CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070

CITY COUNCIL REGULAR MEETING AGENDA
February 11, 2020

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

STATEMENT OF MEDIA NOTIFICATION

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

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

I. CALL TO ORDER

A. Billy Keyserling, Mayor

II. INVOCATION AND PLEDGE OF ALLEGIANCE

A. Mike McFee, Mayor Pro Tem

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Proclamation proclaiming February 2020 as the League of Women Voters Month

IV. PUBLIC COMMENT

V. PUBLIC HEARING

A. Community Development Block Grant (CDBG) Needs Assessments

VI. MINUTES

VII. OLD BUSINESS

A. Ordinance annexing multiple parcels located at Mayfair Court and Williams Street - 2nd Reading

B. Ordinance zoning (map amendment) for 11 Williams Street and 13, 17, and 19 Mayfair Court - 2nd Reading

VIII. NEW BUSINESS

A. Approval to allow City Manager to enter into contractual agreement for the purchase a Manlift

B. FY 2020 Budget Amendment #1 - 1st Reading

C. Ordinance authorizing the Sale of City Property, Cemetery Plot in Evergreen Cemetary - 1st Reading

IX. REPORTS

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

X. ADJOURN

P R O C L A M A T I O N

WHEREAS, the League of Women Voters is a non-profit, non-partisan organization that encourages informed and active participation in the voting process;

WHEREAS, the League of Women Voters engages communities in promoting positive solutions to public policy issues through education and advocacy;

WHEREAS, the League of Women Voters was formed to help women take a larger role in public affairs and now strives to give voice to all Americans;

WHEREAS, the League of Women Voters of Beaufort, SC Area was established in February **2017** by Catherine Forester, Suanne Glattley, and Julie Laney;

WHEREAS, the League of Women Voters of Beaufort, SC Area has held local candidate and School Board Forums;

WHEREAS, the League of Women Voters of Beaufort, SC Area holds Voter Registration and Information Events in the community throughout the year;

WHEREAS, the League of Women Voters of Beaufort, SC Area worked with other Organizations advocating for the Ban the Bag project;

WHEREAS, the League of Women Voters of Beaufort, SC researched and helped inform the community about the proposed School Bond Referendum;

WHEREAS, the League of Women Voters of Beaufort, SC area established a Harriet Keyserling Fund to support emerging leaders;

WHEREAS, the National League of Women Voters is celebrating its 100th birthday on February 15, 2020;

WHEREAS, the League of Women of Beaufort, SC Area will celebrate these accomplishments on February 15, 2020 and

NOW, THEREFORE, the Beaufort City Council hereby proclaims February 15, 2020 as a day in honor of

THE LEAGUE OF WOMEN VOTERS OF BEAUFORT, SC AREA

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 11th day of February 2020

_____
BILLY KEYSERLING, MAYOR

ATTEST:

_____
IVETTE BURGESS, CITY CLERK

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	1/2/2020
FROM:	Rhonda Davis, Community & Economic Developer - Civil Rights Coordinator		
AGENDA ITEM TITLE:	Community Development Block Grant (CDBG) Needs Assessments		
MEETING DATE:	2/11/2020		
DEPARTMENT:	City Clerk		

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing Notice	Backup Material	2/7/2020

CDBG & HOME Notice of Public Hearing Concerning Needs Assessment

City of Beaufort

NOTICE IS HEREBY GIVEN that on Tuesday, February 11, 2020 at 7:00 p.m. in the Beaufort City Hall, 1911 Boundary Street, Beaufort, SC, City of Beaufort will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities, and economic development in the City and areas adjacent to the City within a two (2) mile radius. At this public hearing, City of Beaufort will provide the results of its needs assessment and the activities which might be undertaken to meet identified needs, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income.

The City will also discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium funded by the US Department of Housing and Urban Development (HUD).

This public hearing and the matters to be discussed are subject to the provisions of the City's Citizen Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program, providing for the participation of the citizens of the City in the planning and implementation of community and economic development projects which will involve CDBG funds. The Citizen Participation Plan is available for review at Beaufort City Hall, Monday through Friday between the hours of 9:00a.m. to 12:00 and 1:00p.m. to5:00p.m. Persons with questions or comments concerning the public hearing or the Citizen Participation Plan may contact Barbara Johnson, Lowcountry Council of Governments, PO Box 98, Yemassee, SC 29945, (843) 473-3990.

City of Beaufort does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Ivette Burgess, PO Drawer 1167, Beaufort, SC, 29901,(843) 525-7045 has been designated to coordinate compliance with the non-discrimination requirements contained in the U. S. Department of Housing and Urban Development's regulations.

Note: Assistance will be provided to accommodate special needs upon request with forty-eight hour notice. City of Beaufort does not discriminate on the basis of disability, limited English proficiency, race, color or national origin.

CDBG & HOME Aviso de audiencia pública sobre evaluación de necesidades

Nota: Se proporcionará asistencia para satisfacer necesidades especiales a pedido con cuarenta y ocho horas de antelación. La ciudad de Beaufort no discrimina por motivos de discapacidad, dominio limitado del inglés, raza, color u origen nacional.

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	2/7/2020
FROM:	Community and Economic Development		
AGENDA ITEM TITLE:	Ordinance annexing multiple parcels located at Mayfair Court and Williams Street - 2nd Reading		
MEETING DATE:	2/11/2020		
DEPARTMENT:	City Clerk		

BACKGROUND INFORMATION:

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

1st Reading - August 27, 2019

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	2/7/2020

Staff Report for the City Council

From the Department of
Community and Economic Development

27 August 2019

1 Subject

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

2 Facts

Parcel ID/Size:

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

Current Zoning [County]:

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

Current Land Use:

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

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

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

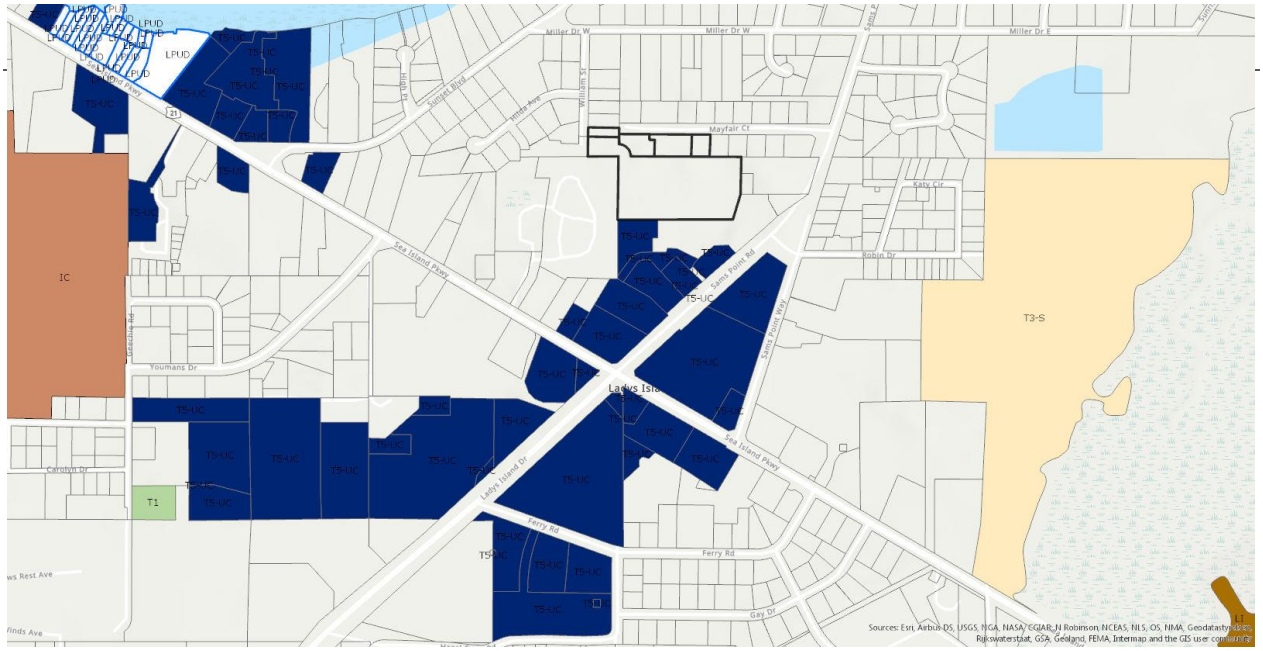
Strategic Plan: N/A

MPC: At the July 29, 2019 called meeting, recommended approval of the annexation.

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

3 Staff Comments

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



O R D I N A N C E

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

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

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

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

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

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

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

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

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

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

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

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

This ordinance shall become effective immediately upon adoption.

_____

BILLY KEYSERLING, MAYOR

(SEAL) Attest:

_____

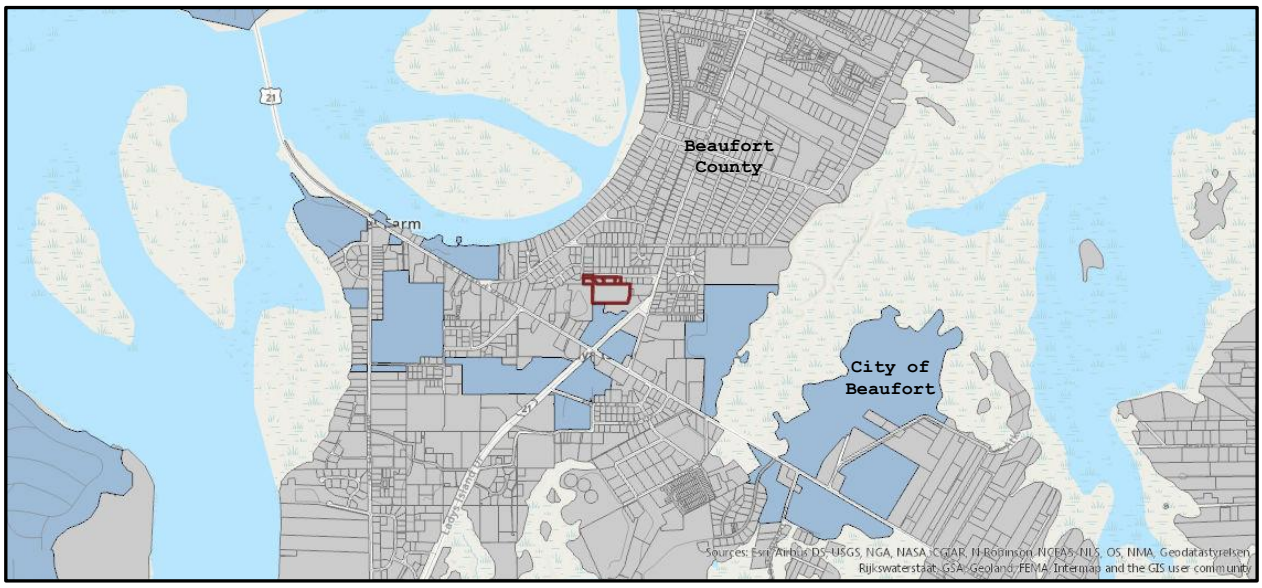
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____

WILLIAM B. HARVEY, III, CITY ATTORNEY



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

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

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

The petitioning area to be annexed is described as follows:

R200-015-000-0116-0000 11 WILLIAMS ST

R200-015-000-0526-0000 19 MAYFAIR COURT

R200-015-000-0525-0000 17 MAYFAIR COURT

R200-015-000-0523-0000 13 MAYFAIR COURT

R200-016-000-0082-0000 13? WILLIAM ST

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

Name (print)	Address	Signature	Date of Signature
TERRA DEVELOPMENT GROUP,	2732 Depot ROAD,	Merritt Bellamy	6/26/19.

SUGGESTED ZONING TO BE CONSISTENT WITH ADJACENT PROPERTY.
T5UC

History Bookmarks People Window Help 100% Thu 1:37 PM

XRDI 35 hp Gen 8 Electrical...ronics.pdf | Sullivan Transmittal.doc | Phase 1 recorded plat, 9 lots left to sell | Nat Real Estate Investor | Inverter contact info | Dropbox | Cometic 463122.pdf | Bft Cty

Google | ArcGIS Viewer for Fl | Beaufort County, So | Beaufort County, So | Beaufort County, So | Beaufort County, So | Beaufort County, So

