



CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL REGULAR MEETING AGENDA
August 27, 2019

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. Milke McFee, Mayor Pro Tem

III. PUBLIC COMMENT

IV. PUBLIC HEARING

- A. Ordinance to amend 11.6.1.B.2 Non-Conforming Sign section of the Beaufort Code
- B. Annexation Petition for 44 and 50 Miller Drive, East
- C. Zoning of properties located at 44-50 Miller Drive
- D. Annexation Petition for properties located at 11 Williams Street and 13, 17, and 19 Mayfair Court
- E. Zoning of properties located at 11 Williams Street and 13, 17, and 19 Mayfair Court
- F. Annexation Petition for 302 Parker Drive
- G. Zoning for 302 Parker Drive
- H. Annexation Petition for 35 and 43 Parris Island Gateway and 41 and 46 Broad River Boulevard
- I. Zoning for 35 and 43 Parris Island Gateway and 41 and 46 Broad River Boulevard
- J. Re-Zoning (map amendment) for R120 026 000 146A 0000 Neighboring 2811 Boundary Street

V. OLD BUSINESS

- A. Ordinance authorizing the dissolution of the Gateway Corridor Redevelopment District
- 2nd Reading

VI. NEW BUSINESS

- A. Street closure request from Holy Trinity School to host 5K Run/Walk, Swing Bridge Sprint, Saturday, October 19, 2019
- B. Request from Child Abuse Prevention Association (CAPA) to host annual Ghost Tours in October
- C. Annual request from Born to Read for use of Waterfront Park and Co-Sponsorship for Yoga Under The Stars Friday, November 1, 2019
- D. Street Closure request for Wedding Procession on Saturday, November 2, 2019
- E. Approval for Utilization of TIF Funds for Facility Improvements
- F. Resolution in support of Establishing a single authorized Run Route in the City
- G. Resolution authorizing the City Manager to enter into a Memorandum of Agreement (MOA) with Beaufort County for the purposes of cost sharing for contracting consulting services to develop a Regional Affordable Housing Trust Fund
- H. Resolution to encourage and support amending the SC Code of Laws, Title 56, Motor Vehicles, Chapter 5, Uniform act on regulating traffic on highways by adding provisions defining and prohibiting distracted driving
- I. Request to release Committed Fund Balance for Arsenal Window and Bathroom Project
- J. Approval to allow City Manager to execute Contract for the Arsenal Windows project
- K. Approval to allow City Manager to execute contract for Arsenal Bathroom Project
- L. Ordinance amending section 11.6.1.B.2, Minor Alterations to Non-conforming Sign - 1st Reading
- M. Ordinance annexing property located at 44 and 50 Miller Drive - 1st Reading
- N. Ordinance zoning (map amendment) for property located at 44 and 50 Miller Drive - 1st Reading
- O. Ordinance annexing multiple parcels located at Mayfair Court and Williams Street - 1st Reading
- P. Ordinance zoning (map amendment) for 11 Williams Street and 13, 17, and 19 Mayfair Court - 1st Reading
- Q. Ordinance annexing property located at 302 Parker Drive - 1st Reading
- R. Ordinance zoning (map amendment) for 302 Parker Drive - 1st Reading
- S. Ordinance annexing property located at 35 and 43 Parris Island Gateway and 41 and 46 Broad River Boulevard - 1st Reading
- T. Ordinance zoning (map amendment) for property located at 35 and 43 Parris Island Gateway and 41 and 46 Broad River Boulevard - 1st Reading
- U. Ordinance re-zoning (map amendment) for R120 026 000 146A 0000 Neighboring 2811 Boundary Street - 1st Reading
- V. Ordinance approving the acquisition of 13.91 acres of property located in Commerce Park for the purposes of continued improvement and expansion in Commerce Park - 1st Reading

VII. REPORTS

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

VIII. ADJOURN



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM
TITLE: Ordinance to amend 11.6.1.B.2 Non-Conforming Sign section of the Beaufort Code
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

See backup

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Backup Material	8/22/2019
Zoning Maps	Backup Material	8/23/2019

City of Beaufort Community & Economic Development Department

M E M O R A N D U M

TO: Amy Robbins, Beaufort Gazette
FROM: David S. Prichard 525-7011
DATE: July 16, 2019
SUBJECT: Public Hearing Notice

**City of Beaufort
NOTICE OF PUBLIC HEARING
Zoning Text Amendment**

The City of Beaufort will hold a public hearing on Tuesday, August 27, 2019 at 7:00 P.M. in the Council Chambers of Beaufort City Hall, 1911 Boundary Street, Beaufort, S.C. to consider the proposed amendment to modify Section 11.6.1.B.2 Non-Conforming Sign section of the Beaufort Code to modify the language concerning loss of legal nonconforming status.

Documents relating to this request are available for public inspection between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday at the Beaufort City Hall, 1911 Boundary Street, Beaufort. Interested persons are invited to attend the public hearing. Written comments can also be submitted prior to the City of Beaufort Community & Economic Development Department, 1911 Boundary Street, Beaufort, S.C. 29902.

Note: If you have special needs due to a physical challenge, please call (843) 525-7011 for additional information.

GAZETTE: Please run in our usual block advertisement form on Thursday, July 18, 2019.

RECEIPT: Please confirm that you have received this notice and that the advertisement can run on the date specified above.

BILL: City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

AFFIDAVIT: David S. Prichard, Director
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902



VISION BEAUFORT

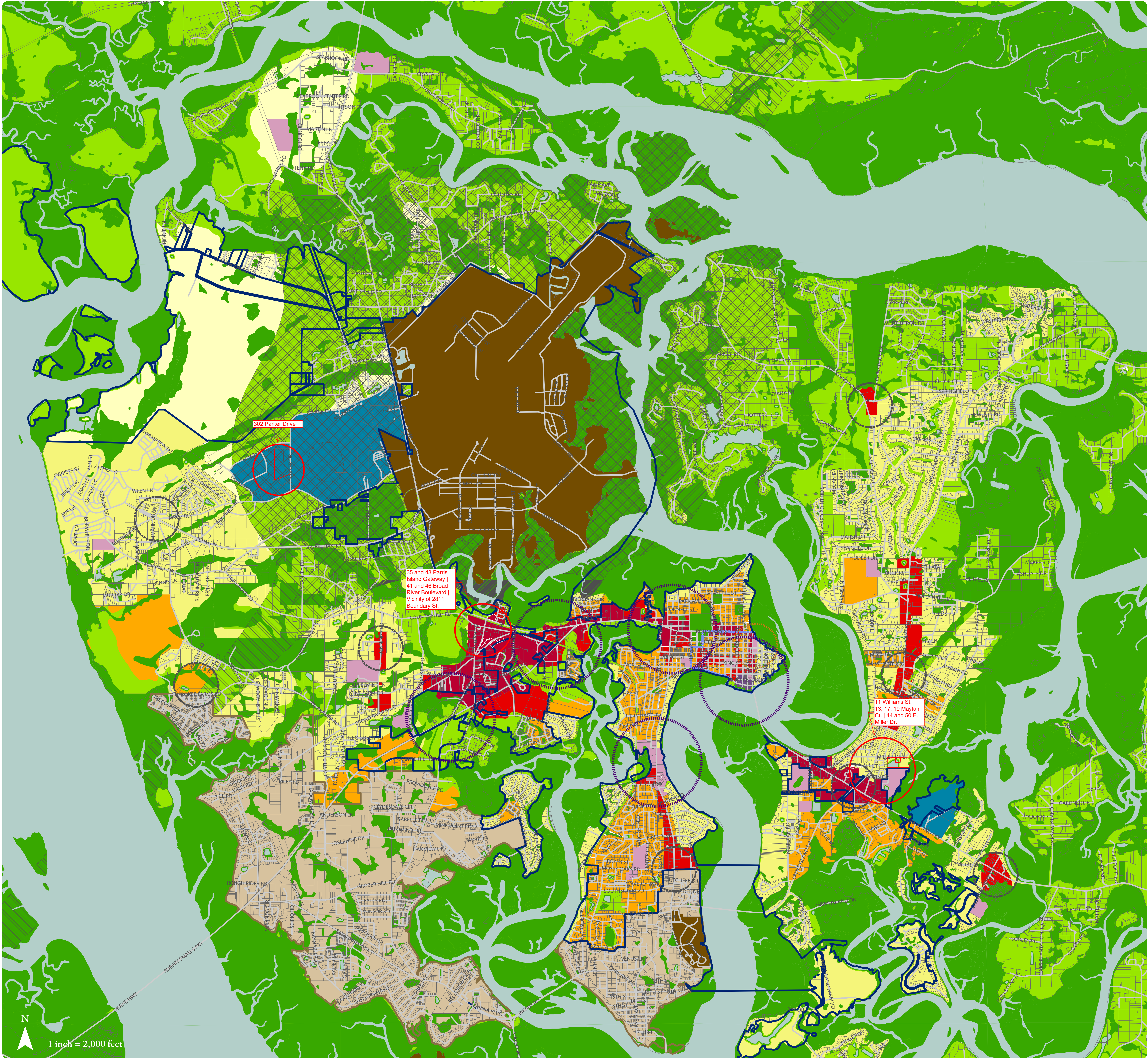
2009 Comprehensive Plan

BEAUFORT LAND USE FRAMEWORK PLAN

The Framework Plan is a macro-level planning tool developed as a part of the 2009 Comprehensive Plan Update process. The Framework Plans provides a more fine-grained approach to land use policy recommendations. It is based on focusing growth in walkable nodes in areas that are served by infrastructure and away from areas that are environmentally sensitive. While it is coded to the parcel level, it is not intended to replace the zoning map. Rather, it is an aggregation of a series of zoning categories that combine to form neighborhoods and sectors.

Once adopted, the Framework Plan can more easily be adapted to the existing zoning categories in the city's zoning or serve as a basis for a full conversion to a form-based code in the future.

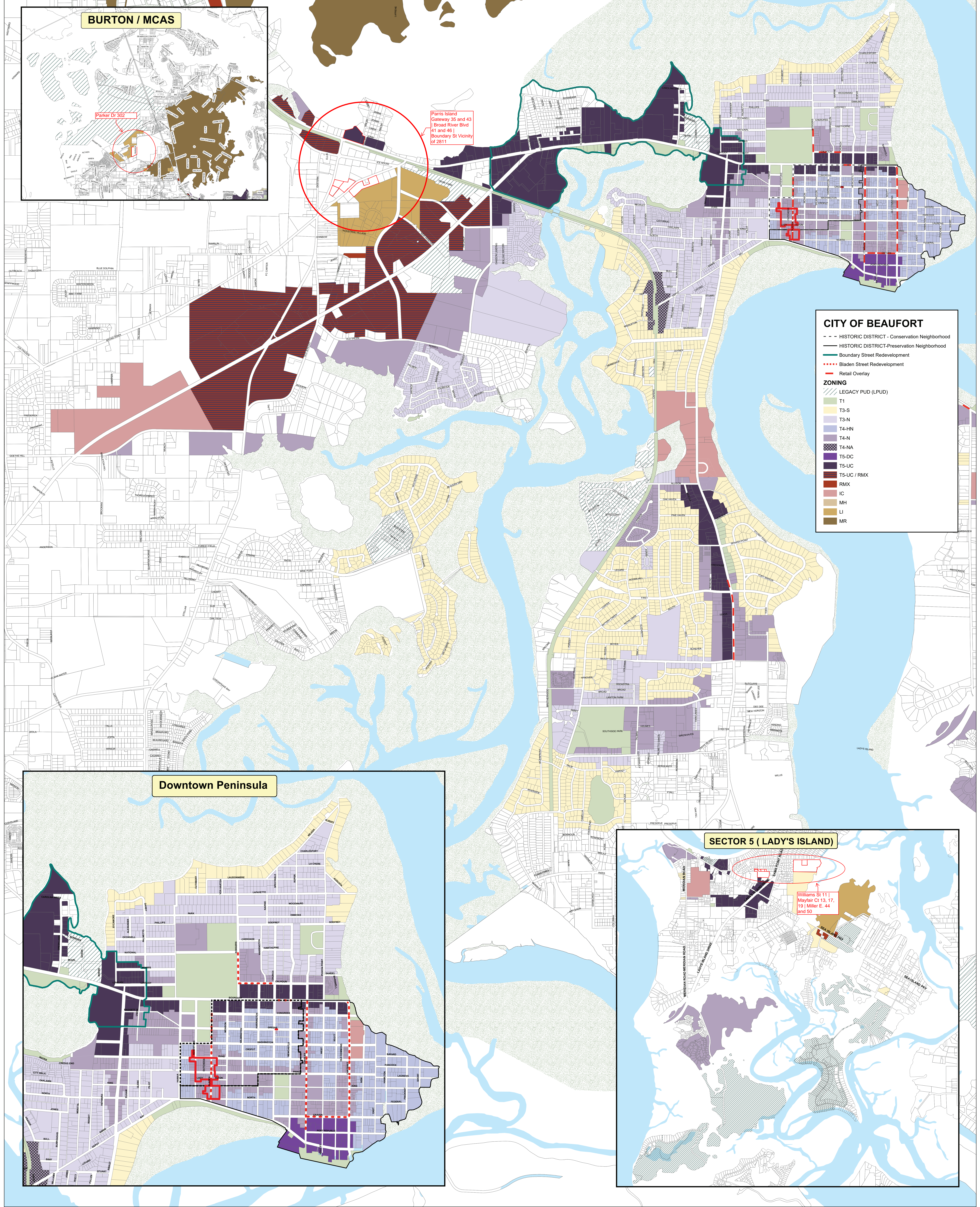
Contact Information:
The City of Beaufort
Department of Planning and Development Services
302 Carteret Street
PO Drawer 1167
Beaufort, South Carolina 29902
(843) 525-7011



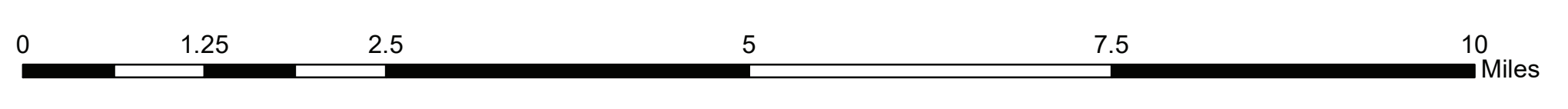
- PRESERVED OPEN SPACE (O-1)**
The O-1 sector represents the basic "green infrastructure" of the community providing critical habitat for wildlife; protection of water quality and protection from flooding and erosion; and needed recreation and greenspace for the human habitat. This category, indicated in dark green on the Framework Map, comprises lands that are already non-developable, such as wetlands, conservation easements, required stream buffers, and parks.
- RURAL/CONSERVATION LANDS (O-2)**
This sector includes areas that are prime candidates for moving into the O-1 sector through conservation easements or other open space acquisition/protection measures. This sector consists of lands that should be off-limits to development except occasional conservation neighborhoods at very low densities due to environmental conditions, urban service factors, and proximity to the MCAS operations.
- GROWTH RESERVE SECTOR (GR-1)**
The GR-1 sector is intended as a holding zone or reserve area for future urbanization in the northern Beaufort County region. Care should be taken to ensure that this area not be developed as a low-density suburban subdivision as there is sufficient land area to create an urban center supported by walkable neighborhoods.
- MODERATE DENSITY RESIDENTIAL NEIGHBORHOODS (G-1)**
The G-1 sector is intended for relatively moderate density residential development. It includes areas that are not likely locations for redevelopment, as well as lands that are not proximate to thoroughfares and are not projected to be high growth areas due to limited access to transportation networks, existing services, and utilities. In addition, poor/wet soils that not typically appropriate for development are included in this sector, which is intended for relatively low-density development.

- URBAN NEIGHBORHOODS/TNDs (G-2)**
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.
- NEIGHBORHOOD MIXED USE & CORRIDOR MIXED USE (G-3)**
The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.
- DOWNTOWN BEAUFORT (G-4)**
This sector is comprised of areas with existing development, with a relatively dense street grid, and which are appropriate for redevelopment or additional development. This area is, in large respect, appropriate for redevelopment and new infill development and well served with infrastructure (roads, utilities, etc.), and access to services and amenities.

- CIVIC & INSTITUTIONAL USES**
In addition to the geographic sectors, the Framework Plan indicates two related special land uses: the existing schools and other civic sites such as the hospital, the university and technical college, and the library. These civic and institutional uses properties are related to the community's permanent civic and green infrastructure since large pieces of land on many these properties will continue be undeveloped open space.
- INDUSTRIAL/EMPLOYMENT CENTERS: SPECIAL DISTRICT (SD)**
As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.
- 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.
- REGIONAL CENTERS**
Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map.



OFFICIAL ZONING MAP CITY OF BEAUFORT, SC UPDATED JULY 17, 2018





CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM
TITLE: Annexation Petition for 44 and 50 Miller Drive, East
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

See backup

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing Notification	Backup Material	8/22/2019

City of Beaufort Community & Economic Development Department

M E M O R A N D U M

TO: Amy Robbins, Beaufort Gazette
FROM: David S. Prichard 525-7011
DATE: July 11, 2019
SUBJECT: Public Hearing Notice

**City of Beaufort
NOTICE OF PUBLIC HEARING
Proposed Annexations**

The City of Beaufort will hold a public hearing on Tuesday, August 27, 2019 at 7:00 P.M. in the Council Chambers of Beaufort City Hall, 1911 Boundary Street, Beaufort, S.C. to consider the following annexations:

1. Annexation of 20.71 acres at 44 and 50 Miller Drive, East. The properties are further identified as District R200, Map 15, and Parcels 107 and 749. Applicant: Elizabeth L. Brown and Denise Heyman Martinson.
2. Annexation of 6.9 acres at 11 Williams Street, 13 Williams Street, 19 Mayfair Court, 17 Mayfair Court, and 13 Mayfair Court. The properties are further identified as District R200, Map 15, Parcels 116, 526, 525, 523, and District R200, Map 16, Parcel 82. Applicant: Merritt Patterson, Terra Development Group.
3. Annexation of 4.02 acres at 35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard, and 41 Broad River Boulevard. The properties are further identified as District R100, Map 29, Parcels 13I, 13J, 139 and 13. Applicant: Andrew Burris, Petros 35 LLC and Barry J. McDonald, Dominion Energy South Carolina, Inc.
4. Annexation of 35.7 acres at 302 Parker Drive. The property is further identified as District R100, Map 25, Parcel 170. Applicant: Chris Fisher, Glass WRX, SC, LLC.

Documents relating to this request are available for public inspection between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday at the Beaufort City Hall, 1911 Boundary Street, Beaufort. Interested persons are invited to attend the public hearing. Written comments can also be submitted to the City of Beaufort Community & Economic Development Department, 1911 Boundary Street, Beaufort, S.C. 29902.

Note: If you have special needs due to a physical challenge, please call (843) 525-7011 for additional information.

GAZETTE: Please run in our usual block advertisement form on Thursday, July 18, 2019.

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BILL: City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

AFFIDAVIT: David S. Prichard, Director
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development
AGENDA ITEM
TITLE: Zoning of properties located at 44-50 Miller Drive
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing Notification	Backup Material	8/22/2019

City of Beaufort Community & Economic Development Department

M E M O R A N D U M

TO: Amy Robbins, Beaufort Gazette

FROM: David S. Prichard 525-7011

DATE: July 16, 2019

SUBJECT: Public Hearing Notice

**City of Beaufort
NOTICE OF PUBLIC HEARING
Proposed Rezoning**

The City of Beaufort will hold a public hearing on Tuesday, August 27, 2019 at 7:00 P.M. in the Council Chambers of Beaufort City Hall, 1911 Boundary Street, Beaufort, S.C. to consider the following rezonings:

1. Rezoning two parcels of property located at 44 and 50 Miller Drive, East, from T3-HN (Hamlet Neighborhood) to T4-Neighborhood (T4-N). The properties are further identified as District R200, Map 15, and Parcels 107 and 749. This is a rezoning request as a result of a petition for annexation. Applicant: Elizabeth L. Brown and Denise Heyman Martinson.
2. Rezoning five parcels of property located at 11 Williams Street, 13 Williams Street, 19 Mayfair Court, 17 Mayfair Court, and 13 Mayfair Court, from T4HC (Hamlet Center) and T3-N (TN-Neighborhood) to T5-Urban Corridor (T5-UC). The properties are further identified as District R200, Map 15, Parcels 116, 526, 525, 523, and District R200, Map 16, Parcel 82. This is a rezoning request as a result for a petition of annexation. Applicant: Merritt Patterson, Terra Development Group.
3. Rezoning four parcels of property located at 35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard, and 41 Broad River Boulevard from C5RCMU (Regional Center/Mixed-Use) to T5-Urban Corridor District/Regional Mixed-Use (T5-UC/RMX). The properties are further identified as District R100, Map 29, Parcels 13I, 13J, 139 and 13. This is a rezoning request as a result for a petition of annexation. Applicants: Andrew Burris, Petros 35 LLC and Barry J. McDonald, Dominion Energy South Carolina, Inc.
4. Rezoning one parcel of property located at 302 Parker Drive from SI Industrial to Limited Industrial (LI). The property is further identified as District R100, Map 25, Parcel 170. This is a rezoning request as a result for a petition of annexation. Applicant: Chris Fisher, Glass WRX, SC, LLC.

Documents relating to this request are available for public inspection between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday at the Beaufort City Hall, 1911 Boundary Street, Beaufort. Interested persons are invited to attend the public hearing. Written comments can also be submitted to the City of Beaufort Community & Economic Development Department, 1911

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Beaufort, SC 29902

AFFIDAVIT: David S. Prichard, Director
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM Annexation Petition for properties located at 11 Williams Street and 13, 17, and 19
TITLE: Mayfair Court
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing Notice	Backup Material	8/22/2019

City of Beaufort Community & Economic Development Department

M E M O R A N D U M

TO: Amy Robbins, Beaufort Gazette

FROM: David S. Prichard 525-7011

DATE: July 11, 2019

SUBJECT: Public Hearing Notice

**City of Beaufort
NOTICE OF PUBLIC HEARING
Proposed Annexations**

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3. Annexation of 4.02 acres at 35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard, and 41 Broad River Boulevard. The properties are further identified as District R100, Map 29, Parcels 13I, 13J, 139 and 13. Applicant: Andrew Burris, Petros 35 LLC and Barry J. McDonald, Dominion Energy South Carolina, Inc.
4. Annexation of 35.7 acres at 302 Parker Drive. The property is further identified as District R100, Map 25, Parcel 170. Applicant: Chris Fisher, Glass WRX, SC, LLC.

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AFFIDAVIT: David S. Prichard, Director
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development
AGENDA ITEM
TITLE: Zoning of properties located at 11 Williams Street and 13, 17, and 19 Mayfair Court
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Rezoning Notification	Backup Material	8/22/2019

City of Beaufort Community & Economic Development Department

M E M O R A N D U M

TO: Amy Robbins, Beaufort Gazette

FROM: David S. Prichard 525-7011

DATE: July 16, 2019

SUBJECT: Public Hearing Notice

**City of Beaufort
NOTICE OF PUBLIC HEARING
Proposed Rezoning**

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2. Rezoning five parcels of property located at 11 Williams Street, 13 Williams Street, 19 Mayfair Court, 17 Mayfair Court, and 13 Mayfair Court, from T4HC (Hamlet Center) and T3-N (TN-Neighborhood) to T5-Urban Corridor (T5-UC). The properties are further identified as District R200, Map 15, Parcels 116, 526, 525, 523, and District R200, Map 16, Parcel 82. This is a rezoning request as a result for a petition of annexation. Applicant: Merritt Patterson, Terra Development Group.
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CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM
TITLE: Annexation Petition for 302 Parker Drive
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing Notification	Backup Material	8/22/2019

City of Beaufort Community & Economic Development Department

M E M O R A N D U M

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AFFIDAVIT: David S. Prichard, Director
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CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM
TITLE: Zoning for 302 Parker Drive
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR:

REMARKS:

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FROM: David S. Prichard 525-7011

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Proposed Rezoning**

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1. Rezoning two parcels of property located at 44 and 50 Miller Drive, East, from T3-HN (Hamlet Neighborhood) to T4-Neighborhood (T4-N). The properties are further identified as District R200, Map 15, and Parcels 107 and 749. This is a rezoning request as a result of a petition for annexation. Applicant: Elizabeth L. Brown and Denise Heyman Martinson.
2. Rezoning five parcels of property located at 11 Williams Street, 13 Williams Street, 19 Mayfair Court, 17 Mayfair Court, and 13 Mayfair Court, from T4HC (Hamlet Center) and T3-N (TN-Neighborhood) to T5-Urban Corridor (T5-UC). The properties are further identified as District R200, Map 15, Parcels 116, 526, 525, 523, and District R200, Map 16, Parcel 82. This is a rezoning request as a result for a petition of annexation. Applicant: Merritt Patterson, Terra Development Group.
3. Rezoning four parcels of property located at 35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard, and 41 Broad River Boulevard from C5RCMU (Regional Center/Mixed-Use) to T5-Urban Corridor District/Regional Mixed-Use (T5-UC/RMX). The properties are further identified as District R100, Map 29, Parcels 13I, 13J, 139 and 13. This is a rezoning request as a result for a petition of annexation. Applicants: Andrew Burris, Petros 35 LLC and Barry J. McDonald, Dominion Energy South Carolina, Inc.
4. Rezoning one parcel of property located at 302 Parker Drive from SI Industrial to Limited Industrial (LI). The property is further identified as District R100, Map 25, Parcel 170. This is a rezoning request as a result for a petition of annexation. Applicant: Chris Fisher, Glass WRX, SC, LLC.

Documents relating to this request are available for public inspection between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday at the Beaufort City Hall, 1911 Boundary Street, Beaufort. Interested persons are invited to attend the public hearing. Written comments can also be submitted to the City of Beaufort Community & Economic Development Department, 1911

Boundary Street, Beaufort, S.C. 29902.

Note: If you have special needs due to a physical challenge, please call (843) 525-7011 for additional information.

GAZETTE: Please run in our usual block advertisement form on Thursday, July18, 2019.

RECEIPT: Please confirm that you have received this notice and that the advertisement can run on the date specified above.

BILL: City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

AFFIDAVIT: David S. Prichard, Director
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM Annexation Petition for 35 and 43 Parris Island Gateway and 41 and 46 Broad River
TITLE: Boulevard
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing Notification	Cover Memo	8/22/2019

City of Beaufort Community & Economic Development Department

M E M O R A N D U M

TO: Amy Robbins, Beaufort Gazette

FROM: David S. Prichard 525-7011

DATE: July 11, 2019

SUBJECT: Public Hearing Notice

**City of Beaufort
NOTICE OF PUBLIC HEARING
Proposed Annexations**

The City of Beaufort will hold a public hearing on Tuesday, August 27, 2019 at 7:00 P.M. in the Council Chambers of Beaufort City Hall, 1911 Boundary Street, Beaufort, S.C. to consider the following annexations:

1. Annexation of 20.71 acres at 44 and 50 Miller Drive, East. The properties are further identified as District R200, Map 15, and Parcels 107 and 749. Applicant: Elizabeth L. Brown and Denise Heyman Martinson.
2. Annexation of 6.9 acres at 11 Williams Street, 13 Williams Street, 19 Mayfair Court, 17 Mayfair Court, and 13 Mayfair Court. The properties are further identified as District R200, Map 15, Parcels 116, 526, 525, 523, and District R200, Map 16, Parcel 82. Applicant: Merritt Patterson, Terra Development Group.
3. Annexation of 4.02 acres at 35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard, and 41 Broad River Boulevard. The properties are further identified as District R100, Map 29, Parcels 13I, 13J, 139 and 13. Applicant: Andrew Burris, Petros 35 LLC and Barry J. McDonald, Dominion Energy South Carolina, Inc.
4. Annexation of 35.7 acres at 302 Parker Drive. The property is further identified as District R100, Map 25, Parcel 170. Applicant: Chris Fisher, Glass WRX, SC, LLC.

Documents relating to this request are available for public inspection between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday at the Beaufort City Hall, 1911 Boundary Street, Beaufort. Interested persons are invited to attend the public hearing. Written comments can also be submitted to the City of Beaufort Community & Economic Development Department, 1911 Boundary Street, Beaufort, S.C. 29902.

Note: If you have special needs due to a physical challenge, please call (843) 525-7011 for additional information.

GAZETTE: Please run in our usual block advertisement form on Thursday, July 18, 2019.

RECEIPT: Please confirm that you have received this notice and that the advertisement can run on the date specified above.

BILL: City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

AFFIDAVIT: David S. Prichard, Director
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM
TITLE: Zoning for 35 and 43 Parris Island Gateway and 41 and 46 Broad River Boulevard
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

See backup

PLACED ON AGENDA FOR:

REMARKS:



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/23/2019
FROM: Community and Economic Development
AGENDA ITEM Re-Zoning (map amendment) for R120 026 000 146A 0000 Neighboring 2811
TITLE: Boundary Street
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see attached

PLACED ON AGENDA FOR: Action

REMARKS:



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 7/17/2019
FROM: Kathy Todd, Finance Director
AGENDA ITEM Ordinance authorizing the dissolution of the Gateway Corridor Redevelopment District
TITLE: - 2nd Reading
MEETING 8/27/2019
DATE:
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	7/17/2019

**AN ORDINANCE,
PURSUANT TO SECTION 31-6-70 OF THE TAX INCREMENT FINANCING LAW,
PROVIDING WITH RESPECT TO THE GATEWAY CORRIDOR REDEVELOPMENT
PROJECT AREA FOR THE DISSOLUTION OF THE TAX ALLOCATION FUND AND THE
TERMINATION OF THE DESIGNATION OF SUCH REDEVELOPMENT PROJECT AREA
AND OTHER MATTERS RELATING THERETO**

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF
BEAUFORT, IN COUNCIL ASSEMBLED:

In connection with the adoption of this Ordinance, the City Council ("City Council") of the City of Beaufort (the "City") finds as follows:

WHEREAS, in 1984, the South Carolina General Assembly enacted the "Tax Increment Financing Law." In adopting this legislation, the General Assembly found that the State Constitution approved by the voters at the 1976 General Election authorized "indebtedness for the purpose of redevelopment within an incorporated municipality." The General Assembly adopted the legislation contained at Section 31-6-10 through 31-6-120, Code of Laws of South Carolina, 1976, as amended (the "Act") "to implement the authorizations granted in Article X, Section 14 of the Constitution of the State; and

WHEREAS, by Ordinance No. 0-41-99 enacted June 22, 1999 (the "Ordinance"), City Council (i) determined that rehabilitation, conservation or redevelopment of the area designated by it as the Gateway Corridor Redevelopment Project Area (the "Redevelopment Project Area") was necessary and in the best interest of the public health, safety, morals and welfare of the residents and citizens of the City; and (ii) established a plan (the "Redevelopment Plan") for a redevelopment of the Redevelopment Project Area; and

WHEREAS, by ordinances enacted June 11, 2002 and December 21, 2004, City Council authorized, pursuant to the Act and the Redevelopment Plan, obligations (collectively, the "Obligations") in the principal amounts of \$4,000,000 and \$2,000,000, respectively, the proceeds of which Obligations were expended for the costs of redevelopment projects within the Redevelopment Project Area; and

WHEREAS, the City has retired all Obligations issued under the Act for the Redevelopment Project Area, has paid or incurred all redevelopment project costs as defined in the Ordinance, and has no surplus monies remaining; and

WHEREAS, Section 31-6-70 of the Act provides that "Upon the payment of all redevelopment project costs, retirement of all obligations of a municipality issued under this chapter, and the distribution of any surplus monies pursuant to this section, the municipality shall adopt an ordinance dissolving the tax allocation fund for the project redevelopment area and terminating the designation of the redevelopment project area as a redevelopment project area for purposes of this chapter. Thereafter, the rates of the taxing districts must be extended and taxes levied, collected, and distributed in the manner applicable in the absence of the adoption of a redevelopment plan and the issuance of obligations under this chapter."

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina:

Pursuant to Section 31-6-70 of the Code of Laws of South Carolina, 1976, as amended, the tax allocation fund for the Gateway Corridor Redevelopment Project Area is hereby dissolved and the designation of the Redevelopment Project Area as a redevelopment project area is terminated. As a result, the rates of the taxing districts shall be extended and taxes shall be levied, collected and distributed in the manner applicable in the absence of the adoption of a redevelopment plan and the issuance of obligations under Section 31-6-70 of the Act.

DONE IN MEETING DULY ASSEMBLED, this ____ day of _____, 2019.

Mayor, City of Beaufort, South Carolina

Clerk of City Council

First Reading: _____, 2019
Second Reading: _____, 2019



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 7/26/2019
FROM: Rhonda Carey, Events & Tour Coordinator
AGENDA ITEM TITLE: Street closure request from Holy Trinity School to host 5K Run/Walk, Swing Bridge Sprint, Saturday, October 19, 2019
MEETING DATE: 8/27/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	8/21/2019



5K RUN/WALK APPLICATION

City of Beaufort – Downtown Operations & Community Services

Attn: Rhonda Carey, Events & Tour Coordinator

500 Carteret Street, Suite B2, Beaufort, South Carolina, 29902

Phone: (843) 379-7063 / Email: rcarey@cityofbeaufort.org | www.cityofbeaufort.org

To be filed NOT LESS than 30 days before event

- **Fee:** \$25.00 non-refundable application fee is payable when the application is submitted
- **Run/Walk Route:** City of Beaufort has a traditional route in place that everyone must follow

Name of Applicant: Minnie Bullock, HTCCS Director of Operations

Address: 302 Burroughs Avenue, Beaufort SC 29902 Phone # 843-522-0660

Email: htoperations@htccs.org

Name of Sponsoring Organization: Holy Trinity Classical Christian School

Address: 302 Burroughs Avenue, Beaufort SC 29902

Date of 5K run/Walk: 10-19-2019

Time 5K Run/Walk will Begin: 8:00am 5K Run/Walk will Terminate: 9:30am

Time 5K Run/Walk Line-Up Begins: 7:30am Location(s) of Line-Up Area(s): Freedom Mall

Approximate Number of Persons, Animals in the 5K Run/Walk: @350

5K Run/Walk will Occupy All of the Width of the Streets to be Traversed : YES

5K/ Run/Walk will Occupy Only a Portion of the Width of the Streets to be Traversed : NO

NOTE: IF THE 5K RUN/WALK IS DESIGNED TO BE HELD BY AND ON BEHALF OF OR FOR ANY PERSON OTHER THAN THE APPLICANT, THE APPLICANT FOR SUCH PERMIT SHALL FILE A LETTER

OFFICE USE ONLY: Application Received By: _____ Date Received: _____

Receipt #: _____ Approved By: _____

FROM THAT PERSON WITH THE CITY MANAGER AUTHORIZING THE APPLICANT TO APPLY FOR THE PERMIT ON HIS BEHALF.

Signature of Applicant: Mervin Bullock Date: 12 July 2019



12 July 2019

Minnie Bullock
Director of Operations,
Holy Trinity Classical Christian School

Rhonda Carey,
Events Coordinator
City of Beaufort

Re: Holy Trinity Classical Christian School "Swing Bridge Sprint" 19 October 2019

Rhonda-

We are looking forward to moving our annual fall run to the "traditional" city of Beaufort run route on Saturday, 19 October 2019. This is a purposeful move for us, and one that our stakeholders are extremely excited about. In years past, our run has been staged on the Spanish Moss Trail, and has been successful. However, this route is hidden in many areas which meant that the event was mostly attended by Holy Trinity families, staff, and friends.

Switching the run route to the center of Beaufort would help us accomplish several goals: increased visibility for the school, increased participation from those outside of our school family, and improved ease of access for participants.

Our "Swing Bridge Sprint" is the culmination of a six week advancement campaign where we seek support from donors, increased engagement from friends of the school, and participation from both students and faculty. The Swing Bridge Sprint is a celebration for all of our stakeholders- a thank you for their support, and a reminder of all that makes our school special.

Part of our mission as a school is to be a "community" school- accessible both geographically and financially to any who desire a classical Christian education for their students. We desire to reflect our community, and to be actively involved in the life of our City and our County.

Last but not least, who wouldn't love being on the Woods Memorial Bridge ? The breeze, the view, Waterfront Park- they all make a terrific venue for any celebration ! Thank you so much for your assistance with our application. We look forward to working together.

Gratefully,

Minnie Bullock,
Director of Operations
htoperations@htccs.org
803-669-3187
302 Burroughs Avenue
Beaufort, SC 29902



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 7/2/2019
FROM: Rhonda Carey, Events Coordinator
AGENDA ITEM TITLE: Request from Child Abuse Prevention Association (CAPA) to host annual Ghost Tours in October
MEETING DATE: 8/27/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Request	Backup Material	7/2/2019



child abuse prevention association
post office box 531 • beaufort • sc • 29901
phone 843.524.4350 • fax 843.525.0070 • capa714@earthlink.net
www.capabeaufort.org

July 2, 2019

Mrs. Linda Roper
Director of Downtown Operations & Community Services
City of Beaufort
500 Carteret Street, Suite B 2
Beaufort, SC 29902

Dear Mrs. Roper:

The Exchange Club of Beaufort is sponsoring the 27th Annual Ghost Tours to benefit the Child Abuse Prevention Association. The tours are scheduled for October 11th-12th, 18th-20th, 25th-27th, and 30th.

Southurn Rose Buggy Tours will submit a special event application and will supply carriages for the event. We are once again offering tours as we have for the past 26 years, utilizing volunteer storytellers. We request to load the carriages in the Beaufort Marina parking lot and to use Cannon Park to start our walking tours. The Exchange Club and friends will provide at least two security volunteers per walking tour. We ask that the sprinklers in Cannon Park be turned off on the tour days between 6:00PM-10:00PM to prevent our volunteers and participants from getting wet.

We respectfully request two parking spaces in the downtown Marina for our costume truck. These have been offered gratis in the past, and we hope it will continue to be so. We need these spaces from October 11th- October 31st.

We sincerely appreciate the cooperative relationship we have had with the City. This fun event brings in lots of visitors to the Beaufort area while raising funds for CAPA. We hope you will approve this year's Ghost Tours of Beaufort and we appreciate your continuous support.

Sincerely,

Jessie Chapman
Director of Development (CAPA)
Exchange Club Member



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 7/5/2019
FROM: Rhonda Carey, Events Coordinator
AGENDA ITEM Annual request from Born to Read for use of Waterfront Park and Co-Sponsorship for
TITLE: Yoga Under The Stars Friday, November 1, 2019
MEETING
DATE: 8/27/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Events	Backup Material	7/5/2019



www.borntoread.org

703 Bladen Street

borntoread@hargray.com

June 26, 2019

City Council
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

Dear City Council,

Born To Read Inc is requesting the use of the Contemplative Garden located at the Henry C. Chambers Waterfront Park, Friday, November 1, 2019 to host the third annual Yoga Under The Stars event benefitting Born To Read, sponsored by local yoga studios and Beaufort SC Drum Circle.

Professionally certified yoga instructors will lead participants in yoga in the Contemplative Garden from 6:00pm to 9:00pm, ending with the Drum Circle.

We will be highlighting November as National Family Literacy month.

