



CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL REGULAR MEETING AGENDA
September 10, 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. Mike McFee, Mayor Pro Tem

III. PUBLIC COMMENT

IV. MINUTES

- A. Worksession and Regular Meeting June 25, 2019
- B. Worksession and Regular Meeting July 16, 2019

V. OLD BUSINESS

- A. Ordinance amending section 11.6.1.B.2, Minor Alterations to Non-conforming Sign - 2nd Reading
- B. Ordinance annexing property located at 302 Parker Drive - 2nd Reading
- C. Ordinance zoning (map amendment) for 302 Parker Drive - 2nd Reading
- D. Ordinance annexing property located at 35 and 43 Parris Island Gateway and 41 and 46 Broad River Boulevard - 2nd Reading
- E. Ordinance zoning (map amendment) for property located at 35 and 43 Parris Island Gateway and 41 and 46 Broad River Boulevard - 2nd Reading
- F. Ordinance re-zoning (map amendment) for R120 026 000 146A 0000 Neighboring 2811 Boundary Street - 2nd Reading
- G. 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 - 2nd Reading
- H. Ordinance annexing property located at 44 and 50 Miller Drive - 2nd Reading
- I. Ordinance zoning (map amendment) for property located at 44 and 50 Miller Drive -

2nd Reading

VI. NEW BUSINESS

- A. Request for Co-Sponsorship for use of the Waterfront Park from Donnie Beer for Remembering 911 event Wednesday, September 11, 2019

VII. REPORTS

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

VIII.ADJOURN

A work session of Beaufort City Council was held on June 25, 2019 at 5:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Councilwoman Nan Sutton, Councilman Mike McFee, and Bill Prokop, city manager. Councilmen Phil Cromer and Stephen Murray were excused absences.

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

CALL TO ORDER

Mayor Keyserling called the work session to order at 5:00 p.m.

EMPLOYEE NEW HIRE RECOGNITION

Fire Chief **Reece Bertholf** introduced **Kevin Schnaubelt** and **Robert Clayton**, new firefighters in the Beaufort-Port Royal Fire Department.

David Prichard introduced **Annie Peifer**, a permit technician in the Community & Economic Development Department.

PRESENTATION: STORMWATER PROJECTS UPDATE

Neal Pugliese said there has been some progress in Mossy Oaks on the Jane Way canal project. There was a lot of rain in a 2½-day period, but they received no reports about water in yards because it collected in the ditch. That project is nearly completed, he said.

Mr. Pugliese reviewed the 9+ challenged areas.

Allison Road – There is an existing grant for this project, **Jared Fralix** said, and they will have a preliminary report to staff soon. There will be one 8' pathway on one side of the street, he told Mayor Keyserling. The stormwater will be on the south side of the road, he said, along with all of the other infrastructure and improvements.

Lafayette outfall – The survey is underway, Mr. Fralix said.

Calhoun Street – The project has grown and now encompasses the entirety of Calhoun Street – from Rodgers Street to the other end, Mr. Fralix said. They have completed the geo-tech and other work, he said.

King's Ridge – Not a lot is happening here, Mr. Fralix said, as they are awaiting the survey and design.

Broad Street ditch – This has been incorporated into the Mossy Oaks Basin 2 design.

Johnny Morrall Circle – Mr. Fralix said the survey and preliminary design are complete

and have been given to staff. There was a discussion about an old agreement and the new one. Mr. Fralix said it's ready when staff is ready to take the next step.

Hay Street outfall – Mr. Fralix said the design is complete, and they're getting ready to get permits.

The Point – Mr. Fralix said it's been looked at, but it's "the next Mossy Oaks," so they will continue working on it. Mr. Prokop said USCB, the Rising Sea Level Task Force, and a senior intern from the College of Charleston are all working on this and will do designs, etc. so that this project will be grant-eligible. Mr. Fralix said those groups would help with the assessments, which could be paired up with future designs.

Twin Lakes Road – This project will be a partnership between the city, DOT, and Potter Construction, **Neil Desai** said. DOT is looking for funding, and Mr. Desai has authorized Potter Construction to order some materials.

Battery Shores – Design and permitting are complete, Mr. Desai said, and some property acquisition is underway.

Mr. Fralix said Twin Lakes and Battery Shores are "the 'plus' in the '9+ challenged areas'." The Point all the way up to Mossy Oaks were the original 9 that we were taking a look at. Twin Lakes and Battery Shores were two others in the area that were coinciding with the work we were [doing] together with the city, so that's a little extra."

Mr. Prokop said they are working with Potter Construction, trading that company's work for facilities for a lay-down lot, which is "benefitting everybody" and saving the city money.

Mr. Pugliese showed the status of various projects. Mossy Oaks 1 and 2 are 40% complete for design and permitting, he said, and the construction phase will be "child's play" compared to this phase.

Mr. Pugliese reviewed the updated project timeline for Mossy Oaks. The kickoff of the \$1 million grant should come "sooner rather than later," he said. The clean-out of Jane Way canal is "ongoing," and they are submitting for the dredging of the Duck Pond, Mr. Pugliese said.

Mr. Pugliese said they would review the six major components of Basin 1, which is referred to as the "Duck Pond." Basin 2 is being called "Southside Park."

1. **The Jane Way ditch** – Mr. Pugliese showed the area that has been cleaned out and the ditch that they need to get into, which they have submitted to do "under a maintenance construct." He showed a photo of a small portion of the two 30-yard containers of junk that has been "pulled out of there." Mr. Prokop said they would be bringing forward an ordinance for warning and then fining people who

put things into the city's stormwater. Mr. Pugliese said the residents around the areas are "fired up" about what is coming out of the ditch, and the school district has been "great" about granting them access.

2. **West Royal Oaks** – Mr. Pugliese said he and **Rikki Parker** went home-to-home in this area and delivered letters to the area residents, then created "hold harmless" agreements so they could work in the area. They have received 3 agreements back of the 15 they gave out, and if they don't get them back, they will again go door-to-door, he said, until they get the authorizations to clean the ditch out. This area will benefit tremendously from opening the area up and letting the water get out, Mr. Pugliese said. Mr. Fralix said they intend to take out the pipe completely and put it back into a ditch. This is "the main area of focus," he said, and they can do this work without extra permits. Mr. Pugliese said the philosophy of the project is that as they are authorized to do the work, they will do it.
3. **Spanish Moss Trail** – Mr. Fralix said this upsizes the current outlet with flap gates and installs a sheet pile wall so "the dam doesn't put too much pressure on it." They have to wait on this one until the full permits are back. When the submittal is made next month, "that will really start the clock on all the permitting," Mr. Fralix said. When they introduced the wall, it meant they didn't have to raise the trail; it can extend out of the ground for a 1.5' or so. That limits the permitting, as well, he said. Mr. Desai said this is less of a burden on the permitting process because they are "disturbing less." Mr. Fralix said they are hoping that when they determine the "disturbed acreage of the critical area," and when they finalize those plans, they'll know how much that is. Mr. Pugliese said they hope that will help make the permitting less "onerous."
4. **Duck Pond** – Mr. Fralix said this work is dredging the pond and installing the outlet structure; they hope they can get this work approved as maintenance work. They will try to coordinate with the permitting agencies to get this work going.
5. **Upstream culverts** - The road culverts aren't being done on the West Royal Oaks and Jane Way canal work because of permitting, Mr. Fralix said, so this includes that work.
6. **Battery Creek Road** – To upsize the pipes under Battery Creek Road, they have to raise the road, Mr. Fralix said. He told Councilman McFee that the driveways in the area will have to be tied in, and DOT will look at that as part of its review. He told Mayor Keyserling they potentially will have to put in a new ditch system, but there is a possibility that they could use a pipe system on at least part of it. They are looking at two options, but they haven't looked at the roadway design yet, Mr. Fralix said.

Update on the five Basin 2 / Southside Park components

1. **Broad Street ditch** – Mr. Fralix pointed out where this is, saying it was inaccurate on the slide that was shown. He said they initially were hoping to redirect the water, "grab it, and take it to the pond" at Southside Park, but there have been

issues with elevation and utilities. They can make the ditch flow a little better, he said, “so it’s a little bit different than we first thought.” Mayor Keyserling asked what happens to the existing ditch on top. Mr. Fralix indicated an alley and said part of it is ditch and part of it is pipe. That might flood, he said, because they are not maintained. They don’t have anything to address that, he said, because “it’s more of a private system,” and he doesn’t know if they will be involved. Mr. Desai said Public Works did some work to clean that out about a year ago.

2. **Gentry Woods outfall** – Mr. Fralix said they would create an outlet control structure, pipe it to Battery Creek Road, and introduce a system on Battery Creek Road – either a ditch or pipes. He told Councilman McFee that there is a ditch on Battery Creek Road at that point. They will be evaluating whether to pipe or open-ditch it.
3. **Spanish Moss Trail** – Mr. Fralix said they would be upsizing the outlets with flap gates and using the sheet pile wall in the same fashion as in the Spanish Moss Trail portion that is in Basin 1.
4. **Southside Park pond** – Mr. Fralix described what they have been saying was the plan was for this pond. The complications are that for more than 1,000 feet, “there’s less than one foot of difference in elevation,” he said, plus, there’s an issue with “intercepting” the stormwater with “twin 48” pipes and crossing Southside Boulevard,” because “Beaufort-Jasper has 5 lines that run up and down Southside Boulevard.” They could “look at crossing them in one location when we’re perpendicular to the road,” Mr. Fralix said, but “there’s just not enough real estate” to have two new 48” pipes “run longitudinally down the road” along with the utility’s five pipes of various sizes. If a pond is not introduced, they will still see a lot of relief from upsizing pipes, adding flap gates, and improving the trail itself with a sheet pile wall, he said. They are looking at a stormwater pump station, Mr. Fralix said, and they are looking at where it would be located and what it would look like. They would pump the volume to the other side of the trail and get it off the drainage area as fast as it comes on. He said it wouldn’t look the same as what they have been trying to fit in with a pond, which all of the data says will not happen. Mr. Fralix said they checked the groundwater and only had the foot of elevation. If it’s left in the ditch, the storage they hoped to achieve will not be there because they can’t divert it like they had hoped to. He showed the ditch where they would intercept the water and said they are “only basically 1’ from the groundwater when we start digging in that pond area.” Mr. Pugliese said they will find a solution, but they don’t want to hold up the project while they work on that component.
5. **Battery Creek Road** – Mr. Fralix said they will raise the road 2’ and then “tie it back down,” introducing a safe grade. Mr. Pugliese said they have to work hard to make sure DOT is comfortable with the grade of the road to the driveways. Mayor Keyserling asked if they create the potential for more flooding in the yards if they do this. Mr. Fralix said they are putting the 25’ road on top of the existing road, so the water can’t go back and forth. As in Basin 1, they are going to look at whether it needs to be a ditch system or an open pipe system on

Battery Creek Road, he said.

Mr. Pugliese said the path forward is to keep working with various agencies on permitting while working on design and permitting for other challenged areas. Things are happening “across the city,” he said, as well as in Mossy Oaks, and they are hoping to clean out West Royal Oaks in July; they are currently waiting for responses from the residents there before they go door-to-door to get back the hold harmless agreements.

Mr. Pugliese said they are continually assessing flood-prone areas. Mr. Fralix said the plan for Mossy Oaks is for infrastructure, but also for an action plan “for proactive and reactive personnel” with portable pumps, for example, when it rains and the pond starts filling up.

July 10 at 10 a.m. is the next Mossy Oaks Stormwater Task Force meeting, Mr. Pugliese said; they expect a large crowd.

Councilman McFee asked if there has been thought about adding permanent pump structures in the Spanish Moss Trail area. Mr. Fralix said that’s where they are looking at putting in a permanent pump. Most are associated with a stormwater pond, and they have a “critical area stormwater pond,” so it’s a little different, he said.

Mr. Fralix said the permanent pump is not proposed on Basin 1, but it’s something they could look at, especially after they look at Basin 2. It “may be a value-add,” he said.

Mayor Keyserling said he got an email about Hamar Street, and “this has been a question for years.” The corner lot is still “underwater,” he said, after rainstorms, but so was everywhere else. Mr. Desai said the system is functioning great and pushing out as much water as it can, but during the last heavy storm, there “was just so much water.” They know it’s “one of our hotspots,” he said, but they looked up- and downstream, and it was working.

DISCUSSION: HOLY TRINITY SCHOOL - USE OF SOUTHSIDE PARK [L] [SEP]

Mr. Prokop said 6 or 8 months ago, the city developed a memorandum of understanding with Holy Trinity Classical Christian School, Inc. for their use of Southside Park for soccer in case negotiations with the county and the school system “didn’t go well” for getting a permanent soccer field. It’s taken longer with the county than the school expected, he said; the appraisal is done, and negotiations are ongoing about the price.

The school needs field to use for soccer practice and games, Mr. Prokop said, so they have made minor changes to a 5-year contract with an annual review. Holy Trinity will invest a minimum of \$25,000 for the field, and the public can use it when the school isn’t.

Minnie Bullock said the process is ongoing with the county, but she can’t comment on

where they are in negotiations. Use of Southside Park would provide Holy Trinity with the ability to serve its students, she said; they want to stay in the city, and this would enable them to do that. The school will provide a schedule to be posted on the city's website. The field would be used less than 10% of daylight hours, Ms. Bullock said, and other parts of the park would be accessible for the public when they are on it.

Holy Trinity would take over maintenance temporarily, Ms. Bullock said, if there were a traumatic flood event, and the city is tied up elsewhere. They desire to be good neighbors, she said.

Mr. Prokop said Holy Trinity and the county held two public meetings that were advertised, and "only one resident showed up." Holy Trinity's "redesign" is taking longer than was previously thought, he said.

Mayor Keyserling said he thinks council has been conflicted about this because of people in the Southside neighborhood. The city has resolved to do something and wants to keep Holy Trinity in the city. No one on council has come up with a rational reason for not doing something in Southside Park; some residents object to it because they want it to be a passive park.

Mayor Keyserling said his only question is about the Basil Green property coming back to the city. If the county/PALS is spending the money, he doesn't "know why they wouldn't build a soccer field" and not at "outrageous prices." Improvements at Basil Green could be permanent, he said, and "they could even split the costs" with Holy Trinity.

Greg Baisch said the timing is the problem with what Mayor Keyserling suggested. Holy Trinity holds practices "all over the county at non-soccer facilities," and they have struggled to find places to play games, including at "the Burroughs Avenue campus," he said. Mr. Prokop agreed that the problem is the timing, and it would take a "long time to work that through the county," but in a year or two, if the county does that, they could adjust the agreement. The Southside Park field would be improved for the city, which could use it in the future, he said.

Councilwoman Sutton said Mayor Keyserling's idea is interesting. Mayor Keyserling said, "They're going to dedicate that money to improvements in Pigeon Point. Why should Holy Trinity go and build a soccer field [at Southside Park] when they're going to make improvements there? And the city could well use a soccer field, while they're improving the ball fields" at Basil Green Park. Councilman McFee said there is "a soccer field set up" at Basil Green in what was formerly a parking lot. Mayor Keyserling said Holy Trinity is paying substantial money for the property and could be spending money on "a permanent asset," rather than on a temporary one at Southside Park.

