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

The commission may alter the order of items on the agenda to address those of most interest to the public in attendance first. Also, in an effort to ensure that all interested persons are given the opportunity to speak on every case, a two (2) minute time limit on public comment will be in effect. Individuals wishing to speak during the hearing will be asked to sign up in advance and will be recognized by the Chairman during the public comment section of the hearing.

I. Call to Order

II. Pledge of Allegiance

III. Review Commission Meeting Minutes:
   A. May 20, 2019 Meeting
   B. June 17, 2019 Meeting

IV. Questions Relating to Military Operations

V. Review of Projects for the City of Beaufort:
   A. City of Beaufort – Annexation. Annexing 20.71 acres at 44 and 50 Miller Drive, East. The properties are further identified as District R200, Map 15, and Parcels 107 and 749. Applicant: Elizabeth L. Brown and Denise Heyman Martinson.
   B. City of Beaufort – Rezoning. Rezoning two parcels of property located at 44 and 50 Miller Drive, East, from T3-HN (Hamlet Neighborhood) to T4-Neighborhood (T4-N). The properties are further identified as District R200, Map 15, and Parcels 107 and 749. This is a rezoning request as a result for a petition of annexation. Applicant: Michael Mark
   C. City of Beaufort – Annexation. Annexing 6.9 acres at 11 Williams Street, 13 Williams Street, 19 Mayfair Court, 17 Mayfair Court, and 13 Mayfair Court. The properties are further identified as District R200, Map 15, Parcels 116, 526, 525, 523, and District R200, Map 16, Parcel 82. Applicant: Merritt Patterson, Terra Development Group.
   D. City of Beaufort – Rezoning. Rezoning five parcels of property located at 11 Williams Street, 13 Williams Street, 19 Mayfair Court, 17 Mayfair Court, and 13 Mayfair Court, from T4HC (Hamlet Center and T3-N (TN-Neighborhood) to T5-Urban Corridor (T5-UC). The properties are further identified as District R200, Map 15, Parcels 116, 256, 525, 523, and District R120, Map 16, Parcel 82. This is a rezoning request as a result for a petition of annexation. Applicant: Merritt Patterson, Terra Development Group.
E. **City of Beaufort – Annexation.** Annexing 4.02 acres at 35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard, and 41 Broad River Boulevard. The properties are further identified as District R100, Map 29, Parcels 13I, 13J, 139 and 13. Applicants: Andrew Burris, Petros 35 LLC and Barry J. McDonald, Dominion Energy South Carolina, Inc.

F. **City of Beaufort – Rezoning.** Rezoning four parcels of property located at 35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard, and 41 Broad River Boulevard from C5RCMU (Regional Center/Mixed-Use) to T5-Urban Corridor District/Regional Mixed-Use. The properties are further identified as District R100, Map 29, Parcels 13I, 13J, 139 and 13. This is a rezoning request as a result for a petition of annexation. Applicants: Andrew Burris, Petros 35 LLC and Barry J. McDonald, Dominion Energy South Carolina, Inc.

G. **City of Beaufort – Annexation.** Annexing 35.7 acres at 302 Parker Drive. The property is further identified as District R100, Map 25, Parcel 170. Applicant: Chris Fisher, Glass WRX, SC, LLC.

H. **City of Beaufort – Rezoning.** Rezoning 1 parcel of property located at 302 Parker Drive from SI Industrial to Limited Industrial (LI). The property is further identified as District R100, Map 25, Parcel 170. Applicant: Chris Fisher, Glass WRX, SC, LLC. This is a rezoning request as a result for a petition of annexation. Applicant: Chris Fisher, Glass WRX, SC, LLC.

I. **City of Beaufort – Beaufort Code Text Amendment.** Proposing amendment to modify Section 11.6.1 B of the Beaufort Code for sign-face attachment for the purpose of public safety. Applicant: Bo Hodges

J. Update of Council Actions

VI. Review of Projects for the Town of Port Royal:

A. None.

VII. Review of Projects for Beaufort County:

A. None

VIII. Adjournment

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011 for additional information.
A meeting of the Beaufort-Port Royal Metropolitan Planning Commission (MPC) was held on May 20, 2019 at 5:30 p.m. in the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Bill Harris; Commissioners Robert Semmler, Judy Alling, Mike Tomy, and Jim Crower; Linda Bridges, Town of Port Royal planning, and Rob Merchant, Beaufort County planning. Commissioner Caroline Fermin was absent.

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

Chairman Harris called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

MINUTES
Commissioner Crower made a motion, second by Commissioner Alling, to approve the minutes of the April 15, 2019 MPC meeting. Commissioner Semmler abstained from voting because he was not present at the meeting. Commissioner Crower said on page 2, in the third paragraph, “structed” should be “structured”; in the motion on page 2, “except” should be “accept.” The motion to approve the minutes as amended was approved 4-0.

REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL
REZONING REQUEST for District 110, Map 8, Parcels 665, 666, 667, and 365B – This is an undeveloped property at 2815 Smilax Ave. The current zoning is T3-Suburban (S); the requested zoning is T4-Neighborhood Center Open (NCO).
Applicant: 303 Associates, owners: Erin & Marsha Peets

Ms. Bridges said Erin and Marsha Peets are still listed as the owners, but 303 Associates is requesting the rezoning in anticipation of purchasing the property.

Ms. Bridges showed the property, which is comprised of several parcels, on a map, pointing out that it is adjacent to the Spanish Moss Trail. She showed the town’s zoning map and said the parcels are undeveloped and are currently zoned T3-S, for which she read the definition. She pointed out the zoning of adjacent parcels, including T4-NCO south of the property. North of the property is outside of the Town of Port Royal and in the City of Beaufort, Ms. Bridges said.

The proposed zoning is T4-NCO, Ms. Bridges said, and she read about this zoning. She showed the relevant portion of the Future Land Use map, where the property is shown to be in the Controlled Growth Sector (G-2), “Walkable Neighborhood.” T4-NCO is compatible in density with what is envisioned in the Controlled Growth Sector, she said. This is likely to be residential development, and T4-NCO is “not 100% copacetic with the idea of the walkable neighborhood,” Ms. Bridges said, as the allowed uses might be “a little more intense.”
The unique size and location of the property – further back in the neighborhood, not right on the arterial – would be a factor in what could be asked for or developed on this property, Ms. Bridges said. Property zoned T4-NCO is contiguous to this property.

Ms. Bridges noted that there are dynamics other than zoning that are relevant to developing property, e.g., design standards. 303 Associates desires to build townhouses on this property, she said. There are no environmental or service delivery issues.

Public notification of the request for rezoning was made, and Ms. Bridges said she has received some input from the public.

Ms. Bridges said staff “doesn’t recommend,” but in the staff report, she said, she pointed out that she feels the application “has every reason to move forward.”

Commissioner Alling asked what Ms. Bridges meant by the allowed uses in T4-NCO being “a little bit more intense.” Ms. Bridges pointed out the graphic of the “continuum” in the Future Land Use map, pointing out that T4-NCO “falls exactly on the money [of] the Controlled Growth Sector,” so this zoning “feels okay.” The current zoning doesn’t allow townhouses, she told Commissioner Alling. Commissioner Alling asked how tall the townhouses could be, and Ms. Bridges said they could be 2½ stories.

Ms. Bridges said “mansion apartment” building types would also be allowed with the zoning change.

“You can currently drive down the end of Smilax and get to this property,” Ms. Bridges said.