Born To Read Inc became an independent 501c3 in 2008. The mission of Born To Read Inc is to promote early childhood literacy and language development while helping new parents understand their critical role as their child's first and most important teacher.

There is no charge for this event, but donations for Born To Read Inc will kindly be accepted.

Respectfully,

Janie Ephland
Executive Director



**CITY OF BEAUFORT
WATERFRONT PARK APPLICATION**

1901 Boundary Street

Phone: 843-525-7084

Fax: 843-986-5606

Name of Event: <u>Yoga Under the Stars</u> <u>(3rd annual)</u>	Date(s) of Event: <u>Fri Nov 1 2019</u> Setup start/end time: <u>5:30 to 6 pm</u> Actual event start/end time: <u>6-9 pm</u> Take down start/end time: <u>9-9:30 pm</u>
Organization/Individual Name: <u>Born To Read Inc (BTR)</u>	Address: <u>703 Bladen Street</u> <u>Beaufort SC 29902</u> Telephone: <u>843-379-3350</u> Email: <u>born.to.read@hargray.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? free, donation optional
Will alcoholic beverages be sold? no Served? no
Will food be sold? no Served? no
Will there be any retail sales? Usborne Books with portion proceeds to BTR
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	\$ 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:

910-389-5771

Melissa St. Clair
 Lessee/Applicant Signature *Board Member*

6/6/19
 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 Yoga Under The Stars

Date of Event: Nov 1, 2019 Contact person: Janie Ephland

Telephone: 5433793350

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? <u>not required, donations welcome</u>		✓
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: Seeking Co-Sponsorship of Park fees
RPC

Forward for Council Deliberation: 8/27/19
Date of Council Meeting

Council: Approved: _____ Denied: _____

Explanation: _____



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/16/2019
FROM: Rhonda Carey, Events Coordinator
AGENDA ITEM
TITLE: Street Clousure reqeust for Wedding Procession on Saturday, November 2, 2019
MEETING
DATE: 8/27/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:


Description	Type	Upload Date
Application	Backup Material	8/16/2019



CITY OF BEAUFORT

MEMORANDUM

TO: William Prokop, City Manager
City Council

FROM: Linda Roper, Dir. Downtown Operations & Community Service 

DATE: August 14, 2019

SUBJECT: Request for Street Closures for private wedding procession Infinger
Wedding - Saturday November 2, 2019 5:30 – 6:30 PM

On behalf of the organizer of a November 2, 2019 wedding event, (Peggy Infinger), we request permission to close a portion of the following streets from 5:30-6:30 PM to allow for a pedestrian route for a wedding processional from Baptist Church of Beaufort to the Beaufort Inn.

601 Charles St. to King,
King St. to West St.
West St to Craven St

To ensure the safety of the participants, the street closures and related traffic control will be managed by City of Beaufort Police Department personnel with whom the organizers will contract for the services. The closure request will also be sent to DOT for approval.



PUBLIC ASSEMBLY APPLICATION

City of Beaufort – City Manager's Office (2nd Floor)
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7070 / f. (843) 986-5606 | www.cityofbeaufort.org
To be filed NOT LESS than 30 days before event

\$25.00 non-refundable application fee is applied when 50 or more in attendance

Name of Applicant: Peggy Infinger
Address: 791 Sams Point Road Phone # 843.830.2584
Beaufort SC 29907
Name of Sponsoring Organization: n/a
Address: n/a

Date of Public Assembly: 11.2.19 Time Assemble will begin: 5:30/6 p.m.

Location of Assembly Area: Baptist Church of Beaufort
601 Chances Street

Type of Public Assembly (including description of activities): processional of
wedding from church to Beaufort Inn reception.
led by 2 horn players. (Charles + King - process
along Charles, Cross over North, west to Craven)

Description of Recording Equipment, sound amplification equipment, banners, signs, or other devices to be used: horns to lead processional. approx.
60 - 100 ppl

Signature of Applicant: 

Date: 7-16-19

OFFICE USE ONLY:

Application Received By: Rhonda Casey

Date Received: 7-25-19

Receipt #:

Approved By: Matthew J. Casey

8/12/19



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 7/18/2019
FROM: Bill Prokop, City Manager
AGENDA ITEM
TITLE: Approval for Utilization of TIF Funds for Facility Improvements
MEETING
DATE: 8/27/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

Utilization of TIF Funds for Facility Improvements has been discussed at Worksession on Tuesday, July 16th.

PLACED ON AGENDA FOR:

REMARKS:



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 4/25/2019
FROM: Matt Clancy, Police Chief
AGENDA ITEM
TITLE: Resolution in support of Establishing a single authorized Run Route in the City
MEETING
DATE: 8/27/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

Has been discussed at the April 23, 2019 Worksession.

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Backup Material	8/23/2019
5 K Route Map	Backup Material	8/23/2019

RESOLUTION

To Establish Designated Route for 5K Races Within the City of Beaufort

WHEREAS the City receives annual requests from the Beaufort Water Festival, and other events, for a 5K pedestrian race; and,

WHEREAS, it is generally the desire of the event host to have the 5K race encompass at least one of the bridges spanning the Beaufort River; and,

WHEREAS, such events require the planning and coordination of multiple agencies, including the Beaufort Police Department, the Beaufort County Sheriff's Department, the SC Department of Transportation, and the United States Coast Guard; and,

WHEREAS, the Police Department has developed a designated 5K route that satisfies the various desires of event hosts, beginning at Freedom Park, continuing on Bay Street through downtown Beaufort, crossing the Woods Memorial Bridge, then turning right and proceeding down Meridian Road to a turn around behind the Beaufort High School baseball field, all as shown on the diagram attached hereto; and,

WHEREAS, this designated route has proven to be a safe route for runners, pedestrians, and others; and,

WHEREAS, this designated route has minimum impact on citizens not involved in the 5K event; and,

WHEREAS, this designated route has minimal manpower requirements, and it can be staffed by law enforcement officials without detriment to primary duties; and,

WHEREAS, this designated route has been tested and approved by the BCSO and the USCG, and therefore requires minimal additional coordination; and,

WHEREAS, the planning and enforcement requirements have been established, thereby eliminating confusion and safety concerns; and,

WHEREAS, for these reasons, City Council finds that it is in the best interest of the City of Beaufort, and its citizens, to establish a designated route for all 5K running and pedestrian races to be held within the City;

NOW THEREFORE, BE IT RESOLVED, by the City Council of Beaufort, South Carolina, in council duly assembled, and by the authority of the same, that all future 5K running and pedestrian races within the City shall be conducted on the route shown on the attached diagram.

This Resolution shall become effective upon adoption.

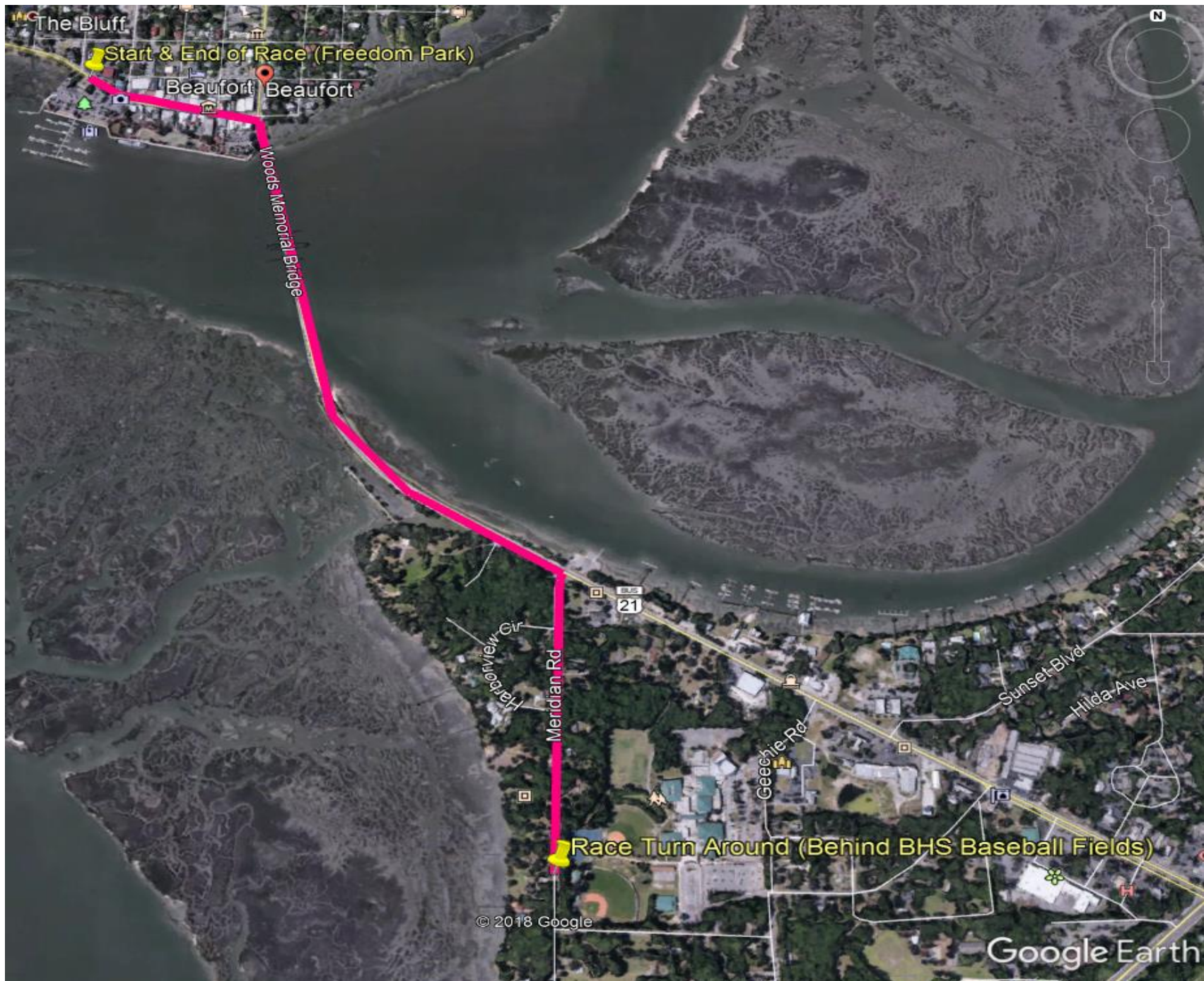
Date of Adoption _____

Reviewed by William B. Harvey, III

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



RESOLUTION No.

A RESOLUTION OF THE CITY OF BEAUFORT, SOUTH CAROLINA, CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH BEAUFORT COUNTY FOR THE PURPOSES OF COST SHARING FOR CONTRACTING FOR CONSULTING SERVICES TO DEVELOP A REGIONAL AFFORDABLE HOUSING TRUST FUND.

WHEREAS, the City of Beaufort, SC is currently involved with and is a part of the Southern Lowcountry Regional Board (SOLOCO); and

WHEREAS, SOLOCO has recognized the need for housing that is attainable for all and particularly for those in the service industries and entry-level professional occupations; and

WHEREAS, SOLOCO has prioritized the need for a regional approach for attainable housing; and

WHEREAS, the SOLOCO members designated staff from each jurisdiction involved to serve on a Affording Housing Trust Fund Sub-committee to research and evaluate the feasibility of a regional affordable housing trust fund; and

WHEREAS, the Affordable Housing Trust Fund Sub-committee met on multiple occasions and determined that an outside independent contractor with specific expertise was needed to design the framework of such an organization and determine funding requirements and coordinate with the individual jurisdictions involved; and

WHEREAS, the Affordable Housing Trust Fund Sub-committee has drafted an RFP for consultant services; and

WHEREAS, the Affordable Housing Trust Fund Sub-committee will review responses to the RFP and provide a recommendation to SOLOCO; and

WHEREAS, the Affordable Housing Trust Fund Sub-committee developed a structure for cost sharing for each jurisdiction based on population.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beaufort, SC:

1. The City Manager is authorized to enter into a Memorandum of Agreement with Beaufort County on behalf of the City to contract for consultant services with oversight by the SOLOCO Affordable Housing Trust Fund Sub-committee once a contractor is selected.
2. The City Manager is authorized to expend funds in an amount not to exceed \$5,000 as the City's portion of the contract.

PASSED AND ADOPTED by the City Council of the City of Beaufort, SC this 23rd day of July 2019.

CITY OF BEAUFORT, SC

By: WILLIAM KEYSERLING, MAYOR

ATTEST:

**APPROVED AS TO FORM
AND CORRECTNESS:**

CITY CLERK

CITY ATTORNEY



RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUFORT, SOUTH CAROLINA TO ENCOURAGE AND SUPPORT AMENDING THE SOUTH CAROLINA CODE OF LAWS, TITLE 56, MOTOR VEHICLES, CHAPTER 5, UNIFORM ACT ON REGULATING TRAFFIC ON HIGHWAYS BY ADDING PROVISIONS DEFINING AND PROHIBITING DISTRACTED DRIVING

WHEREAS, The National Highway Traffic Safety Administration (NHTSA) reports that over 3,000 people are killed annually as a result of Distracted Driving; and

WHEREAS, Distracted Driving is defined by NHTSA as any activity that diverts attention from driving, including talking or texting on a mobile phone; eating; drinking; talking to others in the vehicle; adjusting the radio, entertainment or navigation system; or any other activity that diverts the driver's attention away from the task of safe driving; and

WHEREAS, §56-5-3890 of the South Carolina Code of Laws is limited to prohibiting texting and driving only, and does not address the larger issue of Distracted Driving in all forms; and

WHEREAS, §56-5-3890(G) of the South Carolina Code of Laws preempts local ordinances, regulations, and resolutions adopted by municipalities, counties, and other local government entities regarding persons using wireless electronic communication devices while operating motor vehicles on the public streets and highways of the State; and

WHEREAS, the South Carolina Constitution mandates uniformity for General Assembly regulated activity across the state, thus precluding municipalities, counties and other local governments from enacting laws further defining and prohibiting Distracted Driving in forms beyond texting and driving; and

WHEREAS, it is the will of the City Council of the City of Beaufort, South Carolina to promote safe driving and to take every measure reasonable to prevent Distracted Driving, to include forming a strategic partnership with the Lutz 43 Foundation, a non-profit organization whose mission is to encourage and empower young people to be positive ambassadors for safe driving through character development, mentorship and real-world application; and

WHEREAS, it is the conviction of the City Council of the City of Beaufort that the South Carolina Code of Laws should be amended to prohibit Distracted Driving in all forms.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beaufort that it strongly encourages and offers its support to members of the South Carolina General Assembly to introduce amendments to the South Carolina Uniform Act Regulating Traffic on Highways which will prohibit Distracted Driving in all forms.

BE IT FURHTER RESOLVED, that this Resolution will be provided to members of the Beaufort County Legislative Delegation and that the City of Beaufort City Council will assist the Delegation in every way possible to formulate such amendments and ensure they receive consideration by the South Carolina General Assembly .

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 27th day of August 2019.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Kathy Todd
AGENDA ITEM TITLE: Request to release Committed Fund Balance for Arsenal Window and Bathroom Project
MEETING DATE: 8/27/2019
DEPARTMENT: Finance

BACKGROUND INFORMATION:

The City had previously provided \$121,313 of funding toward the Arsenal major repair projects to repair the windows and bathroom. In addition, the City secured a grant for \$100,000. Through the FY 2020 budget process, City Council approved \$150,000 use of State Accommodations fund moneys. The initial project budget was \$371,313.

The city solicited bids to complete the project. The initial bid solicitation was January 2019. Bids from that solicitation were rejected due to one bid totaling \$576,988 was received. The project was split between two components in hopes of obtaining better pricing from two contractors. The City solicited public bids in June 2019: one bid solicitation was scoped for the windows and the other bid solicitation was scoped for the bathrooms. Two bid proposals were received for the window project and one bid proposal was received for the Bathroom project. The total for the lowest responsible bidder as combined for both projects was \$468,394. All proposals were rejected as the total construction costs were greater than the budget.

The City went out for public solicitation on more time later June 2019. The same contractors proposed again, with a combines lowest responsible bid value of \$455,657.

The shortfall in funding, plus a 10% contingency on the windows project and a 5\$ contingency of the bathroom project is \$120,000.

PLACED ON AGENDA FOR: Action

REMARKS:

Request City Council approve the release of committed fund balance for Capital Projects of \$120,000 and transfer those funds to the project within the Capital Projects fund.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Kathy Todd
AGENDA ITEM
TITLE: Approval to allow City Manager to execute Contract for the Arsenal Windows project
MEETING
DATE: 8/27/2019
DEPARTMENT: Finance

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Contract for Powell Brothers	Cover Memo	8/22/2019
RFP for Arsenal Windows Project	Cover Memo	8/22/2019



William Prokop
CITY MANAGER
843-525-7070
FAX 843-525-7013

COUNCIL MEMBERS:
Billy Keyserling, Mayor
Stephen Murray
Nan Sutton
Phillip Cromer
Mike McFee

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

Standard Agreement Between
City of Beaufort and Powell Brothers Construction, Inc.

where the basis of payment is a STIPULATED SUM

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AGREEMENT made as of the _____ day of _____ in the year **2019**

BETWEEN the Owner:

**CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902**

and the Consultant

**POWELL BROTHERS CONSTRUCTION, INC.
P.O. BOX 1403
BEAUFORT, SC 29901**

The Project is:

RFP 2019-111 ARSENAL WINDOWS CONSTRUCTION

The Engineer is:

Meadors, Inc

The Owner and Powell Brothers Construction, Inc. agree as follows:

ARTICLE 1 - THE DOCUMENTS

The contract Documents consist of this Agreement, (**City of Beaufort and Powell Brothers Construction, Inc.**) Conditions of the Contract (General, Supplementary and other Conditions), the Request for Proposal (RFP #2019-111) and the Proposal Submitted by Powell Brothers Construction, Inc. in response to this RFP, Drawings, Specifications, addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Document, other than Modifications appears in Article 8.

ARTICLE 2 - THE WORK OF THIS AGREEMENT-

Powell Brothers Construction, Inc. shall fully execute the Work described in the Agreement, except to the extent specifically indicated in the Agreement to be the responsibility of others.



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ARTICLE 3 - DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below, or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

NOTICE TO PROCEED WILL BE ISSUED WITHIN (1) DAY OF SIGNED AGREEMENT.

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanic's liens and other security interests, the Owner's time requirement shall be as follows:

SEVEN (7) DAYS

3.2 Powell Brothers Construction, Inc.: Time shall be measured from the date of commencement.

3.3 Powell Brothers Construction, Inc. shall achieve Substantial Completion of the entire Work not later than **Five (5) months** from the date of commencement, or as follows, subject to adjustments of this Agreement as provided in the Contract Documents.

ARTICLE 4 - CONTRACT SUM

4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be:

(\$245,537.00) Two Hundred Forty-Five Thousand, Five Hundred Thirty-Seven dollars

subject to additions and deductions as provided in the Agreement.

ANY ADDITIONS ABOVE THE ORIGINAL DOLLAR AMOUNT WILL BE THE RESPONSIBILITY OF THE OWNER.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Agreement and are hereby accepted by the Owner:

Alternate #1 – Install Window Film (Museum Space Only), delete reinstallation of plastic covers - \$6337.00.

Alternate #2 – Door Restoration - \$4500.00.

4.3 Unit prices, if any, are as follows:

\$245,537.00 LUMP SUM

ARTICLE 5 - PAYMENTS

5.1 Progress Payments

5.1.1 Based upon Applications for Payment submitted to the City by the Consultant and Certificates, the City shall make progress payments based on the Contract Sum to the Contractor as provided below and elsewhere in the Agreement

5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month.



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5.1.3 Provided that an Application for Payment is received by the City not later than the **Fifth (5th)** day of a month, the Owner shall make payment to the Contractor not later than the **Twenty (20th) day** of the **same** month. If an Application for Payment is received by the City after the application date fixed above, payment shall be made by the Owner not later than fifteen (15) days after the City receives the Application for Payment.

5.1.4 LABOR REQUIREMENTS

Not Applicable

5.1.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

5.1.6 Subject to other provisions of the Agreement, the amount of each progress payment shall be computed as follows:

1. Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of percent (10%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided.
2. Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of percent (10 %);
3. Subtract the aggregate of previous payments made by the Owner; and
4. Subtract amounts, if any, for which the Engineer has withheld or nullified a Certificate for Payment.

5.1.7 The progress payment amount determined in Subparagraph 5.1.6 shall be further modified under the following circumstances:

1. Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims: and
2. Add, if final completion of the work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable.

5.2 FINAL PAYMENT

5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to **Powell Brothers Construction, Inc.** when:

1. **Powell Brothers Construction, Inc.** has fully performed the Agreement except for the City's responsibility to correct Work, and to satisfy other requirements, if any, which extend beyond final payment



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5.2.2 The Owner's final payment to **Powell Brothers Construction, Inc.** shall be made no later than (5) five days after the acceptance and completion of work, by the City.

ARTICLE 6 - TERMINATION OR SUSPENSION

6.1 The Agreement may be terminated by the Owner or **Powell Brothers Construction, Inc.** prior to work commencing.

6.2 The work may be suspended by the Owner

ARTICLE 7 - MISCELLANEOUS PROVISIONS

7.1 The Owner's representative is:

MATT ST. CLAIR, DIRECTOR OF PUBLIC PROJECTS
CITY OF BEAUFORT
1911 BOUNDARY ST
BEAUFORT, SOUTH CAROLINA 29902

7.2 **Powell Brothers Construction, Inc.** representative is

ERIC POWELL
POWELL BROTHERS CONSTRUCTION, INC.
P.O. BOX 1403
BEAUFORT, SC 29901

7.3 Neither the Owner's nor the **Powell Brothers Construction, Inc.** representative shall be changed without ten days' written notice to the other party.

ARTICLE 8 - ENUMERATION OF CONTRACT DOCUMENTS

8.1 The Agreement, except for Modifications issued after execution of this Agreement, are enumerated as follows:

8.1.1 The Agreement is this executed Standard Form of Agreement Between the City of Beaufort and (Owner) and Powell Brothers Construction, Inc. (Contractor)

8.1.2 The General Conditions are the General Conditions of the Agreement for Construction.

8.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual and are as follows:

1. **NONE**

8.1.4 The Specifications are those contained in the Project Manual dated as in Subparagraph 8.1.3, and are as follows:

SEE ENGINEERS SCOPE OF WORK CONTAINED IN THE RFP 2019-111

William Prokop
CITY MANAGER
843-525-7070
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8.1.5 The Engineers record drawings, survey, and photos are to be part of this contract and due to the City upon contract completion.

8.1.6 The Addenda, if any, are as follows:

NONE RECORDED

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 8.

8.1.7 Other documents, if any, forming part of the Contract Documents are as follows:

**THE REQUEST FOR PROPOSAL -RFP# 2019-111, AND THE PROPOSAL SUBMITTED
IN RESPONSE TO THE RFP ARE ATTACHED HERETO AND BY THIS REFERENCE**



William Prokop
CITY MANAGER
843-525-7070
FAX 843-525-7013

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This Agreement is entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Director Downtown Operations, one to the Consultant for use in the administration of the Agreement, and the remainder to the Owner.

CITY OF BEAUFORT

(Signature)

DATE

(Printed name and title)

POWELL BROTHERS CONSTRUCTION, INC..
(AUTHORIZED REPRESENTATIVE)

(Signature)

DATE

(Printed name and title)

CITY OF BEAUFORT
STATE OF SOUTH CAROLINA
REQUEST FOR PROPOSAL
RFP NO. 2019-111



CITY OF BEAUFORT
ARSENAL CONSTRUCTION – WINDOWS
DUE: FRIDAY JULY 12, 2019 by 2:00 PM

CITY OF BEAUFORT, SC REQUEST FOR PROPOSAL RFP NO. 2019-111

SEALED PROPOSALS will be received in the Finance Department, 2nd Floor, City Hall, 1911 Boundary Street, Beaufort, South Carolina until **2:00 P.M. ET Friday, July 12, 2019**. All qualified contractors are invited to submit proposals to the City of Beaufort for the following:

City of Beaufort ARSENAL CONSTRUCTION – WINDOWS

SUBMIT: One (1) unbound original and three (3) bound copies of all requested documentation must be received on or before **2:00 P.M. ET Friday, July 12, 2019**.

ADDRESS TO: City of Beaufort, City Hall, 2nd Floor Finance Department, Attention: Paul McGee

MAILING ADDRESS: 1911 Boundary St., Beaufort, South Carolina 29902

OFFICE ADDRESS: 1911 Boundary St., Beaufort, South Carolina 29902

EMAIL ADDRESS: pmcgee@cityofbeaufort.org

PHONE NUMBER: 843-525-7071

FAX NUMBER: 843-986-5606

MARK OUTSIDE ENVELOPE: "RFP NO. 2019-111 ARSENAL CONSTRUCTION – WINDOWS"

A PRE-PROPOSAL MEETING WILL BE HELD AT 1:00 P.M. ET ON JUNE 25, 2019 IN THE PLANNING CONFERENCE ROOM OF CITY HALL, LOCATED AT 1911 BOUNDARY STREET, BEAUFORT, SC 29902. ALL POTENTIAL OFFERORS ARE ENCOURAGED TO ATTEND.

DEADLINE ENFORCED

PROPOSALS DELIVERED AFTER THE TIME AND DATE SET FOR RECEIPT OF PROPOSALS SHALL NOT BE ACCEPTED AND WILL BE RETURNED UNOPENED TO THE OFFEROR. IT IS THE OFFEROR'S RESPONSIBILITY TO ENSURE TIMELY DELIVERY OF THEIR PROPOSALS. WEATHER, FLIGHT DELAYS, CARRIER ERRORS AND OTHER ACTS OF OTHERWISE EXCUSABLE NEGLIGENCE ARE RISKS ALLOCATED TO OFFERORS AND WILL NOT BE EXEMPTED FROM DEADLINE REQUIREMENTS. E-MAIL, TELEPHONE, OR FACSIMILE PROPOSALS WILL NOT BE ACCEPTED.

Any offer submitted as a result of this RFP shall be binding on the offeror for **NINETY (90)** calendar days following the specified opening date. Any proposal for which the offeror specifies a shorter acceptance period may be rejected.

Proprietary and/or Confidential Information

Your proposal package is a public document under the South Carolina Freedom of Information Act (FOIA), except as to information that may be treated as confidential as an exception to disclosure under the FOIA. If you cannot agree to this standard, please do not submit your qualification.

All information that is to be treated as confidential and/or proprietary must be **CLEARLY** identified, and each page containing confidential and/or proprietary information, in whole or in part, must be stamped and/or denoted as **CONFIDENTIAL**, in bold, in a font of at least 12-point type, in the upper right hand corner of the page. *All information not so denoted and identified shall be subject to disclosure by the City.*

This Request for Proposal is being issued by the City of Beaufort. Direct all questions or request for clarification of this RFP by email, mail, or fax to contact information listed above.

Offerors are specifically directed not to contact any other City personnel for meetings, conferences, or technical discussions related to this request unless otherwise stated in this RFP. Failure to adhere to this policy may be grounds for rejection of your proposal.

Offerors ARE CAUTIONED that any statement made by City staff persons that materially change any portion of this RFP shall not be relied upon unless they are subsequently ratified by a formal written amendment to this RFP. Any revisions to this RFP will be issued and distributed as an addendum. All addenda, additional communications, responses to questions, etc. pertaining to the Request for PROPOSAL may be accessed on the City of Beaufort website under How Do I – Submit - Bid Proposal – Current Bid Opportunities at www.cityofbeaufort.org.

All Offerors should consult this website for updates before submitting bids.

THE DEADLINE FOR QUESTIONS IS: 4:00 P.M., JULY 1, 2019. ANSWERS TO SUBMITTED QUESTIONS WILL BE POSTED ON THE CITY WEBSITE BY 4:00 PM ON JULY 2, 2019

If the Offeror discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, Offeror shall immediately notify the City of such error in writing and request modification or clarification of the document. The Offeror is responsible for clarifying any ambiguity, conflict, discrepancy; omission or other error in the RFP or it shall be deemed waived.

The City of Beaufort reserves the right to reject any or all proposals, or any parts thereof, waive informalities, negotiate terms and conditions, and to select an Offeror that best meets the needs of the City of Beaufort and its employees.

Compliance with the South Carolina Illegal Immigration Reform Act

Any Contractor entering into a service contract with the City of Beaufort must certify to the City of Beaufort that the Contractor intends to verify any new employees' status, and require any sub-consultants performing services under the service contract to verify their new employees' status, per the terms of the South Carolina Illegal Immigration Reform Act, and as set out in Title 41, Chapter 8 of the Code of Laws of South Carolina, 1976.

POLICY CONCERNING MINORITY AND WOMAN OWNED BUSINESS ENTERPRISES

Intent

Businesses owned and operated by women and minority persons, in general, have been historically restricted from full participation in the nation's free enterprise system to a degree disproportionate to other businesses.

The City believes it is in the community's best interest to assist minority and woman owned businesses to develop fully, in furtherance of City's policies and programs which are designed to promote balanced economic and community growth.

The City, therefore, wishes to ensure that minority and woman owned businesses (M/WBEs) are afforded the opportunity to fully participate in the City's overall procurement process and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

Goal for Participation

The City adopts the State of South Carolina's goal for participation of M/WBEs: ten percent (10%) of annual controllable procurement expenditures which are defined as agreements between the City and a Vendor to provide or procure labor, materials, equipment, supplies and services to, for or on behalf of the City. However, a specific expectation has not been set for this RFP.

Required Forms

Contractors submitting proposals are required to include completed forms that are found at the end of the General Terms & Conditions. The City's General Terms & Conditions, a required component of all competitive procurement proposals, may be accessed on the City's website under How Do I – Submit - Bid Proposal – Current Bid Opportunities at www.cityofbeaufort.org.

All proposers are to certify that they have read the General Terms & Conditions and will adhere to them as a component of the contract documents.

Contractors should also be aware that, should a contract be awarded, the City will require reports of the utilization of any minority business enterprises to be filed along with requests for payment. The City reserves the right to audit accuracy of the utilization reports that are filed.

The City of Beaufort reserves the right to reject any or all bids; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the bids submitted; to award the contract according to the bid which best serves the interests of the City; or to not award the contract if the City determines that it is not in its best interest to do so.

Proposals that are not signed will not be accepted as complete and shall not be considered. Proposals must be signed in ink (not typed) in the appropriate space(s) by an authorized officer or employee of the offeror.

The words "Bidder", "Offeror", "Proposer", "Vendor", "Operator", "Contractor", and "Company" are used interchangeably throughout this RFP, and are used in place of the person, vendor, or corporation submitting a bid.

**REQUEST FOR PROPOSAL
CITY OF BEAUFORT
ARSENAL CONSTRUCTION – WINDOWS (RFP NO. 2019-111)**

- I. **INTRODUCTION** - The City of Beaufort is seeking proposals to make repairs and updates to the Beaufort Arsenal.
- II. **SCOPE OF WORK** – The Beaufort Arsenal is an iconic local historic site and a major contributing structure in the City of Beaufort’s National Historic Landmark District. This project includes the restoration, renovation of historic windows.

III. **ADDITIONAL DOCUMENTS**

Additional documents may be available online. Proposers are required to review and be familiar with any documents as they are a part of the RFP and will become part of the awarded contract. These additional documents may be accessed on the City of Beaufort website under How Do I – Submit - Bid Proposals – Current Bid Opportunities at www.cityofbeaufort.org.

IV. **SUBMISSION REQUIREMENTS**

- I. **Required content of proposal:** The detailed requirements set forth in the Proposal Format are recommended. Failure by any Proposer to respond to a specific requirement may result in disqualification. Proposers are reminded that proposals will be considered exactly as submitted. Points of clarification will be solicited from proposers at the discretion of the City. Those proposals determined not to be in compliance with provisions of this RFP and the applicable law and/or regulations will not be processed. In addition to the information required as described below, a Respondent may submit supplemental information that it feels may be useful in evaluating its proposal. This information may include documents such as a firm profile or brochure.

All costs incurred by the Proposer associated with RFP preparations and subsequent interviews and/or negotiations, which may or may not lead to execution of a contract, shall be the responsibility entirely and exclusively by the proposer.

- II. **Proposal format:** The proposal format requirements were developed to aid Proposers in their proposal development. They also provide a structured format so reviewers can systematically evaluate several proposals. These directions apply to all proposals submitted.

The purpose of the Proposal is to demonstrate the technical capabilities, professional qualifications, past project experiences, and knowledge within this industry. Proposer’s proposal must address all the points outlined herein as required, in the following order:

- a. **Transmittal Letter:** A transmittal letter must be submitted with a Proposer’s proposal which shall include:
- i. Name of the firm responding, including mailing address, e-mail address, telephone number, and names of contact person.

- ii. The name of the person or persons authorized to make representations on behalf of the Proposer, binding the firm to a contract.
- iii. Prepare an executive summary stating the respondent's understanding of the project and opinion why the respondent's firm should be chosen. Include any general information the proposer wishes the City to consider about the proposal.
- iv. An affirmative statement that the proposer has read and agrees to the General Terms and Conditions and will adhere to them as a component of the contract documents.

b. Proposer's Work History and References:

- i. As this structure is an historic building, the window restoration work on this project is critical to the satisfactory execution of the work. Contractor should have a working knowledge of the Secretary of the Interior's Standards for Treatment of Historic Properties.
- ii. Contractor must have a minimum of five (5) years of demonstrated experience working with historic windows and thoroughly experienced with materials and methods specified.
- iii. Provide client references (name, address, e-mail and phone number) for a minimum of two (2) projects completed in the last five (5) years of a similar size and nature. References from South Carolina and the southeast United States are preferred.
- iv. Identify any additional or unique resources, options, capabilities or assets which the Proposer would bring to this project.

c. Required Forms:

- i. Proposals must include the required forms.
 - 1. Certificates of Insurance showing present coverage as described in the "Insurance" section of the General Terms and Conditions.
 - 2. Ethics in Public Contracting Certification
 - 3. Non-Collusion Affidavit
 - 4. Small / Woman-Owned / Minority Business Enterprise Form
 - 5. Non-Resident Taxpayer Affidavit (S.S. Department of Revenue I-312)
 - 6. RFP Signature page (must be signed in ink)
 - 7. Price Summary Form

d. Other Information to Provide:

- i. List any lawsuits or arbitration proceedings that have been initiated by or against your company in the past five years. Briefly describe the nature of the action and the outcome.
- ii. Proposer shall be responsible for providing a letter from the surety company that would issue Performance and Payment bonds for the Contractor included on your team, providing information on the Contractor's bonding capacity. Performance and Payment bonds are required.

V. PROPOSAL EVALUATION

The City will evaluate proposals based on the factors outlined within this RFP, which shall be applied to all eligible, responsive proposals in selecting the successful firm. The City reserves the right to disqualify any proposal for, but not limited to; person or persons it deems as non-responsive and/or non-responsible. The City reserves the right to make such investigations of the qualifications of the Proposer as it deems appropriate.

Lowest responsible bidder. Contracts shall be awarded to the lowest responsible bidder. In determining “lowest responsible bidder”, in addition to price, the City shall consider:

- (a) The ability, capacity and skill of the bidder to perform the contract or provide the service required;
- (b) Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
- (c) The character, integrity, reputation, judgment, experience and efficiency of the bidder;
- (d) The quality of performance of previous contracts or services;
- (e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or services;
- (f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- (g) The quality, availability and adaptability of the supplies or contractual services to the particular use required;
- (h) The ability of the bidder to provide future maintenance and service for the use of the subject: of the contract;
- (i) The number and scope of conditions attached to the bid.

It is the City’s intent to contract with one proposer to provide the services as detailed herein. Award of any proposal may be made without discussion with Proposers after responses are received. The Proposers submitting sealed proposals will be evaluated by an evaluation committee. The committee will evaluate each component separately. After careful evaluation, the committee will rank the Proposers and make a recommendation to the City Manager of the lowest responsible bidder. The City reserves the right to accept or reject any and all bids that is in the best interest of the City.

The City may choose to interview one or more contractor(s) responding to this RFP. The City reserves the right to request and obtain, from one or more contractor(s), supplementary information as may be necessary for the City to analyze the proposal pursuant to the evaluation criteria. The City reserves the right to accept or reject any and all proposals that is in the best interest of the City.

**CITY OF BEAUFORT
SOUTH CAROLINA
RFP SIGNATURE PAGE
RFP NO. 2019-111**

PROPOSER'S NAME: _____

The undersigned, having become familiar with the existing conditions and the Proposal Scope of Services hereby proposed, agrees to complete the work as described in accordance with the Request for Proposal and Contract Documents.

Proposer warrants that no gratuities, in the form of gifts, entertainment, or otherwise, were offered or given by the **Proposer**, to any officer or employee of the City with a view toward securing the contract or securing favorable treatment with respect to any determination concerning the performance of the contract.

This offer is genuine and not made in interest of or on behalf of any undisclosed person, vendor or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; **Proposer** has not directly induced or solicited any other **Proposer** to submit false or sham bid; **Proposer** has not solicited or sought by collusion to obtain for itself any advantage over any other **Proposer** or other **Owner**.

The words "Bidder", "Offeror", "Proposer", "Vendor", and "Company" are used interchangeably throughout this solicitation, and are used in place of the person, vendor, or corporation submitting a solicitation.

Proposer has examined copies of all documents and of the following addenda (if applicable):

Addendum No.	Date
_____	_____
_____	_____
_____	_____

Address: Post Office Box: _____ Zip: _____
Street: _____ Zip: _____
City: _____ State: _____
Telephone: _____ Fax: _____
Email: _____

*Signature: _____ Title: _____

Proposal will not be accepted unless signed in ink (not typed) in the appropriate space by an authorized officer or employee of the bidder.

Printed Name: _____ Date: _____



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/23/2019
FROM: Kathy Todd
AGENDA ITEM
TITLE: Approval to allow City Manager to execute contract for Arsenal Bathroom Project
MEETING
DATE: 8/27/2019
DEPARTMENT: Finance

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Contract for Nix Construction	Cover Memo	8/23/2019
RFP for Arsenal Bathrooms	Cover Memo	8/23/2019



William Prokop
CITY MANAGER
843-525-7070
FAX 843-525-7013

COUNCIL MEMBERS:
Billy Keyserling, Mayor
Stephen Murray
Nan Sutton
Phillip Cromer
Mike McFee

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

Standard Agreement Between
City of Beaufort and Nix Construction Company, Inc.
where the basis of payment is a STIPULATED SUM

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AGREEMENT made as of the _____ day of _____ in the year **2019**

BETWEEN the Owner:

**CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902**

and the Consultant

**NIX CONSTRUCTION COMPANY, INC.
SUITE 203 PROFESSIONAL BUILDING
P.O. BOX 7667
HILTON HEAD ISLAND, SC 29938**

The Project is:

RFP 2019-112 ARSENAL BATHROOMS

The Engineer is:

Meadors, Inc

The Owner and Nix Construction Company, Inc. agree as follows:

ARTICLE 1 - THE DOCUMENTS

The contract Documents consist of this Agreement, (**City of Beaufort and Nix Construction Company, Inc.**) Conditions of the Contract (General, Supplementary and other Conditions), the Request for Proposal (RFP #2019-112) and the Proposal Submitted by Nix Construction Company, Inc. in response to this RFP, Drawings, Specifications, addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Document, other than Modifications appears in Article 8.