Ms. Bullock said finding fields for the Holy Trinity students to play soccer on in the

upcoming school year is “a scramble,” they often aren’t practicing on regulation-size fields, which is problematic, and they can’t host games, so it’s “hard to set a schedule.” What Mayor Keyserling is suggesting at Basil Green would be great, she said, but that’s “a long-term picture for us.” However, if that works for the city in the short-term, they’d be willing to do it, Ms. Bullock said.

Mr. Prokop said the process is for this to come to council at its next meeting. He guessed that it would be a year to a year-and-a-half before Basil Green is usable for Holy Trinity. Two of the three soccer fields at Burton Wells have bad drainage problems, he added.

Mr. Prokop said this would only require one reading from city council; it will be put on council’s next agenda.

DISCUSSION: POSSIBLE NONCONFORMING SIGN CODE AMENDMENT REGARDING MINOR MODIFICATIONS TO SIGN-FACE ATTACHMENT ⁽¹⁾_(SEP)

Mayor Keyserling said he supports this as long as they aren’t inadvertently creating an opportunity for additional billboards or extending the life of this structure.

Mr. Prichard said they would put those in the “Whereas” statements as they craft the ordinance.

Councilman McFee made a suggestion to add the bolded text to 11.6.1.B.2: “. . . nor does it refer to minor modifications to sign-face attachments **for the purposes of public safety.**”

OTHER BUSINESS

Mr. Prokop read an email he had sent to **Paul Sommerville** about adding an item about improving fields. This is “more of a concern for Northern Beaufort County,” he said. Mr. Sommerville had written him back that the item would be added to the next county council meeting agenda.

Mr. Prokop summarized a letter given to council members from **David Burre** about the grandfathered monument sign at the location of the former Applebee’s, which Mr. Burre owns. The sign also marks the entry onto Pick Pocket Plantation Drive and businesses there. Mr. Burre has a new tenant, and he’s concerned about the requirements of the sign ordinance.

Mayor Keyserling said Mr. Burre is investing money to open the restaurant, and he has a tenant. The existing sign is more than a monument sign because it identifies a road that goes to other businesses that “lost the left turn” going west on Boundary Street. It identifies Waffle House, Hampton Inn, and other businesses, and it’s “been there for years,” he said.

Mr. Prokop said there are other monument signs in the city, especially on Ribaut Road; in one location, a new tenant moved in and was told that they had to take down the monument sign that was there and put up a smaller one. There are other cases like this one, and Mr. Prokop feels the city should be careful about making exceptions, like the city has already made once on Ribaut Road, if the intent of the ordinance is to eliminate all monument signs, because such exceptions could be “a slippery slope.” On the other hand, he said, it seems “pointless” to have to take down a monument sign that’s been there for 20 years and that covers multiple businesses because one of the businesses is new.

Councilman McFee said he feels there’s justification for keeping it because it is a sign for multiple businesses. By the city’s new sign ordinance, it is non-conforming, but he asked if the ordinance provides for signs that have multiple businesses on them.

Mr. Prichard described the sign. It has been non-conforming for about 16 years under the current standard and that of the previous UDO, he said. When the business changes, allowance for the non-conforming status goes away, he said, but Mr. Burre is asking that it remain. As far as it being a sign for the shopping center, Mr. Prichard said, they should be careful about that.

Mayor Keyserling said he’d suggest asking Mr. Burre if he would have “a real monument sign for all the businesses in there.” Mr. Prichard said when a business is set back from the road, like many on Ribaut Road and Boundary Street are, if a new business moves into a building that is set back, it is being “held to a standard for a sign as if the building *wasn’t* set back.” He feels that, “in fairness” they should “look at these types of transitions.”

Councilman McFee suggested being careful about allowing a sign that the city had required businesses to take down when the Boundary Street project was happening. Mr. Prokop said the city let Palmetto Bank keep its sign instead of changing it, and the city paid to move it.

Mayor Keyserling said if the city wants interconnectivity, and Mr. Burre’s had the names of the businesses on Pick Pocket Plantation Drive and the name of the street on it, he’d support that. Mr. Prokop said it’s currently “a blank brick monument sign.”

Councilman McFee said he thinks this warrants looking at what the city could do without telling Mr. Burre they would be grandfathering it in, because it doesn’t qualify for grandfathering. He also feels they should “look at including the neighbors.”

Mr. Prichard asked if he should limit this to monument signs that serve multiple tenants, so they have a purpose beyond a single business. Councilman McFee said a single business with a sign that size would be against the ordinance and not in a way that he’d support. Mayor Keyserling said he agrees.

Councilwoman Sutton said she couldn't recall the sign, so she needs to drive over and look at it so she will know what Mr. Burre is referring to.

Mr. Prichard said this letter just came, and he'll provide pictures and will draft something that council could hone.

Mr. Prichard said for shopping centers, the master sign plan is for 5 tenants, but some centers have 3 or 4 businesses, so he'd like council to consider revising that.

There being no further business to come before council, the work session was adjourned at 6:38 p.m.

DRAFT

A regular session of Beaufort City Council was held on June 25, 2019 at 7:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Councilwoman Nan Sutton, Councilman Mike McFee, and Bill Prokop, city manager. Councilmen Phil Cromer and Stephen Murray were excused absences.

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

CALL TO ORDER

Mayor Keyserling called the regular council meeting to order at 7:05 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Councilman McFee led the invocation and the Pledge of Allegiance.

CHARACTER EDUCATION PROCLAMATION

Councilman McFee made a motion, second by Councilwoman Sutton, to approve the proclamation of Martin Madrid as Beaufort Middle School's Student of the Month. The motion passed unanimously. Councilman McFee read the proclamation, and Mayor Keyserling presented it to Mr. Madrid. His teacher thanked council and said they are proud of Mr. Madrid, and everyone will be hearing his name because he is "quite a remarkable young man."

PROCLAMATION OF JUNE AS BORN IN BEAUFORT MONTH

Councilman McFee made a motion, second by Councilwoman Sutton, to approve the proclamation. The motion passed unanimously. Councilman McFee read the proclamation, and Mayor Keyserling presented it to **Patti Valentini** from Beaufort Memorial Hospital.

MINUTES

Councilman McFee made a motion, second by Councilwoman Sutton, to approve the minutes of the council work session on May 21, 2019. Councilman McFee said there was a typographical error on page 1; the number of police department service calls in 2018 should have been 90,131. **The motion to approve the minutes as amended passed unanimously.**

Councilman McFee made a motion, second by Councilwoman Sutton, to approve the minutes of the council work and regular sessions on May 28, 2019. Councilman McFee said on page 1, **Bo Hodges'** first name was misspelled as "Beau." **The motion to approve the minutes as amended passed unanimously.**

ORDINANCE AUTHORIZING CITY MANAGER TO PURCHASE PROPERTY (TAX MAP PARCEL # R120 029 00C 0171) FOR THE PURPOSES OF STORMWATER INFRASTRUCTURE REPAIR IN BATTERY SHORES

Councilman McFee made a motion, second by Councilwoman Sutton, to approve the ordinance on second reading. Mr. Prokop said this purchase on Otter Creek Circle is to run stormwater drains through the property. Once Public Works completes the work, the property will go back on the market, he said, and this is the least costly option to move the stormwater where they need to. **The motion passed unanimously.** [L] [SEP]

FY 2020 BUDGET ORDINANCE

Councilman McFee made a motion, second by Councilwoman Sutton, to approve the ordinance on second reading. Kathy Todd said adoption of the budget requires 2 readings and a public hearing, so this is the second reading. The budget includes a millage increase of about 1.18 mils, she said, and she reviewed the General Fund and other fund budgets for revenues and expenditures. No additional funding is necessary for capital projects, Ms. Todd said. **The motion passed unanimously.**

[L] [SEP]

REQUEST FROM BEAUFORT REGIONAL CHAMBER OF COMMERCE TO HOST ANNUAL SHRIMP FESTIVAL IN WATERFRONT PARK AND TO APPROVE THE SALE OF ALCOHOL, STREET CLOSURES FOR THE RUN FORREST RUN 5K BRIDGE RUN/WALK, AND STREET CLOSURE FOR CHARLES STREET EXTENSION

Councilman McFee made a motion, second by Councilwoman Sutton, to approve the requests for the October 4 and October 5, 2019 event. Rhonda Carey introduced Blakely Williams, who read the requests for Shrimp Festival. Ms. Carey said the event would follow the same pattern and details as usual. **The motion passed unanimously.**

REQUEST FOR CO-SPONSORSHIP FOR USE OF WATERFRONT PARK FROM THE UNITARIAN UNIVERSALIST [L] [SEP] FELLOWSHIP OF BEAUFORT FOR THE “CELEBRATING CITIZENSHIP IN BEAUFORT” EVENT

Councilwoman Sutton made a motion, second by Councilman McFee, to approve the request for the October 26, 2019 event. Ms. Carey said this is a new event celebrating citizenship. David Bartholomew said it would be between 2:00 p.m. and 4:00 p.m. at Waterfront Park. It is a non-partisan and non-denominational event to celebrate naturalized citizens in the area. Ms. Carey said the event is free and open to the public, and staff is in support of it. **The motion passed unanimously.**

APPOINTMENT TO METROPOLITAN PLANNING COMMISSION (MPC)

Councilman McFee made a motion, second by Councilwoman Sutton, to appoint Bill Bardenwerper to the MPC. The motion passed unanimously.

CITY MANAGER’S REPORT

Mr. Prokop said the City of Beaufort has been selected as one of the top ten places in South Carolina to visit.

The DragonBoat Beaufort races were a “huge success” again, Mr. Prokop said, and there were entries from around South Carolina and other states.

July 5 will be First Friday, with the theme “Made in America,” and Water Festival starts July 12, Mr. Prokop said.

Mr. Prokop said he and Mayor Keyserling attended a meeting with county council and mayors from Beaufort and Jasper Counties, and one mayor complimented the maintenance of Waterfront Park. Mr. Prokop encouraged others to see how Waterfront Park looks.

City administration offices will be closed from 12 p.m. to 2 p.m. on June 28 while the employee picnic is held at Waterfront Park, Mr. Prokop said.

A stormwater update will be presented on July 10 at 10 a.m. in council chambers, Mr. Prokop said. The public is invited to attend.

The city’s summer work program starts this week with a rising senior from Beaufort High School working in the Community and Economic Development department, Mr. Prokop said. This program will be expanded to other departments in the future.

MAYOR’S REPORT

Mayor Keyserling agreed with Mr. Prokop about how exciting the DragonBoat Beaufort races were.

Mayor Keyserling attended a ceremony at Grace AME Church that was “quite interesting,” and went to the celebration of the renovated Best Western Inn, which he said has had an inn of some kind on that property for 150 years.

Mayor Keyserling said that at the mayors’ meeting, they tried to come up with a list of discussion topics, and #1 was the local option sales tax (LOST). They have brought Hardeeville and Yemassee into their “informal circle,” so Hampton and Jasper Counties are represented, he said. He hopes the mayors from those communities will be able to help to explain to county council how the LOST benefits communities.

There being no further business to come before council, Councilwoman Sutton made a motion, second by Councilman McFee, to adjourn the regular council meeting. The motion passed unanimously, and the meeting was adjourned at 7:40 p.m.

A work session of Beaufort City Council was held on July 16, 2019 at 5:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Councilwoman Nan Sutton, Councilmen Mike McFee, Phil Cromer, and Bill Prokop, city manager. Stephen Murray was an excused absence.

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

CALL TO ORDER

Mayor Keyserling called the work session to order at 5:00 p.m.

PRESENTATION: BEAUFORT AREA HOSPITALITY ASSOCIATION (BAHA) ANNUAL REPORT

Lise Sundrla, executive director of BAHA, described the organization's mission and named the board of directors' members, officers, and advisors. She discussed why BAHA is important to the hospitality industry and the community. Ms. Sundrla shared the first year's goals and listed the many things the organization did during that time, including "engaging an executive director" and a "partner coordinator," and doing "strategic visioning" and planning.

Among other accomplishments this year, Ms. Sundrla said, BAHA established an interactive job board and participated in job fairs to help tackle industry concerns. The organization also established a "Hospitality Star" program to offer benefits to BAHA partners, and it is developing a hospitality star training program, with the goal of all of its members' employees being hospitality stars. They begin training on July 30, Ms. Sundrla said.

BAHA established a task force to explore concerns from lodging partners about short-term rentals, Ms. Sundrla said, and worked with the city on putting on the 2018 Shrimp Festival and 2019's Taste of Beaufort. They also partnered with the Convention & Visitors Bureau (CVB) and Lowcountry Tourism, she said, and have been "cultivating relationships and listening" this year.

Ms. Sundrla discussed the amount of property tax hospitality and lodging businesses generate, as well as Accommodations Tax (ATAX) and Hospitality Tax (HTAX) revenues. They are responsible for more than 1,200 jobs in the City of Beaufort, she said, and they support a number of city services.

Coming up, Ms. Sundrla said, BAHA's efforts include pursuit of event programming in the city's parks. They will also work more closely with the City of Beaufort, Beaufort County, and the Town of Port Royal to identify and address industry challenges.

Ms. Sundrla thanked BAHA's sponsors. **Jonathan Sullivan** thanked Ms. Sundrla for her

work and those on city staff with whom BAHA has worked.

Mayor Keyserling said at county council and the recent mayors' meeting, a top priority is the local option sales tax (LOST). The costs of infrastructure are "escalating," he said, and city council has consistently supported the tax to help with infrastructure and capital needs. County council wouldn't put the LOST on the ballot in the past, he said, but the city would again be taking the proposal to the next county council meeting.

Kathy Todd and all of the finance directors are working on the proposal, Mr. Prokop said. It's the #1 priority of all of the mayors, he said.

Mayor Keyserling said the Heritage Tourism Development Corp. is "a little stuck." The mayors enlisted **Andy Beall** "to do the work," he said, and they've gone to the county, but "to make it go, we're going to need some help." Ms. Sundrla said Dr. Beall has asked to speak to the BAHA board.

Mr. Sullivan said he could think of "4 great sites" that could tie into what the Heritage Tourism Development Corp. is working on, and he feels there is "a lot of opportunity to bring visitors" to these sites. Dr. Beall is making his presentation to BAHA on July 22. They want to know more about the Heritage Tourism Development Corp. and about the LOST, Mr. Sullivan said, and they want to reduce sprawl and promote infill. "We're all in favor of those types of programs," he said.

MONUMENT SIGNS

David Prichard said **David Burre** wanted to come to the work session to talk about the monument sign at the former Applebee's property, which he owns; the tenant there now is Los Gallos.

Mr. Burre said the sign in front of the old Applebee's has been there more than 20 years. He wants to re-use it for his new tenant's business; people need to be able to see the business is there without jeopardizing traffic, he said.

Mr. Burre presented council with a packet that had 3 designs that he had asked the tenants about and told council how they rated the signs and which he prefers. He also included in the packet other monument signs on Boundary Street, including Waffle House, which he said is 33 square feet, and Ameris Bank, which he said is 60 square feet. Mr. Burre said his sign is 24 square feet.

