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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
April 27, 2021

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. Stephen D. Murray III, Mayor

II. INVOCATION AND PLEDGE OF ALLEGIANCE

- A. Mayor Pro Tem, Mike McFee

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

- A. Charter Education Proclamation - Cameron Norris, Beaufort Elementary School
- B. Proclamation proclaiming May 2021 as National Preservation Month

IV. PUBLIC COMMENT

V. MINUTES

- A. Worksession and Regular Meeting - April 13, 2021

VI. NEW BUSINESS

- A. Release of Committed Fund Balance for Land
- B. Zoning Map Amendment at 1703 Lafayette St.
- C. Request for waiver of Alcohol Ordinance and Street Closure from the Historic Beaufort Foundation for a Private Event on Thursday, May 6, 2021, at the John Mark Verdier House Courtyard
- D. Request for River Swim and Challenge Event by the YMCA of Beaufort County on Saturday, June 12, 2021, at the Waterfront Park and Sidewalks for the 5K run
- E. Request for Noise Ordinance Waiver by Young Life of Beaufort for Color Wars Event on Tuesday, May 4, 2021, at the open field at Beaufort Town Center
- F. Emergency Ordinance to strongly encourage individuals to wear face coverings in certain circumstances and locations in the Municipal limits of the City of Beaufort.

VII. REPORTS

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

VIII.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, Cameron Norris 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 March 2021 as

CAMERON NORRIS, BEAUFORT ELEMENTARY SCHOOL STUDENT OF THE MONTH

The City of Beaufort thereby pronounces *Self-Control* as the word for the month of March and applauds Cameron Norris, the Beaufort County School District, and Beaufort Elementary School for their work and specifically honors Cameron Norris 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 April 2021.

STEPHEN D. MURRAY III, MAYOR

ATTEST:

TRACI GULDNER, CITY CLERK



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 4/19/2021
FROM: Traci Guldner, City Clerk
AGENDA ITEM TITLE: Proclamation proclaiming May 2021 as National Preservation Month
MEETING DATE: 4/27/2021
DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

Lisa Sundrla with the Beaufort Historic Foundation has made a request that May be proclaimed as National Preservation Month.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation	Backup Material	4/19/2021



PROCLAMATION

WHEREAS, preservation groups, business and civic organizations across America celebrate Historic Preservation during the month of May through events that promote historic places and heritage tourism, and demonstrate the social and economic benefits of historic preservation; and

WHEREAS, Historic Beaufort Foundation was chartered in June 1965 to preserve, protect and present sites and artifacts of historic, architectural and cultural interest in Beaufort County, South Carolina, and

WHEREAS, Beaufort's National Register Historic District was designated a National Historic Landmark in 1973 the same year National Preservation Week was first proclaimed by resolution on May 5, 1973; and

WHEREAS, that proclamation stated:

"As the pace of change accelerates in the world around us, Americans more than ever need a lively awareness of our roots and origins in the past on which to base our sense of identity in the present and our directions for the future;" and

WHEREAS, in 2021, we find great meaning in those words and the comfort gained by the unique and cherished sense of place Beaufort provides, and

WHEREAS, in 1944, Historic Beaufort Foundations' flagship property, the John Mark Verdier House, was slated for demolition when a group of thoughtful citizens came together to rescue the 1804 Federal Period structure located in the historic core business district, and

WHEREAS, Historic Beaufort Foundation will celebrate the recent exterior renovation of this 217-year-old structure in May 2021, and

WHEREAS, Historic Beaufort Foundation has helped generate an awareness of Beaufort's significance in the architectural history of our state and nation with its unequalled collection of 18th and 19th century buildings, and

WHEREAS, historic preservation is a major component in the city's tourism economy and with more than 750,000 visitors annually who are attracted to the Beaufort's riverfront location, climate, architecture, and history

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina do hereby proclaim the month of May 2021, as

NATIONAL PRESERVATION MONTH

In Beaufort, South Carolina, and urge the citizens of Beaufort to join me in recognizing the critical role that historic preservation plays to our economy, and to celebrate the preservation month theme of "This Place Matters," year-round.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 27th day of April 2021.

STEPHEN D. MURRAY III, MAYOR

ATTEST:

TRACI GULDNER, CITY CLERK



City Council Worksession Meeting Minutes – Electronic Meeting

April 13, 2021

I. CALL TO ORDER

5:00PM

Mayor, Stephen D. Murray III

All members of Council in attendance (Phil Cromer, Neil Lipsitz, Mike McFee, Mitch Mitchell and Mayor Murray)

II. PRESENTATIONS

A. Initial Public Meeting on the Preservation Manual by Brad Roeder of John Milner Architects, Inc.

David Prichard, Community and Economic Development Director, stated that the City has contracted with John Milner Architects to update the Preservation Manual which was created in 1979. They also will be updating the Northwest Quadrant Design Guidelines from 1999.

Mary Werner DeNadai, Principal with John Milner Architects, spoke about the purpose of their visit which is to survey the District, annotate any critical hot spots and report their findings, and give their recommendations.

Brad Roeder, Senior Associate and Project Manager with John Milner Architects, stated that they will also be doing a Contributing Structure Survey. They will take all the surveys that were done in the 1997 update and annotate how they have changed over time. They will provide the City with a list of what they feel should be added or deleted. Some factors that they take into consideration are the age, and architectural style of the building.

Councilman Lipsitz, inquired how long this process will take, to which Ms. DeNadai stated about 4 to 6 months.

III. DISCUSSION ITEMS

A. Local Film Incentives - Ron Tucker, President/CEO of Beaufort Film Society

Ron Tucker, President and CEO of the Beaufort Film Society and Landon Thorne, spoke about reinvigorating the film industry in the area. They are proposing to create a Beaufort Film Incubation, Review and Sponsorship Team (B-FIRST). They spoke about how this program could work to lure film makers to the area by having a local investment group.

Mr. Tucker stated that there are no cities in South Carolina that offer any type of incentives to film makers on a monetary level. He stated that he was able to find a program in Fremont, Nebraska, that could work very well for our area. Funding is driven by a Local Option Sales Tax. It is their hope to be able to do the same in Beaufort.

Bill Prokop, City Manager, stated that under the State Law, the City cannot put an item on the ballot under Local Option Sales Tax. This must come from Beaufort County.

Councilman Mitchell feels that this issue should be taken up with our local State Representatives to make sure they are aware of the potential benefits.

Mayor Murray stated that he remembers incentives that were in place many years back and they expired. He believes it is possible for this to be revived at the State level. Locally, he wondered if this should be a countywide effort as films are shot all over, and not just in the City.

Mr. Tucker replied that this could be done at the County level, but that he wants to focus his efforts on films being done North of the Broad, but will appreciate any assistance that can be given to make films become an economic driver in Beaufort again.

IV. EXECUTIVE SESSION

Councilman Cromer made a motion to go into Executive Session and seconded by Mayor Pro Tem, McFee.

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (2) of the South Carolina Code of Law:
Receipt of Legal Advice regarding litigation.

Councilman Cromer made a motion to come out of Executive Session and seconded by Mayor Pro Tem, McFee.

No actions from Executive Session.

V. ADJOURN

7:06 PM

Disclaimer: This document is a summary. All City Council Worksession and Regular Meetings 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, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.



City Council Regular Meeting Meeting Minutes – Electronic Meeting

April 13, 2021

I. CALL TO ORDER

7:08PM

Mayor, Stephen D, Murray III

All of Council members in attendance - Phil Cromer, Neil Lipsitz, Mike McFee, Mitch Mitchell and Mayor Murray.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem, Mike McFee

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Charter Education Proclamation - Clinton Brown, Joseph Shanklin Elementary School

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

Approval was unanimous.

B. Proclamation proclaiming April 2021 as Donate for Life Month

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

Approval was unanimous.