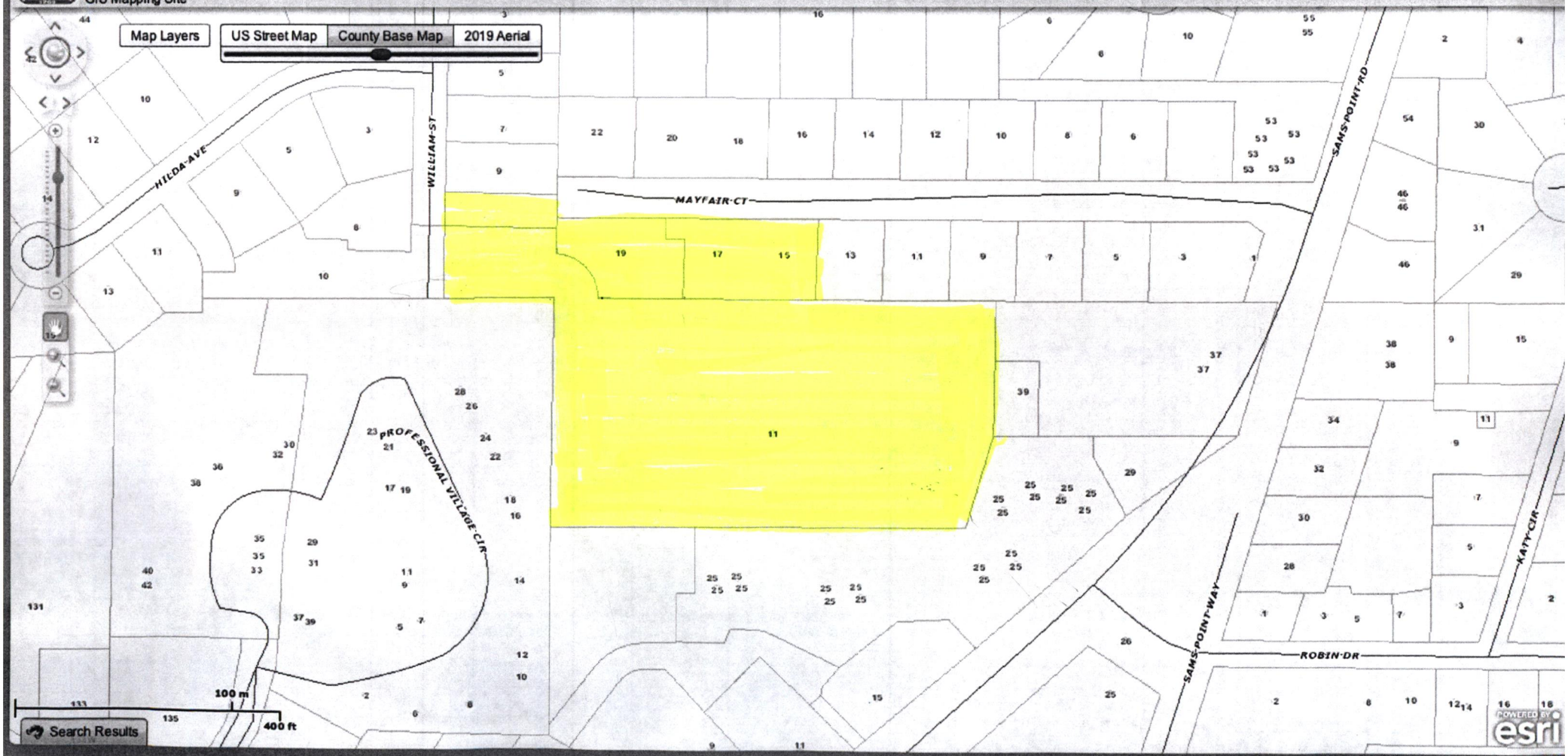
Not Secure | webgis.bcgov.net/gissite/index.html

Apps | Aluma Cast Found... | 811 utilty locate S... | Dropbox | Google Maps | Pritchards Island | Real Estate Analys... | Beaufort GIS | Dropbox - Sign inf | Imported From Sa...

Beaufort County
GIS Mapping Site

DISCLAIMER / H

Map Layers | US Street Map | County Base Map | 2019 Aerial



Search Results

POWERED BY esri

History Bookmarks People Window Help 100% Thu 1:37 PM

XRDI 35 hp Gen 8 Electrical...ronics.pdf | Sullivan Transmittal.doc | Phase 1 recorded plat, 9 lots left to sell | Nat Real Estate Investor | Inverter contact info | Dropbox | Cometic 463122.pdf | Bft Cty

Google | ArcGIS Viewer for Fl | Beaufort County, So | Beaufort County, So | Beaufort County, So | Beaufort County, So | Beaufort County, So

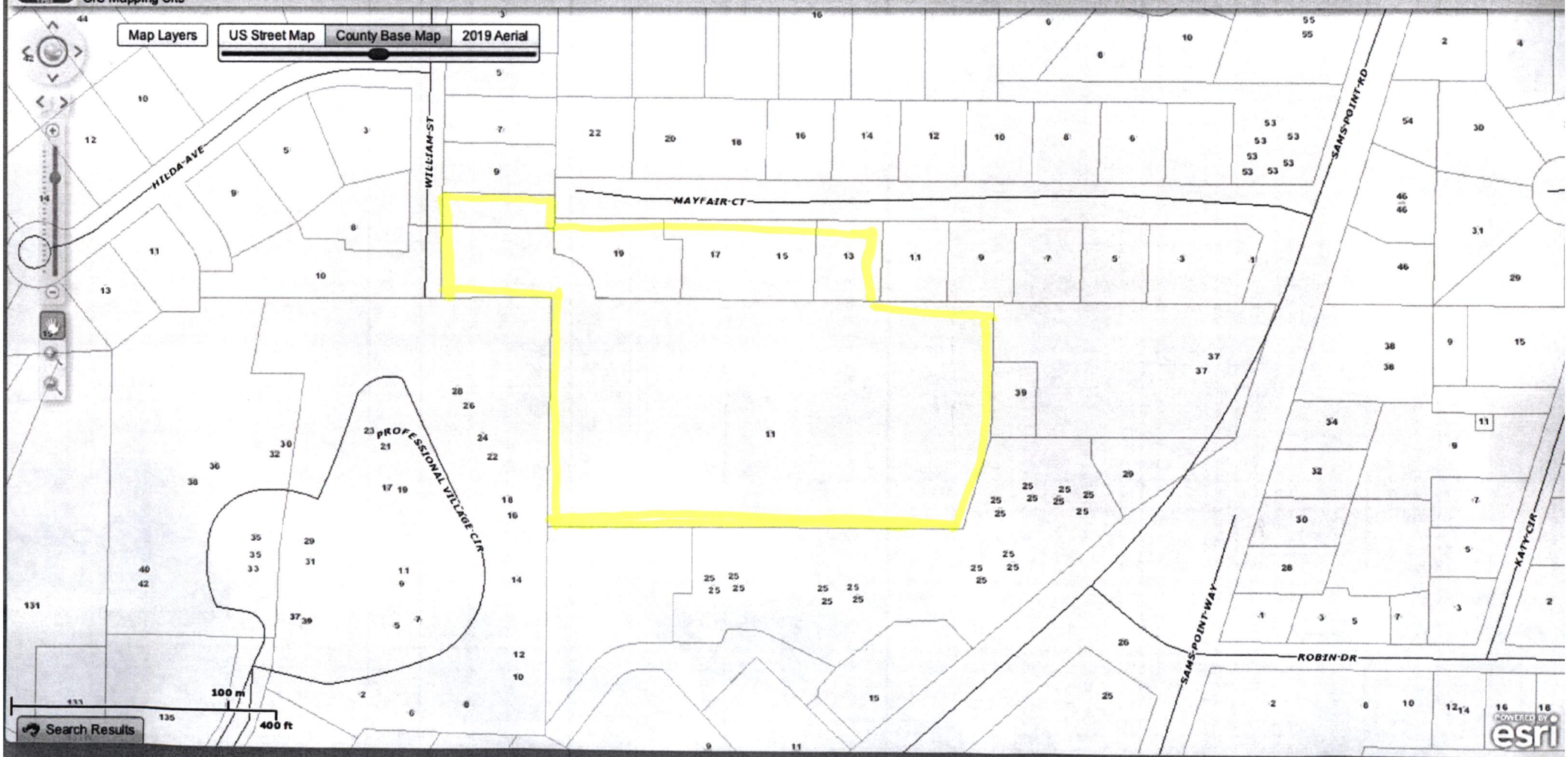
Not Secure | webgis.bcgov.net/gissite/index.html