Commissioner Tomy said there seems to be no access unless there are easements, so any of the parcels could be “landlocked.” He asked if there is an easement. Ms. Bridges said, “We haven't discovered it yet.” That one of the parcels is designated “365B” tells her it was probably subdivided 30 years ago. “How to get to the property has always been a question mark,” she said.

Ms. Bridges said this piece of property has never been developed, probably in part because of the access issue. Commissioner Tomy said the MPC is being asked to approve rezoning a property that has a part that has no access. Ms. Bridges said it’s valid to discuss rezoning in the absence of access, but not to discuss development without full access.

Dick Stewart, 303 Associates, said there are 4 separate lots here, with 4 separate accesses to Smilax Avenue. He pointed out which parcels 303 Associates owns. His intent is “to donate property on our side” for access if the application for rezoning is approved.
Mr. Stewart said he can’t say what the stormwater requirements will be because they don’t know the density, but they want to see “a big, healthier stormwater pond” or store stormwater underground. There are 800’ of frontage on Spanish Moss Trail, he said.

Mr. Stewart said his idea is to build workforce housing on this property, which requires making the housing affordable by various means. 303 Associates will bring sewer to the property, he said. There will be a green area for residents to be outside and trees buffering the neighborhood, Mr. Stewart said. 303 Associates would agree to “sign something” that says the property would never have commercial on it.

Mr. Stewart said he foresees the townhouses being 2 stories.

Commissioner Tomy asked if Mr. Stewart was saying there would be a landscape buffer between the townhouses and the trail; Mr. Stewart said it would be in the back, where the parking is, to buffer the adjacent neighborhood.

Mr. Stewart said the right-of-way is 100’ all the way to Ribaut Road. Commissioner Tomy said he’s concerned the Spanish Moss Trail would lose “the import of the natural environment by having hard architecture right up against it.” He would like to see architecture or a buffer “that works with the Spanish Moss Trail, so it doesn’t look like a wall with some windows on it.” Mr. Stewart said they haven’t explored design yet, but “we certainly would not do” what Commissioner Tomy suggested he didn’t want to see. He doesn’t want to commit to anything yet, because “there may be setbacks and stuff we haven’t explored yet,” for example, but he anticipates there might be “steps coming out” onto the trail, and “perhaps a landing, with some landscaped area to it.”

Commissioner Tomy said if Mr. Stewart were “willing to stipulate” for the record that 303 Associates is the developer of all 4 properties and will only build 2-story townhomes there, he would be willing to support that.

Chairman Harris said the commission knows that there needs to be design and engineering done, and that is beyond the MPC’s purview. The idea of a buffer between 303 Associates’ use and the neighborhood is a good one, he feels, but there’s no guarantee that Mr. Stewart would be held to any MPC’s recommendation or even that he develops the property.

Commissioner Alling asked how many townhouses Mr. Stewart thinks “you can put in there.” Mr. Stewart said he doesn’t know. Surveying is being done; he wanted to ask the town what it would like to see there while this and other preliminary work is being done. 303 Associates is asking to do what they think “makes perfect sense for that property,” he said, and they’d like to see the Spanish Moss Trail have “a lot more activity than it has today.”
Commissioner Tomy said access would be more problematic if the parcels are separate properties.

**Kristine Brady**, 14 Ridenour Place, said she was “an original owner,” and she moved into the neighborhood because it was quiet and for the safety of their children, but the townhouse development would “eliminate that.” She feels it will make the Spanish Moss Trail worse, not better. Ms. Brady has lived at this location for 30 years and her home was never robbed until the Spanish Moss Trail came in; since then, “more and more of us have had our houses robbed,” she said, because the trail allows criminals to “scope out” properties along it to target.

Ms. Brady also thinks there will not be room for emergency vehicles to turn around if this property is developed, and trees that have been there for 30 years will be destroyed, as will the wildlife that lives there.

**Aulton Kohn**, 104 Ridenour Place, also feels that townhouses would “ruin” everything for which he bought his property.

**Steve Weatherford**, 6 Ridenour Place, asked about commercial activity with the rezoning. Ms. Bridges said there is a list of commercial activities that could be allowed. Mr. Weatherford feels this development would “take away a lot.”

**Darryl Owens**, 24 Ridenour Place, said his neighbors are concerned about the height of the units, which they believe will create “an invasion of their privacy,” and about additional traffic. He said he’s concerned about “the alignment of the” Spanish Moss Trail and “protecting that access,” so people are not walking in the road. He asked how the developer would “protect the foot traffic” and cyclists.

Commissioner Semmler said Mr. Owens is on the town council, and it’s inappropriate for him to speak before the MPC when this application has not yet come to council. Mr. Owens said he is not speaking for or against the application but about the concerns his neighbors have expressed.

Mr. Stewart said the markings on the trees do not mean they are all coming down.

Mr. Stewart said the timing of the Spanish Moss Trail crossing Ribaut Road is unknown, and what will happen with the port is, too. In regard to traffic at Ribaut Road and Edinburgh Avenue, 303 Associates donated a portion of property, which he indicated, and put in 3 turning lanes to get traffic into the port. The Smilax Avenue/Spanish Moss Trail connection, he said, would need to be a paved 2-lane road, with a way to get people off the Spanish Moss Trail and not into traffic. Mr. Stewart indicated what he has said he would be willing to pay for. 303 Associates has “a long history of providing multiple access points” for their projects, and they would do the same thing in the Ribaut Road area.
Dean Fleming, 101 Ridenour Place, said all of the stormwater “comes past my house” to drain into the drain there, and he’s concerned that with development, the amount of stormwater would “get deeper.” He and his neighbors who have spoken at this meeting “have lived here for years,” he said.

William Brady, 14 Ridenour Place, said his backyard is “right up against where they want to put in these townhomes.” He asked about traffic coming across a small portion of the Spanish Moss Trail. From his backyard to the trail “is not very deep,” and he said Mr. Stewart has said “they have to have an 800’ buffer.” Hurricanes and a property owner have taken out a lot of trees, Mr. Brady said, and he doesn’t believe 303 Associates will replace those remaining trees when they are taken out.

Wanda Weatherford, 6 Ridenour Place, asked what barrier Mr. Stewart would “put behind our home.”

There was no further public comment.

Commissioner Semmler said when the Spanish Moss Trail was first envisioned, he asked at the MPC and the Beaufort County Planning Commission that there be a discussion of some type of zoning on the trail. He feels it hasn’t been “controlled correctly.” The commission can’t discuss future development, but they know the Spanish Moss Trail is there, he said, and that there’s a plan to connect the Spanish Moss Trail to the port.

Commissioner Semmler said it’s “all wooded” where this property is. Those who live there have been protected by the woods because no one has built there, but “it’s going to get developed.” He has heard about the robberies along the Spanish Moss Trail, and stopping that will require “more police protection.” Commissioner Semmler feels having a row of townhouses along the trail would offer the existing residents more protection than they have now.

Commissioner Semmler feels “we’ve got to go forward,” and the trail “is inviting new development.” He wishes the planning departments had “come up with some kind of Spanish Moss Trail zoning” or an overlay district.

Chairman Harris said he “mostly” agrees with what’s been said, but “the part that’s the wrestle is the people part,” as in the residents and their concerns. He said there could be 2-story single-family houses on this property; he’s not sure that would have less impact than townhouses.

Commissioner Tomy said he’s “all for protecting people as much as you can,” but after many years on planning commissions, he knows development “will happen and has to happen.” He said if he could make a motion on this it might move to that zoning but only allow 2-story townhouses and not commercial development, while also limiting the
timeframe. He is not sure he can do that on this board. Chairman Harris said the MPC makes a recommendation to Port Royal Town Council, and they could make that recommendation with these conditions. Commissioner Semmler said he wouldn't put conditions on a motion, but they could “add our concerns,” and the town council could make the conditions.

