of Policies in Force	Total Value ¹	Total Coverage	Loss Estimate
Effective FIRM					
A01-30 & AE Zones	2,908 ²	824	\$818,176,941.60	\$982,879.02	\$154,723,618.66
B, C & X Zones	4,676	589	\$879,545,031.40	\$309,632.04	N/A
Total	7,584	1,413	\$1,697,721,973.00	\$1,292,511.06	\$154,723,618.66

Source: City of Beaufort; FEMA 1986 Effective FIRM

¹Total value does not include land value.

²Using a flood depth of 3.4 feet based on the average depth for the entire SFHA, only 1,578 of the 2,908 buildings in the SFHA were estimated to be impacted by flooding.

An analysis of existing flood insurance coverage shows that existing building coverage does not exceed the loss estimate for the 1-percent annual chance flood zone. Additionally, this statistic does not consider buildings outside the SFHA. There are a large number of uninsured proprietries (81.4%) that would have no coverage in the event of a flood loss. Moreover, this estimate does not consider the impacts of a flood more severe than the modeled 1-percent annual chance flood, which would cause greater damages inside the SFHA and impact buildings outside the SFHA.

Insurance Conclusions:

1. Only 28.3% of buildings in the AE Zone are covered by a flood insurance policy, despite these properties facing the highest flood risk in the City.
2. Coverage in the AE Zone is only 0.1% of the total value in these areas and only 0.6% of the estimated losses that could occur as a result of a 1-percent annual chance flood.
3. Nearly 25% of all buildings in the B, C, and X Zones are located in the 0.2-percent annual chance floodplain, yet only 12.6% of all B, C, and X Zone buildings are covered by a flood insurance policy.
4. Over 68% of past losses have occurred in the AE Zone, and nearly 32% have occurred in the B, C, and X Zones.

Insurance Recommendations:

1. Total coverage in the SFHA is far below the estimated losses that would occur as a result of a 1-percent annual chance flood. The PPI committee should work to increase the number of active policies within the AE Zone.
2. Encourage property owners in the X Zones, especially those vulnerable to the 0.2-percent annual chance flood, to purchase a Standard or Preferred Risk flood insurance policy.

Repetitive Flooding: Repetitive flood loss was analyzed to determine the number of insured repetitive loss properties in each FEMA flood zone. According to 2017 NFIP records, there is one unmitigated property with a total payment of \$36,900. The unmitigated repetitive loss property is insured. Table 8 details repetitive loss building counts, FEMA flood zones, total losses, and total payment.

Table 8 – Unmitigated Repetitive Loss Summary

Flood Zone	Building Type		Building Count		Losses	Total Building Payment	Total Content Payment	Total Paid
	Residential	Commercial	Insured	Uninsured				
C	X		X		2	\$35,838.58	\$1,061.79	\$36,900.37
Total	1	0	1	0	2	\$35,838.58	\$1,061.79	\$36,900.37

Source: NFIP Repetitive Loss Data, January 2017

2.3 Determine Target Audiences

The committee considered a number of social and economic factors when identifying target audiences to ensure that the right messages, tools and resources will be used to overcome obstacles.

According to the 2011-2015 American Community Survey 5-Year Estimates, 7.4% of City residents are Hispanic or Latino and 9.6% of residences have a language other than English spoken in the home. Language barriers should be considered when creating an outreach program. How people are able to receive messaging is also important to consider. Approximately 23.6% of the population in the City of Beaufort is considered as living below the poverty level, which may affect their access to information. Also important to note are the many visitors to the City given Beaufort's significant tourist industry. According to data from the Convention and Visitors Bureau as of 2015, the City of Beaufort receives an estimated 192,500 visitors annually.

The committee recognized that messages would need to be distributed in different forms and using different sources in order to reach all target audiences. The following groups have been identified as target audiences who need special messages on flood protection:

Target Audience #1: Homeowners Associations

Homeowners Associations have access to entire neighborhoods and often host neighborhood events. Educating and partnering with this audience would be an efficient way to reach large groups of residents at one time.

Target Audience #2: Schools

School children tend to take the messages they learn into the home which often changes behavior within the family itself. Educating children about flooding, preparedness, and mitigation will help to bring these messages to the larger community. School children will need information conveyed in a simplified, educational, and engaging format.

Target Audience #3: Spanish Speaking Population

To ensure that information about flood risk is accessible to all residents of the City, Beaufort must target outreach to non-English speakers, who make up 9.2% of the population. According to the 2015 American Community Survey 5-Year Estimates, 7.2% of the population speaks Spanish at home. This audience needs Spanish language translations of the flood risk and flood protection information being disseminated throughout the City.

Target Audience #4: Real Estate, Lending and Insurance Companies, and Surveyors

This group plays a key role in conveying information about flood insurance to homeowners. The PPI Committee will make sure this group is informed and equipped with the tools needed to convey flood risk and flood insurance information to residents. This group needs information that they can easily share with their clients.

Target Audience #5: Landscapers

There has been a consistent problem with landscapers sweeping vegetation/debris into nearby storm drains which clogs the system and causes stormwater to back-up and overflow into the surrounding area.

Flood problems can occur anywhere in City due to local stormwater issues. In addition to the target audiences detailed above, the PPI Committee identified the following Stakeholders as able to provide support and informational materials to supplement and enhance the outreach efforts detailed in this PPI:

- FEMA
- SCDNR
- SCEMD
- Beaufort County Emergency Management

2.4 Inventory Other Public Information Efforts

A key part of developing a public information program is becoming aware of other public information activities targeted at City residents. The information in Table 9 came from past projects, staff research, and PPI Committee members. Knowing what messages are currently reaching the residents of the City is essential in determining what types of projects or messages are effective and which ones may need to be revised or what new projects are necessary to encourage residents and businesses to adopt behaviors to protect their property and their lives and make the City more resilient.

Table 9 – Existing Public Information Efforts

Organization	Project	Subject Matter	Frequency
City of Beaufort & Beaufort County	Flood Risk Evaluator Flood Insurance Outreach Event	Know your flood hazard; Insure your property; property protection and flood prevention	One Time
Building Codes Department	City Website	Elevation certificates maintained on City website	Year-Round
Building Codes Department	City Website	Various flood-related topics*	Year-Round
Building Codes Department	City Website	Links posted to information from Beaufort County, State of South Carolina, and FEMA	Year-Round
Public Works Department	Signs on storm drains	No dumping regulations	Year-Round
Lowcountry Real Estate	Flood Insurance Disclosure form	Home buyers are responsible for investigating flood insurance	Year-Round

*** Note: Various Flood-Related Topics mean Prevention and Regulatory, Property Protection, Natural Resource Protection, Emergency Services, and Public Information**



BEAUFORT COUNTY & CITY of BEAUFORT
FREE FLOOD INSURANCE OUTREACH!
MONDAY, SEPTEMBER 25th 2017
JOIN US AT ONE OF THE FOLLOWING SESSIONS:

FROM: 3pm - 5pm FROM: 6pm - 8pm

HELD AT: BEAUFORT CITY HALL - 1st floor - 1911 Boundary Street, Beaufort, SC 29902
 RESERVE A SPOT ONLINE: <https://beaufortoutreach.eventbrite.com>
 CALL US AT: (866) 599-7065

ALL YOU NEED TO BRING FOR YOUR REVIEW ARE THESE 2 DOCUMENTS:

- ☐ Elevation Certificate
- ☐ Current Flood Insurance Policy

COMMUNITY OUTREACH
 IMPROVEMENTS THAT MAY REDUCE YOUR FLOOD INSURANCE PREMIUM

Whether you are confused about coverage options or FE regulations/requirements, in just one free session, our professionals offer you the guidance you need with on the spot mitigation recommendations and Flood Insurance Premium information.

AGENDA

I. Opening Remarks/Short Summary

- National Flood Insurance Program (NFIP) Changes - Review laws and regulations that will potentially affect your policy
- Mitigation Steps - Review changes that can be made to help you save!
- Discuss Actual Homeowner Savings

II. Elevation Certificate Review Q&A Session

- Sit one-on-one with a Certified Floodplain Manager to review your current Elevation Certificate and Flood Insurance Policy. Determine the proper mitigation steps needed to lower your premium on the spot!
- Open up session for group and/or individual questions.



**ARE YOU PREPARED FOR A
FLOOD IN YOUR
NEIGHBORHOOD?**

**YOU ARE RECEIVING THIS BROCHURE
BECAUSE YOUR PROPERTY IS
LOCATED IN OR NEAR A
FLOOD PRONE AREA.**

Floods can occur in the City of Beaufort at any time during the year. Storm surge from hurricanes and tropical storms pose the greatest threat for flooding. However, extreme high tides and heavy rains can also cause flooding in neighborhoods and in the



FLOOD INSURANCE DISCLOSURE



1. FLOOD INSURANCE COST MAY INCREASE: Buyers are notified that flood insurance costs may increase in the future. Current and future federal laws (e.g. Biggert-Waters Act) and regulations may impact the future availability of the National Flood Insurance Program which may affect the cost and coverage of flood insurance.

2. POTENTIAL BUYERS SHOULD INVESTIGATE FLOOD INSURANCE PRIOR TO CONTRACT: Brokers recommend that Buyers investigate the current and future anticipated cost of flood insurance, availability of flood insurance, flood hazard minimization strategies, NFIP community rating system, federal elevation grants for raising property, and flood insurance cost minimization strategies including higher deductibles prior to signing a contract. Buyers should consult and retain professionals in flood insurance and flood hazard minimization strategies prior to signing a contract. As with any product or service in a real estate transaction, Brokers recommend that buyers shop multiple sources for insurance and obtain appropriate insurance coverage after deliberation. Cost, coverage, elevation, FEMA flood maps, community flood mitigation strategies, special flood hazard areas, and other issues should be investigated. The current owner's insurance cost and coverage should not be relied upon as an indicator of insurance cost and coverage in the future after purchase.

For more information on flood insurance and the National Flood Insurance Program (NFIP) research:

www.floodsmart.gov

www.fema.gov/national-flood-insurance-program

www.realtor.org/topics/national-flood-insurance-program-nfip

3. INSURANCE: All types of insurance are subject to cost increases, coverage changes, and availability issues.

Buyers have sole responsibility to investigate the cost anticipated availability issues, coverage, deductibles, risk buying appropriate insurance, reputations of insurance factors that can void coverage, factors that can increase/decrease risk.

Buyers are solely responsible for obtaining insurance information

Brokers recommend obtaining insurance information and for insurance issues.