Apps | Aluma Cast Found... | 811 utilty locate S... | Dropbox | Google Maps | Pritchards Island | Real Estate Analys... | Beaufort GIS | Dropbox - Sign inf | Imported From Sa...

Beaufort County
GIS Mapping Site

DISCLAIMER / H

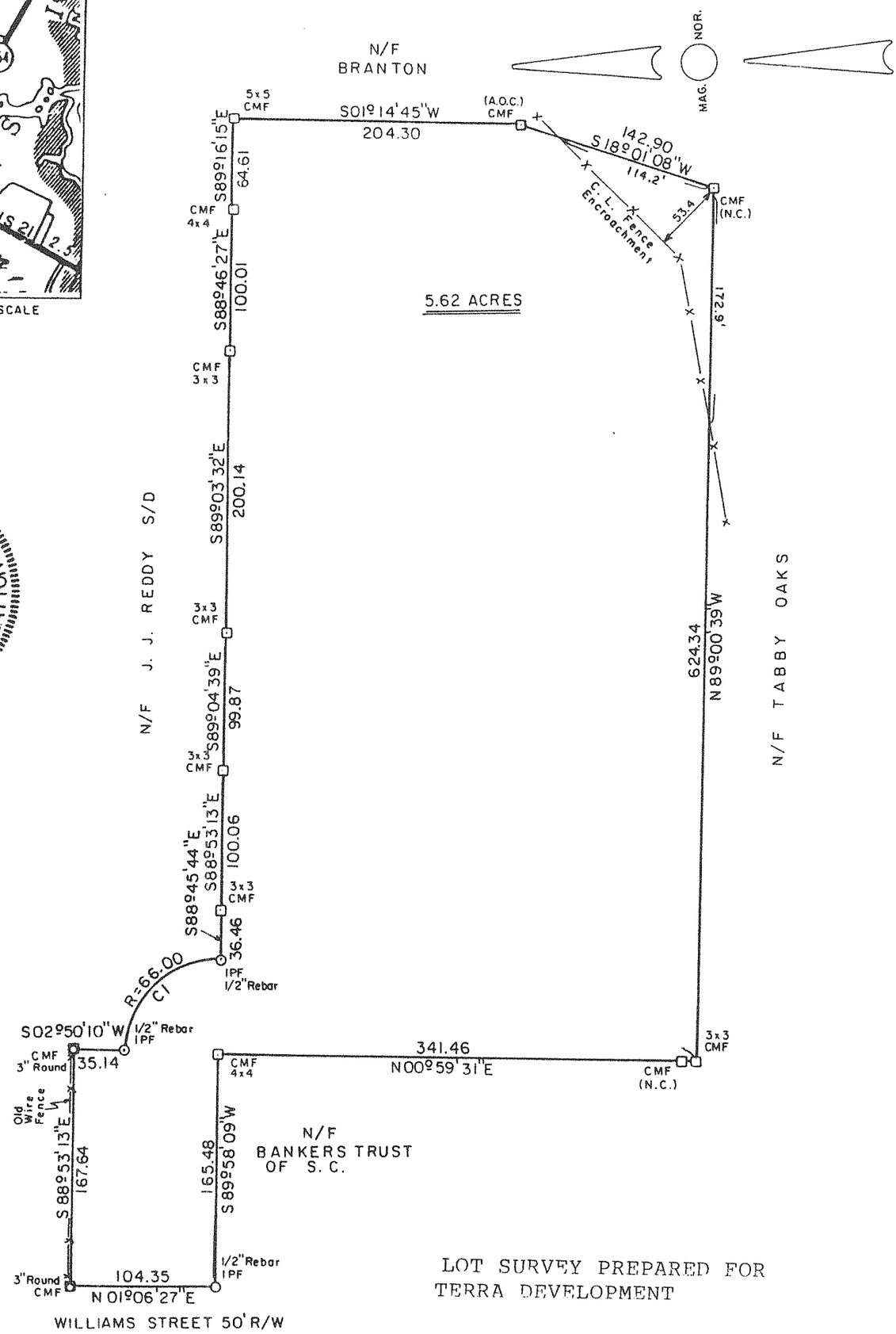
Map Layers | US Street Map | County Base Map | 2019 Aerial