C. Proclamation proclaiming April 2021 as Child Abuse Prevention Month

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

Approval was unanimous.

D. Proclamation proclaiming April 2021 as Fair Housing Month

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

Approval was unanimous.

IV. PUBLIC COMMENT

Deborah Gray, 1300 Barnwell Bluff, asked that Council continue to hold off on decisions regarding development that is part of the lawsuit, until this matter has been resolved through the court.

Email from Westley Byrne, 1307 North Street regarding 700 Bay Street is attached to these minutes.

V. PUBLIC HEARING

A. Zoning Map Amendment at 1703 Lafayette St.

David Prichard, Community and Economic Development Director, stated that the property is 29,877 square feet, and runs along Lafayette and Cuthbert Streets. The lot is currently vacant. The applicant is requesting to have this parcel rezoned from T3-S to T3-N which would increase the allowable density for the construction of residential cottages. He mentioned that the allowable land uses are very similar between the two. One difference is that 2 to 3-unit dwellings are not permitted in T3-S, but in T3-N they are allowed conditionally. Mr. Prichard stated that all public notices were sent out as applicable.

Arthur Ellis, 1505 Lafayette Street, stated that he is opposed to this request. He wants to preserve and protect the marsh and the views. He wants the original integrity of the design preserved and mentioned that there is enough property in the area that is already zoned for this kind of development.

Kenneth Hoffman, 2101 Simms Street, feels this is a great plan that will meet the goals of affordable housing.

Deborah Gray, 1300 Barnwell Bluff, inquired about how many residential cottages this development could have. Mr. Prichard responded by stating that no development plans have been submitted, and the application does not have the number of units at this time. He did state that there could be roughly 4 to 5.

Linda Berg, 2005 Cuthbert Street, stated she is new to Beaufort and purchased her property with the understanding that the zoning would remain the same for each lot on Cuthbert Street. There are other lots that are undeveloped and inquired if any archeological studies have been done. She asked that parking be looked at to see how that would be handled. She stated that she could not find any background information on Beaufort Midway Development, or about Corey Post who drew up the plans.

Francis Ackerman, 2215 Wilson Drive, agrees with Mr. Ellis's comments and stated that the area is one of the most unique that she has had the opportunity to live in. She feels that this has nothing to do with affordable housing, and that any stormwater improvements that will be needed should be added into the development costs and not placed on the taxpayers.

Sara Bruns, 2000 Cuthbert Street, is opposed to the idea and does not want to see the landscape disturbed.

Kathleen Loretta, 1705 Lafayette Street, agrees with everyone that is opposed to the idea. She does not feel this development will enhance the neighborhood at all.

John Musselman, 1604 Lafayette Street, bought his house 3 months ago and moved there because of the view. Does not feel that this development would fit into the neighborhood.

Sue Cosner, 1405 Laudonniere Street, asked that the investment that is already being made in single-family construction in the area not be overlooked.

Various letters and a petition from citizens regarding this issue are attached to these minutes.

VI. MINUTES

B. Special Council Meeting - March 30, 2021

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.
Minutes approved as presented.

VII. NEW BUSINESS

A. Authorize City Manager to enter into Contract for Compensation Study

Motion to approve was made by Councilman Cromer and seconded by Councilman Mitchell.

Kathy Todd, Finance Director, gave background information on RFP 2021-113 for an Employee Compensation Study that will be done City-wide. The committee recommends that Evergreen Solutions, LLC be awarded this contract for the sum of \$22,500.00.

Approval was unanimous.

B. Business License Appeal - Beaufort Construction of South Carolina

Motion to approve was made by Councilman Cromer and seconded by Councilman Mitchell.

Kathy Todd, Finance Director, gave background information on this issue. She stated that this is an appeal made by Mr. Marty Miley regarding penalties that were assessed in the amount of \$2,231.39 that were related to their 2020 Business License.

Mr. Miley was then afforded the opportunity to give his position on this matter.

Councilman Cromer inquired if Council could make an adjustment on the penalty. Ms. Todd stated yes.

Mayor Pro Tem, McFee, made a motion to amend the penalty by 50 percent. Motion was seconded by Councilman Lipsitz.

The original main motion was withdrawn.

Approval was unanimous on the amendment to reduce the penalty by 50 percent.

VIII. REPORTS

City Manager's Report

Mr. Prokop reported that for those that have Flood Insurance, that the rate has dropped to a 6 from a 7 per the Community Rating System and that this will give the citizens an additional 5 percent off their insurance. This new rate will take effect April 1, 2022. He reported that it will be up to the citizens to contact their insurance companies to ensure that the discount gets applied. It is not automatic.

The plaque at the Matthew J. Clancy Law Enforcement Center has been placed on the Police Department building.

Reported that there are two new businesses coming soon to Beaufort Town Center. They are Food Lion and J. Lee's Coney Island.

Ribbon Cutting for the Mossy Oaks Stormwater Project will be on Thursday, May 6, 2021, starting at 10 am. This event is open to the public.

Live after 5 Downtown Beaufort will take place on Thursday, April 15, 2021. This event starts at 5pm and ends at 8pm. There will be live music, late night shopping, and food specials.

The swings in the Waterfront Park are being restored. They will be removed in groups over the next several weeks and will be returned.

A "Walk Around" was done with members of the Army Corps of Engineers last week. They were shown areas that face issues with regards to rising sea levels and King Tides. The application process will begin soon.

Mayor's Report

Mayor Murray responded to resident concerns about the tree cutting that is being conducted by Dominion Energy. Legal Council has been consulted about options to manage the cutting, but the State General Assembly gives Utility Companies extensive range in this matter. Members of the State Delegation have been contacted to see what can be done in the future. He thanked Neal Pugliese, Project Manager, for addressing citizen concerns. He also stated that Master Arborist, Mike Murphy, has been very involved.

Reported Beaufort County Council voted to put the Local Option Sales Tax on the ballot in November 2021 in first reading. There are two more readings to follow before passing.

In closing, he stated that the South Coast Cyber Center was awarded a 1.3-million-dollar grant.

Councilman Mitchell

Reported that he had attended a gathering with Indivisible Beaufort and will be attending a meeting with a group of people from Beaufort's Northwest Quadrant.

Talks continue regarding the rejuvenation of the Green Street Gym, and on the possible establishment of a Community Garden.

Councilman Lipsitz

Informed everyone that the Southside Park Task Force is ending, and they will be giving a presentation to Council at the Worksession on Tuesday, April 27, 2021.

He encouraged citizens to please consider getting the COVID vaccine, and to continue to wear their masks.

Councilman McFee

Echoed Councilman Lipsitz in encouraging citizens to get the vaccine.

Gave Council a report on the last Lowcountry Area Transportation Study meeting.

Mayor Pro Tem, Cromer

Reported that the Beaufort History Museum now has 5 new members and thanked City Manager, Bill Prokop, and Kathleen Williams, Communications and Marketing Director, for getting the word out via the City's communication avenues.

IX. ADJOURN

8:55 PM

Motion to adjourn was made by Councilman, Cromer and seconded by Mayor Pro Tem, McFee

All in favor.

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DRAFT

Traci Guldner

From: Stephen Murray <sdmurray3@gmail.com>
Sent: Monday, April 12, 2021 5:27 PM
To: Westley Byrne
Cc: Mike McFee; Mitch Mitchell; pecromer@cityofbeaufort.org; William Prokop; Neil Lipsitz; Traci Guldner
Subject: Re: City Council meetings 4-13-21

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dr. Byrne,
Thank you. We will make sure your comments are included in tomorrow's minutes.

Best,

Stephen

On Mon, Apr 12, 2021, 5:07 PM Westley Byrne <wapwb1@gmail.com> wrote:

Dear Mr. Murray and Council - Since the Port Republic and Craven St proposals won't be on the Historic Review Board's agenda this week, I wanted to offer as public comment for tomorrow the letter I sent to the board last week (with copy to Mr. Prichard).