ARTICLE 2 - THE WORK OF THIS AGREEMENT-

Nix Construction Company, Inc. shall fully execute the Work described in the Agreement, except to the extent specifically indicated in the Agreement to be the responsibility of others.

William Prokop
CITY MANAGER
843-525-7070
FAX 843-525-7013



COUNCIL MEMBERS:
Billy Keyserling, Mayor
Stephen Murray
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Mike McFee

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

ARTICLE 3 - DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below, or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

NOTICE TO PROCEED WILL BE ISSUED WITHIN (1) DAY OF SIGNED AGREEMENT.

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanic's liens and other security interests, the Owner's time requirement shall be as follows:

SEVEN (7) DAYS

3.2 Nix Construction Company, Inc.: Time shall be measured from the date of commencement.

3.3 Nix Construction Company, Inc. shall achieve Substantial Completion of the entire Work not later than **Ninety (90) days** from the date of commencement, or as follows, subject to adjustments of this Agreement as provided in the Contract Documents.

ARTICLE 4 - CONTRACT SUM

4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be

(\$210,120.00) Two Hundred Ten Thousand, One Hundred Twenty dollars

subject to additions and deductions as provided in the Agreement.

ANY ADDITIONS ABOVE THE ORIGINAL DOLLAR AMOUNT WILL BE THE RESPONSIBILITY OF THE OWNER.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Agreement and are hereby accepted by the Owner:

Alternate #1 – Temporary Restrooms - \$10,000.00

4.3 Unit prices, if any, are as follows:

\$210,120.00 LUMP SUM

ARTICLE 5 - PAYMENTS

5.1 Progress Payments

5.1.1 Based upon Applications for Payment submitted to the City by the Consultant and Certificates, the City shall make progress payments based on the Contract Sum to the Contractor as provided below and elsewhere in the Agreement

5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month.



William Prokop
CITY MANAGER
843-525-7070
FAX 843-525-7013

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Mike McFee

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

5.1.3 Provided that an Application for Payment is received by the City not later than the **Fifth (5th)** day of a month, the Owner shall make payment to the Contractor not later than the **Twenty (20th) day** of the **same** month. If an Application for Payment is received by the City after the application date fixed above, payment shall be made by the Owner not later than fifteen (15) days after the City receives the Application for Payment.

5.1.4 LABOR REQUIREMENTS

Not Applicable

5.1.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

5.1.6 Subject to other provisions of the Agreement, the amount of each progress payment shall be computed as follows:

1. Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of percent (10%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided.
2. Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of percent (10 %);
3. Subtract the aggregate of previous payments made by the Owner; and
4. Subtract amounts, if any, for which the Engineer has withheld or nullified a Certificate for Payment.

5.1.7 The progress payment amount determined in Subparagraph 5.1.6 shall be further modified under the following circumstances:

1. Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims: and
2. Add, if final completion of the work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable.

5.2 FINAL PAYMENT

5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to **Nix Construction Company, Inc.** when:

1. **Nix Construction Company, Inc.** has fully performed the Agreement except for the City's responsibility to correct Work, and to satisfy other requirements, if any, which extend beyond final payment

William Prokop
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FAX 843-525-7013



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CITY OF BEAUFORT
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BEAUFORT, SOUTH CAROLINA 29902

5.2.2 The Owner's final payment to **Nix Construction Company, Inc.** shall be made no later than (5) five days after the acceptance and completion of work, by the City.

ARTICLE 6 - TERMINATION OR SUSPENSION

6.1 The Agreement may be terminated by the Owner or **Nix Construction Company, Inc.** prior to work commencing.

6.2 The work may be suspended by the Owner

ARTICLE 7 - MISCELLANEOUS PROVISIONS

7.1 The Owner's representative is:

**MATT ST. CLAIR, DIRECTOR OF PUBLIC PROJECTS
CITY OF BEAUFORT
1911 BOUNDARY ST
BEAUFORT, SOUTH CAROLINA 29902**

7.2 **Nix Construction Company, Inc.** representative is

**JOE NIX
NIX CONSTRUCTION COMPANY, INC.
SUITE 203 PROFESSIONAL BUILDING
P.O. BOX 7667
HILTON HEAD ISLAND, SC 29938**

7.3 Neither the Owner's nor the **Nix Construction Company, Inc.** representative shall be changed without ten days' written notice to the other party.

ARTICLE 8 - ENUMERATION OF CONTRACT DOCUMENTS

8.1 The Agreement, except for Modifications issued after execution of this Agreement, are enumerated as follows:

8.1.1 The Agreement is this executed Standard Form of Agreement Between the City of Beaufort and (Owner) and Nix Construction Company, Inc. (Contractor)

8.1.2 The General Conditions are the General Conditions of the Agreement for Construction.

8.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual and are as follows:

1. **NONE**

William Prokop
CITY MANAGER
843-525-7070
FAX 843-525-7013



COUNCIL MEMBERS:
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Mike McFee

CITY OF BEAUFORT
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BEAUFORT, SOUTH CAROLINA 29902

8.1.4 The Specifications are those contained in the Project Manual dated as in Subparagraph 8.1.3, and are as follows:

SEE ENGINEERS SCOPE OF WORK CONTAINED IN THE RFP 2019-112

8.1.5 The Engineers record drawings, survey, and photos are to be part of this contract and due to the City upon contract completion.

8.1.6 The Addenda, if any, are as follows:

NONE RECORDED

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 8.

8.1.7 Other documents, if any, forming part of the Contract Documents are as follows:

**THE REQUEST FOR PROPOSAL -RFP# 2019-112, AND THE PROPOSAL SUBMITTED
IN RESPONSE TO THE RFP ARE ATTACHED HERETO AND BY THIS REFERENCE**



William Prokop
CITY MANAGER
843-525-7070
FAX 843-525-7013

COUNCIL MEMBERS:
Billy Keyserling, Mayor
Stephen Murray
Nan Sutton
Phillip Cromer
Mike McFee

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

This Agreement is entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Director Downtown Operations, one to the Consultant for use in the administration of the Agreement, and the remainder to the Owner.

CITY OF BEAUFORT

(Signature)

DATE

(Printed name and title)

**NIX CONSTRUCTION COMPANY, INC.
(AUTHORIZED REPRESENTATIVE)**

(Signature)

DATE

(Printed name and title)

CITY OF BEAUFORT
STATE OF SOUTH CAROLINA
REQUEST FOR PROPOSAL
RFP NO. 2019-112



CITY OF BEAUFORT
ARSENAL CONSTRUCTION – BATHROOMS
DUE: FRIDAY JULY 12, 2019 by 2:00 PM

CITY OF BEAUFORT, SC REQUEST FOR PROPOSAL RFP NO. 2019-112

SEALED PROPOSALS will be received in the Finance Department, 2nd Floor, City Hall, 1911 Boundary Street, Beaufort, South Carolina until **2:00 P.M. ET Friday, July 12, 2019**. All qualified contractors are invited to submit proposals to the City of Beaufort for the following:

City of Beaufort ARSENAL CONSTRUCTION – BATHROOMS

SUBMIT: One (1) unbound original and three (3) bound copies of all requested documentation must be received on or before **2:00 P.M. ET Friday, July 12, 2019**.

ADDRESS TO: City of Beaufort, City Hall, 2nd Floor Finance Department, Attention: Paul McGee

MAILING ADDRESS: 1911 Boundary St., Beaufort, South Carolina 29902

OFFICE ADDRESS: 1911 Boundary St., Beaufort, South Carolina 29902

EMAIL ADDRESS: pmcgee@cityofbeaufort.org

PHONE NUMBER: 843-525-7071

FAX NUMBER: 843-986-5606

MARK OUTSIDE ENVELOPE: "RFP NO. 2019-112 ARSENAL CONSTRUCTION – BATHROOMS"

A PRE-PROPOSAL MEETING WILL BE HELD AT 1:00 P.M. ET ON JUNE 25, 2019 IN THE PLANNING CONFERENCE ROOM OF CITY HALL, LOCATED AT 1911 BOUNDARY STREET, BEAUFORT, SC 29902. ALL POTENTIAL OFFERORS ARE ENCOURAGED TO ATTEND.

DEADLINE ENFORCED

PROPOSALS DELIVERED AFTER THE TIME AND DATE SET FOR RECEIPT OF PROPOSALS SHALL NOT BE ACCEPTED AND WILL BE RETURNED UNOPENED TO THE OFFEROR. IT IS THE OFFEROR'S RESPONSIBILITY TO ENSURE TIMELY DELIVERY OF THEIR PROPOSALS. WEATHER, FLIGHT DELAYS, CARRIER ERRORS AND OTHER ACTS OF OTHERWISE EXCUSABLE NEGLIGENCE ARE RISKS ALLOCATED TO OFFERORS AND WILL NOT BE EXEMPTED FROM DEADLINE REQUIREMENTS. E-MAIL, TELEPHONE, OR FACSIMILE PROPOSALS WILL NOT BE ACCEPTED.

Any offer submitted as a result of this RFP shall be binding on the offeror for **NINETY (90)** calendar days following the specified opening date. Any proposal for which the offeror specifies a shorter acceptance period may be rejected.

Proprietary and/or Confidential Information

Your proposal package is a public document under the South Carolina Freedom of Information Act (FOIA), except as to information that may be treated as confidential as an exception to disclosure under the FOIA. If you cannot agree to this standard, please do not submit your qualification.

All information that is to be treated as confidential and/or proprietary must be **CLEARLY** identified, and each page containing confidential and/or proprietary information, in whole or in part, must be stamped and/or denoted as **CONFIDENTIAL**, in bold, in a font of at least 12-point type, in the upper right hand corner of the page. *All information not so denoted and identified shall be subject to disclosure by the City.*

This Request for Proposal is being issued by the City of Beaufort. Direct all questions or request for clarification of this RFP by email, mail, or fax to contact information listed above.

Offerors are specifically directed not to contact any other City personnel for meetings, conferences, or technical discussions related to this request unless otherwise stated in this RFP. Failure to adhere to this policy may be grounds for rejection of your proposal.

Offerors ARE CAUTIONED that any statement made by City staff persons that materially change any portion of this RFP shall not be relied upon unless they are subsequently ratified by a formal written amendment to this RFP. Any revisions to this RFP will be issued and distributed as an addendum. All addenda, additional communications, responses to questions, etc. pertaining to the Request for PROPOSAL may be accessed on the City of Beaufort website under How Do I – Submit - Bid Proposal – Current Bid Opportunities at www.cityofbeaufort.org.

All Offerors should consult this website for updates before submitting bids.

THE DEADLINE FOR QUESTIONS IS: 4:00 P.M., JULY 1, 2019. ANSWERS TO SUBMITTED QUESTIONS WILL BE POSTED ON THE CITY WEBSITE BY 4:00 PM ON JULY 2, 2019

If the Offeror discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, Offeror shall immediately notify the City of such error in writing and request modification or clarification of the document. The Offeror is responsible for clarifying any ambiguity, conflict, discrepancy; omission or other error in the RFP or it shall be deemed waived.

The City of Beaufort reserves the right to reject any or all proposals, or any parts thereof, waive informalities, negotiate terms and conditions, and to select an Offeror that best meets the needs of the City of Beaufort and its employees.

Compliance with the South Carolina Illegal Immigration Reform Act

Any Contractor entering into a service contract with the City of Beaufort must certify to the City of Beaufort that the Contractor intends to verify any new employees' status, and require any sub-consultants performing services under the service contract to verify their new employees' status, per the terms of the South Carolina Illegal Immigration Reform Act, and as set out in Title 41, Chapter 8 of the Code of Laws of South Carolina, 1976.

POLICY CONCERNING MINORITY AND WOMAN OWNED BUSINESS ENTERPRISES

Intent

Businesses owned and operated by women and minority persons, in general, have been historically restricted from full participation in the nation's free enterprise system to a degree disproportionate to other businesses.

The City believes it is in the community's best interest to assist minority and woman owned businesses to develop fully, in furtherance of City's policies and programs which are designed to promote balanced economic and community growth.

The City, therefore, wishes to ensure that minority and woman owned businesses (M/WBEs) are afforded the opportunity to fully participate in the City's overall procurement process and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

Goal for Participation

The City adopts the State of South Carolina's goal for participation of M/WBEs: ten percent (10%) of annual controllable procurement expenditures which are defined as agreements between the City and a Vendor to provide or procure labor, materials, equipment, supplies and services to, for or on behalf of the City. However, a specific expectation has not been set for this RFP.

Required Forms

Contractors submitting proposals are required to include completed forms that are found at the end of the General Terms & Conditions. The City's General Terms & Conditions, a required component of all competitive procurement proposals, may be accessed on the City's website under How Do I – Submit - Bid Proposal – Current Bid Opportunities – www.cityofbeaufort.org. All proposers are to certify that they have read the General Terms & Conditions and will adhere to them as a component of the contract documents.

Contractors should also be aware that, should a contract be awarded, the City will require reports of the utilization of any minority business enterprises to be filed along with requests for payment. The City reserves the right to audit accuracy of the utilization reports that are filed.

The City of Beaufort reserves the right to reject any or all bids; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the bids submitted; to award the contract according to the bid which best serves the interests of the City; or to not award the contract if the City determines that it is not in its best interest to do so.

Proposals that are not signed will not be accepted as complete and shall not be considered. Proposals must be signed in ink (not typed) in the appropriate space(s) by an authorized officer or employee of the offeror.

The words "Bidder", "Offeror", "Proposer", "Vendor", "Operator", "Contractor", and "Company" are used interchangeably throughout this RFP, and are used in place of the person, vendor, or corporation submitting a bid.

**REQUEST FOR PROPOSAL
CITY OF BEAUFORT
ARSENAL CONSTRUCTION – BATHROOMS (RFP NO. 2019-112)**

- I. **INTRODUCTION** - The City of Beaufort is seeking proposals to make repairs and updates to the Beaufort Arsenal.
- II. **SCOPE OF WORK** – The Beaufort Arsenal is an iconic local historic site and a major contributing structure in the City of Beaufort’s National Historic Landmark District. This project includes: renovation of one (1) existing restroom, and construction of three (3) new restrooms.

III. ADDITIONAL DOCUMENTS

Additional documents may be available online. Proposers are required to review and be familiar with any documents as they are a part of the RFP and will become part of the awarded contract. These additional documents may be accessed on the City of Beaufort website under How Do I – Submit - Bid Proposals – Current Bid Opportunities at www.cityofbeaufort.org.

IV. SUBMISSION REQUIREMENTS

- I. **Required content of proposal:** The detailed requirements set forth in the Proposal Format are recommended. Failure by any Proposer to respond to a specific requirement may result in disqualification. Proposers are reminded that proposals will be considered exactly as submitted. Points of clarification will be solicited from proposers at the discretion of the City. Those proposals determined not to be in compliance with provisions of this RFP and the applicable law and/or regulations will not be processed. In addition to the information required as described below, a Respondent may submit supplemental information that it feels may be useful in evaluating its proposal. This information may include documents such as a firm profile or brochure.

All costs incurred by the Proposer associated with RFP preparations and subsequent interviews and/or negotiations, which may or may not lead to execution of a contract, shall be the responsibility entirely and exclusively by the proposer.

- II. **Proposal format:** The proposal format requirements were developed to aid Proposers in their proposal development. They also provide a structured format so reviewers can systematically evaluate several proposals. These directions apply to all proposals submitted.

The purpose of the Proposal is to demonstrate the technical capabilities, professional qualifications, past project experiences, and knowledge within this industry. Proposer’s proposal must address all the points outlined herein as required, in the following order:

- a. **Transmittal Letter:** A transmittal letter must be submitted with a Proposer’s proposal which shall include:
 - i. Name of the firm responding, including mailing address, e-mail address, telephone number, and names of contact person.

- ii. The name of the person or persons authorized to make representations on behalf of the Proposer, binding the firm to a contract.
- iii. Prepare an executive summary stating the respondent's understanding of the project and opinion why the respondent's firm should be chosen. Include any general information the proposer wishes the City to consider about the proposal.
- iv. An affirmative statement that the proposer has read and agrees to the General Terms and Conditions and will adhere to them as a component of the contract documents.

b. Proposer's Work History and References:

- i. Contractor should have at least (5) years of demonstrated construction experience.
- ii. Provide client references (name, address, e-mail and phone number) for a minimum of two (2) projects completed in the last five (5) years of a similar size and nature. References from South Carolina and the southeast United States are preferred.
- iii. Identify any additional or unique resources, options, capabilities or assets which the Proposer would bring to this project.

c. Required Forms:

- i. Proposals must include the required forms.
 - 1. Certificates of Insurance showing present coverage as described in the "Insurance" section of the General Terms and Conditions.
 - 2. Ethics in Public Contracting Certification
 - 3. Non-Collusion Affidavit
 - 4. Small / Woman-Owned / Minority Business Enterprise Form
 - 5. Non-Resident Taxpayer Affidavit (S.S. Department of Revenue I-312)
 - 6. RFP Signature page (must be signed in ink)
 - 7. Price Summary Form

d. Other Information to Provide:

- i. List any lawsuits or arbitration proceedings that have been initiated by or against your company in the past five years. Briefly describe the nature of the action and the outcome.
- ii. Proposer shall be responsible for providing a letter from the surety company that would issue Performance and Payment bonds for the Contractor included on your team, providing information on the Contractor's bonding capacity. Performance and Payment bonds are required.

V. PROPOSAL EVALUATION

The City will evaluate proposals based on the factors outlined within this RFP, which shall be applied to all eligible, responsive proposals in selecting the successful firm. The City reserves the right to disqualify any proposal for, but not limited to; person or persons it deems as non-

responsive and/or non-responsive. The City reserves the right to make such investigations of the qualifications of the Proposer as it deems appropriate.

Lowest responsible bidder. Contracts shall be awarded to the lowest responsible bidder. In determining "lowest responsible bidder", in addition to price, the City shall consider:

- (a) The ability, capacity and skill of the bidder to perform the contract or provide the service required;
- (b) Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
- (c) The character, integrity, reputation, judgment, experience and efficiency of the bidder;
- (d) The quality of performance of previous contracts or services;
- (e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or services;
- (f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- (g) The quality, availability and adaptability of the supplies or contractual services to the particular use required;
- (h) The ability of the bidder to provide future maintenance and service for the use of the subject: of the contract;
- (i) The number and scope of conditions attached to the bid.

It is the City's intent to contract with one proposer to provide the services as detailed herein. Award of any proposal may be made without discussion with Proposers after responses are received. The Proposers submitting sealed proposals will be evaluated by an evaluation committee. The committee will evaluate each component separately. After careful evaluation, the committee will rank the Proposers and make a recommendation to the City Manager of the lowest responsible bidder. The City reserves the right to accept or reject any and all bids that is in the best interest of the City.

The City may choose to interview one or more contractor(s) responding to this RFP. The City reserves the right to request and obtain, from one or more contractor(s), supplementary information as may be necessary for the City to analyze the proposal pursuant to the evaluation criteria. The City reserves the right to accept or reject any and all proposals that is in the best interest of the City.

**CITY OF BEAUFORT
SOUTH CAROLINA
RFP SIGNATURE PAGE
RFP NO. 2019-112**

PROPOSER'S NAME: _____

The undersigned, having become familiar with the existing conditions and the Proposal Scope of Services hereby proposed, agrees to complete the work as described in accordance with the Request for Proposal and Contract Documents.

Proposer warrants that no gratuities, in the form of gifts, entertainment, or otherwise, were offered or given by the **Proposer**, to any officer or employee of the City with a view toward securing the contract or securing favorable treatment with respect to any determination concerning the performance of the contract.

This offer is genuine and not made in interest of or on behalf of any undisclosed person, vendor or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; **Proposer** has not directly induced or solicited any other **Proposer** to submit false or sham bid; **Proposer** has not solicited or sought by collusion to obtain for itself any advantage over any other **Proposer** or other **Owner**.

The words "Bidder", "Offeror", "Proposer", "Vendor", and "Company" are used interchangeably throughout this solicitation, and are used in place of the person, vendor, or corporation submitting a solicitation.

Proposer has examined copies of all documents and of the following addenda (if applicable):

Addendum No.	Date
_____	_____
_____	_____
_____	_____

Address: Post Office Box: _____ Zip: _____
Street: _____ Zip: _____
City: _____ State: _____
Telephone: _____ Fax: _____
Email: _____

*Signature: _____ Title: _____

Proposal will not be accepted unless signed in ink (not typed) in the appropriate space by an authorized officer or employee of the bidder.

Printed Name: _____ Date: _____



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development
AGENDA ITEM Ordinance amending section 11.6.1.B.2, Minor Alterations to Non-conforming Sign -
TITLE: 1st Reading
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

See Attached

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Nonconforming Sign Minor Alterations	Backup Material	8/22/2019



BEAUFORT CODE TEXT AMENDMENT APPLICATION

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: \$400

Receipt # _____

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

Submittal Requirements: All forms shall be complete and may be submitted digitally to Julie Bachety -
jbachety@cityofbeaufort.org.

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 Information

Applicant Name: Bo Hodges

Applicant Address: 174 Boardwalk Dr Suite K Ridgeland, SC 29936

Applicant E-mail: bhodges@adamsoutdoor.com Applicant Phone Number: 8436454200

Amendment Request Information

List section(s) of the Beaufort Code proposed to be changed: 11.6.1 B

List proposed modification(s) – attached separate page if necessary: "nor does it refer to minor modifications to sign-face attachment for the purpose of public safety."

Reasons for requesting amendment: To lessen the possibility of damage to surrounding property during hurricanes.

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Bo Hodges Date: 6/27/19

ORDINANCE

AMENDING SECTION 11.6.1.B.2 NONCONFORMING SIGNS OF THE BEAUFORT CODE TO ALLOW MINOR MODIFICATIONS TO SIGN-FACE ATTACHMENTS

WHEREAS, the State of South Carolina has conferred to the City of Beaufort the power to enact ordinances “in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it . . .” as set forth in *Code of Laws of South Carolina*, Section 5-7-20; and

WHEREAS, the City of Beaufort adopted the *Beaufort Code* by reference on June 27, 2017, as set forth in section 5-6001 of the *Code of Ordinances Beaufort, South Carolina*; and

WHEREAS, the amendment of the *Beaufort Code* is “for the general purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare” in accordance with *Code of Laws of South Carolina*, Section 6-29-710; and

WHEREAS, currently a nonconforming sign will lose legal status if the structure, design, or size is altered in any way; and

WHEREAS, the City Council recognizes the advantage of allowing minor alteration to a sign face (perimeter frame) for the purposes of keeping the public safe through simpler, quicker, and more effective hurricane preparation; and

WHEREAS, the City Council does not want to effectively extend the life of a nonconforming sign in perpetuity; and

WHEREAS, the amendment is not inconsistent with the goals for development as outlined in the City’s comprehensive plan and *Civic Master Plan*; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the ordinance on <month-day-year>, with notice of the hearing published in *The Beaufort Gazette* on <month-day-year>;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Beaufort Code* be amended by revising Section 11.6.1, “Nonconforming Signs,” Paragraph B by deleting the current subparagraph 2 and replacing it with a new subparagraph 2 to read as follows:

2. the structure, design, or size of the sign is altered in any way. This does not refer to normal maintenance or lettering changes on changeable copy signs, nor does it refer to minor modifications to sign-face attachment for the purposes of public safety.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY



Staff Report for City Council

From the Director of Community and Economic Development

August 27, 2019

SUBJECT: Proposed nonconforming sign code amendment

At the May 28, 2019 City Council work session, at the request of Bo Hodges, who was representing Adams Outdoor Advertising, City Council held a discussion regarding billboard hurricane frames and whether this violates the City's ordinance regarding nonconforming signs.

Given that Beaufort Code 11.6.1 states:

A. [...]

B. A legal nonconforming sign shall lose this designation [legal nonconforming sign status] if:

1. The sign is relocated or replaced.
2. The structure, design, or size of the sign is altered in any way. This does not refer to normal maintenance or lettering changes on changeable copy signs.

Given that it is Adams Outdoor Advertising's contention that:

1. Allowing a frame around the sign face does not meet the level of a structural or design change; and
2. Such a frame would allow quicker and safer hurricane preparation.

And, given that City Council:

1. Recognizes the advantage of allowing the minor alteration to the sign face (perimeter frame) for the purposes of keeping the public safe through simpler, quicker, and more effective hurricane preparation; yet
2. Recognizes that the current ordinance states that a legal nonconforming sign status is lost if *the sign is altered in any way*; and yet
3. Does not want to provide a loophole that effectively extends the life of a nonconforming sign in perpetuity; and therefore
4. Has instructed the Community & Economic Development Department to draft proposed language that addresses the above three recognitions

At a City Council work session on June 25, 2019 staff proposed the following amendment (changes are in red):

BEAUFORT CODE

11.6.1 NONCONFORMING SIGNS

A. Determination of Nonconformity: Any sign that does not meet the standards of this Code will be considered a legal nonconforming sign, provided that it received a permit prior to the adoption of this Code.

B. Loss of Legal Nonconforming Status: A legal nonconforming sign shall lose this designation if:

- 1. the sign is relocated or replaced.*
- 2. the structure, design, or size of the sign is altered in any way. This does not refer to normal maintenance or lettering changes on changeable copy signs, **nor does it refer to minor modifications to sign-face attachment.***
- 3. a tenant vacates a building, in which case all existing signs shall be removed within 30 days.*

C. Maintenance and Repair of Nonconforming Signs: An existing nonconforming sign cannot be modified in any way except for routine maintenance (e.g., rot repair, painting, fading, electrical) without bringing the sign into conformity with this section subject to the requirements of Section 11.6.1.D.1 and 11.6.1.D.2. Routine maintenance will include replacement of individual's names listed on signs. It will not include rebranding or changing business name or logo.

Through deliberation, City Council suggested the further amendment: adding for the purpose of public safety.

On July 29, 2019 the proposed text amendment was presented to the MPC. The MPC unanimously recommended approval.

A public hearing was held on August 27, 2019.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development
AGENDA ITEM
TITLE: Ordinance annexing property located at 44 and 50 Miller Drive - 1st Reading
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

Denise H. Martinson and Elizabeth L. Brown have petitioned the City of Beaufort to annex their property at 44 and 50 Miller Drive E., Beaufort, SC 29902

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Annexation request	Backup Material	8/22/2019
Correction on actual vote	Backup Material	8/26/2019



Staff Report for City Council

From the Department of
Community and Economic Development

27 August 2019

1 SUBJECT

Annexation: Denise H. Martinson and Elizabeth L. Brown have petitioned the City of Beaufort to annex their property at 44 and 50 Miller Drive E., Beaufort, SC 29902.

2 FACTS

Parcel ID: R200 015 000 0107 0000 and R200 015 000 0749 0000

Size: 20.71 acres +/-

Current Zoning [County]: T3-HN (Hamlet Neighborhood)

Current Land Use: Residential

Future Land Use: G-1 Moderate Density Residential Neighborhoods

Comprehensive Plan: Yes, the annexation request is contiguous to the primary service area and there for in accordance with the 2009 comprehensive plan. Also meets the requirement that incremental growth can be medium to high density.

Strategic Plan: N/A

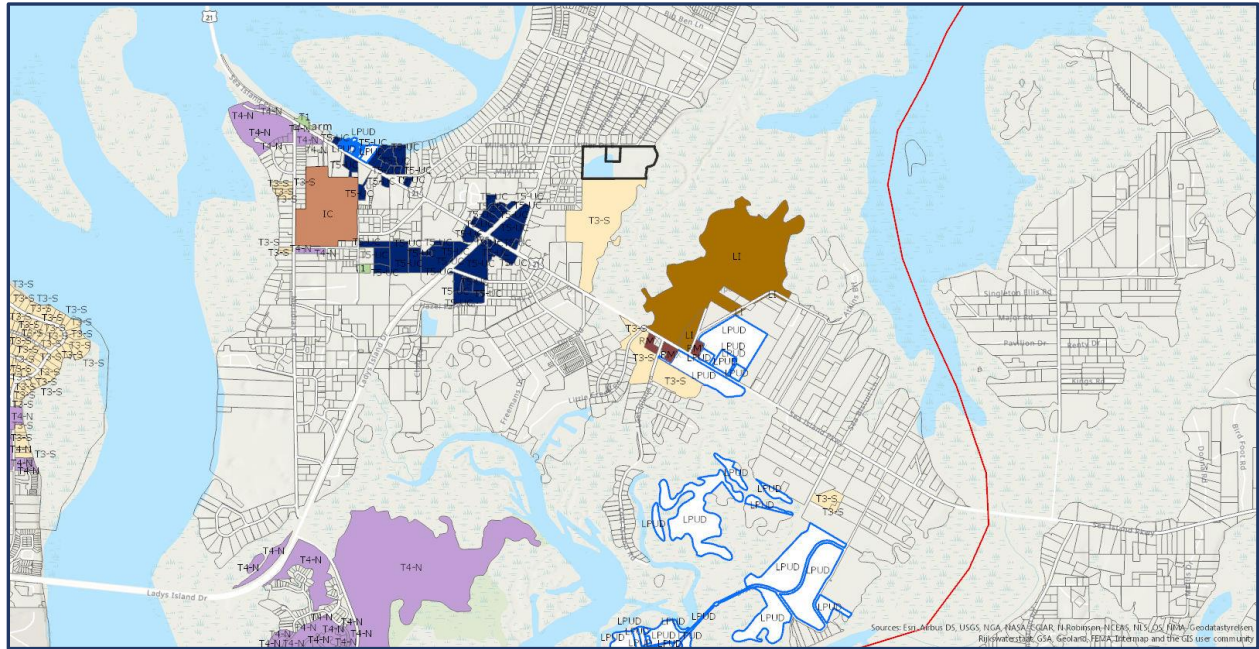
Northern Beaufort County Regional Plan: Within the growth boundary, and therefore "expected to ultimately annex into a municipality with a demonstration that adequate public facilities are available or will be available at the time of development and that negative impacts of development will be mitigated" [p.25]

Public Notice of the August 27th Public Hearing: Published in the July 18th addition of the *Beaufort Gazette*

MPC: On July 29, 2019, unanimously recommended approval of the annexation.

3 STAFF COMMENTS

The City of Beaufort will be able to provide all services upon annexation. The parcels would be subject to the adopted millage rate at the time of annexation, the adopted millage rate for FY 2020 is 75.77mils.



ORDINANCE

ANNEXING PARCELS R200 015 000 0107 0000 AND R200 015 000 0749 0000 INTO THE CORPORATE LIMITS OF THE CITY OF BEAUFORT, SOUTH CAROLINA

WHEREAS, an annexation petition dated February 18, 2019 for two parcels located in Beaufort County has been presented to the City Council; and

WHEREAS, the parcels to be annexed are located 44 and 50 E. Miller Drive; and

WHEREAS, the properties to be annexed are identified as R200 015 000 0107 0000 and R200 015 000 0749 0000 respectively ; and

WHEREAS, the properties to be annexed are highlighted on the attached map; and

WHEREAS, the properties are within the Northern Regional Plan growth boundary; and

WHEREAS, the properties are contiguous to the boundaries of the City of Beaufort, South Carolina; and

WHEREAS, the petition sets forth that this proposed annexation is requested pursuant to § 5-03-150 of the *Code of Laws of South Carolina, 1976*, as amended and contains the signatures of all freeholders of the property to be annexed; and

WHEREAS, the petition contains a description of the parcels of land to be annexed.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, that the described area is annexed into the City of Beaufort, South Carolina:

The petitioning area to be annexed includes all that certain piece, parcels, or tracts of land, together with improvements thereon, situate, lying, and being in Beaufort County, South Carolina, as follows:

- R200 015 000 0107 0000, 44 E. Miller Drive
- R200 015 000 0749 0000, 50 E. Miller Drive

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

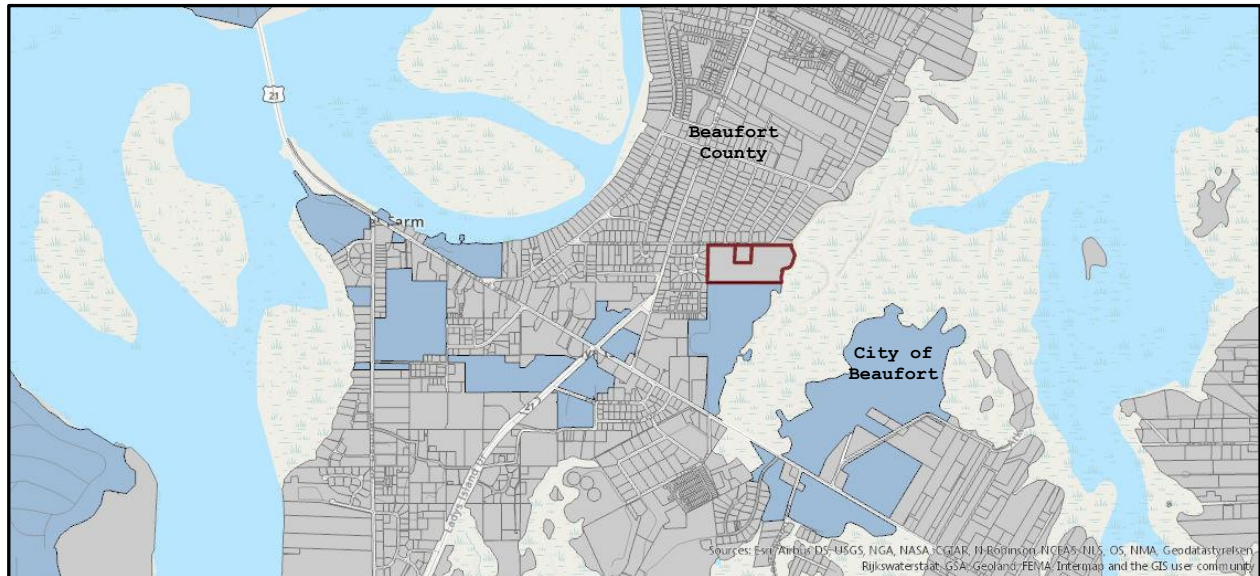
IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY



TO THE MEMBERS OF) CITY COUNCIL) PETITION OF ANNEXATION CITY OF
BEAUFORT, SOUTH CAROLINA)

We, the undersigned freeholders, pursuant to Section 5-3-150(3), South Carolina Code of Laws, 1976, as amended, do pray that your Honorable Body accept the petition and annex the enclosed described area, and enact an Ordinance declaring the area annexed to the City of Beaufort with full City privileges accorded to, and responsibilities required of, the said residents thereof and the lands and properties and businesses erected therein, subject only to the conditions, provisions, and limitations hereinafter set forth. The said annexation shall be upon terms, limitations, provisions, and conditions as follows:

The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter and general special laws of South Carolina applicable to the City of Beaufort, and subject to the existing ordinances of the City.

The petitioning area to be annexed is described as follows:


44 and 50 Miller Drive East Beaufort SC 29902

Containing 20.71 acres+-

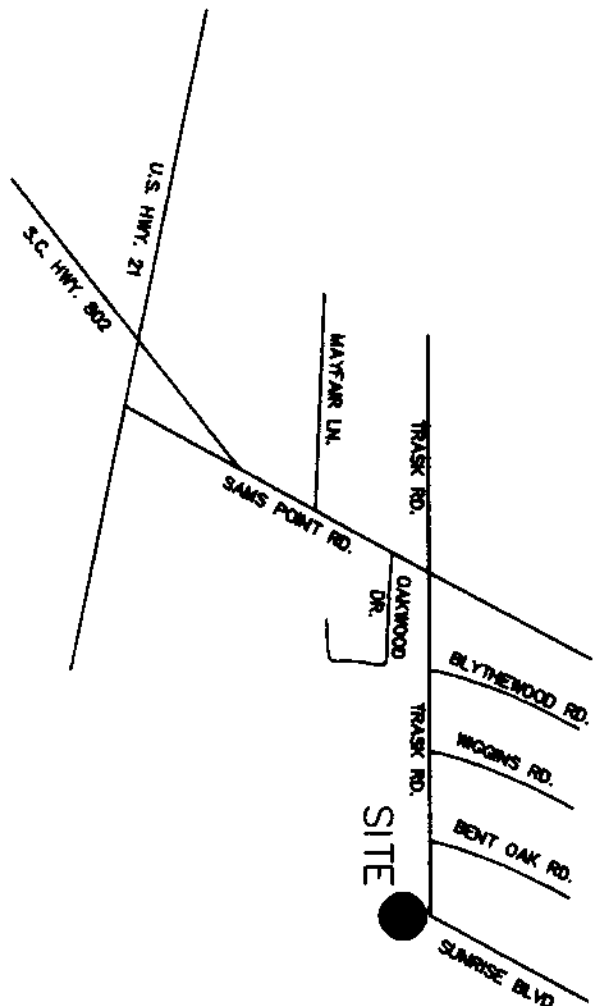
Plat of area to be annexed and list of freeholders are attached hereto.

Name (print) Address Signature Date of Signature

Denise H. Martinson  Date 2/18/19

Elizabeth L. Brown  Date 2/18/19

1522 Wycliff Drive Houston Tx 77043



LOCATION MAP (N.T.S.)