Buyers acknowledge receiving a copy, reading, and understanding

IN WITNESS WHEREOF, this disclosure has been duly executed

BUYER: _____

BUYER: _____

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Lowcountry Real Estate, 820 Bay St Beaufort, SC 29902
 Phone: 843.521.4200 Fax: 843.521.4203 Donna Duncan
 Produced with zipForm® by eSign 18070 File



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BEAUFORT
SOUTH CAROLINA

DEPARTMENTS CITY HALL PROJECTS RESIDENTS VISITORS BUSINESS NEWS RELEASES ONLINE PAYMENTS

RESIDENTS

- Hurricane Recovery Information
- How To
- Education
- City Services
- Utilities
- Parks
- Parking Information
- Emergency Preparedness
- Beaufort County Library
- Beaufort County Gov. Center
- Beaufort Regional Chamber of Commerce
- Beaufort County Black Chamber of Commerce

Home > Residents > Emergency Preparedness

Emergency Preparedness

NOTE: FLOOD CERTIFICATES ON FILE WITH THE CITY ARE NOW AVAILABLE ONLINE (CLICK HERE)

PDF forms require Adobe Acrobat Reader to view and print. Click [here](#) to download.

CITY OF BEAUFORT INFORMATION	BEAUFORT COUNTY INFORMATION
Flood Ordinance	Beaufort County Emergency Management
Flood Map	Beaufort County Evacuation Map
Flood Elevation Certificates	
Flood Zone Verification Form	Hurricane Storm Surge Map
Citizens Flood Evacuation Guide	
SC STATE INFORMATION	FEDERAL INFORMATION
SCDNR Flood Mitigation Program	Check your flood area
	FEMA Web Site
	What is substantial improvement?
	Answers to questions about substantially damaged buildings (RSM211)

Step 3: Formulate Messages

After reviewing the Community Needs Assessment, the PPI Committee reviewed the existing outreach projects and their dissemination methods and developed the following priority messages. Table 10 summarizes each message and the desired outcome. Topics A through F are the CRS Activity 330 Priority Topics and Topics G through J are the additional topics which were identified by the PPI Committee.

The 10 topics identified below are covered by various projects which are listed in Table 11. In addition, the 6 Target Audiences are addressed through these projects.

Table 10 – Topics, Messages, and Outcomes

Topic	Message	Outcome(s)
A. Know your flood hazard	1. Your property is subject to flooding	Increase number of FIRM inquires
	2. Your property is in a repetitively flooded area	Reduce future repetitive loss properties
	3. Don't drive through flooded streets (know where to drive and where not to drive)	Reduce damages to vehicles, emergency rescues, and responders
B. Insure your property	1. You need to buy flood insurance	Increase number of flood insurance policies
	2. Your homeowner's policy does not cover flood damage	Increase number of flood insurance policies
	3. Buy renters contents insurance to protect your valuables from flood damage	Reduce damage to contents
C. Protect yourself and your family	1. Turn around don't drown	Reduce rescues and deaths
	2. Know the flood warning signals	Reduce rescues and deaths
D. Protect your property from the hazard	1. Elevate HVAC exterior units	Reduce number of flood damaged HVAC units
	2. Get the proper permits before you begin work	Reduce code violations and stop work orders
	3. Don't throw trash or debris in streams, channels or open bodies of water	Reduce pollution and overbank flow
	4. Grant monies may be available to help elevate your home	Increase financial opportunities
E. Build responsibly	1. Get a permit before you start construction	Reduce citations
	2. Know the substantial damage rules	Reduce citations
	3. Keep areas open (setbacks) between homes and property lines	Maintain proper drainage
F. Protect natural floodplain functions	1. Don't dump in storm drains	Improve water quality
	2. Report erosion control measures not working	Contain erosion on construction sites
	3. Don't disturb natural floodplain areas	Reduce grading, fill, and earth movement
G. General Preparedness	1. Identify and document your personal belongings	Save Important Insurance documents, etc. and reduce delays in receiving insurance payments
H. Buy flood insurance in low risk flood zones	1. Buy flood insurance outside of SFHA in X-Zone or C-Zone	Increase number of flood insurance policies and protect properties from low level flooding

Topic	Message	Outcome(s)
I.	1. Prepare a safety checklist and know evacuation routes	Protect family
J. Flood Education	1. Promote floodplain management and No Adverse Impact (NAI) concepts	Reduce damage to buildings and natural floodplain functions while increasing flood awareness

Step 4: Identify Outreach Projects to Convey the Messages

The overall strategy is to make information available to target audiences in a manner that will encourage each audience to adapt behaviors to improve preparedness and decrease future flood damage. Table 10 provides a list of program elements which include various public information pieces, website information, and various meetings to homeowner associations, etc. There are 15 projects and initiatives that will be implemented during 2018.

New proposed projects, developed through discussions at the committee meetings, are highlighted below, as are other effective outreach projects which have been implemented by the City over the past several years. Together these projects will provide enhanced information to the public as well as to specific targeted audiences.

Flood Response Preparations

In addition to projects that are implemented every year, the PPI Committee recommends projects that will be implemented during and after a flood. These 5 projects are drafted and made ready for production and dissemination after a flood warning. These projects are listed at the end of Table 10.

Step 5: Examine Other Public Information Initiatives

The PPI Committee and City staff worked together to identify other Public Information Initiatives (PII) which provide additional information to citizens in the City and to improve access to information and services provided by the City. Those other public information initiatives include:

Activity 310: All Elevation Certificates (ECs) are accessible on the City's website. See **PII #3** on page 29. ECs can be retrieved at <http://www.cityofbeaufort.org/flood-elevation-certificates.aspx>. This project will allow insurance and real estate professionals along with lenders and property owners to quickly and easily access important elevation information about a particular property.

Activity 320: Publicize Activity 320 on the City's website to encourage more map information requests from the public by listing the types of information available and the benefits of this information to the public. The service is already publicized annually to two target audiences (residents of the SFHA and residents of Repetitive Loss Areas) via a direct mail letter. This information will also be added to the City's website to make it more visible to the public as a service the City offers as well as mention this service when speaking to HOA's. See **PII #2** on page 29 and **OPA #9** on page 24.

Activity 350: Enhancement of the City's website to include updated information consistent with the topics on the updated flood brochure along with continued availability of Elevation Certificates and LOMAs. The updated website will also include links to various stakeholder groups such as FEMA, SCEMD, SCDNR, Beaufort County Emergency Management, etc. See **PII #3** on page 29. Additionally, ensure that the local library maintains information on flooding and flood protection. See **PII #4** on page 30.

Activity 360: Undertake Activity 360 (PPA and PPV) and publicize Activity 360 on the updated Flood Brochure and in the City’s website so a wider audience is aware of this service. Additionally, this service will be discussed at homeowner association meetings so that an even wider audience is aware that the City provides this service. See **PII #5** on page 30.

Step 6: Implement, Monitor and Evaluate the Program

6.1 Adoption

This document will become effective when it is adopted by the City Council.

6.2 Evaluation

The PPI Committee, along with City staff, will monitor the projects as they are developed, as well as the results. They will record inputs from PPI Committee members and suggestions from other City employees and stakeholders participating in the activities. That input will be sent by e-mail to committee members for consideration and evaluation.

The PPI Committee will meet once per year to review the implementation of these projects and initiatives. At that time, the status of the projects will be explained and progress toward the outcomes will be discussed. The Committee will recommend to the appropriate City offices and the stakeholders who implement projects whether the projects should be changed or discontinued. The Committee will meet and review the outcomes of each individual activity to change, add, or approve them. Tables 9 and 10 will be revised as needed. The outcomes and revisions will be submitted as part of the City’s annual recertification package to the Community Rating System and submitted to the City Council for their review and consideration. A report will be submitted to the City Council explaining the annual changes to the PPI – projects, messages, and outcomes.

Table 11 – PPI Projects and Initiatives

Target Area / Audience(s)	Topic(s) (See Table 8)	Message(s) (See Table 8)	Project(s)	Assignment	Schedule	Stakeholder
Outreach Projects						
Target Area #1: Special Flood Hazard Area (SFHA)	Topic A Know Your Flood Hazard Topic B Insure Your Property Topic C Protect Yourself and Your Family Topic D Protect Your Property from the Hazard Topic E Build Responsibly Topic F Protect Natural Floodplain Functions Topic G General Preparedness Topic H Buy Flood Insurance in low risk flood zones Topic I Hurricane Awareness Topic J Flood Education	<ul style="list-style-type: none"> Your property is subject to flooding Don't drive through flooded streets You need flood insurance Renters should protect contents with flood insurance Elevate exterior HVAC units Get permit before you start construction Don't dump in storm drains Grant monies are available to help elevate your home Prepare a safety checklist Identify and document your personal belongings Buy flood insurance outside of SFHA in X-Zone or C-Zones 	OP #1 Updated Flood Protection Brochure will be mailed to all property owners in SFHA annually	Building Codes Department	July	N/A
			OP #2 Updated Flood Protection Brochure placed at 3 different locations: City Hall, the Public Works Department, and the public library	Building Codes Department	Year-Round	N/A
			OP #3 Provide NFIP brochures on benefits of flood insurance at 3 different locations: City Hall, the Public Works Department, and the public library	Building Codes Department	Year-Round	FEMA (NFIP)/Real Estate Agents, Lenders, Insurance Agents
			OP #4 Provide information on flood insurance to commercial building owners through the Chamber of Commerce	Building Codes Department	Annually	Chamber of Commerce
			OP #5 Post information on the 6 Priority and 4 additional topics on the City's social media accounts such as Facebook, Twitter, YouTube, Pinterest and Instagram and link to information from Beaufort County, SCDNR, and FEMA	Building Codes Department	Monthly	Beaufort County, SCDNR, and FEMA
			OP #6 Hold an annual hurricane fair with local home improvement stores to provide information from the Flood Protection Brochure and additional education on hurricane preparedness and property protection	Building Codes and Planning Departments	Annually	N/A
	Topic A Know Your Flood Hazard Topic D Protect Your Property from the Hazard Topic E Build Responsibly	<ul style="list-style-type: none"> Your property is subject to flooding Elevate exterior HVAC units Keep areas open between homes and property lines 	OP #7 Informational brochures educating homeowners on the need to elevate HVAC units for flood protection available at 3 different locations: City Hall, the Public Works Department, and the public library	Building Codes Department	Year-Round	HVAC Contractors, Home Builders Association
			OP #8 Maintain Copies of Substantial Damage rules and regulations (flyer) at the Building Department	Building Codes Department	Year-Round	N/A