My concerns are not with development itself in the core commercial area, but rather with how such development would fit into, work with, and enhance what already is there.

I think of the 700 Bay St building, a particularly egregious example of bad judgment and worse architecture, as a project that should have been stopped in its tracks. From what I've read and heard through the years, my guess is that the vast majority of invested Beaufortonians agree. Whoops...too late now.

By contrast, there are the appropriate fit and neighborhood enhancement of the new Beaufort Inn Annex on Craven St and the reconstruction-in-the-making of the "Boombears Building" into a hotel on Carteret. We CAN do this!

Thanks - Westley Byrne, 1307 North St.
~~~~~

Dear members of the HDRB - My name is Westley Byrne. I'm a downtown homeowner, and I'm writing to express my deep concern regarding the hotel, parking garage, and apartment complex that comprise the subject of a lawsuit filed today.

I've reviewed the Beaufort Code, Preservation Manual, and HDRB and ZBOA meeting minutes going back several years. I have to agree with the plaintiffs in the lawsuit that there are code and manual violations that must be addressed before any further actions can be taken.

Please assure all of us who love Beaufort that these projects will not proceed until/unless the applications required have been submitted and approved. To begin with, in order to move forward with any of the proposed plans, the developer must first apply for and receive a special exception from the ZBOA for each of the 3 projects due to frontage width. In essence, that means back to square one. Beyond that, there's the glaring issue of scale, mass, and compatibility of these proposals in such a tight area.

Thank you for your attention to this vital matter - Westley



Everett Ballenger  
1707 Lafayette St  
Beaufort, SC 29902

3/15/2021

Dear Metropolitan Planning Commission,

I am writing concerning the proposed rezoning of 1703 Lafayette St from T3-S to (T3 Suburban District).

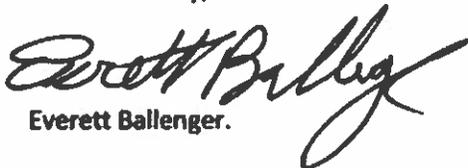
I must say I am totally opposed to this change and what it would bring to this very well established and quiet neighborhood.

The change would allow other activities such as small businesses etc. The change would be the thin edge of the wedge. There are numerous small houses on very large lots by today's standards. I can see developers buying small houses, knocking them down and building multiple multifamily homes on a single lot.

I am real estate agent and would be the last person to dictate what a landowner should or should not do with their land...unless it would affect their neighbors and the neighborhood in general.

Again I must ask the Commission to reject the proposed zoning change.

Yours Sincerely,

  
Everett Ballenger.

## **1703 Lafayette St re-zoning application Written Comment**



**We are Mike and Sara Bruns and our family lives at 2000 Cuthbert St. This has been our home for over 20 years. We share a property line with 1703 Lafayette St.**

**We are strongly opposed to the rezoning from T3-S to T3-N.**

**We feel that allowing any more than one home on this lot is too many. Our neighborhood is made up of small to mid-size homes on large tree filled lots. This would be multiple (we have even heard 4!!!) homes crammed on one lot. When we chose to move to Beaufort we sought out a neighborhood where the houses were spaced on big lots. We could have moved to Habersham, New Point, or Battery Point but we chose Cuthbert St because of the spacing. There is nothing wrong with these other neighborhoods because that is the character and design of the neighborhood but it is not the design or character of our neighborhood. One of the designs we saw for this lot had the back of one of the homes within yards of our front screened in porch. Multiple homes on this lot will look ridiculous and probably lower the value of our home and will certainly lower our quality of life.**

**We have concerns about the lot being clear cut as well. Our lots are all filled with trees of various types including huge Live Oaks. 1703 looks to be marked to be clear cut except for one tree. This one tree that is left is a Live Oaks and it looks like it is marked for huge limb cuts. I assume we cannot do anything to protect that live oak since it is not our property but we also have a live oak in our front yard that has limbs hanging over the property line. Since one of the houses is nearly on top of ours we are concerned that it will be cut as well.**

**Our last concern is parking. Where will cars for multiple houses go? I feel like this will lead people to park on our narrow street.**

**We would like the zoning change request change to be denied.**

**We welcome a new home on the property but would like it to be one new home that retains the character of the neighborhood, allows the trees to stay, and minimizes increased traffic.**

**Sincerely,  
Mike & Sara Bruns and Family**

Rec'd 4/7/21  
JLB

April 5, 2021

The Honorable Stephen Murray, Mayor  
City Council Members  
Members, Zoning Board of Appeals  
City of Beaufort  
1911 Boundary Street  
Beaufort, SC 29902

Subject: Rezoning Application (#RZ 21-01/Application No. 21671): 1703 Lafayette Street

Dear Mayor, Council Members and ZBOA Members:

This letter is written by concerned property owners of Higginsonville and Pigeon Point in connection with a rezoning application for property located at 1703 Lafayette Street. The application is requesting a rezoning from T3-S, Suburban District to T3-N, Neighborhood District for the development of four small cottages. The zoning district, in which the subject property is located, is a very established single-family residential area in the Higginsonville neighborhood and is currently characterized by low density development of individual houses on large to larger lots. The property located at the intersection of Lafayette and Cuthbert Streets also serves as the visual and physical entry to Cuthbert Park which provides an incredibly special view of the intra-coastal waterway.

As you review the zoning of all or most of the properties adjacent to the marshlands in both Pigeon Point and Higginsonville you will note that the designation is T3-S, single family residential. There was obviously a valuable vision in this zoning designation for this area, including for the subject property. One can assume that the wisdom of this designation was to prevent large-scale development along the marshland such as commercial uses, high-rise residential and multi-family developments. A down-zoning density change to one property in this district will only lead to more high density development, which in turn, will lead to more traffic, parking challenges, and stormwater drainage issues, and eventually could act as a catalyst for similar re-zonings along the marshland in both Higginsonville and Pigeon Point.

We strongly encourage you to consider the original vision for the single-family residential designation for the subject property and deny the rezoning application. Substantial investment is being made in Higginsonville residential properties and the vacant property at 1703 Lafayette is supremely suitable for investment in and development of one single-family structure. The reason for this rezoning request is not to improve the neighborhood but to merely increase the profit motive of the developer. Please deny this rezoning to preserve the single-structure, single-family, owner-occupied character of the area.

Thank you for your consideration of our request.

Enclosure

SIGNATURES OF CONCERNED PROPERTY OWNERS

Arthur Ellis  
Name

1705 Lafayette Beaufort  
Address

Kathy Lavette  
Name

1705 Lafayette St Beaufort  
Address

[Signature]  
Name

1411 LAFAYETTE BEAUFORT  
Address

Princess Arkenon  
Name

2215 Wilson Drive Beaufort  
Address

May Lepore  
Name

2407 Piquette Rd Beaufort  
Address

[Signature]  
Name

2215 Wilson Dr Beaufort  
Address

[Signature]  
Name

1212 Ludlow St Beaufort  
Address

Albert Beckwith  
Name

1212 LUDLOW STREET B/F  
Address

Jinda Berg  
Name

2005 CUMPERT  
Address

Ernest Ballou  
Name

1707 LAFAYETTE ST 29902  
Address

Ad. [Signature]  
Name

1714 Lafayette St 29902  
Address

Leon Fort  
Name

1702 Lafayette St 29902  
Address

[Signature]  
Name

1104 Lafayette St Beaufort 29902  
Address

[Signature]  
Name

1104 Lafayette St Beaufort 29902  
Address

Jonathan Owens  
Name

2201 Boundary Street Apt 314  
Address

Thos S. Gray  
Name

1504 Sycamore St. 29902  
Address

Judy Conroy  
Name

1504 Sycamore St.  
Address

Sara Bruns  
Name

2000 Cuthbert St  
Address

Mike Bruns  
Name

2000 Cuthbert St  
Address

Mike Sherman  
Name

1709 Lafayette St  
Address

~~Shepherd Sherman~~  
Name

1709 La Fayette St  
Address

Sheila Mullis  
Name

1502 Landonville St.  
Address

BRANE MULLIS  
Name

1502 LANDONVILLE ST  
Address

R. John Hill  
Name

1305 CHEROKEE RD.  
Address

D. Hill  
Name

1305 Cherokee Rd Bgr 2990a  
Address

Name

Address

**SIGNATURES OF CONCERNED PROPERTY OWNERS**

Joanne Brink  
Name

1105 Woodward Ave.  
Address

Laurence Mahorney  
Name

1105 Woodward Ave.  
Address

Stephanie Braswell  
Name

2200 Wilson Dr.  
Address

Greg Braswell  
Name

2200 Wilson Dr.  
Address

Don Campbell  
Name

1500 LAUDONNIERE ST.  
Address

Brenda Voorhees  
Name

1715 Pigeon Pond Rd  
Address

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 4/9/2021  
**FROM:** Kathy Todd  
**AGENDA ITEM**  
**TITLE:** Release of Committed Fund Balance for Land  
**MEETING**  
**DATE:** 4/27/2021  
**DEPARTMENT:** Finance

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***BACKGROUND INFORMATION:***

On November 24, 2020 City Council authorized the City Manager to execute the agreement to purchase the property located at 2234 Boundary Street, (location of Wendy's) for a purchase price of \$525,000. \$5,000 of earnest money was deposited at the time of the execution of the Purchase Agreement. Two equal installments of \$260,000 are required: Payment #1 is due on April 30, 2021 and Payment #2 is due upon the opening of the new Wendy's at Neil Road and Boundary Street.

The City Committed Fund Balance for Land Acquisition as of June 30, 2020 totals \$577,948.

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***PLACED ON AGENDA FOR: Action***

***REMARKS:***

Staff recommends that the 1st Payment under the Purchase Agreement be paid from the Release of Committed Fund Balance for Land Acquisition.



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 4/20/2021  
**FROM:** Beaufort Midway Development, LLC  
**AGENDA ITEM TITLE:** Zoning Map Amendment at 1703 Lafayette St.  
**MEETING DATE:** 4/27/2021  
**DEPARTMENT:** Community and Economic Development

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***BACKGROUND INFORMATION:***