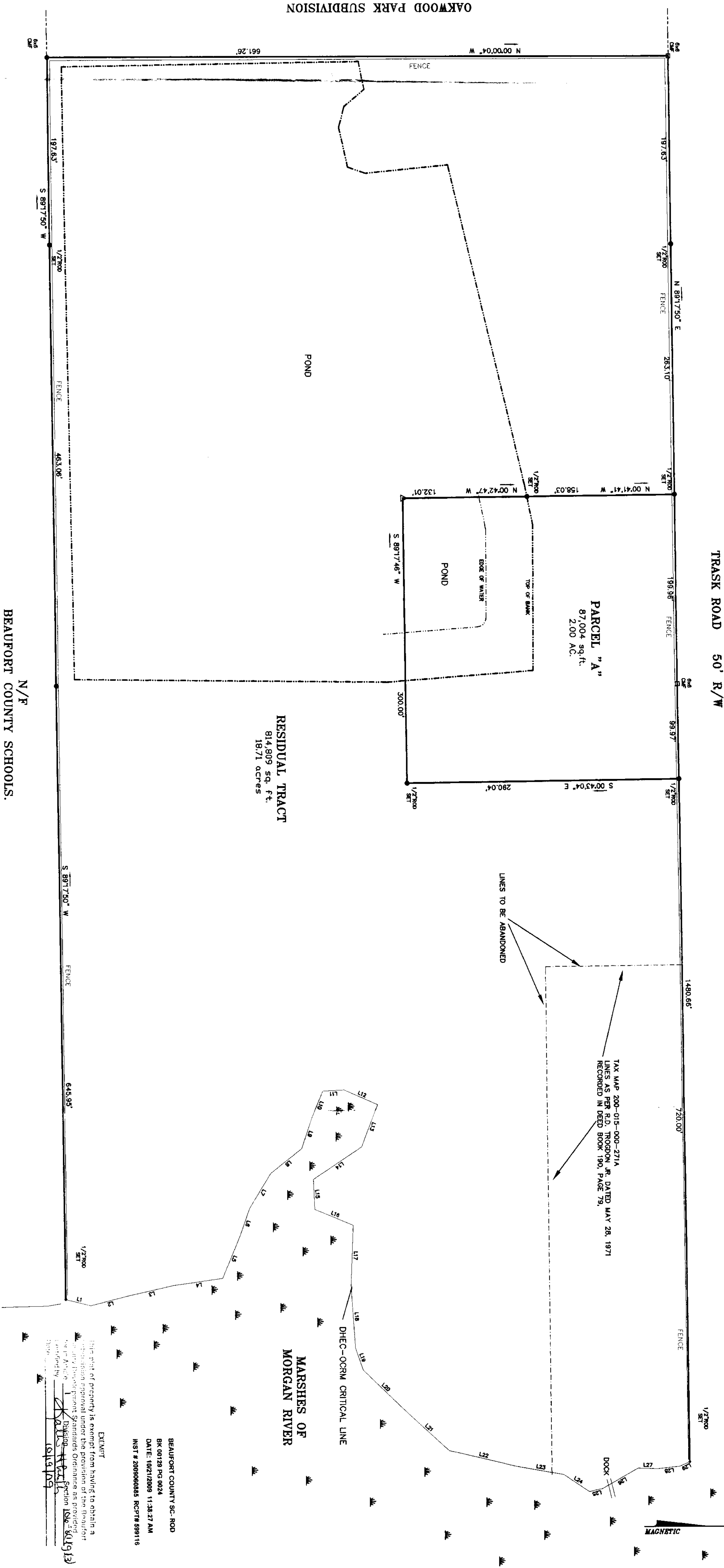
LINE	LENGTH	BEARING
L1	27.85	N135°40'E
L2	40.07	N142°18'W
L3	45.42	N85°58'W
L4	53.02	N80°45'W
L5	47.22	N67°30'4"W
L6	31.92	N70°24'7"W
L7	42.77	N87°55'2"W
L8	42.02	N87°58'W
L9	34.78	N71°30'4"W
L10	30.27	N62°33'4"W
L11	22.60	N70°23'4"W
L12	36.82	N23°48'2"E
L13	48.02	S80°27'2"E
L14	61.50	S33°30'4"E
L15	31.50	N87°22'2"E
L16	44.04	N22°23'4"E
L17	64.35	S87°31'5"E
L18	45.42	N87°58'W
L19	24.60	N70°27'2"E
L20	60.07	N44°07'50"E
L21	64.82	N42°24'5"E
L22	73.04	N31°8'21"E
L23	51.28	N07°25'6"E
L24	32.88	N53°13'21"E
L25	43.55	N71°12'2"W
L26	43.55	N53°13'4"W
L27	20.37	N07°46'0"E
L28	24.80	N65°47'3"W
L29	11.24	N23°56'47"W

DHEC-OCRM CRITICAL LINE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE UNDEVELOPABLE AND ARE NOT TO BE DISTURBED. ANY DISTURBANCE OF THESE AREAS IS A VIOLATION OF THE DEPARTMENT'S PERMITTING AUTHORITY. THE DEPARTMENT HAS NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

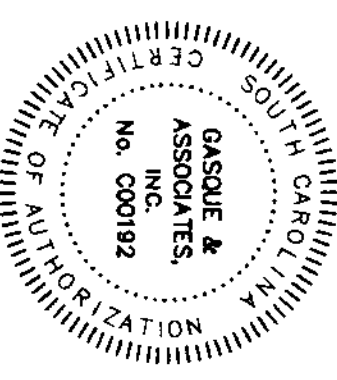
SIGNATURE: *[Signature]* DATE: 10-15-09

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



- NOTES:
- 1) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
 - 3) PUBLIC WATER & SEWER
 - 4) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 5) THIS PROPERTY LIES IN FLOOD ZONE-A-9 (EL. 13.00) AS DETERMINED BY FEMA FIRM COMA-PANEL NUMBER 450025 0100 D. DATE: 09/29/86. (INDEX DATED: 11/04/92.)
- REFERENCES:
- 1) LADY'S ISLAND TAX MAP 200-015-000-0107 (PORTION)
 - 2) PLAT BY FOREST F. BAUGHMAN DATED: 05/01/98, REVISED: 06/05/98.
 - 3) LADY'S ISLAND TAX MAP 200-015-000-271A
 - 4) PLAT BY R.D. TROSDON JR. DATED: MAY 28, 1971 RECORDED IN DEED BOOK 190, PAGE 79 BEAUFORT COUNTY R.L.M.C. OFFICE

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
 703 BLADEN STREET, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (803) 522-1798



I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and registered professional land surveyor in the State of South Carolina. The survey was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in the State of South Carolina, and the survey is true and correct to the best of my knowledge and belief. The survey was made for a CLASS A survey as specified therein, also there are no encroachments or projections other than shown on this plat and the plat is correct.

David E. Gasque, R.L.S.
 Registration Number 10506



LOT CONSOLIDATION AND BOUNDARY SURVEY
PORTION OF PARCEL 200-015-000-0107
PREPARED FOR:
THE FAMILY OF ELIZABETH L. BROWN
LADY'S ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA.

DATE: 11/17/98
 DATE: 09/07/09
 DATE: 10/15/09

SCALE: 1" = 60'

REVISIONS:
 1.- ADDED PARCEL B. 04/20/98 BY DESIGN 4.
 2.- UPDATED DHEC-C-OCRM LINE 9/7/08

JOB #35599 F.B. #297 DRAWN BY: DESIGN 7



Errata - Staff Reports for City Council

From the Director of Community and Economic Development

August 27, 2019

The Staff Report for City Council dated 27 August 2019 regarding the annexation request from Denise H. Martinson and Elizabeth L. Brown of their properties at 44 and 50 Miller Dr. E., Beaufort, SC 29902 mistakenly states that the MPC, on July 29, 2019, unanimously recommended approval.

The staff report should have read:

MPC: On July 29, 2019, by a vote of 4-2 recommended approval of the annexation.

Please accept my apologies for the error.

Sincerely,
David S. Prichard



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM Ordinance zoning (map amendment) for property located at 44 and 50 Miller Drive - 1st
TITLE: Reading
MEETING 8/27/2019
DATE:
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

See backup

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Zoning request for Miller Drive	Backup Material	8/22/2019



Staff Report for City Council

From the Director of Community and Economic Development

August 27, 2019

SUBJECT: Zoning request (map amendment) for 44 and 50 E. Miller Dr.

Denise H. Martinson and Elizabeth L. Brown have petitioned the City of Beaufort to annex their property at 44 and 50 Miller Drive E., Beaufort, SC 29902. Contingent on the Beaufort City Council approving the annexation, the applicant requests the properties be zoned T4-Neighborhood. The T4-Neighborhood district is a mixed-use zone of urban residential units and limited commercial development. The parcels total approximately 20.71 acres.

The planning commission in accordance with SC Code of Laws §6-29-340 has the power and duty to recommend zoning districts for adoption by City Council. In accordance with the Beaufort Development Code §9.16.3.C.2 the MPC "shall study the proposed amendment, taking into account all factors that it may deem relevant, including but not limited to":

- a. Consistency with the Comprehensive Plan and Civic Master Plan;
- b. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. Suitability of the property that would be affected by the amendment;
- d. Compatibility with the natural features of – and any archaeological or cultural resources on – the property;
- e. Marketability of the property that would be affected by the amendment; and
- f. Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.

In accordance with the Beaufort Development Code §9.16.3.C.3 the MPC shall recommend approval, modified approval, or denial of the amendment. The MPC has modified approval: recommending the parcels be zoned T-3S. The T3-Suburban District is single-family residential in character, with less development than other transect-based districts.¹

¹ The Beaufort Development Code, July 10, 2018, p.11

STAFF ASSESSMENT

Regarding “a” above:

Public Involvement and Formal Procedure in Creating the Comprehensive Plan and Civic Master Plan. “A week-long charette was held in November 2008 to obtain public input in the comprehensive planning process.”² City Council established a 17-member advisory committee to guide preparation of the City’s 2009 Comprehensive Plan and to serve as a source of public input.³ In May 2009, the draft 2009 comprehensive plan was released for public review and comment.⁴ In September of 2009, city council, the advisory committee, and the joint planning commission held a joint workshop on the draft comprehensive plan.⁵ In October 2009, the joint planning commission held a workshop on the draft plan.⁶ On November 12, 2009, the City of Beaufort – Town of Port Royal Joint Municipal Planning Commission passed a resolution recommending adoption of “Vision Beaufort 2009 Comprehensive Plan” as the comprehensive plan for the City of Beaufort. A public hearing on the recommended adoption of comprehensive plan was held on November 24, 2009, with the public notice of the hearing published in *The Beaufort Gazette* on October 25, 2009.⁷ After a first reading on November 24, 2009 and a second reading on December 8, 2009, the City Council of the City of Beaufort, SC, adopted “Vision Beaufort 2009 Comprehensive Plan” as the comprehensive plan of the City of Beaufort.⁸

“Upon adoption of the Comprehensive Plan, Beaufort’s City Council gave the city’s Redevelopment Commission the . . . [task of translating] the Comprehensive Plan vision into specific parcel-level plans for public and private investment”.⁹ “The planning process spanned a period of two years and included many stakeholder meetings, several design charettes, numerous public workshops, and extensive discussion and review with non-profit partners.”¹⁰ The result was the Civic Master Plan and the intent was “to implement the recommendations in the Vision Beaufort 2009 Comprehensive Plan”.¹¹ On November 18, 2013, the Beaufort - Port Royal Metropolitan Planning Commission unanimously passed a resolution recommending adoption of the Civic Master Plan as an amendment to the 2009 comprehensive plan. On January 14, 2014, a public hearing before city council was held; public notice of the hearing was published in The Beaufort Gazette on December 13, 2013. On February 11, 2014, City Council

² City of Beaufort Ordinance (O-24-09) adopting “Vision Beaufort 2009 Comprehensive Plan” as the official comprehensive plan of the City of Beaufort

³ City of Beaufort Resolution (R-12-08)

⁴ City of Beaufort Ordinance (O-24-09)

⁵ Ibid

⁶ Ibid

⁷ Ibid

⁸ Ibid

⁹ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014. p.7

¹⁰ City of Beaufort Ordinance (O-2-14)

¹¹ Ibid

passed an ordinance, after two readings, amending the comprehensive plan by adopting the Civic Master Plan.¹²

Consistency with the Comprehensive Plan and Civic Master Plan. The Vision Beaufort 2009 Comprehensive Plan, aka *Vision Beaufort | 2020 Comprehensive Plan*, “recognizes that in order to prepare for a more compact and sustainable future, new development must be higher in density than at present. In essence, the next century for Beaufort will be a period during which it must mature into a moderately dense, urban city to effectively and efficiently provide services and attract needed investment.”¹³ The comprehensive plan lays out the future land use of the city through *the framework plan*. “The Framework Plan is a land use policy map intended to provide guidance to Beaufort’s leaders as they make decisions on where and how the community should grow. It provides the overall structure for orchestrating appropriate patterns of growth and environmental conservation throughout the community.”¹⁴

The parcels in question lie within the framework zone G1 Moderate Density Residential Neighborhood, which foresees the following zoning districts: T2, T3, and T4.¹⁵ G1 lands are intended for moderate density residential development, limited neighborhood retail and service uses, and civic uses.¹⁶

“The purpose of the Civic Master Plan is to identify and prioritize the allocation of public investment in the City of Beaufort’s infrastructure.”¹⁷ The Civic Master Plan does not have a specific redevelopment plan that includes these parcels.

On April 23, 2019, the City of Beaufort resolved to adopt the Lady’s Island plan and to incorporate its recommendations into the City’s comprehensive plan with the next update. Regarding the proposed rezoning of parcels at 44 & 50 Miller Drive, these properties are in the Community Form area – Village.¹⁸ In the “Village” the Lady’s Island Area Plan “encourage[s] compatible mixture of uses, including commercial, residential, office, and personal services”. The plan also “encourage[s] new residential uses. The village should be a place where people live, shop, socialize, are entertained, and meet daily needs.”¹⁹

¹² Ibid

¹³ Vision Beaufort 2009 Comprehensive Plan, adopted by City Council 12/08/2009, p.46

¹⁴ Ibid, p.55

¹⁵ Ibid

¹⁶ Ibid, p.65

¹⁷ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014, p.4

¹⁸ Lady’s Island Plan 2018, p.35

¹⁹ Ibid, p.39

Regarding “b” above:

Compatibility with the Present Zoning, with Conforming Uses of Nearby Property, and with the Character of the Neighborhood. The parcel is currently zoned Beaufort-County-T3-HN as are the adjacent parcels to the west. Beaufort-County-T3 Hamlet Neighborhood “is intended to reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas”²⁰. The adjacent properties to the north are zoned Lady’s Island Community Preservation District. The LCIP District “uses are primarily residential. Limited nonresidential uses are allowed generally subjected to the special use process”. Multi-family is a conditional use. Schools are allowed by special exception. Single-family attached, general retail with less than 3,500 square feet, gas stations, restaurants, general offices less than 3,500 sf, day care facilities, lodging inn up to 24 rooms, et al, are permitted as part of traditional community plan.²¹ The zoning to the south is T3-S and is used for the Lady’s Island Middle School complex.

The proposed zoning of T4-N (Neighborhood District) “is a mixed -use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing.”²² Inns up to 10 rooms are allowed.²³

Regarding “c” above:

Suitability of the property that would be affected by the amendment. The property is well situated for future development as T4-N in terms of size, location, and vicinity to employment centers.

Regarding “d” above:

Compatibility with the natural features of – and any archaeological or cultural resources on – the property. Staff is unaware of any archaeological or cultural resources on the property.

Regarding “e” above:

Marketability of the property that would be affected by the amendment. The property under T4-N would allow for a broader range of uses, and, therefore, should be more marketable.

Regarding “f” above:

Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property. Public infrastructure currently exists. Suitability and adequacy of the infrastructure, dependent of the plans for the property, will be assessed during development

²⁰ Community Development Code, Beaufort County, South Carolina. §3.2.80

²¹ Ibid, division A.3

²² The Beaufort Development code, July 10, 2018. p.12

²³ Ibid, p.64

review by the Technical Review Committee in accordance with the Beaufort Development Code Chapter 7 (Land Development) and Chapter 9 (Development Review Procedures).

STAFF OPINION

- Given that the rezoning request is compatible and in accordance with the vision and goals of the City of Beaufort; and
- Given that this vision and these goals were established through a democratic process and with public input and public participation; and
- Given that these goals were recorded in the form of a comprehensive plan for all to see and reference; and
- Given that the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and
- Given that the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and
- Given that, the change of zoning to T4-N is consistent and compatible with adjacent zoning; and
- Given that, it is reasonable to expect that the change of zoning to T4-N will improve the marketability of the property; and
- Given that, any future development of the property will be able to take advantage of existing infrastructure;

The request to zone the properties T4-N is acceptable.

ORDINANCE

AMENDING THE CITY OF BEAUFORT'S ZONING MAP TO INCLUDE PARCELS R200 015 000 0107 0000 AND R200 015 000 0749 0000 ZONED AS T4-N

WHEREAS, the State of South Carolina has conferred to the City of Beaufort the power to enact ordinances “in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it . . .” as set forth in *Code of Laws of South Carolina*, Section 5-7-20; and

WHEREAS, the City of Beaufort adopted the *Beaufort Code* by reference on June 27, 2017, as set forth in section 5-6001 of the *Code of Ordinances Beaufort, South Carolina*; and

WHEREAS, the amendment of the zoning map is “for the general purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare” in accordance with *Code of Laws of South Carolina*, Section 6-29-710; and

WHEREAS, the zoning map amendment is compatible and in accordance with the vision and goals of the City of Beaufort; and

WHEREAS, this vision and these goals were established through a democratic process and with public input and public participation; and

WHEREAS, these goals were recorded in the form of a comprehensive plan for all to see and reference; and

WHEREAS, the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and

WHEREAS, the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and

WHEREAS, the change of zoning to T4-N is consistent and compatible with adjacent zoning; and

WHEREAS, it is reasonable to expect that the change of zoning to T4-N will improve the marketability of the property; and

WHEREAS, any future development of the property will be able to take advantage of existing infrastructure; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the ordinance on August 27, 2019, with notice of the hearing published in *The Beaufort Gazette* on July 18, 2019;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that the zoning map of the City of Beaufort be amended by establishing the zoning designation of T4-N on the annexed parcels of R200 015 000 0107 0000 and R200 015 000 0749 0000.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development
AGENDA ITEM Ordinance annexing multiple parcels located at Mayfair Court and Williams Street - 1st
TITLE: Reading
MEETING 8/27/2019
DATE:
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

Tera Development Group has petitioned the City of Beaufort to annex multiple parcels located at 11 Williams street, 13 Williams Street, 13 Mayfair Court, 17 Mayfair Court, and 19 Mayfair Court.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Annexation backup Mayfair and Williams	Backup Material	8/22/2019



Staff Report for the City Council

From the Department of
Community and Economic Development

27 August 2019

1 SUBJECT

Annexation: Tera Development group has petitioned the City of Beaufort to annex multiple parcels located at 11 Williams street, 13 Williams street, 13 Mayfair Court, 17 Mayfair Court, and 19 Mayfair Court.

2 FACTS

Parcel ID/Size:

R200 015 000 0116 0000	11 Williams Street	5.62 Acres
R200 015 000 0526 0000	19 Mayfair Court	0.43 Acres
R200 015 000 0525 0000	17 Mayfair Court	0.57 Acres
R200 015 000 0523 0000	13 Mayfair Court	0.28 Acres
R200 015 000 0523 0000	N/A	0.19 Acres

Current Zoning [County]:

R200 015 000 0116 0000	11 Williams Street	T4HC (Hamlet Center)
R200 015 000 0526 0000	19 Mayfair Court	T3N (Neighborhood)
R200 015 000 0525 0000	17 Mayfair Court	T3N (Neighborhood)
R200 015 000 0523 0000	13 Mayfair Court	T3N (Neighborhood)
R200 015 000 0523 0000	N/A	T3HN (Hamlet Neighborhood)

Current Land Use:

R200 015 000 0116 0000	11 Williams Street	Vacant
R200 015 000 0526 0000	19 Mayfair Court	Vacant
R200 015 000 0525 0000	17 Mayfair Court	Vacant
R200 015 000 0523 0000	13 Mayfair Court	Vacant
R200 015 000 0523 0000	N/A	Vacant

Future Land Use: G-3 Sector with Neighborhood center overlay

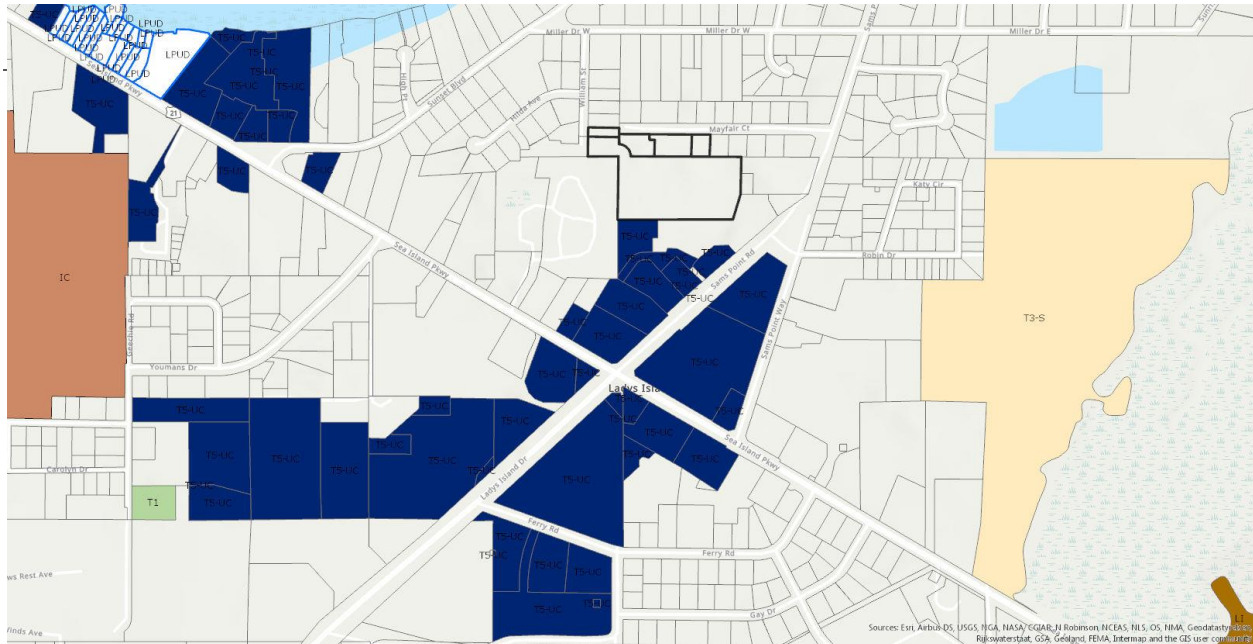
Comprehensive Plan: The annexation request is contiguous to the primary service area and there for in accordance with the 2009 comprehensive plan.

Strategic Plan: N/A

Public Notice of August 27th Public Hearing: Published in the July 18th addition of the Beaufort Gazette

3 STAFF COMMENTS

The city of Beaufort will be able to provide all services upon annexation. The parcels would be subject to the adopted millage rate at the time of annexation, the adopted millage rate for FY 2020 is 75.77mils.



ORDINANCE

ANNEXING PARCELS R200 015 000 0116 0000, R200 015 000 0526 0000,
R200 015 000 0525 0000, R200 015 000 0523 0000 AND R200 016 000 0082 0000
INTO THE CORPORATE LIMITS OF THE CITY OF BEAUFORT, SOUTH CAROLINA

WHEREAS, an annexation petition dated June 20, 2019 for five parcels located in Beaufort County has been presented to the City Council; and

WHEREAS, the parcels to be annexed are located 11 Williams Street, adjacent to the north of 11 Williams St., 13,15,17, and 19 Mayfair Court; and

WHEREAS, the properties to be annexed are identified as R200 015 000 0116 0000, R200 016 000 0082 0000, R200 015 000 0523 0000, R200 015 000 0525 0000, AND R200 015 000 0526 0000 respectively; and

WHEREAS, the properties to be annexed are highlighted on the attached map; and

WHEREAS, the properties are within the Northern Regional Plan growth boundary; and

WHEREAS, the properties are contiguous to the boundaries of the City of Beaufort, South Carolina; and

WHEREAS, the petition sets forth that this proposed annexation is requested pursuant to § 5-03-150 of the *Code of Laws of South Carolina, 1976*, as amended and contains the signatures of all freeholders of the property to be annexed; and

WHEREAS, the petition contains a description of the parcels of land to be annexed.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, that the described area is annexed into the City of Beaufort, South Carolina:

The petitioning area to be annexed includes all that certain piece, parcels, or tracts of land, together with improvements thereon, situate, lying, and being in Beaufort County, South Carolina, as follows:

- R200 015 000 0116 0000, 11 Williams Street
- R200 016 000 0082 0000, No Number Williams Street
- R200 015 000 0523 0000, 13 Mayfair Court
- R200 015 000 0525 0000, 15 and 17 Mayfair Court
- R200 015 000 0526 0000, 19 Mayfair Court

This ordinance shall become effective immediately upon adoption.

BILLY KEYSERLING, MAYOR

(SEAL)

Attest:

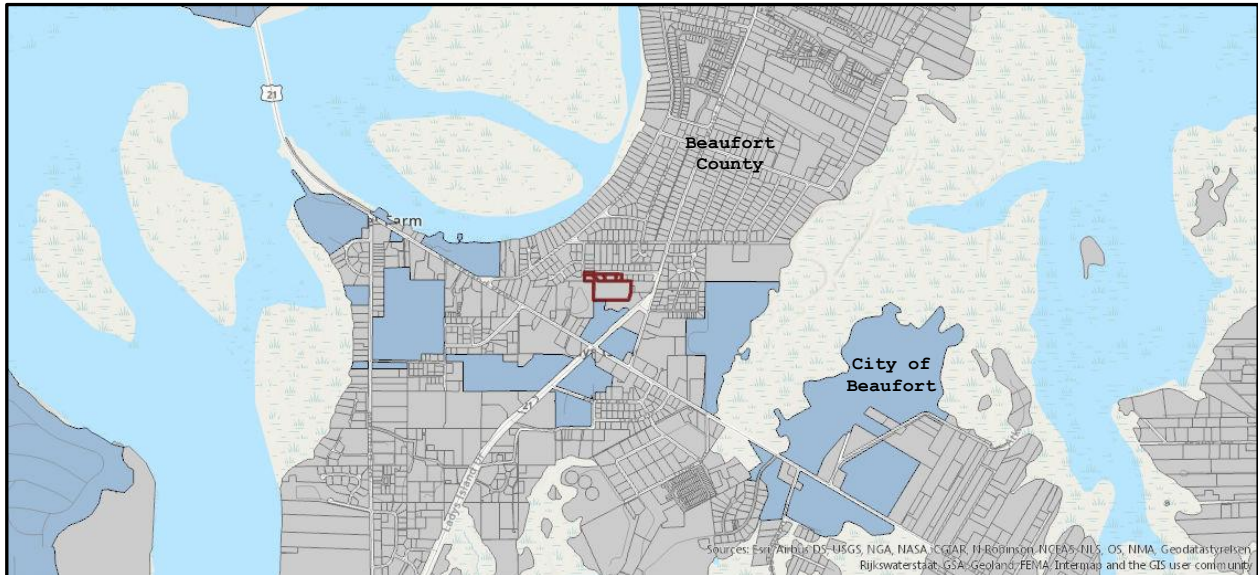
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY



TO THE MEMBERS OF)
 CITY COUNCIL) PETITION OF ANNEXATION
 CITY OF BEAUFORT, SOUTH CAROLINA)

We, the undersigned freeholders, pursuant to Section 5-3-150, South Carolina Code of Laws, 1976, as amended, do pray that your Honorable Body accept the petition and annex the enclosed described area, and enact an Ordinance declaring the area annexed to the City of Beaufort with full City privileges accorded to, and responsibilities required of, the said residents thereof and the lands and properties and businesses erected therein, subject only to the conditions, provisions, and limitations hereinafter set forth. The said annexation shall be upon terms, limitations, provisions, and conditions as follows:

The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter and general special laws of South Carolina applicable to the City of Beaufort, and subject to the existing ordinances of the City.

The petitioning area to be annexed is described as follows:

<u>R 200 - 015 - 000 - 0116 - 0000</u>	<u>11 Williams ST</u>
<u>R 200 - 015 - 000 - 0526 - 0000</u>	<u>19 MAYFAIR COURT</u>
<u>R 200 - 015 - 000 - 0525 - 0000</u>	<u>17 MAYFAIR COURT</u>
<u>R 200 - 015 - 000 - 0523 - 0000</u>	<u>13 MAYFAIR COURT</u>
<u>R 200 - 016 - 000 - 0082 - 0000</u>	<u>13? WILLIAM ST</u>

Plat of area to be annexed and list of freeholders are attached hereto.

Name (print)	Address	Signature	Date of Signature
<u>TERRA DEVELOPMENT GROUP, 2732 Depot ROAD,</u>		<u>Meatt Dilling</u>	<u>6/24/19.</u>

SUGGESTED ZONING TO BE CONSISTENT WITH ADJACENT PROPERTY.
T5UC

XRDI 35 hp Gen 8
Electrical...ronics.pdf

Sullivan
Transmittal.doc

Phase 1 recorded
plat, 9 lots left to sell

Nat Real Estate
Investor

Inverter contact info

Dropbox

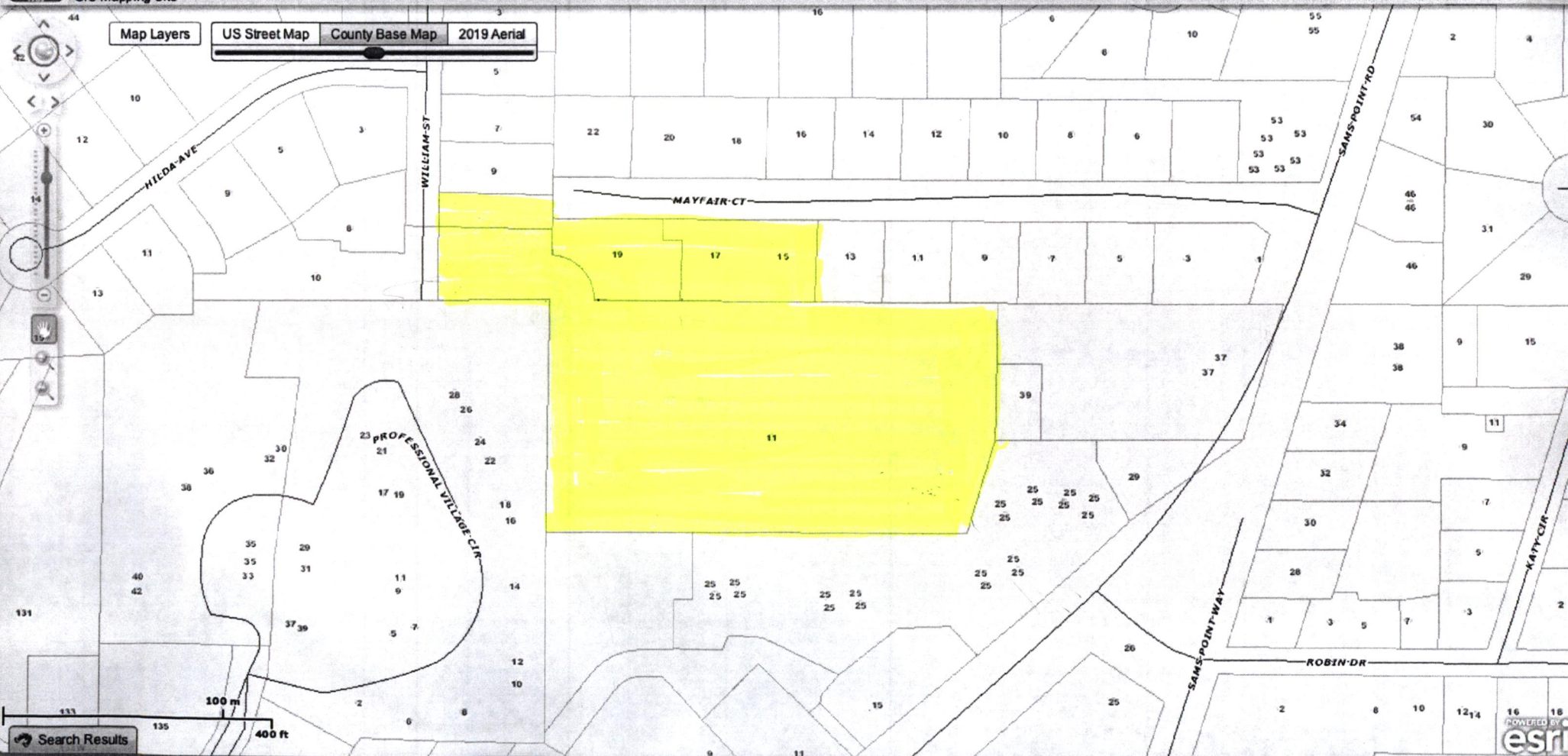
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Bft Cty



Beaufort County GIS Mapping Site

DISCLAIMER / H



Search Results

POWERED BY
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XRD1 35 hp Gen 8
Electrical...ronics.pdfSullivan
Transmittal.docPhase 1 recorded
plat, 9 lots left to sellNat Real Estate
Investor

Inverter contact info

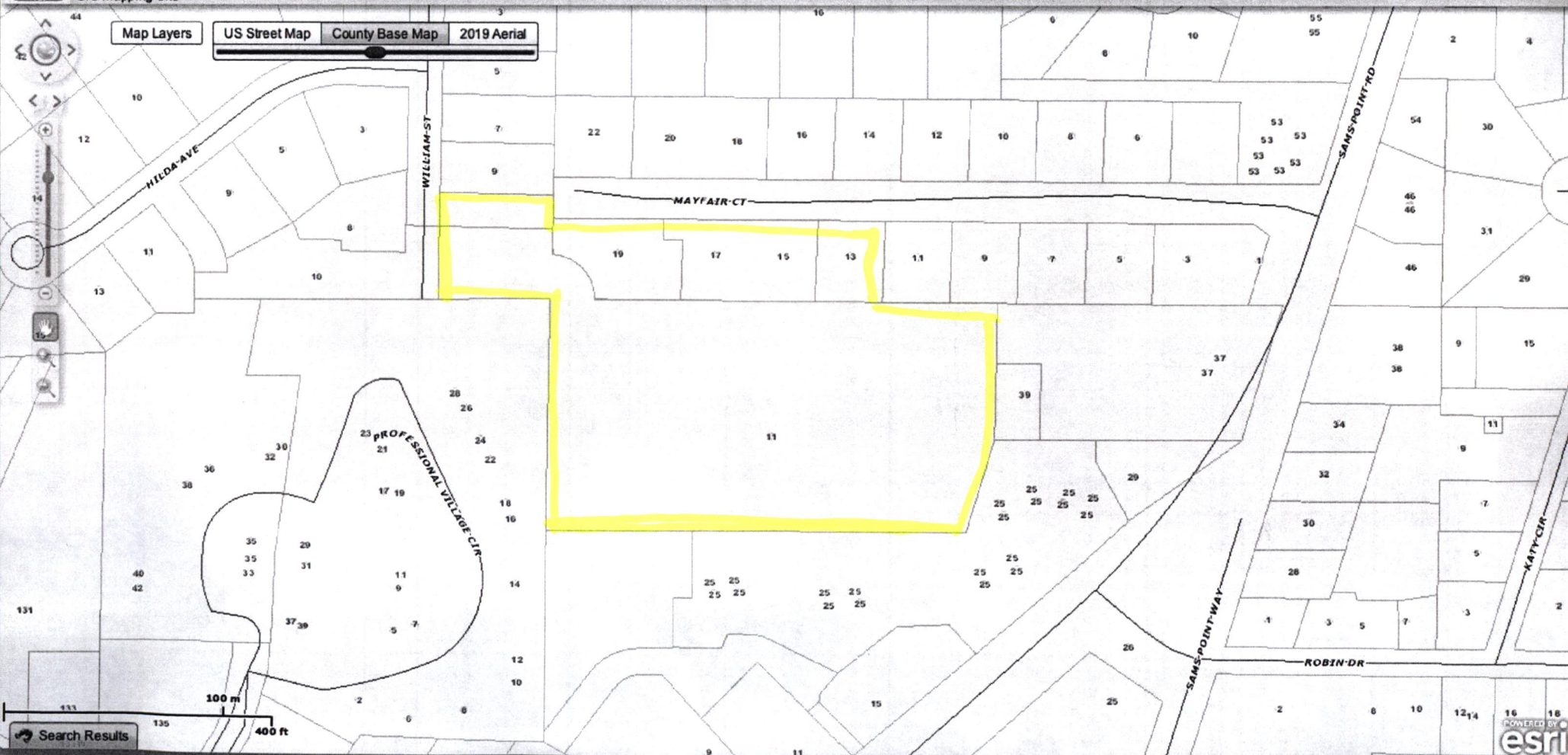
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Bft Cty

Beaufort County
GIS Mapping Site

DISCLAIMER / H

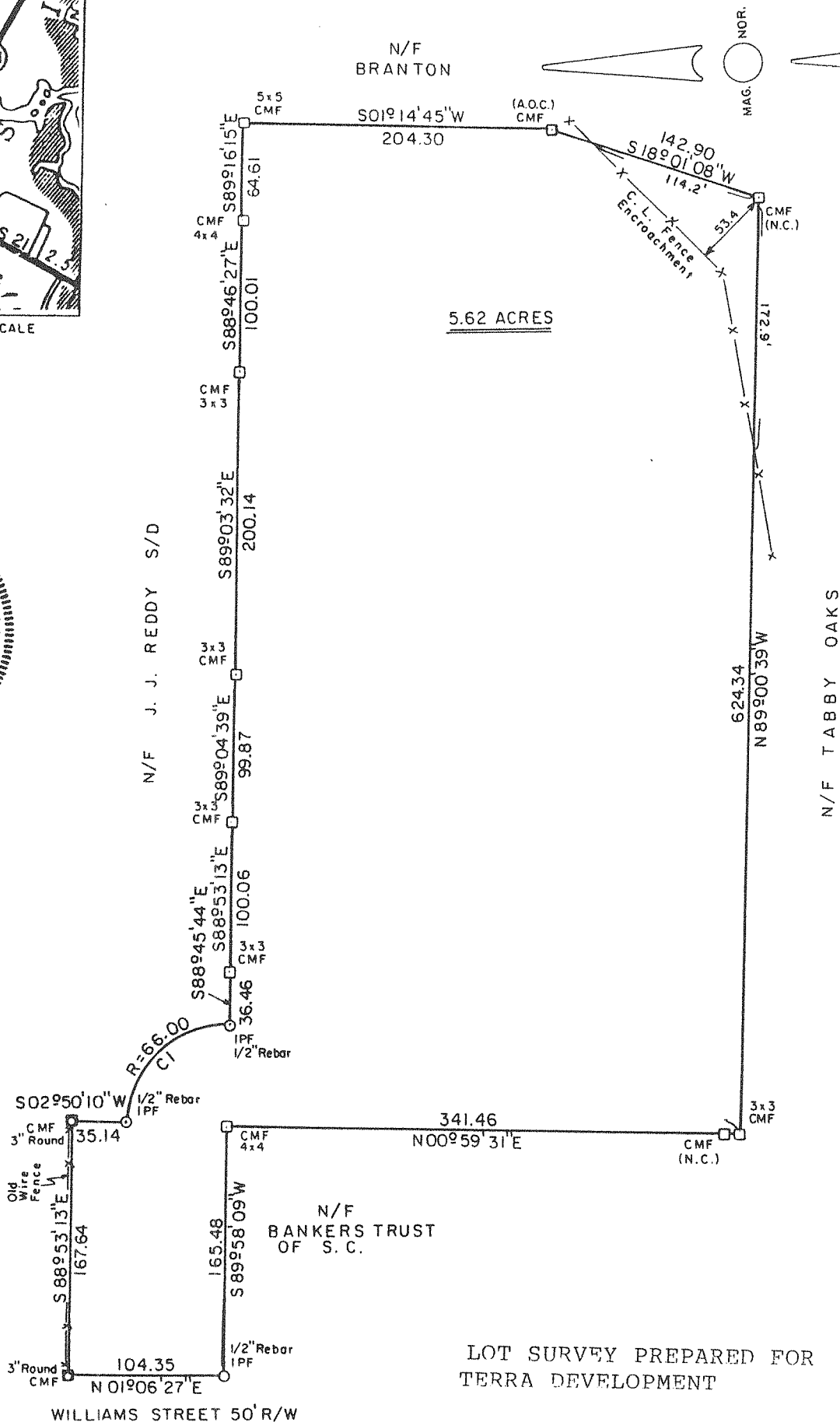




VICINITY MAP NO SCALE



CURVE C1
ARC=102.59
Δ=89°03'25"
CH=92.57
CB=S43°19'24"E



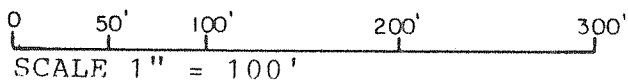
LOT SURVEY PREPARED FOR
TERRA DEVELOPMENT

LADY'S ISLAND TAX MAP 15, PARCEL 116
BEAUFORT COUNTY SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

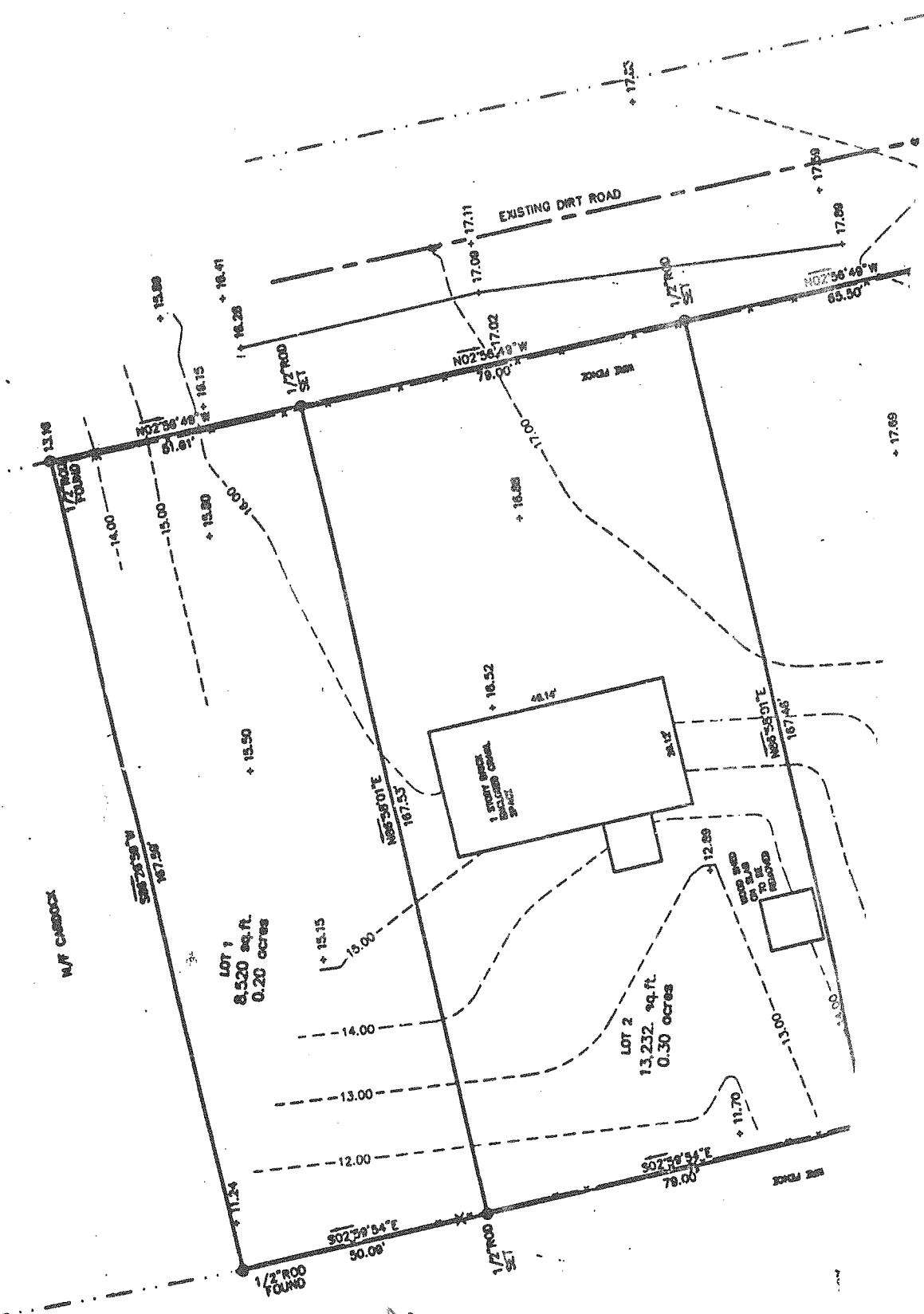
THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0100D, DATED 9/29/86.