Mr. Prichard said, according to the Beaufort Code, monument signs in T5-UC zones are limited to "10 square feet on the side," which was also the case in the old UDO, so that's been the case since 2003. Also, in the Boundary Street District, monument signs are not allowed with new construction. Mr. Prichard said **Ken Meola** took pictures of all the signs on Boundary Street that are nonconforming.

Mayor Keyserling asked if, under the Beaufort Code, the business's sign has to be on the building. Mr. Prichard said with new construction, a monument sign is not allowed. Mr. Burre said a monument sign would be allowed, but it could only be 10 square feet, and "the thing holding it" can only be 3' tall. He wants to leave the shrubs that are currently around his sign, he said, but because of the size limit, under this code, the sign would be hidden underneath them. His current sign was put up 24 years ago, Mr. Burre said, and it's "huge," but it's no bigger than the signs "right next to me."

Mr. Prichard clarified that monument signs are not allowed in this district with new construction. Once a building has been vacated, he said, "you lose your legal nonconforming status." The city has allowed Mr. Burre to keep up the sign that he normally would have been required to take down, he said.

Councilwoman Sutton said she has no problem with what Mr. Burre is requesting, and she feels his current sign should be utilized. Councilman Cromer agreed. Mayor Keyserling said he found one version of those Mr. Burre presented to council "attractive," and the size is "comparable, if not less," but the city needs to figure if it can "make it work" under the new code. The building changed hands, he said, and it remained vacant for a long time. The sign is not offensive, but the city has to be consistent, Mayor Keyserling said. Most grandfathered signs are on places that "will be there for awhile," he said.

Mr. Prichard suggested different ways this could be handled. Changing the requirements for T5 changes them for anywhere there is T5 zoning in the entire city, not just on Boundary Street. He wants to make sure council is comfortable with monument signs bigger than 10 square feet. Councilwoman Sutton said she "can't imagine" having signs that are only 10 square feet; she feels this is an instance of needing to revise the code. "There is nothing wrong" with Mr. Burre's sign, she said.

Mr. Burre said on Ribaut Road, where businesses are closer to the street and the speeds are lower, monument signs aren't needed.

Mr. Prokop said this matter has come up on several occasions with doctors' offices on Ribaut Road when the business changes. These businesses have "pushed back," saying the signs cost thousands of dollars. Councilwoman Sutton feels council has to look at this with "common sense" and "adjust the code in some way" because "this is ludicrous."

Mr. Prokop said they would have to "look at making a code adjustment," because this wouldn't just be for Mr. Burre.

Mayor Keyserling said he is "fine with this," but he's struggling with "transitioning a street," and "there are so many out there," so they need a "framework" for requirements. Council shouldn't be involved with every business' sign issues, he said.

Mr. Burre said the code needs to be corrected in this instance because a 10 square foot sign is “unsafe.”

Mr. Burre said he has “no intention of backlighting” the sign; he’ll put lights on the ground so it can be seen at night.

Mr. Prichard asked if council is comfortable with “the ordinance for T5 generally,” except on major thoroughfares.

Mr. Burre asked council to consider letting him “take the risk” of ordering and putting up the sign, and if council decides against it, he would take it down. Mayor Keyserling said council doesn’t have the authority to make that decision.

DISCUSSION ABOUT THE ACCOMMODATIONS TAX (ATAX) GRANT PROCESS

Mr. Prokop said applicants for ATAX grants sometimes said, “We didn’t know that” about details, requirements, etc., so staff asked **Vimal Desai**, the new Tourism Development Advisory Committee (TDAC) chair, and Mr. Sullivan, the outgoing chair, to explain the criteria for this year. They have been meeting with Ms. Todd, Mr. Prokop said, and will start the process when council comes back from its summer break.

A few years ago, Mr. Desai said, TDAC mandated that all applicants have to come to a pre-application workshop to learn the committee’s expectations. The workshops will this year will be on August 6 and August 22; all applicants must attend, or they are not eligible to get a grant, he said.

This is TDAC’s third year using the new application, which includes the grant review criteria that the committee uses to score each applicant’s request, Mr. Desai said. They have discussed adding a line item to indicate that applicants that hold events during the two off-seasons (which are from the end of July until the end of September and the end of December until March) will be reviewed more favorably, he said.

Mr. Sullivan said last year, two applicants were not eligible for funds based on their application; they were unhappy and thought that wasn’t fair. The reasons for their ineligibility were all in the application packet, he said. There’s a signature page at the end of the packet that says the applicant understands the requirements, so the rules are part of the application, Mr. Sullivan said, and the scoring document TDAC uses is also included in it.

TDAC wants to make sure that city council knows that the expectations are clear, Mr. Sullivan said, and that they are trying to develop more tourism during the shoulder seasons. Events in October, April, and May don't need additional tourism dollars, he said, so they want applicants to know that activities during the other months will be looked at more favorably.

Mr. Desai said TDAC added a section for applicants who are applying for grant money from sources other than ATAX. Mr. Sullivan said organizations can't use other ATAX dollars as part of their 50/50 matches.

Mayor Keyserling said 4 or 5 years ago, council talked about the need for an incentive for collaboration among organizations applying for ATAX grants; he asked if that is still included. Mr. Sullivan said it is: The session is called a "learn and share" workshop, because as TDAC hears what the applicants are doing, they can help connect the applicants with one another, and then the organizations could apply for ATAX with collaborative efforts. Those organizations that collaborate on marketing and events are also looked at more favorably by the committee, he said.

Mr. Sullivan said they have tried to get away from recommending ATAX funds for marketing; they want to fund the CVB "heavily" to market "our whole destination," and they encourage applicants to do their marketing through the CVB. He said they want the organizations "to improve the products they have" with ATAX money. For example, the film festival is in February, Mr. Sullivan said, and with its ATAX grant, organizers added a day to the festival, which hotels and restaurants reported was "a huge success."

Deborah Johnson asked if the applicants were scored numerically. Mr. Sullivan said yes. As a grant writer, Ms. Johnson said, for TDAC to "make it crystal clear," if the committee gives favorable consideration for something, the application should say how many additional points TDAC will give for that (e.g., having an event during the shoulder seasons). TDAC members complete a sheet for each organization, Mr. Sullivan said, giving one to five points in various categories and adding the points for an overall score. Then, the committee members' scores for each of the groups are tabulated to get an overall total score for each organization, after which the organizations are ranked by their scores, and the committee decides the recommended amounts of the awards based on the overall score each organization receives. Ms. Johnson said if doing something gives organizations that do it TDAC's "favorable consideration," it would help the applicants to know "what that really meant."

Ms. Todd said she believes the ATAX application will be posted on line this week. She will send a copy to council members before then, she said.

UTILIZATION OF TIF FUNDS FOR FACILITY IMPROVEMENTS AS ORIGINALLY DISCUSSED

Mr. Prokop said this is primarily money for facility improvements that are within the TIF district, such as the doors on City Hall. The building is ten years old, and "we need to start doing some maintenance," he said.

This proposal sets aside fixing up the police/municipal court building to move a tenant into it, Mr. Prokop said. Staff originally said it would need \$950,000 for improvements to City Hall, the police/municipal court building, and the Public Works facility, but they

went to department heads about reductions, and the estimated total has been reduced to \$590,000. The proposed amount for the police/municipal court building is \$190,000; he listed the proposed items for which TIF funds would be used there, in the Public Works building, and at City Hall. The proposed amounts for the Public Works facility and City Hall are \$200,000 each. Mr. Prokop said these numbers are estimates.

Ms. Todd said the TIF II fund balance is \$4.3 million, which is more than when the ordinance was passed a few months ago because of investment earnings, and that interest will keep accruing.

Mr. Prokop told Councilman McFee that some of these items are in addition to the Johnson Controls contract.

There was a general discussion about the City Hall doors.

Councilman Cromer said the improvements are especially important for the Public Works facility because “we’ve kicked the can down the road” (i.e., paying to improve it) for a long time. Ms. Todd said the TIF II fund uses included City Hall, and funds were used for that “to begin with,” as they were for the Public Works building. The “asset . . . needs to be maintained,” she said.

EXECUTIVE SESSION

Pursuant to Title 30, Chapter 4, and Section 70 (a) (2) and (1) of the South Carolina Code of Law, **Councilman Cromer made a motion, seconded by Councilman McFee, to enter into Executive Session for legal updates and discussion of boards and commissions. The motion passed unanimously.**

There being no further business to come before council, the work session was adjourned at 6:14 p.m.

A regular session of Beaufort City Council was held on July 16, 2019 at 7:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Councilwoman Nan Sutton, Councilmen Mike McFee, Phil Cromer, and Bill Prokop, city manager. Stephen Murray was an excused absence.

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

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

Councilman Cromer made a motion, second by Councilman McFee, to direct staff to draft a proclamation for the opening of USCB's fall session. The motion passed unanimously.

CALL TO ORDER

Mayor Keyserling called the regular council meeting to order at 7:10 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Councilman McFee led the invocation and the Pledge of Allegiance.

RESOLUTION COMMENDING RICK GRIFFIN FOR YEARS OF SERVICE OF OPERATING THE CITY'S MARINA

Councilman McFee made a motion, second by Councilman Cromer, to approve the proclamation. The motion passed unanimously. Councilman McFee read the proclamation, and Mayor Keyserling presented it to Mr. Griffin.

RESOLUTION COMMENDING QUINN PEITZ FOR SERVICE ON THE CITY'S HISTORIC DISTRICT REVIEW BOARD

Councilman McFee made a motion, second by Councilman Cromer, to approve the proclamation. The motion passed unanimously. ^[L]_[SEP] Councilman McFee read the proclamation, and Mayor Keyserling presented it to Mr. Peitz.

RESOLUTION COMMENDING CHUCK SYMES FOR SERVICE ON THE CITY'S HISTORIC DISTRICT REVIEW BOARD ^[L]_[SEP]

Councilman Cromer made a motion, second by Councilman McFee, to approve the proclamation. The motion passed unanimously.

^[L]_[SEP]

MINUTES

Councilman McFee made a motion, second by Councilman Cromer, to approve the minutes of council's special work session and regular meeting on May 7, 2019. The motion to approve the minutes as submitted passed unanimously.

Councilman Cromer made a motion, second by Councilman McFee, to approve the minutes of council's work session and regular meeting on June 11, 2019. The motion to approve the minutes as submitted passed unanimously.

AUTHORIZATION TO ALLOW THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH HOLY TRINITY SCHOOL FOR USE OF SOUTHSIDE PARK

Councilman McFee made a motion, second by Councilwoman Sutton, to table this item. The motion passed unanimously. Mayor Keyserling said HT is working with the county on a soccer field at another park. He invited comments from the public on Holy Trinity's use of Southside Park.

Connie Hipp, 2305 Waverly Way, said she is one of the original members of the Southside Park committee from 2004. She is concerned about whether this will be a passive or active park. Ms. Hipp has "heard different stories" about how Holy Trinity is planning to use the park, and she's glad the matter is tabled, because she would like to know more about what the city has agreed to before it happens. If Southside Park is going to be an active park, Ms. Hipp said, she would "like to see it called that."

Mayor Keyserling said the county park manager had said that if there were playgrounds in Southside Park, it would not "be a passive park." Ms. Hipp said playgrounds had been planned for the park for many years, but no equipment has been put in. The park committee felt like the neighborhood could use a playground, she said, but she's not sure about having regularly scheduled soccer games there.

Ms. Hipp said the park committee did a lot of research about other communities' parks; they had been tasked with finding the best use for Southside Park, which "doesn't include regularly scheduled soccer games." She thinks Holy Trinity has "good alternatives" to using Southside Park.

Jeff Merrill said he thinks a passive park is a good thing for the community. He said the open space where the soccer field is proposed adds an opportunity for people to go to Southside Park and do what they like to do. Parking at Southside Park when Holy Trinity is using the field – especially for games – would be another concern. Mr. Merrill asked how much of the park would be used to create additional parking spaces, which he feels would be "a large expense" for the city. Also, a large retention pond is supposed to be put into Southside Park to help with stormwater issues, he said, so he asked if the proposed soccer field area would be used for that, or if the city would have to move the field closer to the dog park, which would also take up space that people currently play in. The city would have to fence off that drainage pond so people don't drown in it, Mr. Merrill added. He has many questions, including about costs, he said, which haven't been discussed yet.

Mayor Keyserling said Mr. Prichard has an "as-built" of what is at Southside Park and

what could go there. Mr. Merrill asked if that is on the city's website, and Councilman McFee asked if it is online. He was told it is not. Mayor Keyserling said unfortunately, "we've been 15 years without a plan" for Southside Park. He feels young families in "a neighborhood that's falling down" should have a playground.

About the definition of a passive park as one without even a playground, County Councilperson **Alice Howard** said that definition is the county's, not the city's, and the City of Beaufort is not obligated to follow that definition for its city parks. "You can do whatever you want" with a city park, she said, including having a playground at Southside Park and still considering it a passive park.

Mayor Keyserling said Holy Trinity is working with Ms. Howard and county staff to find a location for its soccer field.

Sandi Cavanagh, 4 Abbey Lane, said she was told years ago that Southside Park would be passive, and she is okay with not having a playground there, though that would be nice. She is concerned that with a soccer field in the park, there would be too much traffic, given the number of people, children, and pets using the park.

Barb Chemsak said she has researched the matter, and around the country, there are many different definitions of "passive" parks. She recommends the definition used in Alexandria, Virginia, where active/passive is determined by whether the space is scheduled or unscheduled. A dog park, for example, is unscheduled, so a park with one would be considered "passive," Ms. Chemsak said: Anyone could use it whenever they wanted to during park hours, and the same would be true of a playground.

Ms. Chemsak told Mr. Merrill that the retention pond at Southside Park is no longer planned.

Ms. Chemsak said she looked at the draft ordinance for Beaufort County, and the city could follow that if it wanted to, but it does not *have* to. She is concerned because Southside Park has been a passive park "since day one," and she doesn't want that to change.

Ms. Howard said she lives in the vicinity of Southside Park at 1705 Riverside Drive. She and others had been led to believe that the money from the sale of Bob Jones Field would go to repair Basil Green, but then after watching council's work session, it sounded like that wouldn't meet Holy Trinity's needs. There are several "feasible" sites that Holy Trinity hasn't looked at, Ms. Howard said, and some public school fields that could be used. She feels they are "very close" to finding sites that Beaufort County could schedule for the school. They are in negotiations for the sale of Bob Jones, Ms. Howard said, so she appreciates that council is tabling this matter.