Search Results

POWERED BY esri

VICINITY MAP NO SCALE



SOUTH CAROLINA
BEAUFORT SURVEYING INC.
No. 00189
CERTIFICATE OF AUTHORIZATION

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

LOT SURVEY PREPARED FOR
TERRA DEVELOPMENT

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

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

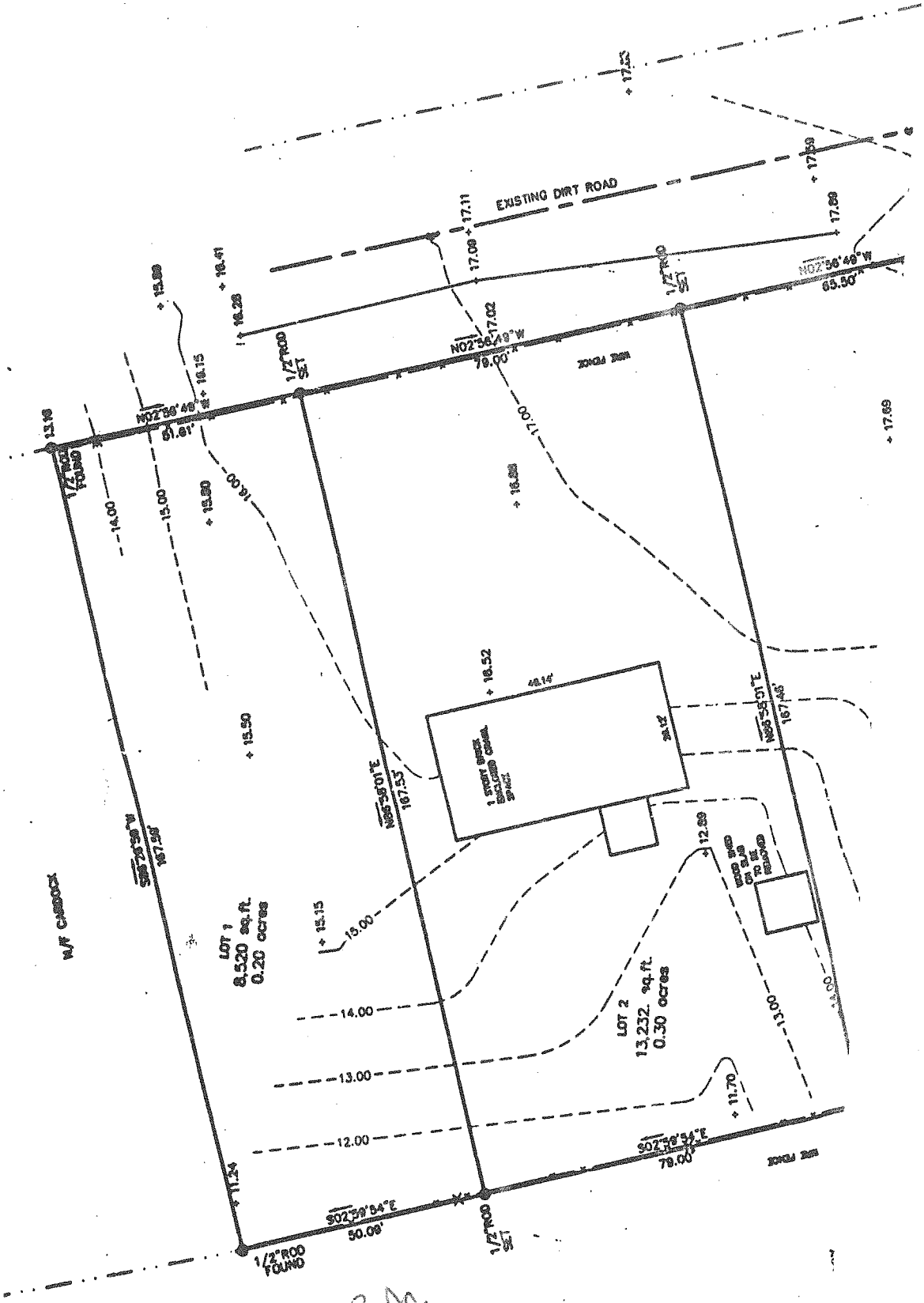
THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0100D, DATED 9/29/86.

PIN: R200-015-000-0116-0000

0 50' 100' 200' 300'
SCALE 1" = 100'

