



CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL REGULAR MEETING AGENDA
October 27, 2020

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 - Electronic Meeting - 7:00 PM

Please note, this meeting will be conducted electronically via Zoom and broadcasted via livestream on Facebook. You can view the meeting live via Facebook at the City's page City Beaufort SC.

I. CALL TO ORDER

A. Billy Keyserling, Mayor

II. INVOCATION AND PLEDGE OF ALLEGIANCE

A. Mike McFee, Mayor Pro Tem

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Character Education Proclamation - Ciale Johnson, Beaufort Elementary School

IV. PUBLIC COMMENT

V. MINUTES

A. Worksession and Regular Meeting - June 9, 2020

VI. OLD BUSINESS

- A. Ordinance ratifying and approving Nunc Pro Tunc the sale by the City to Beaufort County of 1/2 interest in 13.91 Acre tract of land in Commerce Park purchased by the City from Venture Inc., for the sum of \$208,650.00 - 2nd Reading
- B. Ordinance authorizing the City Manager to sign a Quit Claim Deed conveying any interest of the City in a .12 Acre of land near Charles Street to Laura Achurch - 2nd Reading

VII. NEW BUSINESS

- A. Request from Beaufort Regional Chamber for the City to consider extending permit request for annual "A Taste of Beaufort" event
- B. Request from Downtown Operations and Community Services Department to consider Holiday Parking request - Marina Parking Lot
- C. Authorization to allow City Manager to enter into contract for IT Services

- D. Ordinance annexing parcels R100 029 000 004R 0000 (2506 Boundary Street) and R100 029 000 004T 0000 (6 Neil Road) into the corporate limits of the City of Beaufort, South Carolina - 1st Reading
- E. Ordinance amending the City of Beaufort's Zoning map to include Parcels R100 029 000 004R 0000 (2506 Boundary Street) and R100 029 000 004T 0000 (6 Neil Road) to be zoned as T5-UC - 1st Reading

VIII.REPORTS

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

IX. ADJOURN



PROCLAMATION

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

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

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

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

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

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

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

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

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

WHEREAS, Cialee Johnson was selected as the winner by Beaufort Elementary School as the student of the month.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims September 2020 as

CIALEE JOHNSON BEAUFORT ELEMENTARY SCHOOL STUDENT OF THE MONTH

The City of Beaufort thereby pronounces *Acceptance* as the word for the month of September and applauds Cialee Johnson, the Beaufort County School District, and Beaufort Elementary School for their work and specifically honors Cialee Johnson as Beaufort Elementary School Student of the Month.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 27th day of October 2020.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK

ORDINANCE

Ratifying and Approving Nunc Pro Tunc the Sale by the City to Beaufort County of
½ Interest in 13.91 Acre Tract of Land in Commerce Park Purchased by the City
From Venture, Inc., for the Sum of \$208,650.00

WHEREAS, on September 10, 2019, Beaufort City Council approved an Ordinance authorizing the City Manager to enter into contracts and other documents for the purchase by the City of 13.91 acres of land from, and the receipt of donation of another 13.91 acres of land by, Venture, Inc. of Beaufort, located in the Beaufort Commerce Park; and,

WHEREAS, this purchase was orchestrated in part by the Beaufort Economic Development Corporation; and,

WHEREAS, it was always the intent of the parties that, following such purchase, Beaufort County would in turn purchase from the City ½ interest in the 13.91 acre parcel for ½ of the City's purchase price, \$208,650; and,

WHEREAS, there was an administrative delay by the County in proceeding with the purchase of the County's half-interest in the parcel; and,

WHEREAS, when the closing occurred on April 29, 2020, for the purchase by the County, due to oversight there was not an Ordinance authorizing this sale of City property, as required by City Code of Ordinances; and,

WHEREAS, as it was always City Council's intent to consummate this sale to the County, it is now necessary to ratify and approve this sale of City property, Nunc Pro Tunc to April 29, 2020;

THEREFORE, be in Ordained by Beaufort City Council, in Council duly assembled and by authority of the same, that Council ratifies and approves the sale to Beaufort County of ½ interest in the 13.91 acre parcel previously purchased by the City from Venture, Inc. of Beaufort, for the sum of \$208,650, Nunc Pro Tunc to the date of closing on April 29, 2020.

This Ordinance shall become effective upon adoption.