Target Area / Audience(s)	Topic(s) (See Table 8)	Message(s) (See Table 8)	Project(s)	Assignment	Schedule	Stakeholder
Outreach Projects						
Target Area #2: Stormwater / Tidal Flooding / Sea Level Rise Locations	Topic A Know Your Flood Hazard Topic C Protect Yourself and Your Family Topic D Protect Your Property from the Hazard Topic E Build Responsibly Topic F Protect Natural Floodplain Functions Topic J Flood Education Topic H Buy Flood Insurance in low risk flood zones	<ul style="list-style-type: none"> Your property is subject to flooding Don't drive through flooded streets You need flood insurance Renters should protect contents with flood insurance Elevate exterior HVAC units Get permit before you start construction Don't dump in storm drains Identify and document your personal belongings Buy flood insurance outside of SFHA in X-Zone or C-Zone 	OP #9 Give presentations to 2 homeowners associations annually to distribute and discuss the Flood Protection Brochure (10 Topics) as well as flood risk (including localized stormwater flooding, the dangers of flooding in low-lying areas, "turn around don't drown"), insurance options, property protection, and where to find additional information in City Hall and on the City's website. Additionally, mention Activity 320 Map Information Service.	Building Codes Department	Year-Round	N/A
			OP #10 Information to advise landscapers and homeowners not to blow grass clippings or leaves into storm drains posted on the City's website along with brochures to hand out	Planning and Building Codes Departments	Year-Round	N/A
			OP #11 Continue to place no dumping signs on top of drainage inlets	Public Works Department	Year-Round	N/A
Target Area #3: Repetitive Loss Properties/Areas	Topic A Know Your Flood Hazard Topic B Insure Your Property Topic C Protect Yourself and Your Family Topic D Protect Your Property from the Hazard Topic E Build Responsibly Topic F Protect Natural Floodplain Functions Topic G General Preparedness Topic H Buy Flood Insurance in low risk flood zones Topic I Hurricane Awareness Topic J Flood Education	<ul style="list-style-type: none"> Your property is in a repetitively flooded area Don't drive through flooded streets You need flood insurance Renters should protect contents with flood insurance Elevate exterior HVAC units Get permit before you start construction Don't dump in storm drains Identify and document your personal belongings Promote floodplain management and NAI concepts 	OP #12 Updated Flood Protection Brochure will be mailed annually to all property owners in Repetitive Loss Areas	Building Codes Department	July	N/A
			OP #3 also applies in this Target Area.	Building Codes Department	Year-Round	FEMA (NFIP)

Target Area / Audience(s)	Topic(s) (See Table 8)	Message(s) (See Table 8)	Project(s)	Assignment	Schedule	Stakeholder
Outreach Projects						
Homeowners Associations	Topic A Know Your Flood Hazard Topic B Insure Your Property Topic C Protect Yourself and Your Family Topic D Protect Your Property from the Hazard Topic E Build Responsibly Topic F Protect Natural Floodplain Functions Topic G General Preparedness Topic H Buy Flood Insurance in low risk flood zones Topic I Hurricane Awareness Topic J Flood Education	<ul style="list-style-type: none"> Your property is in a repetitively flooded area Don't drive through flooded streets You need flood insurance Elevate exterior HVAC units Get permit before you start construction Don't dump in storm drains Identify and document your personal belongings Promote floodplain management and NAI concepts 	OP #9 also applies to this Target Audience.	Planning and Building Codes Departments	Bi-Annually	Homeowner's Associations
Schools	Topic A Know Your Flood Hazard Topic C Protect Yourself and Your Family Topic D Protect Your Property from the Hazard Topic E Build Responsibly Topic F Protect Natural Floodplain Functions Topic G General Preparedness Topic I Hurricane Awareness Topic J Flood Education	<ul style="list-style-type: none"> Don't drive through flooded streets Turn around don't drown Don't throw trash or debris in streams, channels, or open bodies of water Don't dump in storm drains Prepare emergency flood kit & plan Prepare a safety checklist and know evacuation routes Promote floodplain management and NAI concepts 	OP #13 Conduct flood education and preparedness programs at a middle or high school each year to teach students about flood causes and safety. Use the Flood Protection Brochure as guide OP# 1	Planning and Building Codes Departments	Annually	Port Royal Sound Foundation, Camden Science Facility
			OP #14 Speak at a Technical College of Lowcountry Class. Use the Flood Protection Brochure as a guide OP#1	Building Codes Department	Annually	Technical College of Lowcountry
Spanish Speaking Population	Topic A Know Your Flood Hazard Topic B Insure Your Property Topic G General Preparedness Topic H Buy Flood Insurance in low risk flood zones	<ul style="list-style-type: none"> Your property is subject to flooding You need flood insurance Renters should protect contents with flood insurance Prepare a safety checklist Identify and document your personal belongings Lower cost Preferred Risk Policies (PRP) are available 	OP #15 Spanish version of NFIP brochures on benefits of flood insurance and that insurance can be purchased in an X Zone will be made available at 3 different locations : City Hall, the Public Works Department, and the public library	Building Codes Department	Year-Round	FEMA (NFIP)

Target Area / Audience(s)	Topic(s) (See Table 8)	Message(s) (See Table 8)	Project(s)	Assignment	Schedule	Stakeholder
Outreach Projects						
Spanish Speaking Population	Topic A Know Your Flood Hazard Topic B Insure Your Property Topic G General Preparedness Topic H Buy Flood Insurance in low risk flood zones	<ul style="list-style-type: none">Your property is subject to floodingYou need flood insuranceRenters should protect contents with flood insurancePrepare a safety checklistIdentify and document your personal belongingsLower cost Preferred Risk Policies (PRP) are available	OP # 16 Updated Flood Protection Brochure in OP # 1 will be translated into Spanish and provided to restaurants in the City with Spanish speaking employees	Police/Emergency Manger	Annually	Spanish speaking Population
Real Estate, Lending, and Insurance Companies, and Surveyors	Topic A Know Your Flood Hazard Topic B Insure Your Property Topic H Buy Flood Insurance in low risk flood zones Topic J Flood Education	<ul style="list-style-type: none">Your property is subject to floodingYou need flood insuranceRenters should protect contents with flood insuranceLower cost Preferred Risk Policies (PRP) are availablePromote flood education for real estate agents, insurance agents, and lenders	OP #3 also applies to this Target Audience.	Building Codes Department	Year-Round	FEMA (NFIP)/Real Estate Agents, Lenders, Insurance Agents
Landscapers	Topic F Protect Natural Floodplain Functions	<ul style="list-style-type: none">Don't dump in storm drainsDon't disturb natural floodplain areas	OP #10 also applies to this Target Audience.	Building Codes Department	Year-Round	Landscapers
			OP #11 also applies for this Target Audience.	Public Works Department	Year-Round	N/A
Flood Response Projects						
Flooded property owners and residents	Topic C Protect Yourself and Your Family Topic B Insure Your Property Topic D Protect Your Property from the Hazard Topic E Build Responsibly Topic I Hurricane Preparedness	<ul style="list-style-type: none">Your property is subject to floodingDon't drive through flooded streetsYou need flood insuranceElevate exterior HVAC unitsGet permit before you start constructionFlood insurance is not just for the SFHAGrant monies are available to help elevate your homeKnow the substantial damage rules	FRP #1 Provide "After a Flood: The First Steps" brochure to flooded property owners which provides information on the dangers of flood water, listen for local warnings, don't drive through flooded streets, stay healthy (emotional stress), and cleaning up and repairing your home	Building Codes Department	Ready to go before and after a flood	FEMA and American Red Cross
			FRP #2 Provide copies of "Repairing your flooded home" FEMA 234 publication to flooded property owners which provides information on protecting your home from further damage, getting organized, drying out your flooded home, restoring utilities, clean up, rebuilding and preparing for the next flood.	Building Codes Department	Ready to go	FEMA and American Red Cross

Target Area / Audience(s)	Topic(s) (See Table 8)	Message(s) (See Table 8)	Project(s)	Assignment	Schedule	Stakeholder
Outreach Projects						
		<ul style="list-style-type: none"> Keep areas open (setbacks) between homes and property lines Don't begin work without a proper permit 	FRP #3 Provide informational flyer on the City's Substantial Damage rules	Building Codes Department	Ready to go	N/A
			FRP #4 Provide information on the need for a building permit on the City's website and in local news	Building Codes Department	Ready to go	N/A
			FRP #5 Promote the availability and benefits of flood insurance on the City's Website and in local news	Building Codes Department	Ready to go	N/A
			FRP #6 Provide FEMA Increased Cost of Compliance Brochure	Building Codes Department	Ready to go	FEMA

Target Area / Audience(s)	Topic(s) (See Table 8)	Message(s) (See Table 8)	Project(s)	Assignment	Schedule	Stakeholder
Flood Response Projects						
continued from above	continued from above	continued from above	FRP # 7 Flood Protection Brochure in OP#1 copies available to handout before, during and after a flood	Building Codes Department	Ready to go	N/A
			FRP # 8 Homeowner’s guide to cleaning up mold.	Building Codes Department	Ready to go	EPA
Public Information Initiatives						
All City of Beaufort Residents	Topic A Know Your Flood Hazard Topic B Insure Your Property Topic C Protect Yourself and Your Family Topic D Protect Your Property from the Hazard Topic E Build Responsibly Topic F Protect Natural Floodplain Functions Topic G General Preparedness Topic H Buy Flood Insurance in low risk flood zones	<ul style="list-style-type: none">• Your property is subject to flooding• Don’t drive through flooded streets• You need flood insurance• Renters should protect contents with flood insurance• Elevate exterior HVAC units• Get permit before you start construction• Don’t dump in storm drains• Grant monies are available to help elevate your home• Prepare a safety checklist	PII #1 Map Information Service (CRS Activity 320): Identify areas of localized stormwater flooding, repetitive loss areas, and flood depths	Building Codes Department	Year-Round	N/A
			PII #2 Publicize the Map Information Service (CRS Activity 320) on the updated Flood Brochure (OP# 1), on the enhanced website (PII #3), and when speaking to HOAs (OP #9)	Building Codes Department	Year-Round	Homeowner’s Associations
			PII #3 Enhance website to include updated information on the 6 Priority and 4 additional topics, Elevation Certificates, LOMAS, and links to Floodsmart.gov, Beaufort County Emergency Management, South Carolina Department of Natural Resources Flood Mitigation Information, and FEMA	Building Codes Department	Update Annually	Beaufort County, SCDNR, and FEMA

Target Area / Audience(s)	Topic(s) (See Table 8)	Message(s) (See Table 8)	Project(s)	Assignment	Schedule	Stakeholder
	Topic I Hurricane Awareness Topic J Flood Education	<ul style="list-style-type: none"> Identify and document your personal belongings Lower cost Preferred Risk Policies (PRP) are available 	P11 #4 Ensure that the local library maintains information on flooding and flood protection (CRS Activity 350): Make sure that the Library has an adequate supply of both LIB – FEMA publications and LPD – locally pertinent documents.	Beaufort County Public Library	Year-Round	Beaufort County
			P11 #5 Flood Protection Assistance (CRS Activity 360): Publicize Service on City’s website and in Flood Protection Brochure That the City will provide advice and assistance for flood issues on properties with recommendations on how to solve the problem.	Building Codes and Public Works Departments	Year-Round	Homeowner’s Associations

End of Report



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/17/2018
FROM: Kathy Todd
AGENDA ITEM
TITLE: Approval of FY 2019 ATAX Grant Recommendations
MEETING
DATE: 10/23/2018
DEPARTMENT: Finance

BACKGROUND INFORMATION:

THE TDAC FY 2019 ATAX Grant recommendations are coming before City Council for approval.