ORDINANCE AUTHORIZING THE DISSOLUTION OF THE GATEWAY CORRIDOR REDEVELOPMENT DISTRICT

Councilman McFee made a motion, second by Councilman Cromer, to approve the ordinance on first reading. Ms. Todd said on June 22, 1999, council adopted an ordinance to establish the Gateway Corridor Redevelopment District, and in 2002 and 2004, city council “authorized the obligations of principal amount of \$4 million and \$2 million, respectively,” for redevelopment projects in that area. As of June 30, 2018, the city “had retired all of the obligations under both of those bonds,” she said, and paid all redevelopment project costs; no surplus money remains. “According to state law, the municipality should adopt an ordinance dissolving the tax allocation fund for the project,” so this ordinance does that and terminates its designation as a redevelopment project area, Ms. Todd said. **The motion passed unanimously.**

REAPPOINTMENTS AND AN APPOINTMENT TO THE CULTURAL DISTRICT ADVISORY BOARD (CDAB)

Councilman McFee made a motion, second by Councilman Cromer, to reappoint Bonnie Hargrove (USCB Center for the Arts), Megan Morris (Santa Elena Foundation), Jacque Wedler (Historic Beaufort Foundation), and Carol Lauvray (Beaufort History Museum) to CDAB, and to appoint Lynda Dyer (Convention & Visitors Bureau) to CDAB. The motion passed unanimously.

CITY MANAGER’S REPORT

Mr. Prokop thanked Public Works, the police department, and the fire department for working together to hang a flag from the Woods Bridge, which required special hangers and a state engineer to come to Beaufort to show where it could be put. The flag was taken down when someone saw it was ripped, he said. The city plans more decorations for next year “if we can get through the procedures,” Mr. Prokop said.

Mr. Prokop shared the city’s workers’ comp ratings: in 2016, it was 1.63; in 2017, it was 1.35; in 2018, it was 1.18, and it is .99 so far in 2019, thanks in large part to training employees.

Mr. Prokop said Water Festival has begun. The parade is this weekend, and he hopes everyone enjoys all of the festival.

Mr. Prokop thanked Safe Harbor, which will be the city’s marina operator as of August 1. Safe Harbor has offered current marina employees positions, and for benefits, etc., the day they started working for Mr. Griffin would still be considered their first day, he said.

There will be a stormwater meeting on July 30 with “all of our partners,” Mr. Prokop said, to help determine what needs to be done for the city to get its stormwater projects permitted. He said they are looking at using temporary pumps instead of permanent pumps to deal with stormwater problems. The Rising Sea Level Coalition is doing mapping and other work free of charge, Mr. Prokop said, and a senior intern was

hired for about \$12,000. \$1.5 million in grants has been received for stormwater work, and they feel more granting opportunities are out there, he said.

Mr. Prokop said hurricane season has started, so residents should be prepared and follow the precautions the city issues. When a mandatory evacuation order is issued, there will be no one to help those who stay if they call 911, he said.

Beaufort is growing and changing, Mr. Prokop said, and there have been more permits issued for residential building, as well as the growing number of commercial businesses. USCB and TCL are also growing rapidly, he said. New retail businesses are moving into Beaufort, and shopping centers are being renovated. Soon, 25 to 35 properties are going to be annexed into the city at their owners' request, Mr. Prokop said; the annexation petition will go to the Metropolitan Planning Commission first, then to city council. Beaufort needs to adjust to the changes, he said, in this "exciting and challenging time for the City of Beaufort." By following the strategic plan and working with its partners, the city will be "great," he said.

MAYOR'S REPORT

The next city council meeting will be August 27, Mayor Keyserling said.

He felt this year's Water Festival fireworks were the best he's seen.

COUNCIL REPORTS

Councilman Cromer said the Beaufort History Museum had a very successful exhibit on The Melody Makers, which generated a lot of museum memberships.

On the "housing that is affordable" front, Councilman Cromer said the groundbreaking for an 8-unit complex on land donated by the City of Beaufort would be the following day at 9:00 a.m. The Mossy Oaks Habitat for Humanity homes – also built on land donated by the city – should be done in August, he said.

There being no further business to come before council, Councilman Cromer made a motion, second by Councilman McFee, to adjourn the regular council meeting. The motion passed unanimously, and the meeting was adjourned at 7:52 p.m.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/29/2019
FROM: Community and Economic Development
AGENDA ITEM Ordinance amending section 11.6.1.B.2, Minor Alterations to Non-conforming Sign -
TITLE: 2nd Reading
MEETING 9/10/2019
DATE:
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

1st Reading held on August 27, 2019 during Regular Meeting

PLACED ON AGENDA FOR:

REMARKS:



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/29/2019
FROM: Community and Economic Development
AGENDA ITEM
TITLE: Ordinance annexing property located at 302 Parker Drive - 2nd Reading
MEETING
DATE: 9/10/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

1st Reading held on August 27, 2019 during Regular Meeting

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	8/29/2019



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.

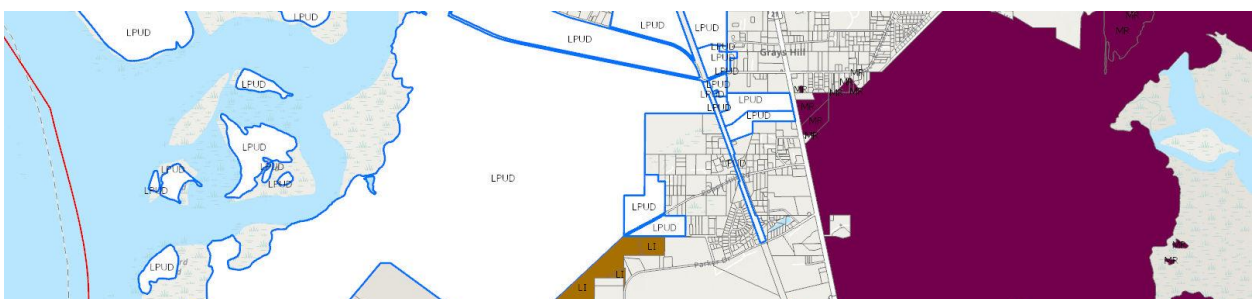
MPC Recommendation: Approval of annexation (unanimous)

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

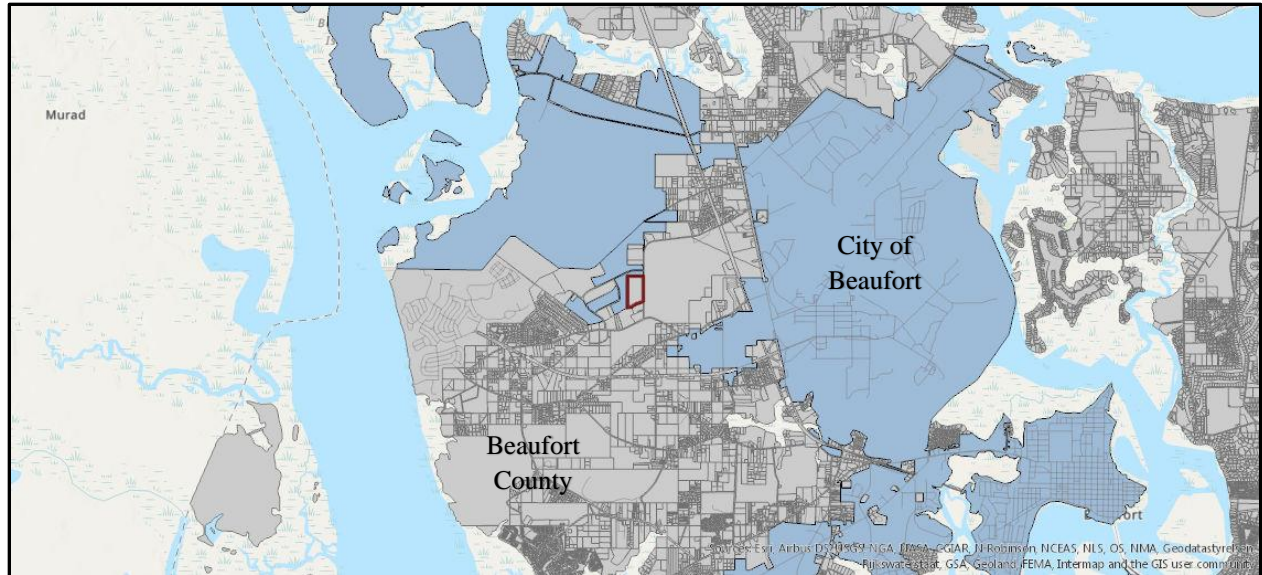
IVETTE BURGESS, CITY CLERK

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



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/29/2019
FROM: Community and Economic Development
AGENDA ITEM
TITLE: Ordinance zoning (map amendment) for 302 Parker Drive - 2nd Reading
MEETING
DATE: 9/10/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

1st Reading held on August 27, 2019 during Regular Meeting

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	8/29/2019



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.

.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

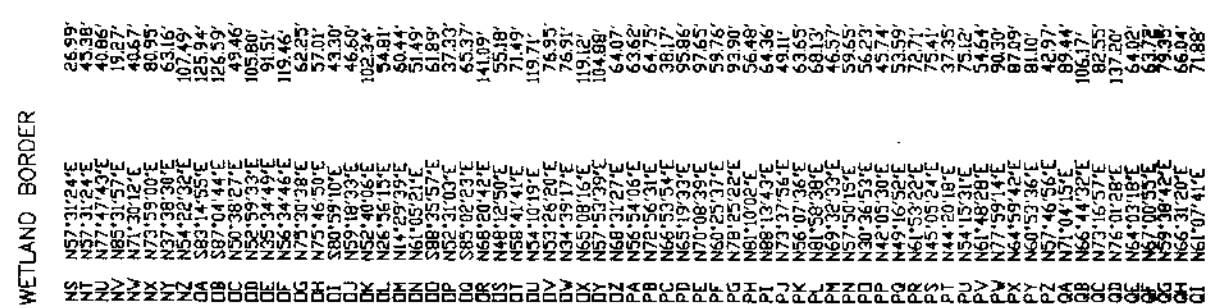
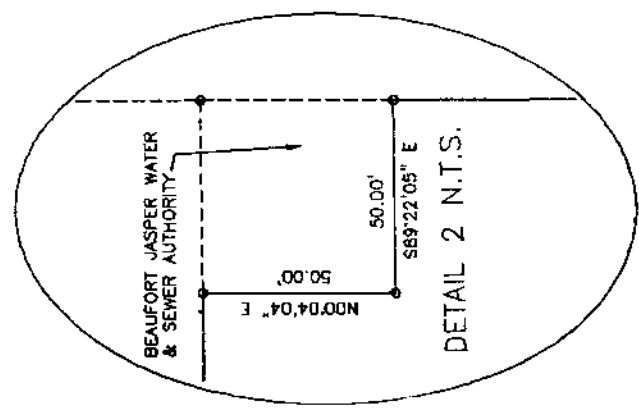
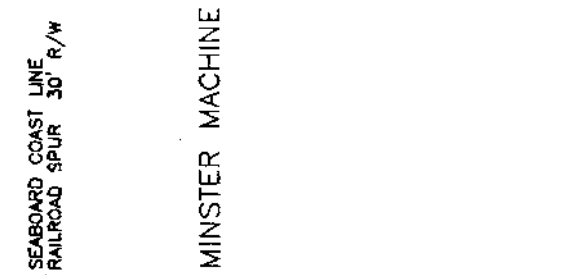
IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY



EXEMPT

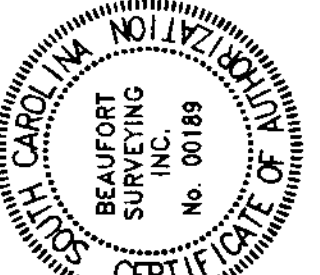
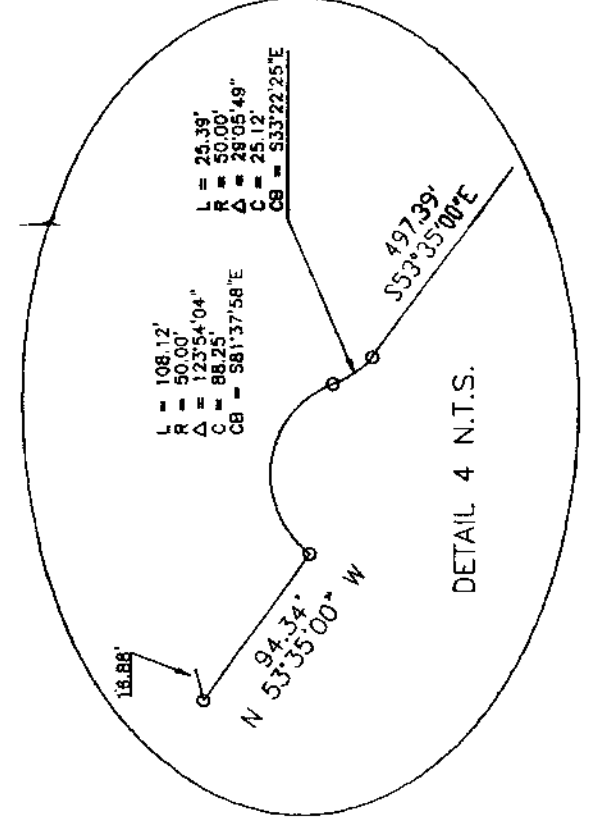
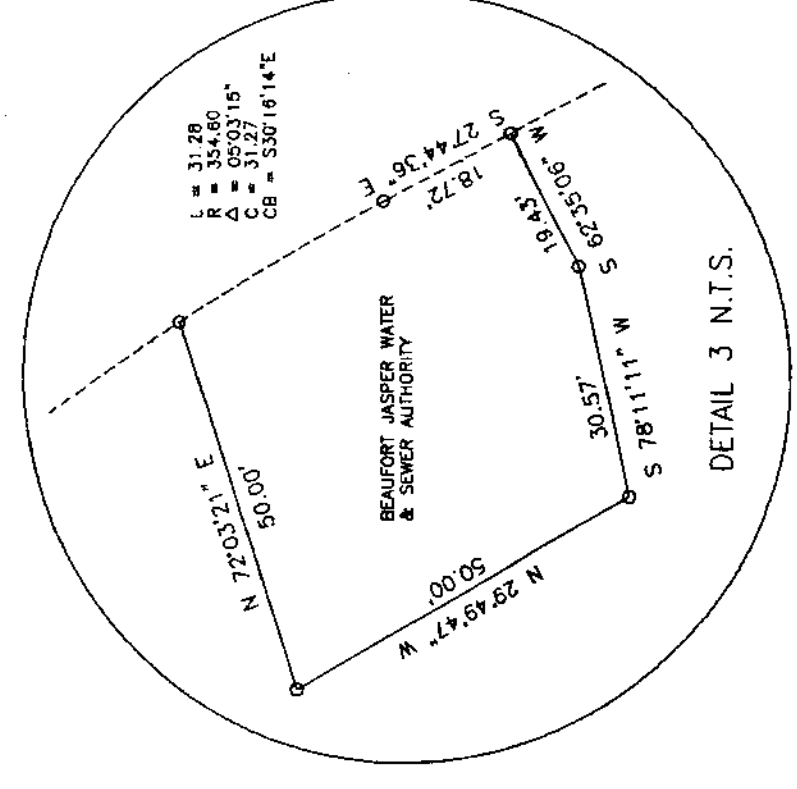
This plot of property is exempt from having to obtain a subdivision approval under the provision of the Beaumont County Development Standards Ordinance as provided for in Article 1 Division Section 106.8C(1)(b)

Certified by Synge 2/27/06

Date

HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN 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 C SURVEY AS SPECIFIED THEREIN.

