

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:

Parcel is located at the southwest corner of the intersection of US. Highway 21 and Roseida Road in

Beaufort, South Carolina, and tax map number is R120-025-000-012C-0000.

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

Name (print)	Address	Signature	Date of Signature
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See permission to submit letter attached.

**PARKER'S CONVENIENCE
CITY OF BEAUFORT, SOUTH CAROLINA**

**Annex and Rezone - Project Narrative
J – 24234.0010
January 14, 2015**

Gregory M. Parker, Inc. (Applicant) proposes the development of a Parker's Convenience Store in the southwest quadrant of the intersection of U.S. Highway 21 and Roseida Road newly annexed into the City of Beaufort, South Carolina. The proposed convenience store will include a food service component and is approximately 4,480 square feet in size. Site components include 8 fuel dispensers with a covered canopy, underground fuel tanks, a dumpster enclosure, stormwater BMPs, a sewer pump station, associated parking, and an outdoor patio seating area with a walkway connection to serve the Rails-to-Trails path. A total of two full access points are proposed along U.S. Highway 21 and Roseida Road.

The subject site consists of two parcels. Parcel 1 is approximately 0.20 acres, located within the municipal limits of Beaufort County, with a tax map number of R100-025-000-012C-0000. Parcel 1 is presently zoned Light Industrial and will need to be annexed into the City of Beaufort and rezoned to the Highway Commercial zoning designation. Parcel 2 is approximately 3.54 acres, is zoned Highway Commercial, with a tax map number of R120-025-000-0012-0000 and is located within the City of Beaufort. Both properties are under contract for purchase by the applicant.

The property is bounded to the north by Roseida Road, to the east by U.S. Highway 21, to the south by Six L's Packing Company and to the west by the Rails-to-Trails right-of-way. Existing conditions on this site consist of a partially wooded lot with a mixture of hardwoods and underbrush. A portion of the site contains existing pavement, previous building foundation remains with existing concrete to be removed prior to construction. The existing elevations on the subject site range from elevation 25 to 30 (NAVD 88).

This application is to request Parcel 1, R100-025-000-012C-0000, to be annexed into the City of Beaufort and rezoned to the Highway Commercial zoning designation. Upon completion of this process, the entire project will be located within the City of Beaufort and zoned appropriately for the intended use.

Both properties are currently under agreement for purchase. Mr. James H. Trask is the Owner of Parcel 1. We have provided Mr. Trask with a letter granting permission to submit these documents and an executed copy shall be provided to the City upon receipt. A copy of the draft letter has been included with this submittal for your reference.

On Company Letterhead

LETTER – ONE PAGE Semi-Block Indented

January 12, 2015

Ms. Libby Anderson
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

RE: Parker's Convenience Store
SW Corner of US Hwy. 21 and Roseida Rd.
Authority to submit

Dear Ms. Anderson,

Please allow this letter to provide Thomas and Hutton and/or Gregory M. Parker, Inc. to submit for permitting approval in relation to the above referenced project. This letter pertains to the proposed Parker's Convenience Store located at the southwest corner of the intersection of US. Highway 21 and Roseida Road in Beaufort, South Carolina. The project shall be located on two parcels having tax map numbers R120-025-000-0012-000; R120-025-000-012C-0000.

The development plans are anticipated to include site work associated with the convenience store, associated utilities, paving and erosion control measures. This letter is for tax map parcel numbers R120-025-000012-0000; R120-025-00-012C-0000. James H. Trask grants permission to Gregory M. Parker, Inc. and it's contractors to perform the work as shown on the site development plans, upon approval by the City of Beaufort.

Please do not hesitate to contact me directly if you have any questions.

Sincerely,

James H. Trask

cc: Greg Parker – Gregory M. Parker, Inc.
Bill Bishop – Gregory M. Parker, Inc.
Nathan Long – Thomas and Hutton

CITY OF BEAUFORT
REZONING ANALYSIS RZ15-01
PUBLIC HEARING DATE: FEBRUARY 24, 2015

Applicant

The applicant is Gregory Parker. This is a rezoning request as a result of a petition for annexation.

Site

The property to be annexed is located at 810 Roseida Road, identified as R100 025 000 012C 0000. The property is located near the intersection of Trask Parkway (US 21) and Roseida Road (see attached Site Location Map). The lot, which is approximately 0.2 acres in area, is undeveloped.

Annexation Issues

The property is contiguous to the existing city limits. All municipal services will be available to the property upon annexation. Fire service in this area of the City is provided by a contract with the Burton Fire District.

Present Zoning

The property is zoned "S1 Industrial" under the County's Community Development Code. The S1 zone permits office, manufacturing, industrial, warehousing, and uses that support them. The zone is also designed to permit small businesses and incubator businesses. Moderate to high intensities are permitted to achieve maximum land utilization. Gas stations are a permitted use in the S1 Zone.

Proposed Zoning

The proposed zoning for the lot is "HC Highway Commercial District" (HC). As described in the UDO:

The HC Highway Commercial zoning district is intended to be developed and reserved for general business purposes and with particular consideration for the automobile-oriented commercial development existing or proposed along the City's roadways. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district.

The HC District permits all types of office and commercial uses. A variety of auto-oriented uses are permitted including drive-thru and drive-in restaurants, vehicle sales and service, gas stations, and car washes. Warehousing, wholesale sales, and light industrial services are also permitted. Most of the lots in the city limits west of Neil Road are zoned HC. The Howard Johnson Express Inn is zoned General Commercial. The undeveloped lot just east of the Howard Johnson's lot is zoned R-4 High Density Single-Family Residential District. The lot to the west of the residential lot, the former Suzuki dealership, is zoned HC.

Consistency with Comprehensive Plan

The Framework Plan in the City’s Comprehensive Land Use Plan designates the area as “Open Space Sector 2 (O-2).” The property has been designated as O-2 due to its proximity to the Air Station. The property is located in Noise Zone 2a, 65 to 70 decibels. There are no use limitations in Noise Zone 2a.

Consistency with Civic Master Plan

The Civic Master Plan does not set out a specific redevelopment plan for this area.

Land Use Compatibility

Trask Parkway has a mix of undeveloped land and commercial and warehousing uses. A gas station is located at the northwest corner of Roseida Road and Trask Parkway. A vegetable packing house is located on Trask Parkway to the south.

Suitability of Property for Uses Permitted in Current Zoning District

The property is proposed for annexation, so a City zoning designation is required. The property is proposed to be incorporated into the proposed Parker’s development.

Suitability of Property for Uses Permitted in Proposed Zoning District

The property is proposed to be incorporated into the larger Highway Commercial parcel which is located at the intersection of Roseida Road and Trask Parkway.

Availability of Infrastructure

Water and sewer will be brought to the property upon development.

Public Notification

Letters to adjoining property owners were mailed on January 21. To date, staff has received no public comments on the proposed rezoning.

Staff Recommendation

Staff recommends approval.

Planning Commission Recommendation

The Beaufort--Port Royal Metropolitan Planning Commission considered this rezoning request at their February 16 meeting. The Commission unanimously recommended approval.

Site Location Map