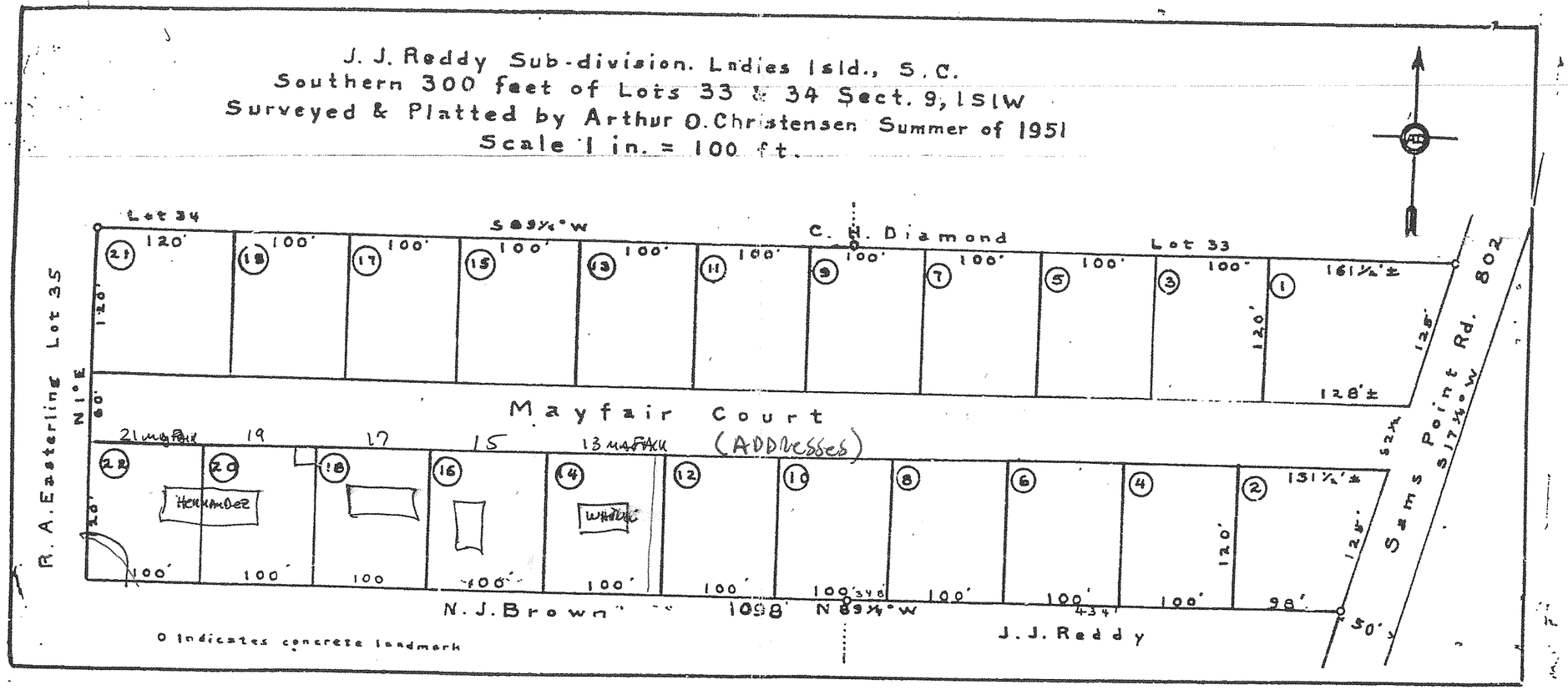
MARCH 3, 1998

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


EXISTING DIRT ROAD
N02°56'48"W
65.50'
N02°56'48"W
79.00'
N02°56'48"W
51.61'
1/2"ROD SET
1/2"ROD FOUND
1/2"ROD SET
1/2"ROD FOUND
1/2"ROD SET
N86°56'01"E
167.53'
N86°56'01"E
167.48'
S86°56'58"W
167.56'
S02°56'54"E
50.09'
S02°56'54"E
79.00'
1 STORY FRAME SINGLE FAMILY DWELLING SFMDC
48.14'
28.14'
LOT 1
8,520 sq.ft.
0.20 acres
LOT 2
13,232 sq.ft.
0.30 acres
WOOD SHED ON SLAB TO BE REMOVED
N/F CARDOCK
ZONE FENCE
ZONE FENCE
14.00
15.00
13.00
12.00
16.00
17.00
18.00
13.00
13.16
15.89
16.41
16.28
16.15
17.11
17.09
17.02
17.69
16.52
15.50
15.15
12.59
11.70
11.24

.2 Ac

J. J. Reddy Sub-division. Ladies Isld., S.C.
Southern 300 feet of Lots 33 & 34 Sect. 9, 1S1W
Surveyed & Platted by Arthur O. Christensen Summer of 1951
Scale 1 in. = 100 ft.



P-595

Filed
5/20/61
J.E. Rodgers
C.C.C.A.

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	2/7/2020
FROM:	Community and Economic Development		
AGENDA ITEM TITLE:	Ordinance zoning (map amendment) for 11 Williams Street and 13, 17, and 19 Mayfair Court - 2nd Reading		
MEETING DATE:	2/11/2020		
DEPARTMENT:	City Clerk		

BACKGROUND INFORMATION:

See Back up

1st Reading - August 27, 2019

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	2/7/2020

Staff Report for City Council

From the Director of Community and Economic Development

August 27, 2019

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

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

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

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

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

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

STAFF ASSESSMENT

Regarding "a" above:

Public Involvement and Formal Procedure in Creating the Comprehensive Plan and Civic Master Plan. "A week-long charette was held in November 2008 to obtain public input in the comprehensive planning process."[1] City Council established a 17-member advisory committee to guide preparation of the City's 2009 Comprehensive Plan and to serve as a source of public input.[2] In May 2009, the draft 2009 comprehensive plan was released for public review and comment.[3] In September of 2009, city council, the advisory committee, and the joint planning commission held a joint workshop on the draft comprehensive plan.[4] In October 2009, the joint planning commission held a workshop on the draft plan.[5] On November 12, 2009, the City of Beaufort – Town of Port Royal Joint Municipal Planning Commission passed a resolution recommending adoption of "Vision Beaufort 2009 Comprehensive Plan" as the comprehensive plan for the City of Beaufort. A public hearing on the recommended adoption of comprehensive plan was held on November 24, 2009, with the public notice of the hearing published in The Beaufort Gazette on October 25, 2009.[6] After a first reading on November 24, 2009 and a second reading on December 8, 2009, the City Council of the City of Beaufort, SC, adopted "Vision Beaufort 2009 Comprehensive Plan" as the comprehensive plan of the City of Beaufort.[7]

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

[1] City of Beaufort Ordinance (O-24-09) adopting "Vision Beaufort 2009 Comprehensive Plan" as the official comprehensive plan of the City of Beaufort
[2] City of Beaufort Resolution (R-12-08)
[3] City of Beaufort Ordinance (O-24-09)
[4] Ibid
[5] Ibid
[6] Ibid
[7] Ibid
[8] Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014. p.7
[9] City of Beaufort Ordinance (O-2-14)

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

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

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

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

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[10] Ibid
[11] Ibid
[12] Vision Beaufort 2009 Comprehensive Plan, adopted by City Council 12/08/2009, p.46
[13] Ibid, p.55
[14] Ibid
[15] Ibid, p.69
[16] Ibid, p.55
[17] Ibid, p.65
[18] Ibid, p.67
[19] Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014, p.4

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

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

Regarding "b" above:

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

Currently Zoned

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

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

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

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

[20] Civic Master Plan, City of Beaufort, SC, adopted 2/11/2014. p.134
[21] Lady's Island Plan 2018, p.35
[22] Ibid, p.39
[23] Community Development Code, Beaufort County, South Carolina. §3.2.80
[24] Ibid, §3.2.90

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

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

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

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

Regarding "c" above:

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

Regarding "d" above:

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

Regarding "e" above:

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

Regarding "f" above:

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

STAFF OPINION

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

[25] Ibid, §3.2.100
[26] Ibid, §3.2.110
[27] Ibid, §3.2.100

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

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

O R D I N A N C E

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____
WILLIAM B. HARVEY, III, CITY ATTORNEY

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

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

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

The petitioning area to be annexed is described as follows:

R200-015-000-0116-0000 11 WILLIAMS ST

R200-015-000-0526-0000 19 MAYFAIR COURT

R200-015-000-0525-0000 17 MAYFAIR COURT

R200-015-000-0523-0000 13 MAYFAIR COURT

R200-016-000-0082-0000 13? WILLIAM ST

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

Name (print)	Address	Signature	Date of Signature
TERRA DEVELOPMENT GROUP,	2732 Depot ROAD,	Merritt Bellamy	6/26/19.