1703 Lafayette St. (R120 001 000 196 0000) is 29,877.5 sq. ft. measuring 160 ft. along Lafayette St. and 130.48 ft. along Cuthbert St. The current land use is vacant. The applicant wants to create residential cottages.

The property is currently zoned T3-S. Adjacent properties to the west, north, and across Cuthbert St. to the east are also zoned T3-S. The property across Lafayette St. to the south is zoned T3-N. See Attachment - Zoning Doc for the map and zoning district descriptions.

The applicant is requesting to re-zone the property to T3-N in order to increase the allowable density. This will reduce the minimum lot size by 55% and reduce the minimum lot width by 47%. See Attachment - BDC District Development Standards.

The allowable land uses are mostly identical between T3-S and T3-N. The notable differences are that 2-3 unit dwellings are not allowed in T3-S but are allowed conditionally in T3-N. Civic facilities, group day care homes, and beds & breakfasts are not allowed in T3-S but are allowed in T3-N by special exception. See Attachment - BDC Permitted Uses.

The 2009 Comprehensive Plan envisioned "townhome lots" halfway along Cuthbert Street from Lafayette towards the park. See Attachment - 2009 Comp Plan - Lafayette area.

The Civic Master Plan does indicate a specific vision for the parcels along Cuthbert St. See Attachment - Civic Master Plan - Higginsonville.

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***PLACED ON AGENDA FOR: Action***

***REMARKS:***

The current development pattern with the larger lots allowed by T3-S along Cuthbert St. leading to the park and along the riverside is consistent and attractive. The transition to the higher allowable density of T3-N and then T4-N as you move south toward Boundary with its T5-UC district is in accordance with the transect

principles outlined in the Civic Master Plan and the Beaufort Development Code.

Regarding the 2009 Comprehensive Plan, the stated vision for this area shows the creation of new roads running parallel to Lafayette and changes to Lafayette and Laudonniere streets requiring the acquisition of private property. I am unaware of any plans to accomplish this, therefore, I am unsure that this vision is still current. See Attachment - 2009 Comp Plan - Lafayette area.

Regarding the Civic Master Plan, the demonstrated vision for this area shows a public park with a north-south alignment south of Lafayette St. This would require the acquisition of private property. I am unaware of any plans to accomplish this, therefore, I am unsure that this vision is still current. See Attachment - Civic Master Plan - Higginsonville.

On April 19, 2021 the MPC voted 5-1 to not recommend the re-zoning.

A public hearing on this issue was conducted in front of city council on April 13, 2021.

Public notice of the public hearing:

- Signs posted on property - March 8, 2021
- Postcards sent to property owners within 200 ft.- March 9, 2021
- Published in the Beaufort Gazette - March 10, 2021
- Published with the Island News - March 18, 2021

**ATTACHMENTS:**

| Description                              | Type            | Upload Date |
|------------------------------------------|-----------------|-------------|
| Zoning Map and District Descriptions     | Backup Material | 4/20/2021   |
| Zoning District Development Standards    | Backup Material | 4/20/2021   |
| Zoning Districts' Permitted Uses         | Backup Material | 4/20/2021   |
| 2009 Comp Plan Lafayette Area Excerpt    | Backup Material | 4/20/2021   |
| Civic Master Plan Higginsonville Excerpt | Backup Material | 4/20/2021   |



Figure 1 City of Beaufort, SC Zoning Map

#### T3-SUBURBAN DISTRICT (T3-S)

T3-Suburban district is single-family residential in character, with less development than other Transect-based districts within the city. While almost exclusively residential, civic and park functions are also complementary to the character within this district.

#### T3-NEIGHBORHOOD DISTRICT (T3-N)

The T3-Neighborhood district is residential in character and includes a mixture of residential and civic uses. Residential units are an assortment of sizes and types including cottages, small houses, two- and three-family dwellings, village houses, and cottage courts. Carriage houses, located behind single family homes, and on the interior of lots, may contain studios or other small businesses.

#### T4-NEIGHBORHOOD (T4-N)

The T4-Neighborhood district is a mixed-use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing.

#### T1-NATURAL PRESERVE DISTRICT (T1)

The T1-Natural Preserve district is intended to preserve areas that contain sensitive habitats, active or passive open spaces and urban parks, cemeteries, and limited agricultural uses. This district typically does not contain buildings, with the exception of small civic buildings, interpretive centers, or supportive recreation facilities. There are no specific development standards listed for this district.

## 2.4: DISTRICT DEVELOPMENT STANDARDS

### 2.4.1 TRANSECT-BASED DISTRICT STANDARDS

| DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | T3-S                                                                                                                                                                                                                                         | T3-N                                                   | T4-HN                                                                                        | T4-N                                                                                                                              | T5-DC                                                                                       | T5-UC                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>A. LOT CONFIGURATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |                                                        |                                                                                              |                                                                                                                                   |                                                                                             |                                                                                                 |
| 1. Lot Width at Front Setback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 75 ft min; for waterfront lots see Section 2.5.4                                                                                                                                                                                             | 40 ft min, 60 ft min in the Hundred Pines neighborhood | 40 ft min, 60 ft min in The Point                                                            | n/a                                                                                                                               | n/a                                                                                         | n/a                                                                                             |
| 2. Lot Size                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 9,000 sf min; for waterfront lots see Section 2.5.4                                                                                                                                                                                          | 4,000 sf min; 3,000 sf min for alley-served lots       | 4,000 sf min; 6,000 sf min in The Point                                                      | n/a                                                                                                                               | n/a                                                                                         | n/a                                                                                             |
| 3. Maximum Lot Coverage <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 30% of lot area                                                                                                                                                                                                                              | 45% of lot area                                        | 55% of lot area                                                                              | 70% of lot area                                                                                                                   | 100%                                                                                        | 100%                                                                                            |
| 4. Frontage Build-Out <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | n/a                                                                                                                                                                                                                                          | n/a                                                    | 75% max                                                                                      | 60% min; 85% max                                                                                                                  | 75% min                                                                                     | 60% min                                                                                         |
| <sup>1</sup> This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater).<br><sup>2</sup> See Section 2.5.1.B for additional frontage build-out standards.                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                              |                                                        |                                                                                              |                                                                                                                                   |                                                                                             |                                                                                                 |
| <b>B. PRIMARY BUILDING PLACEMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |                                                        |                                                                                              |                                                                                                                                   |                                                                                             |                                                                                                 |
| 1. Front Setback; <i>for infill lots also see Section 2.5.2</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 20 ft min<br>No max                                                                                                                                                                                                                          | 15 ft min<br>30 ft max <sup>3</sup>                    | average Prevailing Setback on block                                                          | 0 ft min<br>15 ft max                                                                                                             | 0 ft min<br>max. Prevailing Setback on block                                                | 0 ft min<br>15 ft max                                                                           |
| 2. Side Setback - Corner /Alley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15 ft min<br>No max                                                                                                                                                                                                                          | 6 ft min<br>No max                                     | 5 ft min<br>No max                                                                           | 0 ft min<br>10 ft max                                                                                                             | 0 ft min<br>15 ft max                                                                       | 0 ft min<br>15 ft max                                                                           |
| 3. Side Setback - Interior                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 10 ft min                                                                                                                                                                                                                                    | 6 ft min                                               | 6 ft min, 10 ft min in The Point                                                             | 5 ft min, or 0 ft if attached                                                                                                     | 0 ft min                                                                                    | 0 ft min                                                                                        |
| 4. Rear Setback <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 15 ft min                                                                                                                                                                                                                                    | 15 ft min                                              | 15 ft min                                                                                    | 10 ft min                                                                                                                         | 0 ft min                                                                                    | 5 ft min                                                                                        |
| 5. Rear Setback from Alley <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | n/a                                                                                                                                                                                                                                          | 0 ft                                                   | 0 ft                                                                                         | 0 ft                                                                                                                              | 0 ft                                                                                        | 0 ft                                                                                            |
| 6. Attached Garage/Carport Setback (from front facade) <sup>5,6</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 5 ft min                                                                                                                                                                                                                                     | 5 ft min                                               | attached garages shall only be accessed via an alley; garage doors shall not face the street |                                                                                                                                   |                                                                                             |                                                                                                 |
| <b>C. ACCESSORY BUILDING PLACEMENT</b> - see section 3.11 for additional requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                              |                                                        |                                                                                              |                                                                                                                                   |                                                                                             |                                                                                                 |
| 1. Front Setback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors |                                                        |                                                                                              |                                                                                                                                   |                                                                                             |                                                                                                 |
| 2. Side Setback - Corner / Alley <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5 ft min                                                                                                                                                                                                                                     | 5 ft min                                               | 5 ft min                                                                                     | 3 ft min                                                                                                                          | 0 ft min                                                                                    | 0 ft min                                                                                        |
| 3. Side Setback - Interior                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5 ft min                                                                                                                                                                                                                                     | 5 ft min                                               | 5 ft min                                                                                     | 5 ft min                                                                                                                          | 0 ft min                                                                                    | 0 ft min                                                                                        |
| 4. Rear Setback <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 5 ft min                                                                                                                                                                                                                                     | 5 ft min                                               | 5 ft min                                                                                     | 5 ft min                                                                                                                          | 0 ft min                                                                                    | 0 ft min                                                                                        |
| 5. Rear Setback from Alley <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3 ft min                                                                                                                                                                                                                                     | 3 ft min                                               | 3 ft min                                                                                     | 3 ft min                                                                                                                          | 3 ft min                                                                                    | 3 ft min                                                                                        |
| 6. Detached Garage Door/Carport Setback (from front facade) <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5 ft min                                                                                                                                                                                                                                     | 20 ft min                                              | 20 ft min                                                                                    | 20 ft min                                                                                                                         | shall be located behind primary building and accessed via alley or side street <sup>7</sup> |                                                                                                 |
| <sup>3</sup> When lot width is 75 ft or greater, there is no maximum front setback.<br><sup>4</sup> Garage doors shall be 15 ft min from alley centerline.<br><sup>5</sup> In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.<br><sup>6</sup> The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard.<br><sup>7</sup> Also see Section 2.5.7 (Street Access Standards). |                                                                                                                                                                                                                                              |                                                        |                                                                                              |                                                                                                                                   |                                                                                             |                                                                                                 |
| <b>D. BUILDING FORM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                              |                                                        |                                                                                              |                                                                                                                                   |                                                                                             |                                                                                                 |
| 1. Primary Building Height - see Section 2.6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No min<br>2.5 stories max                                                                                                                                                                                                                    | No min<br>2.5 stories max                              | No min<br>3 stories max                                                                      | 2 stories min <sup>8</sup><br>4 stories max;<br>3.5 stories max in & fronting Historic District & interior lots along Allison Rd. | 2 stories min<br>3 stories max at property line, see 2.6.1.G                                | 2 stories min <sup>8</sup><br>5 stories max;<br>3.5 stories max in & fronting Historic District |
| 2. Accessory Building Height                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2 stories or 30 ft max                                                                                                                                                                                                                       | 2 stories or 30 ft max                                 | 2 stories or 30 ft max                                                                       | 2 stories or 30 ft max                                                                                                            | 2 stories max                                                                               | 2 stories max                                                                                   |
| 3. Building Width at Frontage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | n/a                                                                                                                                                                                                                                          | n/a                                                    | n/a                                                                                          | 100 ft max                                                                                                                        | 100 ft max <sup>9</sup>                                                                     | 160 ft max <sup>9</sup>                                                                         |
| <sup>8</sup> 2 stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3<br><sup>9</sup> Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                              |                                                        |                                                                                              |                                                                                                                                   |                                                                                             |                                                                                                 |
| <b>E. PARKING PAD LOCATION</b> - there are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |                                                        |                                                                                              |                                                                                                                                   |                                                                                             |                                                                                                 |
| 1. Front Setback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | there are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.                                                                |                                                        | 40 ft min                                                                                    | 40 ft min                                                                                                                         | 40 ft min                                                                                   | 40 ft min                                                                                       |
| 2. Side Setback - Corner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                              |                                                        | 5 ft min                                                                                     | 15 ft min                                                                                                                         | 5 ft min                                                                                    | 5 ft min                                                                                        |
| 3. Rear Setback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                        | 5 ft min                                                                                     | 5 ft min                                                                                                                          | 0 ft min                                                                                    | 0 ft min                                                                                        |

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 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|-----------|----------|----------|----------|----------|----------|----------|-----|---------------------------------|
| <b>RESIDENTIAL</b>                                                                                                                                                                     |          |      |           |           |          |          |          |          |          |          |     | <b>3.3</b>                      |
| <b>Household Living</b>                                                                                                                                                                |          |      |           |           |          |          |          |          |          |          |     |                                 |
| 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                         |
| <b>Group Living</b>                                                                                                                                                                    |          |      |           |           |          |          |          |          |          |          |     |                                 |
| Group Dwelling (≤ 8 residents)                                                                                                                                                         | —        | —    | —         | —         | P        | P        | P        | P        | —        | —        | —   | —                               |
| Group Dwelling (> 8 residents)                                                                                                                                                         | —        | —    | —         | —         | SE       | SE       | P        | P        | —        | P        | —   | —                               |
| <b>PUBLIC AND CIVIC</b>                                                                                                                                                                |          |      |           |           |          |          |          |          |          |          |     | <b>3.4</b>                      |
| <b>Civic/ Government Facilities</b>                                                                                                                                                    | <b>C</b> | —    | <b>SE</b> | <b>SE</b> | <b>P</b> | <b>P</b> | <b>P</b> | <b>P</b> | <b>P</b> | <b>P</b> | —   | <b>3.4.2.A</b>                  |
| <b>Educational Facilities</b>                                                                                                                                                          |          |      |           |           |          |          |          |          |          |          |     |                                 |
| 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                       |
| <b>Parks and Open Space</b>                                                                                                                                                            |          |      |           |           |          |          |          |          |          |          |     |                                 |
| 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                             |
| <b>INSTITUTIONAL</b>                                                                                                                                                                   |          |      |           |           |          |          |          |          |          |          |     | <b>3.5</b>                      |
| Community Service                                                                                                                                                                      | —        | SE   | SE        | SE        | P        | P        | P        | P        | SE       | P        | —   | —                               |
| <b>Day Care Facility</b>                                                                                                                                                               |          |      |           |           |          |          |          |          |          |          |     |                                 |
| Family Day Care Home (≤ 6 clients)                                                                                                                                                     |          |      |           |           |          |          |          |          |          |          |     | see Home Occupation — Minor     |
| <i>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</i> |          |      |           |           |          |          |          |          |          |          |     |                                 |

| 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                         |
| <b>Treatment Facility</b>                                                                                                                                                              | —  | —    | —    | —     | SE   | SE    | SE    | P   | —  | SE | —   | —                               |
| <b>Health Care Facilities</b>                                                                                                                                                          | —  | —    | —    | —     | —    | —     | P     | P   | —  | P  | —   | —                               |
| <b>Religious Institution</b>                                                                                                                                                           | —  | C    | C    | P     | P    | P     | P     | P   | —  | P  | —   | 3.5.2.B                         |
| <b>COMMERCIAL</b>                                                                                                                                                                      |    |      |      |       |      |       |       |     |    |    |     | <b>3.6</b>                      |
| <b>Entertainment</b>                                                                                                                                                                   |    |      |      |       |      |       |       |     |    |    |     |                                 |
| 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                          |
| <b>Office</b>                                                                                                                                                                          | —  | —    | —    | —     | P    | P     | P     | P   | P  | P  | —   | —                               |
| <b>Overnight Guest Accommodation</b>                                                                                                                                                   |    |      |      |       |      |       |       |     |    |    |     |                                 |
| 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  | —  | —  | —   | —                               |
| <b>Retail &amp; Restaurants</b>                                                                                                                                                        |    |      |      |       | C    | C     | C     | P   | —  | C  | —   | 3.6.2.D                         |
| <b>VEHICLE- AND BOAT-RELATED USES</b>                                                                                                                                                  |    |      |      |       |      |       |       |     |    |    |     | <b>3.7</b>                      |
| 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  | —   | —                               |
| <b>INDUSTRIAL</b>                                                                                                                                                                      |    |      |      |       |      |       |       |     |    |    |     | <b>3.8</b>                      |
| 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  | —  | —   | —                               |
| <b>COMMUNICATION &amp; INFRASTRUCTURE USES</b>                                                                                                                                         |    |      |      |       |      |       |       |     |    |    |     | <b>3.9</b>                      |
| 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                         |
| <b>FORESTRY, AGRICULTURE, HORTICULTURE</b>                                                                                                                                             |    |      |      |       |      |       |       |     |    |    |     | <b>3.10</b>                     |
| <i>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</i> |    |      |      |       |      |       |       |     |    |    |     |                                 |



**DEVELOPMENT TOTALS**

- Conservation Area
- Single Family Lots
- Linear Park w/ Parkway Street
- Parkway Street
- Townhome Lots
- Enhanced Park Area

**▲ REGENERATION OF LAFAYETTE STREET**

**Existing Development**

Detached Homes/Empty Lots: 127  
 Parks & Open Space: 9 Acres (Ballfields)

**Conceptual Redevelopment**

Townhomes: 72  
 Detached Homes: 184  
 Total: 256 Units (Increase of 129)

**Parks & Open Space**

9 acre Ballfields (Improved)  
 2 acre Linear Park (with bioremediation)  
 .35 acre Square  
 2750 linear feet of Parkway Street



**▲ EXISTING CONDITIONS**

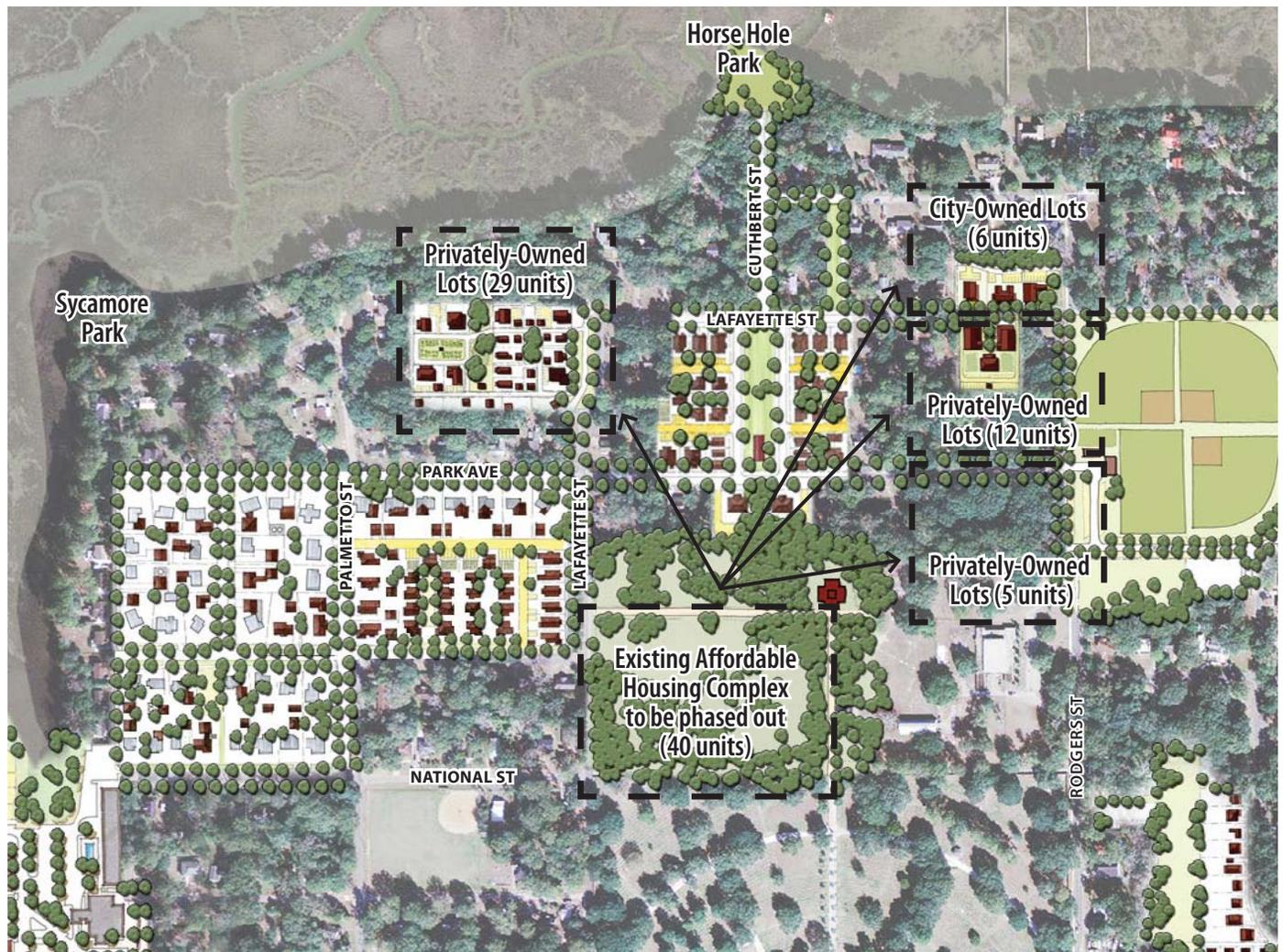
## Higginsonville

While a large portion of the Higginsonville neighborhood is occupied by the expansive Beaufort National Cemetery, this plan proposes a conceptual redevelopment plan that would take advantage of this network of residential streets that wrap the cemetery and provide convenient access to Albergotti Creek, the Basil Green Complex, and amenities along Boundary Street,

This plan proposes strengthening Higginsonville's relationship to Albergotti Creek and the Beaufort River through to two small waterfront parks, Sycamore Park and Horse Hole Park. This would require that the city acquire the two privately-owned parcels where Sycamore Park would be located, at the northwest corner of the downtown peninsula. Improvements to the existing Horse Hole park could also be tied to a new green space at the south side of Lafayette Street that would act

as a pedestrian extension of Cuthbert Street and neighborhood focal point that leads directly north through Horse Hole Park and to the waterfront.

The plan also recommends a strategy of incremental infill housing development within Higginsonville's residential blocks, including a variety of housing options that could replace the current affordable housing units if the cemetery expands to the north. Proposed accessory dwelling units would be built at the rear of residential lots to allow for a greater density without changing the character of the street or neighborhood. Several blocks would include bungalow courts, in which small homes are arranged around interior public open spaces (see 6.1 for example). This traditional arrangement would allow a more efficient use of Higginsonville's block structure, create more affordable housing units, promote civic engagement, and provide more housing choices within the city.



▲ CONCEPTUAL INFILL AND REDEVELOPMENT OF HIGGINSONVILLE



▲ CONCEPTUAL ILLUSTRATION OF CIVIC SPACE IN HIGGINSONVILLE



▲ CONCEPTUAL EXAMPLE OF BUNGALOW COURT INFILL



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 4/19/2021  
**FROM:** Linda Roper, Downtown Operations and Community Services Director  
**AGENDA ITEM TITLE:** Request for waiver of Alcohol Ordinance and Street Closure from the Historic Beaufort Foundation for a Private Event on Thursday, May 6, 2021, at the John Mark Verdier House Courtyard  
**MEETING DATE:** 4/27/2021  
**DEPARTMENT:** Downtown Operations

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***BACKGROUND INFORMATION:***

I have attached the backup documentation requesting to close a portion of Scott Street from Bay to Port Republic Street on May 6, 2021 between the hours of 2:30 & 8 PM for private event hosted by Historic Beaufort Foundation. It is my understanding that this portion of Scott Street is now a City owned street and will not need SCDOT approval. HBF has agreed to contract with the Police Department for law enforcement and to serve the alcohol in distinguishable cups.

---

***PLACED ON AGENDA FOR:*** Action

***REMARKS:***

**ATTACHMENTS:**

| Description | Type            | Upload Date |
|-------------|-----------------|-------------|
| Request     | Backup Material | 4/19/2021   |



April 9, 2021

Linda Roper, Director  
Community Services and Downtown Operations  
City of Beaufort  
500 Carteret Street  
Beaufort, SC 29902

RE: Request for Street Closure, Waiver of Open Container Restriction, Ribbon Cutting

Dear Linda,

I am delighted to share that the renovation work on the John Mark Verdier House will be complete as of the end of next week. Thank you for your support and assistance during this important project.

In honor of this momentous occasion, HBF is planning an evening of celebration for our members and donors on **Thursday, May 6**. We anticipate beginning the event at 4PM and ending by 7:30PM. We will be using our small courtyard behind the John Mark Verdier House as the primary event location and would like to request:

1. Closure of Scott Street from Bay Street to the Wells Fargo building – keeping access to the Scott Street parking lot open. This will allow us to ensure the safety of our guests and provide ease with walking around to Bay Street to enter the John Mark Verdier House during the event. We would like to request closure of the street from 2:30PM to 8PM.
2. Waiver of the Open Container Restriction. While the beverages will be served in our courtyard, we would like the ability for our guests to spread out and mingle on Scott Street and into the John Mark Verdier House.

The Verdier House has been closed since February 2 to ensure the safety of guests and our docents during renovation and to rework some of our exhibits in the house. We plan to reopen to the public on **Saturday, May 8<sup>th</sup>**. Tours that day will be free to the public. We will continue to honor all Covid-19 safety precautions by requiring masks, social distancing and smaller tour groups. To celebrate we are requesting:

1. A Ribbon Cutting on **Saturday, May 8, 2021 at 11AM** at the Verdier House in partnership with the City of Beaufort, Greater Beaufort Chamber of Commerce, Convention and Visitors Bureau and BAHA to celebrate the reopening of the house, our new exhibits and the renovation.

Thank you in advance for your consideration of this request. Please advise if you need additional information.

Sincerely,

A handwritten signature in cursive script that reads 'Cynthia Jenkins'.

Cynthia Jenkins  
Executive Director





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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

---