Billy Keyserling, Mayor

Ivette Burgess, City Clerk

First Reading _____

Second Reading and adoption _____

Approved in Form _____
William B. Harvey, III, City Attorney



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/9/2020

FROM:

AGENDA ITEM TITLE: Ordinance authorizing the City Manager to sign a Quit Claim Deed conveying any interest of the City in a .12 Acre of land near Charles Street to Laura Achurch - 2nd Reading

MEETING DATE: 10/27/2020

DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

| Description | Type | Upload Date |
|-----------------|------------|-------------|
| Ordinance | Cover Memo | 10/9/2020 |
| Quit Claim Deed | Cover Memo | 10/9/2020 |
| Plat | Cover Memo | 10/9/2020 |

ORDINANCE

Authorizing City Manager to Sign Quit Claim Deed Conveying Any Interest of the City in a .12 Acre Strip of Land near Charles Street to Laura Achurch

WHEREAS, Laura Achurch is the owners of Lots 5 and 6, Block "H" River Addition, as shown on a plat dated August 1955 recorded in Beaufort County Plat Book 16 at page 16; and,

WHEREAS, adjacent and to the north of Lot 6 is a strip of land, measuring approximately .12 acres, as shown on the attached plat from David Gasque, R.L.S., dated August 20, 2020 (the Strip); and,

WHEREAS, there is no record conveyance into the City of Beaufort of this .12 acre strip of land. However, there is concern that early deeds (DB 33 at page 712; DB 90 at page 74; and DB 96 at page 200), may have referred to this Strip as an alley or possible road; and,

WHEREAS, the Strip is not currently used as an alley or road, and has not been so used in recent history; and,

WHEREAS, the City does not and has not used, or claimed ownership of this Strip; and,

WHEREAS, Laura Achurch has approached the City seeking to clear and obtain title to the Strip, and has requested that City relinquish such interest, if any, that the City may have in the Strip; and,

WHEREAS, Laura Achurch has presented to the City Manager the attached Quit Claim Deed, and a check for \$500.00 to offset any expenses of the City to consummate this Quit Claim conveyance; and,

WHEREAS, an Ordinance is required for the conveyance of any interest by the City in property;

NOW, THEREFORE, be it ordained by Beaufort City Council, in Council duly assembled and by authority of the same, that the City Manager shall be authorized to accept the \$500.00, and to execute the attached Quit Claim Deed relinquishing such interest, if any, that the City may have in the .12 acre strip of land shown on the attached David Gasque plat.

This Ordinance shall become effective upon adoption.

Billy Keyserling, Mayor

Ivette Burgess, City Clerk

First Reading _____

Second Reading and adoption _____

Approved in Form _____
William B. Harvey, III, City Attorney

(Please do not write above this line – Reserved for Register of Deeds Office)

Prepared by: Howell Gibson and Hughes PA
Post Office Box 40
Beaufort, SC 29901-0040

Prepared without the benefit of title examination

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) QUIT-CLAIM DEED

TO ALL WHOM THESE PRESENTS MAY COME:

WHEREAS:

SEND GREETING:

NOW, KNOW ALL MEN BY THESE PRESENTS, that the said CITY OF BEAUFORT in consideration of the premises and also in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, to him in hand paid at and before the sealing of these presents by said **LAURA G. ACHURCH**, 1307 Charles Street, Beaufort, South Carolina 29902, in the state aforesaid, the receipt whereof is hereby acknowledged, have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said **LAURA G. ACHURCH**, in fee simple, in the following described real property:

SEE ATTACHED PROPERTY DESCRIPTION

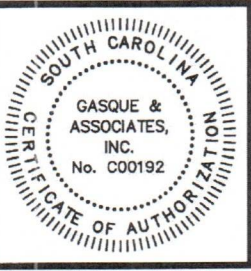
TOGETHER with all and singular the rights, members, hereditaments and appurtenance to the said premises belonging or in anywise incident or appertaining;

Notary Public of South Carolina
My commission expires:

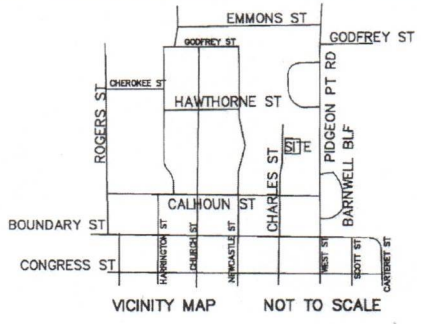
PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Beaufort, Beaufort County, South Carolina being a portion of Lot 6, Block "H", River Addition, as shown on a plat dated August, 1955 and being of record with the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 16 at Page 16. Said parcel is also shown on a drawing prepared by David E. Gasque, R.L.S. 10506, dated August 20, 2020, showing 0.12 acres and being marked as "Area of Possession". A copy of said drawing is attached hereto for reference.