PIN: R200-015-000-0116-0000



MARCH 3, 1998

David S. Youmans
DAVID S. YOUMANS R.L.S. 9765
BEAUFORT SURVEYING, INC.
1925 DUKE STREET (P.O. BOX 1231)
BEAUFORT, SOUTH CAROLINA 29901
(803) 524-3261 525-1175



2 AC



7-2-61
5/20/61
J. C. C. C.
C. C. C. C.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development
AGENDA ITEM Ordinance zoning (map amendment) for 11 Williams Street and 13, 17, and 19 Mayfair
TITLE: Court - 1st Reading
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Zoning request Williams and Mayfair	Backup Material	8/22/2019



Staff Report for City Council

From the Director of Community and Economic Development

August 27, 2019

SUBJECT: Zoning request (map amendment) for 11 Williams St. and 13,17, and 19 Mayfair Ct.

Terra Development Group petitioned the City of Beaufort to annex their properties at 11 Williams Street and 13,17, and 19 Mayfair Court, Beaufort, SC 29906. Contingent on the Beaufort City Council approving the annexation, the applicant requests the properties be zoned T5-UC. The T5-Urban Corridor consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares.

R200 015 000 0116 0000	11 Williams Street	5.62 Acres
R200 015 000 0526 0000	19 Mayfair Court	0.43 Acres
R200 015 000 0525 0000	17 Mayfair Court	0.57 Acres
R200 015 000 0523 0000	13 Mayfair Court	0.28 Acres
R200 016 000 0082 0000	North of 11 Williams St.	0.19 Acres

The planning commission in accordance with SC Code of Laws §6-29-340 has the power and duty to recommend zoning districts for adoption by City Council. In accordance with the Beaufort Development Code §9.16.3.C.2 the MPC "shall study the proposed amendment, taking into account all factors that it may deem relevant, including but not limited to":

- a. Consistency with the Comprehensive Plan and Civic Master Plan;
- b. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. Suitability of the property that would be affected by the amendment;
- d. Compatibility with the natural features of – and any archaeological or cultural resources on – the property;
- e. Marketability of the property that would be affected by the amendment; and
- f. Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.

In accordance with the Beaufort Development Code §9.16.3.C.3 the MPC shall recommend approval, modified approval, or denial of the amendment. The MPC has modified approval: recommending the parcels be zoned T-3N. The T-3 Neighborhood District is residential in character and includes a mixture of residential and civic uses.

STAFF ASSESSMENT

Regarding “a” above:

Public Involvement and Formal Procedure in Creating the Comprehensive Plan and Civic Master Plan. “A week-long charette was held in November 2008 to obtain public input in the comprehensive planning process.”¹ City Council established a 17-member advisory committee to guide preparation of the City’s 2009 Comprehensive Plan and to serve as a source of public input.² In May 2009, the draft 2009 comprehensive plan was released for public review and comment.³ In September of 2009, city council, the advisory committee, and the joint planning commission held a joint workshop on the draft comprehensive plan.⁴ In October 2009, the joint planning commission held a workshop on the draft plan.⁵ On November 12, 2009, the City of Beaufort – Town of Port Royal Joint Municipal Planning Commission passed a resolution recommending adoption of “Vision Beaufort 2009 Comprehensive Plan” as the comprehensive plan for the City of Beaufort. A public hearing on the recommended adoption of comprehensive plan was held on November 24, 2009, with the public notice of the hearing published in The Beaufort Gazette on October 25, 2009.⁶ After a first reading on November 24, 2009 and a second reading on December 8, 2009, the City Council of the City of Beaufort, SC, adopted “Vision Beaufort 2009 Comprehensive Plan” as the comprehensive plan of the City of Beaufort.⁷

“Upon adoption of the Comprehensive Plan, Beaufort’s City Council gave the city’s Redevelopment Commission the . . . [task of translating] the Comprehensive Plan vision into specific parcel-level plans for public and private investment”.⁸ “The planning process spanned a period of two years and included many stakeholder meetings, several design charettes, numerous public workshops, and extensive discussion and review with non-profit partners.”⁹ The result was the Civic Master Plan and the intent was “to implement the recommendations in

¹ City of Beaufort Ordinance (O-24-09) adopting “Vision Beaufort 2009 Comprehensive Plan” as the official comprehensive plan of the City of Beaufort

² City of Beaufort Resolution (R-12-08)

³ City of Beaufort Ordinance (O-24-09)

⁴ Ibid

⁵ Ibid

⁶ Ibid

⁷ Ibid

⁸ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014. p.7

⁹ City of Beaufort Ordinance (O-2-14)

the Vision Beaufort 2009 Comprehensive Plan”.¹⁰ On November 18, 2013, the Beaufort - Port Royal Metropolitan Planning Commission unanimously passed a resolution recommending adoption of the Civic Master Plan as an amendment to the 2009 comprehensive plan. On January 14, 2014, a public hearing before city council was held; public notice of the hearing was published in The Beaufort Gazette on December 13, 2013. On February 11, 2014, City Council passed an ordinance, after two readings, amending the comprehensive plan by adopting the Civic Master Plan.¹¹

Consistency with the Comprehensive Plan and Civic Master Plan. The Vision Beaufort 2009 Comprehensive Plan, aka *Vision Beaufort | 2020 Comprehensive Plan*, “recognizes that in order to prepare for a more compact and sustainable future, new development must be higher in density than at present. In essence, the next century for Beaufort will be a period during which it must mature into a moderately dense, urban city to effectively and efficiently provide services and attract needed investment.”¹² The comprehensive plan lays out the future land use of the city through *the framework plan*. “The Framework Plan is a land use policy map intended to provide guidance to Beaufort’s leaders as they make decisions on where and how the community should grow. It provides the overall structure for orchestrating appropriate patterns of growth and environmental conservation throughout the community.”¹³

The western portion of parcel R200 015 000 0116 lies within the framework zone G3B Corridor Mixed-use, which foresees the following zoning districts: T2, T3, T4, T5 and T6.¹⁴ G3B lands are intended for a mixture of regional serving commercial, residential, and institutional destinations.¹⁵ The remainder of the parcels and the eastern portion of R200 015 000 0116 lie within the framework zone G1 Moderate Density Residential Neighborhood, which foresees the following zoning districts: T2, T3, and T4.¹⁶ G1 lands are intended for moderate density residential development, limited neighborhood retail and service uses, and civic uses.¹⁷ All the parcels lie within a designated “neighborhood center” and are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing.¹⁸

“The purpose of the Civic Master Plan is to identify and prioritize the allocation of public investment in the City of Beaufort’s infrastructure.”¹⁹ A large portion of R200 015 000 0116

¹⁰ Ibid

¹¹ Ibid

¹² Vision Beaufort 2009 Comprehensive Plan, adopted by City Council 12/08/2009, p.46

¹³ Ibid, p.55

¹⁴ Ibid

¹⁵ Ibid, p.69

¹⁶ Ibid, p.55

¹⁷ Ibid, p.65

¹⁸ Ibid, p.67

¹⁹ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014, p.4

0000 is within the Civic Master Plan’s sector plan – Lady’s Island Village Center, which is described as a “regional commercial center” with the expectation that “[o]vertime, infill development and redevelopment will create a more connected and coherent pattern of circulation through the area”.²⁰

On April 23, 2019, the City of Beaufort resolved to adopt the Lady’s Island plan and to incorporate its recommendations into the City’s comprehensive plan with the next update. Regarding the proposed rezoning of the parcels, the properties are in the Community Form area – Village.²¹ In the “Village” the Lady’s Island Area Plan “encourage[s] compatible mixture of uses, including commercial, residential, office, and personal services”. The plan also “encourage[s] new residential uses. The village should be a place where people live, shop, socialize, are entertained, and meet daily needs.”²²

Regarding “b” above:

Compatibility with the Present Zoning, with Conforming Uses of Nearby Property, and with the Character of the Neighborhood.

Currently Zoned

R200 015 000 0116 0000	11 Williams Street	T4HC (Hamlet Center)
R200 015 000 0526 0000	19 Mayfair Court	T3N (Neighborhood)
R200 015 000 0525 0000	17 Mayfair Court	T3N (Neighborhood)
R200 015 000 0523 0000	13 Mayfair Court	T3N (Neighborhood)
R200 015 000 0523 0000	N/A	T3HN (Hamlet Neighborhood)

The parcel which is along Williams Street but has no address is currently zoned Beaufort-County-T3-HN; as is the adjacent parcel to its north. Beaufort-County-T3 Hamlet Neighborhood “is intended to reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas”²³.

The properties along Mayfair Ct. are zoned Beaufort-County-T3-N, as are the adjacent properties to the north. Beaufort-County-T3-Neighborhood is intended to provide a walkable, predominantly single-family neighborhood that integrates compatible multi-family housing types, such as duplexes and cottage courts within walking distance to transit and commercial areas.²⁴

The largest parcel, 11 Williams Str., is currently zoned Beaufort-County-T4-HC (Hamlet Center) and is intended to integrate appropriate, medium-density residential building types, such as

²⁰ Civic Master Plan, City of Beaufort, SC, adopted 2/11/2014. p.134

²¹ Lady’s Island Plan 2018, p.35

²² Ibid, p.39

²³ Community Development Code, Beaufort County, South Carolina. §3.2.80

²⁴ Ibid, §3.2.90

duplexes, townhouses, small courtyard housing, and mansion apartments in an environment conducive to walking and bicycling. Beaufort-County-T4-HC allows general retail (less than 3,500 square feet), restaurants, lodging inn (up to 24 rooms), medical clinics/offices, et al.²⁵

The adjacent parcel to the south is in the city and is zoned T5-UC (the same as is being requested).

The adjacent parcels to the south and southeast are Beaufort-County-T4-NC (Neighborhood Center), which are intended to integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.²⁶

The parcels adjacent to the east and which abut Robert Small Parkway are zoned Beaufort-County-T4-HCO (Hamlet Center Open), which is intended to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4HC zone.²⁷

Regarding “c” above:

Suitability of the property that would be affected by the amendment. The property is well situated for future development as T5-UC in terms of size, location, and vicinity to employment centers.

Regarding “d” above:

Compatibility with the natural features of – and any archaeological or cultural resources on – the property. Staff is unaware of any archaeological or cultural resources on the property.

Regarding “e” above:

Marketability of the property that would be affected by the amendment. The property under T5-UC would allow for a broader range of uses, and, therefore, should be more marketable.

Regarding “f” above:

Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property. Public infrastructure currently exists. Suitability and adequacy of the infrastructure, dependent of the plans for the property, will be assessed during development review by the Technical Review Committee in accordance with the Beaufort Development Code Chapter 7 (Land Development) and Chapter 9 (Development Review Procedures).

STAFF OPINION

- Given that the rezoning request is compatible and in accordance with the vision and goals of the City of Beaufort; and

²⁵ Ibid, §3.2.100

²⁶ Ibid, §3.2.110

²⁷ Ibid, §3.2.100

- Given that this vision and these goals were established through a democratic process and with public input and public participation; and
- Given that these goals were recorded in the form of a comprehensive plan for all to see and reference; and
- Given that the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and
- Given that the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and
- Given that, the change of zoning to T5-UC is compatible with adjacent zoning; and
- Given that, it is reasonable to expect that the change of zoning to T5-UC will improve the marketability of the property; and
- Given that, any future development of the property will be able to take advantage of existing infrastructure;

The request to zone the properties T5-UC is acceptable.

ORDINANCE

AMENDING THE CITY OF BEAUFORT'S ZONING MAP TO INCLUDE PARCELS R200 015 000 0116 0000, R200 015 000 0526 0000, R200 015 000 0525 0000, R200 015 000 0523 0000 AND R200 016 000 0082 0000 ZONED AS T5-UC

WHEREAS, the State of South Carolina has conferred to the City of Beaufort the power to enact ordinances “in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it . . .” as set forth in *Code of Laws of South Carolina*, Section 5-7-20; and

WHEREAS, the City of Beaufort adopted the *Beaufort Code* by reference on June 27, 2017, as set forth in section 5-6001 of the *Code of Ordinances Beaufort, South Carolina*; and

WHEREAS, the amendment of the zoning map is “for the general purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare” in accordance with *Code of Laws of South Carolina*, Section 6-29-710; and

WHEREAS, the zoning map amendment is compatible and in accordance with the vision and goals of the City of Beaufort; and

WHEREAS, this vision and these goals were established through a democratic process and with public input and public participation; and

WHEREAS, these goals were recorded in the form of a comprehensive plan for all to see and reference; and

WHEREAS, the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and

WHEREAS, the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and

WHEREAS, the change of zoning to T5-UC is compatible with adjacent zoning; and

WHEREAS, it is reasonable to expect that the change of zoning to T5-UC will improve the marketability of the property; and

WHEREAS, any future development of the property will be able to take advantage of existing infrastructure; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the ordinance on August 27, 2019, with notice of the hearing published in *The Beaufort Gazette* on July 18, 2019;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that the zoning map of the City of Beaufort be amended by establishing the zoning designation of T5-UC on the annexed parcels of R200 015 000 0116 0000, R200 015 000 0526 0000, R200 015 000 0525 0000, R200 015 000 0523 0000 and R200 016 000 0082 0000.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY

TO THE MEMBERS OF)
 CITY COUNCIL) PETITION OF ANNEXATION
 CITY OF BEAUFORT, SOUTH CAROLINA)

We, the undersigned freeholders, pursuant to Section 5-3-150, South Carolina Code of Laws, 1976, as amended, do pray that your Honorable Body accept the petition and annex the enclosed described area, and enact an Ordinance declaring the area annexed to the City of Beaufort with full City privileges accorded to, and responsibilities required of, the said residents thereof and the lands and properties and businesses erected therein, subject only to the conditions, provisions, and limitations hereinafter set forth. The said annexation shall be upon terms, limitations, provisions, and conditions as follows:

The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter and general special laws of South Carolina applicable to the City of Beaufort, and subject to the existing ordinances of the City.

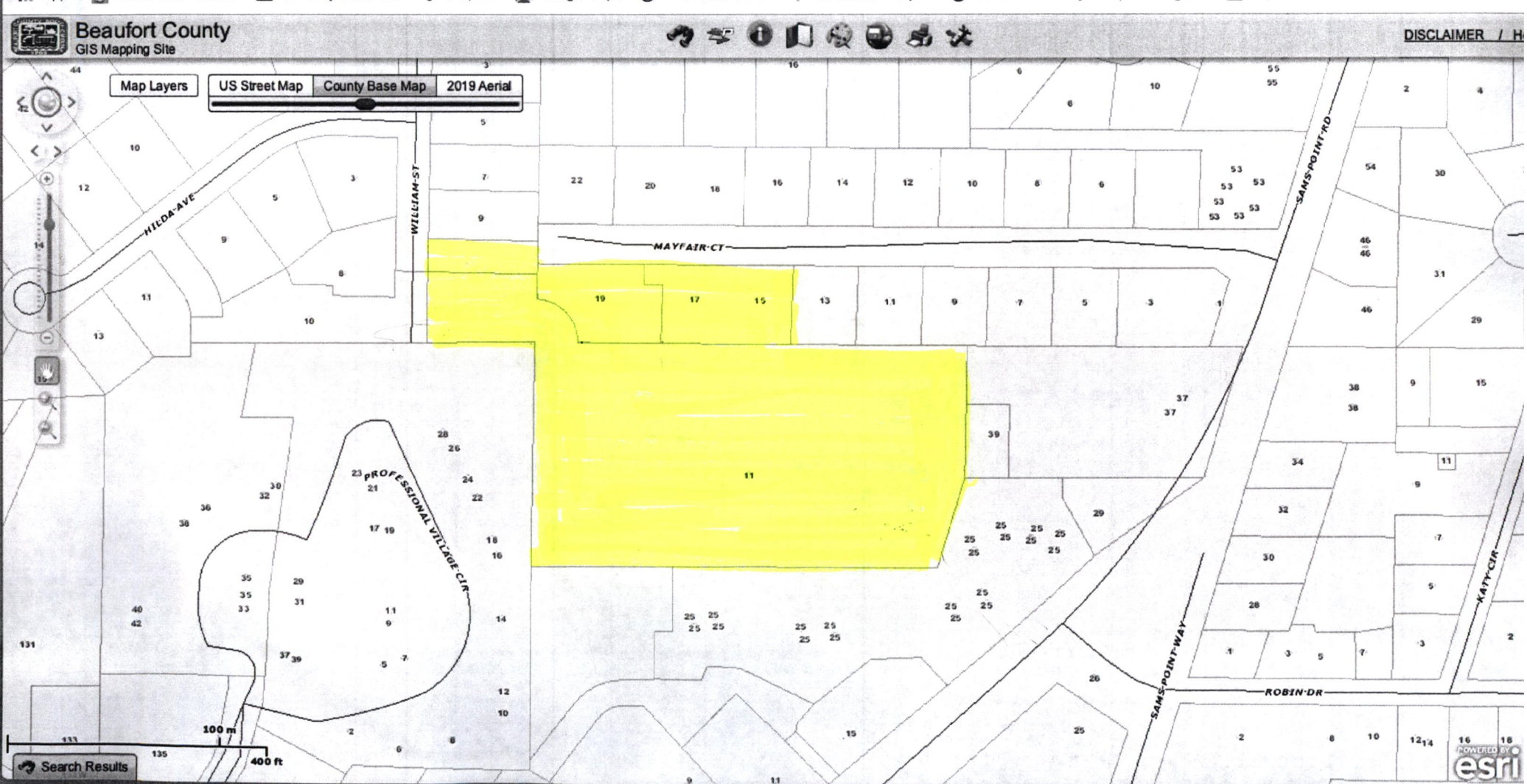
The petitioning area to be annexed is described as follows:

<u>R 200 - 015 - 000 - 0116 - 0000</u>	<u>11 Williams ST</u>
<u>R 200 - 015 - 000 - 0526 - 0000</u>	<u>19 MAYFAIR COURT</u>
<u>R 200 - 015 - 000 - 0525 - 0000</u>	<u>17 MAYFAIR COURT</u>
<u>R 200 - 015 - 000 - 0523 - 0000</u>	<u>13 MAYFAIR COURT</u>
<u>R 200 - 016 - 000 - 0082 - 0000</u>	<u>13? WILLIAM ST</u>

Plat of area to be annexed and list of freeholders are attached hereto.

Name (print)	Address	Signature	Date of Signature
<u>TERRA DEVELOPMENT GROUP, 2732 Depot ROAD,</u>		<u>Meatt Dilling</u>	<u>6/24/19.</u>

SUGGESTED ZONING TO BE CONSISTENT WITH ADJACENT PROPERTY.
T5UC



XRD1 35 hp Gen 8
Electrical...ronics.pdfSullivan
Transmittal.docPhase 1 recorded
plat, 9 lots left to sellNat Real Estate
Investor

Inverter contact info

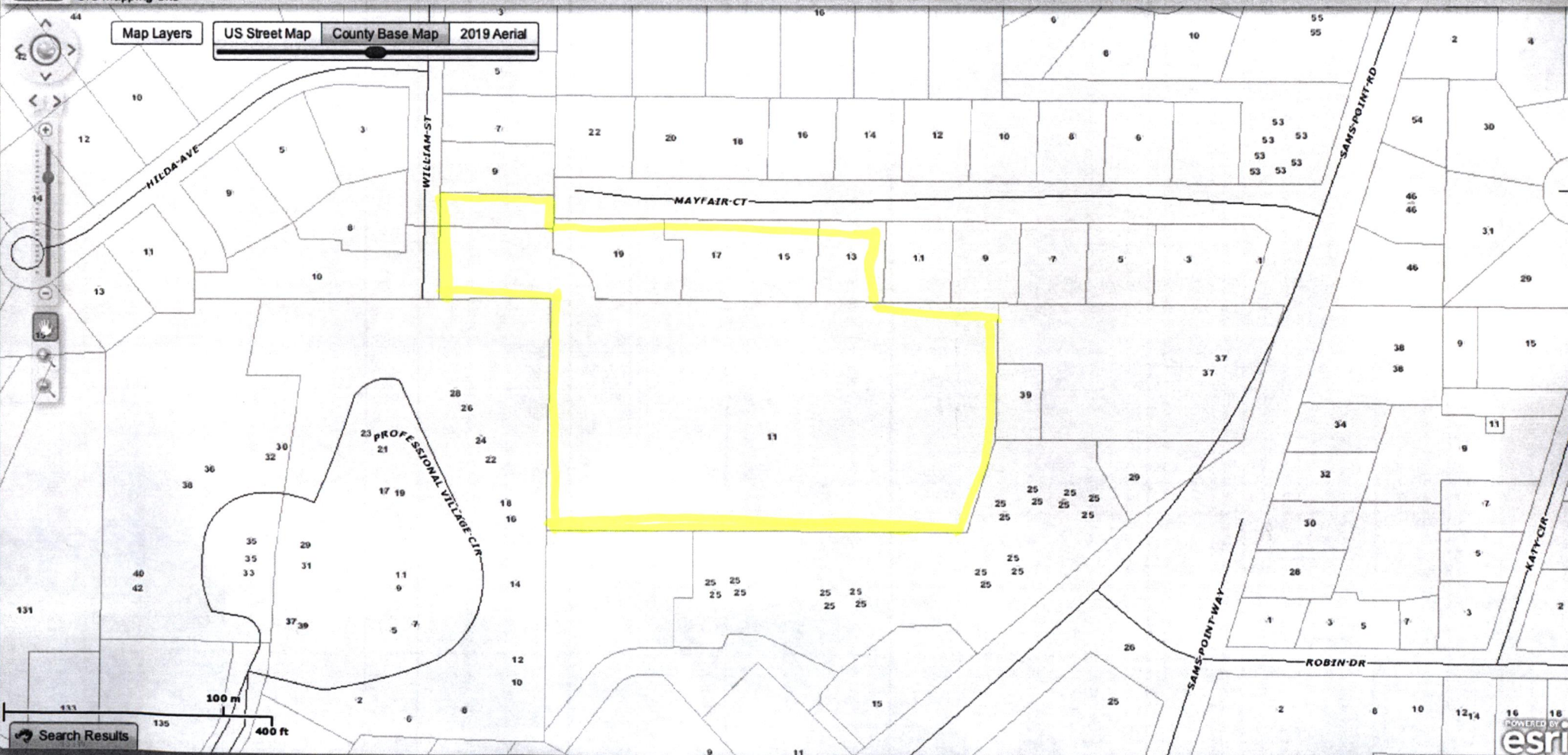
Dropbox

Cometic 463122.pdf

Bft Cty

Beaufort County
GIS Mapping Site

DISCLAIMER / H





CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM
TITLE: Ordinance annexing property located at 302 Parker Drive - 1st Reading
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Annexation 302 Parker Drive backup	Backup Material	8/22/2019



Staff Report for City Council

From the Department of
Community and Economic Development

27 August 2019

1 SUBJECT

Annexation: Glass WRX SC, LLC (Chris Fisher) has petitioned the City of Beaufort to annex their property at 302 Parker Drive, Beaufort, SC 29906.

2 FACTS

Parcel ID: R100 025 000 0170 0000

Size: 35.70 acres +/-

Current Zoning [County]: S1 (Industrial)

Current Land Use: Vacant Commercial building

Future Land Use: Special District (SD): Industrial/Employment Centers.

Comprehensive Plan: The annexation request is contiguous to the primary service area and there for in accordance with the 2009 comprehensive plan.

Strategic Plan: Meets Goal 1 by encouraging sustainable economic growth through new businesses.

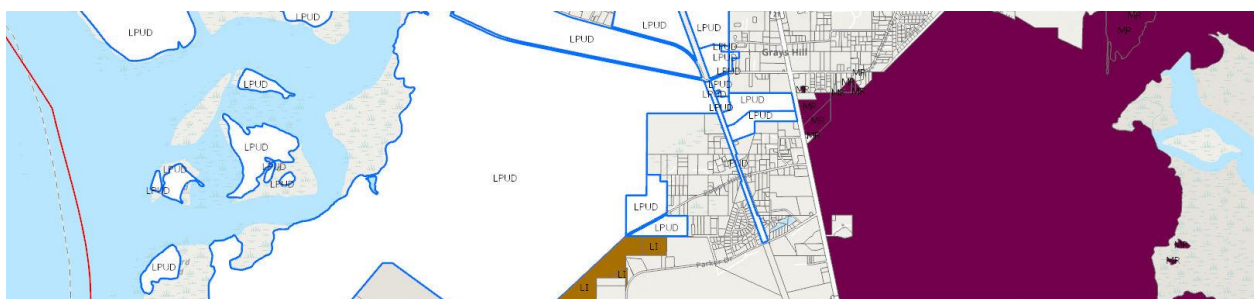
MPC Recommendation: Approval of annexation (unanimous)

Public Notice of Public Hearing: Published in the July 18th addition of the *Beaufort Gazette*

3 STAFF COMMENTS

The City of Beaufort will be able to provide all services upon annexation. The parcels would be subject to the adopted millage rate at the time of annexation, the adopted millage rate for FY 2020 is 75.77mils.

4 MAP



ORDINANCE

ANNEXING PARCEL R100 025 000 0170 0000 INTO THE CORPORATE LIMITS OF THE CITY OF BEAUFORT, SOUTH CAROLINA

WHEREAS, an annexation petition for a parcel located in Beaufort County has been presented to the City Council; and

WHEREAS, the parcel to be annexed is located 302 Parker Drive; and

WHEREAS, the property to be annexed is identified as R100 025 000 0170 0000; and

WHEREAS, the property to be annexed is highlighted on the attached map; and

WHEREAS, the property is within the Northern Regional Plan growth boundary; and

WHEREAS, the property is contiguous to the boundaries of the City of Beaufort, South Carolina; and

WHEREAS, the petition sets forth that this proposed annexation is requested pursuant to § 5-03-150 of the *Code of Laws of South Carolina, 1976*, as amended and contains the signatures of all freeholders of the property to be annexed; and

WHEREAS, the petition contains a description of the parcel of land to be annexed.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, that the described area is annexed into the City of Beaufort, South Carolina:

The petitioning area to be annexed includes all that certain piece, parcels, or tracts of land, together with improvements thereon, situate, lying, and being in Beaufort County, South Carolina, as follows:

- R100 025 000 0170 0000, 302 Parker Drive

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

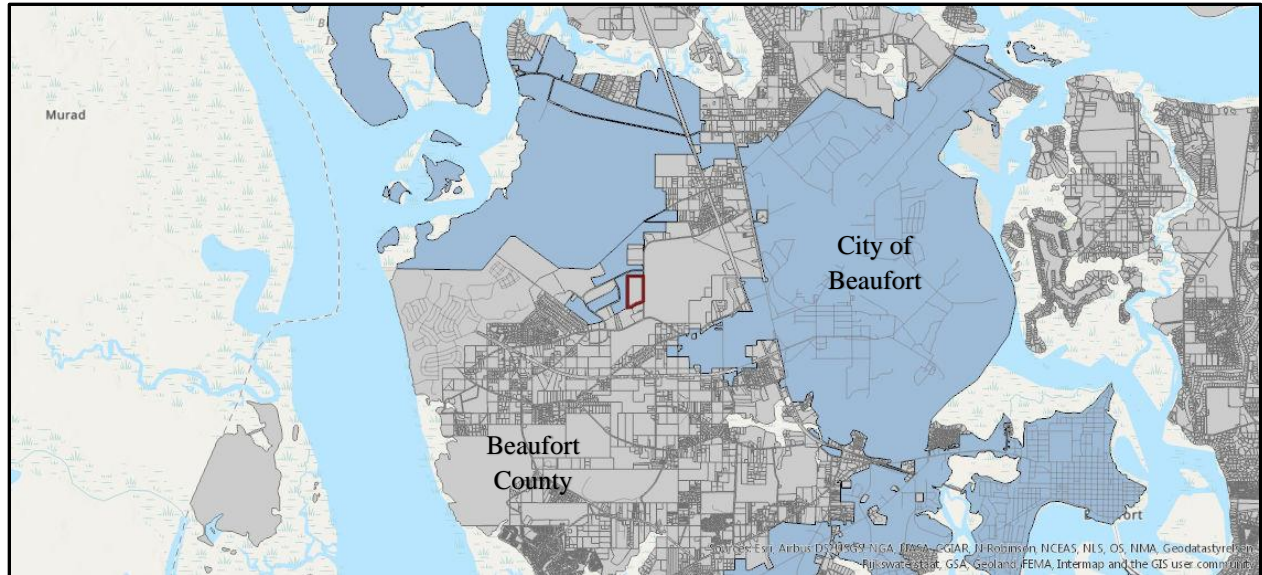
IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY



TO THE MEMBERS OF)
CITY COUNCIL) PETITION OF ANNEXATION
CITY OF BEAUFORT, SOUTH CAROLINA)

We, the undersigned freeholders, pursuant to Section 5-3-150, South Carolina Code of Laws, 1976, as amended, do pray that your Honorable Body accept the petition and annex the enclosed described area, and enact an Ordinance declaring the area annexed to the City of Beaufort with full City privileges accorded to, and responsibilities required of, the said residents thereof and the lands and properties and businesses erected therein, subject only to the conditions, provisions, and limitations hereinafter set forth. The said annexation shall be upon terms, limitations, provisions, and conditions as follows:

The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter and general special laws of South Carolina applicable to the City of Beaufort, and subject to the existing ordinances of the City.

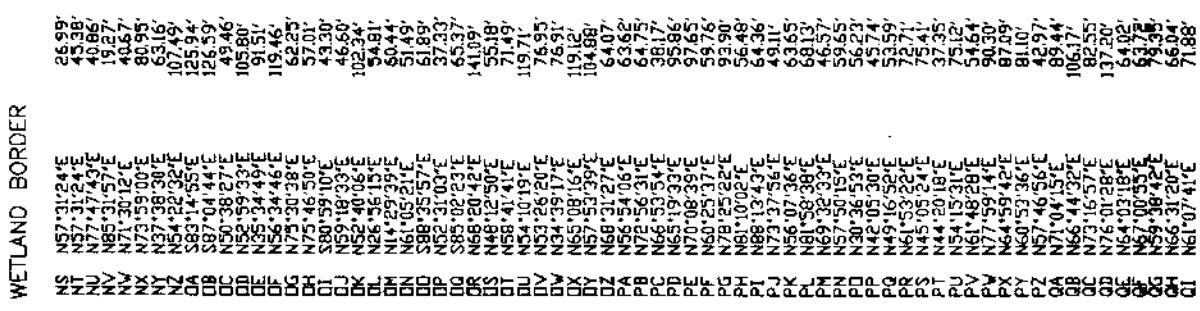
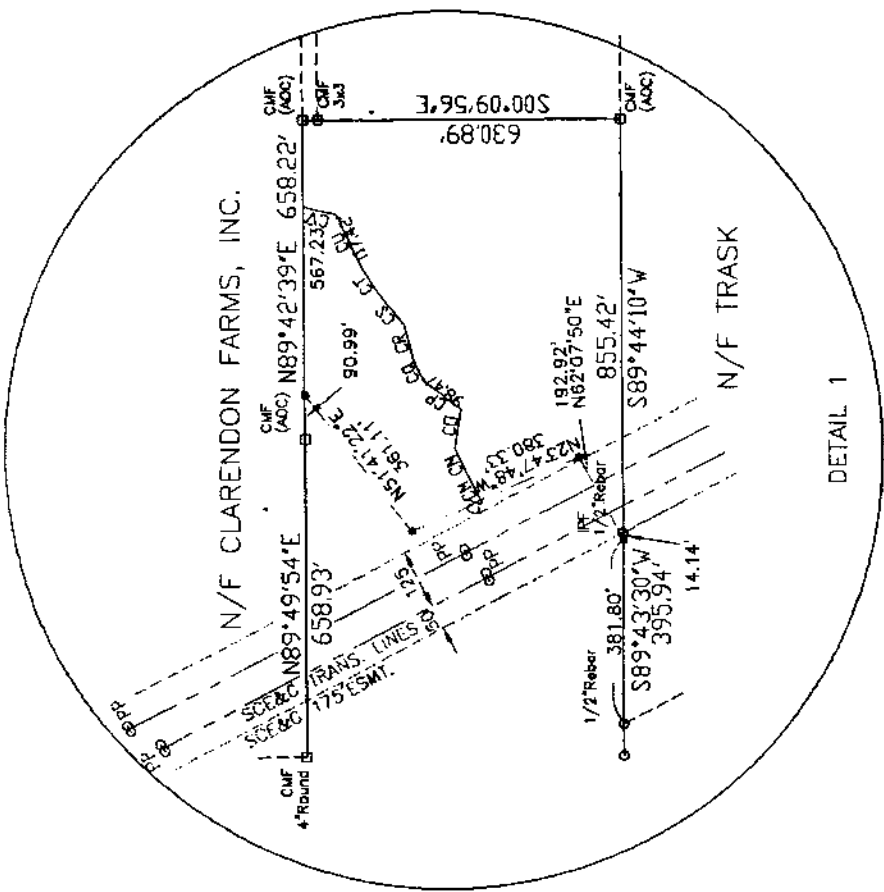
The petitioning area to be annexed is described as follows:

302 PARKER Drive R100 025 000 0170 0000

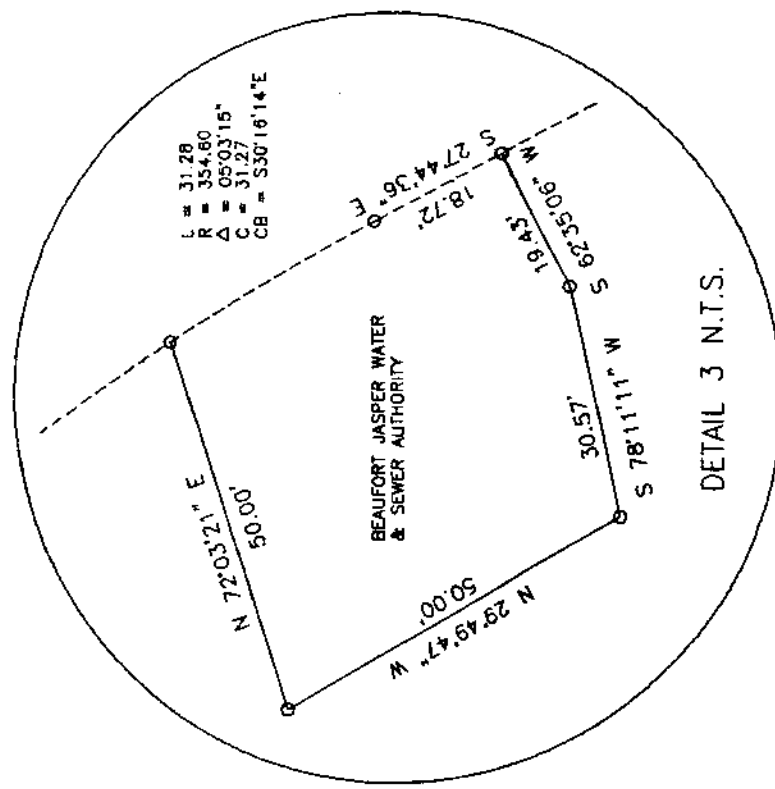
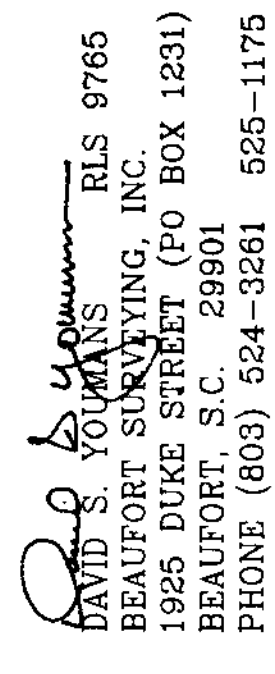
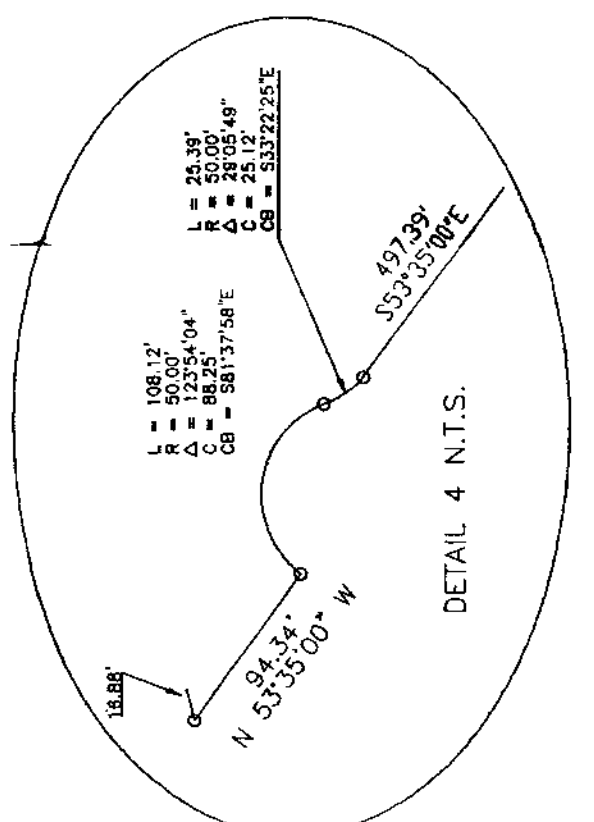
Plat of area to be annexed and list of freeholders are attached hereto.