**TO:** CITY COUNCIL **DATE:** 4/20/2021  
**FROM:** Linda Roper, Downtown Operations and Community Services Director  
**AGENDA ITEM TITLE:** Request for River Swim and Challenge Event by the YMCA of Beaufort County on Saturday, June 12, 2021, at the Waterfront Park and Sidewalks for the 5K run  
**MEETING DATE:** 4/27/2021  
**DEPARTMENT:** Downtown Operations

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*BACKGROUND INFORMATION:*

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***PLACED ON AGENDA FOR:*** Action

***REMARKS:***

**ATTACHMENTS:**

| Description | Type            | Upload Date |
|-------------|-----------------|-------------|
| Request     | Backup Material | 4/20/2021   |



April 19, 2021

Mayor Murray and Council Members,

The Beaufort-Jasper YMCA of the Lowcountry is planning its 15<sup>th</sup> Annual River Swim. The planned date is June 12<sup>th</sup>, starting early in the morning and finishing before noon. As in years past we require the use of the downtown boat ramp and parking lot adjacent to the boat ramp. We have also incorporated a 5k run for those who want to challenge themselves after the swim. We were successful in this endeavor back on September 19<sup>th</sup>, 2020. The 5k run was not a gun start it was a rolling start which meant we were able to use the sidewalks. This prevented the need for road closures.

The Beaufort-Jasper YMCA of the Lowcountry is requesting use of the boat ramp and parking lot area for our event on June 12<sup>th</sup>.

Last year we raised over \$15,000 at the Beaufort River Swim. Individuals who would not have the access or means to learn to swim are able to, through generous donations and support from individuals like you. In addition to support from the River Swim, our own scholarship program, and outside grants such as the Y-USA Safety Around the Water grant, allowed over 900 individuals to be positively impacted through swim lessons and aquatic programming and education at the Y. In 2019 and a portion of 2020 the Y taught over 900 kids and adults to swim!

Thank you for your consideration,

*Denice Davis Fanning  
Healthy Living Program Director  
Beaufort River Swim & Challenge Event Director  
Beaufort-Jasper YMCA of the Lowcountry*



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 4/20/2021  
**FROM:** Linda Roper, Downtown Operations and Community Services Director  
**AGENDA ITEM TITLE:** Request for Noise Ordinance Waiver by Young Life of Beaufort for Color Wars Event on Tuesday, May 4, 2021, at the open field at Beaufort Town Center  
**MEETING DATE:** 4/27/2021  
**DEPARTMENT:** Downtown Operations

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*BACKGROUND INFORMATION:*

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***PLACED ON AGENDA FOR:*** Action

***REMARKS:***

**ATTACHMENTS:**

| Description   | Type            | Upload Date |
|---------------|-----------------|-------------|
| Email Request | Backup Material | 4/22/2021   |

**From:** [Andrew Lancaster](#)  
**To:** [Linda Roper](#)  
**Subject:** Re: May 4th Noise Ordinance Waiver  
**Date:** Monday, April 19, 2021 6:07:13 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey Linda,

Young Life is a Non- Profit Christian High School outreach ministry.

On Tuesday May 4th from roughly 7:30-8:30 Young Life will have a color wars event. At this event we will have music and throw “color “ at each other.( Washes right off with the hose ). We’ve had this event on the field behind Moes near the Hotel for roughly 10 years in a row. Typically, we ask the fire department to come out. I wanted us to get permission to be out there!

Please let me know if you have any further questions !

Grateful,  
Andrew

**Andrew Lancaster**  
**Area Director**  
Young Life Beaufort  
PO Box 1885  
Beaufort, SC 29901  
(Office): [843-781-6507](tel:843-781-6507)  
(Cell): [919-921-2338](tel:919-921-2338)  
[www.beaufort.younglife.org](http://www.beaufort.younglife.org)

On Apr 19, 2021, at 5:11 PM, Linda Roper <[lroper@cityofbeaufort.org](mailto:lroper@cityofbeaufort.org)> wrote:

City of Beaufort buildings are open to the public, however due to the increasing numbers of COVID-19 cases, we encourage the continued use of the City’s online services and scheduling of appointments. Please call or visit us online at [cityofbeaufort.org](http://cityofbeaufort.org) to contact our departments for questions and appointments.

**ALL VISITORS ARE REQUIRED TO WEAR A FACE MASK WHEN ENTERING CITY BUILDINGS.**

Andrew,

It was nice talking with you today. Please send me the specifics of your event to include the dates, times, location and activities included in your event just in case I will

need to place this on the Council's agenda.

Thanks!

*Linda D. Popper*

Director of Downtown Operations & Community Services  
City of Beaufort  
500 Carteret Street  
Beaufort, SC 29902  
O: 843.525.7084  
C: 843.263.7219



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 4/19/2021  
**FROM:** Bill Prokop, City Manager  
**AGENDA ITEM TITLE:** Emergency Ordinance to strongly encourage individuals to wear face coverings in certain circumstances and locations in the Municipal limits of the City of Beaufort.  
**MEETING DATE:** 4/27/2021  
**DEPARTMENT:** City Managers Office

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*BACKGROUND INFORMATION:*

Emergency Ordinance strongly encouraging individuals to continue to wear face coverings. Will become effective at 11:59 pm on April 30, 2021. Will expire upon the Sixty First day following adoption, or expire upon the end of the State of Emergency in the City of Beaufort, or the end of the State of Emergency in South Carolina, whichever occurs first.

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***PLACED ON AGENDA FOR:*** Action

***REMARKS:***

**ATTACHMENTS:**

| Description             | Type            | Upload Date |
|-------------------------|-----------------|-------------|
| Face Covering Ordinance | Backup Material | 4/22/2021   |

**EMERGENCY ORDINANCE 2020-\_\_\_\_\_**

**AN EMERGENCY ORDINANCE TO STRONGLY ENCOURAGE INDIVIDUALS TO WEAR FACE COVERINGS IN CERTAIN CIRCUMSTANCES AND LOCATIONS IN THE MUNICIPAL LIMITS OF THE CITY OF BEAUFORT, SOUTH CAROLINA, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, it is well recognized the SARS-CoV-2, the virus that causes the disease COVID-19, presents a public health concern that requires extraordinary protective measures and vigilance; and,

**WHEREAS**, on March 13, 2020, the Governor of the State of South Carolina Henry McMaster declared a State of Emergency for the State of South Carolina; and,

**WHEREAS**, on March 13, 2020, Beaufort Mayor Billy Keyserling , under his authority , declared that a State of Emergency exists throughout the City as a result of impacts arising from the COVID-19 pandemic; and,

**WHEREAS**, reported COVID-19 daily cases are moderating in both Beaufort County and the State of South Carolina; and

**WHEREAS**, on April 27, 2021, the State of Emergency still exists in State of South Carolina and the City of Beaufort; the Centers for Disease Control and Prevention (“CDC”) and South Carolina Department of Health and Environmental Control (“SCDHEC”) have advised the use of cloth or other types face coverings to slow the spread of COVID-19; and

**WHEREAS**, the CDC and SCDHEC recommend taking measures to control the spread of COVID-19 such as wearing cloth or other types of face coverings, both of which limit the spread of COVID-19 in our communities and reduce the demand on the local the health care delivery system; and

**WHEREAS**, there are currently large numbers of people who patronize grocery stores, pharmacies, restaurants, retail establishments and other businesses open to the public within the municipal limits of the City; and

**WHEREAS**, public reporting and other sources reveal that the advice from the Centers for Disease Control and SCDHEC encouraging the wearing of cloth or other types of face coverings is not being widely followed within the municipal limits of the City; and

**WHEREAS**, in order to protect, preserve, and promote the general health, safety, welfare, and the peace and order of the community, the City has and will continue to take steps to try and protect the citizens, employers, and employees within the City from an increased risk of exposure to and transmission of COVID-19 ; and,

**WHEREAS**, the City continues to partner with the medical community, to curb the spread of COVID-19 through wearing facemasks and following social distancing protocol, established by the CDC. and,

**WHEREAS**, the City Council finds it is necessary and in the best interest of the City and its citizens that an Emergency Ordinance strongly encouraging the wearing of cloth or other types of face coverings in certain circumstances be adopted by the City Council, and that it be put into immediate effect; and

**WHEREAS**, City Council may, by majority vote of those members present, adopt emergency ordinances as are authorized and limited by S. C. Code Ann. §5-7-250(d)(Supp. 2019), during this State of Emergency.

**NOW, THEREFORE, BE IT ORDERED, AND ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BEAUFORT, SOUTH CAROLINA, DULY ASSEMBLED AND BY THE AUTHORITY OF THE SAME, AS FOLLOWS:**

1. For the purpose of this Ordinance, a “Face Covering” is a cloth or other type of masking device that covers the wearer’s nose and mouth.
2. All persons entering any building open to the public in the City are strongly encouraged to wear a face covering while inside the building.
3. All restaurants, retail establishments of every description, salons, grocery stores, and pharmacies in the municipal limits of the City may require their employees to wear a Face Covering at all times that the employees are in any area where the general public is allowed or when the employees must be in close proximity to one another. This request also applies to all persons providing or utilizing public or commercial transportation, including tours; and all businesses or employees while interacting with people in outdoor spaces, including, but not limited to, curbside pickup, delivery, and service calls.
4. This Ordinance does not relieve business establishments and restaurants from other social distancing requirements that may be imposed by the Governor’s Executive Orders.
5. Should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this Ordinance as hereby adopted shall remain in full force and effect.
6. This Ordinance becomes effective at 11:59pm April 30, 2021, upon adoption by City of Beaufort Council, and will expire upon the Sixty First day following adoption, or expire upon the end of the State of Emergency in the City of Beaufort, or the end of the State of Emergency in South Carolina, whichever occurs first.

**MOVED, APPROVED, AND ADOPTED AS AN EMERGENCY ORDINANCE THIS 27<sup>th</sup> DAY OF APRIL 2021.**

\_\_\_\_\_  
**STEPHEN D. MURRAY III, MAYOR**

**ATTEST:**

By: \_\_\_\_\_  
**TRACI GULDNER, CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**WILLIAM B. HARVEY, CITY ATTORNEY**