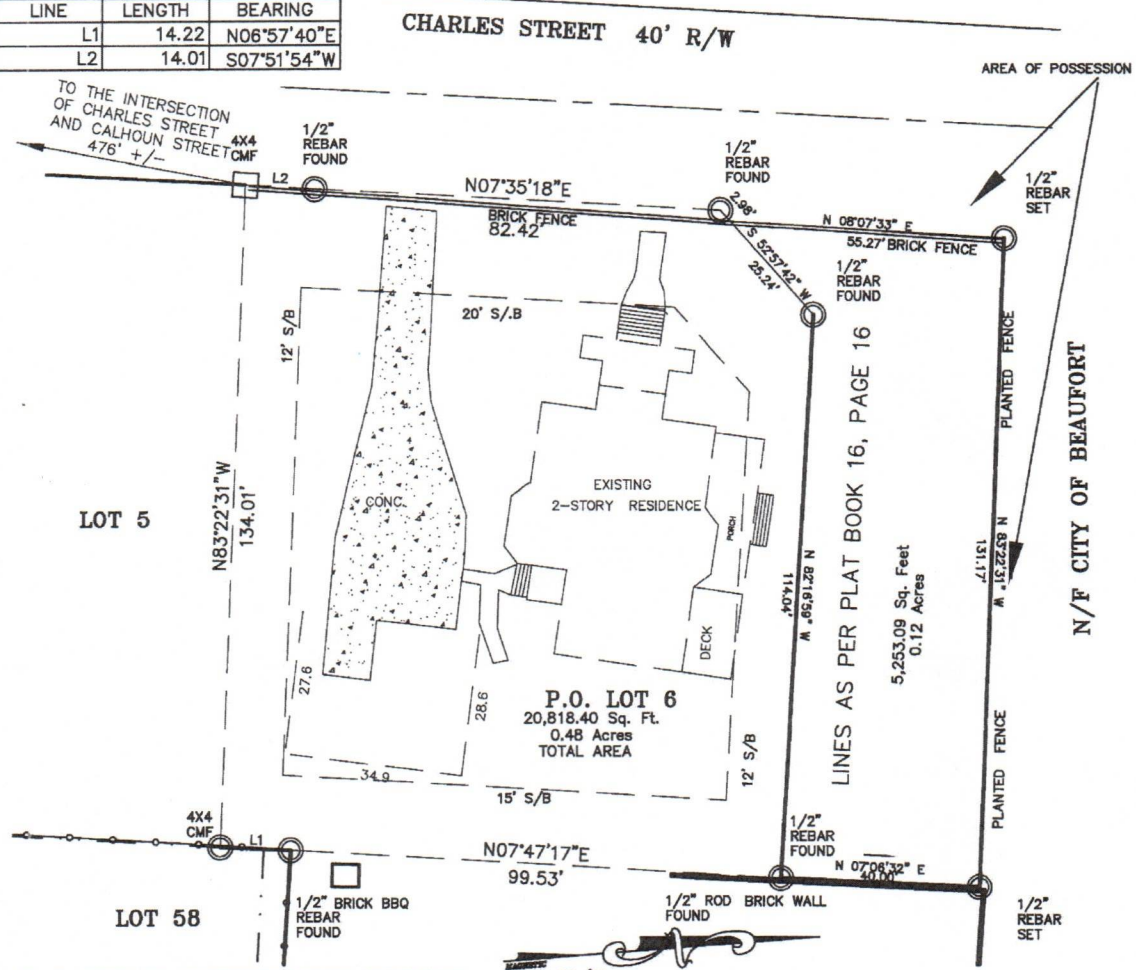
This deed was prepared by the Law Office of Howell, Gibson & Hughes, P.A., with an address of Post Office Box 40, Beaufort, South Carolina 29901 and without the benefit of a title examination.