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

WETLANDS C, D, E, F, G, H, I, J, AND O
ARE NON-JURISDICTIONAL WETLANDS

	WETLAND ACREAGE
C -	0.647
D -	2.790
E -	1.210
F -	7.115
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

PIN: R100-020-000-0119-0000



SCALE 1" = 400'

FEBRUARY 08, 2008

P12564/JJ

REFERENCE:

1.) PLAT BY BEAUFORT SURVEYING INC.

DATED JULY 7, 2000 AND RECORDED IN THE
OFFICE OF REGISTER OF DEEDS, BEAUFORT CO

SOUTH CAROLINA IN DEED BOOK 1471 PAGE
A V OLAT OV NIELO'S OUDISTIONEN IN

2.) PLAT BY NIELS CHRISTENSEN IV
DATED DEC. 9 1992 AND RECORDED IN THE
COUNTY OF ...

OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 46, PAGE 99

3.3.) PLAT BY BEAUFORT SURVEYING INC.
DATED JULY 15, 1997 AND RECORDED IN THE

OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY, SOUTH CAROLINA IN DEED BOOK 1008 PAGE 15, 159 AND RECORDS IN THE

4.) PLAT BY DAVID E. GASQUE

DATED JANUARY 18, 1990 AND RECORDED IN
OFFICE OF REGISTER OF DEEDS, BEAUFORT C

SOUTH CAROLINA IN PLAT BOOK 38, PAGE 1

B.) PLAY BY DAVID E. GASQUE
DATED AUGUST 18, 1995 AND RECORDED IN

OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 56, PAGE 3

5.) PLAT BY BEAUFORT SURVEYING INC.

DATED JULY 1, 1994 AND RECORDED IN THE
OFFICE OF REGISTER OF DEEDS, BEAUFORT C

SOUTH CAROLINA IN PLAT BOOK 50, PAGE 1

DATED FEBRUARY 10, 1997, REVISED MARCH

OFFICE OF REGISTER OF DEEDS, BEAUFORT COUNTY
SOUTH CAROLINA IN PLAT BOOK 50, PAGE 17

3.) PLAT BY R. D. TROGDON, JR.,
DATED JULY 26, 1983 AND FILED IN THE

DATED JULY 20, 1983 AND FILED IN THE
ASSESSORS OFFICE FOR BEAUFORT COUNTY
COUNTY CLERK

SOUTH CAROLINA,



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/29/2019
FROM: Community and Economic Development
AGENDA ITEM Ordinance annexing property located at 35 and 43 Parris Island Gateway and 41 and 46
TITLE: Broad River Boulevard - 2nd Reading
MEETING
DATE: 9/10/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

1st Reading held on August 27, 2019 during Regular Meeting

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	8/29/2019



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:

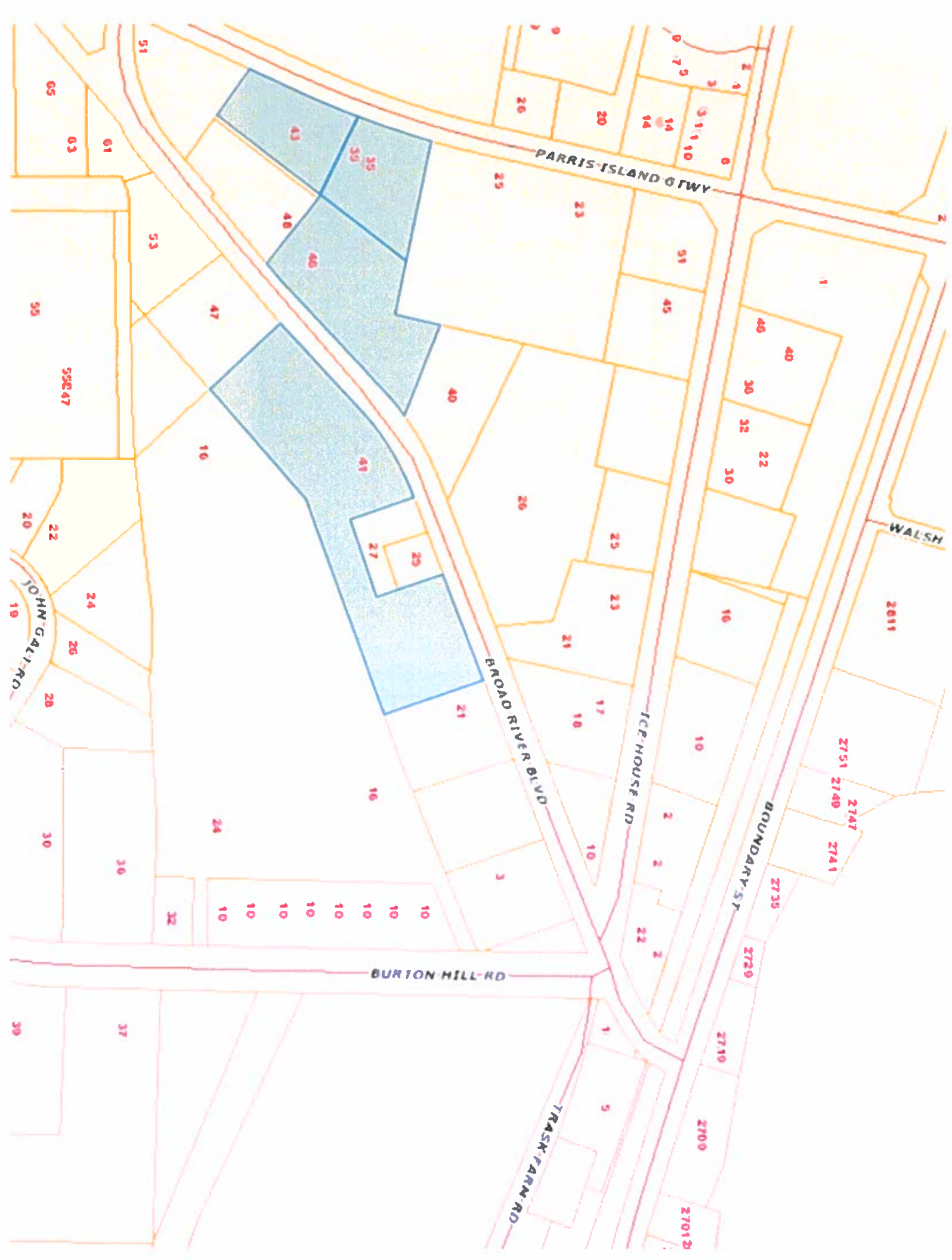
The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter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

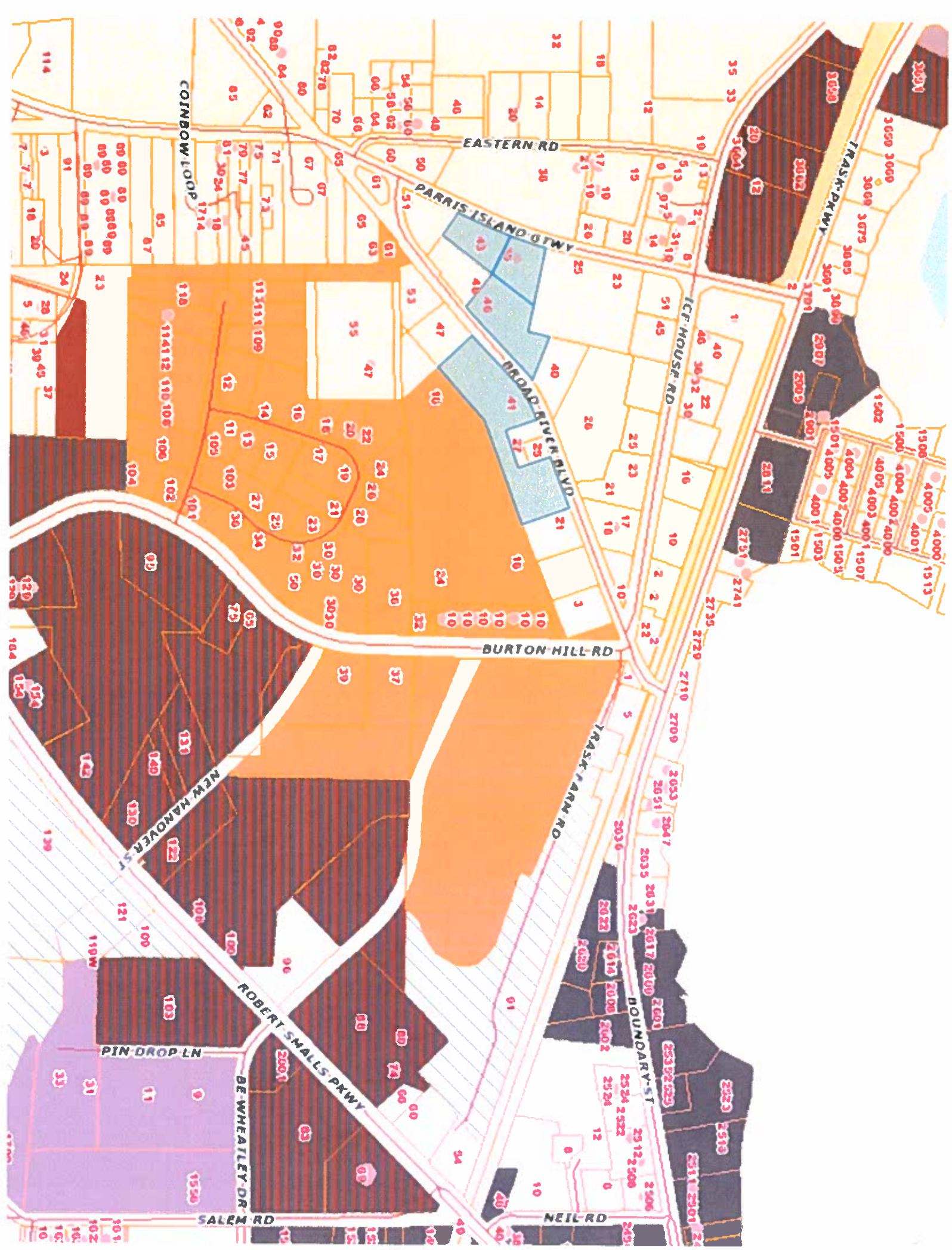
The petitioning area to be annexed is described as follows:

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

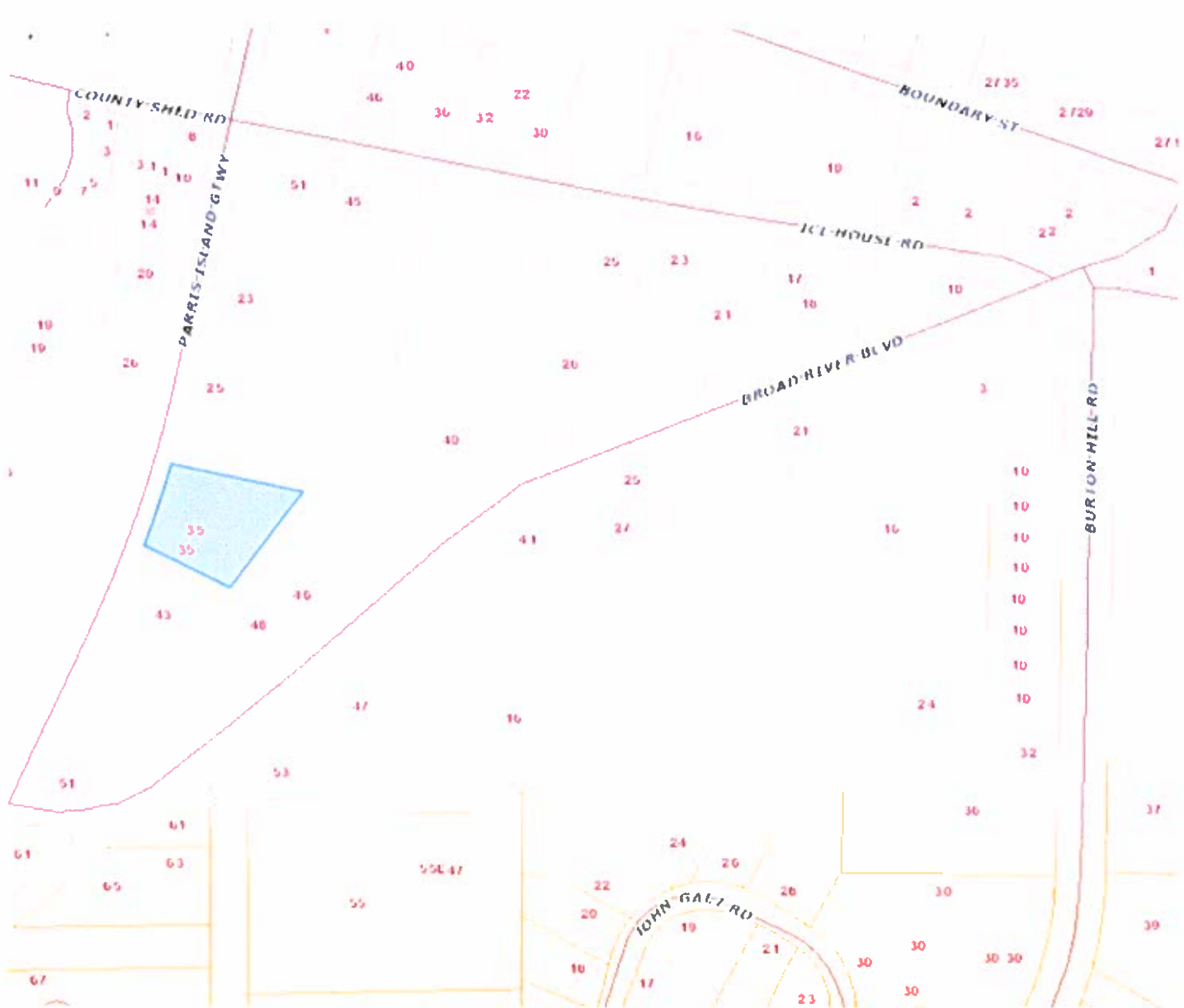
Tax Year	Land	Building	Market	Taxes	Payment
2018	\$127,200	\$86,800	\$214,000	\$3,853.10	\$3,853.10
2017	\$106,800	\$140,200	\$247,000	\$4,472.74	\$4,472.74
2016	\$106,800	\$140,200	\$247,000	\$4,380.40	\$4,380.40
2015	\$106,800	\$140,200	\$247,000	\$4,204.34	\$4,204.34
2014	\$106,800	\$140,200	\$247,000	\$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