Chairman Harris said if this develops as townhouses, they would be near the trail. He asked if there are “any rules for buffer between single-family and townhouses.” Ms. Bridges said the guarantee for single-family residences on the east would be the buffer, and that’s where the buffer requirements would be. The west side would be “the amenities side,” she said.

Commissioner Crower said he thinks the commission sees “this is moving toward development, and I think it needs to be developed.” He could go along with Commissioner Tomy on a “reservation for concerns that we have that we can pass on to the town council,” which he feels is “really the place to discuss details” of “relations with the neighbors.” Commissioner Crower said the MPC’s recommendation goes to the Port Royal Town Council, which will hold public hearings that the public can attend to voice their concerns, “and they are the ones that will make the decision.”

**Commissioner Semmler made a motion to recommend approval of the zoning request, with the attachment of the MPC’s concerns.**

Commissioner Tomy said he would like the rezoning to be limited to 3 years, with the property restricted to development according to the concerns the MPC expresses. Commissioner Semmler said the motion on the floor is for approval of the rezoning “with concerns,” but that doesn’t include limiting the length of the rezoning. Commissioner Tomy said the “concerns that have to be addressed” would be limiting the development to 2-story townhouses on the property, and consolidating the 4 parcels into one parcel. Commissioner Semmler said he believes the 2½-story limit is in the town’s development code, with the ½-story being an attic. As for consolidation, he said, by right, the owner/developer can “do what he wants” as far as laying out the property, working out the design with Port Royal’s design review team.

Commissioner Alling said she doesn’t believe the development could be restricted to townhouses, since “the zoning change allows many different things.” The commission “could express our concerns,” she said, “but that’s really all we can do.”

Ms. Bridges said the tools Commissioner Tomy is accustomed to using on planning commissions in other communities “are not available to us in this situation,” but she “has carried concerns every time” the MPC has them to town council.

Chairman Harris said the big push is for sensitivity to the neighbors, so they could recommend that the buildings should be no more than 2 stories and that there would
be no other uses besides townhouses. Commissioner Tomy said there is also a concern that this property should be developed as a single parcel, rather than as 4 separate parcels.

Mr. Stewart said he’d be happy to put a 20-year deed restriction on this property. Ms. Bridges told Commissioner Semmler she could “take this forward,” including the MPC’s recommendation that the development would be 2-story townhouses, and that the lots would be combined.

**Commissioner Crower seconded the motion. The motion passed unanimously.**

**REVIEW OF PROJECTS FOR BEAUFORT COUNTY**

**PROPOSED PORT ROYAL ISLAND ZONING MAP AMENDMENT/REZONING REQUEST for 6 acres at 19 Covenant Drive (R100 024 000 078C 0000) –** The current zoning is S1-Industrial; the requested zoning is T2-Rural.

Owner/applicant: Edward Dean Williams

Rob Merchant said this property is in Burton, “just west of the Air Station.” There has been a recent subdivision of a 6-acre parcel, and the owner would like to build a house there, where his business is, but S1-Industrial will not allow a private residence.

This property was originally zoned Light Industrial, Mr. Merchant said; a portion of it has an 8,000 square foot metal frame building on it. In 2006, a church bought the property, so the owner requested it be zoned Rural with Transitional Overlay, since churches are not permitted in Light Industrial zoning, he said. In 2017, the church had closed up, and the new owner changed the zoning to S1-Industrial to locate a cabinet shop in the building, Mr. Merchant said. The current owner has subdivided the property and would like the western half to be downzoned to T2-Rural, so he can build a single-family residence on it.

Mr. Merchant said new houses “really aren’t compatible” with the current zoning, and there would be no adverse effects to downzoning it. Staff supports this change, he said, because it’s necessary for the owner to build the house.

Commissioner Semmler said this marks the third time this property has been before the MPC. The road there is abandoned, he said, and the property is in the AICUZ. Mr. Merchant said yes, “in the least impactful noise zone.”

Commissioner Semmler said this is a good area for light industrial, and Mr. Williams can “walk out [his] back door and be at work.”

Mr. Williams said he purchased this property in 2017 after “searching high and low” for a property that is “conducive to cabinet-making.” He described upgrades he’s made to the property for his business and said he “came to fall in love with the area.” He’s
granted an unlimited easement to BJWSA on the road, and he described upgrades he has made to water and sewer service.

There was no public comment. **Commissioner Alling made a motion to recommend approval of the rezoning of this property. Commissioner Crower seconded. The motion passed unanimously.** Commissioner Semmler said on June 3, this would go to the Beaufort County Planning Commission.

Commissioner Semmler said a vote was taken at the March 18 MPC meeting, and he had been “adamant” that commissioners “didn’t need to have a second vote,” but he was wrong. He checked with the county attorney, who told him that “the way the vote came out the first time, we didn’t have any recommendation that could go forward to” a council. “You have to have a second vote in order for the Metropolitan Planning Commission to have a voice,” he said. “A second vote is required in order for a recommendation to go forward,” so Commissioner Tomy “was absolutely right,” Commissioner Semmler said, and he was wrong, but from now on, they can do it correctly.

Commissioner Semmler said he was not present at the April 15 MPC meeting, but he saw in the minutes that the commissioners had voted on an annexation and rezoning request in one motion, and he suggested such votes should be done in 2 motions – one for each request – because of potential issues for councils when they get the MPC’s recommendations. Commissioner Tomy described why the commissioners “pushed it on through” in the application that Commissioner Semmler was referring to. Commissioner Semmler said, in his opinion, the matter “came out correctly,” but he feels “we should do two votes.”

There being no further business to come before the commission, **Commissioner Crower made a motion to adjourn**, and the meeting ended at 6:53 p.m.
A meeting of the Beaufort-Port Royal Metropolitan Planning Commission (MPC) was held on June 17, 2019 at 5:30 p.m. in the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Bill Harris; Commissioners Robert Semmler, Judy Alling, Mike Tomy, Caroline Fermin, and Jim Crower; Ken Meola, City of Beaufort codes enforcement, and David Prichard, City of Beaufort planning director.

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

Chairman Harris called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

MINUTES
Commissioner Crower made a motion, second by Commissioner Fermin, to approve the minutes of the May 20, 2019 MPC meeting. The motion to approve the minutes as submitted was approved unanimously.

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT
MAJOR SUBDIVISION APPLICATION – 226 & 242 ROBERT SMALLS PARKWAY – Subdividing and developing 6 acres as a commercial subdivision, including new streets Applicant: Rett Bullard, PE

Ken Meola said the property is dual zoned as T5-UC (Urban Corridor)/RMX (Regional Mixed-Use), which allows flexibility in the properties’ development.

This project was conceptually approved as a minor subdivision on November 7, 2018, Mr. Meola said. Because of the addition of a street from Robert Smalls Parkway to the subdivision, it is designated as a major subdivision, which requires approval by the MPC.

Staff review finds the submitted sketch plan is consistent with the Beaufort Code, Mr. Meola said. Water and sewer will extend from existing mains located along Robert Smalls Parkway, he said; permits from BJWSA will be required. Access from Robert Smalls Parkway is proposed to comply with current SCDOT standards, and permits from SCDOT will be required.

Mr. Meola said DHEC had approved the “Stormwater Pollution Prevention Plan” on March 19, 2019.

If the MPC finds this application to be compliant, Mr. Meola said, “the applicant will submit a site plan” for review “for compliance with the sketch plan” that the MPC reviewed, including any conditions the MPC required.