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798



| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 14.22 | N06°57'40"E |
| L2 | 14.01 | S07°51'54"W |

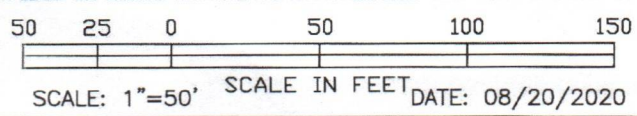


PLAT SHOWING PROPERTY BEING CONVEYED
ROBERT & LAURA ACHURCH
N/F
LAURA G. ACHURCH

BEING LOT 6 BLOCK "H" RIVER ADDITION AS SHOWN ON A PLAT DATED AUGST 1955,
RECORDED IN PLAT BOOK 16, PAGE 16, BEAUFORT R.M.C. OFFICE
LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA
TAX MAP R121 002 000 332G

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 460025 0005 D. DATED 09/29/86
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO ROBERT & LAURA ACHURCH 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 SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

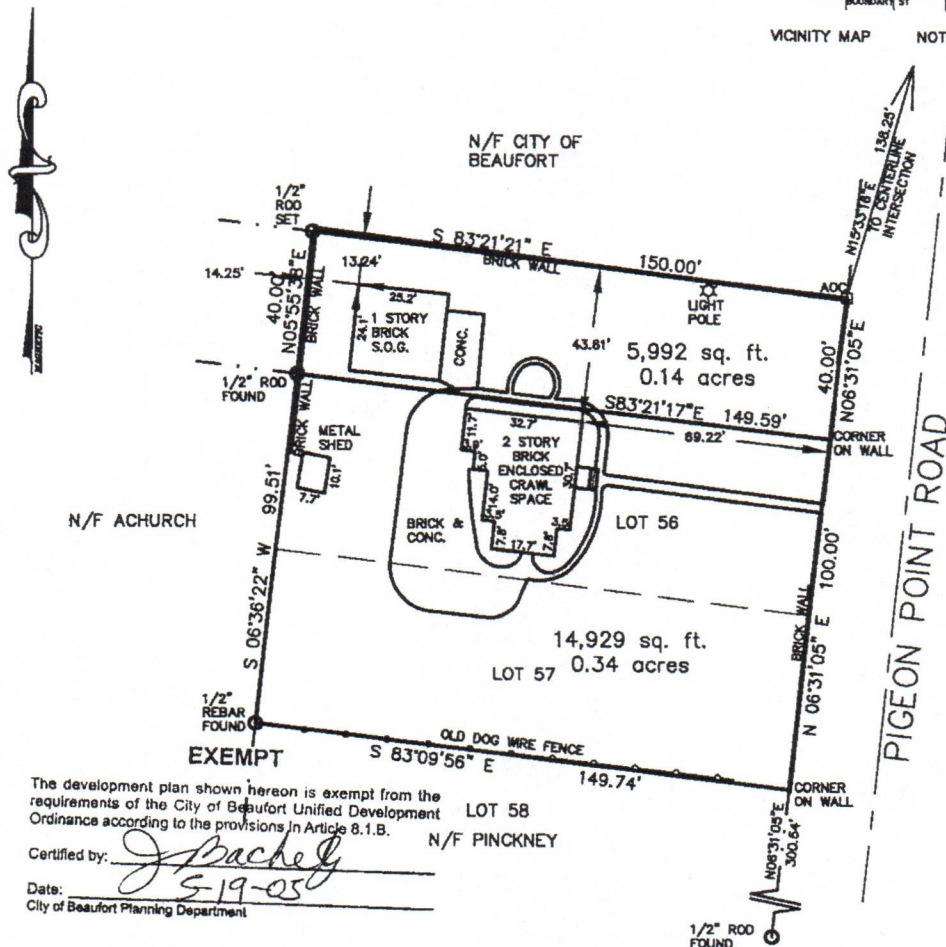
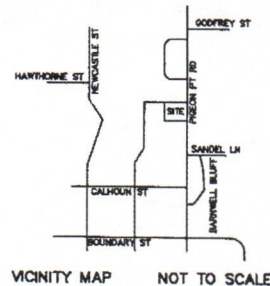


DAVID E. GASQUE, R.L.S. JOB # 37802
S.C. REGISTRATION NUMBER 10506 FB#809/JP DSGN#7
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1383, BEAUFORT, S.C.
PHONE (843) 522-1798



The development plan shown hereon is exempt from the requirements of the City of Beaufort Unified Development Ordinance according to the provisions in Article 8.1.B.

Certified by: *J. Pacheco*
Date: *5-19-05*
City of Beaufort Planning Department

ASBUILT SURVEY PREPARED FOR

LAURA ACHURCH

BEING A PORTION OF RIVER ADDITION, AS REFERED TO IN A DEED RECORDED IN DEED BOOK 1618 PAGE 499 AND A DEED RECORDED IN BOOK 66 PAGE 508 WITH A PLAT RECORDED IN PLAT BOOK 2 PAGE 25 BEAUFORT COUNTY RMC OFFICE

TAX MAP 121-002-333A

LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

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THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM

COMM-PANEL NUMBER 450026 0005 D. DATED 9/29/86 (INDEX DATED 11/4/92)
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO LAURA ACHURCH 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 1 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. AREA DETERMINED BY COORDINATE METHOD.

40 20 0 40 80 120

SCALE: 1"=40' SCALE IN FEET DATE: 5/17/05

DAVID E. GASQUE, E.L.S. JOB # 28887
S.C. REGISTRATION NUMBER 10606 FB#641/JP DSGN#2
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY
AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/23/2020
FROM: Linda Roper, Downtown Operations Director
AGENDA ITEM TITLE: Request from Downtown Operations and Community Services Department to consider Holiday Parking request - Marina Parking Lot
MEETING DATE: 10/27/2020
DEPARTMENT: Downtown Operations

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

| Description | Type | Upload Date |
|--------------|-----------------|-------------|
| Request Memo | Backup Material | 10/23/2020 |



CITY OF BEAUFORT

MEMORANDUM

TO: Bill Prokop, City Manager

FROM: Linda D. Roper, Dir. of Downtown Operations & Community Services

DATE: October 22, 2020

SUBJECT: Holiday Parking Request

I am requesting for free all day parking the only in the Marina Parking Lot from Thanksgiving to New Year's Day for this holiday season. All other parking areas will be paid parking and have the same rates and time limits as outlined in the City's Ordinance and enforced.

This program was a recommendation of the Parking Advisory Committee, approved by Council and was implemented for the past three (3) years. The merchants, patrons and Park Beaufort have reported it was well received, reduced the abuse by employees and increased availability of on-street parking by allowing turnover of the spaces. The offering of free parking allows for the businesses to be competitive with the big box stores and retailers in strip malls while the unlimited time limit reduces stress on the patrons giving them the opportunity to shop, dine and enjoy downtown longer.

We will continue to market the holiday parking aggressively with both print and digital ads as well as on street signage to clarify the location of the all-day free parking is in the Marina Lot.

Please let me know if you have any questions or concerns.

ldr



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/16/2020
FROM: Kathy Todd, Finance Director
AGENDA ITEM
TITLE: Authorization to allow City Manager to enter into contract for IT Services
MEETING
DATE: 10/27/2020
DEPARTMENT: Finance

BACKGROUND INFORMATION:

See attached Recommendation Memo

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

| Description | Type | Upload Date |
|---------------------|------------|-------------|
| Recommendation Memo | Cover Memo | 10/16/2020 |

CITY OF BEAUFORT - INTERNAL MEMORANDUM

TO: WILLIAM PROKOP
FROM: JAY PHILLIPS
SUBJECT: RFP 2021 – 103 INFORMATION TECHNOLOGY SUPPORT SERVICES
DATE: 10/16/2020
CC: KATHY TODD, REECE BERTHOLF, GEORGE ERDEL, DALE MCDORMAN

The City issued a Request for Proposal, RFP 2021 – 103 Information Technology Support Services on August 6, 2020. The RFP was posted on the City's website, Vendor Registry, the State of South Carolina (SCBO) procurement website and was advertised in the Island News on August 6th and August 13th, 2020.

The City received (5) sealed proposals by 2:00 PM on September 8, 2020. The proposals were publicly opened and read in accordance with the RFP notice at 2:01 PM on that day during a Zoom video conference meeting.

| | | <u>Annual Cost Year 1</u> |
|--------------------------------|---------------|---------------------------|
| Acumen IT, LLC | Greer, SC | \$218,575.20 |
| SoftHQ, Inc. | San Diego, CA | \$249,600.00 |
| Trofholz Technologies, Inc. | Lexington, SC | \$331,240.32 |
| InterDev, LLC | Roswell, GA | \$423,756.00 |
| Internetwork Engineering, Inc. | Charlotte, NC | \$688,488.00 |

On September 24, the selection committee of Kathy Todd, Reece Bertholf, and George Erdel met to review the proposal evaluations. InterDev, Acumen IT and Trofholz Technology were scored as the top three responsive bidders. Internetwork Engineer's bid was extremely high and lacked specific experience with local governments, SoftHQ was lacking government client experience and did not incorporate all the requirements contained in the scope, and Trofholz Technology was extensive with federal government clients but lacked municipal government client experience. On September 30th interview meetings were conducted with Acumen IT, InterDev and Trofholz Technologies to further evaluate their abilities to support the City's information technology support needs.

After much deliberation, the Committee met two additional times and conducted more in-depth interviews with both Acumen and InterDev (the incumbent). Both were asked to provide more detailed information outlining their services included in their costs and to make any necessary changes. Revised annual costs were: Acumen \$221,406.60 for year 1 and InterDev \$300,138.96 for year 1. The Committee is unanimous in their recommendation of InterDev, LLC as the most

responsive bidder based on the following: they are the incumbent provider and the City staff have been extremely satisfied with their service levels; there is little to no risk associated with changing providers; and lastly there would be no interruption in service levels. And their proposed cost of services represents a 14%, \$48,658.20 annual savings from the current contract and within the FY 2021 adopted budget.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/22/2020
FROM: Tidewater Development Group
AGENDA ITEM TITLE: Ordinance annexing parcels R100 029 000 004R 0000 (2506 Boundary Street) and R100 029 000 004T 0000 (6 Neil Road) into the corporate limits of the City of Beaufort, South Carolina - 1st Reading
MEETING DATE: 10/27/2020
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

Subject Parcels: 2506 Boundary Street (PIN: R100 029 000 004R 0000) and 6 Neil Road (PIN: R100 029 000 004T 0000)

Current Zoning [County]: Both parcels are currently zoned C5RCMU Regional Center Mixed Use

Current Land Use: Automotive repair shop on northern parcel, and commercial landscaping business on southern parcel.

Future Land Use: The Vision Beaufort 2009 Comprehensive Plan designates these parcels as within the Neighborhood Mixed-Use (G-3A) Framework Zone. The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors, and the neighborhood mixed-use (G-3A) designation is intended for mixture of uses intended to serve the surrounding neighborhoods.

Requested Zoning: Contingent on annexation, the applicant has requested that the parcels be zoned T5-Urban Corridor (T5-UC) District

PLACED ON AGENDA FOR: Action

REMARKS:

Annexation of the two parcels will contribute to filling in a "donut hole" within the city's jurisdictional boundary.

Conversion (re-zoning) to T5-UC is in accordance with the comprehensive plan [p. 55].

The adjacent city zoning is T5-UC.

The MPC recommended approval of both the annexation and the proposed zoning to T5-UC.

A public hearing was held regarding the zoning on October 13, 2020.

ATTACHMENTS:

| Description | Type | Upload Date |
|---------------------------------|-----------------|-------------|
| Map | Backup Material | 10/22/2020 |
| Annexation Petition | Exhibit | 10/22/2020 |
| Zoning Application | Exhibit | 10/22/2020 |
| Comp Plan Framework Plan (FLUM) | Backup Material | 10/22/2020 |
| T5-UC Permitted Uses | Backup Material | 10/22/2020 |
| Staff Report to MPC | Backup Material | 10/22/2020 |
| Annexation Ordinance | Backup Material | 10/23/2020 |
| Zoning Ordinance | Backup Material | 10/23/2020 |



TO THE MEMBERS OF
CITY COUNCIL
CITY OF BEAUFORT, SOUTH CAROLINA

PETITION OF ANNEXATION

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:

The site address is 2506 Boundary Street, Beaufort SC 29906 & 6 Neil Road, Beaufort SC 29906.

TMS R100 029 000 004R 000 & R100 029 000 004T 0000

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

| Name (print) | Address | Signature | Date of Signature |
|--|---------|---|-------------------|
| Corfe LLC | |  | 8/20/2020 |
| 2506 Boundary Street, Beaufort SC 29906 & 6 Neil Road, Beaufort SC 29906 | | | |



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

PAID
9/9/20 CK

Application Fee: \$200 +
\$10 for each additional lot
Receipt # 1397939

R220 -

OFFICE USE ONLY: Date Filed: 9/3 Application #: 20897 Zoning District:

Submittal Requirements: You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots of properties under the same ownership. 1 hardcopy of all application materials are required along with a digital copy.

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: 2506 Boundary Street & 6 Neil Road, Beaufort SC 29906

Property Identification Number (Tax Map & Parcel Number): R100 029 000 004R 000 & R100 029 000 004T 000

Applicant Name: Tidewater Development Group

Applicant Address: 2923 Crescent Ave, Homewood AL 35209

Applicant E-mail: Andrew@tidewaterdev.com Applicant Phone Number: 205.223.4850

Property Owner (if other than the Applicant): Corfe LLC

Property Owner Address: 2506 Boundary Street & 6 Neil Road, Beaufort SC 29906

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

If yes, give action(s) taken:

Present zone classification: Beaufort County - Regional Center Mixed-Use (C5RCMU)

Requested zone classification: T5-Urban Center (T5-UC)

Total area of property: 0.56 AC (2506 Boundary Street), 0.73 AC (6 Neil Road)

Existing land use: Commercial

Desired land use: Commercial

Reasons for requesting rezoning: The current zoning within Beaufort County allows the proposed used but restricts the layout from functioning as intended.

Applicant's Signature:

Date: 9/2/20

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

Property Owner's Signature:

Date: 9/3/2020



VISION BEAUFORT

2009 Comprehensive Plan

BEAUFORT LAND USE FRAMEWORK PLAN

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

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

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



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

- URBAN NEIGHBORHOODS/TNDs (G-2)**
The G-2 sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the small (1/4 mile) circles, and suburban, residential development at the scale of walkable "traditional neighborhoods" shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store.
- NEIGHBORHOOD MIXED USE & CORRIDOR MIXED USE (G-3)**
The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.
- DOWNTOWN BEAUFORT (G-4)**
This sector is comprised of areas with existing development, with a relatively dense street grid, and which are appropriate for redevelopment or additional development. This area is, in large respect, appropriate for redevelopment and new infill development and well served with infrastructure (roads, utilities, etc.), and access to services and amenities.

- CIVIC & INSTITUTIONAL USES**
In addition to the geographic sectors, the Framework Plan indicates two related special land uses: the existing schools and other civic sites such as the hospital, the university and technical college, and the library. These civic and institutional uses properties are related to the community's permanent civic and green infrastructure since large pieces of land on many these properties will continue be undeveloped open space.
- INDUSTRIAL/EMPLOYMENT CENTERS: SPECIAL DISTRICT (SD)**
As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.
- NEIGHBORHOOD CENTERS**
Neighborhood Centers, shown as the small black circles on the Framework Map, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing.
- REGIONAL CENTERS**
Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map.

T5-DOWNTOWN CORE DISTRICT (T5-DC)

The T5-Downtown Core district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments. A tight network of streets, including those in Beaufort's historic commercial downtown, allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.

**T5-URBAN CORRIDOR DISTRICT (T5-UC)**

The T5-Urban Corridor district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. A tight network of streets allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.



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

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

3.2 TABLE OF PERMITTED USES

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

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

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

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



Staff Report for Metropolitan Planning Commission

From the Department of Community and Economic Development

October 19, 2020

1 SUBJECT

Annexation and rezoning of two contiguous parcels totaling approximately 1.29 acres and located at 2506 Boundary Street and 6 Neil Road. Both parcels are currently zoned C5RCMU Regional Center Mixed Use. Contingent upon annexation, the requested zoning for both parcels are T5-Urban Corridor (T5-UC) District. Applicant: Tidewater Development Group, on behalf of the property owner, Corfe LLC.

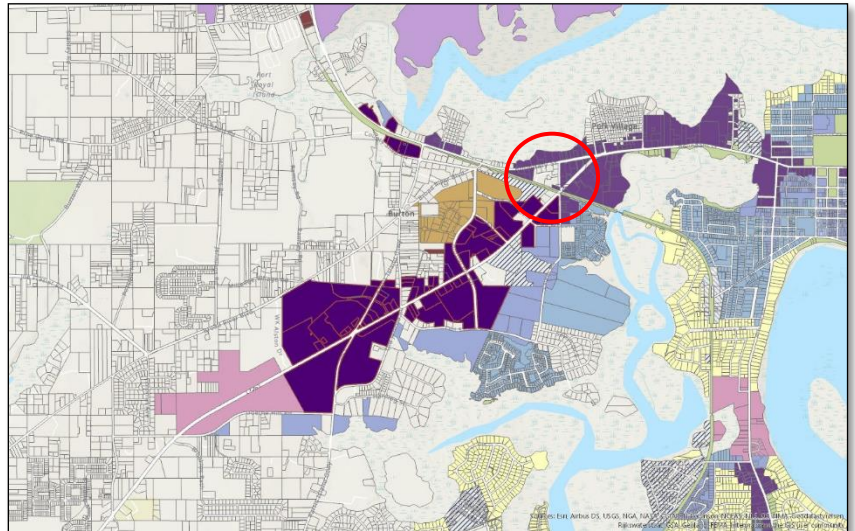
Annexation: The applicant has requested the annexation of two contiguous parcels into the City of Beaufort: the northern parcel is located at 2506 Boundary Street (PIN R100 029 000 004R 0000) and the southern parcel is located at 6 Neil Road (PIN R100 029 000 004T 0000).