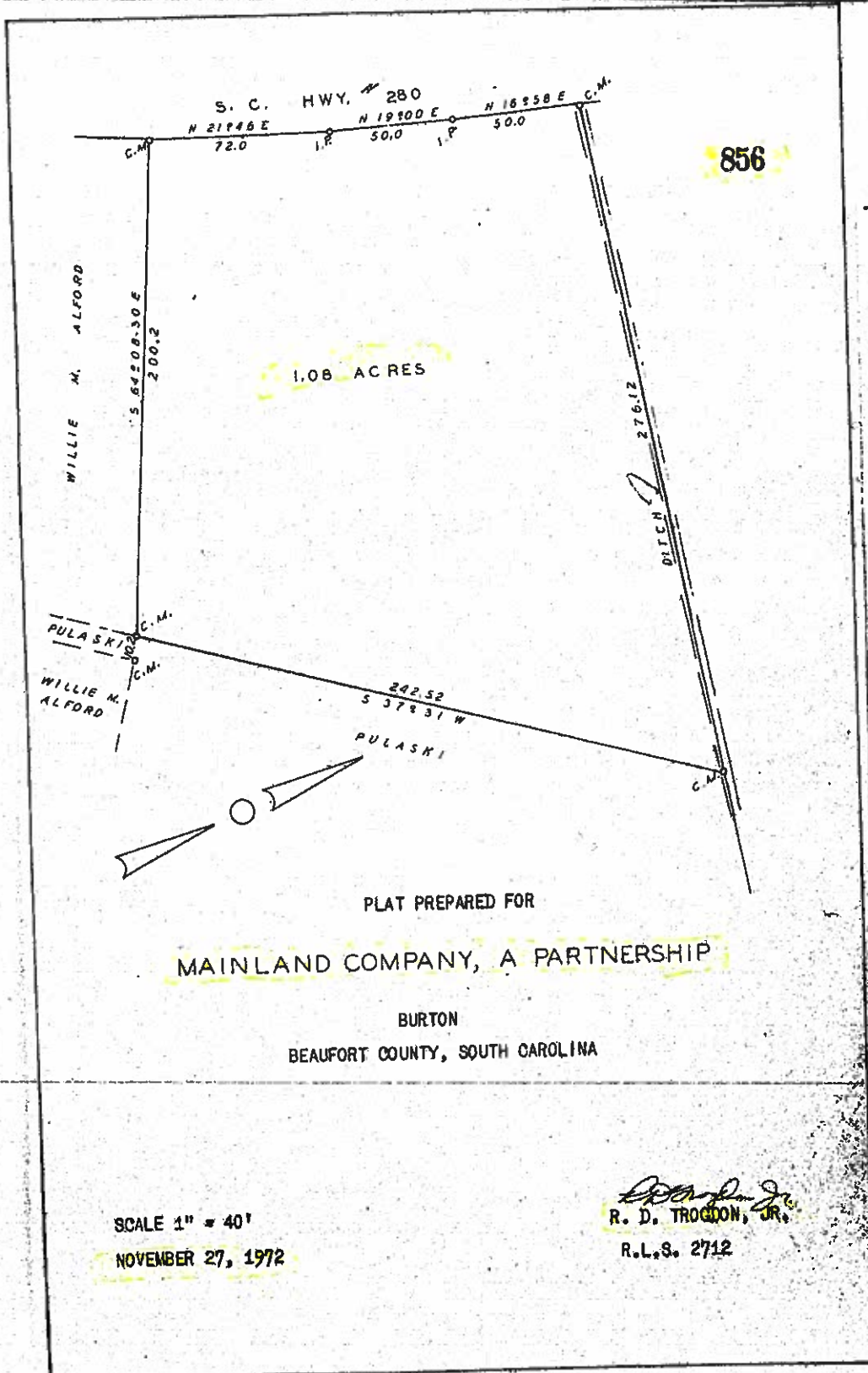
Sales Disclosure

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
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856

1.08 ACRES

WILLIE M. ALFORD

DITCH

PULASKI
WILLIE M. ALFORD

PULASKI

PLAT PREPARED FOR

MAINLAND COMPANY, A PARTNERSHIP

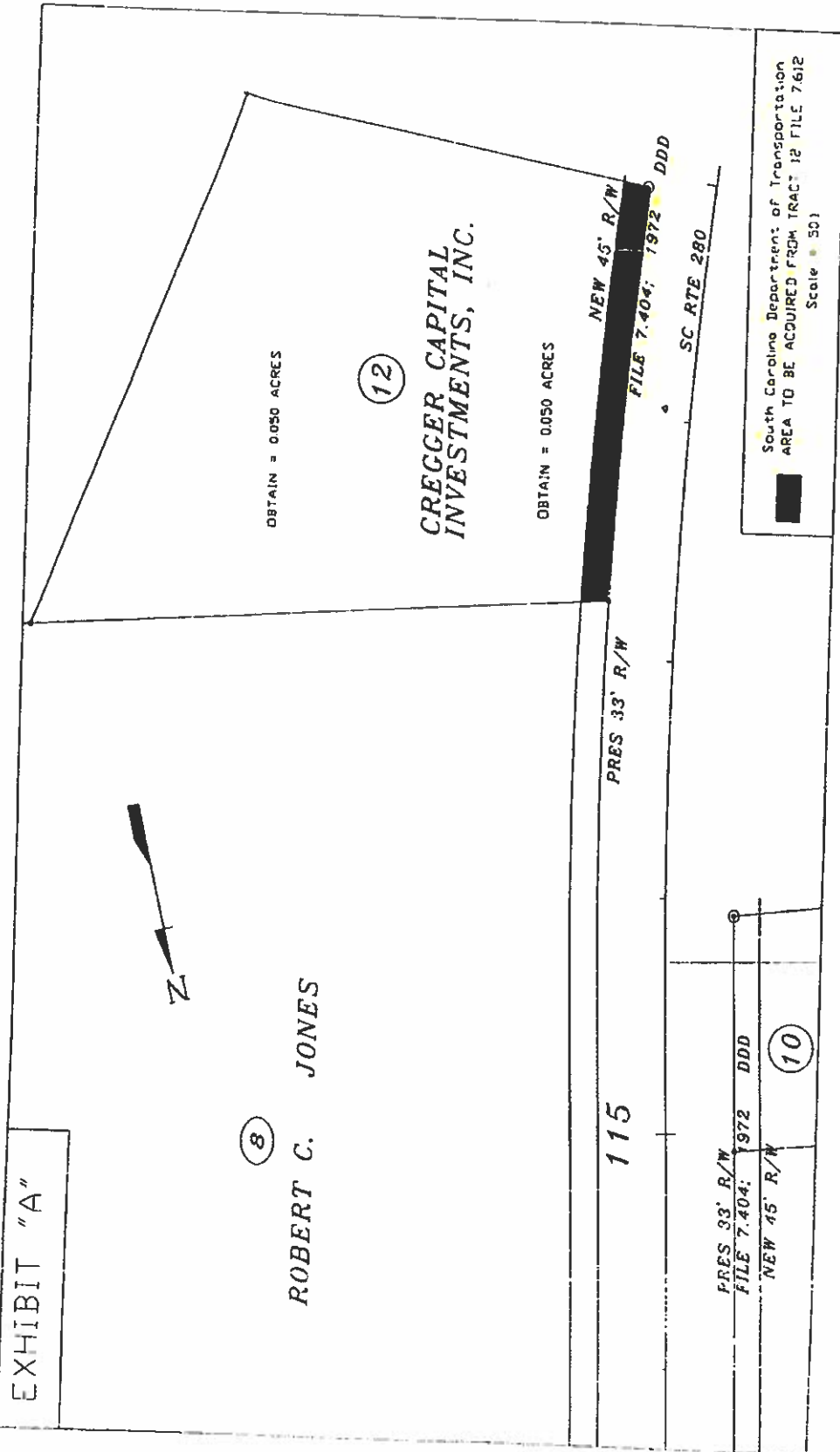
BURTON

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) ☒ 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

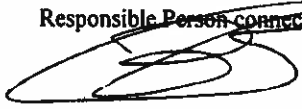
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$.


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


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

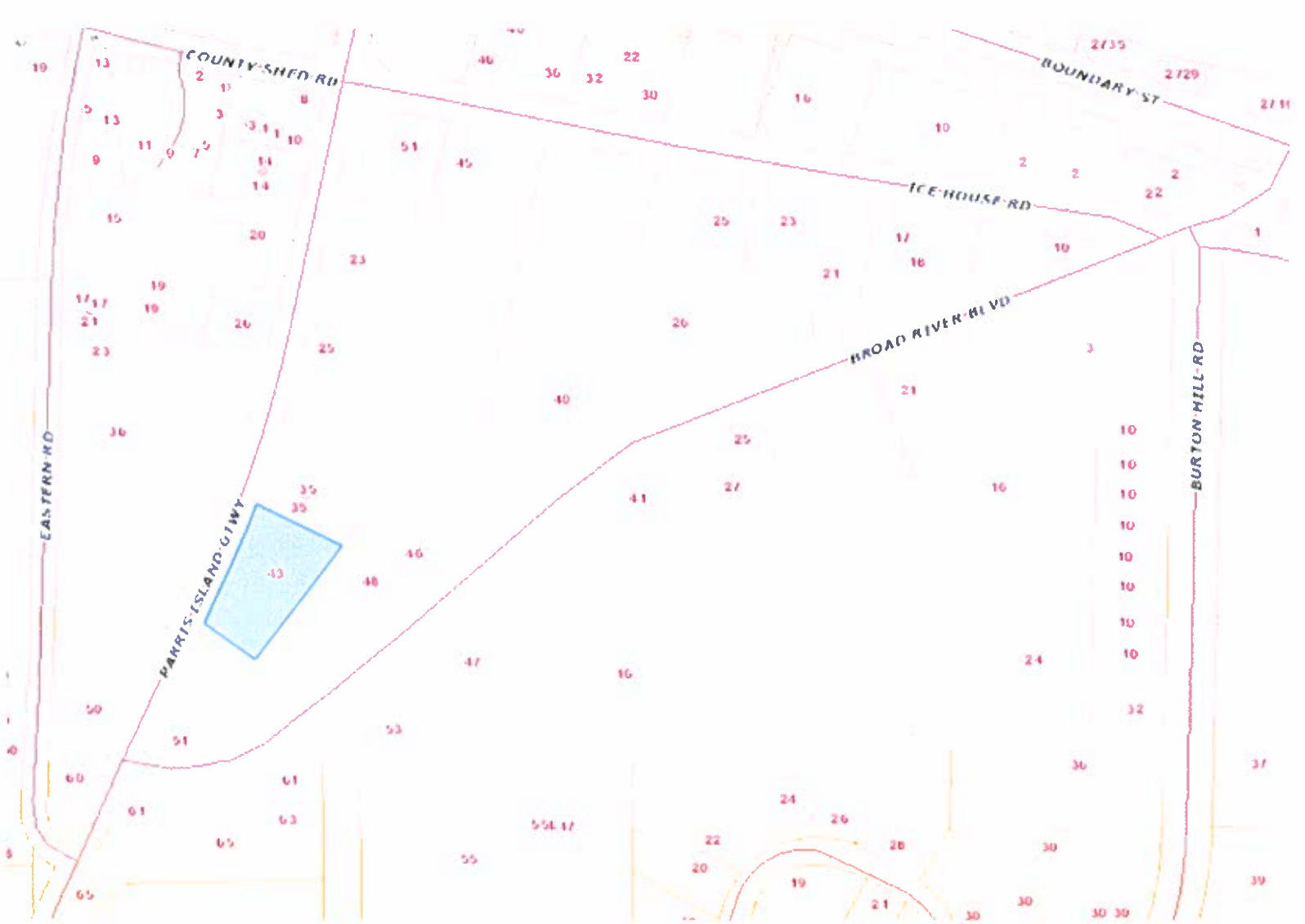
Owner	PETROS 35 LLC	Property Class Code	CommVac
Owner Address	109 SAVANNAH HWY BEAUFORT SC 29906	Acreage	.9800
Legal Description	PARCELS A B BURTON HILL PB48 P121 MGFM:KEY#6029718 5-13-96 CONSOLIDATE BY DEED IN DB683 P746 1-31-94 3/00 0.08 AC DEDUCTED 280 R/W FOR \$5,700.00 DB1174 P1335		

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

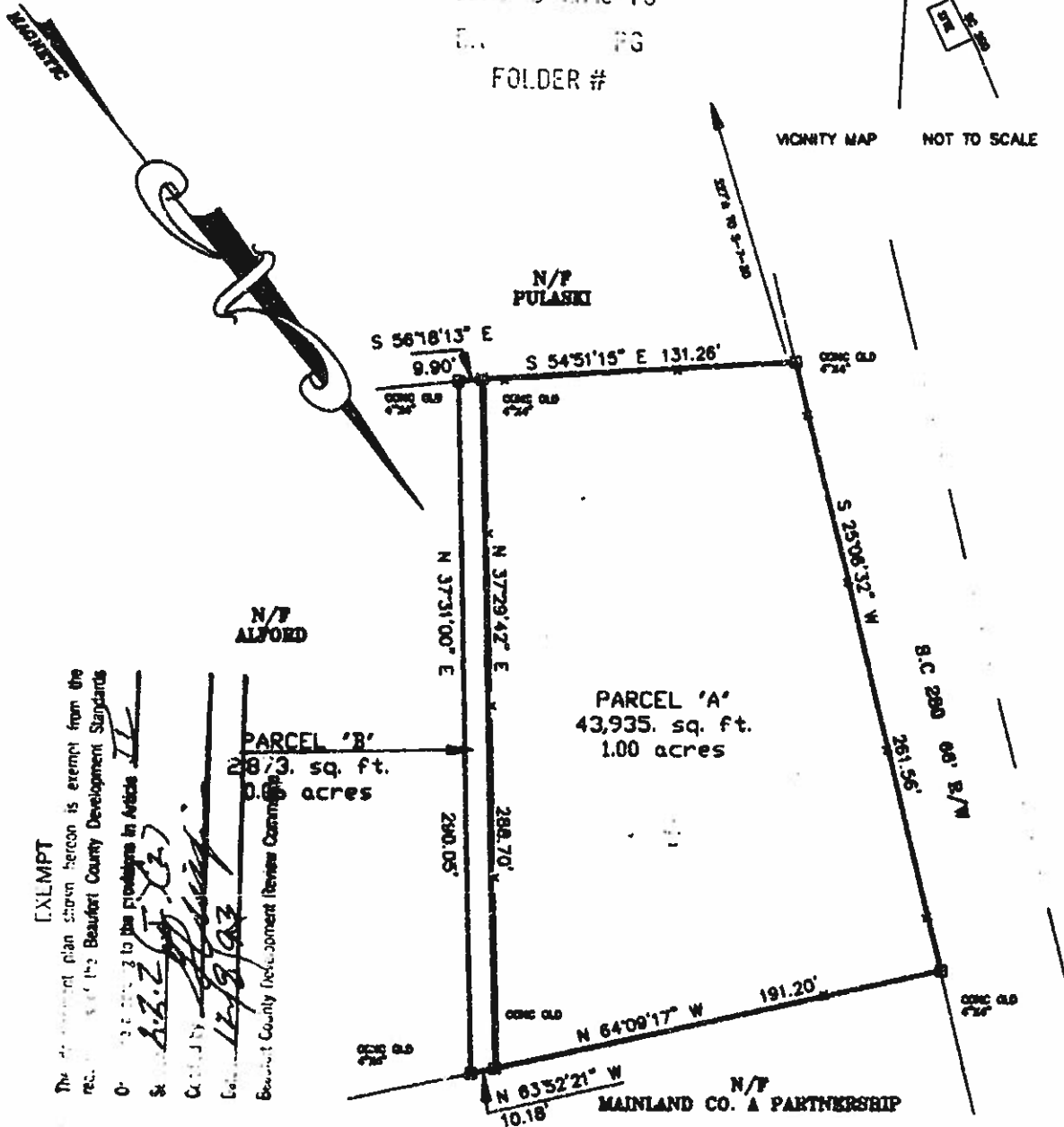
701 BLADEN STREET, SUITE 207, BEAUFORT, S.C. 29902
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (803) 522-1788