Commissioner Tomy asked the distance from the proposed roadway to Old Jericho
Road. Mr. Meola said this is not the property “right at the corner of Jericho and Robert Smalls” Parkway; it’s “the next set of properties, down past the liquor store, as you’re heading toward Boundary Street.”

Commissioner Tomy said it “looks like a flagged lot,” but he asked if it’s “a secondary street access.” Mr. Meola said the flagged portion is on Jericho Road, and there have been discussions about also “granting access from that road onto the property,” but the developer could speak to that. Commissioner Tomy said, “Based on the code, they can’t be developed [as] anything other than a right-of-way,” and Mr. Meola said staff’s review of the code doesn’t necessarily require the applicant to have an access point on Jericho Road, though they “would encourage that,” but access from Robert Smalls Parkway “to those lots that are adjacent to it” is what’s being proposed. Commissioner Tomy said yes, but he was asking about developing it as anything “other than an access road,” which couldn’t be done there, “according to our code.” Mr. Meola said that’s correct; the “flagged portion would be access-only.” There’s not adequate “space to do anything other than that,” he said.

Commissioner Tomy said the front setback is 50’, according to the code. Mr. Meola said they looked at the lot size and configuration to make sure the applicant complied with the code. In RMX zoning, the minimum lot width is 60’, minimum lot size is 6,000 square feet, and “the front setback would be a 10’ minimum for the principal building placement on Robert Smalls’ Parkway, and a 60’ maximum, he said. In T5-UC zoning, he said the front setbacks are approximately 15’ maximum.

Mr. Meola said this property is not being rezoned; it’s before the commission for approval of it as a major subdivision because of the addition of the road to the property.

Chairman Harris asked if the street section is part of the approval the applicant is seeking, or if that is looked at by “someone more technical.” Mr. Meola said that would be looked at it technically once the subdivision is approved.

Commissioner Tomy said he has concern about the building setback on Highway 170; “that is very close to a major highway.” Mr. Meola said there are also BJWSA easements that need to be considered, so those would be looked at. There will be appropriate buffers, he said, and those reviews would happen if the subdivision were approved.

Rett Bullard, Carolina Engineering Consultants, said he is the engineer of record. The sewer main “runs along the front of the property,” and they will give BJWSA “a 15’ easement off that sewer main, so it will set the building back a little further than 10’,” he said. They are looking into options with “the road tie-in at the top” (e.g., building a road all the way around the development), Mr. Bullard said. They “decided to end those roads where you see them” in the sketch, so “future tie-ins” are “readily available to the neighboring lots,” and it “can easily tie in at the top as needed,” he said.
Commissioner Alling said she felt the information that’s been provided “is quite extensive.”

Chairman Harris said the design of the street is what he is curious about, but that comes later.

Commissioner Semmler said he wants to know where the road coming off Highway 170 is going. He asked why there’s no connection “somewhere else.” Mr. Bullard said that road would be tied in with future development in the area. Building a road around the development would “pretty much bury the project,” he said. They are trying to develop the frontage and get it started, and they will tie the roads in as they can. Commissioner Alling asked if it is an access road, and Mr. Bullard said they “would call it an access drive.” It meets city codes for the sidewalks, he said, and they have a DOT encroachment permit for the project.

Commissioner Semmler said Navy Federal Credit Union and the new auto mall are across Robert Smalls Parkway from this property. He asked if it would be “balanced” or “right up against the road.” He has “some concerns about a road” there “ending nowhere” in the subdivision. Mr. Bullard clarified that it is a commercial subdivision, and Chairman Harris said no residential development is going in there; putting in the road before parcels are in is meant to make it more attractive to tenants. Mr. Bullard said the “main thing that drove our layout” was the city’s desire to have “buildings up on the road and parking behind them.”

A 10’ setback is like the one at Outback on Boundary Street, and a 50’ setback is more like KFC or Taco Bell have on Robert Smalls Parkway, Chairman Harris said.

Mr. Bullard said they don’t know yet what will be built on the subdivision’s parcels. His client has the southwest parcel lined up for a car wash, but other than that, they will have to come before the DRB to get the other parcels approved.

The existing pond in the center of the property has a pipe to lagoon B, Mr. Bullard said, so they are trying to use the space the best way they can and keep it visually attractive.

Commissioner Tomy said this zoning allows for a number of possible uses, and one is a recreational vehicle park, so he asked if the developer is contemplating that. Mr. Bullard said he doesn’t know of the developer contemplating that, and he thinks it “would be a shame” if it happened, but he isn’t able to say that it never would.

**Commissioner Fermin made a motion to recommend approval of the proposal to subdivide the 6-acre tract as a commercial subdivision. Commissioner Alling seconded. The motion passed 4-1, Commissioner Semmler opposed.**
UPDATE OF COUNCIL ACTIONS
Mr. Prichard said city planning staff has contracted with Lowcountry Council of Governments for help on some elements of the Comprehensive Plan update, and it’s moving forward. Also, someone came to city council with an amendment to the sign ordinance for non-conforming signs, he said, so staff is in the process of crafting language about that, so the MPC should see that sometime this summer.

DISCUSSION: FIRE IMPACT FEE PROCESS
Chairman Harris said there were questions about the MPC’s role in the fire impact fee process. Mr. Prichard got the state statute from Fire Chief Reece Bertholf and discussed the relevant section, which members of the commission said they had: State statute #6-1-950, “Procedure for adoption of ordinance imposing impact fees.”

Chief Bertholf introduced Deputy Chief of Administration John Robinson and Deputy Chief of Operations Tim Ogden, whom he said would be working with him on this.

Chief Bertholf said the state laid out the processes for conducting business with clear guidelines for developing a fire impact fee. There are many reasons to have impact fees, he said. The MPC has probably not been through this process, he said, because most impact fees in force today were handled in 1999 by the county Planning Commission. The municipalities and the fire districts each have to have their own impact fees, he said.

Chief Bertholf said when the fire impact fee came to the Beaufort and Town of Port Royal planning commissions is 2009, it was approved, but the city and town councils did not approve it, and no one recalls why.

Chief Bertholf said they need to review the development impact fee law, which the commissioners have. The city and town are not undertaking a broader impact fee study, just for fire. They need to re-address the 7-month old timeframe, he said; “the processes are outdated.”

Commissioner Semmler asked if the resolution is still applicable, and Chief Bertholf said that’s not up to him. Commissioner Semmler said city and town councils gave the MPC a 45-day deadline to conduct a study and make a recommendation, and that was 7 months ago. Commissioner Fermin read that part of the resolution. Chief Bertholf said he would do as directed and would go back and ask the councils if that’s what they’re directing.

Chairman Harris said this “seems a little sketchy.” Commissioner Semmler said the commissioners could proceed with what they have to do, but he thinks the councils should show the MPC the respect of having the resolution “be current and correct.”

Commissioner Crower said both resolutions say this was to begin the process for the
adoption of an ordinance, and he presumes the fire chief has been working on this for a while, so the process has begun, though it might not have been started within 45 days of the resolution passing. Commissioner Crower said he reads the resolution as saying that there are 45 days to “begin the process for adoption of the ordinance.” Commissioner Semmler said that’s “semantics.” Commissioner Crower suggested that future resolutions shouldn't have a deadline on them.

Commissioner Fermin said that by July 15, the MPC is to review the Capital Improvement Plan, the Fire Impact Study, and a draft ordinance. Chief Bertholf said yes, they will have that for the commissioners, and they’d like to have a work session to discuss these materials. He described reasons for previous delays and said they are now well-prepared to have the work session by July 15.