Presented and discussed in Worksession on 10/16/2018.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
FY 2019 ATAX Grant Recommendations	Cover Memo	10/17/2018

<u>Applicant for FY - 2018/2019</u>	<u>Program/Event</u>	<u>FY 2018 Request</u>	<u>FY 2018 Approved</u>	<u>Other Source Funds</u>	<u>FY 2019 Request</u>	<u>Score</u>	<u>FY 2019 TDAC Recommended</u>	<u>Approved by Council, 10.16.18</u>
Beaufort International Film Festival				\$ 75,000.00	\$ 15,000.00	4.94	\$ 10,000.00	
Greater Beaufort-Port Royal CVB	Destination Marketing	\$ 130,000.00	\$ 130,000.00	\$ 369,610.00	\$ 140,000.00	4.91	\$ 135,000.00	
Greater Beaufort-Port Royal CVB	Sales Plan			\$ 55,000.00	\$ 45,000.00	4.84	\$ 35,000.00	
Greater Beaufort-Port Royal CVB	Website and Apps				\$ 50,000.00	4.78	\$ 35,000.00	
Friends of the Spanish Moss Trail	Site Survey	\$ 7,000.00		\$ 15,000.00	\$ 15,000.00	4.76	\$ 7,500.00	
Port Royal Sound Foundation				\$ 53,500.00	\$ 9,450.00	4.69	\$ 7,114.50	
Santa Elena Foundation	External Marketing Initiative	\$ 8,000.00	\$ 7,000.00	\$ 12,000.00	\$ 12,000.00	4.68	\$ 7,000.00	
Greater Beaufort-Port Royal CVB	Visitor Center Engagement	\$ 45,000.00	\$ 30,000.00	\$ 79,201.00	\$ 45,000.00	4.67	\$ 30,000.00	\$ -
SC Lowcountry & Resort Islands Tourism Commission	2016-2017 General Promotion	\$ 27,000.00	\$ 15,000.00	\$ 517,225.00	\$ 29,975.00	4.58	\$ 20,000.00	
Friends of the Spanish Moss Trail	Historic Signage	\$ 6,525.00	\$ 4,000.00	\$ 3,249.00	\$ 3,248.00	4.46	\$ -	
Exchange Club of Beaufort (for CAPA)	Exchange Club Ghost Tours	\$ 2,000.00	\$ 1,000.00	\$ 3,500.00	\$ 1,000.00	4.44	\$ 1,000.00	
Friends of Hunting Island				\$ 4,419.00	\$ 4,419.00	4.43	\$ -	\$ -
USCB				\$ 325,000.00	\$ 25,000.00	3.67	\$ -	
Beaufort County Black Chamber of Commerce	Cultural Tourism Marketing	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 75,000.00	1.51	\$ -	\$ -
							\$ -	\$ -
		\$ 300,525.00	\$ 187,000.00	\$ 1,587,704.00	\$ 470,092.00		\$ 287,614.50	\$ -

TOTAL AVAILABLE
Var

\$ 287,614.50
\$ -



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/19/2018
FROM:
AGENDA ITEM Adoption of Resolution for the City of Beaufort to become a member of the American
TITLE: Flood Coalition
MEETING 10/23/2018
DATE:
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Backup Material	10/19/2018

**A RESOLUTION FOR THE CITY OF BEAUFORT TO BECOME A MEMBER OF THE
AMERICAN FLOOD COALITION**

WHEREAS, flooding during king tides is already a costly nuisance and a problem that if unaddressed will grow worse as sea levels continue to rise, and

WHEREAS, sea level has risen 10 inches since 1950, with nearly half of that increase occurring in the last 20 years, and scientific projections forecasting another 6 inches of sea level rise by 2030, and

WHEREAS, sea level rise of just 4 inches since 2000 has increased the number of annual flood days by 350%, and

WHEREAS, sea level rise poses a unique threat to South Carolina given the low elevation of many of its regions, its susceptibility to hurricanes and tropical storms, and its various cultural and historic landmarks at risk of flooding

WHEREAS, proactive investments to prevent flooding are a wiser use of resources than spending on flooding recovery, as exemplified by FEMA research showing that \$1 of spent on disaster prevention saves \$4-\$7 in recovery costs, and

WHEREAS, national coordination and support are necessary for coastal towns to fully address the challenge of flooding and sea level rise, and the American Flood Coalition provides a platform advocating for national solutions to flooding and sea level rise that invest in and protect our coastal communities, and

WHEREAS, the American Flood Coalition is a forum for best practices and support in developing local and state-level responses to flooding and sea level rise that will enhance the City's sea level rise effort, and

WHEREAS, flooding and sea level rise are important issues that our residents deserve to understand, and the American Flood Coalition provides opportunities and tools to communicate with residents on sea level rise challenges and solutions, and

WHEREAS, joining the American Flood Coalition will aid the City's efforts to protect against flooding without requiring any financial support or dues from the City Council, and

WHEREAS, the City Council finds that joining the American Flood Coalition will promote the welfare of City residents and ensure the prosperity of the City economy by accelerating solutions to flooding and sea level rise, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BEAUFORT

The City of Beaufort recognizes the need to advance national solutions to flooding and sea level rise and will work as a member of the American Flood Coalition to safeguard the welfare of the City's residents.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/17/2018
FROM: Kathy Todd
AGENDA ITEM TITLE: Ordinance on the issuance of GO Bond for Stormwater and other Infrastructure - 1st Reading
MEETING DATE: 10/23/2018
DEPARTMENT: Finance

BACKGROUND INFORMATION:

Presented and discussed in Worksession 10/16/2018.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance on GO Bond- Draft	Cover Memo	10/17/2018

AN ORDINANCE

TO PROVIDE FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING SIX MILLION DOLLAR (\$6,000,000) GENERAL OBLIGATION BOND, SERIES 2018 OF THE CITY OF BEAUFORT, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO.

City of Beaufort, South Carolina

Dated: November 13, 2018

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEAUFORT, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings and Recitals.

As an incident to the enactment of this ordinance (this “**Ordinance**”) and the issuance of the Bond (as hereinafter defined), the City Council of the City of Beaufort (the “**City Council**”), the governing body of the City of Beaufort, South Carolina (the “**City**”), finds that the facts set forth in this Article exist and the statements made with respect thereto are in all respects true and correct.

1. The City is a municipal corporation of the State of South Carolina (the “**State**”), located in Beaufort County, South Carolina, and as such possesses all general powers granted to municipal corporations.

2. By virtue of Chapter 21, Title 5 and the provisions of Section 11-27-40, Code of Laws of South Carolina 1976, as amended (together, the “**Enabling Act**”), the City is empowered to issue general obligation bonds for any “authorized purpose” as therein defined.

3. The City Council, after due investigation and deliberation, has determined that it is necessary to issue general obligation debt in an amount not exceeding \$6,000,000 of the City to: (1) defray the costs of the planning, designing, constructing and equipping of certain improvements to the stormwater system and other infrastructure of the City (the “**Project**”); and (2) pay costs of issuance of the Bond. It is presently estimated that the costs of the Project, together with the costs of issuance of the Bond, will not be in excess of \$6,000,000.

4. The Project constitutes an authorized purpose within the meaning of the Enabling Act.

5. Section 14 of Article X of the Constitution of the State of South Carolina 1895, as amended (the “**Constitution**”) provides that subsequent to November 30, 1977, the municipalities of the State may issue bonded indebtedness in an amount not exceeding 8% of the assessed value of all taxable property therein (the “**Debt Limit**”). As certified by the County Auditor on October 5, 2018, the assessed value of all taxable property in the City as of June 30, 2018, which is the last completed assessment thereof, is not less than the sum of \$104,342,910; thus the Debt Limit equals \$8,347,433.

6. Article X, § 14(6) and (7) of the Constitution provides that general obligation debt authorized by a majority vote of the qualified electors of a political subdivision pursuant to a referendum shall not be considered in the computation of the Debt Limit. The City previously issued its General Obligation Bonds, Series 2008 in the principal amount of \$15,000,000 (the “**Series 2008 Bonds**”). The Series 2008 Bonds were approved by referendum on October 23, 2007 and were not chargeable against the Debt Limit. The Series 2008 Bonds maturing in years 2019 through 2027 (the “**Refunded Bonds**”) were advance refunded by City through the issuance of its Series 2016 Bonds (as defined below). The unrefunded portion of the Series 2008 Bonds matured on February 1, 2018 and are no longer outstanding.

7. Presently, the City has two outstanding general obligations: (i) its \$1,850,000 original principal amount General Obligation Bond, Series 2012 (the “**Series 2012 Bond**”); the Series 2012 Bond is currently outstanding in the principal amount of \$815,000; and (ii) its \$9,785,000 original principal amount General Obligation Refunding and Improvement Bonds, Series 2016 (the “**Series 2016 Bonds**”); the Series 2016 Bonds are currently outstanding in the principal amount of \$9,705,000.