1992-03-01 10:15

PG

FOLDER #

VICINITY MAP NOT TO SCALE



EXEMPT

The development plan shown hereon is exempt from the requirements of the Beaufort County Development Standards Ordinance.

to the provisions in Article II of the Beaufort County Ordinance (Revised Commission 12/19/93)

PLAT PREPARED FOR

JAMES ANTHONY GABRISH, BRIAN MASUGA, AND CARLOS SHAY HUESCA

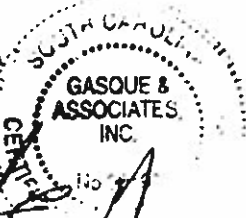
SHOWING PARCELS "A" AND "B", BEING BEAUFORT TAX MAP 29, PARCEL 13J AND A PORTION OF BEAUFORT TAX MAP 29, PARCEL 13, AS SHOWN ON A PLAT BY R.D. TROGDON RECORDED IN PLAT BOOK 33, PAGE 21 AND BY A PLAT BY R.D. TROGDON DATED NOVEMBER 8, 1972 AND LAST REVISED JANUARY 15, 1973 AND A LATER PLAT BY R.D. TROGDON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



4
To
Anderson
Brown
0523

RECORDED
2018 Dec -28 04:34 PM


BEAUFORT COUNTY AUDITOR


BEAUFORT COUNTY SC - ROD
BK 3713 Pgs 1633-1636
FILE NUM 2018060256
11/07/2018 01:30:40 PM
REC'D BY cwarren RCPT# 911416
RECORDING FEES \$10.00
County Tax \$126.50
State Tax \$299.00

This Deed was prepared by Weidner, Wegmann & Harper, LLC
6 Professional Village Circle, Beaufort, South Carolina 29907, without
benefit of title examination and without title certification.
(843) 524-8595 / (843) 524-1959 fax
harperfl@beaufortlaw.com

R100-029-000-013J-0000

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, James Anthony Gabrish, in the State
aforesaid, for and in consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND AND
NO/100 (\$115,000.00) DOLLARS, to me in hand paid at and before the sealing of these presents by
Petros 35, LLC (hereinafter "Grantee"), whose address is 109 Savannah Highway, Beaufort, SC
29906, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by
these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and
conditions ("Exceptions"), set forth below unto the said Grantee, its Successors and Assigns forever, the
following described property, to-wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and
rights of ways affecting the property.

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

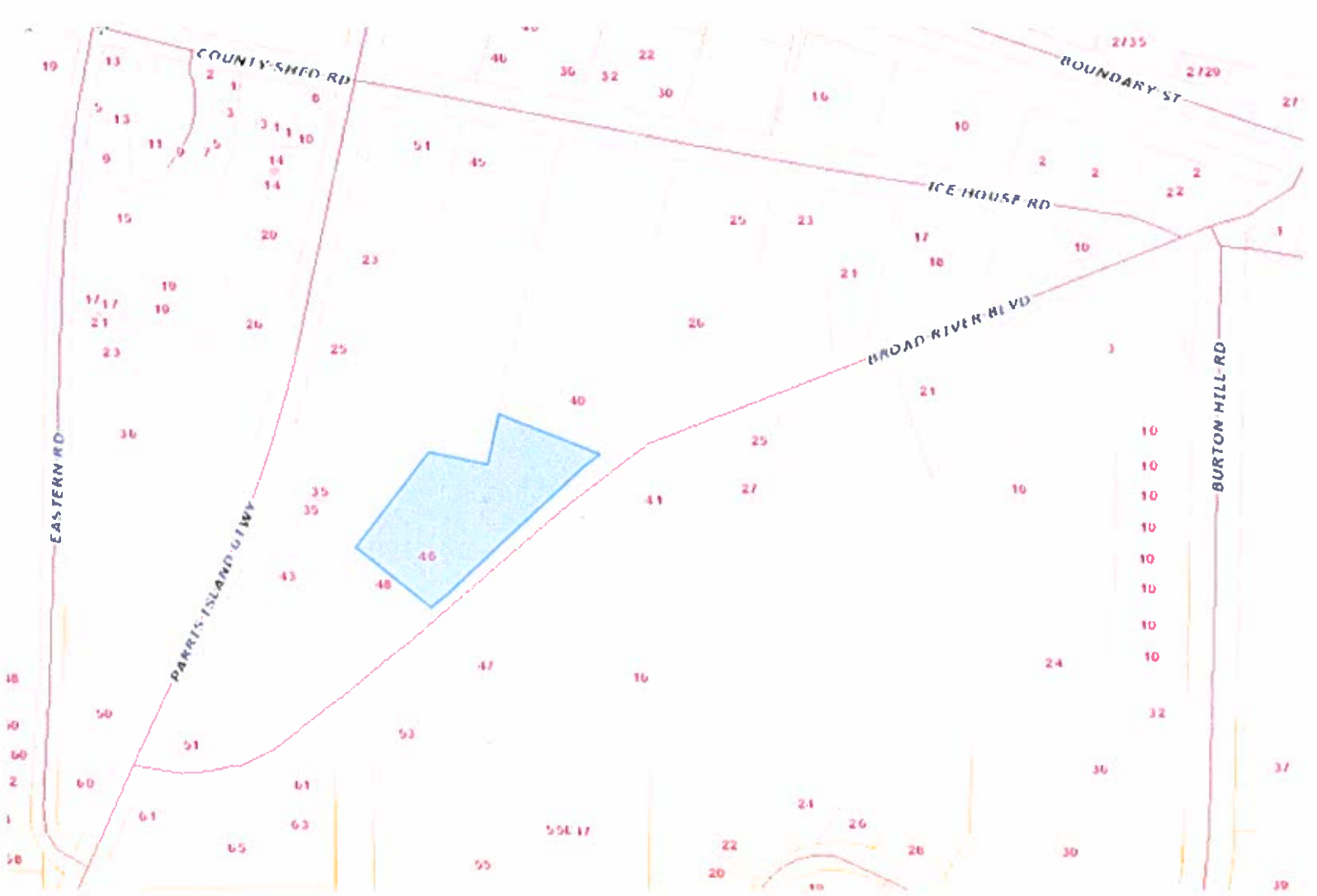
Owner	PETROS 35 LLC	Property Class Code	AgVac Forest
Owner Address	109 SAVANNAH HWY BEAUFORT SC 29906	Acreage	2.0000
Legal Description	SUBJ TO ROLL BACK TAX LIENPB 33 P 21PAINT SHOPSSPLIT 1/95 0.06 AC 29/196SPLIT 3/96 1.30 AC 29/211-2124/00 0.03 AC DEDUCTED 280 R/W(\$3,825) DB1243 P1646~02/19 AC CHG 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





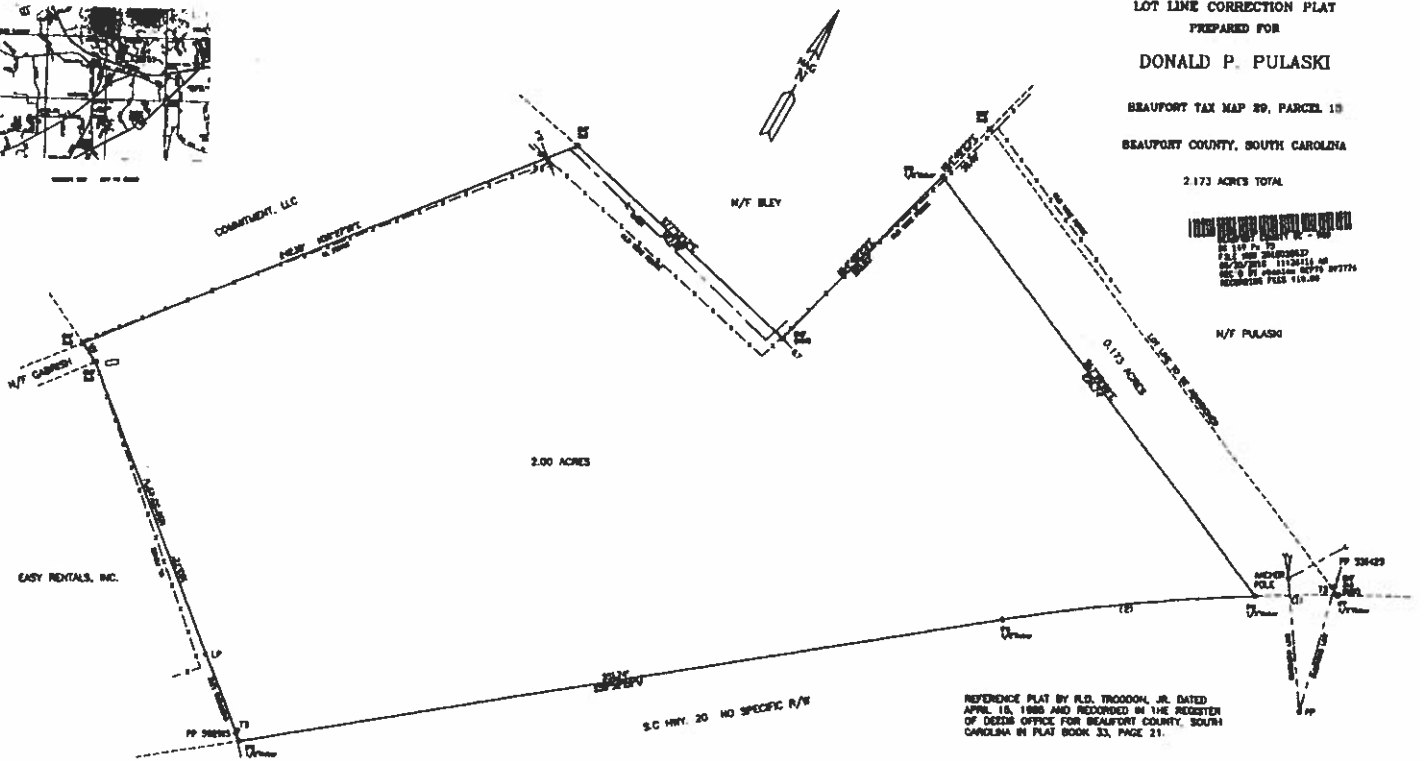
LOT LINE CORRECTION PLAT
PREPARED FOR
DONALD P. PULASKI

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 8-23-86

R100-029-000-0013-0000

SCALE 1" = 30'

AUGUST 23, 2018

P1481/2018

NO.	BELTA	ANGL	ARC TANGENT	C.S.E.A.S.S.	CHRS
1	114.25	328.2	32.87	164	15.67
2	114.25	328.2	32.87	164	15.67

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 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 SC - ROD
BK 3682 Pgs 377-378
FILE NUM 2018036349
07/06/2018 12:39:45 PM
REC'D BY fjenkins RCPT# 897379
RECORDING FEES \$10.00
County Tax \$176.00
State Tax \$416.00

212
10
6811
Anderson
PREPARED BY:

B. B. B.
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

KNOW ALL MEN BY THESE PRESENTS, That, I, DONALD PATRICK PULASKI, TRUSTEE OF THE DONALD PATRICK PULASKI DESCENDANT'S TRUST UNDER ARTICLE XII OF THE BETTY H. PULASKI REVOCABLE TRUST DATED OCTOBER 27, 1999, herein referred to as the Grantor, for and in consideration of the sum of One Hundred Sixty Thousand and No/100 Dollars (\$160,000.00) to ME in hand paid by PETROS 35, LLC, a South Carolina limited liability company, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof are hereby acknowledged, *SUBJECT TO* the matters set forth below, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, its successors and assigns, forever, in fee simple, the following described property to wit:

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

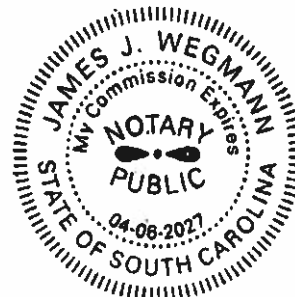
This being a portion of the property conveyed to the within Grantor by deeds of CLAUDE DOUGLAS PULASKI, JR., DEBORAH ELIZABETH PULASKI CASON, AND DONALD PATRICK PULASKI, AS TRUSTEES OF THE BETTY H. PULASKI REVOCABLE TRUST DATED OCTOBER 27, 1999, said deeds being dated March 17, 2006 and recorded on March 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