Commissioner Fermin said she’s a volunteer on the MPC, but she works full-time, so that timeline is difficult, “especially in the summer when people have other plans.” Commissioner Alling said she’s not available on July 15.

Commissioner Fermin said the MPC “bent over backwards to accommodate the city” on the Beaufort Code review, and she “missed hours and hours of work.” Chairman Harris said he doesn't know that Chief Bertholf can help with these issues. Commissioner Fermin said she wanted to present the problems to establish “a baseline of understanding.”

Chief Bertholf said everyone has the same issues, and they took this path to understand the issue together, but they could prepare the material so the commissioners could review it on their own. He understands their situation, which is similar to what “we went through ourselves in December.”

Commissioner Semmler said they might not be able to get together for two hours every day, but they could comment via technology online. They could provide comments, and that might facilitate what they want to do. Chairman Harris said that’s better for him: to see a draft and have a framework to work with that everyone can review.

Chairman Harris said Lauren Kelly used to use software to find a time that worked for a group. Mr. Prichard said staff might have to buy that software, but they’ll make it work.

Commissioner Semmler said the county’s Planning Commission has a work session for a half-hour before the regular session that the public is invited to, and that might work for this MPC meeting. Commissioners could review the material before the work session and have a dialogue and ask questions about it online, then meet for a half-hour before the regular meeting. Chairman Harris suggested they might need an hour.

Commissioner Tomy said he agrees with that and thinks it’s a good process to ensure “more open communication.”
Mr. Prichard said they could meet in the planning conference room. There was discussion about the possibility that there might not be a quorum because Commissioner Crower, Commissioner Semmler, and Commissioner Alling wouldn't be in town for that meeting.

Mr. Prichard said he'd put out an ad that there would be a work session at 4:30 p.m. before the scheduled MPC meeting on July 15, and it would be open to the public.

Commissioner Fermin said she thinks there should be a separate work session that the commissioners could all attend. There was a discussion about whether there would be an MPC meeting at all because of the lack of a quorum. Chairman Harris clarified that staff would cancel the regular MPC meeting. He said that the sooner Chief Bertholf can share what he has, the better. There was then a discussion about when to have a special meeting before the August 19 meeting to discuss fire impact fees.

The special work session will be July 29 at 4:30 p.m. in the planning conference room.

There being no further business to come before the commission, Commissioner Fermin made a motion to adjourn, and the meeting ended at 6:25 p.m.
44 AND 50 MILLER DRIVE
Staff Report for the MPC
From the Department of
Community and Economic Development

22 July 2019

1 SUBJECT

Annexation: Denise H. Martinson and Elizabeth L. Brown have petitioned the City of Beaufort to annex their property at 44 and 50 Miller Drive E., Beaufort, SC 29902.

2 FACTS

Parcel ID: R200 015 000 0107 0000 and R200 015 000 0749 0000
Size: 20.71 acres +- 
Current Zoning [County]: T3-HN (Hamlet Neighborhood)
Current Land Use: Residential
Future Land Use: G-1 Moderate Density Residential Neighborhoods
Comprehensive Plan: Yes, the annexation request is contiguous to the primary service area and there for in accordance with the 2009 comprehensive plan. Also meets the requirement that incremental growth can be medium to high density.
Strategic Plan: N/A
The Beaufort Code: The planning commission in accordance with 10.2.1.C.3 of the Beaufort Code shall have the power and duty to recommend the annexation of parcels into the City limits for adoption by City Council.
Public Notice: Published in the July 18th addition of the Beaufort Gazette

3 STAFF COMMENTS

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

Recommendation of Zoning District: Denise H. Martinson and Elizabeth L. Brown have petitioned the City of Beaufort to annex their property at 44 and 50 Miller Drive E., Beaufort, SC 29902. In the event, that the Beaufort City Council approves the annexation, and given that the planning commission in accordance with SC Code of Laws §6-29-340 has the power and duty to recommend zoning districts for adoption by City Council, staff, therefore, respectfully submits the application for a recommendation.

Upon annexation the applicant requests T4-Neighborhood. T4-Neighborhood district is a mixed-use zone of urban residential units and limited commercial development.

2 Facts

Parcel ID: R200 015 000 0107 0000 and R200 015 000 0749 0000

Size: 20.71 acres +- 

Current Zoning [County]: T3-HN (Hamlet Neighborhood)

Current Land Use: Residential

Future Land Use: G1 Moderate Density Residential Neighborhoods

Comprehensive Plan: Consistent with the Framework plan in the City’s Comprehensive Land Use Plan, the area is designated as “Moderate Density Residential Neighborhoods (G1)” The G-1 sector is intended for relatively moderate density residential development.

Strategic Plan: N/A

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

3 Staff Recommendation

Staff recommends T4-Neighborhood (T4-N) zoning designation, which is compatible with adjacent development.
TO THE MEMBERS OF ) CITY COUNCIL ) PETITION OF ANNEXATION CITY OF
BEAUFORT, SOUTH CAROLINA )

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

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

The petitioning area to be annexed is described as
follows:

44 and 50 Miller Drive East Beaufort SC 29902

Containing 20.71 acres+-

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

Name (print) Address Signature Date of Signature

Denise H. Martinson 1522 Wycliff Drive Houston Tx 77043

Date 2/18/19

Elizabeth L. Brown

Date 2/18/19
David,  
This letter is to accompany the annexation petition for  
44 and 50 Miller Drive East.  
The owners Elizabeth L. Brown and Denise Heyman Martinson request the property be zoned  
T4- Neighborhood (T4N).  

Thank you.
HARVEY COUNTY, COLORADO

LARPÉS PLATINUM

THE PARISH OF ELIZABETH L. BROWN

PORTION OF PARCEL 200-015-000-0107

BOUNDARY SURVEY

LOT CONSOLIDATION AND

REHABILITATION SCHOOL

MOSAIC MARK

WELLS ROAD

PARKER N.

TRASH ROAD 50 FEET

REFERENCE PLANS

GASCOIGNE & ASSOCIATES INC.

SCALE 1" = 60'

DRAWN: 3/2/00
CHECKED: 3/2/00
DESTROY ON COMPLETION

PAGE 2 OF 2
Beaufort County, South Carolina

Beaufort County, South Carolina

Property ID (PIN) | Alternate ID (AIN) | Parcel Address | Data refreshed as of | Assess Year | Pay Year
--- | --- | --- | --- | --- | ---
R200 015 000 0107 0000 | 00261763 | 44 MILLER DR E, | 2/14/2019 | 2019 | 2019

Current Parcel Information

Owner | Owner Address
--- | ---
BROWN ELIZABETH L | 9949 WHITEFIELD AVE
SAVANNAH GA 31406

Property Class Code | ResImp SingleFamily
Acreage | 18.7100

Legal Description
RESIDENCE - PORTION AT 6% RATIO *SPLIT 8/99 2.00 AC 15/749 *5/10 MERGE FROM 15/271A ACREAGE CHGD PB129 P24

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**Current Parcel Information**

**Owner**
- MARTINSON DENISE HEYMAN

**Owner Address**
- 1522 WYCLIFFE DR
- HOUSTON TX 77043

**Legal Description**
- PARCEL A PB129 P24

**Historic Information**

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**Improvements**

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<tr>
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<th>Rooms</th>
<th>Square Footage</th>
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1/2
11 Williams Street, 13 Williams Street, 19 Mayfair Court, 17 Mayfair Court, and 13 Mayfair Court. The properties are further identified as District R200, Map 15, Parcels 116, 526, 525, 523, and District R200, Map 16, Parcel 82. Applicant: Merritt Patterson, Terra Development Group.
1 **SUBJECT**

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

2 **FACTS**

Parcel ID/Size:

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Current Land Use:

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

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

Strategic Plan: N/A
The Beaufort Code: The planning commission in accordance with §10.2.1.C.3 of the Beaufort Code shall have the power and duty to recommend the annexation of parcels into the City limits for adoption by City Council.

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

3 Staff Comments

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

Recommendation of Zoning District: Terra Development Group petitioned the City of Beaufort to annex their properties at 11 Williams Street and 13, 17, and 19 Mayfair Court, Beaufort, SC 29906. In the event, that the Beaufort City Council approves the annexation, and given that the planning commission in accordance with SC Code of Laws §6-29-340 has the power and duty to recommend zoning districts for adoption by City Council, staff, therefore, respectfully submits the application for a recommendation.

2  FACTS

Parcel ID/ size:

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<td>R200 015 000 0523 0000</td>
<td>13 Mayfair Court</td>
<td>T3N (Neighborhood)</td>
</tr>
<tr>
<td>R200 015 000 0523 0000</td>
<td>N/A</td>
<td>T3HN (Hamlet Neighborhood)</td>
</tr>
</tbody>
</table>

Current Land Use:

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Description</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>R200 015 000 0116 0000</td>
<td>11 Williams Street</td>
<td>Vacant</td>
</tr>
<tr>
<td>R200 015 000 0526 0000</td>
<td>19 Mayfair Court</td>
<td>Vacant</td>
</tr>
<tr>
<td>R200 015 000 0525 0000</td>
<td>17 Mayfair Court</td>
<td>Vacant</td>
</tr>
<tr>
<td>R200 015 000 0523 0000</td>
<td>13 Mayfair Court</td>
<td>Vacant</td>
</tr>
<tr>
<td>R200 015 000 0523 0000</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

Future Land Use: G-3 Sector with Neighborhood center overlay
Comprehensive Plan: Consistent with the Framework plan in the City’s Comprehensive Land Use Plan the area is designated as “Neighborhood Mixed Use (G3-A)” The G3-A sector is intended for a mixture of uses to serve the surrounding neighborhoods with retail, services, civic uses, and higher density housing.

Strategic Plan: Meets Goal 1 by encouraging sustainable economic growth through new businesses.

Public Notice: Published in the July 18th addition of the *Beaufort Gazette*

3 **STAFF RECOMMENDATION**

Staff recommends T5-UC zoning designation, this is consistent with adjacent property.

4 **MAP**
TO THE MEMBERS OF
CITY COUNCIL
CITY OF BEAUFORT, SOUTH CAROLINA

PETITION OF ANNEXATION

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

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

The petitioning area to be annexed is described as follows:

\[
\begin{array}{ll}
R 200-015-000-0116-0000 & 11 Williams St \\
R 200-015-000-0526-0000 & 19 Mayfair Court \\
R 200-015-000-0525-0000 & 17 Mayfair Court \\
R 200-015-000-0523-0000 & 13 Mayfair Court \\
R 200-016-000-0082-0000 & 13? William St \\
\end{array}
\]

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

Name (print) Address Signature Date of Signature

[Signature]

TERRA DEVELOPMENT GROUP, 2032 DEPT ROAD, MENTHES 6/24/19

SUGGESTED ZONING TO BE CONSISTENT WITH ADJACENT PROPERTY.
T5 UC
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREBY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 01000, DATED 9/29/86.

PIN: R200-015-000-0116-0000

MARCH 3, 1998

DAVID S. YOUNG P.L.S. 9765
BEAUFORT SURVEYING, INC.
1925 DIKE STREET (P.O. BOX 1231)
BEAUFORT, SOUTH CAROLINA 29901
(803) 524-3261 525-1175
35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard, and 41 Broad River Boulevard. The properties are further identified as District R100, Map 29, Parcels 13I, 13J, 139 and 13. Applicants: Andrew Burris, Petros 35 LLC and Barry J. McDonald, Dominion Energy South Carolina, Inc.
Staff Report for the MPC
From the Department of Community and Economic Development

22 July 2019

1 SUBJECT

Annexation: Petros 35, LLC (Andrew Burris) has petitioned the City of Beaufort to annex their property at 35 Parris Island Gateway, 43 Parris Island Gateway, 46 Broad River Boulevard and 41 Broad River boulevard.

2 FACTS

Parcel ID/Size:

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 Parris Island Gateway</td>
<td>R100 029 000 013I 0000 1.03 Acres</td>
</tr>
<tr>
<td>43 Parris Island Gateway</td>
<td>R100 029 000 013J 0000 0.98 Acres</td>
</tr>
<tr>
<td>41 Broad River Boulevard</td>
<td>R100 029 000 0139 0000 4.02 Acres</td>
</tr>
<tr>
<td>46 Broad River Boulevard</td>
<td>R100 029 000 0013 0000 2.0 Acres</td>
</tr>
</tbody>
</table>

Current Zoning [County]: C5RCMU (Regional Center Mixed use)

Current Land Use:

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 Parris Island Gateway</td>
<td>Commercial</td>
</tr>
<tr>
<td>43 Parris Island Gateway</td>
<td>Vacant</td>
</tr>
<tr>
<td>41 Broad River Boulevard</td>
<td>Vacant</td>
</tr>
<tr>
<td>46 Broad River Boulevard</td>
<td>Vacant / Storage</td>
</tr>
</tbody>
</table>

Future Land Use: G3B Corridor Mixed-Use.

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

Strategic Plan: Meets Goal 1, encourage sustainable economic growth through new businesses.

The Beaufort Code: The planning commission in accordance with 10.2.1.C.3 of the Beaufort Code shall have the power and duty to recommend the annexation of parcels into the City limits for adoption by City Council.

Northern Regional: All parcels are within the Intended Growth sector established by the Northern Regional Plan.

Public Notice: Published in the July 18th addition of the Beaufort Gazette
3 STAFF COMMENTS

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

4 MAP
1  SUBJECT

**Recommendation of Zoning District:** Petros 35 LLC (Andrew Burris) and Dominion Energy South Carolina (Barry S. McDonald) have petitioned the City of Beaufort to annex their property at 35 and 43 Parris Island Gateway, Beaufort, SC 29906 and also 41 and 46 Broad River Boulevard, Beaufort, SC 29906. In the event, that the Beaufort City Council approves the annexation, and given that the planning commission in accordance with SC Code of Laws §6-29-340 has the power and duty to recommend zoning districts for adoption by City Council, staff, therefore, respectfully submits the application for a recommendation.

Upon annexation the applicant requests dual zoning of T5-UC and RMX to City Council. T5-UC zoning classification consists of higher density, mixed-use buildings that accommodate; retail, rowhomes, offices, and apartments located along primary thoroughfares. Regional Center Mixed Use (RMX) district’s intensity accommodates regional and community serving commercial and business uses, as well as highway-oriented businesses.