SUGGESTED ZONING TO BE CONSISTENT WITH ADJACENT PROPERTY.
T5UC

History Bookmarks People Window Help 100% Thu 1:37 PM

XRDI 35 hp Gen 8 Electrical...ronics.pdf | Sullivan Transmittal.doc | Phase 1 recorded plat, 9 lots left to sell | Nat Real Estate Investor | Inverter contact info | Dropbox | Cometic 463122.pdf | Bft Cty

Google | ArcGIS Viewer for Fl | Beaufort County, So | Beaufort County, So | Beaufort County, So | Beaufort County, So | Beaufort County, So

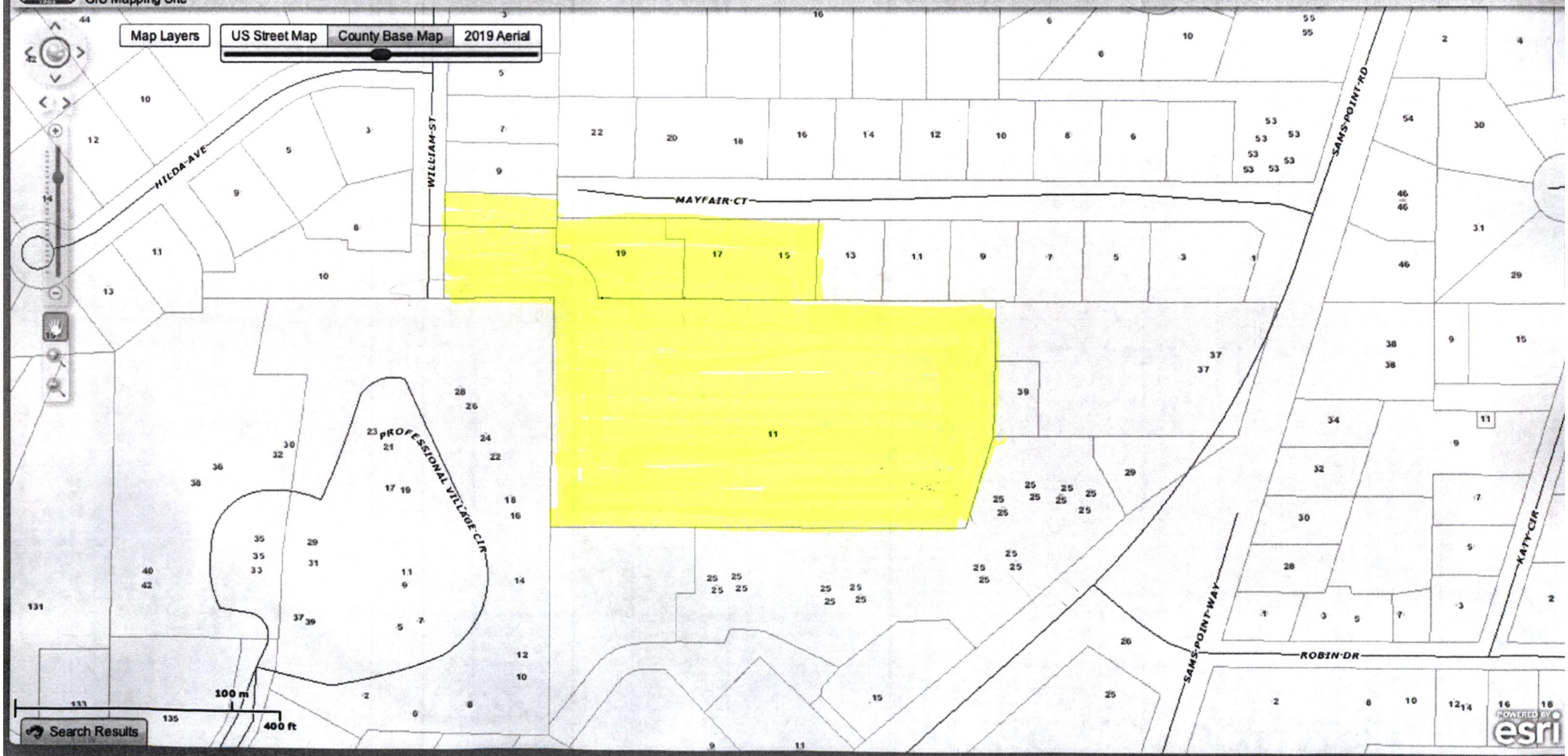
Not Secure | webgis.bcgov.net/gissite/index.html

Apps | Aluma Cast Found... | 811 utilty locate S... | Dropbox | Google Maps | Pritchards Island | Real Estate Analys... | Beaufort GIS | Dropbox - Sign inf | Imported From Sa...

Beaufort County
GIS Mapping Site

DISCLAIMER / H

Map Layers | US Street Map | County Base Map | 2019 Aerial



Search Results

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XRDI 35 hp Gen 8 Electrical...ronics.pdf | Sullivan Transmittal.doc | Phase 1 recorded plat, 9 lots left to sell | Nat Real Estate Investor | Inverter contact info | Dropbox | Cometic 463122.pdf | Bft Cty

Google | ArcGIS Viewer for Fl | Beaufort County, So | Beaufort County, So | Beaufort County, So | Beaufort County, So | Beaufort County, So

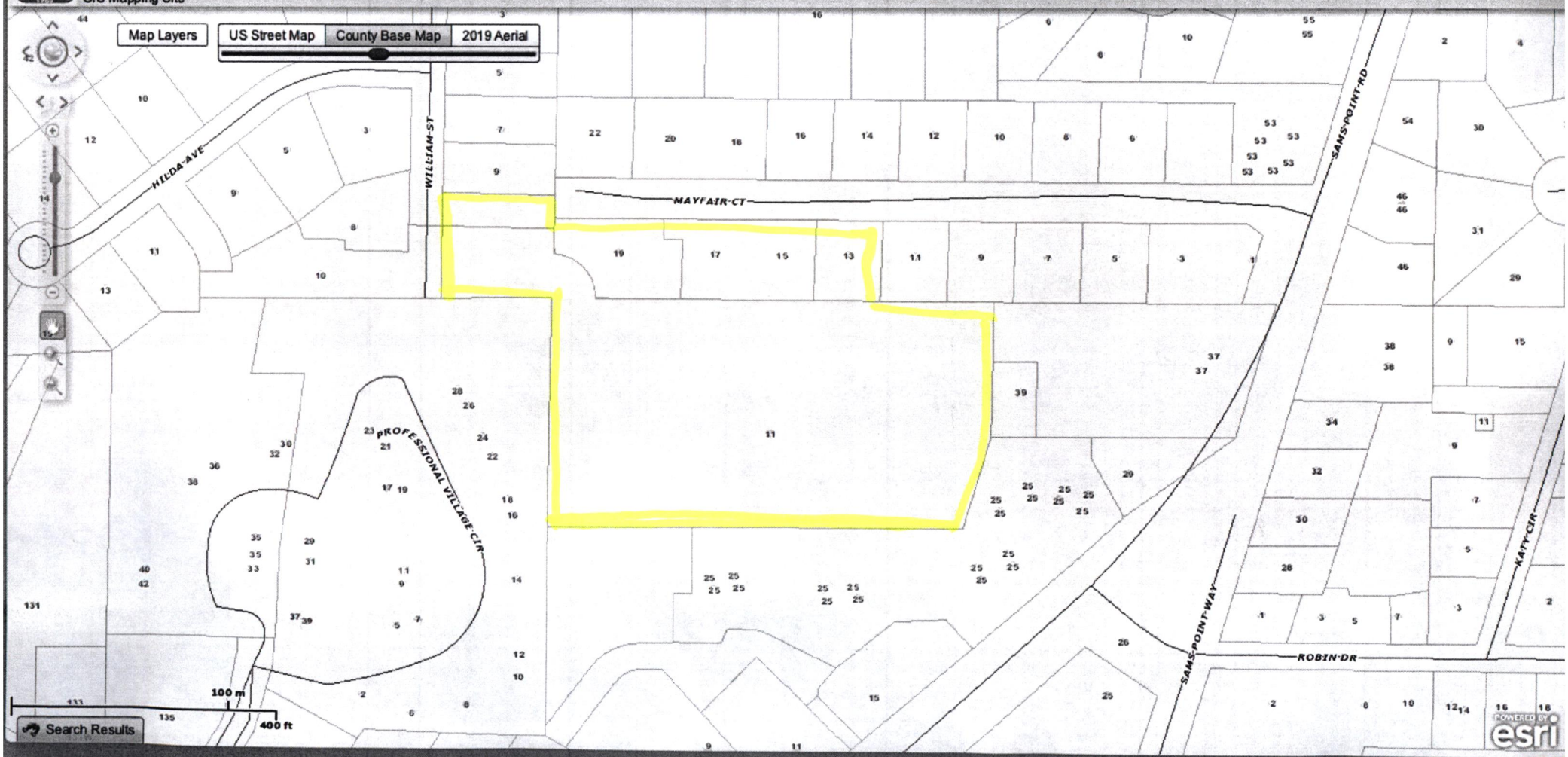
Not Secure | webgis.bcgov.net/gissite/index.html