Name (print)	Address	Signature	Date of Signature
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Glass WRX SC, LLC	(Chris Fisher)		
2 Office Park Ct.	Suite 103 Columbia, SC		29223



HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 2 SURVEY SPECIFIED THEREIN.

[illegible]

PLAY BY BEAUFORT SURVIVING INC.
PLAY BY BEAUFORT SURVIVING INC.
OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY
SOUTH CAROLINA IN DEED BOOK 1471 PAGE 58.
DATED DEC. 9, 1992 AND RECORDED IN THE
OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY
SOUTH CAROLINA IN DEED BOOK 1471, PAGE 82.
PLAY BY BEAUFORT SURVIVING INC.
PLAY BY BEAUFORT SURVIVING INC.
DATED JULY 15, 1997 AND RECORDED IN THE
OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY
SOUTH CAROLINA IN DEED BOOK 1009, PAGE 1087.
PLAY BY DAVID E. GASQUE
DATED JANUARY 8, 1999 AND RECORDED IN THE
OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY
SOUTH CAROLINA IN PLAT BOOK 38, PAGE 16.
PLAY BY DAVID E. GASQUE
DATED JANUARY 8, 1999 AND RECORDED IN THE
OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY
SOUTH CAROLINA IN PLAT BOOK 58, PAGE 33.
PLAY BY BEAUFORT SURVIVING INC.
PLAY BY BEAUFORT SURVIVING INC.
DATED IN THE
OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY
SOUTH CAROLINA IN PLAT BOOK 50, PAGE 117.
PLAY BY BEAUFORT SURVIVING INC. MARCH 21, 1997 AND BEAUFORT SURVIVING INC.

PIN: R100-020-000-0119-0000



SCALE 1" = 400
FEBRUARY 08, 2008
P12564/JJ



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM
TITLE: Ordinance zoning (map amendment) for 302 Parker Drive - 1st Reading
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Zoning request 302 Parker Drive	Backup Material	8/22/2019



Staff Report for City Council

From the Director of Community and Economic Development

August 27, 2019

SUBJECT: Zoning request (map amendment) for 302 Parker Drive.

Glass WRX SC, LLC (Chris Fisher) has petitioned the City of Beaufort to annex their property at 302 Parker Drive, Beaufort, SC 29906. Contingent on City Council approving the annexation, the applicant requests the property be zoned Light Industrial. The Light Industrial district permits office, manufacturing, industrial, and warehouse uses, as well as their supporting uses. Moderate to high intensities are permitted to achieve maximum land utilization that will also accommodate small businesses and start-up or incubator businesses. Light Industrial also allows for larger industrial parks where appropriate.

The planning commission in accordance with SC Code of Laws §6-29-340 has the power and duty to recommend zoning districts for adoption by City Council. In accordance with the Beaufort Development Code §9.16.3.C.2 the MPC "shall study the proposed amendment, taking into account all factors that it may deem relevant, including but not limited to":

- a. Consistency with the Comprehensive Plan and Civic Master Plan;
- b. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. Suitability of the property that would be affected by the amendment;
- d. Compatibility with the natural features of – and any archaeological or cultural resources on – the property;
- e. Marketability of the property that would be affected by the amendment; and
- f. Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.

In accordance with the Beaufort Development Code §9.16.3.C.3 the MPC shall recommend approval, modified approval, or denial of the amendment. The MPC has unanimously recommended approval.

STAFF ASSESSMENT

Regarding “a” above:

Public Involvement and Formal Procedure in Creating the Comprehensive Plan and Civic Master Plan. “A week-long charette was held in November 2008 to obtain public input in the comprehensive planning process.”¹ City Council established a 17-member advisory committee to guide preparation of the City’s 2009 Comprehensive Plan and to serve as a source of public input.² In May 2009, the draft 2009 comprehensive plan was released for public review and comment.³ In September of 2009, city council, the advisory committee, and the joint planning commission held a joint workshop on the draft comprehensive plan.⁴ In October 2009, the joint planning commission held a workshop on the draft plan.⁵ On November 12, 2009, the City of Beaufort – Town of Port Royal Joint Municipal Planning Commission passed a resolution recommending adoption of “Vision Beaufort 2009 Comprehensive Plan” as the comprehensive plan for the City of Beaufort. A public hearing on the recommended adoption of comprehensive plan was held on November 24, 2009, with the public notice of the hearing published in *The Beaufort Gazette* on October 25, 2009.⁶ After a first reading on November 24, 2009 and a second reading on December 8, 2009, the City Council of the City of Beaufort, SC, adopted “Vision Beaufort 2009 Comprehensive Plan” as the comprehensive plan of the City of Beaufort.⁷

“Upon adoption of the Comprehensive Plan, Beaufort’s City Council gave the city’s Redevelopment Commission the . . . [task of translating] the Comprehensive Plan vision into specific parcel-level plans for public and private investment”.⁸ “The planning process spanned a period of two years and included many stakeholder meetings, several design charettes, numerous public workshops, and extensive discussion and review with non-profit partners.”⁹ The result was the Civic Master Plan and the intent was “to implement the recommendations in the Vision Beaufort 2009 Comprehensive Plan”.¹⁰ On November 18, 2013, the Beaufort - Port Royal Metropolitan Planning Commission unanimously passed a resolution recommending adoption of the Civic Master Plan as an amendment to the 2009 comprehensive plan. On January 14, 2014, a public hearing before city council was held; public notice of the hearing was published in *The Beaufort Gazette* on December 13, 2013. On February 11, 2014, City Council

¹ City of Beaufort Ordinance (O-24-09) adopting “Vision Beaufort 2009 Comprehensive Plan” as the official comprehensive plan of the City of Beaufort

² City of Beaufort Resolution (R-12-08)

³ City of Beaufort Ordinance (O-24-09)

⁴ Ibid

⁵ Ibid

⁶ Ibid

⁷ Ibid

⁸ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014. p.7

⁹ City of Beaufort Ordinance (O-2-14)

¹⁰ Ibid

passed an ordinance, after two readings, amending the comprehensive plan by adopting the Civic Master Plan.¹¹

Consistency with the Comprehensive Plan and Civic Master Plan. The Vision Beaufort 2009 Comprehensive Plan, aka *Vision Beaufort | 2020 Comprehensive Plan*, “recognizes that in order to prepare for a more compact and sustainable future, new development must be higher in density than at present. In essence, the next century for Beaufort will be a period during which it must mature into a moderately dense, urban city to effectively and efficiently provide services and attract needed investment.”¹² The comprehensive plan lays out the future land use of the city through *the framework plan*. “The Framework Plan is a land use policy map intended to provide guidance to Beaufort’s leaders as they make decisions on where and how the community should grow. It provides the overall structure for orchestrating appropriate patterns of growth and environmental conservation throughout the community.”¹³

The parcels in question lie within the framework zone Special District(SD): Industrial/Employment Center, which foresees the following zoning districts: LI and MHP-conditionally.¹⁴ SD lands are intended for industrial and distribution facilities.¹⁵

“The purpose of the Civic Master Plan is to identify and prioritize the allocation of public investment in the City of Beaufort’s infrastructure.”¹⁶ The Civic Master Plan addresses Commerce Park, which the parcel abuts. Commerce Park is “to accommodate certain employment centers that are more auto-oriented, require very large buildings, and benefit from an industrial park setting”.¹⁷ “One limiting factor for development in the Commerce Park area is the presence of the Air Installation Compatible Use Zone (AICUZ) associated with the Beaufort Marine Corps Air Station. Commercial and industrial development is permitted within this zone, but with specific height restrictions and limitations on the number and concentration of people allowed within each facility.”¹⁸

Regarding “b” above:

Compatibility with the Present Zoning, with Conforming Uses of Nearby Property, and with the Character of the Neighborhood. The parcel is currently zoned Beaufort-County-S1 as are

¹¹ Ibid

¹² Vision Beaufort 2009 Comprehensive Plan, adopted by City Council 12/08/2009, p.46

¹³ Ibid, p.55

¹⁴ Ibid

¹⁵ Ibid, p.69

¹⁶ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014, p.4

¹⁷ Ibid, p.187

¹⁸ Ibid, p.188

the adjacent parcels to the east and to the south. Beaufort-County-S1 Industrial “permits office, manufacturing, industrial, warehousing, and uses that support them.”¹⁹.

The property is within the MCAS accidental potential zone II, which generally allows manufacturing, except for manufacturing of rubber, plastic, and chemicals. Stone, clay and glass products; manufacturing is recommended in an APZ II.²⁰ The property is also in the 75-79 DNL noise zone. A glass manufacturing use is allowed, but measures to achieve noise-level-reduction “of 30 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low”.²¹

The proposed zoning of LI (Light Industrial District) “permits office, manufacturing, industrial, and warehousing uses, as well as their supporting uses.”²²

Regarding “c” above:

Suitability of the property that would be affected by the amendment. The property is well situated for future development as LI in terms of size, location, and vicinity to Commerce Park.

Regarding “d” above:

Compatibility with the natural features of – and any archaeological or cultural resources on – the property. Staff is unaware of any archaeological or cultural resources on the property.

Regarding “e” above:

Marketability of the property that would be affected by the amendment. The property under LI is comparable to the existing Beaufort County zoning.

Regarding “f” above:

Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property. Public infrastructure currently exists. Suitability and adequacy of the infrastructure, dependent of the plans for the property, will be assessed during development review by the Technical Review Committee in accordance with the Beaufort Development Code Chapter 7 (Land Development) and Chapter 9 (Development Review Procedures).

STAFF OPINION

- Given that the rezoning request is compatible and in accordance with the vision and goals of the City of Beaufort; and
- Given that this vision and these goals were established through a democratic process and with public input and public participation; and

¹⁹ Community Development Code, Beaufort County, South Carolina. §3.3.60

²⁰ OPNAV Instruction 11010.36C | Marine Corps Instruction 11010.16, 9 October 2008, p.3-19 and 3-20

²¹ Ibid, p3-18

²² The Beaufort Development Code, City of Beaufort, SC, July 10, 2018, p.14

- Given that these goals were recorded in the form of a comprehensive plan for all to see and reference; and
- Given that the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and
- Given that the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and
- Given that, the change of zoning to LI is consistent and compatible with adjacent zoning; and
- Given that, it is reasonable to expect that the change of zoning to LI will sustain the marketability of the property; and
- Given that, any future development of the property will be able to take advantage of existing infrastructure;

The request to zone the properties LI is acceptable.

ORDINANCE

AMENDING THE CITY OF BEAUFORT'S ZONING MAP TO INCLUDE PARCEL R100 025 000 0170 0000 ZONED AS LI

WHEREAS, the State of South Carolina has conferred to the City of Beaufort the power to enact ordinances “in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it . . .” as set forth in *Code of Laws of South Carolina*, Section 5-7-20; and

WHEREAS, the City of Beaufort adopted the *Beaufort Code* by reference on June 27, 2017, as set forth in section 5-6001 of the *Code of Ordinances Beaufort, South Carolina*; and

WHEREAS, the amendment of the zoning map is “for the general purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare” in accordance with *Code of Laws of South Carolina*, Section 6-29-710; and

WHEREAS, the zoning map amendment is compatible and in accordance with the vision and goals of the City of Beaufort; and

WHEREAS, this vision and these goals were established through a democratic process and with public input and public participation; and

WHEREAS, these goals were recorded in the form of a comprehensive plan for all to see and reference; and

WHEREAS, the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and

WHEREAS, the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and

WHEREAS, the change of zoning to LI is compatible with adjacent zoning; and

WHEREAS, it is reasonable to expect that the change of zoning to LI will sustain the marketability of the property; and

WHEREAS, any future development of the property will be able to take advantage of existing infrastructure; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the ordinance on August 27, 2019, with notice of the hearing published in *The Beaufort Gazette* on July 18, 2019;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council

by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that the zoning map of the City of Beaufort be amended by establishing the zoning designation of LI on the annexed parcel of R100 025 000 0170 0000.

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(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

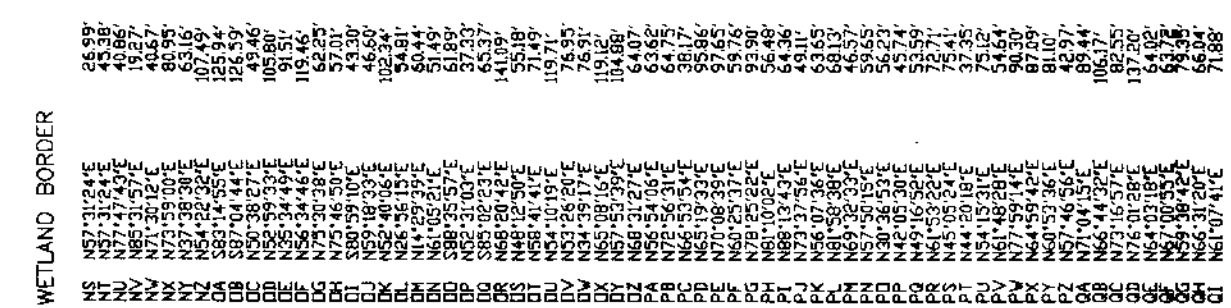
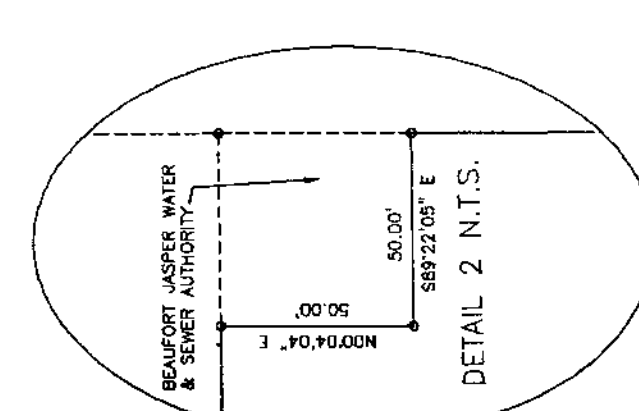
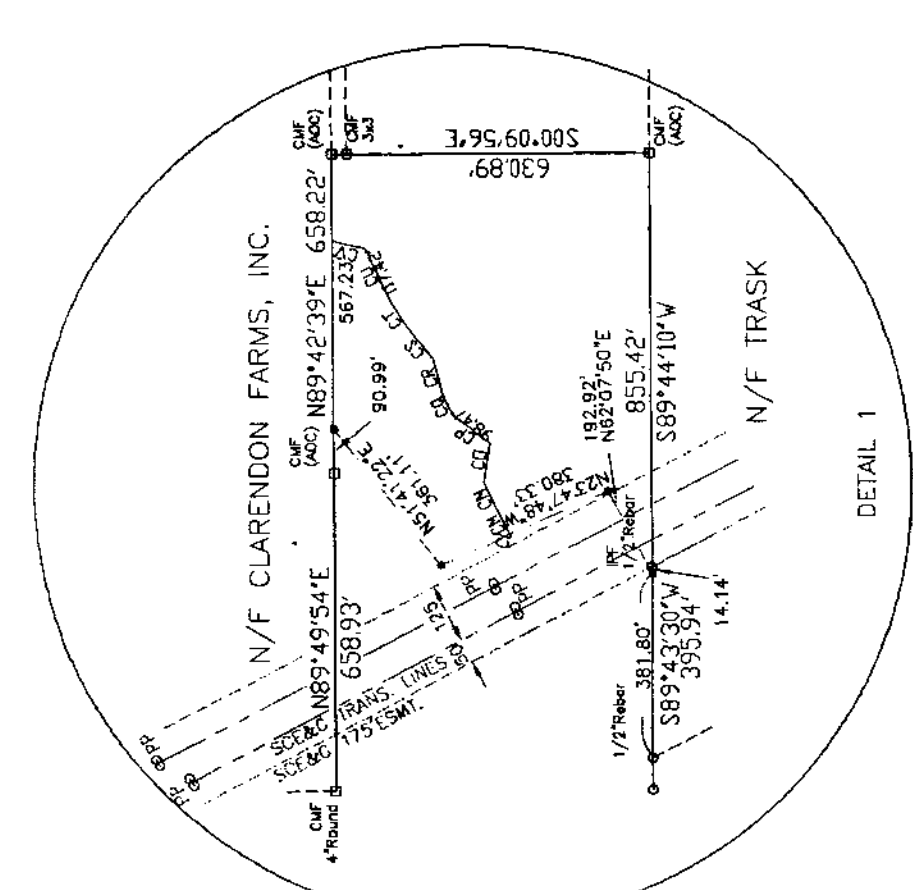
IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY



EXEMPT

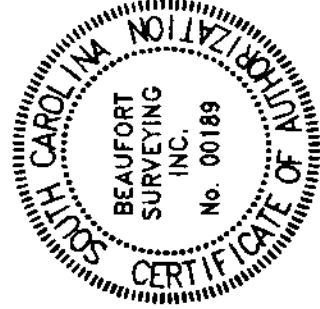
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaumont County Development Standards Ordinance as provided in Article 1 Division 106-8C(2)

Certified by Shirley 2/27/06

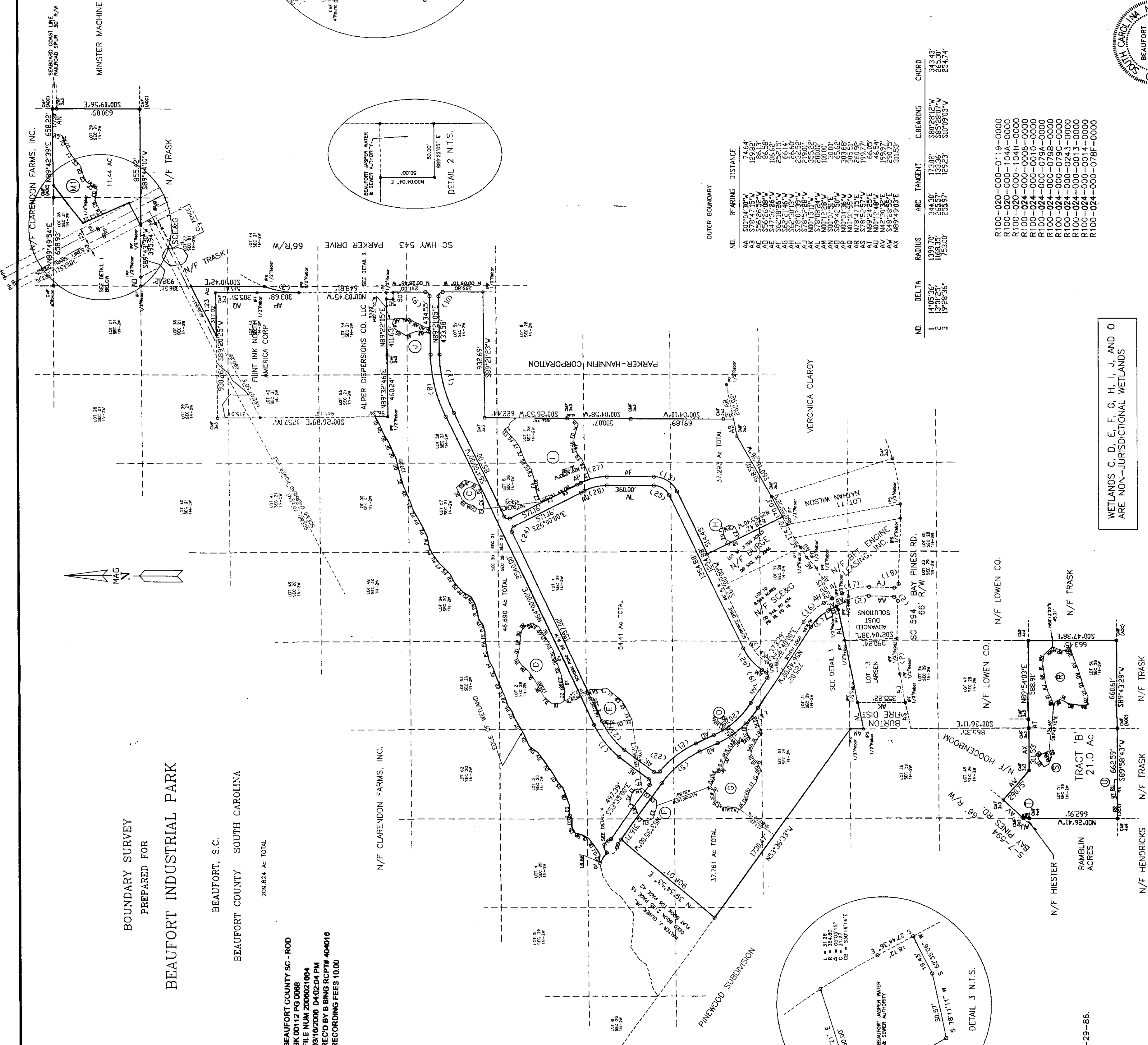
Date 2/27/06

HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENT'S FOR A CLASS 2 SURVEY AS SPECIFIED THEREIN.

ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR REDUCTIONS OTHER THAN SHOWN.



DAVID S. YOUNG RLS 9765
BEAUFORT SURVEYING, INC.
1925 DUKE STREET (PO BOX 1231)
BEAUFORT, S.C. 29901
PHONE (803) 524-3261 525-1175



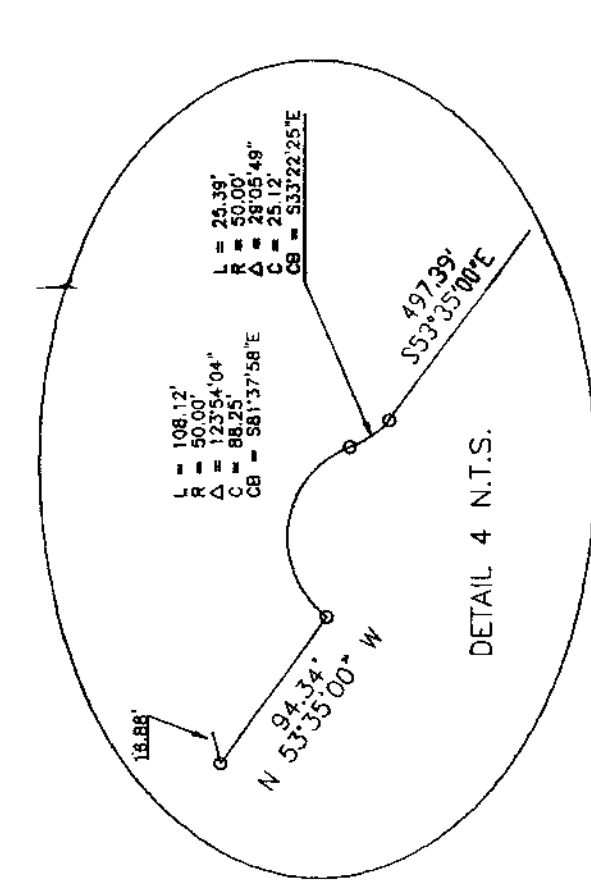
BOUNDARY SURVEY
PREPARED FOR
BEAUFORT INDUSTRIAL PARK

BEAUFORT, S. C.

BEAUFORT COUNTY SOUTH CAROLINA

BEAUFORT COUNTY SC - ROD
BK 00112 PG 0088
FILE NUM 2008021684
03/16/2006 04:02:04 PM
REC'D BY B BING RCPT# 404018
RECORDING FEES 10.00

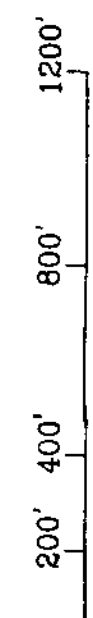
NO	BEARING	DISTANCE
1	N01°52'15"E	187.00'
2	N51°52'22"E	91.38'
3	N37°44.00'W	63.62'
4	N36°00'00"W	14.00'
5	N36°00'00"W	532.00'
6	N36°00'00"W	56.00'
7	N36°00'00"W	37.00'
8	N36°00'00"W	61.37'
9	N36°00'00"W	187.00'
10	N36°25'00"E	47.38'
11	N36°25'00"E	59.00'
12	N36°40'00"W	25.63'
13	N36°40'00"W	46.38'
14	N36°40'00"W	30.84'
15	N36°40'00"E	



WETLAND ACREAGE		
C	-	0.547
D	-	2.790
E	-	1.210
F	-	0.715
G	-	3.040
H	-	0.243
I	-	5.594
J	-	0.494
M1	-	2.820
O	-	0.033
R	-	2.419
S	-	0.161
T	-	0.042
U	-	0.059
TOTAL	-	20.267

THIS PROPERTY IS LOCATED IN ZONE C AS
DETERMINED BY FEMA, FIRM COMMUNITY-PANEL
NUMBER 450025 0035 AND 0065 D, DATED 9-29-86.

IN: R100-020-000-019-0000



SCALE 1" = 400'
FEBRUARY 08, 2006
P12564/JJ

REFERENCE:

1.) PLAT BY BEAUFORT
DATED JULY 7
OFFICE OF RECORDS
SOUTH CAROLINA

2.) PLAT BY NICHOLSON
DATED JULY 11
OFFICE OF RECORDS
SOUTH CAROLINA

3.) PLAT BY BEAUFORT
DATED JULY 1
OFFICE OF RECORDS
SOUTH CAROLINA

4.) PLAT BY DAVIS
DATED JANUARY 1
OFFICE OF RECORDS
SOUTH CAROLINA

5.) PLAT BY DAVIS
DATED AUGUST 1
OFFICE OF RECORDS
SOUTH CAROLINA

6.) PLAT BY BEAUFORT
DATED JULY 1
OFFICE OF RECORDS
SOUTH CAROLINA

7.) PLAT BY BEAUFORT
DATED FEBRUARY
OFFICE OF RECORDS
SOUTH CAROLINA

8.) PLAT BY SHAW
DATED JULY 21
ASSESSORS OF
SOUTH CAROLINA

SURVEYING INC.
AND RECORDED IN THE
OF DEEDS, BEAUFORT COUNTY.
PLAT BOOK 50, PAGE 117.

SURVEYING INC.
MARCH 21, 1987 AND RECORDED IN THE
OF DEEDS, BEAUFORT COUNTY.
PLAT BOOK 50, PAGE 117.

DOON, JR.
AND FILED IN THE
FOR BEAUFORT COUNTY



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM Ordinance annexing property located at 35 and 43 Parris Island Gateway and 41 and 46
TITLE: Broad River Boulevard - 1st Reading
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Annexation backup	Backup Material	8/22/2019



Staff Report for City Council

From the Department of
Community and Economic Development

27 August 2019

1 SUBJECT

Annexation: Petros 35, LLC (Andrew Burris) has petitioned the City of Beaufort to annex their property at 35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard, and Dominion Energy has petitioned to annex their property at 41 Broad River boulevard.

2 FACTS

Parcel ID/Size:

35 Parris Island Gateway	R100 029 000 013I 0000	1.03 Acres
43 Parris Island Gateway	R100 029 000 013J 0000	0.98 Acres
41 Broad River Boulevard	R100 029 000 0139 0000	4.02 Acres
46 Broad River Boulevard	R100 029 000 0013 0000	2.0 Acres

Current Zoning [County]: C5RCMU (Regional Center Mixed use)

Current Land Use:

35 Parris Island Gateway	Commercial
43 Parris Island Gateway	Vacant
41 Broad River Boulevard	Vacant
46 Broad River Boulevard	Vacant / Storage

Future Land Use: G3B Corridor Mixed-Use.

Comprehensive Plan: The annexation request is contiguous to the primary service area and there for in accordance with the 2009 comprehensive plan.

Strategic Plan: Meets Goal 1, encourage sustainable economic growth through new businesses.

MPC Recommendation: Approval (unanimous)

Northern Regional: All parcels are within the Intended Growth sector established by the Northern Regional Plan.

Public Notice for the Public Hearing: Published in the July 18th addition of the *Beaufort Gazette*

The City of Beaufort will be able to provide all services upon annexation. The parcels would be subject to the adopted millage rate at the time of annexation, the adopted millage rate for FY 2020 is 75.77mils.

ORDINANCE

ANNEXING PARCELS R100 029 000 013I 0000, R100 029 000 013J 0000,
R100 029 000 0139 0000, AND R100 029 000 0013 0000
INTO THE CORPORATE LIMITS OF THE CITY OF BEAUFORT, SOUTH CAROLINA

WHEREAS, an annexation petition for four parcels located in Beaufort County has been presented to the City Council; and

WHEREAS, the parcels to be annexed are located 35 and 43 Parris Island Gateway and 41 and 46 Broad River Blvd; and

WHEREAS, the properties to be annexed are identified as R100 029 000 013I 0000, R100 029 000 013J 0000, R100 029 000 0139 0000, AND R100 029 000 0013 0000 respectively; and

WHEREAS, the properties to be annexed are highlighted on the attached map; and

WHEREAS, the properties are within the Northern Regional Plan growth boundary; and

WHEREAS, the properties are contiguous to the boundaries of the City of Beaufort, South Carolina; and

WHEREAS, the petition sets forth that this proposed annexation is requested pursuant to § 5-03-150 of the *Code of Laws of South Carolina, 1976*, as amended and contains the signatures of all freeholders of the property to be annexed; and

WHEREAS, the petition contains a description of the parcels of land to be annexed.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, that the described area is annexed into the City of Beaufort, South Carolina:

The petitioning area to be annexed includes all that certain piece, parcels, or tracts of land, together with improvements thereon, situate, lying, and being in Beaufort County, South Carolina, as follows:

- R100 029 000 013I 0000, 35 Parris Island Gateway
- R100 029 000 013J 0000, 43 Parris Island Gateway
- R100 029 000 0139 0000, 41 Broad River Boulevard
- R100 029 000 0013 0000, 46 Broad River Boulevard

This ordinance shall become effective immediately upon adoption.

BILLY KEYSERLING, MAYOR

(SEAL)

Attest:

IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY



TO THE MEMBERS OF)
CITY COUNCIL) PETITION OF ANNEXATION
CITY OF BEAUFORT, SOUTH CAROLINA)

We, the undersigned freeholders, pursuant to Section 5-3-150, South Carolina Code of Laws, 1976, as amended, do pray that your Honorable Body accept the petition and annex the enclosed described area, and enact an Ordinance declaring the area annexed to the City of Beaufort with full City privileges accorded to, and responsibilities required of, the said residents thereof and the lands and properties and businesses erected therein, subject only to the conditions, provisions, and limitations hereinafter set forth. The said annexation shall be upon terms, limitations, provisions, and conditions as follows:

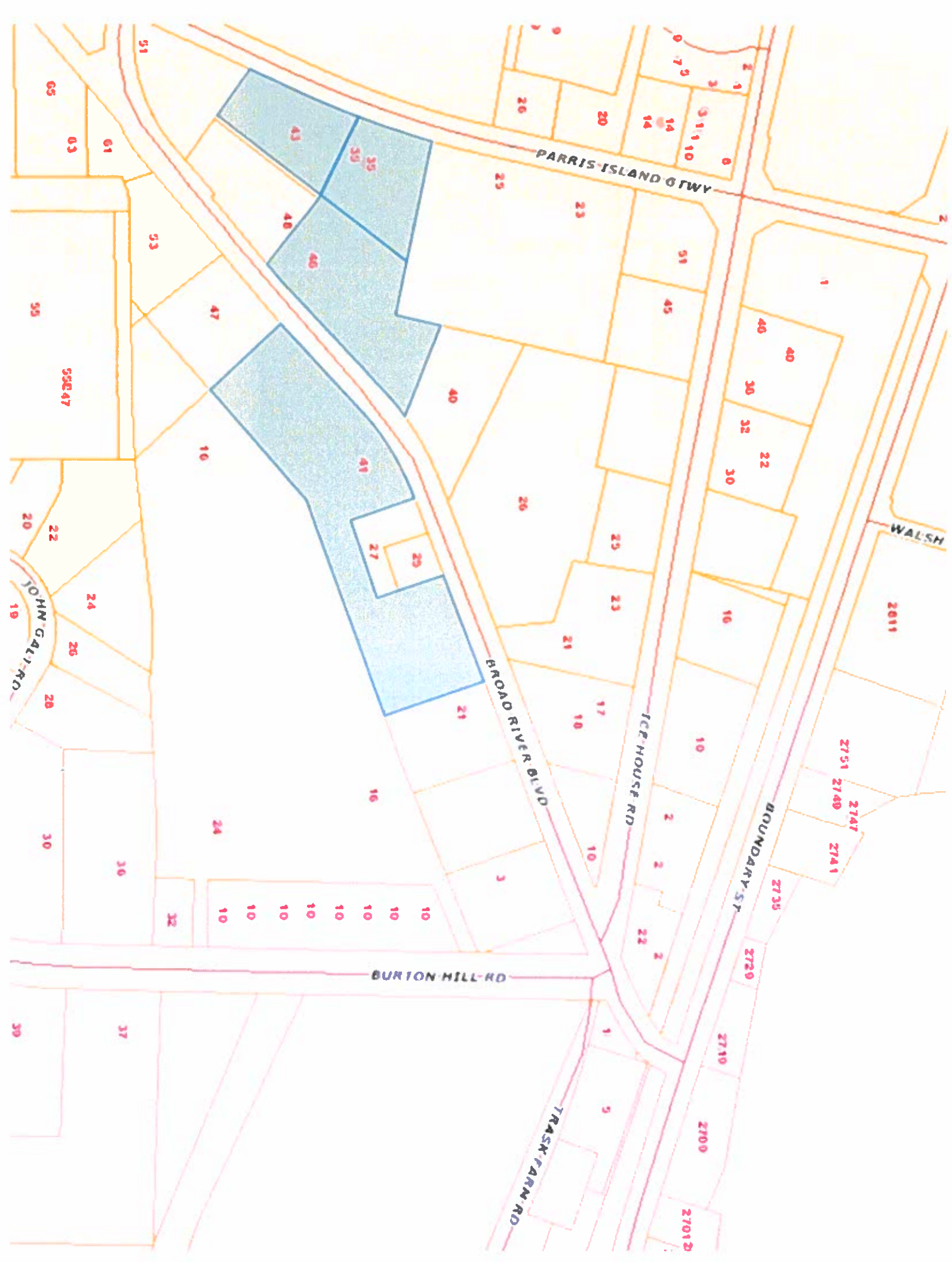
The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter and general special laws of South Carolina applicable to the City of Beaufort, and subject to the existing ordinances of the City.

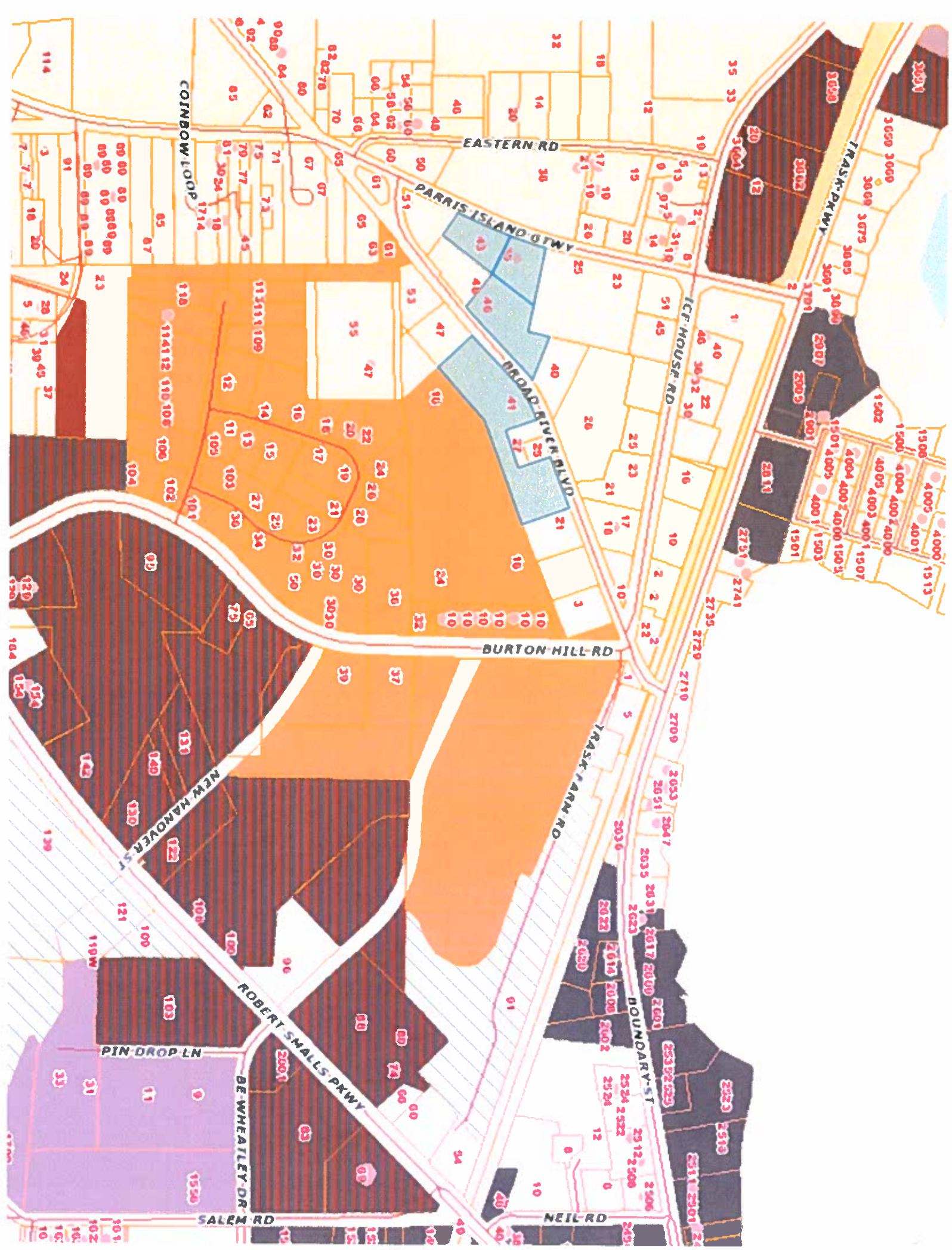
The petitioning area to be annexed is described as follows:

35 PARRIS ISLAND GTWY R100 029 000 0131 0000
43 PARRIS ISLAND GTWY R100 029 000 0135 0000
46 BROAD RIVER BLVD R100 029 000 0139 0000
41 BROAD RIVER BLVD R100 029 000 0013 0000

Plat of area to be annexed and list of freeholders are attached hereto.

Name (print)	Address	Signature	Date of Signature
Petros 35 LLC	(ANDREW BURRIS)	203 Scott St.	#202 Beaufort SC 29902
X			
Dominion Energy South Carolina Inc.	(Barry S. McDonald)		
X		220 Operation Way,	Cayce SC 29033







Beaufort County, South Carolina

generated on 6/25/2019 1:43:35 PM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R100 029 000 0131 0000	00168400	35 PARRIS ISLAND GTWY,	6/21/2019	2018	2019

Current Parcel Information

Owner	PETROS 35 LLC	Property Class Code	ComImp Trade Furn&HomeFurn&Eq
Owner Address	203 SCOTT ST #202 BEAUFORT SC 29902	Acreage	1.0300
Legal Description	3/00 0.05 AC DEDUCTED 280 R/W FOR \$7,875.00 DB1174 P1611		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2018	\$127,200	\$86,800	\$214,000	\$3,853.10	\$3,853.10
2017	\$106,800	\$140,200	\$247,000	\$4,472.74	\$4,472.74
2016	\$106,800	\$140,200	\$247,000	\$4,380.40	\$4,380.40
2015	\$106,800	\$140,200	\$247,000	\$4,204.34	\$4,204.34
2014	\$106,800	\$140,200	\$247,000	\$4,110.24	\$4,110.24
2013	\$106,800	\$140,200	\$247,000	\$4,012.28	\$4,012.28
2012	\$191,134	\$153,604	\$344,738	\$5,074.66	\$5,074.66
2011	\$191,134	\$153,604	\$344,738	\$4,985.33	\$4,985.33
2010	\$191,134	\$153,604	\$344,738	\$4,953.04	\$4,953.04
2009	\$164,336	\$132,068	\$296,404	\$3,533.20	\$3,533.20

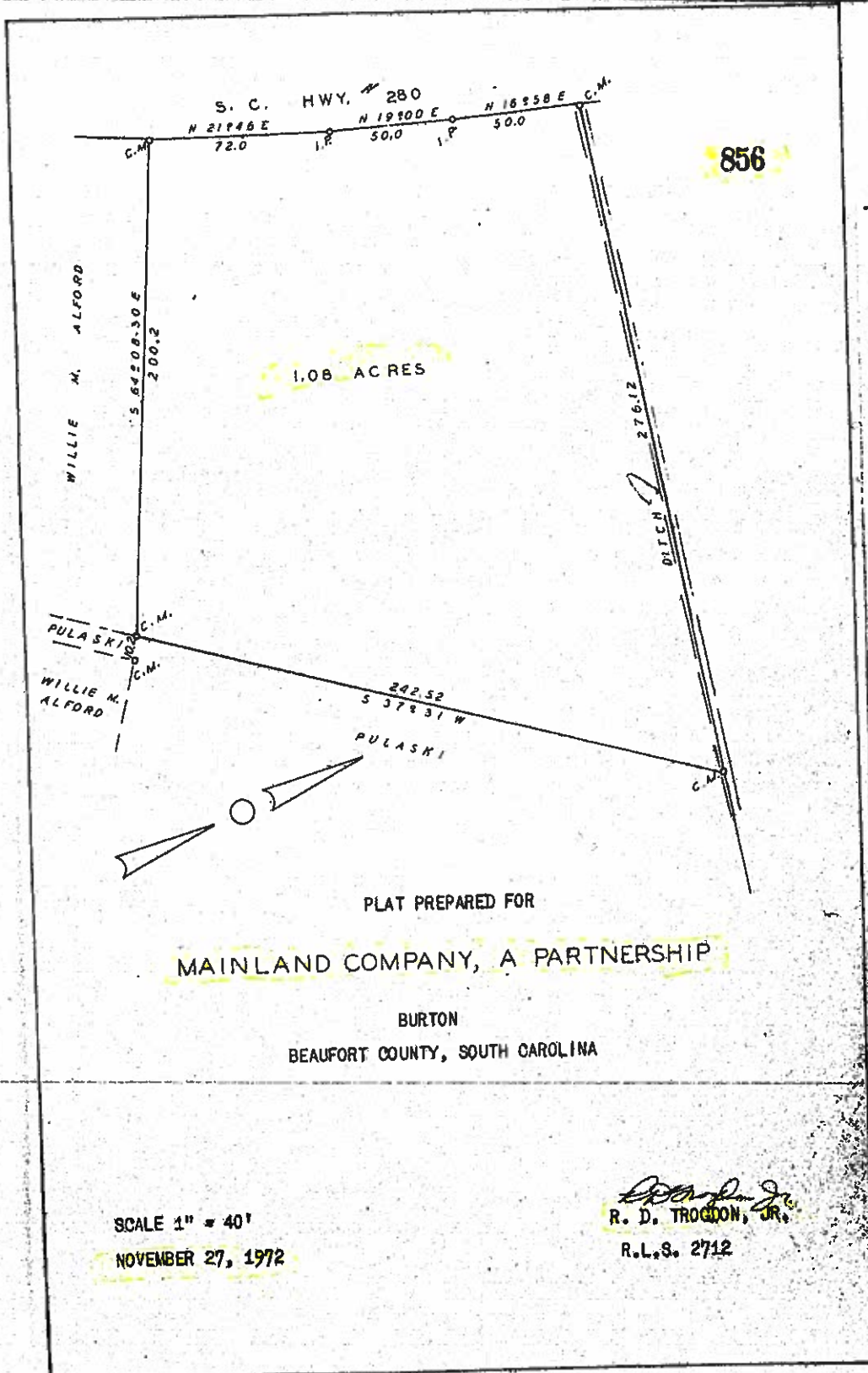
Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
COMMITMENT LLC	3278 321	7/9/2013	Qu		\$5
CAMPBELL ALFRED V	2822 2050	3/12/2009	Fu		\$355,400
CREGGER CAPITAL INVESTMENT INC	1727 435	3/11/2003	Fu		\$240,000
ROBERTS REFRIGERATION SUP C	1012 868	2/4/1998	Fu		\$90,000
ROBERTS REFRIGERATION SUP C	253 493	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed	Stories	Rooms	Square	Improvement
----------	------	----------------------	-------------	---------	-------	--------	-------------





856

1.08 ACRES

WILLIE M. ALFORD

DITCH

PULASKI
WILLIE M. ALFORD

PULASKI

PLAT PREPARED FOR

MAINLAND COMPANY, A PARTNERSHIP

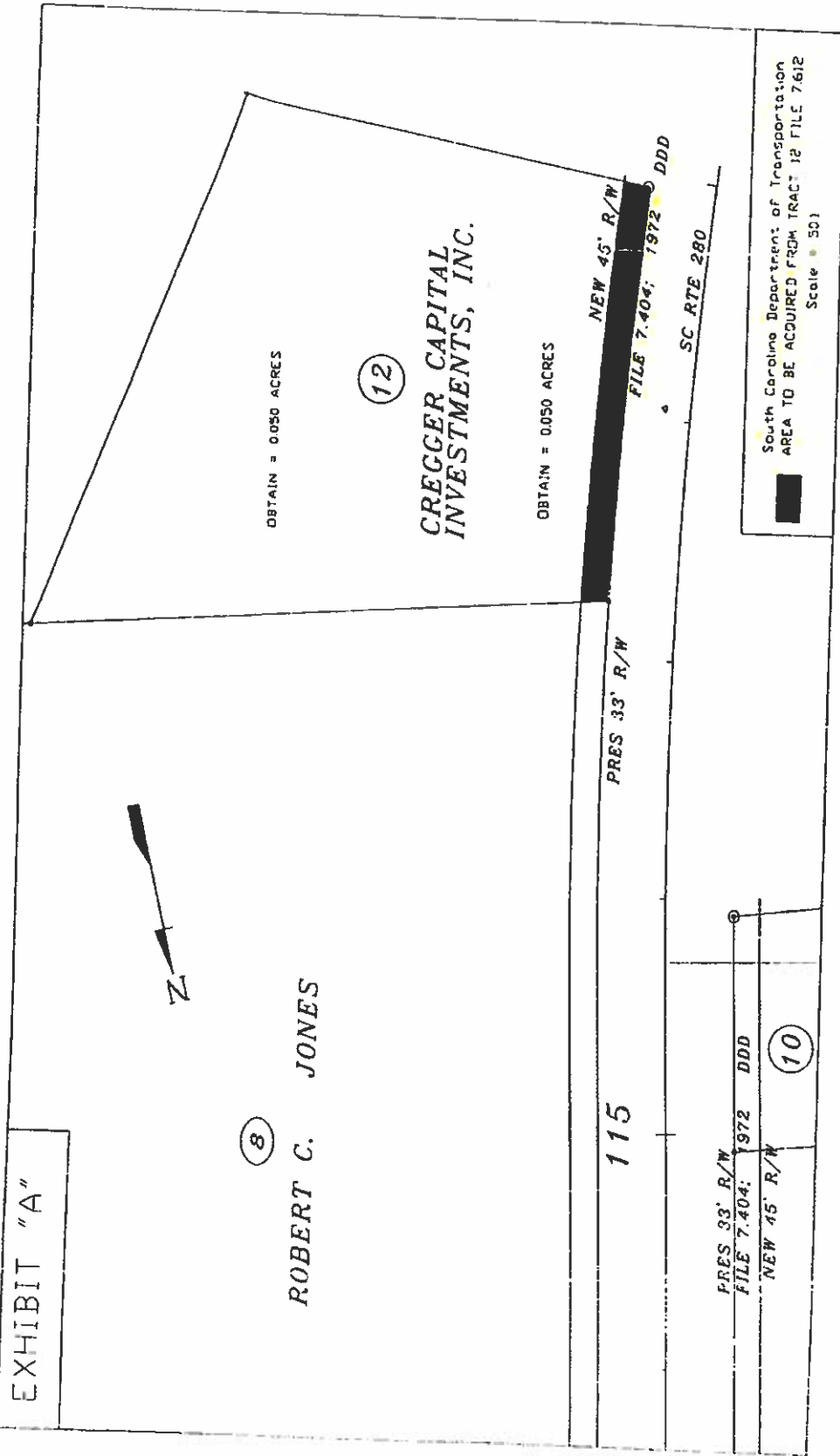
BURTON

BEAUFORT COUNTY, SOUTH CAROLINA

SCALE 1" = 40'
NOVEMBER 27, 1972

R. D. TROGDON, JR.
R.L.S. 2712

2135212



*4/10 P/B
Anderson + Brown
20575*

BEAUFORT COUNTY SC - RDP
BK 03278 PGS 0321-0324
FILE NUM 2013058963
10/07/2013 04:14:25 PM
REC'D BY P BAXLEY RCPT# 725134
RECORDING FEES 10.00

ADD DMP Record 10/10/2013 02:04:26 PM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R100 029 000 013 0000 00

RECORDED
2013 Oct -11 10:12 AM

Sharon G. Burns
BEAUFORT COUNTY AUDITOR

Space above this line for recording information only

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **TITLE TO REAL ESTATE**
(Quit-Claim Deed)

KNOW ALL MEN BY THESE PRESENTS, That **COMMITMENT, LLC**, a South Carolina limited liability company, hereinafter referred to as GRANTOR, in the State aforesaid, County aforesaid, in consideration of the sum of FIVE AND NO/100 (\$5.00) DOLLARS AND NO OTHER CONSIDERATION, to him/her/them/it paid by **PETROS 35, LLC**, a South Carolina limited liability company, hereinafter referred to as GRANTEE, in the State aforesaid, County aforesaid, (the receipt of which is hereby acknowledged), has remised, released and forever quit-claimed and by these presents does remise, release and forever quit-claim unto the GRANTEE, his/her/it/their heirs and assigns, in fee simple, all the right, title interest and claim which GRANTOR has or may have in and to the following described property:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, consisting of 1.08 acres, said 1.08 acres being better described on a plat entitled "Prepared for the Mainland Company, a Partnership", dated November 27, 1972, prepared by RD Trogdon, Jr., RLS, said plat being recorded in the office of the Register of Deeds for Beaufort County in Deed Book 205 at page 856. For a more detailed description as to the metes and bounds, courses and distances, reference is made to the aforementioned plat of record.

LESS AND EXCEPT: That portion of the property conveyed to South Carolina Department of Transportation by virtue of a deed recorded in Record Book 1174 at page 1611.

This is the same property conveyed to Commitment, LLC by deed of Alfred V. Campbell dated March 12, 2009 and recorded March 20, 2009 in the office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 2822 at pages 2050-2052.

TMS# R100-029-000-0131-000-00

**Grantee's Address: 203 Scott Street, #202
Beaufort, SC 29902**

**PREPARED BY ANDERSON & BROWN, LLC P.O. BOX 576, HAMPTON, SOUTH
CAROLINA 29924 WITHOUT BENEFIT OF TITLE EXAMINATION USING
INFORMATION PROVIDED BY THE GRANTOR/GRANTEE**

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said GRANTEE, his/her/it/their heirs and assigns, in fee simple, so that neither the said GRANTOR nor his/her/it/their heirs, nor any other person or persons claiming under his/her/it/their name shall at any time hereafter, by any way or means, have claim or demand any right or title to the aforesaid premises or appurtenances, or any part of parcel thereof, forever.

Any reference in this instrument to the singular shall include the plural, vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the Gender of the Grantee, including the substitution of the term "Successors" for "Heirs" as appropriate, and vice-versa.

- REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK -

IN WITNESS whereof the Grantor has set his/her/its/their hand and seal this 9th day of

July in the Year of our Lord two thousand and thirteen.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

Joni L Embrey
Janner P. Yonke

COMMITMENT, LLC

Andrew D. Burris
By: Andrew D. Burris
Its: Managing Member

STATE OF SOUTH CAROLINA)
COUNTY OF Beaufort)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 9th day of July, 2013 by
ANDREW D. BURRIS as the managing member of **COMMITMENT, LLC**, a South Carolina
limited liability company on behalf of the company.

Janner P. Yonke
Notary Public of South Carolina
My Commission Expires: 2/17/22

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is 1.08 acres located in Beaufort County, South Carolina, bearing Beaufort County Tax Map Number R100-029-000-0131-000-00, was transferred by Commitment, LLC to Petros 35, LLC on July 9, 2013.

3. Check one of the following: The deed is

- (a) ___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because: (See Information section of affidavit): 8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;

4. Check one of the following if either item 3(a) or item 3(b) above has been checked:

- (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.
 - (b) ___ The fee is computed on the fair market value of the realty which is \$.
 - (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$.
5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is \$.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$ 0.00
- (b) Place the amount listed in item 5 above here: \$ 0.00
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0.00

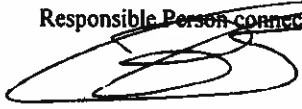
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$.


8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Purchaser.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 24th
day of October, 2013.

Responsible Person connected with the Transaction


Kevin A. Brown


Cindy A. Cusley
Notary Public for South Carolina
My Commission Expires: July 28, 2019



Beaufort County, South Carolina

generated on 6/25/2019 11:38:45 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R100 029 000 013J 0000	00168419	43 PARRIS ISLAND GTWY,	6/21/2019	2018	2019

Current Parcel Information

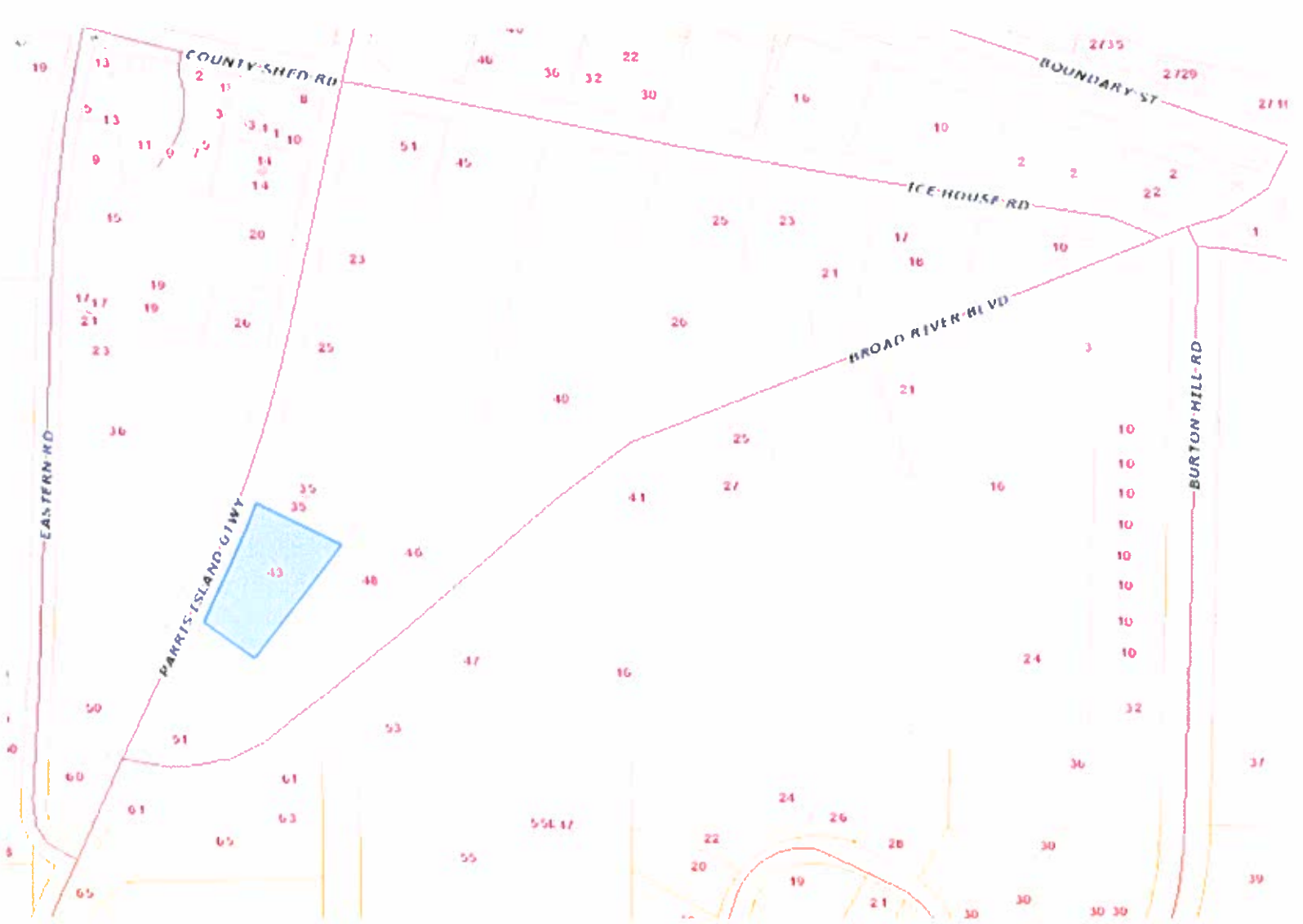
Owner	PETROS 35 LLC	Property Class Code	CommVac
Owner Address	109 SAVANNAH HWY BEAUFORT SC 29906	Acreage	.9800
Legal Description	PARCELS A B BURTON HILL PB48 P121 MGFM:KEY#6029718 5-13-96 CONSOLIDATE BY DEED IN DB683 P746 1-31-94 3/00 0.08 AC DEDUCTED 280 R/W FOR \$5,700.00 DB1174 P1335		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2018	\$122,500		\$122,500	\$1,854.23	\$1,854.23
2017	\$102,300		\$102,300	\$1,645.02	\$1,645.02
2016	\$102,300		\$102,300	\$1,608.71	\$1,608.71
2015	\$102,300		\$102,300	\$1,539.45	\$1,539.45
2014	\$102,300		\$102,300	\$1,508.68	\$1,508.68
2013	\$102,300		\$102,300	\$1,470.13	\$1,470.13
2012	\$157,388		\$157,388	\$1,178.39	\$1,178.39
2011	\$157,388		\$157,388	\$1,156.49	\$1,191.18
2010	\$157,388		\$157,388	\$1,148.02	\$1,148.02
2009	\$157,388		\$157,388	\$1,130.38	\$1,374.94

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
GABRISH JAMES ANTHONY	3713 1633	11/1/2018	Fu		\$115,000
GABRISH JAMES ANTHONY MASUGA BRIAN HUESCA CARLOS SHAY	1966 2091	6/2/2004	Fu		\$60,000
SOUTH CAROLINA NAT'L BANK	683 746	12/8/1993	10		\$39,000
ALFORD WILLIE M STAR ROUTE 5	572 659	3/20/1991	Ma		\$35,000
ALFORD WILLIE M STAR ROUTE 5	208 1684	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

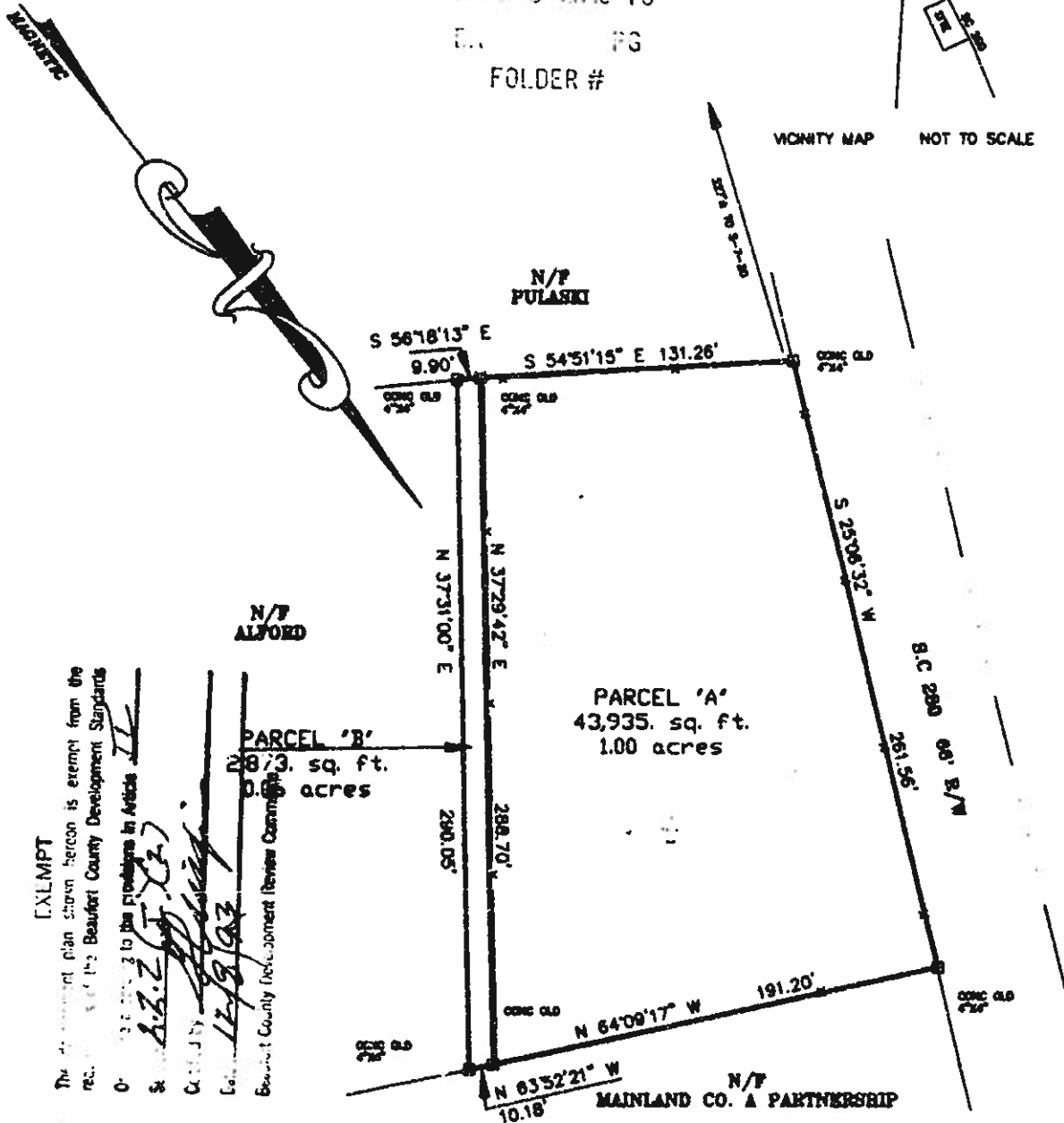


GASQUE & ASSOCIATES INC. *Harper 4921*
LAND SURVEYORS & PLANNERS

701 BLADEN STREET, SUITE 207, BEAUFORT, S.C. 29902
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (803) 522-1788

PG
 FOLDER #

VICINITY MAP NOT TO SCALE



EXEMPT
 The development plan shown hereon is exempt from the
 regulations of the Beaufort County Development Standards
 Ordinance to the provisions in Article II
 of the Beaufort County Ordinance (Beaufort County
 Ordinance No. 12-93-93)

PLAT PREPARED FOR

JAMES ANTHONY GABRISH, BRIAN MASUGA, AND CARLOS SHAY HUESCA

SHOWING PARCELS "A" AND "B", BEING BEAUFORT TAX MAP 29, PARCEL 13J AND A PORTION OF BEAUFORT
 TAX MAP 29, PARCEL 13, AS SHOWN ON A PLAT BY R.D. TROGDON RECORDED IN PLAT BOOK 33, PAGE 21 AND
 BY A PLAT BY R.D. TROGDON DATED NOVEMBER 8, 1972 AND LAST REVISED JANUARY 15, 1973 AND A LATER
 PLAT BY R.D. TROGDON DATED MAY 1, 1976.
 LOCATED IN BEAUFORT COUNTY, SOUTH CAROLINA
 BEAUFORT TAX MAP 29, PARCELS 13J AND 13.

PLAT BOOK 48
 PAGE 121
 DATE 02-08-94

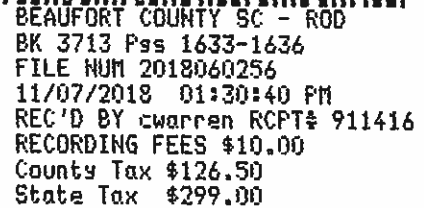
THIS PROPERTY IS IN FLOOD ZONE "C" ACCORDING TO F.E.M.A. RATING MAP 450026 0085 D DATED 9/29/86.

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH THE
 BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE

I, DAVID E. GASQUE, HEREBY CERTIFY TO JAMES ANTHONY GABRISH, BRIAN MASUGA, AND CARLOS SHAY HUESCA
 THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF,
 THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE
 PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR
 EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED
 THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS
 OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS
 THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL.



BEAUFORT COUNTY AUDITOR



R100-029-000-013J-0000

ADD DMP Record 11/30/2018 08:01:31 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R100	029	000	013J	0000	00

SEE ATTACHED FOR LEGAL DESCRIPTION

TOGETHER with, subject to the above Exceptions, all and singular rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights of way appurtenant to the Premises.

TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular the said Premises before mentioned unto the said Grantee, its Successors and Assigns, forever, and I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises, subject to the above Exceptions, unto the said Grantee, as hereinabove provided against myself and my Heirs and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, I have hereunto set my Hand(s) and Seal(s) this 1st day of

November, 2018.

(2) [Signature]
Signature of 1st Witness

(2) [Signature]
James Anthony Gabrish

(3) [Signature]
Signature of 2nd Witness/Notary

STATE OF SOUTH CAROLINA)

COUNTY OF Charleston)

ACKNOWLEDGMENT

I, the undersigned Notary, do hereby certify that **James Anthony Gabrish** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 1st day of November, 2018.

(4) [Signature] (SEAL)
Signature of Notary Public
NOTARY PUBLIC FOR:
My Commission Expires: Oct., 09, 2027

Instructions for Execution of Document
(Please follow carefully - and Use Blue Ink Only)

JENNIFER G TAYLOR
Notary Public
State of South Carolina
My Commission Expires Oct 9, 2027

- A. James Anthony Gabrish signs on line numbered (1).
- B. Two (2) disinterested Witnesses sign on lines numbered (2) and (3). Notary may be one of the witnesses.
- C. Notary Public signs on line numbered (4) and affixes seal and expiration date.
- D. Complete County information.

LEGAL DESCRIPTION

ALL those certain pieces, parcels or tracts of land, situate, lying and being in Beaufort County, South Carolina, shown as Parcel "A" containing 1.0 acre, more or less, and Parcel "B" containing 0.06 acres, more or less, on a plat prepared for James Anthony Gabrish, Brian Masuga, and Carlos Shay Huesca by David E. Gasque, R.L.S. 10606, dated December 3, 1993, and recorded in Plat Book 48 at Page 121 in the office of the Register of Deeds for Beaufort County, South Carolina. This plat is incorporated into and made a part of this description by reference. For a more complete description as to courses, distances, metes, and bounds reference is made to the plat.

LESS AND EXCEPT: That 0.075 acres portion of Parcel "A" conveyed to the South Carolina Department of Transportation by deed of James Anthony Gabrish, Brian Masuga and Carlos Shay Huesca a/k/a C. S. Huesca recorded on May 25, 1999 in the office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 1174 at page 1335.

This is the same property conveyed James Anthony Gabrish, Brian Masuga and Carlos Shay Huesca by Deed from South Carolina National Bank recorded March 8, 1994 in Deed Book 683 at Page 746, office of the Register of Deeds for Beaufort County, South Carolina, And by deed from Claude Douglas Pulaski, Sr. and Betty Hull Pulaski recorded March 8, 1994 in Deed Book 683 at Page 743, office of the Register of Deeds for Beaufort County, South Carolina. Brian Masuga conveyed his interest to James Anthony Gabrish by deed recorded June 4, 2004 in Deed Book 1966 at page 2087; And, Carlos Shay Huesca conveyed his interest to James Anthony Gabrish by deed recorded June 4, 2004 in Deed Book 1966 at page 2091, office of the Register of Deeds for Beaufort County, SC.



Beaufort County, South Carolina

generated on 6/25/2019 11:47:15 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R100 029 000 0013 0000	00166947	46 BROAD RIVER BLVD,	6/21/2019	2018	2019

Current Parcel Information

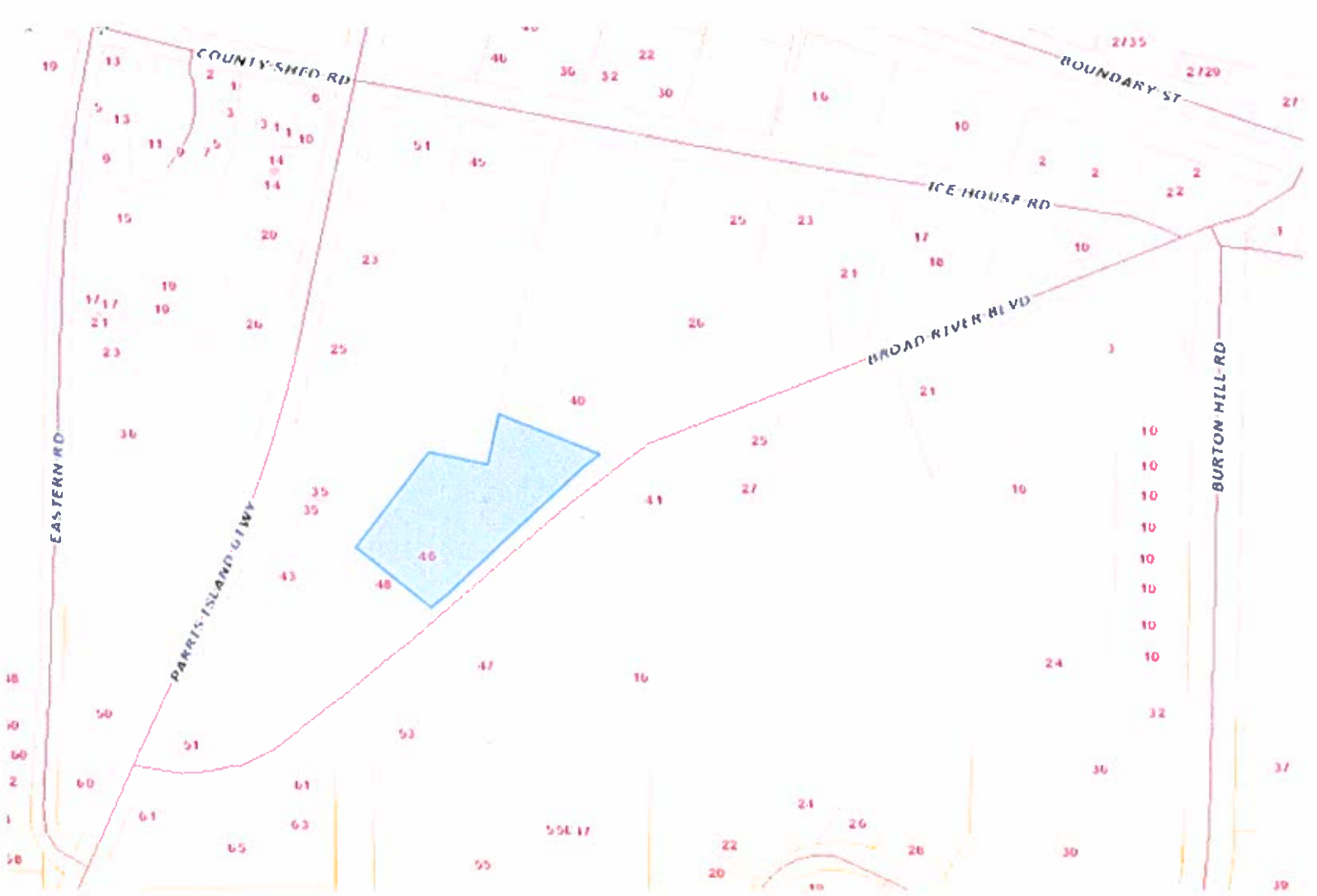
Owner	PETROS 35 LLC	Property Class Code	AgVac Forest
Owner Address	109 SAVANNAH HWY BEAUFORT SC 29906	Acreage	2.0000
Legal Description	SUBJ TO ROLL BACK TAX LIENPB 33 P 21PAINT SHOPSSPLIT 1/95 0.06 AC 29/196SPLIT 3/96 1.30 AC 29/211-2124/00 0.03 AC DEDUCTED 280 R/W(\$3,825) DB1243 P1646~02/19 AC CHG PB149 PG75		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2018	\$536,200		\$536,200	\$10.15	\$10.15
2017	\$245,400		\$245,400	\$10.26	\$10.26
2016	\$245,400		\$245,400	\$10.14	\$10.14
2015	\$245,400		\$245,400	\$9.81	\$86.28
2014	\$245,400		\$245,400	\$9.75	\$86.21
2013	\$245,400		\$245,400	\$9.62	\$9.62
2012	\$377,578		\$377,578	\$9.23	\$9.23
2011	\$377,578		\$377,578	\$9.15	\$9.15
2010	\$377,578		\$377,578	\$9.12	\$10.49
2009	\$377,578		\$377,578	\$6.82	\$7.02

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
PULASKI BETTY H TRUSTEE PULASKI DO	3682 377	6/20/2018	Fu		\$160,000
PULASKI BETTY H TRUSTEE PULASKI DONALD PATRICK TRSTEE DONALD PATRICK PULASKI TRUST	2343 2001	3/17/2006	Fu		\$1
PULASKI BETTY H TRUSTEE C D PULASKI SR CREDIT SHELTER TRUST	2343 1991	3/17/2006	Fu		\$1
PULASKI BETTY H TRUSTEE PULASKI DONALD PATRICK TRSTEE DONALD PATRICK PULASKI TRUST	2343 2011	3/17/2006	Fu		\$1





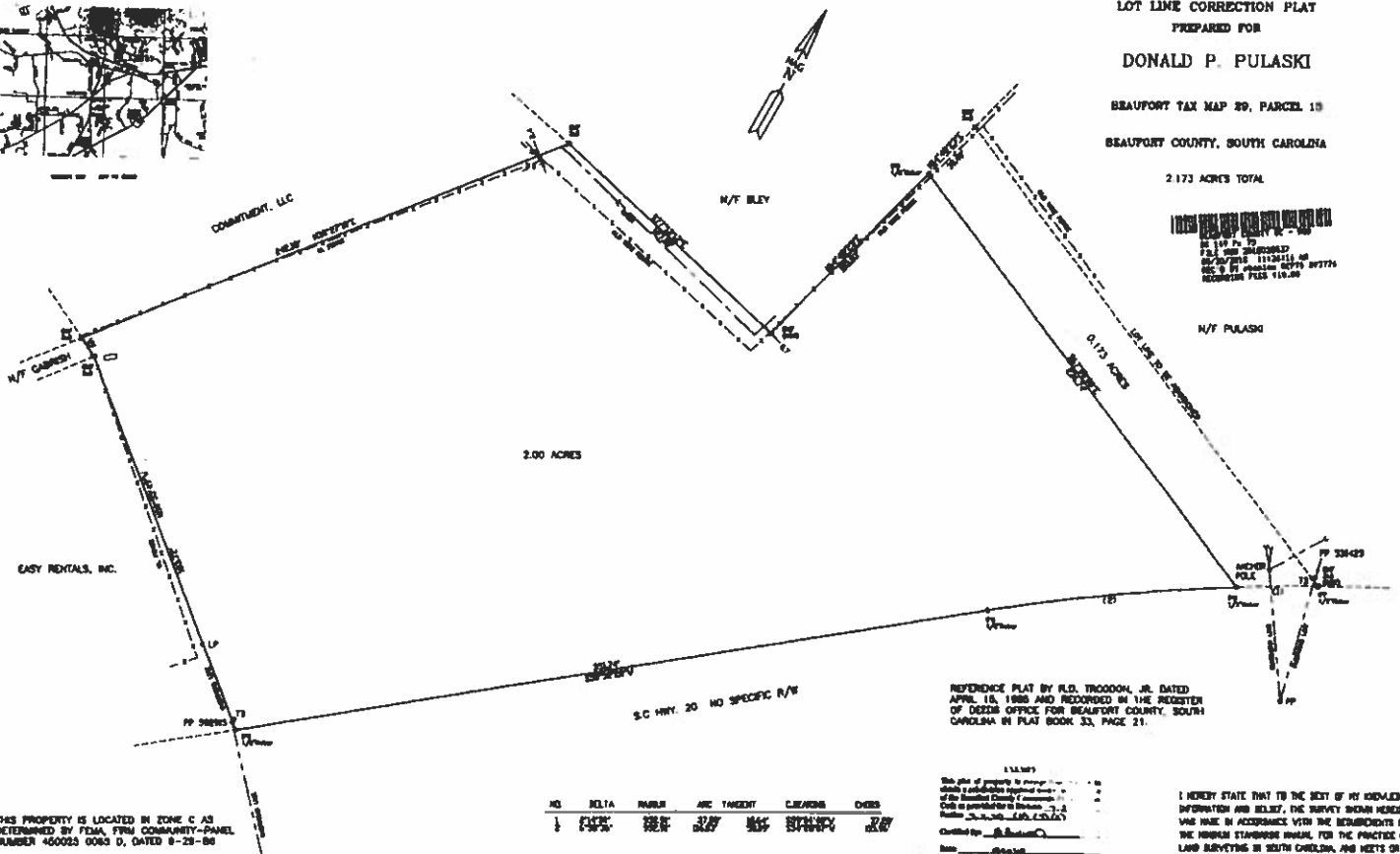
LOT LINE CORRECTION PLAT
PREPARED FOR
DONALD P. PULASKI

BEAUFORT TAX MAP 20, PARCEL 10
BEAUFORT COUNTY, SOUTH CAROLINA

2.173 ACRES TOTAL

RECORDED IN THE REGISTER
OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH
CAROLINA IN PLAT BOOK 33, PAGE 21.

N/F PULASKI



THIS PROPERTY IS LOCATED IN ZONE C AS
DETERMINED BY FEMA FIRM COMMUNITY-PANEL
NUMBER 460023 0083 D, DATED 8-23-80

R100-029-000-0013-0000

SCALE 1" = 30'
AUGUST 23, 2018

P1481/2018

NO.	BELTA	ANGL	ARC TANGENT	C.S.E.A.S.	CHRS
1	114.25	328.2	37.87	164	157.14

REL. BEARING DISTANCE
N 82° 17' 20" W 164

1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
THE HIGHEST STANDARD OF PRACTICE FOR THE PRACTICE OF
LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR
EXCEEDS THE REQUIREMENTS FOR A CLASS 2 SURVEY AS
SPECIFIED THEREIN.
A 30' TACK AND IS VISIBLE CHRONOMETER IN
PROJECTION OTHER THAN NAD 83.



DAVID S. YOUNG
BEAUFORT SURVEYING, INC.
1813 PARK AVENUE
PORT ROYAL, S.C. 29936
PHONE (843) 324-3201

BEAUFORT COUNTY AUDITOR

WEIDNER, WEGMANN & HARPER,, LLC
6 PROFESSIONAL VILLAGE CIRCLE
BEAUFORT, SOUTH CAROLINA 29907

*** PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION OR CERTIFICATION***

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

THE STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being shown on Port Royal Island, near Burton Station, Beaufort County, South Carolina containing 2.00 acres, as shown and designated on a Plat entitled "LOT LINE CORRECTION PLAT PREPARED FOR DONALD P. PULASKI" dated August 23, 2012, prepared by David S. Youmans RLS, said plat is duly recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 75. For a more complete description as to courses, distances, metes and bounds, reference may be had to the above referenced plat of record.

This conveyance is made *SUBJECT TO* all applicable covenants, conditions, restrictions and easements filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina

This being a portion of the property conveyed to the within Grantor by deeds of CLAUDE DOUGLAS PULASKI, JR., DEBORAH ELIZABETH PULASKI CASON, AND DONALD PATRICK PULASKI, AS TRUSTEES OF THE BETTY H. PULASKI REVOCABLE TRUST DATED OCTOBER 27, 1999, said deeds being dated March 17, 2006 and recorded on March 24, 2006 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2343 at Page 1991, conveying a 50% interest; Book 2343 at Page 2001, conveying a 33.93% interest; and Book 2343 at Page 2011, conveying a 16.07% interest.

TAX MAP NUMBER: R100 029 000 0013 0000

GRANTEE ADDRESS: 109 Savannah Highway
Beaufort, SC 29906

ADD DMP Record 7/16/2018 02:27:23 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
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Beaufort County, South Carolina

generated on 6/25/2019 11:51:19 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R100 029 000 0139 0000	00168525	41 BROAD RIVER BLVD,	6/21/2019	2018	2019

Current Parcel Information

Owner	SOUTH CAROLINA ELECTRIC & GAS COMPANY	Property Class Code	CommVac
Owner Address	220 OPERATION WAY CAYCE SC 29033 3701	Acreage	4.0200
Legal Description	PB141 P183 **SPLIT 1/82 1.1 AC 29/139A SPLIT 6/92 2.42 AC 29/139B-139C 6/99 0.26 AC ADDED 29/173 2/00 0.11 AC DEDUCTED 29/173 BY PB69 P37 3/00 0.02 AC DEDUCTED FOR 280 R/W SOLD FOR \$1,600 DB1221 P2198		

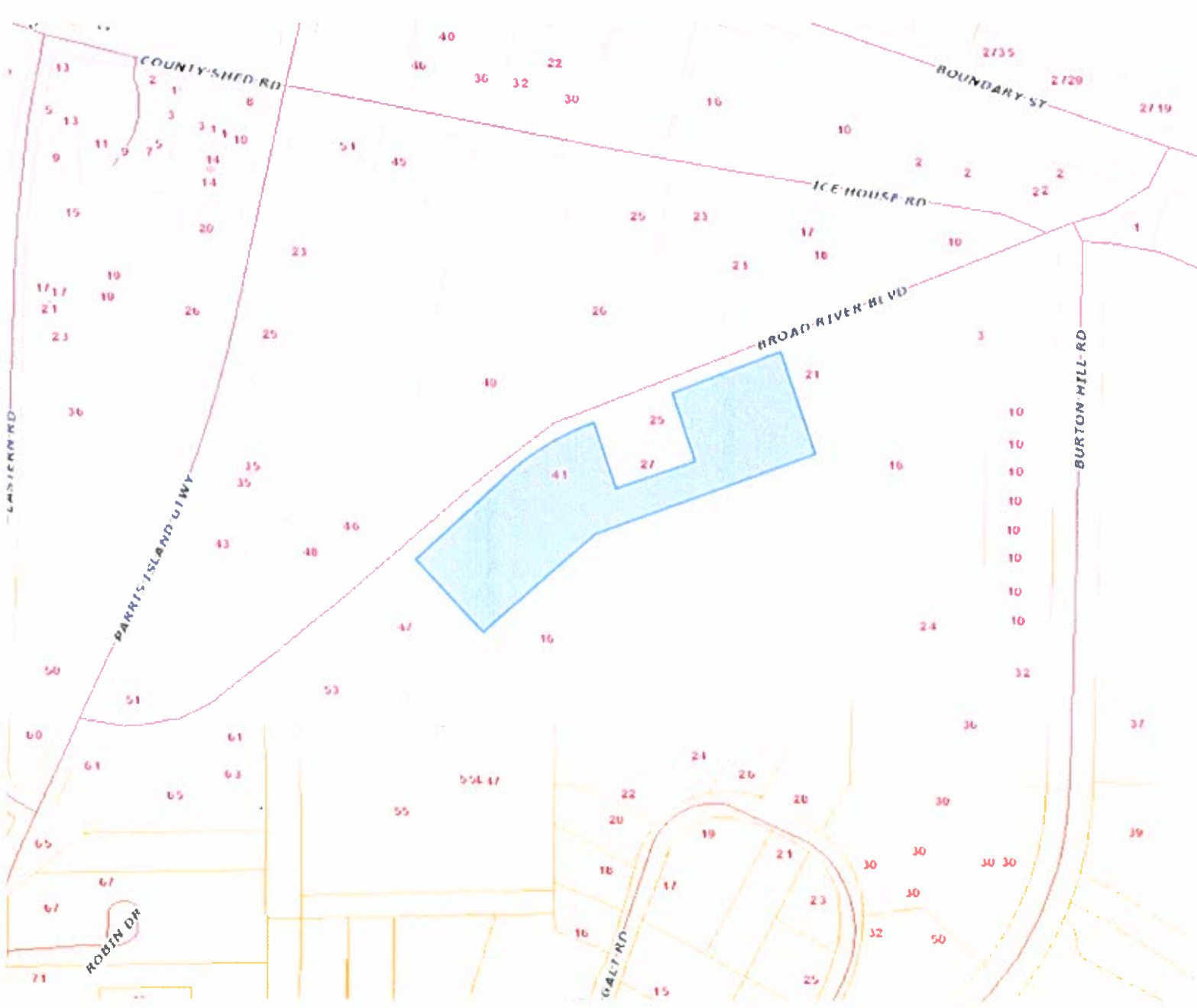
Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2018	\$307,500		\$307,500	\$5,069.96	\$5,069.96
2017	\$335,700		\$335,700	\$5,638.77	\$5,638.77
2016	\$374,600		\$374,600	\$6,150.15	\$6,150.15
2015	\$375,300		\$375,300	\$5,958.51	\$5,958.51
2014	\$375,300		\$375,300	\$5,826.99	\$5,826.99
2013	\$375,300		\$375,300	\$5,678.13	\$5,678.13
2012	\$577,364		\$577,364	\$4,918.34	\$4,918.34
2011	\$577,364		\$577,364	\$4,826.89	\$4,826.89
2010	\$577,364		\$577,364	\$4,791.54	\$4,791.54
2009	\$577,364		\$577,364	\$4,717.86	\$4,717.86

Sales Disclosure

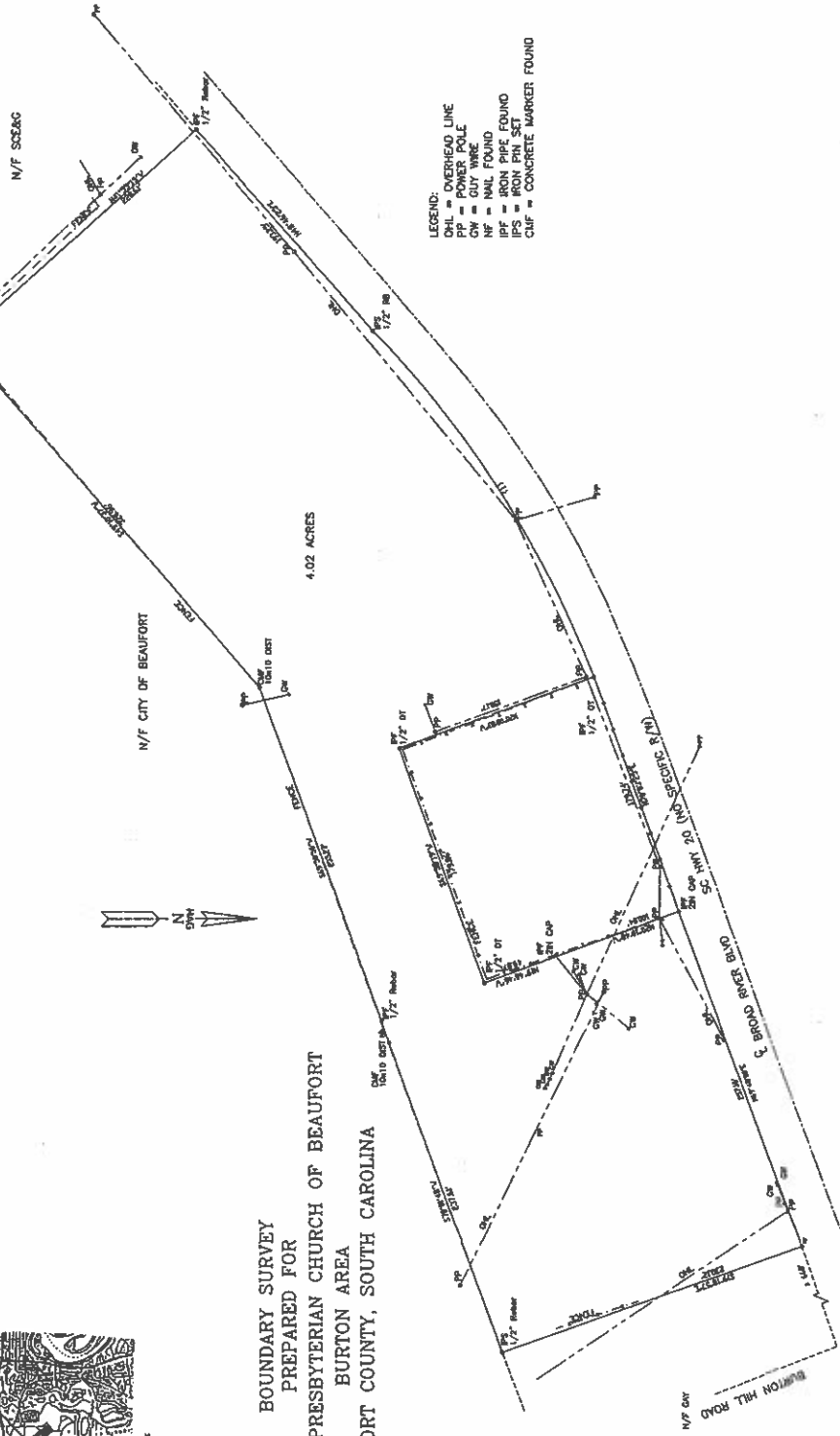
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
FIRST SCOTS INDEPENDENT PRESBYTERIAN CHURCH INC	3531 2637	11/16/2016	Fu		\$335,000
TRASK NEIL W JR & REBECCA F	3433 2854	10/2/2015	Li		\$1
TRASK NEIL W JR & REBECCA F	217 834	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Improvements





MD DELTA 1 22°54'22" 744.25' 297.34' 150.78' N077°52'00" 295.36'
 N/C BEARING DISTANCE 16.59'
 N/C 570°01'03" N



LEGEND:
 OHL = OVERHEAD LINE
 PW = POWER POLE
 GW = GUY WIRE
 NF = NAIL FOUND
 IPF = IRON PIPE FOUND
 IPS = IRON PIN SET
 CUF = CONCRETE MARKER FOUND

BOUNDARY SURVEY
 PREPARED FOR
 FIRST SCOTS PRESBYTERIAN CHURCH OF BEAUFORT
 BURTON AREA
 BEAUFORT COUNTY, SOUTH CAROLINA

REFERENCE PLATS: PLAT BY R. D. TROGON, JR., PREPARED FOR FARMERS HOME
 ADMINISTRATION, DATED MAY 17, 1972, REVISED JULY 12, 1972 AND RECORDED
 IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA
 IN PLAT BOOK 20, PAGE 63, AND A PLAT BY DAVID S. YOUNG, PREPARED FOR
 ED GAY, DATED MARCH 19, 1996, REVISED DECEMBER 29, 1998, AND RECORDED
 IN THE REGISTER OF DEEDS OFFICE IN PLAT BOOK 64, PAGE 184.
 THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM
 COMMUNITY-PANEL NUMBER 450025 0065 D, DATED 9/29/86.

R100-029-000-0139-0000

SCALE 1" = 60'
 0 30' 60' 120' 180'

282702025 1A, 2016
 P157636/LSP



DAVID S. YOUNG
 BEAUFORT SURVEYING, INC.
 2201 BOUNDARY ST., SUITE 103
 BEAUFORT, S.C. 29502
 PHONE (843) 524-3281

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
 INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON
 WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
 THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF
 LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR
 EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS
 SPECIFIED THEREIN.
 DAVID S. YOUNG
 PROJECTIONS OTHER THAN SKEW

SF 145mb
3 to AD
mcm
12/23

RECORDED
2016 Dec -15 11:25 AM


BEAUFORT COUNTY AUDITOR



BEAUFORT COUNTY SC - ROD
BK 3531 Pgs 2637-2639
FILE NUM 2016063087
11/21/2016 03:46:33 PM
REC'D BY rwebb RCPT# 831001
RECORDING FEES \$10.00
County Tax \$368.50
State Tax \$871.00

ADD DMP Record 12/7/2016 01:26:16 PM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R100 029 000 0139 0000 00

(Please do not write above this line - Reserved for Register of Deeds Office)

Prepared By: Logan Law Firm
Post Office Box 1008
806 Charles Street (29902)
Beaufort, SC 29901

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that First Scots Independent Presbyterian Church, Inc. d/b/a First Scots Presbyterian Church of Beaufort, Grantor, in the State aforesaid for and in consideration of the sum of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00) to it paid by South Carolina Electric & Gas Company, the Grantee(s), receipt whereof is hereby acknowledged, has granted, bargained, sold and released; and by these presents, does grant, bargain, sell and release unto the said South Carolina Electric & Gas Company, its successors and assigns, the following described property, to wit:

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina, containing 4.02 acres, more or less, and being more particularly shown and described on that certain plat prepared by David S. Youmans, RLS, dated September 19, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 141 at Page 183. For a more complete description as to metes, courses, distances and bounds of said property, reference may be had to the aforementioned plat of record.

This being the same property conveyed to the within named Grantor by Deed of Neil W. Trask, Jr. and Rebecca F. Trask recorded in the said Beaufort County records in Book 3433 at Page 2854.

This instrument was prepared by Henri Ann Logan, Post Office Box 1008, Beaufort, S.C. 29901 without benefit of title examination or current survey.

Tax Map #: 100-29-139

Grantee Address: 220 Operation Way
Cayce, SC 29033-3701


TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said South Carolina Electric & Gas Company, its successors and assigns forever.

AND it does hereby bind itself and the undersigned's heirs and assigns, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said South Carolina Electric & Gas Company, its successors and assigns, against the undersigned, the Grantor, and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the execution hereof by Grantor this 16th day of November,
2016.

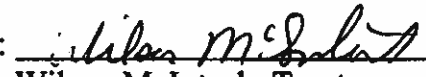
Signed, Sealed and Delivered
in the Presence of

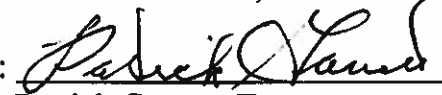

Witness


Notary

**FIRST SCOTS INDEPENDENT
PRESBYTERIAN CHURCH, INC. D/B/A
FIRST SCOTS PRESBYTERIAN
CHURCH OF BEAUFORT**

By:  {SEAL}
Walter Lubkin, Trustee

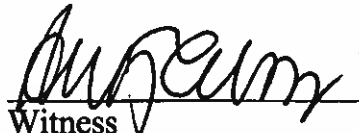
By:  {SEAL}
Wilson McIntosh, Trustee

By:  {SEAL}
Patrick Garrett, Trustee

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Trustees and authorized representatives of First Scots Independent Presbyterian Church, Inc. d/b/a First Scots Presbyterian Church of Beaufort, sign, seal, and as act and deed, deliver the within Title to Real Estate; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof.


Witness

SWORN to before me this 16th day of
November, 2016.


Notary Public for South Carolina

My Commission Expires 2/11/2018
(SEAL)

File # 16-0163HAL





CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM Ordinance zoning (map amendment) for property located at 35 and 43 Parris Island
TITLE: Gateway and 41 and 46 Broad River Boulevard - 1st Reading
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR:

REMARKS:



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/22/2019
FROM: Community and Economic Development Department
AGENDA ITEM Ordinance re-zoning (map amendment) for R120 026 000 146A 0000 Neighboring 2811
TITLE: Boundary Street - 1st Reading
MEETING
DATE: 8/27/2019
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

see backup

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Rezoning request	Backup Material	8/22/2019



Staff Report for City Council

From the Director of Community and Economic Development

August 27, 2019

SUBJECT: Re-zoning request (map amendment) for R120 026 000 146A 0000 neighboring 2811 Boundary

OP Acquisitions, LLC has requested a rezoning of his property in accordance with the Beaufort Development Code § 9.16.2.

In accordance with the Beaufort Development Code §9.16.3.C.2 the MPC “shall study the proposed amendment, taking into account all factors that it may deem relevant, including but not limited to”:

- a. Consistency with the Comprehensive Plan and Civic Master Plan;
- b. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. Suitability of the property that would be affected by the amendment;
- d. Compatibility with the natural features of – and any archaeological or cultural resources on – the property;
- e. Marketability of the property that would be affected by the amendment; and
- f. Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.

In accordance with the Beaufort Development Code §9.16.3.C.3 the MPC shall recommend approval, modified approval, or denial of the amendment. The MPC unanimously recommended approval.

STAFF ASSESSMENT

Regarding “a” above:

Public Involvement and Formal Procedure. “A week-long charette was held in November 2008 to obtain public input in the comprehensive planning process.”¹ City Council established a 17-

¹ City of Beaufort Ordinance (O-24-09) adopting “Vision Beaufort 2009 Comprehensive Plan” as the official comprehensive plan of the City of Beaufort

member advisory committee to guide preparation of the City's 2009 Comprehensive Plan and to serve as a source of public input.² In May 2009, the draft 2009 comprehensive plan was released for public review and comment.³ In September of 2009, city council, the advisory committee, and the joint planning commission held a joint workshop on the draft comprehensive plan.⁴ In October 2009, the joint planning commission held a workshop on the draft plan.⁵ On November 12, 2009, the City of Beaufort – Town of Port Royal Joint Municipal Planning Commission passed a resolution recommending adoption of "Vision Beaufort 2009 Comprehensive Plan" as the comprehensive plan for the City of Beaufort. A public hearing on the recommended adoption of comprehensive plan was held on November 24, 2009, with the public notice of the hearing published in *The Beaufort Gazette* on October 25, 2009.⁶ After a first reading on November 24, 2009 and a second reading on December 8, 2009, the City Council of the City of Beaufort, SC, adopted "Vision Beaufort 2009 Comprehensive Plan" as the comprehensive plan of the City of Beaufort.⁷

"Upon adoption of the Comprehensive Plan, Beaufort's City Council gave the city's Redevelopment Commission the . . . [task of translating] the Comprehensive Plan vision into specific parcel-level plans for public and private investment".⁸ "The planning process spanned a period of two years and included many stakeholder meetings, several design charrettes, numerous public workshops, and extensive discussion and review with non-profit partners."⁹ The result was the Civic Master Plan and the intent was "to implement the recommendations in the Vision Beaufort 2009 Comprehensive Plan".¹⁰ On November 18, 2013, the Beaufort - Port Royal Metropolitan Planning Commission unanimously passed a resolution recommending adoption of the Civic Master Plan as an amendment to the 2009 comprehensive plan. On January 14, 2014, a public hearing before city council was held; public notice of the hearing was published in *The Beaufort Gazette* on December 13, 2013. On February 11, 2014, City Council passed an ordinance, after two readings, amending the comprehensive plan by adopting the Civic Master Plan.¹¹

Consistency with the Comprehensive Plan and Civic Master Plan. *The Vision Beaufort 2009 Comprehensive Plan*, aka *Vision Beaufort | 2020 Comprehensive Plan*, "recognizes that in order to prepare for a more compact and sustainable future, new development must be higher in density than at present. In essence, the next century for Beaufort will be a period during which

² City of Beaufort Resolution (R-12-08)

³ City of Beaufort Ordinance (O-24-09)

⁴ Ibid

⁵ Ibid

⁶ Ibid

⁷ Ibid

⁸ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014. p.7

⁹ City of Beaufort Ordinance (O-2-14)

¹⁰ Ibid

¹¹ Ibid

it must mature into a moderately dense, urban city to effectively and efficiently provide services and attract needed investment.”¹² The comprehensive plan lays out the future land use of the city through *the framework plan*. “The Framework Plan is a land use policy map intended to provide guidance to Beaufort’s leaders as they make decisions on where and how the community should grow. It provides the overall structure for orchestrating appropriate patterns of growth and environmental conservation throughout the community.”¹³

The parcel in question lies within the framework zone G3-B Corridor Mixed-Use, which foresees the following zoning districts: T2, T3, T4, T5 and T6.¹⁴ “G-3B land generally falls within areas for higher-intensity regional-serving development. . . [and is] intended for a mixture of regional-serving commercial, residential, and institutional destinations.”¹⁵

“The purpose of the Civic Master Plan is to identify and prioritize the allocation of public investment in the City of Beaufort’s infrastructure.”¹⁶ The property is located just outside of the Burton Industrial area. The Civic Master Plan’s redevelopment strategy for *Burton Industrial Area* is for the “creation of a more coherent and connected street network. Burton Hill Road would become the primary focus for internal development, while Parris Island Gateway would create a prominent external edge for infill development”.¹⁷

Regarding “b” above:

Compatibility with the Present Zoning, with Conforming Uses of Nearby Property, and with the Character of the Neighborhood. The parcel is currently zoned T5-UC as are the immediately adjacent parcels. T5-UC (Urban Corridor District) “consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices and apartments located along primary thoroughfares, with higher development than other Transect-based [sic] districts within the city”.¹⁸ The parcel, under current zoning limits site development, which is why the applicant seeks to add the RMX designation. The Regional Center Mixed Use (RMX) “intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses. Development form supports a high-quality commercial character coordinated with a uniform streetscape that enables pedestrian and transit access.”¹⁹ A dual-zoned property would better accommodate highway-oriented businesses. The adjacent property is being used currently as an auto-body shop. Property located South West of the parcel is currently dual-zoned T5-UC/RMX.

¹² Vision Beaufort 2009 Comprehensive Plan, adopted by City Council 12/08/2009, p.46

¹³ Ibid, p.55

¹⁴ Ibid

¹⁵ Ibid, p.69

¹⁶ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014, p.4

¹⁷ Ibid, p.189-190

¹⁸ The Beaufort Development Code, July 10, 2018, p.13

¹⁹ Ibid, p.14

Regarding “c” above:

Suitability of the property that would be affected by the amendment. The property once dual-zoned will be well situated for future development as T5-UC/RMX in terms of size, location, and orientation to major thoroughfares (highway).

Regarding “d” above:

Compatibility with the natural features of – and any archaeological or cultural resources on – the property. Staff is unaware of any archaeological or cultural resources on the property.

Regarding “e” above:

Marketability of the property that would be affected by the amendment. The property dual-zoned T5-UC/RMX would allow for more flexibility in site design, and, therefore, should be more marketable. In the past seven years, the property at 2811 Boundary Street has declined in nominal value by 0.21%; and has declined in value in real terms by 23.80%.²⁰

Regarding “f” above:

Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property. Public infrastructure currently exists. Suitability and adequacy of the infrastructure, given the future plans for the property, will be assessed during development review by the Technical Review Committee in accordance with the Beaufort Development Code Chapter 7 (Land Development) and Chapter 9 (Development Review Procedures).

STAFF OPINION

Given that the rezoning request is compatible and in accordance with the vision and goals of the City of Beaufort; and

Given that this vision and these goals were established through a democratic process and with public input and public participation; and

Given that these goals were recorded in the form of a comprehensive plan for all to see and reference; and

Given that the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and

Given that the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and

Given that, adding RMX to the existing T5-UC zoning classification is consistent with the nearby development pattern; and

²⁰ <https://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx>

Given that, it is reasonable to expect that the change of zoning to T5-UC/RMX will improve the marketability of the property; and

Given that, any future development of the property will be able to take advantage of existing infrastructure;

The request to add RMX to T5-UC is acceptable.

ORDINANCE

AMENDING THE CITY OF BEAUFORT'S ZONING MAP BY REZONING PARCEL R120 026 000 146A 0000 FROM T5-UC TO T5-UC/RMX

WHEREAS, the State of South Carolina has conferred to the City of Beaufort the power to enact ordinances "in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it . . ." as set forth in *Code of Laws of South Carolina*, Section 5-7-20; and

WHEREAS, the City of Beaufort adopted the *Beaufort Code* by reference on June 27, 2017, as set forth in section 5-6001 of the *Code of Ordinances Beaufort, South Carolina*; and

WHEREAS, the amendment of the zoning map is "for the general purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare" in accordance with *Code of Laws of South Carolina*, Section 6-29-710; and

WHEREAS, the zoning map amendment is compatible and in accordance with the vision and goals of the City of Beaufort; and

WHEREAS, this vision and these goals were established through a democratic process and with public input and public participation; and

WHEREAS, these goals were recorded in the form of a comprehensive plan for all to see and reference; and

WHEREAS, the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and

WHEREAS, the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and

WHEREAS, the change of zoning to compatible with adjacent zoning; and

WHEREAS, it is reasonable to expect that the change of zoning to will improve the marketability of the property; and

WHEREAS, any future development of the property will be able to take advantage of existing infrastructure; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the ordinance on August 27, 2019, with notice of the hearing published in *The Beaufort Gazette* on July 18, 2019;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council

by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that the zoning map of the City of Beaufort be amended by rezoning the parcel R120 026 000 146A 0000 from T5-UC to T5-UC/RMX.

.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY



REZONING APPLICATION (EXCEPT FOR PUDS)

Community & Economic Development Department
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 # 126620

OFFICE USE ONLY: Date Filed: 7/18 Application: R219-05 Zoning District: T5-UC

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: 2811 Boundary Street

Property Identification Number (Tax Map & Parcel Number): R120 026 000 146A 0000

Applicant Name: OP Acquisitions, LLC

Applicant Address: 6440 N. Central Expressway, Suite 900, Dallas, TX 75206

Applicant E-mail: jsl@ojalaholdings.com Applicant Phone Number: 515-419-7912

Property Owner (if other than the Applicant): Cross Development CC Beaufort, LLC

Property Owner Address: 4336 Marsh Ridge Road, Carrollton, TX 75010

Have any previous applications been made for a map amendment affecting these same premises? ☐ YES ☒ NO

If yes, give action(s) taken:

Present zone classification: T5-UC

Requested zone classification: RM-X

Total area of property: 3.334

Existing land use: Vacant

Desired land use: Retail/Commercial

Reasons for requesting rezoning: Site Constraints

Applicant's Signature:

Date: 7/15/17

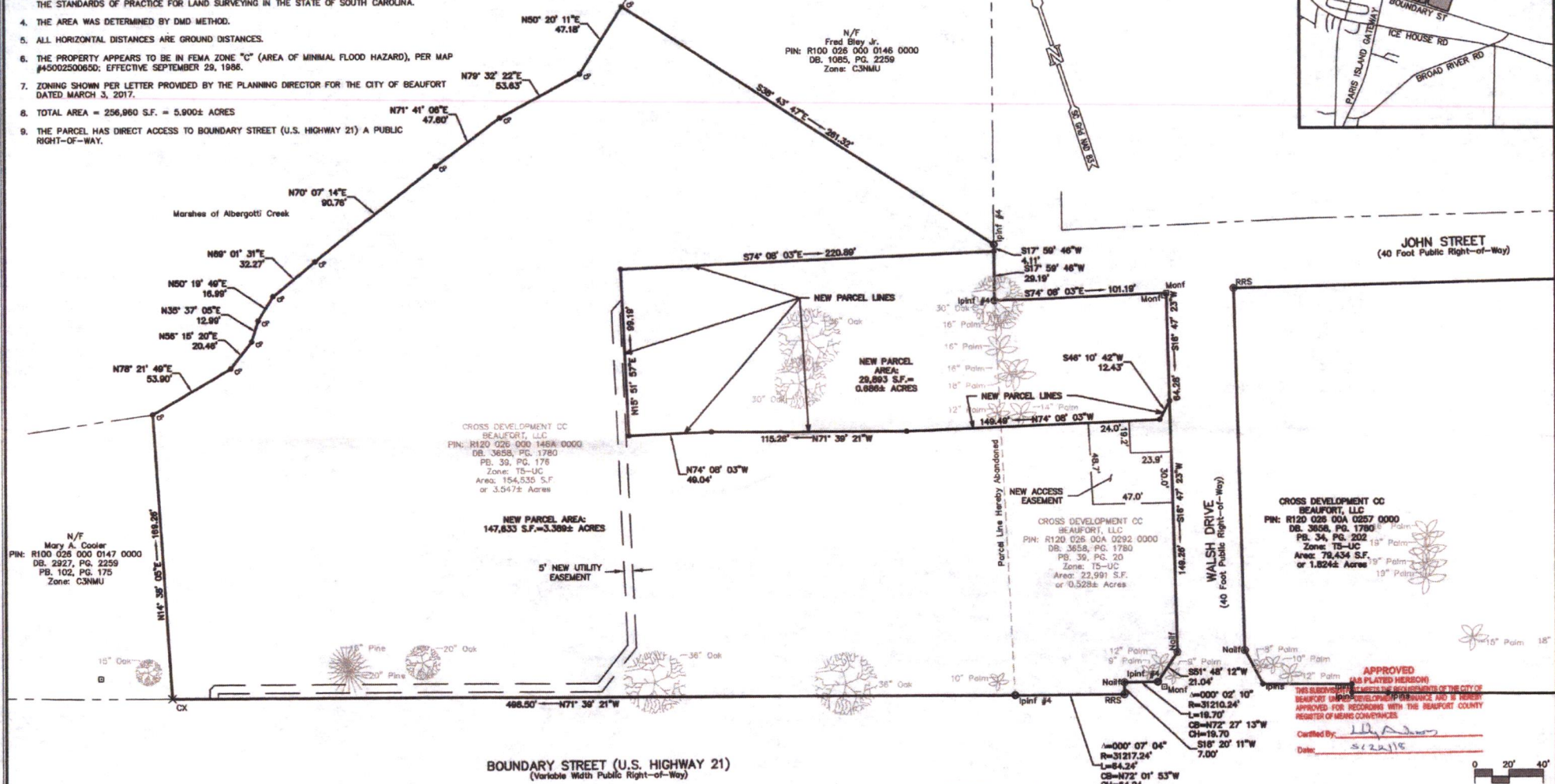
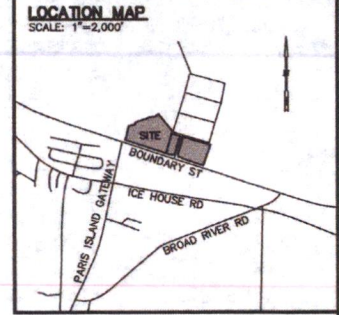
NOTE: If the applicant is not the property owner, the property owner must sign below.

Property Owner's Signature:

Date: 7/12/19

1. NORTH ARROW, BEACONS, AND COORDINATES ARE BASED UPON SC GRID NAD 83 ESTABLISHED BY STATIC GPS OBSERVATION AND OPUS SOLUTION.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - A. PLAT BOOK 34, PAGE 202 RECORDED IN THE BEAUFORT COUNTY REGISTER OF DEEDS OFFICE
 - B. PLAT BOOK 38, PAGE 20 RECORDED IN THE BEAUFORT COUNTY REGISTER OF DEEDS OFFICE
 - C. PLAT BOOK 39, PAGE 176 RECORDED IN THE BEAUFORT COUNTY REGISTER OF DEEDS OFFICE
3. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
4. THE AREA WAS DETERMINED BY DMD METHOD.
5. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
6. THE PROPERTY APPEARS TO BE IN FEMA ZONE "C" (AREA OF MINIMAL FLOOD HAZARD), PER M #45002500650; EFFECTIVE SEPTEMBER 29, 1986.
7. ZONING SHOWN PER LETTER PROVIDED BY THE PLANNING DIRECTOR FOR THE CITY OF BEAUFORT DATED MARCH 3, 2017.
8. TOTAL AREA = 256,980 S.F. = 5.900± ACRES
9. THE PARCEL HAS DIRECT ACCESS TO BOUNDARY STREET (U.S. HIGHWAY 21) A PUBLIC RIGHT-OF-WAY.

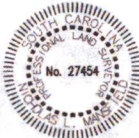
N71° 41' 08"
47.8'



BEAUFORT COUNTY SC-ROD
BK 149 Pg 106
INST# 2018033047 RCPT#896300
DATE: 06/19/2018 02:07:56 PM
REC FEES: \$10.00
CO\$0.00 ST\$0.00 TR\$0.00

PREPARED FOR: CROSS DEVELOPMENT CC BEAUFORT, LLC
PROPERTY OF:
CROSS DEVELOPMENT CC BEAUFORT LLC
2811 BOUNDARY STREET
BEAUFORT COUNTY, SOUTH CAROLINA

NLM	NLM		17-152
DRAWN	CHECKED		PROJECT NO.
SCALE	1" = 40'	SURVEY MATTERS, LLC LAND SURVEYING SERVICES 107 Hillcrest Avenue Simpsonville, South Carolina 29681 (864) 451-0176 nick@survey-matters.com	1 OF 1
DATE	5/4/2018		SHEET NO.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

NICHOLAS L. MANSFIELD

DATE: 5/8/2018

PLS #27454

SHEET NO.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/23/2019
FROM: City Manager, Bill Prokop
AGENDA ITEM TITLE: Ordinance approving the aquisition of 13.91 acres of property located in Commerce Park for the purposes of continued improvement and expansion in Commerce Park - 1st Reading
MEETING DATE: 8/27/2019
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	8/26/2019

ORDINANCE

Authorizing the City Manager to Enter Into Contracts and other Documents for the Purchase of 13.91 acres of land from, and the receipt of donation of 13.91 acres of land by, Venture Inc. Of Beaufort, located in the Beaufort Commerce Park

WHEREAS, Venture, Inc. Of Beaufort (Venture) is the owner of a 27.82 acre parcel of land in the Beaufort Commerce Park, adjacent to and surrounded by other land owned by the City of Beaufort as shown on the attached plat, recorded in Plat Book 118 at Page 194; and,

WHEREAS, for several years the City has been interested in acquiring this parcel in order to better market the land available for economic development in the Commerce Park; and,

WHEREAS, Venture has offered to sell to the City the Eastern one-half of this parcel, comprised of 13.91 acres for the sum of \$417,300; and,

WHEREAS, Venture has also offered to donate to the City of Beaufort, for the benefit of Beaufort Pride of Place, the Western one-half of this parcel, comprised of 13.91 acres; and,

WHEREAS, City Council finds that it is in the best interest of the City, and the Citizens of Beaufort, for the City to acquire this parcel in order to better market, promote, control and manage economic development in the Beaufort Commerce Park; and,

WHEREAS, the funds for this purchase are available in the City account entitled Committed Fund Balance for Land Acquisition; and,

WHEREAS, an Ordinance is required for the acquisition of real property by the City,

NOW THEREFORE, be it Ordained, by the City Council of Beaufort, South Carolina, in Council duly assembled, and by the authority of the same, that the City Manager shall be authorized and empowered to enter into Purchase and Sale Agreements, Closing, and other necessary documents for the following transactions:

1. The purchase by the City from Venture, Inc. Of Beaufort, of that portion of the Beaufort Industrial Park, containing 13.91 acres, more or less, shown in plat to be provided, being the Eastern one-half of the 27.82 acres shown in Plat Book 118 at Page 194, for the sum of \$417,300; and,

2. The receipt and acceptance by the City of the donation by Venture, Inc. Of Beaufort, of that portion of the Beaufort Industrial Park, containing 13.91 acres, more or less, shown in plat to be provided, being the Western one-half of that 27.92 acres shown in Plat Book 118 at Page 194.

This Ordinance shall be effective upon adoption.

BILLY KEYSERLING, MAYOR

Attest:

IVETTE BURGESS CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____
WILLIAM B. HARVEY, III, CITY ATTORNEY