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		

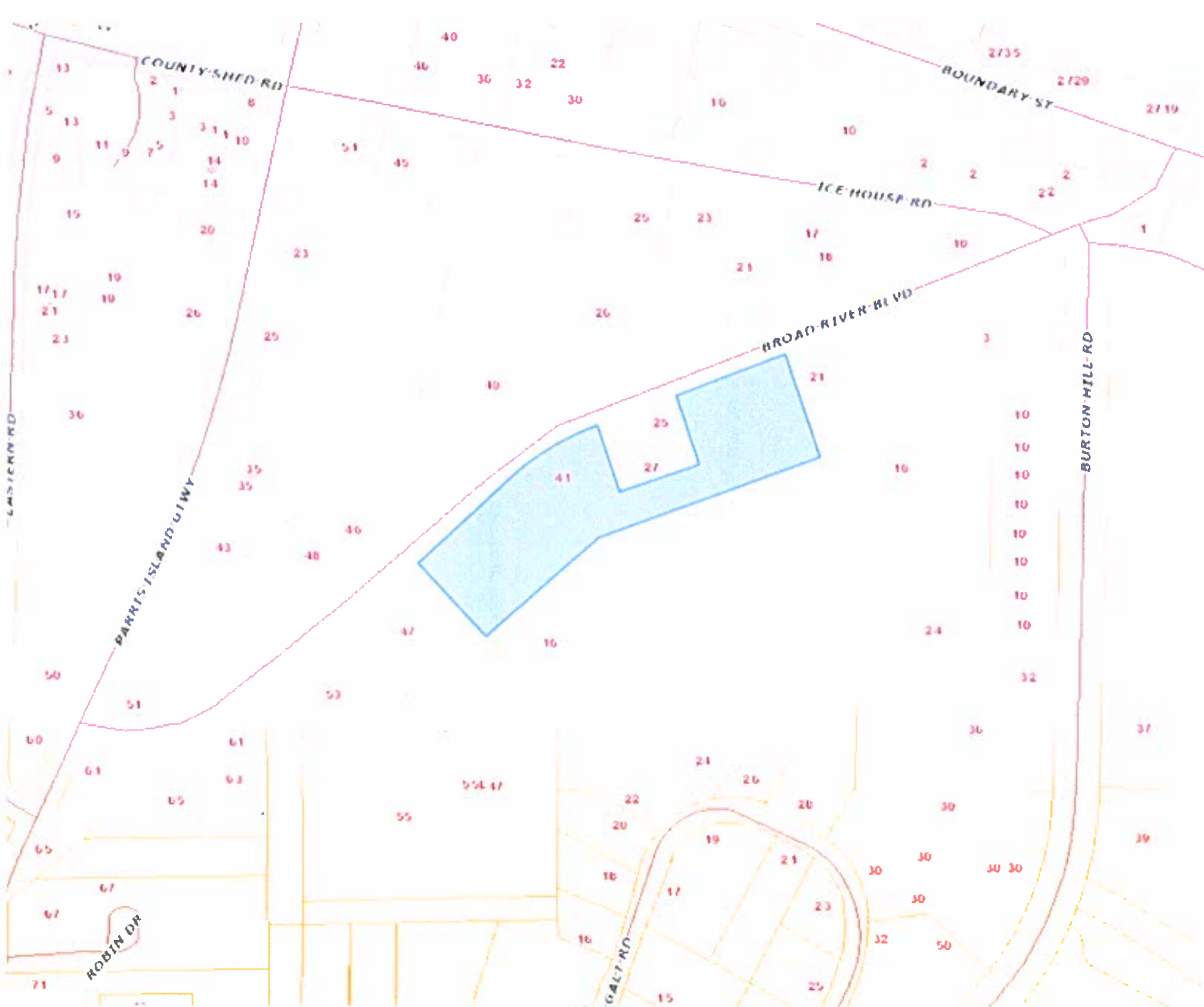
Historic Information

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

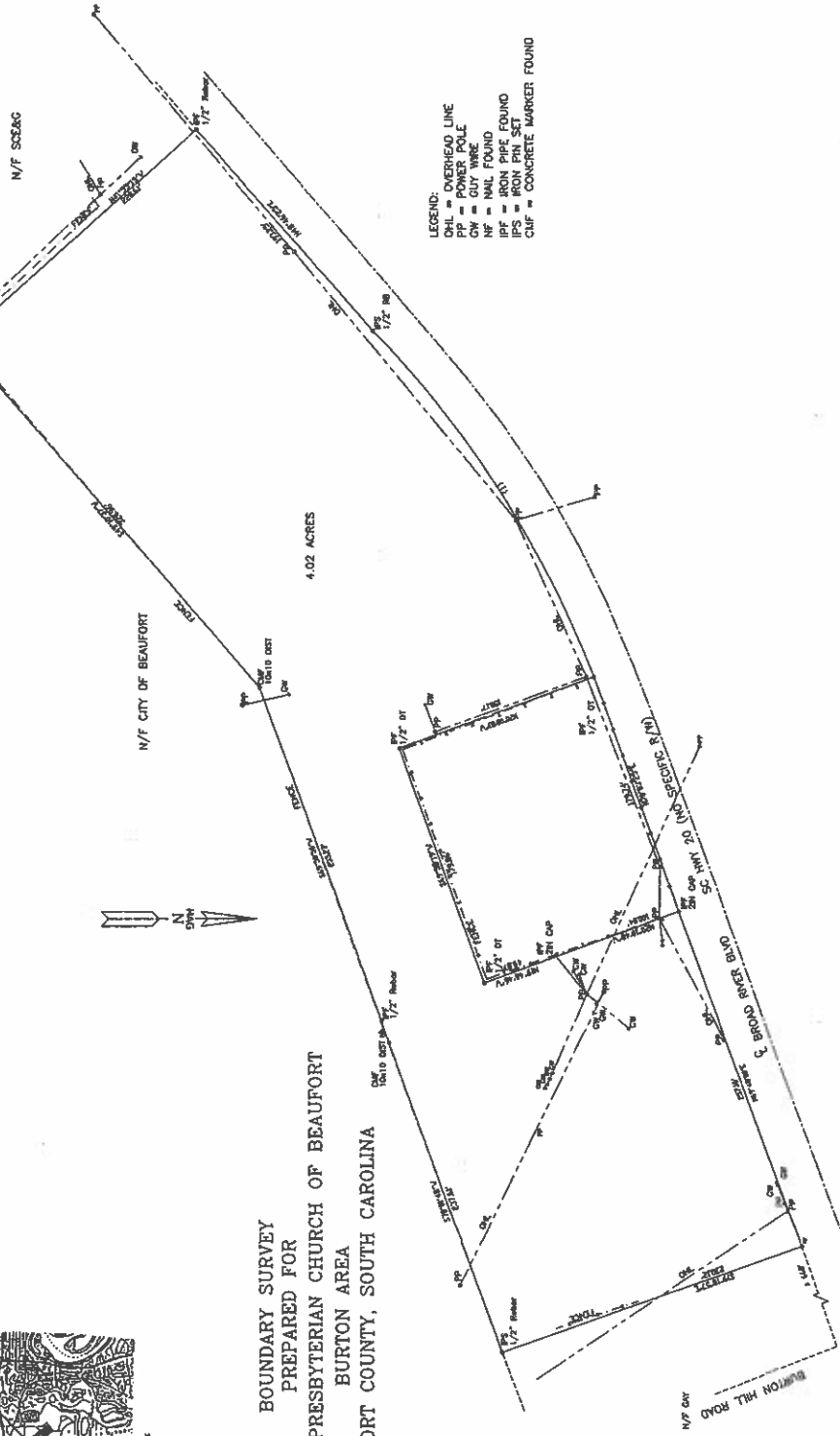
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
FIRST SCOTS INDEPENDENT PRESBYTERIAN CHURCH INC	3531 2637	11/16/2016	Fu		\$335,000
TRASK NEIL W JR & REBECCA F	3433 2854	10/2/2015	Li		\$1
TRASK NEIL W JR & REBECCA F	217 834	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

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
 IFS = 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

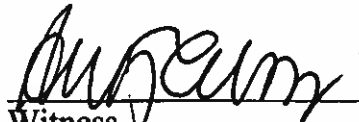
By:  {SEAL}
Wilson McIntosh, Trustee

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:** 8/29/2019
FROM: Community and Economic Development
AGENDA ITEM Ordinance zoning (map amendment) for property located at 35 and 43 Parris Island
TITLE: Gateway and 41 and 46 Broad River Boulevard - 2nd Reading
MEETING 9/10/2019
DATE:
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

1st Reading held on August 27, 2019 during Regular Meeting

PLACED ON AGENDA FOR:

REMARKS:



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/29/2019
FROM: Community and Economic Development
AGENDA ITEM Ordinance re-zoning (map amendment) for R120 026 000 146A 0000 Neighboring 2811
TITLE: Boundary Street - 2nd Reading
MEETING
DATE: 9/10/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

1st Reading held on August 27, 2019 during Regular Meeting

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	8/29/2019



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

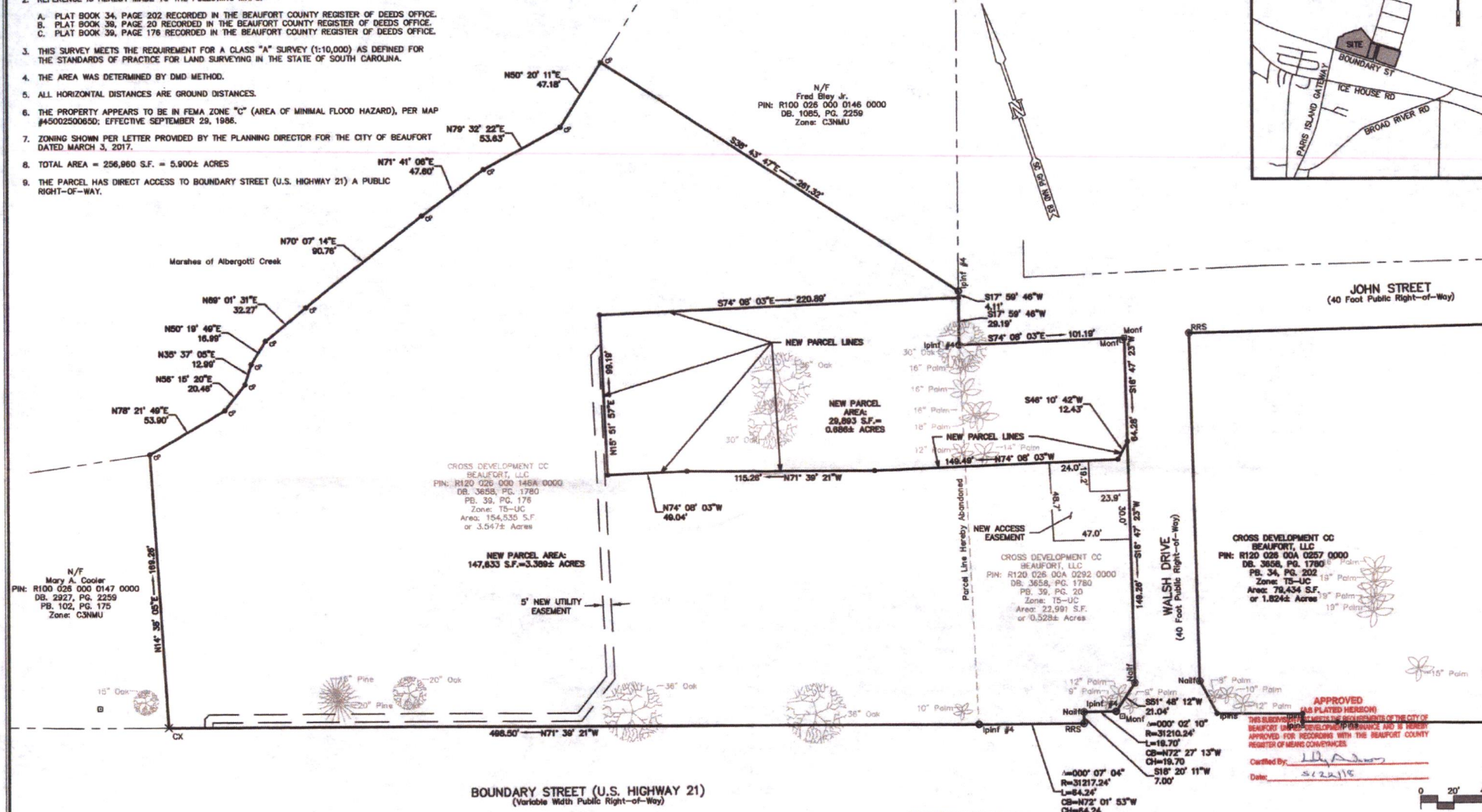
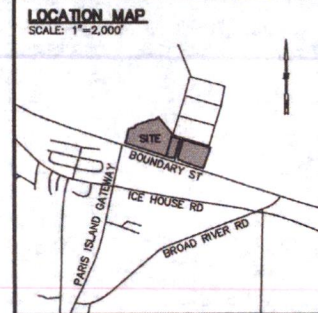
NOTE: If the applicant is not the property owner, the property owner must sign below.

Property Owner's Signature:

Date: 7/12/19

1. NORTH ARROW, BEINGS, 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 30, PAGE 202 RECORDED IN THE BEAUFORT COUNTY REGISTER OF DEEDS OFFICE
 - C. PLAT BOOK 36, 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 MAP#50020065D; 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 = 256,960 S.F. = 5.9002 ACRES

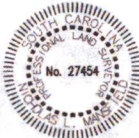
N71° 41' 06"
47.6'



BEAUFORT COUNTY SC-ROD
BK 149 Pg 106
INST# 2018033047 RCPT#866300
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 rick@survey-matters.com	1 OF 1
DATE	5/4/2018		



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

PARRIS ISLAND GATEWAY
(66 Foot Public Width Right-of-Way)



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/29/2019
FROM: Bill Prokop, City Manager
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 - 2nd Reading
MEETING DATE: 9/10/2019
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

1st Reading held on August 27, 2019 during the Regular Meeting

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	8/29/2019

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



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 9/6/2019
FROM: David Prichard, Community and Economic Development Director
AGENDA ITEM
TITLE: Ordinance annexing property located at 44 and 50 Miller Drive - 2nd Reading
MEETING
DATE: 9/10/2019
DEPARTMENT: Planning

BACKGROUND INFORMATION:

Public Hearing and 1st Reading was held on August 27, 2019.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Annexation Ordinance	Cover Memo	9/9/2019



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:** 9/6/2019
FROM: David Prichard, Community and Economic Development Director
AGENDA ITEM Ordinance zoning (map amendment) for property located at 44 and 50 Miller Drive -
TITLE: 2nd Reading
MEETING 9/10/2019
DATE:
DEPARTMENT: Planning

BACKGROUND INFORMATION:

Public Hearing and 1st Reading held at the August 27, 2019 meeting.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Zoning Ord	Cover Memo	9/9/2019

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 T3-S

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 T3-S is consistent and compatible with adjacent zoning; 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 T3-S 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:** 9/9/2019
FROM: Rhonda Carey, Events Coordinator
AGENDA ITEM Request for Co-Sponsorship for use of the Waterfront Park from Donnie Beer for
TITLE: Remembering 911 event Wednesday, September 11, 2019
MEETING
DATE: 9/10/2019
DEPARTMENT: Downtown Operations

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
WFP Application and Co-Sponsorship Form	Backup Material	9/9/2019



CITY OF BEAUFORT
Waterfront Park Rental Reservation Application
Downtown Operations & Community Development Department
500 Carteret St Ste. B2 Beaufort, SC 29902

Phone: 843-379-7063

Fax: 843-986-5606

Name of Event: <u>Remembering 9-11</u>	Date(s) of Event: <u>Wed 9-11-19</u> Setup start/end time: <u>5pm</u> Actual event start/end time: <u>6-7:30pm</u> Take down start/end time: <u>7:30-8pm</u>
Organization/Individual Name: <u>Donnie Beer</u>	Address: <u>2300 Wilson Dr</u> Telephone: <u>843-263-6023</u> Email: <u>dbeer@hargray.com</u>

- Completed application must be received and approved by the Events Coordinator.
- All reservations require the applicable refundable security deposit be remitted upon approval of application in order to secure the requested date(s).
- Deposits are refundable provided the venue is returned in the same condition it was received.

Please mail completed application to:

City of Beaufort, Attn: Rhonda Carey 500 Carteret St. Beaufort, SC 29902,

or scan and email to rcarey@cityofbeaufort.org.

All events must abide and are governed by the City's Special/Private Events Policy. Organizers will receive a copy of the policy for review. To discuss specifics of the policy contact the Events Coordinator at 843-379-7063.

Is event open to the public? yes

Will admission be charged or donation required? no

Will alcoholic beverages be sold? no Served? no

Will food be sold? no Served? no

Will there be any retail sales? no

Number of people expected to attend: 75-100

REQUEST FOR CO-SPONSORSHIP

Henry C. Chambers Waterfront Park

Name of Event Remembering 9-11
 Date of Event: Wed 9-11-19 Contact person: Donnie Beer
 Telephone: 843-263-6023

Please check all that apply.

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

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

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

Events Coordinator Recommendation: Approved: [Signature] Denied: _____

Explanation: _____

Forward for Council Deliberation: _____
 Date of Council Meeting

Council: Approved: _____ Denied: _____

Explanation: _____