8. The Series 2012 Bond was not approved by referendum and therefore, the entire balance of the Series 2012 Bond is chargeable against the City’s Debt Limit

9. The proceeds of Series 2016 Bonds were used to (i) advance refund the Refunded Bonds, and (ii) defray the costs of certain capital improvements (the “**2016 Projects**”). On the basis of the tax certificate for the Series 2016 Bonds, 92.28% (\$9,029,598) of the Series 2016 Bonds were applied toward the redemption of the Refunded Bonds and do not count against the Debt Limit¹, and 7.72% (\$755,402) of the Series 2016 Bonds were applied toward the 2016 Projects and shall be charged against the Debt Limit (the “**New Money Percentage**”). While the percentage of the Series 2016 Bonds subject to the Debt Limit has been identified, the City has not separately determined how such percentage should be allocated to the Series 2016 Bonds. As a result, the City has determined to rely on the “safe harbor for pro rata allocation method for bonds” found in Treasury Regulation Section 1.148-9(h)(4)(ii) of the Code (as defined in Article II below). Under this safe harbor, the New Money Percentage shall be allocated on a pro rata basis against each maturity for the Series 2016 Bonds to determine the amount of the Series 2016 Bonds that is chargeable against the Debt Limit. The table providing such allocation is presented below:

Year (Feb. 1)	Par Amount of Series 2016 Bonds	New Money Percentage	Amount Allocated	Debt Limit Balance for Series 2016 Bonds ²
2017	\$40,000	7.72%	\$3,088	\$752,314
2018	40,000	7.72	3,088	749,226
2019	815,000	7.72	62,918	686,308
2020	840,000	7.72	64,848	621,460
2021	855,000	7.72	66,006	555,454
2022	885,000	7.72	68,322	487,132
2023	910,000	7.72	70,252	416,880
2024	940,000	7.72	72,568	344,312
2025	985,000	7.72	76,042	268,270
2026	1,035,000	7.72	79,902	188,368
2027	1,095,000	7.72	4,534	103,834
2028	1,135,000	7.72	87,622	16,212
2029	70,000	7.72	5,404	10,808
2030	70,000	7.72	5,404	5,404
2031	70,000	7.72	5,404	0

¹ See *Williams v. City of Rock Hill*, 177 S.C. 82 (1935) citing 44 C.J. 1132, “[a] municipal corporation does not incur new debt or increase its indebtedness, within the meaning of constitutional or statutory limitations, when it...funds or extends an existing indebtedness, as by issuing funding bonds.”

² Balance calculated after payment made on February 1.

10. In consideration of the foregoing, the sum of \$1,501,308 (\$815,000 for the Series 2012 Bonds, plus \$686,308 of the Series 2016 Bonds) is currently chargeable against the Debt Limit. Therefore, the City is authorized to borrow not exceeding \$6,846,125 by way of general obligation debt. The available Debt Limit is in excess of the anticipated not exceeding \$6,000,000 principal amount intended to be borrowed by the City under this Ordinance and under the provisions of the Constitution and the Enabling Act; therefore, the City may borrow such money without the necessity of holding a referendum.

11. In connection therewith, the City Council has determined to issue general obligation debt of the City in an amount not to exceed \$6,000,000 to finance the costs of the Project and the cost of issuance thereof.

[End of Article I]

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ARTICLE II

DEFINITIONS AND AUTHORITY

Section 2.01 Definitions.

As used in this Ordinance, unless the context shall otherwise require, the following terms shall have the following respective meanings:

“Authorized Investments” means any securities which are now or hereafter authorized legal investments for municipalities pursuant to the Code of Laws of South Carolina 1976, as amended.

“Authorized Officers” means the City Manager of the City, the Mayor of the City, the Mayor Pro Tempore, the Finance Director of the City, the City Clerk, or any other officer or employee designated from time to time as an Authorized Officer by resolution of the City Council, and when used with reference to any act or document also means any other person authorized by resolution of the City Council to perform such act or sign such document. For purposes of this Ordinance and the delegations recited herein, the City Manager shall be the Authorized Officer responsible for making such determinations.

“Bond” means the not exceeding \$6,000,000 General Obligation Bond issued in accordance with the provisions of this Ordinance.

“Bondholder” or ***“Holder”*** or ***“Holder of Bond”*** or ***“Owner”*** or similar term means, when used with respect to the Bond means any person who shall be registered as the owner of the Bond Outstanding as shown on the registration books of the City maintained by the Registrar.

“Bond Payment” means the periodic payments of principal of, interest on and redemption premium, if any, on the Bond.

“Bond Payment Date” means each date on which a Bond Payment shall be payable.

“City” means the City of Beaufort, South Carolina.

“City Clerk” means the City Clerk of the City of Beaufort, South Carolina.

“City Council” means the City Council of the City of Beaufort, the governing body of the City or any successor governing body.

“City Manager” means the City Manager of the City of Beaufort, South Carolina.

“Code” means the Internal Revenue Code of 1986, as amended.

“Enabling Act” means Chapter 21, Title 5 and the provisions of Section 11-27-40, Code of Laws of South Carolina 1976, as amended.

“Government Obligations” means and includes direct general obligations of the United States of America or agencies thereof or obligations, the payment of principal or interest on which is fully and unconditionally guaranteed by the United States of America.

“Ordinance” shall mean this ordinance of the City Council authorizing the issuance of the Bond.

“Original Issue Date” shall mean the date of delivery of the Bond to the initial purchaser thereof.

“Outstanding”, when used in this Ordinance with respect to the Bond, means as of any date, the Bond theretofore delivered pursuant to this Ordinance except:

- (a) the Bond if cancelled or delivered to the Registrar for cancellation on or before such date;
- (b) the Bond if deemed to have been paid in accordance with the provisions of Section 7.01 hereof; and
- (c) the Bond if in lieu of or in exchange for which another Bond shall have been authenticated and delivered pursuant to Section 3.05 hereof.

“Paying Agent” means the City, acting through the City Clerk.

“Person” means an individual, a partnership, a corporation, a trust, a trustee, an unincorporated organization, or a government or an agency or political subdivision thereof.

“Record Date” means the 15th day immediately preceding each Bond Payment Date.

“Registrar” means the City, acting through the City Clerk.

Section 2.02 Construction.

In this Ordinance, unless the context otherwise requires:

1. Articles and Sections referred to by number shall mean the corresponding Articles and Sections of this Ordinance.
2. Words of the masculine gender shall mean and include correlative words of the female and neuter genders, and words importing the singular number shall mean and include the plural number and vice versa.

3. Any fiduciary shall be deemed to hold an Authorized Investment in which money is invested pursuant to the provisions of this Ordinance, even though such Authorized Investment is evidenced only by a book entry or similar record of investment.

[End of Article II]

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ARTICLE III

ISSUANCE OF BOND

Section 3.01 Ordering the Issuance of the Bond.

Pursuant to the provisions of the Enabling Act and for the purpose of obtaining funds to defray the costs of the Project, there shall be issued by the City a general obligation bond in the principal amount of not exceeding Six Million Dollars (\$6,000,000) designated “General Obligation Bond, Series 2018 of the City of Beaufort, South Carolina” (the “**Bond**”) or such other designation as determined appropriate by an Authorized Officer. The Bond shall bear a series designation as determined by an Authorized Officer, but in all cases shall include the calendar year of the issuance thereof. An Authorized Officer is hereby authorized to determine the final principal amount of the Bond and other items related to the sale and marketability of the Bond. As determined by an Authorized Officer, the Bond may be sold in multiple series bearing any such designation as appropriate.

Section 3.02 Maturity Schedule of the Bond.

The Bond shall be dated as of the date of its delivery and shall bear interest from its dated date. The principal amount, term, rate of interest and payment details of the Bond shall be determined by an Authorized Officer, provided, however, that in no event shall the principal amount of the Bond exceed \$6,000,000. Bond Payments on the Bond shall be scheduled to occur no less frequently than annually, or more frequently as determined by an Authorized Officer.

The Bond shall be dated and authenticated as of the Original Issue Date, unless an Authorized Officer and purchaser of the Bond agree otherwise.

Section 3.03 Medium of Payment; Form and Denomination of the Bond; Place of Payment.

(a) The Bond shall be payable as to principal and interest on the basis of a 360-day year, consisting of twelve thirty-day months each, in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

(b) The Bond shall be issued in the form of one fully registered bond.

(c) The City shall serve as Paying Agent for the Bond, and the Bond Payments shall be made by the Paying Agent to the Person appearing on each Record Date on the registration books of the City, which books shall be held by the City as Registrar, as provided in Section 3.06 hereof, as the registered owner thereof, by check or draft mailed from the City to such registered owner at his or her address as it appears on such registration books in sufficient time to reach such registered owner on each Bond Payment Date. Payment of the final Bond Payment shall be made when the same is due and payable upon the presentation and surrender for cancellation of the Bond at the administrative office of the City; provided, however, the requirement for final presentment and surrender may be waived by a mutual, written agreement of the City and the Holder.

Section 3.04 Execution.

The Bond shall be executed in the name and on behalf of the City by the manual or facsimile signature of an Authorized Officer, with its corporate seal impressed, imprinted or otherwise reproduced thereon, and attested by the manual signature of the City Clerk or other Authorized Officer (other than the officer or officers executing the Bond). The Bond may bear the manual signature of any person who shall have been such an Authorized Officer authorized to sign the Bond at the time such Bond was so executed, and shall bind the City notwithstanding the fact that his or her authorization may have ceased prior to the authentication and delivery of the Bond.

Section 3.05 Exchange of the Bond.

The Bond, upon surrender thereof at the office of the Registrar with a written instrument of transfer satisfactory to the Registrar, duly executed by the registered Holder or his or her duly authorized attorney, may, at the option of the registered Holder thereof, be exchanged for a new Bond of the same interest rate and maturity. So long as the Bond remains Outstanding, the City shall make all necessary provisions to permit the exchange of the Bond. Such new bond shall reflect the principal amount thereof as then yet unpaid.

Section 3.06 Transferability and Registry.

The Bond shall at all times, when the same is Outstanding, be payable to a Person, and shall be transferable only in accordance with the provisions for registration and transfer contained in this Ordinance and in the Bond. So long as the Bond remains Outstanding, the City (acting through the City Clerk), as Registrar, shall maintain and keep, at its administrative office, books for the registration and transfer of the Bond, and, upon presentation thereof for such purpose at such office, the City shall register or cause to be registered therein, and permit to be transferred thereon, under such reasonable regulations as it may prescribe, such Bond.

Section 3.07 Transfer of the Bond.

The Bond shall be transferable only upon the books of the Registrar, upon presentation and surrender thereof by the Holder of the Bond in person or by his or her attorney duly authorized in writing, together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered Holder or his or her duly authorized attorney. Upon surrender for transfer of the Bond, the City shall execute, authenticate and deliver, in the name of the Person who is the transferee, a new Bond of the same principal amount and maturity and rate of interest as the surrendered Bond. Such new Bond shall reflect the principal amount thereof as then yet unpaid.

Section 3.08 Regulations with Respect to Exchanges and Transfers.

The Bond surrendered in any exchange or transfer shall forthwith be cancelled by the Registrar. For each such exchange or transfer of the Bond, the Registrar may make a charge sufficient to reimburse itself for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer, which sum or sums shall be paid by the Holder requesting such exchange or transfer as a condition precedent to the exercise of the privilege of making such exchange or transfer. The City shall not be obligated to issue, exchange or transfer the Bond during

the 15 days next preceding any (a) Bond Payment Date, or (b) date upon which the Bond will be redeemed, if any.

Section 3.09 Mutilated, Destroyed, Lost and Stolen Bond.

(a) If the Holder surrenders a mutilated Bond to the Registrar or the Registrar receives evidence to its satisfaction of the destruction, loss, or theft of the Bond, and there is delivered to the Registrar such security or indemnity as may be required by it to save it harmless, then, in the absence of notice that the Bond has been acquired by a bona fide purchaser, the City shall execute and deliver, in exchange for the mutilated Bond or in lieu of any such destroyed, lost, or stolen Bond, a new Bond of like tenor, maturity, and interest rate bearing a number unlike that of such mutilated, destroyed, lost, or stolen Bond, and shall thereupon cancel any such mutilated Bond so surrendered. In case any such mutilated, destroyed, lost, or stolen Bond has become or is to become due for final payment within one month, the City in its discretion may, instead of issuing a new Bond, pay the Bond.

(b) Upon the issuance of any new Bond under this Section 3.09, the City may require the payment of a sum sufficient to cover any tax, fee, or other governmental charge that may be imposed in relation thereto and any other expenses, including counsel fees or other fees, of the City or the Registrar connected therewith.

(c) Each new Bond issued pursuant to this Section, in lieu of any destroyed, lost, or stolen Bond, shall constitute an additional contractual obligation of the City, whether or not the destroyed, lost, or stolen Bond shall at any time be enforceable by anyone, and shall be entitled to all the benefits hereof equally and proportionately with the Bond duly issued pursuant to this Ordinance.

(d) The Bond shall be held and owned upon the express condition that the foregoing provisions are exclusive with respect to the replacement or payment of the mutilated, destroyed, lost, or stolen Bond and shall preclude (to the extent lawful) all other rights or remedies with respect to the replacement or payment of the mutilated, destroyed, lost, or stolen Bond or securities.

Section 3.10 Holder As Owner of the Bond.

In its capacity as Registrar, the City may treat the Holder of the Bond as the absolute owner thereof, whether the Bond shall be overdue or not, for the purpose of receiving payment of, or on account of, the Bond Payment on the Bond and for all other purposes; and payment of the Bond Payment shall be made only to, or upon the order of, such Holder. All payments to such Holder shall be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid, and the City shall not be affected by any notice to the contrary.

Section 3.11 Cancellation of the Bond.

The Registrar shall destroy the Bond when the same shall be surrendered to it for cancellation. In such event, the Bond shall no longer be deemed Outstanding under this Ordinance and no bond shall be issued in lieu thereof.

Section 3.12 Payments Due Saturdays, Sundays and Holidays.

In any case where the Bond Payment Date shall be Saturday or Sunday or shall be, at the place designated for payment, a legal holiday or a day on which banking institutions are authorized by law to close, then payment of the Bond Payment need not be made on such date but may be made on the next succeeding business day not a Saturday, Sunday or a legal holiday or a day upon which banking institutions are authorized by law to close, with the same force and effect as if made on the Bond Payment Date and no interest shall accrue for the period after such date.

Section 3.13 Tax Exemption in South Carolina.

The interest on the Bond shall be exempt from all State, county, municipal, school district, and all other taxes or assessments of the State, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer or certain franchise taxes.

Section 3.14 Order to Levy Ad Valorem Taxes to Pay Principal and Interest of the Bond.

For the payment of Bond Payments as the same become due and for the creation of such sinking fund as may be necessary therefor, the full faith, credit, and taxing power of the City are hereby irrevocably pledged, and there shall be levied and collected an *ad valorem* tax, without limit as to rate or amount, upon all taxable property located within the City sufficient to pay the Bond Payments until the Bond is no longer Outstanding. Such levy may be reduced to the extent that, at the time the annual millage levy for the Bond Payments is set, the City has available other amounts for the payment of amounts due on the succeeding Bond Payment Date and has deposited the same into the sinking fund established for the payment of the Bond Payment.

Section 3.15 Form of the Bond.

The form of the Bond and registration provisions to be endorsed thereon, shall be substantially as set forth in Exhibit A attached hereto and made a part of this Ordinance.

[End of Article III]

ARTICLE IV
REDEMPTION OF BOND

Section 4.01 Redemption of the Bond.

The Bond shall be subject to redemption prior to maturity at such times and in such amounts and upon such terms as may be determined by an Authorized Officer.

Section 4.02 Election to Redeem.

In the event that the City shall, in accordance with the provisions of Section 4.01 hereof, elect to redeem the Bond, it shall give notice to the Registrar and the Paying Agent of each optional redemption. Such notice shall specify the date fixed for redemption and the Bond which is to be redeemed. Such notice shall be given at least 30 days prior to the date fixed for redemption or such lesser number of days as shall be acceptable to the Registrar and the Purchaser.

[End of Article IV]

ARTICLE V
SALE OF BOND

Section 5.01 **Sale of the Bond.**

The Bond shall be sold at public sale, at a price not less than par plus accrued interest to the date of delivery. Bids shall be solicited on the basis of an official notice of sale, the form of which is attached hereto as Exhibit B (the “*Notice of Sale*”). Unless all of the bids are rejected, the award of the Bond shall be made to the party offering the terms most advantageous to the City. An Authorized Officer, in his or her sole discretion, shall determine what grounds constitute the terms most advantageous to the City.

Section 5.02 **Notice of Sale.**

In accordance with the Enabling Act, the Notice of Sale shall be published in The State, a newspaper of general circulation in the State or, if deemed appropriate by an Authorized Officer, in a financial publication published in the City of New York, State of New York, or both. The Notice of Sale shall appear at least once, not less than 7 days before the date set for said sale.

In lieu of publishing the Notice of Sale in its entirety, an Authorized Officer may elect to publish an abbreviated form of such notice and provide the entire Notice of Sale to those parties who may request the same. The summary notice of sale shall be published on the same terms described in the foregoing paragraph. A form of the summary is attached hereto as Exhibit C; such form shall be subject to change in the sole discretion of the Authorized Officer.

[End of Article V]

ARTICLE VI

DISPOSITION OF PROCEEDS OF SALE OF BOND

Section 6.01 Disposition of Bond Proceeds Including Temporary Investments.

The proceeds derived from the sale of the Bond shall be paid to the City, to be applied as follows: (a) to payment of costs of issuance of the Bond; and (b) the remaining amount shall be deposited in a separate account, and shall be expended and made use of by the City Council to defray the costs of the Project described in Section 1.01 hereof. Pending the use of Bond proceeds, the same shall be invested and reinvested by the City in Authorized Investments. All earnings from such investments shall be applied, at the direction of an Authorized Officer, either (1) to defray the cost of the undertakings for which the Bond is issued and if not required for this purpose, then (2) to pay the first maturing Bond Payment on the Bond; if any balance remains, it shall be held by the City in a special fund, invested by the City Clerk in Government Obligations, with a yield not in excess of the yield on such Bond and used to effect the retirement thereof.

Neither the purchaser nor Holder of the Bond shall be liable for the proper application of the proceeds thereof.

[End of Article VI]

ARTICLE VII

DEFEASANCE OF BOND

Section 7.01 Discharge of Ordinance - Where and How the Bond is Deemed to Have Been Paid and Defeased.

If the Bond and the interest thereon shall have been paid and discharged, then the obligations of the City under this Ordinance and all other rights granted hereby shall cease and determine. The Bond shall be deemed to have been paid and discharged within the meaning of this Article under each of the following circumstances:

- (a) a third party fiduciary, which shall be any bank, trust company, or national banking association which is authorized to provide corporate trust services (the “*Fiduciary*”), shall hold, in trust and irrevocably appropriated thereto, sufficient moneys for the payment of all Bond Payments due thereunder; or
- (b) if default in the payment of the Bond Payment due shall have occurred on any Bond Payment Date, and thereafter tender of such payment shall have been made, and at such time the Fiduciary shall hold in trust and irrevocably appropriated thereto, sufficient moneys for the payment thereof to the date of the tender of such payment; or
- (c) if the City shall elect to provide for the payment of the Bond prior to its stated maturity and shall have deposited with the Fiduciary, in an irrevocable trust, moneys which shall be sufficient, or Government Obligations, the principal of and interest on which when due will provide moneys, which together with moneys, if any, deposited with the Fiduciary at the same time, shall be sufficient to pay when due the Bond Payment due and to become due, together with any redemption premium applicable thereto.

Neither the Government Obligations nor moneys deposited with the Fiduciary pursuant to this Section nor the Bond Payments thereon shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the Bond Payments and redemption premium, if any, on the Bond; provided that any cash received from such principal or interest payments on Government Obligations deposited with the Fiduciary, if not then needed for such purpose, shall to the extent practicable be invested and reinvested in Government Obligations maturing at times and in amounts sufficient to pay when due the Bond Payments and redemption premium, if any, to become due on the Bond on and prior to the Bond Payment Dates thereof, and interest earned from such reinvestments not required for the payment of the Bond Payments and redemption premium, if any, may be paid over to the City, free and clear of any trust, lien or pledge.

[End of Article VII]

ARTICLE VIII

CERTAIN TAX AND DISCLOSURE CONSIDERATIONS

Section 8.01 Covenants to Comply with Requirements of the Code.

The City acknowledges that it has ongoing responsibilities with respect to the Code and the preservation of the tax-exempt status of the Bond. The City hereby represents and covenants that it will comply with all requirements of the Code, and that it will not take any action which will, or fail to take any action (including, without limitation, filing the required information reports with the Internal Revenue Service) which failure will, cause interest on the Bond to become includable in the gross income of the Holder thereof for federal income tax purposes pursuant to the provisions of the Code and regulations promulgated thereunder in effect on the date of original issuance of the Bond. Without limiting the generality of the foregoing, the City represents and covenants as follows:

(a) All property financed or refinanced with the net proceeds of the Bond will be owned for federal income tax purposes by the City throughout the entire term of the Bond and until the Bond is paid in full.

(b) The City shall not permit the proceeds of the Bond or any property financed or refinanced with the proceeds of the Bond to be used such that (i) ten percent (10%) or more of such proceeds are considered as having been used in a “private business use” (as defined in Section 141(b) of the Code), (ii) five percent (5%) or more of such proceeds are considered as having been used in a “private business use” that is either “unrelated” or “disproportionate” to the governmental use of such proceeds (as the terms “unrelated” and “disproportionate” are defined for purposes of Section 141(b) of the Code), or (iii) an amount greater than five percent (5%) of such proceeds are considered as having been used directly or indirectly to make or finance loans to any person other than a governmental unit as provided in Section 141(c) of the Code.

(c) The City is not a party to, will not enter into, or permit any other party to enter into, any contracts with any entity involving the management of any property provided with the proceeds of the Bond that do not conform to the guidelines set forth in Revenue Procedure 2017-13, as the same may be modified by subsequent official guidance, unless the City obtains an opinion of nationally recognized bond counsel that such contract will not adversely affect the tax-exempt status interest on the Bond.