2  FACTS

Parcel ID/size:

<table>
<thead>
<tr>
<th>Parcel Location</th>
<th>Parcel ID/Size</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 Parris Island Gateway</td>
<td>R100 029 000 013I 0000</td>
<td>1.03</td>
</tr>
<tr>
<td>43 Parris Island Gateway</td>
<td>R100 029 000 013J 0000</td>
<td>0.98</td>
</tr>
<tr>
<td>41 Broad River Boulevard</td>
<td>R100 029 000 0139 0000</td>
<td>4.02</td>
</tr>
<tr>
<td>46 Broad River Boulevard</td>
<td>R100 029 000 0013 0000</td>
<td>2.0</td>
</tr>
</tbody>
</table>

Current Zoning [County]: C5RCMU (Regional Center Mixed-Use)

Current Land Use:

<table>
<thead>
<tr>
<th>Parcel Location</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 Parris Island Gateway</td>
<td>Commercial</td>
</tr>
<tr>
<td>43 Parris Island Gateway</td>
<td>Vacant</td>
</tr>
<tr>
<td>41 Broad River Boulevard</td>
<td>Vacant</td>
</tr>
<tr>
<td>46 Broad River Boulevard</td>
<td>Vacant / Storage</td>
</tr>
</tbody>
</table>

Future Land Use: G3B Corridor Mixed-Use
Comprehensive Plan: Consistent with the Framework plan in the City’s Comprehensive Land Use Plan, the area is designated as “Corridor Mixed-use (G3)” The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, intended for a mixture of regional-serving commercial, residential, and institutional designations.

Strategic Plan: Meets Goal 1 of the City of Beaufort’s Strategic Plan, encourage sustainable economic growth through new businesses.

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

3 STAFF RECOMMENDATION

Staff recommends dual zoning of Regional Mixed-Use (RMX) and T-5 Urban Corridor zoning designation, this is compatible with adjacent development.

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

PETITION OF ANNEXATION

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

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

The petitioning area to be annexed is described as follows:

35 PARRIS ISLAND GTWY  R100 089 000 0135 0000
43 PARRIS ISLAND GTWY  R100 089 000 0135 0000
46 BROAD RIVE BLVD  R100 089 000 0139 0000
41 BROAD RIVE BLVD  R100 089 000 0013 0000

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

<table>
<thead>
<tr>
<th>Name (print)</th>
<th>Address</th>
<th>Signature</th>
<th>Date of Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petroc LLC</td>
<td>(Andrew Burris)</td>
<td>303 Scott St. Ste. #2012 Beaufort SC 29902</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Dominion Energy South Carolina Inc.</td>
<td>(Barry S. McDonald)</td>
<td>220 Operation Way, Cayce SC 29033</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
To Whom It May Concern, 07/01/2019

Problem Solvers is looking forward to being annexed into the city. We were told that we had to request council approval for the zoning, by David Prichard from the planning department. With that understanding, our engineer Greg Baisch, says that it would be better for us to have a dual zoning of RMX and T5-UC. Therefore, request the dual zoning from Council.

Sincerely,

[Signature]
Andrew Burris
<table>
<thead>
<tr>
<th>Property ID (PIN)</th>
<th>Alternate ID (AIN)</th>
<th>Parcel Address</th>
<th>Data refreshed as of</th>
<th>Assess Year</th>
<th>Pay Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1CO 029 000 0131000</td>
<td>00168400</td>
<td>35 PARRIS ISLAND GTWY,</td>
<td>6/21/2019</td>
<td>2018</td>
<td>2019</td>
</tr>
</tbody>
</table>

**Current Parcel Information**

- **Owner**: PETROS 35 LLC
- **Owner Address**: 203 SCOTT ST #202 BEAUFORT SC 29902
- **Property Class Code**: ComImp Trade Furn&Home Furn&Eq
- **Acreage**: 1.0300

**Legal Description**: 3/00 0.05 AC DEDUCTED 280 R/W FOR $7,875.00 DB1174 P1611

### Historic Information

<table>
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<tr>
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<th>Market</th>
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<th>Payment</th>
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<td>$214,000</td>
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<td>$140,200</td>
<td>$247,000</td>
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<td>$247,000</td>
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<td>$140,200</td>
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<td>$140,200</td>
<td>$247,000</td>
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<td>$153,604</td>
<td>$344,738</td>
<td>$5,074.66</td>
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<tr>
<td>2011</td>
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<td>$153,604</td>
<td>$344,738</td>
<td>$4,985.33</td>
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<tr>
<td>2010</td>
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<td>$153,604</td>
<td>$344,738</td>
<td>$4,953.04</td>
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<tr>
<td>2009</td>
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<td>$132,068</td>
<td>$296,404</td>
<td>$3,533.20</td>
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</table>

### Sales Disclosure

- **Grantor**: COMMITMENT LLC
  - **Book & Page**: 3278 321
  - **Date**: 7/9/2013
  - **Deced**: Qu
  - **Vacant**: $5
- **Grantor**: CAMPBELL ALFRED V
  - **Book & Page**: 2822 2050
  - **Date**: 3/12/2009
  - **Deced**: Fu
  - **Vacant**: $355,400
- **Grantor**: CREGGER CAPITAL INVESTMENT INC
  - **Book & Page**: 1727 435
  - **Date**: 3/11/2003
  - **Deced**: Fu
  - **Vacant**: $240,000
- **Grantor**: ROBERTS REFRIGERATION SUP C
  - **Book & Page**: 1012 868
  - **Date**: 2/4/1998
  - **Deced**: Fu
  - **Vacant**: $90,000
- **Grantor**: ROBERTS REFRIGERATION SUP C
  - **Book & Page**: 253 493
  - **Date**: 1/1/1980
  - **Deced**: Fu
  - **Vacant**: $0
  - **Date**: 12/31/1776

### Improvements

<table>
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<tr>
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<th>Use Code Description</th>
<th>Constructed</th>
<th>Stories</th>
<th>Rooms</th>
<th>Square</th>
<th>Improvement</th>
</tr>
</thead>
</table>

sc-beaufort-county.govermmx.com/svc/agency/sc-beaufort-county/lab_summary_report.asp?PrintView=True&r_nme=lab_report&ws=revobjid%3D16... 1/2
PLAT PREPARED FOR

MAINLAND COMPANY, A PARTNERSHIP

BURTON

BEAUFORT COUNTY, SOUTH CAROLINA

SCALE 1" = 40'1

NOVEMBER 27, 1972

R. D. TRODDEN, DR.
R.L., S. 2712
STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

KNOW ALL MEN BY THESE PRESENTS, That COMMITMENT, LLC, a South Carolina limited liability company, hereinafter referred to as GRANTOR, in the State aforesaid, County aforesaid, in consideration of the sum of FIVE AND NO/100 ($5.00) DOLLARS AND NO OTHER CONSIDERATION, to him/her/them/it paid by PETROS 35, LLC, a South Carolina limited liability company, hereinafter referred to as GRANTEE, in the State aforesaid, County aforesaid, (the receipt of which is hereby acknowledged), has remised, released and forever quit-claimed and by these presents does remise, release and forever quit-claim unto the GRANTEE, his/her/it/their heirs and assigns, in fee simple, all the right, title interest and claim which GRANTOR has or may have in and to the following described property:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, consisting of 1.08 acres, said 1.08 acres being better described on a plat entitled "Prepared for the Mainland Company, a Partnership", dated November 27, 1972, prepared by RD Trogdon, Jr., RLS, said plat being recorded in the office of the Register of Deeds for Beaufort County in Deed Book 205 at page 856. For a more detailed description as to the metes and bounds, courses and distances, reference is made to the aforementioned plat of record.

LESS AND EXCEPT: That portion of the property conveyed to South Carolina Department of Transportation by virtue of a deed recorded in Record Book 1174 at page 1611.