Apps | Aluma Cast Found... | 811 utilty locate S... | Dropbox | Google Maps | Pritchards Island | Real Estate Analys... | Beaufort GIS | Dropbox - Sign inf | Imported From Sa...

Beaufort County
GIS Mapping Site

DISCLAIMER / H

Map Layers | US Street Map | County Base Map | 2019 Aerial



Search Results

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CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	2/6/2020
FROM:	Kathy Todd		
AGENDA ITEM TITLE:	Approval to allow City Manager to enter into contractual agreement for the purchase a Manlift		
MEETING DATE:	2/11/2020		
DEPARTMENT:	Finance		

BACKGROUND INFORMATION:

RFP 2020-105, Man lift for Disaster Mitigation was issued on December 12, 2019, as part of a Pre-Mitigation Grant award from the Federal Emergency Management Agency. The total budget contained in the grant application and approved by the granting agency totaled $95,000.

The City received eight (8) sealed proposals on January 14, 2020 that were publicly opened and quotes were read aloud in accordance with the RFP notice and procurement policy & procedures.

The primary purpose for the man lift is to install and remove hurricane shutters from City owned historic structures to assist in preserving them during a storm event.

Based on the specifications and height requirements stipulated in the grant documents, the selection committee recommends the 72' Man lift totaling $90,538.55 from H & E Equipment Services.

PLACED ON AGENDA FOR: *Action*

REMARKS:

Staff is requesting City Council to authorize the City Manager to proceed with this equipment acquisition.

ATTACHMENTS:

Description	Type	Upload Date
Recommendation Memo	Cover Memo	2/6/2020

CITY OF BEAUFORT - INTERNAL MEMORANDUM

TO: WILLIAM PROKOP

FROM: JAY PHILLIPS

SUBJECT: RFP 2020 – 105 MANLIFT FOR DISASTER MITIGATION

DATE: 1/29/2020

CC: KATHY TODD, MATT ST. CLAIR, NATE FARROW, LINDA ROPER

The City issued a Request for Proposal, RFP 2020-105 Manlift for Disaster Mitigation on December 12, 2019. The RFP was posted on the City's website, Vendor Registry, was advertised in the Island News and the State of South Carolina (SCBO) procurement website. The FEMA Sub-Grant PDMC-04-SC-2015-003 budget for the manlift is $95,000.

The City received (3) sealed proposals with a total of 8 quotes by the submittal date of January 14, 2020. The proposals were publicly opened on January 14, 2020 at 3:01pm in the Finance Dept. Executive Conference Room #2 and results were publicly read in accordance with the RFP notice.

Company	Condition	Height	Quote
United Rentals	Used	70'	$ 42,985.00
United Rentals	Used	86'	$ 59,500.00
H & E Equipment Services	New	72'	$ 90,538.55
United Rentals	New	70'	$ 93,100.00
All Around Access, LLC	New	72'	$ 95,230.00
United Rentals	New	80'	$131,500.00
H & E Equipment Services	New	67'	$ 85,665.88
United Rentals	New	80'	$131,500.00

On January 28, 2020 the selection committee selected H & E Equipment Services as the lowest responsible bidder for the 72' Manlift, as they met the specifications and height needs stipulated in the grant documents.

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	2/6/2020
FROM:	Kathy Todd		
AGENDA ITEM TITLE:	FY 2020 Budget Amendment #1 - 1st Reading		
MEETING DATE:	2/11/2020		
DEPARTMENT:	Finance		

BACKGROUND INFORMATION:

The Greenlawn Neighborhood Revitalization Project is a federally funded project through a $500,000 Community Development Block Grant (CDBG) administered through the SC Department of Commerce. The total project budget was $3,365,568, and comprised funding from Dominion Electric and Non Standard Service funds along with TIF II funding to shore up the difference between the grant award and the total budget.

Preferred Materials, Inc. is the construction contract award on this project. The total Contract value, previously approved by City Council was $2,148,996. Due to overruns associated with additional duct bank quantities, utility conversion costs, additional site lighting quantities associated with street light ownership, and additional earthwork and asphalt quantities due to unexpected poor subsurface conditions of the roadway, an additional $200,000 is necessary to complete the project.

PLACED ON AGENDA FOR: *Action*

REMARKS:

Staff is requesting approval to Transfer $200,000 from the TIF II funds available to the project budget to complete this project.

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	2/7/2020
FROM:	City Clerk, Ivette Burgess		
AGENDA ITEM TITLE:	Ordinance authorizing the Sale of City Property, Cemetery Plot in Evergreen Cemetary - 1st Reading		
MEETING DATE:	2/11/2020		
DEPARTMENT:	City Clerk		

BACKGROUND INFORMATION:

Victoria Mix is looking to purchase a vacant plot in the Evergreen Cemetery.

PLACED ON AGENDA FOR:

REMARKS: