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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



City Council Worksession

Meeting Minutes – Electronic Meeting Via Zoom

June 9, 2020

I. CALL TO ORDER

6:00PM

Mayor, Billy Keyserling.

All members of Council in attendance.

II. DISCUSSION ITEMS

- A. Electronic Meetings Participation Via Zoom - **Reece Bertholf, Fire Chief/Assistant City Manager**, gave an overview of the revised public participation electronic meetings instructions.

Chief Bertholf stated that the ways for the public to participate in Zoom meetings has been expanded. All agendas will now have publicly stated a public participation Zoom link. The public can click on the link and enter the meeting. In addition, a phone number is also being provided on the agendas for those that do not have computer access, they can call in. If the participant wishes to speak once in the meeting, the participant will have to hover over the “raise your hand” function, at which time they will get acknowledged.

He concluded by saying that using Zoom and broadcasting it live on Facebook is the best option and hopefully with the expansions that have been made, they will meet Council and the public's concerns.

- B. Proposed Stormwater Protection Ordinance Language - **Bill Prokop, City Manager**, gave an overview of the stormwater protection ordinance being proposed.

Once the City's stormwater investment is done, we have to be sure that we have some enforcement regarding the protection of the City's stormwater system. This ordinance would impose a fine of \$200.00, should someone neglect the warnings, which would be part of the process.

Mayor Pro Tem, Mike McFee, asked if this would apply to the commercial companies that could potentially be doing lawn services.

Mr. Prokop said yes.

Councilman Murray stated that he was in support of the ordinance. He agrees that the City needs to have some type of enforcement. He asked if legal had an opinion regarding section A. - *Right of entry and inspection of properties and facilities.*

Mr. Prokop stated that once the details are outlined in the draft, he will have legal review it.

Mayor Pro Tem, Mike McFee, asked who was going to be able to enforce this ordinance.

Mr. Prokop said it could be Public Works or Codes Enforcement. We will also give three months or more of public notice before it goes into effect, so everyone knows.

Fran Pund Tuttle (Facebook question), asked if each landscape company is going to receive guidelines?

Mayor Pro Tem, Mike McFee, said they currently have existing ordinances that preclude businesses from violating. This proposed ordinance will be strictly for stormwater protection.

- C. City Council Summer Meeting Schedule - **Bill Prokop, City Manager**, proposed beginning the summer break after the July 28 meeting and having August off.

Mayor Keyserling asked if the workload would allow for this, so we do not get too far behind.

Mr. Prokop stated that most items would be coming before Council now through then. Council could also just meet July 14 and July 21. The July 21 meeting could be used as a regular meeting if needed for action items.

All Council members in agreement with Mr. Prokop's proposed schedule.

- D. Beaufort County Transportation Committee (CTC) Funding

Mayor Keyserling began by stating that there has been some concern regarding the no funding for municipalities and how appointments are done, are they truly representatives of the districts. The mayors will be getting together to discuss what is in the best interest of the municipalities, so their voices are heard, and money is transparent and distributed in an equitable way.

Mr. Prokop stated that the City and Port Royal's representative has resigned. Alice Howard has reached out to Councilman Cromer. She is looking for names that live in her district for a nomination.

Mayor Pro Tem, Mike McFee, stated that at the LATS (Lowcountry Transportation Study) meeting on Friday, Geni Kozak also had some comments on how it's done and reiterated that this is something LCOG (Lowcountry Council of Governments) is also looking at from the stand point of the funding for municipalities.

Councilman Murray thanked the Mayor and Bill for digging into this issue. I am interested in CTC because we have identified CTC funding for Commerce Park paving. We have committed to projects in Commerce Park.

Earlier on there was some confusion about the CTC and how it was structured. It has changed. The structure of the CTC is important. A broader conversation needs to be had with the CTC and Beaufort County along with our municipal partners. There are two forms of CTC committees, one is controlled by the state legislative delegation. Each of the eleven Council districts across the County can appoint a CTC Commissioner. The City has five County

Council districts within the City of Beaufort. The CTC per its ordinance is a County committee and is required to function as such. The concern is that the committee has not met since early March and yet the chairman has unilaterally decided that he is not going to fund municipal projects without any public notice or procedure where there is a vote called. A conversation needs to be had about that. The state statute that represents this committee clearly states that it must have fair representation from Counties.

Teri Maude (Facebook question), is asking if the Palmetto Breeze buses are a part of this CTC effort?

Mayor Pro Tem, Mike McFee, said that its not. Palmetto Breeze is a stand-alone organization. Its funding is through the Department of Transportation.

Mr. Prokop stated that the CTC funds are for paving of roads and sidewalks.

E. Renaming of Battery Saxton

Mayor Keyserling began by stating that the Battery Saxton Park on the south side of Boundary street was named after General Rufus Saxton. General Saxton was one of the main players in occupying forces. Camp Saxton was named after him and it was the first place where African Americans volunteered, and it is also the place where the Emancipation Proclamation was first read in Beaufort.

As a part of our partnership with the Open Land Trust and Beaufort County, we are now quadrupling the size of that park and we should have a discussion of renaming the park. Do we name the whole park Battery Saxton, or do we consider naming it General Rufus Saxton? It should be more than just the Boundary Street Park and we should take the lead on how it is branded since it is a part of our history.

Councilman Cromer stated that he likes the idea of drawing attention to the fact that it was a Battery at one time. It may be more appropriate for General Saxton to be recognized at Camp Saxton. Whatever we do, we may want to coordinate with the Beaufort County Historical Society.

Councilman Murray said that until he was older, he never realized the significance of that site. It may be worth bringing in some students, maybe through the Young Leaders of Beaufort or middle schoolers and even Larry Rowland, who can give history of what happened at the site. It can be made a fun activity.

Mayor Keyserling said that is a great thought. The history is very important for us and the next generation.

III. ADJOURN

6:42PM

Disclaimer: This document is a summary. All City Council Worksession and Regular Meeting minutes are recorded. Live stream can be found on the City's website at www.cityofbeaufort.org (Agenda section). Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.



City Council Regular Meeting Meeting Minutes – Electronic Meeting Via Zoom

June 9, 2020

I. CALL TO ORDER

7:00PM

- A. Mayor, Billy Keyserling.
All members of Council in attendance.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

- A. Mike McFee, Mayor Pro Tem

Motion made by Mayor Pro Tem McFee to amend the agenda by removing item B. (Annexation) and item C. (Zoning) under Old Business and adding item to New Business, Solidarity Resolution. Motion seconded by Councilwoman Sutton.

All in favor

III. PUBLIC COMMENT

No Public Comment

IV. PUBLIC HEARING

- A. Program Performance and Accomplishments (Closeout) - Greenlawn Neighborhood Revitalization Project

Barbara Johnson, Lowcountry Council of Governments Affordable Housing Manager, gave an overview of the Community Development Block Grant (CDBG) project 4NR16001. The City of Beaufort expended \$500,000 in CDBG funds and \$1,733,487,00 in local funds to install sidewalks pathways, street paving and ancillary drainage and parking in accordance with the City of Beaufort Civic Master Plan. The improvements were made along Greenlawn Drive. The project was completed successfully and as proposed. This project benefited approximately 208 people of which 91.3% are considered low to moderate income qualifying.

- B. Johnny Morrall Circle Drainage Project Application

Barbara Johnson, Lowcountry Council of Governments Affordable Housing Manager, gave an overview of the project application. The City of Beaufort and the Town of Port Royal propose to use \$1.3 million dollars in CDBG funds and 10% local match and additional investment funds for drainage improvements in the Johnny Morrall Circle neighborhood. The

project area borders Johnny Morrall Circle, Ribault Road and Oyster Cove Road. This project will benefit approximately 320 people of which 51.6% are low to moderate income qualifying.

C. FY 2021 Budget

Bill Prokop, City Manager, began by stating that this year's budget preparation has been a real challenge. COVID-19 will dominate the indicators moving us through FY 2021. The cuts that have been made to the budget are not things that we do not need, however we are simply doing without them and kicking the can down the road.

In this last review, all departments requests were reviewed and checked line by line. We have been able to delay \$131,000 in expenses. This will help us eliminate the road fee (\$20.00 per vehicle) that was being proposed earlier for this budget. We will also be delaying the \$10.00 stormwater fee originally proposed for this budget at least for another year.

The budget before you today is balanced by having a 1 mil increase on our debt mil and a 1 ½ increase on the CPI carry forward as well as this years CPI. In addition, a 1 mil emergency increase due to COVID-19 shortfall in revenues. This mil will come off once the shortage is paid back, which can take us about 1-3 years. Total increase in the millage rate of 3.5 mils.

Kathy Todd, Finance Director, provided a summary of the consolidated recommended FY 2021 Budget. Total Revenues \$22,954,028 (General Fund, TIF II, Parks and Tourism Fund, Stormwater Fund State Accommodations Fund, Fire Impact Fund and Redevelopment Fund). Total Expenditures \$22,921,263 (General Fund, Parks and Tourism Fund, Stormwater Fund, State Accommodations Fund, and Fire Impact Fund).

All vacant positions are frozen and much of the capital replacement program have been frozen.

The Capital Improvement Plan for FY 2021 through FY 2025 is reflective of projects that were discussed in the Council retreat. They are now in Tiers from Tier 1 to Tier 4 (1-4+years priority level).

V. MINUTES

A. Special Council Meeting - April 6, 2020

Motion to approve made by Councilman Murray and seconded by Mayor Pro Tem, McFee.

Corrections on page 2 first paragraph - City's should be City.

Minutes approved with correction.

VI. OLD BUSINESS

A. Ordinance amending certain provisions of the Code of Ordinances of the City of Beaufort, South Carolina, to authorize meetings to be held by telephonic or other electronic means, and matters related thereto - 2nd Reading

Motion to approve made by Mayor Pro Tem McFee and seconded by Councilman Murray.

Reece Bertholf, Fire Chief/Assistant City Manager, gave an overview indicating that this ordinance would allow Council and other City Boards and Commissions to meet virtually after the current pandemic. This will not replace in person meetings but will give another alternative for meetings. In addition, this ordinance will allow Council members to participate virtually should they not be able to attend an in-person Council worksession or meeting.

Approval of ordinance was unanimous.

- B. Ordinance annexing parcel R 100 025 000 012B 0000 into the Corporate Limits of the City of Beaufort, South Carolina - 2nd Reading

Agenda amended to remove this item.

- C. Ordinance amending the City of Beaufort's Zoning Map to include parcel R 100 025 000 012B 0000 to be zoned as RMX - 2nd Reading

Agenda amended to remove this item.

VII. NEW BUSINESS

- A. Resolution - Johnny Morrall Circle Drainage Project

Motion to approve made by Councilwoman Sutton and seconded by Mayor Pro Tem, McFee.

Approval of resolution was unanimous.

- B. Solidarity Resolution

Motion to approve was made by Councilman Murray and seconded by Mayor Pro Tem McFee.

Mayor Keyserling introduced Timothy Garvin, founder of Unified Beaufort.

Timothy Garvin spoke about the peaceful protests that Unified Beaufort started. He stated that the peaceful protests are a result of what happened to George Floyd in Minnesota. The African American community wants to be heard. The protests are for all the injustices that he and many other black men have had to deal with such as inequalities and racism. Our hope is that one day we will not have to fight anymore. Mr. Garvin continued by stating that there are necessary changes that need to happen.

Councilman Murray stated that he had the pleasure of meeting Mr. Garvin as he attended one of the peaceful protests this past weekend. Thinking globally of all the events that are unfolding how can we be an influence and part of the change. This is not an easy fix. It will take a lot of hard work, a lot of conversation, but we are blessed to live in Beaufort where we have lived peacefully for 150 + years. He continued by encouraging citizens to dig into Police Reform. Over the last few years there are have been several publications regarding best practices for Community Policing. A good place to start would be The Department of Justice Presidents Task Force publication of 2015, which gives 52 goals for community police departments. The Beaufort Police Department by enlarge embodies most of their recommendations. The Beaufort Police Department received a few years ago from the Justice Department recognition for its diversity within the department. We appreciate Beaufort Police Department and there participation in the peaceful protests for the past few weeks.

Councilman Murray read the resolution.

All members of Council agreed with the resolution and its importance of having this statement in the City of Beaufort.

Approval for the resolution was unanimous.

C. Request for Street Closure for Father's Day March for Justice on Sunday, June 21, 2020 at 4pm

Motion to approve made by Mayor Pro Tem McFee and seconded by Councilman Murray.

Bill Prokop, City Manager, gave an overview of the peaceful march and the route. The march will start at Waterfront Park to Charles Street to Boundary Street to Carteret Street to Bay Street and end at the Waterfront Park. No cars are allowed, and masks are required.

Approval for event was unanimous.

D. Ordinance amending Chapter 10 Part 7 Section 10.7.3 of the Beaufort Code concerning membership to the Beaufort Historic District Review Board (Task Force Recommendation) = 1st Reading

Motion to approve made by Mayor Pro Tem McFee and seconded by Councilman Cromer.

Cynthia Jenkins, Historic Beaufort Foundation Executive Director, began by stating the Historic Beaufort Foundation has had the honor for 58 years of recommending qualified representatives to serve on the City's Historic District Review Board. The board is an important component to the City's zoning ordinance and is interictal to preserving the character and the sense of place we all know and love. Ensuring that Beaufort's architectural heritage is retained is a critical component of the City's economy and the viability of our tourism revenue. Mrs. Jenkins continued by thanking Bill Prokop, Mayor Pro Tem McFee and Councilman Cromer for the work on the task force the last 6 months. She feels that they have made great progress and she looks forward to continuing the partnership.

Councilman Cromer said that this is a great resolution to the problem we have had. It is now clear as to what we can do. The efforts of the task force were great. Working with the Historic Beaufort Foundation is great, but there is a lot more that we can do such as training.

Mayor Pro Tem McFee agreed with Councilman Cromer. This is another step to move forward with the Historic Beaufort Foundation.

Bill Prokop, City Manager, feels that in 6 months they have done a lot to include educational processes. The recommendations include ways for the City to improve as well as the Historic Beaufort Foundation. He feels comfortable now moving forward with the changes to the ordinance that clarifies the membership based on the Attorney General's opinion. We will work cooperatively to make a better Beaufort.

Councilman Murray said he is glad that the City is preserving the designated seat on the HDRB.

Approval of ordinance on 1st reading was unanimous.

E. Ordinance setting election, related dates, and filing fee for the Mayor and Two (2) members of City Council Pursuant to sections 1-8001 through 1-8006 of the City of Beaufort Code of Ordinances - 1st Reading

Motion to approve made by Councilwoman Sutton and seconded by Councilman Cromer.

Ivette Burgess, City Clerk, gave an overview of the ordinance. This ordinance sets the filing dates and filing cost per open seat for the upcoming November election. The cost for the Mayor seat is \$250.00 and for a Council seat is \$150.00. The deadline for filing will be by Friday, August 14, 2020 by noon. Mrs. Burgess concluded by advising that the candidacy packets would be available to the public on June 24, 2020 after 2nd reading of the ordinance. The packets will be available at City Hall and on the City's website.

Approval on ordinance on 1st reading was unanimous.

F. FY 2021 Budget Ordinance - 1st Reading

Motion to approve made by Mayor Pro Tem McFee and seconded by Councilman Cromer.

Councilman Murray thanked City staff and Kathy Todd for answering all his questions through the budget process.

Councilwoman Sutton said she was glad to see the vehicle tag fee and increase in stormwater proposals dropped and that the budget could be balanced without them.

Approval of ordinance on 1st reading was unanimous.

G. Ordinance approving Stormwater Intergovernmental Agreement (IGA) 1st Reading

Motion to approve made by Mayor Pro Tem McFee and seconded by Councilman Cromer.

Lawrence Flynn, Pope Flynn, LLC (Bond Counsel), gave an overview of the ordinance. This ordinance authorizes an amendment and reinstatement to the intergovernmental agreement with Beaufort County for the collection of stormwater revenues. This ordinance allows City Council to levy stormwater revenues.

Approval of ordinance on 1st reading was unanimous.

H. 2020 Master Bond Ordinance providing for the issuance and sale of Stormwater System Revenue Bonds of the City of Beaufort, South Carolina: and other matters relating thereto - 1st Reading

Motion to approve made by Mayor Pro Tem McFee and seconded by Councilman Cromer.

Lawrence Flynn, Pope Flynn, LLC (Bond Counsel), gave an overview of the ordinance. This ordinance allows for the issuance of stormwater revenue bonds (a loan secured by City's pledged stormwater revenue fees). With this ordinance we can designate a revenue source as outlined by the Stormwater Intergovernmental Agreement to be pledged as security for revenue bonds or loans.

Approval of ordinance on 1st reading was unanimous.

I. 2020 Series Ordinance providing for the issuance and sale of Stormwater System Improvements and Refunding Revenue Bonds of the City of Beaufort, South Carolina in the aggregate principal

amount of not exceeding eight million dollars (\$8,000,000); and other matters relating thereto
- 1st Reading

Lawrence Flynn, Pope Flynn, LLC (Bond Counsel), gave an overview of the ordinance. This ordinance allows for the refinancing of the 2018 General Obligations Bonds and layering in additional new money based on savings that will be generated. This will allow stretching the dollars but at no additional expense.

Approval of ordinance on 1st reading was unanimous.

J. Authorization to allow the City Manager to enter into contract for Playground Equipment

Motion to approve made by Councilman Cromer and seconded by Mayor Pro Tem McFee.

Kathy Todd, Finance Director, gave an overview of the project. This project is related to a \$500,000 Land Water Conservation Grant, requiring a \$500,000 match from the City. This grant was awarded in November 2018. City resources for the grant were set aside at that time in the Capital Projects funds as required of the grant. The scope of the grant funded project were major repairs to the Waterfront Park pilings, new playground equipment and improvements to the Scott Street entrance.

Mrs. Todd continued by stating that Great Southern Recreation is the recommended contractor for the playground equipment. The negotiations were successful, and the design was solidified, reducing the overall cost of the project from the proposed price of \$298,682 to \$274,654.

Linda Roper, Downtown Operations and Community Services Director, shared renderings of the playground equipment.

Approval to authorize was unanimous.

K. Authorization to allow the City Manager to execute contracts for Mossy Oaks Basin 1

Motion to approve made by Councilman Cromer and seconded by Councilman Murray.

Kathy Todd, Finance Director, began by stating that the City solicited an Invitation for Bid (IFB) 2020-109, Mossy Oaks Drainage Improvements Basin 1 and Basin 2 West on April 9, 2020. The bids received were from Truluck Construction, Inc., Quality Enterprises USA, Inc., Nix Construction, Palmetto Site Work Services, JH Hiers Construction, and Gulfstream Construction. It was determined by the selection committee that Truluck Construction, Inc. is the lowest responsive bidder.

Approval to authorize was unanimous.

L. Authorization to allow the City Manager to enter into Construction Contract related to Mossy Oaks Basin 2 East pending Department of Commerce approval

Motion to approve made by Councilman Murray and seconded by Mayor Pro Tem McFee.

Kathy Todd, Finance Director, began by stating that the City solicited an Invitation for Bid (IFB) 2020-113, Mossy Oaks Drainage Improvements Basin 2 East on April 9, 2020. The bids received were Gulfstream Construction Company, Inc., Palmetto Site Works Services, Truluck Construction, Inc., Quality Enterprises USA, Inc., and JH Hiers Construction. It was determined by the selection committee that Gulfstream Construction is the lowest responsive bidder.

Approval to authorize was unanimous.

VIII. REPORTS

City Manager's Report

Mr. Prokop reiterated that if anyone in the public has any questions about the budget or the bonds, we are here to answer them. These topics can be confusing.

Pleased to announce that the Arsenal project is complete. The Arsenal now has a new roof, new windows, and a new bathroom. Reminder that we are now in Hurricane season and we should be prepared at home and in business. Thank you to all the business that are signing up for the Beaufort Safe program and thank you to Beaufort Area Hospitality Association for helping make Beaufort a safe place to visit. Congratulations to our very own Vanna White AKA Nan Sutton on hosting a successful Virtual First Friday.

Mayor's Report

Mayor Keyserling thanked Unified Beaufort for the peaceful protest.

50,000 masks arrived today. These masks are going to communities in Beaufort, Jasper and Hampton County. The masks have been donated by the International Medical Corp. In addition, we will be receiving 200,000 more masks that will help replenish supplies for the underserved communities. Thank you to the many people that have donated to Pride of Place for Mask Up Beaufort. Donations have exceeded \$10,000.

Council

Mayor Pro Tem Mike McFee gave a big thank you to Councilman Murray for working on the Solidarity resolution. Thanked Nan Sutton for her great energy when hosting Virtual First Friday. And thank you to our staff for all their hard work on the budget.

Councilman Murray encouraged business to do the Beaufort Safe commitment by visiting www.bfthospitality.com. He reminded citizens that everyone is doing the best they can as this is a fluid situation and shop local. Glassworks that is moving into Commerce Park is making significant progress. He appreciates the support from Council regarding the Solidarity resolution.

Councilman Cromer thanked City staff for the budget process and for providing answers to their questions in a timely manner.

IX. ADJOURN

10:00PM

Motion to adjourn made by Councilman Cromer and seconded by Councilman Murray.

Disclaimer: This document is a summary. All City Council Worksession and Regular Meeting minutes are recorded. Live stream can be found on the City's website at www.cityofbeaufort.org (Agenda section). Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

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

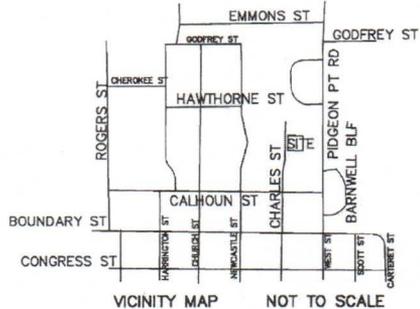
PROPERTY DESCRIPTION

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.

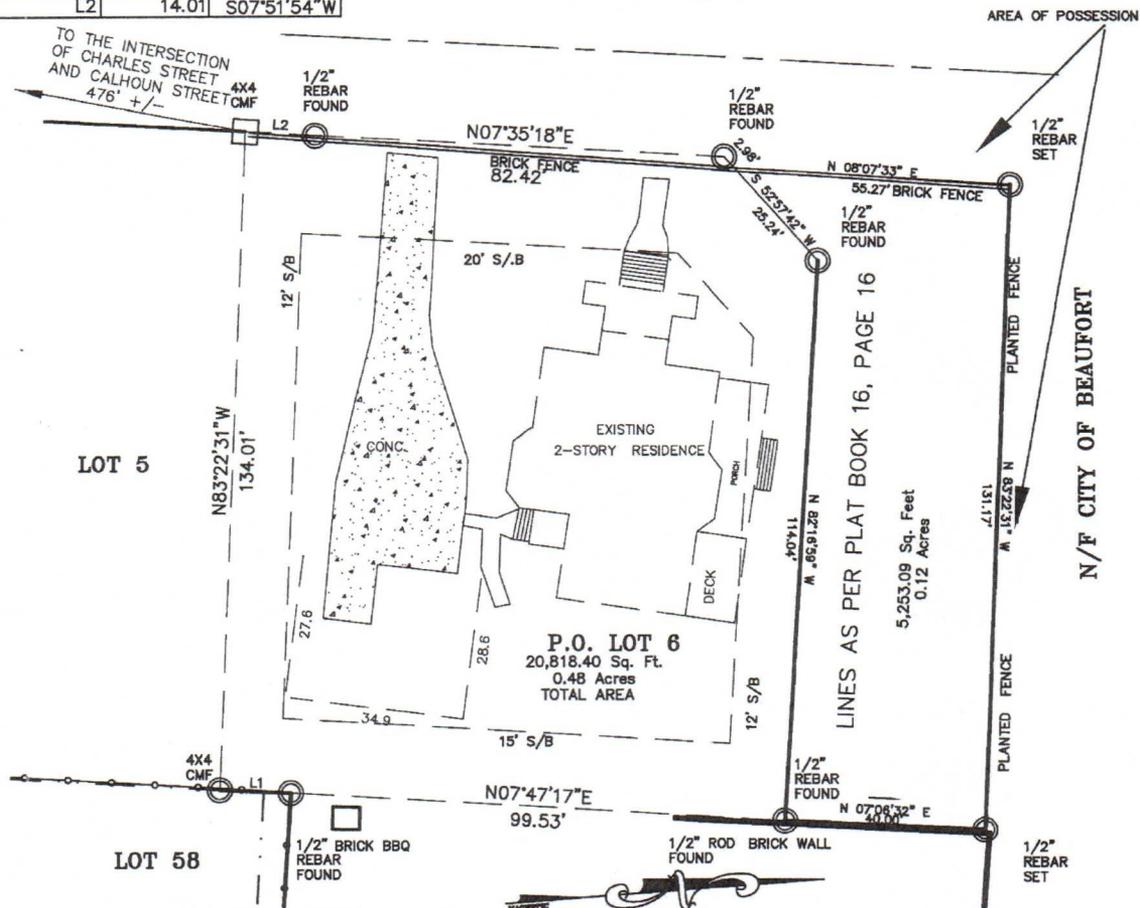


GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798



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

CHARLES STREET 40' R/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

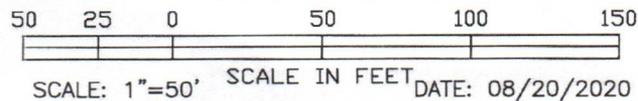
THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

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 450025 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.

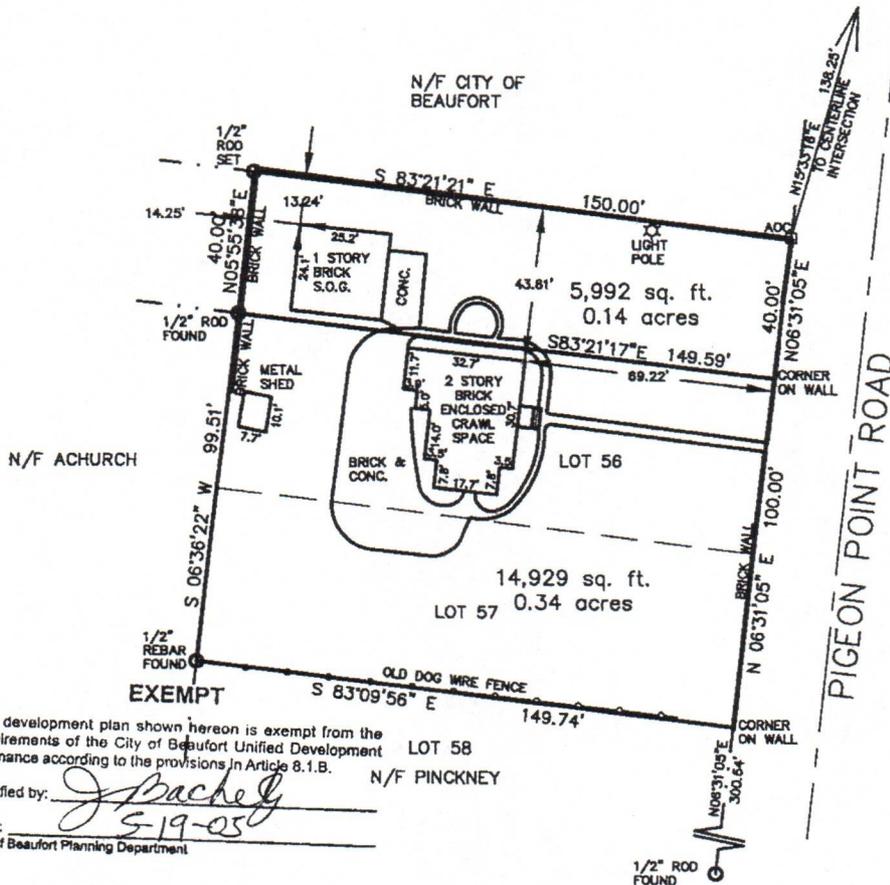


GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

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



VICINITY MAP NOT TO SCALE



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. LOT 58
 Certified by: *J. Pacheco* N/F PINCKNEY
 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.

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 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 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.



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

David E. Gasque
 DAVID E. GASQUE, E.L.S. JOB # 28887
 S.C. REGISTRATION NUMBER 10608 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.



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

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

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

Standard Agreement Between

City of Beaufort and InterDev, LLC

where the basis of payment is a STIPULATED SUM

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

AGREEMENT made as of the _____ day of **October** in the year **2020**.

BETWEEN the Owner:

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

and the Consultant:

**INTERDEV, LLC
900 HOLCOMB WOODS PARKWAY
ROSWELL, GA 30076**

The Project is:

RFP 2021-103 INFORMATION TECHNOLOGY SUPPORT SERVICES

ARTICLE 1 - THE DOCUMENTS

The contract Documents consist of this Agreement, (**City of Beaufort and InterDev, LLC**) Conditions of the Contract (General, Supplementary and other Conditions), the Request for Proposal (RFP #2021-103) and the Proposal Submitted by InterDev, LLC in response to this RFP, Drawings, Specifications, addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Document, other than Modifications appears in Article 8.

ARTICLE 2 - THE WORK OF THIS AGREEMENT-

InterDev, LLC shall fully execute the Work described in the Agreement and attached as **Appendix A**, except to the extent specifically indicated in the Agreement to be the responsibility of others.

ARTICLE 3 – TERM OF THE AGREEMENT

3.1 The date of commencement shall be the date of this Agreement.

3.2 The initial term of this agreement shall commence on November 1, 2020 and remain in effect for (36) thirty-six months (the “Initial Term”). The City reserves the right to renew the Agreement for an additional (2) two twelve-month periods, subject to acceptable performance by the Consultant, as determined by the City in its sole discretion (the “Renewal Term(s)"). At the end of the Initial Term, the City reserves the right



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

COUNCIL MEMBERS:
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Mike McFee

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

to extend this agreement for a period of up to ninety days for the purpose of getting a new agreement in place.

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

ARTICLE 4 - CONTRACT SUM

4.1 The Owner shall pay the Consultant for IT Services according to the terms as stated in **Appendix A**.

ARTICLE 5 - PAYMENTS

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

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

ARTICLE 6 - TERMINATION OR SUSPENSION

6.1 The Agreement may be terminated by the Owner as stated in the General Terms and Conditions of the Request for Proposal (RFP 202-103).

ARTICLE 7 - MISCELLANEOUS PROVISIONS

7.1 The Owner's representative is:

**KATHY TODD, FINANCE DIRECTOR
CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902**

The Consultant's representative is:

**NATHAN HOLDER
INTERDEV, LLC
900 HOLCOMB WOODS PARKWAY
ROSWELL, GA 30076**

7.2 Neither the Owner's nor Consultant's representative shall be changed without ten days written notice to the other party.

ARTICLE 8 - ENUMERATION OF CONTRACT DOCUMENTS

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

8.1.1 The Agreement is this executed Standard Form of Agreement Between the City of Beaufort and (Owner) and **InterDev, LLC** (Consultant)

8.1.2 The General Conditions are the Owner's General Conditions.



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

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

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

8.1.3 The Specifications are those of RFP 2021-103

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

- **THE REQUEST FOR PROPOSAL - RFP# 2021-103, AND THE PROPOSAL SUBMITTED IN RESPONSE TO THE RFP ARE ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.**
- **CERTIFICATE OF LIABILITY INSURANCE**
- **CERTIFICATE OF WORKER COMPENSATION INSURANCE**
- **CITY OF BEUFORT BUSINESS LICENSE**

DRAFT



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

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

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

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

WITNESS
(Signature)

CITY OF BEAUFORT
(Signature)

WITNESS
(Printed Name)

CITY OF BEAUFORT
(Printed name and title)

WITNESS
(Signature)

WITNESS
(Printed name)

WITNESS
(Signature)

INTERDEV, LLC
(Signature)

WITNESS
(Printed Name)

INTERDEV, LLC
(Printed name and title)

PROPOSED SERVICE OPTION

DETAILED SERVICE PRICING LISTING		
STANDARD SERVICE CATEGORIES		MONTHLY
IT Support Services	Full-Service IT Support <ul style="list-style-type: none"> Two Full-Time Onsite Support Staff 	\$22,350
Software Cost <i>(Currently paid by City)</i>	Software <ul style="list-style-type: none"> Endpoint Security (Antivirus & Malware) Patch Management Multi-Factor Authentication 	1,532
Monthly Cost		\$23,882

Notes:

Annual Escalator: Up to a 4% "Cost of Living" escalator shall be applied upon the agreement anniversary

Any Additional Services which are not set forth in this Agreement will be charged on the basis of the hourly rate schedule attached hereto as Appendix A unless stated otherwise in a properly executed addendum to this contract for Additional Services. No Additional Services or costs shall be incurred without the proper written authorization of the City.

INTERDEV PROJECT STANDARDS

InterDev will consider any non-base services and/or tasks that exceed 20 hours of total work as a project that will be billed per the rate card within the proposal. All projects will be completed on a best effort basis as submitted by the client with an agreed upon schedule. Break Fix items do not constitute a project if the item is covered under the contracted base services.

InterDev will provide the following items below when engaging with the clients on any projects.

- Statement of work – Will contain a detailed list of what work will be completed with an overall estimate of hours of work and any overall cost estimates known or required in order to start the project process.
- Project Plan – This is a list of major milestones with estimated dates or span of time that constitute the whole of the project.
- Stakeholder Document – Will contain the list of approvers for each portion of the project. This could be financial approvers and/or timing or outage approvers.
- Project supporting documents – On an as needed basis, the project must be documented in order to provide knowledge transfer for ongoing support. Diagrams, Serial numbers, circuit ID's, and others will be placed here to formalize the project completion.
- Project closing – This will be a signed document certifying the approved completion of the project.

Projects requiring InterDev billing tracking: These must be approved by the Director and client, along with being tracked to document hours worked. This process is documented in a separate document stored by InterDev and maintained by InterDev but can be given to the client upon request.

PROJECT RESOURCES	RATES
CIO	\$200.00
Systems Engineer III/Network Engineer III	\$175.00
Systems Engineer II/Network Engineer II	\$150.00
Systems Engineer I	\$125.00
Systems Administrator	\$100.00
Helpdesk Support Specialist II	\$85.00
Helpdesk Support Specialist I	\$75.00
Security Engineer	\$200.00
Project Management	\$150.00
GIS Analyst II	\$150.00



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



LI

T5-UC

T5-UC/
RMX

T3-N

T4-N

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:

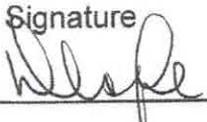
The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter 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	2506 Boundary Street, Beaufort SC 29906 & 6 Neil Road, Beaufort SC 29906		8/20/2020



REZONING APPLICATION (EXCEPT FOR PUDS)

PAID
9/9/20 CK

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

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: [Signature] Date: 9/2/20

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

Property Owner's Signature: [Signature] Date: 9/3/2020



VISION BEAUFORT

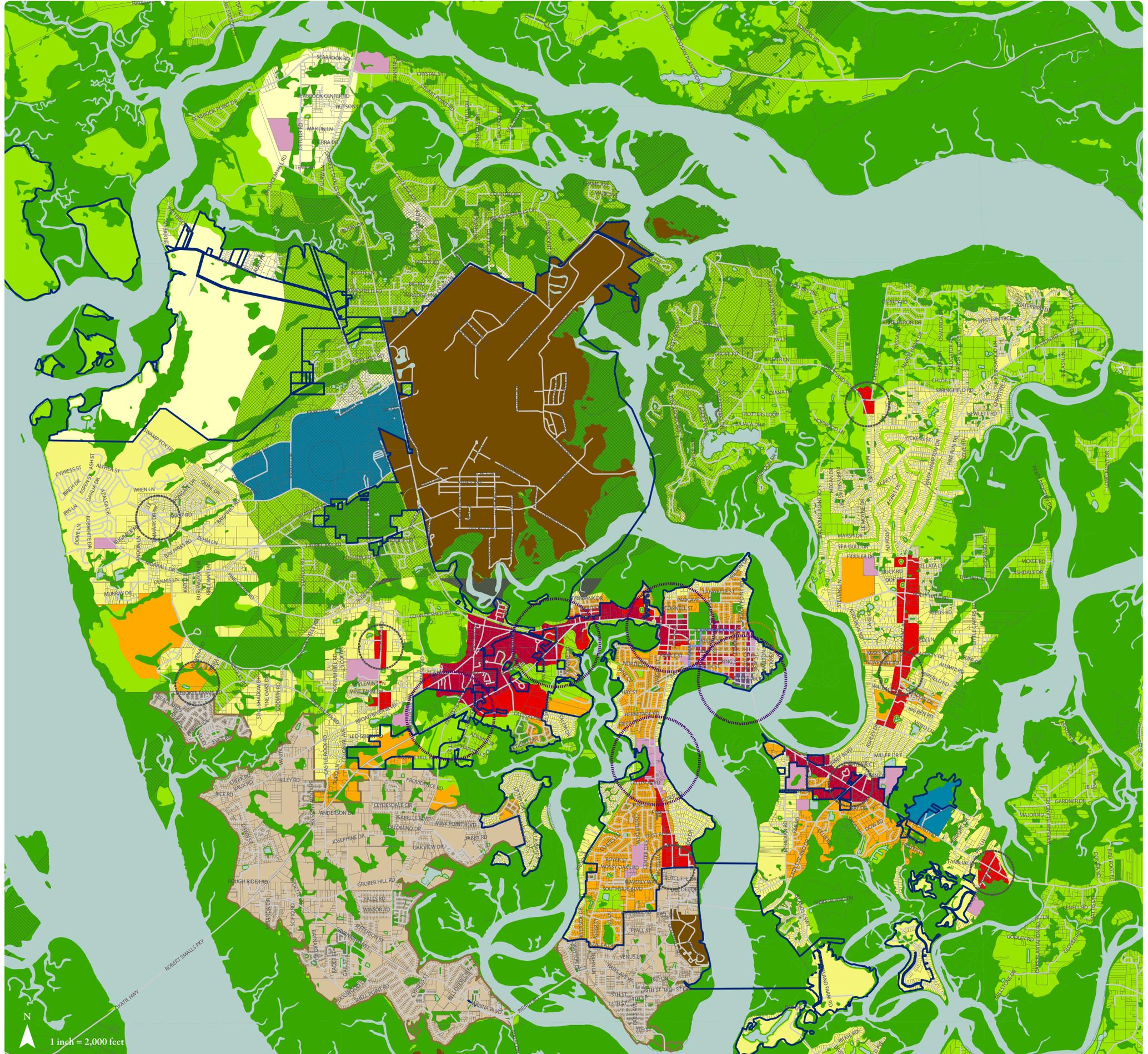
2009 Comprehensive Plan

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:
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302 Carteret Street
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Beaufort, South Carolina 29902
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- 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												3.10
	C	C	C	C	C	C	C	C	C	C	—	

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



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.

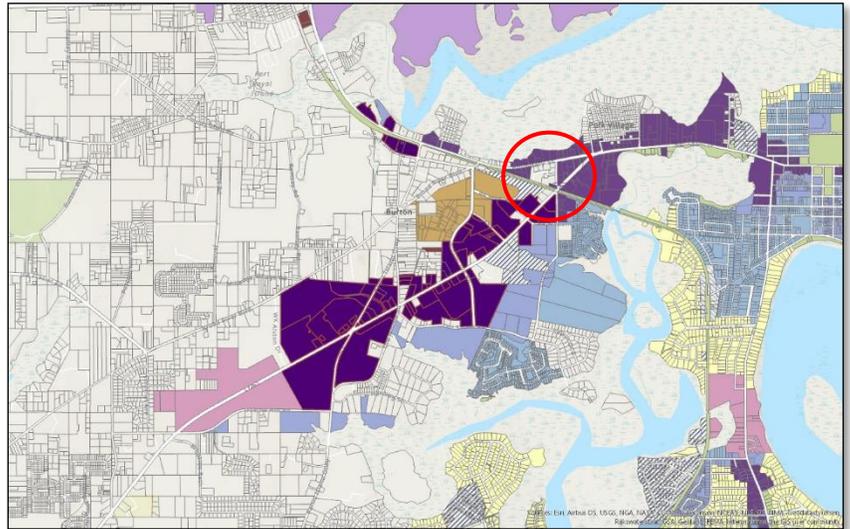
Annexation: The applicant has requested the annexation of two contiguous parcels into the City of Beaufort: the northern parcel is located at 2506 Boundary Street (PIN R100 029 000 004R 0000) and the southern parcel is located at 6 Neil Road (PIN R100 029 000 004T 0000).

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.

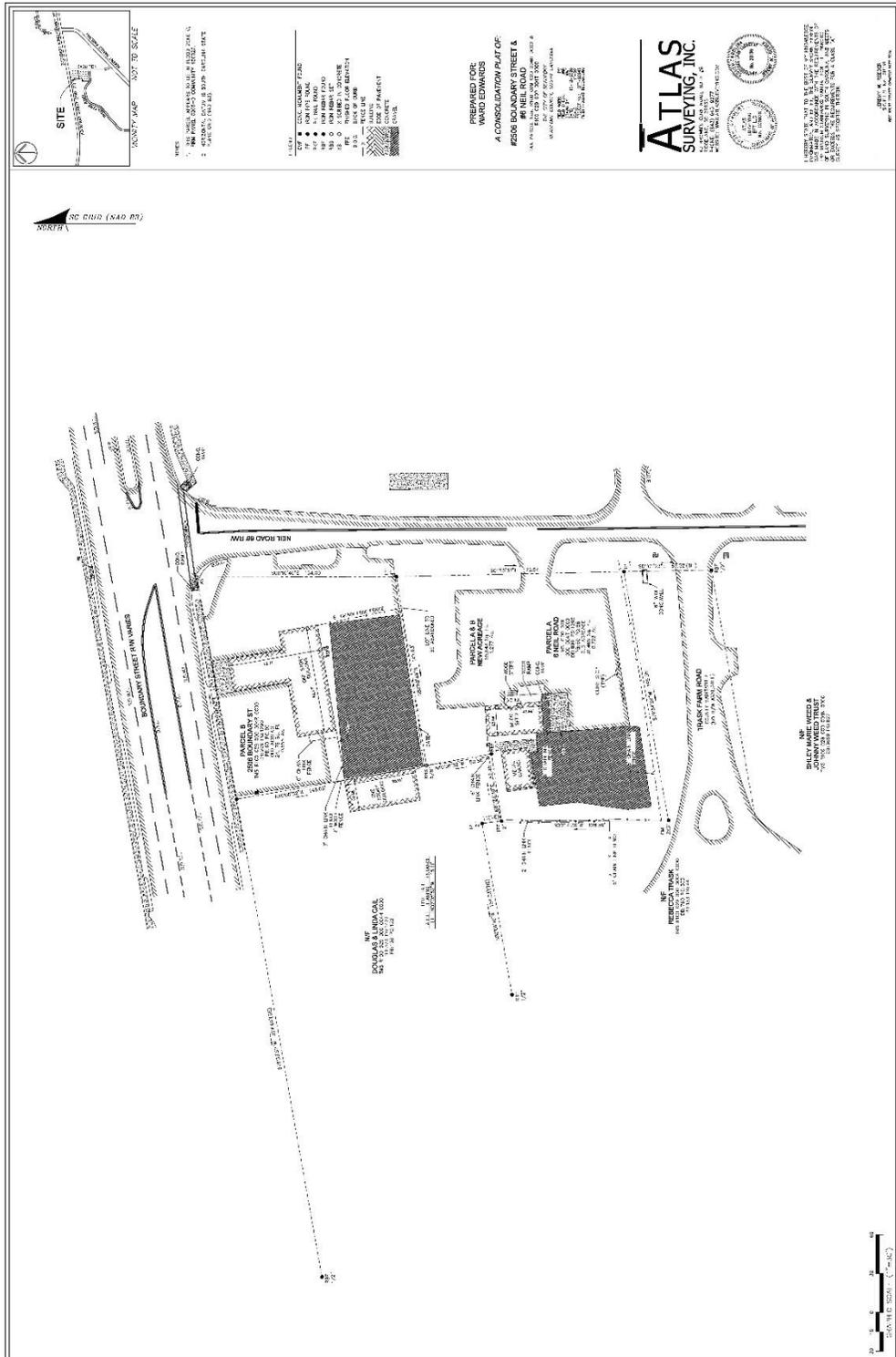
3 STAFF RECOMMENDATION

Annexation: Approve

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

WILLIAM B. HARVEY, III, CITY ATTORNEY

Attachment "A"



O R D I N A N C E

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