Requested Zoning: Contingent on annexation, the applicant has requested that both parcels be zoned T5-Urban Corridor (T5-UC) District.

Size: Northern parcel is 0.56 acres and southern parcel is 0.73 acres, totaling +/-1.29 acres.

Current Zoning [County]: Both parcels are currently zoned C5RCMU Regional Center Mixed Use.

Current Land Use: Automotive repair shop on northern parcel, and commercial landscaping business on southern parcel.



Future Land Use: The *Vision Beaufort 2009 Comprehensive Plan* designates these parcels as within the Neighborhood Mixed-Use (G-3A) Framework Zone. The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors, and the neighborhood mixed-use (G-3A) designation is intended for a mixture of uses predominantly serving the surrounding neighborhoods.

In accordance with 10.2.1.C.3 and of *The Beaufort Code* the Metropolitan Planning Commission shall have the power and duty to recommend the annexation of parcels into the City limits for adoption by City Council.

In accordance with 10.2.1.C.4 of *The Beaufort Code* the Metropolitan Planning Commission shall have the power and duty to review and make recommendations concerning all requests for zoning within the growth area.

Public Hearing: Scheduled for October 13, 2020 at 7 pm in City of Beaufort Council Chambers.

2 STAFF ASSESSMENT

The subject parcels are contiguous with the City of Beaufort's primary service area. This satisfies the *Vision Beaufort 2009 Comprehensive Plan's* Framework Plan recommendation that "annexation areas should be contiguous to the primary service area or within a maximum of 2 miles" (pg. 73). The petition for annexation conforms with South Carolina Code Section 5-3-150 (3), which authorizes this method of annexation of privately owned property.

The applicant has requested that the subject parcels be zoned T5-Urban Corridor (T5-UC) District upon annexation. As described in The Beaufort Code, T5-UC District consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. To help guide individual zoning decisions, the Comprehensive Plan includes a Framework Plan Conversion Matrix table that identifies the appropriate Transect Zone(s) and Zoning Categories for each Framework Zone. The subject parcels are located within the Neighborhood Mixed-Use (G-3A) Framework Zone, and the conversion matrix identifies the T5-Urban Corridor (T5-UC) District as compatible with this framework zone.

The Framework Plan also identifies the subject parcels as being within a designated regional center. Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. The requested T5-UC District is appropriate for parcels located within a designated regional center.

3 STAFF RECOMMENDATION

Annexation: Approve

Requested Zoning of parcels to T5-UC District (contingent on annexation): Approve

ORDINANCE

ANNEXING PARCELS R100 029 000 004R 0000 (2506 Boundary St) AND R100 029 000 004T 0000 (6 Neil Rd) INTO THE CORPORATE LIMITS OF THE CITY OF BEAUFORT, SOUTH CAROLINA

WHEREAS, an annexation petition for parcels R100 029 000 0004R 0000 and R100 029 000 004T 0000 located in Beaufort County have been presented to the City Council; 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 Metropolitan Planning Commission, on October 19, 2020, recommended approval of the annexation; 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:

- Approximately 1.28 acres comprised of parcels R100 029 000 004R 0000 (2506 Boundary St) and R100 029 000 004T 0000 (6 Neil Rd)

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____

ORDINANCE

AMENDING THE CITY OF BEAUFORT'S ZONING MAP TO INCLUDE PARCELS R100 029 000 004R 0000 (2506 Boundary Street) AND R100 029 000 004T 0000 (6 Neil Road) TO BE ZONED AS T5-UC

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

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

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

WHEREAS, an annexation petition for parcels R100 029 000 004R 0000 (2506 Boundary Street) and R100 029 000 004T 0000 (6 Neil Road) located within the municipal boundaries of the City of Beaufort has been presented to the City Council; 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, with regard to the annexed parcel, a zoning of T5-UC 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, the Metropolitan Planning Commission, on October 19, 2020, recommended approval of the zoning designation of T5-UC of the parcels to be annexed; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the zoning map on October 13, 2020, with notice of the hearing published in *The Beaufort Gazette* on September 11, 2020;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that the zoning map of the City of Beaufort be amended by establishing the zoning designation of T5-UC on the annexed parcels of R100 029 000 004R 0000 (2506 Boundary Street) and R100 029 000 004T 0000 (6 Neil Road).

This Ordinance shall become effective upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY

[illegible]