(d) No property, or any portion thereof, financed or refinanced with the proceeds of the Bond will be (i) sold, leased, or otherwise disposed of to (or for the benefit of) any private person engaged in a private trade or business, or (ii) otherwise used (directly or indirectly) by (or on behalf of) any private person engaged in a private trade or business, unless the City obtains an opinion of nationally recognized bond counsel that such sale, lease, other disposition to (or on behalf of) such private person, or such use in a private trade or business, will not adversely affect the tax-exempt status of interest on the Bond for federal income tax purposes.

(e) The Bond will not be “federally guaranteed” within the meaning of Section 149(b) of the Code. No property, nor any portion thereof, financed or refinanced with the proceeds of the Bond will be (i) sold, leased, or otherwise disposed of to (or for the benefit of) the federal government or any of its agencies, or (ii) managed, serviced or otherwise used (directly or indirectly) by (or on behalf of) the federal government or any of its agencies, unless the City obtains an opinion of nationally recognized bond counsel that such sale, lease, other disposition to, or such use by (or on behalf of), the federal government or any of its agencies will not adversely affect the tax-exempt status of interest on the Bond for federal income tax purposes.

(f) The City covenants to file IRS Form 8038-G at the time and in the place required therefor under the Code.

(g) Prior to the issuance of the Bond, an Authorized Officer may designate the Bond or a portion thereof as taxable under the Code. The election to issue a series of taxable obligations shall be clearly indicated by including the phrase “Taxable Series,” or words to that effect, in the series designation of such taxable obligations. With respect to any such taxable obligations (and the property financed with the proceeds of such obligations), the City shall not be required to comply with the covenants set forth elsewhere in this Section 8.01 or in Section 8.02 hereof.

Section 8.02 Ability to Meet Arbitrage Requirements.

(a) The City hereby covenants that (i) on the date of issuance of the Bond, it will reasonably expect that no use of the proceeds of the Bond, and (ii) after the issuance date of the Bond, it will make no use of the proceeds of the Bond, that would cause the Bond to be an “arbitrage bond,” as defined in the Code, and (iii) it will comply with all of the requirements of Section 148 of the Code with respect to the Bond.

(b) In order to comply with the requirements of paragraph (a) of this Section, the City further agrees to compute and pay arbitrage rebate as required under Section 148(f) of the Code.

(c) Supplemental to the covenants of Section 8.01 hereof, and in no way in limitation thereof, an Authorized Officer is hereby authorized and directed to execute, at or prior to delivery of the Bond, a certificate or certificates specifying actions taken or to be taken by the City, and the reasonable expectations of such officials, with respect to the Bond, the proceeds thereof, or the City.

Section 8.03 Continuing Disclosure.

Pursuant to Section 11-1-85 of the Code of Laws of South Carolina 1976, as amended (“**Section 11-1-85**”), the City covenants to file with a central repository for availability in the secondary bond market, when requested:

(a) An annual independent audit, within thirty days of the City’s receipt of the audit; and

(b) Event-specific information within thirty days of an event adversely affecting more than five percent of revenue or the City's tax base.

The only remedy for failure by the City to comply with the covenant in this Section 8.03 shall be an action for specific performance of this covenant. The City specifically reserves the right to amend this covenant to reflect any change in Section 11-1-85, without the consent of any Bondholder.

Section 8.04 Qualified Tax-Exempt Obligation.

The City expects to issue no tax-exempt obligation in calendar year 2018 which, along with the Bond, would aggregate more than \$10,000,000. Accordingly, the Bond is hereby designated as a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3)(B) of the Code.

[End of Article VIII]

ARTICLE IX

MISCELLANEOUS

Section 9.01 Savings Clause.

If any one or more of the covenants or agreements provided in this Ordinance should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 9.02 Successors.

Whenever in this Ordinance the City is named or referred to, it shall be deemed to include any entity, which may succeed to the principal functions and powers of the City, and all the covenants and agreements contained in this Ordinance or by or on behalf of the City shall bind and inure to the benefit of said successor whether so expressed or not.

Section 9.03 Ordinance to Constitute Contract.

In consideration of the purchase and acceptance of the Bond by those who shall purchase and hold the same from time to time, the provisions of this Ordinance shall be deemed to be and shall constitute a contract between the City and the Holders from time to time of the Bond, and such provisions are covenants and agreements with such Holders which the City hereby determined to be necessary and desirable for the security and payment thereof. The pledge hereof and the provisions, covenants, and agreements herein set forth to be performed on behalf of the City shall be for the benefit, protection, and security of the Holders of the Bond.

Section 9.04 Filing of Copies of Ordinance.

Copies of this Ordinance shall be filed in the offices of the City Clerk and in the office of the Clerk of Court of Beaufort County, South Carolina (as a part of the Record of Proceedings for the Bond).

Section 9.05 Further Action by Officers of the City.

The Authorized Officers are fully authorized and empowered to take the actions required to implement the provisions of this Ordinance and to furnish such certificates and other proofs as may be required of them. In the absence of any officer of the City Council herein authorized to take any act or make any decision, the Mayor Pro Tempore is hereby authorized to take any such act or make any such decision.

Section 9.06 Notice Pursuant to Section 11-27-40, paragraph 8 of the Code of Laws of South Carolina 1976, as amended.

In order that the City Council may proceed as soon as possible to issue and deliver the Bond authorized hereby, an Authorized Officer may determine that the City avail itself of the provisions of paragraph 8 of Section 11-27-40 of the Code of Laws of South Carolina 1976, as amended. If such determination is made, the notice of enactment prescribed thereby shall be published, the form of which shall be substantially as set forth in Exhibit D attached hereto.

Section 9.07 Effective Date of Ordinance.

This Ordinance shall take effect upon its second reading and shall be forthwith codified in the City's Code of Ordinances.

[End of Article IX]

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DONE, RATIFIED AND ENACTED this 13th day of November, 2018.

CITY OF BEAUFORT, SOUTH CAROLINA

(SEAL)

Mayor

Attest:

City Clerk
City of Beaufort, South Carolina

First Reading: October 23, 2018
Second Reading: November 13, 2018

DRAFT

EXHIBIT A

[FORM OF BOND]

WITH THE CONSENT OF THE PURCHASER, AND NOTWITHSTANDING ANY CONTRARY PROVISION CONTAINED IN THE ORDINANCE, THE BOND MAY BE SOLD OR TRANSFERRED ONLY TO PURCHASERS WHO EXECUTE AN INVESTMENT LETTER DELIVERED TO THE CITY, IN FORM SATISFACTORY TO THE CITY, CONTAINING CERTAIN REPRESENTATIONS, WARRANTIES AND COVENANTS AS TO THE SUITABILITY OF SUCH PURCHASERS TO PURCHASE AND HOLD THE BOND. SUCH RESTRICTION SHALL BE SET FORTH ON THE FACE OF THE BOND AND SHALL BE COMPLIED WITH BY EACH TRANSFEREE OF THE BOND.

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF BEAUFORT
GENERAL OBLIGATION BOND, SERIES 2018

No. 1 \$[_____]

Registered Holder:

Principal Amount: _____ Dollars (\$_____)

The City of Beaufort, South Carolina (the “**City**”), a public body corporate and politic and a political subdivision of the State of South Carolina (the “**State**”), created and existing by virtue of the laws of the State, acknowledges itself indebted and for value received hereby promises to pay, solely as hereinafter provided, to the Registered Holder named above or registered assigns, the Principal Amount stated above.

This Bond is issued in the principal amount of _____ Dollars (\$_____) for purposes authorized by and pursuant to and in accordance with the Constitution and statutes of the State, including particularly the provisions of Sections 5-21-210 through 5-21-500 and Section 11-27-40, Code of Laws of South Carolina 1976, as amended, and an ordinance (the “**Ordinance**”) duly enacted by the City Council of the City (the “**Council**”) on November 13, 2018.

[Insert Redemption Provisions, if any]

The principal and interest on this Bond shall be paid by way of an equal _____ amortized payment in the amount of \$_____ (each a “**Bond Payment**”) due and payable on _____ of each of the years 20__ through 20__, inclusive (the “**Bond Payment Dates**”). This Bond shall bear interest

at the rate of _____% per annum, calculated on the basis of a 360-day year consisting of twelve 30-day months, from the date of this Bond and shall be paid by way of the Bond Payments to the person in whose name this Bond is registered at the close of business on the fifteenth day of the month next preceding each Bond Payment date. The Bond Payments shall be payable by check or draft mailed at the times provided herein from the City to the person in whose name this Bond is registered at the address shown on the registration books. The Bond Payments are payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

Certain capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Ordinance. Certified copies of the Ordinance are on file in the office of the Clerk of Court of Beaufort County, South Carolina and in the office of the City Council.

This Bond is payable from an *ad valorem* tax, without limit as to rate or amount, levied and collected on all taxable property within the City. For the prompt payment of the Bond Payments as the same shall become due, the full faith, credit, and taxing power of the City are irrevocably pledged.

This Bond and the interest hereon are exempt from all State, county, municipal, school district, and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer, or certain franchise taxes.

This Bond is issued in the form of one fully registered bond and is transferable, as provided in the Ordinance, only upon the registration books of the City kept for that purpose at the offices of the City by the registered Holder in person or by his or her duly authorized attorney upon (i) surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered holder or his or her duly authorized attorney, and (ii) payment of the charges, if any, prescribed in the Ordinance. Thereupon a new fully registered bond of like interest rate and principal amount shall be issued to the transferee in exchange therefor as provided in the Ordinance. The City may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of the Bond Payment due hereon and for all other purposes.

For every exchange or transfer of this Bond, the City may make a charge sufficient to reimburse itself for any tax, fee, or other governmental charge required to be paid with respect to such exchange or transfer.

It is hereby certified and recited that all acts, conditions, and things required to exist, happen, and to be performed precedent to and in the adoption of the Ordinance and in the issuance of this Bond in order to make the legal, valid, and binding general obligation of the City in accordance with its terms, do exist, have been done, have happened and have been performed in regular and due form as required by law; and that the issuance of this Bond does not exceed or violate any constitutional, statutory, or other limitation upon the amount of indebtedness prescribed by law.

IN WITNESS WHEREOF, the City has caused this Bond to be signed by the manual signature of the Mayor of the City, attested by the manual signature of the City Clerk, and the seal of the City impressed hereon.

**CITY OF BEAUFORT,
SOUTH CAROLINA**

(SEAL)

Mayor

Attest:

City Clerk
City of Beaufort, South Carolina

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto the
within bond and does hereby irrevocably constitute and appoint
attorney to transfer the within bond on the books kept for registration thereof, with full power of
substitution in the premises.

Dated: _____

Signature

(Authorized Officer)

Notice: The signature to the assignment must correspond with the name of the registered owner as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

OFFICIAL NOTICE OF SALE

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OFFICIAL NOTICE OF SALE

\$6,000,000* CITY OF BEAUFORT, SOUTH CAROLINA GENERAL OBLIGATION BOND, SERIES 2018

NOTICE IS HEREBY GIVEN that electronic bids, addressed to the City of Beaufort, South Carolina (the “**City**”), will be received by the City until 2:00 P.M. (local time) on

THURSDAY, November 8, 2018 (the “**Date of Sale**”)

at which time said bids will be opened in the offices of Stephens Inc., Financial Advisor to the City, located at 3344 Peachtree Road, Suite 1650, Atlanta, Georgia 30326, for the purchase of a commercial loan to be evidenced by \$6,000,000* General Obligation Bond, Series 2018, of the City of Beaufort, South Carolina (the “**Bond**”).

<i>Issuer:</i>	City of Beaufort, South Carolina.
<i>Par Amount:</i>	The preliminary par amount is \$6,000,000*; however, the City has the right to adjust the total par amount and estimated annual principal amounts as shown on Exhibit A , attached hereto, prior to closing.
<i>Purposes:</i>	The Bond is being issued for the purposes of (i) planning, designing, constructing and equipping improvements to the City’s stormwater system, (ii) planning, designing, constructing and equipping improvements to other City infrastructure, and (iii) paying costs associated with issuing the Bond.
<i>Tax Treatment:</i>	Tax-exempt, not subject to AMT (although certain corporations must take interest into account when determining adjusted current earnings in calculating the corporate AMT for taxable years that began prior to January 1, 2018). The City will covenant and agree that it will not take any actions which will, or fail to take any action which failure will, cause interest on the Bond to become includable in the income of holders of the Bond for federal income tax purposes pursuant to the provisions of Section 103 of the Internal Revenue Code of 1986, as amended (the “ Code ”).
<i>Bank Qualified:</i>	The Bond will be designated as a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3)(B) of the Code.
<i>Legal Authority:</i>	Pursuant to Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended, Title 5, Chapter 21 of the Code of Laws of South Carolina 1976, as amended, and Section 11-27-40 of the Code of Laws of South Carolina 1976, as amended, the City is authorized to issue general obligation debt for any corporate or public purpose. The Bond are further authorized by an ordinance of the City Council of the City of Beaufort, dated November 13, 2018 (the “Bonds Ordinance”), a copy of which is available upon request to Bond Counsel. All capitalized terms used

* Items marked with an asterisk throughout this Official Notice of Sale are preliminary and subject to change.

but not otherwise defined shall have the meaning ascribed thereto in the Bond Ordinance.

- The Bond:* The Bond will be issued as a single bond, in registered form and will be dated as of its date of delivery, which is expected to be December 10, 2018 as described in Anticipated Delivery below. Interest on the Bond will be a single, fixed rate of interest, computed on a 30/360 basis (calculated on the basis of a 360-day year consisting of twelve-30 day months). Bidders shall specify the rate of interest per annum that the Bond is to bear, to be expressed in multiples of 1/100 of 1%. The City requests that bidders submit a bid for the Bond based on either or both maturity schedules attached as **Exhibit A** hereto.
- Security:* As security for the payments of the principal of and interest on the Bond (the “Bond Payments”), the full faith, credit, and taxing power of the City are irrevocably pledged and there shall be levied an ad valorem property tax, without limit as to rate or amount, upon all taxable property located within the City sufficient to pay the Bond Payments until the Bond is no longer outstanding.
- Outstanding Bonds* A listing of the City’s Outstanding general obligation bonds is provided at **Exhibit B** hereto.
- Principal Payment Dates:* Annual principal payments on the Bond will be due on December 1 of each year, beginning December 1, 2019, until the final maturity date.
- Interest Payment Dates:* Semi-annual interest payments shall be due on each June 1 and December 1 commencing June 1, 2019, until the Bond matures or is otherwise redeemed.
- Denominations:* The Bond will be issued in a single denomination equal to the par amount thereof.
- Redemption Provisions:* In whole or in part at any time at par.
- Paying Agent, Registrar:* The City of Beaufort, South Carolina.
- Rating:* The City has no plans to apply for bond ratings directly related to the Bond. The City’s maintains an AA rating from S&P Global Ratings and an Aa2 rating from Moody’s Investors Services for its outstanding \$9,785,000 original principal amount General Obligation Refunding and Improvement Bonds, Series 2016.
- Award of the Bond:* Although the selection will be based substantially on the lowest total financing cost (including both interest cost (calculated on a true interest cost basis) together with any upfront fees and expenses), the City reserves the right to award the Bond to the bidder proposing the most advantageous

terms to the City (as determined by the City).

All bids shall be final and binding. The successful bidder will be notified of the award within twenty-four (24) hours from the Date of Sale. Any bid for less than one hundred percent (100.0%) of the principal amount of the Bond will be rejected. The right is reserved to reject any and all bids and to waive informalities in any and all bids. Each bid must clearly state, and the City reserves the right to reject any bid that contains, any covenants, conditions, provisions, or requirements that may be in addition to the stated terms and conditions set forth in this Official Notice of Sale. Bids shall not be contingent upon or subject to further credit approval. All costs and expenses associated with a bid shall be fully disclosed as absolute figures and will be taken into account in awarding the Bond.

Any accepted bid will be subject to official acceptance by the City.

Yield Maintenance: The successful bidder will not be allowed to receive an after tax yield or gross up on the interest remaining on the then outstanding principal amount of the Bond upon the occurrence of a determination of taxability or in the event of a change in the successful bidder's corporate tax rate.

Anticipated Delivery: The Bond is offered when, as, and if issued. The Bond will be dated the date of delivery and is expected to be delivered on or about December 10, 2018. Delivery of a properly executed Bond will be made in Beaufort, South Carolina, or such other place as is mutually agreed upon by the City and the purchaser, at the expense of the City, accompanied by a transcript of the record of the proceedings, a Signature and No-Litigation Certificate, and the unqualified approving opinion of Pope Flynn, LLC, as Bond Counsel ("***Bond Counsel***"). The proceeds of the Bond shall be made in immediately available Federal funds by wire transfer as directed by the City on or prior to closing. The amount of the payment shall be equal to the principal amount bid.

Investment Letter: The purchaser of the Bond will be expected to execute an investment letter to the City regarding its purchase of the Bond. The form of the investment letter is available upon request.

Submission of Bids: Bids are due by **THURSDAY, NOVEMBER 8, 2018 AT 2:00 P.M. (LOCAL TIME)** by email.

E-Mail Delivery. Bidders are required submit bids to the City by email to the individuals listed below. Any delay in receipt of an email bid, or any incompleteness or illegible portions of any bid, will be the responsibility of the bidder.

Bids should be transmitted to the following individuals on a term sheet incorporating the information in this Official Notice of Sale and transmitted to the following:

Kathy Todd, Finance Director of the City

Email: ktodd@cityofbeaufort.org

Lawrence Flynn, Bond Counsel

Email: lflynn@popeflynn.com

Lyman Wray, Financial Advisor

Email: lyman.wray@stephens.com

Sean Carney, Financial Advisor

Email: sean.carney@stephens.com

*Audited Financial
Statements:*

The City's budgets and audited financial statements are available on electronically through the below listed websites:

<http://www.cityofbeaufort.org/budgets.aspx>

<http://www.cityofbeaufort.org/comprehensive-annual-financial-reports-cafr.aspx>

Additional Information: Any questions regarding this Official Notice of Sale should be directed in writing, via e-mail, to the City's Financial Advisor, Stephens Inc., using the e-mail address above. All questions will be answered via e-mail with a copy to each firm.

Exhibit A

Proposed Maturity Schedules

15 Year Amortization		20 Year Amortization	
Payment	*Principal	Payment	*Principal
Date	Amount	Date	Amount
12/1/2019	\$ 305,000	12/1/2019	\$ 206,000
12/1/2020	316,000	12/1/2020	214,000
12/1/2021	328,000	12/1/2021	222,000
12/1/2022	341,000	12/1/2022	231,000
12/1/2023	353,000	12/1/2023	239,000
12/1/2024	367,000	12/1/2024	248,000
12/1/2025	381,000	12/1/2025	258,000
12/1/2026	395,000	12/1/2026	267,000
12/1/2027	410,000	12/1/2027	277,000
12/1/2028	425,000	12/1/2028	288,000
12/1/2029	441,000	12/1/2029	299,000
12/1/2030	458,000	12/1/2030	310,000
12/1/2031	475,000	12/1/2031	322,000
12/1/2032	493,000	12/1/2032	334,000
12/1/2033	512,000	12/1/2033	346,000
Total	\$6,000,000	12/1/2034	360,000
		12/1/2035	373,000
		12/1/2036	387,000
		12/1/2037	402,000
		12/1/2038	417,000
		Total	\$ 6,000,000



Exhibit B

Outstanding Bonds

The City has previously issued the following Series of Bonds, which are currently Outstanding¹:

- (1) The outstanding \$815,000² principal amount of the originally issued \$1,850,000 General Obligation Bond, Series 2012 dated May 29, 2010; and
- (2) The outstanding \$9,705,000³ principal amount of the originally issued \$9,785,000 General Obligation Bond, Series 2016 dated April 6, 2016.

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¹ Entire balance chargeable against the City's constitutional debt limit.

² Par amount through October 1, 2018.

³ A portion of the balance is chargeable against the City's constitutional debt limit; see the Ordinance for a breakout of the current balance chargeable against the City's constitutional debt limit.

FORM OF SUMMARY NOTICE OF SALE

Bids will be received by the City of Beaufort, South Carolina, at 2:00 p.m. (Eastern Time) on Thursday, November 8, 2018, pursuant to the Official Notice of Sale dated October 29, 2018 with respect to the sale of the \$6,000,000 General Obligation Bond, Series 2018 of the City of Beaufort, South Carolina. The par amount of the bonds is subject to adjustment as set forth in the Official Notice of Sale. The Official Notice of Sale and other information is available from Lyman Wray, Financial Advisor to the City (email: lyman.wray@stephens.com).

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NOTICE OF ENACTMENT

Notice is hereby given that on November 13, 2018, the City Council of the City of Beaufort, enacted an ordinance entitled “AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING SIX MILLION DOLLARS (\$6,000,000) GENERAL OBLIGATION BOND, SERIES 2018 OF THE CITY OF BEAUFORT, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO.”

By order of the City Council, this ____ day of _____ 2018.

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