This is the same property conveyed to Commitment, LLC by deed of Alfred V. Campbell dated March 12, 2009 and recorded March 20, 2009 in the office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 2822 at pages 2050-2052.
Grantee's Address: 203 Scott Street, #202
Beaufort, SC 29902

PREPARED BY ANDERSON & BROWN, LLC P.O. BOX 576, HAMPTON, SOUTH CAROLINA 29924 WITHOUT BENEFIT OF TITLE EXAMINATION USING INFORMATION PROVIDED BY THE GRANTOR/GRANTEE

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said GRANTEE, his/her/it/their heirs and assigns, in fee simple, so that neither the said GRANTOR nor his/her/it/their heirs, nor any other person or persons claiming under his/her/it/their name shall at any time hereafter, by any way or means, have claim or demand any right or title to the aforesaid premises or appurtenances, or any part of parcel thereof, forever.

Any reference in this instrument to the singular shall include the plural, vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the Gender of the Grantee, including the substitution of the term “Successors” for “Heirs” as appropriate, and vice-versa.

- REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK -
IN WITNESS whereof the Grantor has set his/her/its/their hand and seal this ___ day of July in the Year of our Lord two thousand and thirteen.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

COMMITTMENT, LLC

By: Andrew D. Burris
Its: Managing Member

STATE OF SOUTH CAROLINA  
COUNTY OF Beaufort  

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ___ day of July, 2013 by

ANDREW D. BURRIS as the managing member of COMMITMENT, LLC, a South Carolina limited liability company on behalf of the company.

Notary Public of South Carolina
My Commission Expires: 2/17/22
STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT  

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is 1.08 acres located in Beaufort County, South Carolina, bearing Beaufort County Tax Map Number R100-029-000-0131-000-00, was transferred by Commitment, LLC to Petros 35, LLC on July 9, 2013.

3. Check one of the following: The deed is
   (a) ___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   (b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   (c) ___ exempt from the deed recording fee because: (See Information section of affidavit): 8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;

4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
   (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $__________.
   (b) ___ The fee is computed on the fair market value of the realty which is $__________.
   (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is $__________.

5. Check Yes or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If “Yes,” the amount of the outstanding balance of this lien or encumbrance is $__________.

6. The deed recording fee is computed as follows:
   (a) Place the amount listed in item 4 above here: $ 0.00
   (b) Place the amount listed in item 5 above here: $ 0.00
   (c) Subtract Line 6(b) from Line 6(a) and place result here: $ 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is $__________.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Purchaser.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 24th day of October, 2013.

Kevin A. Brown

Responsible Person Connected with the Transaction

Notary Public for South Carolina
My Commission Expires: July 28, 2019
Property ID (PIN)  
R100 029 000 0131 0000

Alternate ID (AIN)  
00168419

Parcel Address  
43 PARRIS ISLAND GTWY,

Data refreshed as of  
6/21/2019

Assess Year  
2018

Pay Year  
2019

Current Parcel Information

Owner  
PETROS 35 LLC

Owner Address  
109 SAVALAH HWY
BEAUFORT SC 29906

Property Class Code  
Acreage

CommVac  
.9800

Legal Description  
PARCELS A B BURTON HILL PB48 P121 MGFM:KEY#6029718 5-13-96 CONSOLIDATE BY DEED IN DB683 P746 1-31-94 3/00 0.08 AC DEDUCTED 280 R/W FOR $5,700.00 DB1174 P1335

Tax Year  
2018

Land  
$122,500

Building  
$122,500

Market  
$1,854.23

Taxes  
$1,854.23

Payment  
$1,854.23

2017  
$102,300

2016  
$102,300

2015  
$102,300

2014  
$102,300

2013  
$102,300

2012  
$157,388

2011  
$157,388

2010  
$157,388

2009  
$157,388

Historic Information

Sales Disclosure

Grantor  
GABRISH JAMES ANTHONY

Book & Page  
3713 1633

Date  
11/1/2018

Vacant  
 Fu

Sale Price  
$115,000

GABRISH JAMES ANTHONY MASUGA BRIAN HUESCA CARLOS SHAY

1966 2091  
6/2/2004  
 Fu

$60,000

SOUTH CAROLINA NAT’L BANK

683 746  
12/8/1993  
10

$39,000

ALFORD WILLIE M STAR ROUTE 5

572 659  
3/20/1991  
 Ma

$35,000

ALFORD WILLIE M STAR ROUTE 5

208 1684  
1/1/1980  
 Fu

Or

$0

$0

sc-beaufort-county.governmax.com/svc/agency/sc-beaufort-county/tab_summary_report.asp?PrintView=True&_nm=tab_report&t_wc=revobjid%3D16...
GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
701 BROAD STREET, SUITE 207, BEAUFORT, S.C. 29901
P.O. BOX 1541, BEAUFORT, S.C. 29901
PHONE (803) 522-1786

FOLDER #

N/P
FULANI

S 56'16" E
9.00'

S 54'51" E 131.26'

CONG OLD

PARCEL 'A'
43,935 sq. ft.
1.00 acres

PARCEL 'B'
283.3 sq. ft.
0.01 acres

CONG OLD

N/P
ALFORD

N 63'52" W
101.20'

H 64'39" W
CONG OLD

N/P
MAINLAND CO. A PARTNERSHIP

EXPLNT

PARCEL "C"
3,380.3 sq. ft.
0.08 acres

H 20'56" W
CONG OLD

N/P
FULANI

N 63'52" W
CONG OLD

N/P
MAINLAND CO. A PARTNERSHIP

PLAT PREPARED FOR
JAMES ANTHONY GABRISH, BRIAN MASUGA, AND CARLOS SHAY HUESCA


LOCATED IN BEAUFORT COUNTY, SOUTH CAROLINA
BEAUFORT TAX MAP 29, PARCELS 13J AND 13.

PLAT BOOK
49
PAGE
121
DATE
03-02-98

THIS PROPERTY IS IN FLOOD ZONE "C" ACCORDING TO F.E.M.A. RATING MAP 460025 0065 D DATED 9/29/96.

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREBON COMPLIES WITH THE BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE

L. DAVID E. GASQUE, HEREBY CERTIFY TO JAMES ANTHONY GABRISH, BRIAN MASUGA, AND CARLOS SHAY HUESCA
THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF
THE SURVEY SHOWN HEREBON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BARES THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL.
This Deed was prepared by Weidner, Wegmann & Harper, LLC
6 Professional Village Circle, Beaufort, South Carolina 29907, without
benefit of title examination and without title certification.
(843) 524-8595 / (843) 524-1959 fax
harpfrl@beaufortlaw.com

**R100-029-000-013J-0000**

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT  

KNOW ALL MEN BY THESE PRESENTS, THAT I, James Anthony Gabrish, in the State
aforesaid, for and in consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND AND
NO/100 ($115,000.00) DOLLARS, to me in hand paid at and before the sealing of these presents by
Petros 35, LLC (hereinafter “Grantee”), whose address is 109 Savannah Highway, Beaufort, SC
29906, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by
these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and
conditions (“Exceptions”), set forth below unto the said Grantee, its Successors and Assigns forever, the
following described property, to-wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and
rights of ways affecting the property.
SEE ATTACHED FOR LEGAL DESCRIPTION

TOGETHER with, subject to the above Exceptions, all and singular rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights of way appurtenant to the Premises.

TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular the said Premises before mentioned unto the said Grantee, its Successors and Assigns, forever, and I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises, subject to the above Exceptions, unto the said Grantee, as hereinabove provided against myself and my Heirs and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.
IN WITNESS WHEREOF, I have hereunto set my Hand(s) and Seal(s) this ___ day of
November ____, 2018.

[Signatures]

Signature of 1st Witness

Signature of 2nd Witness/Notary

JAMES ANTHONY GABRISH

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

ACKNOWLEDGMENT

I, the undersigned Notary, do hereby certify that James Anthony Gabrish personally appeared
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this ___ day of November ____, 2018.

(SEAL)

Signature of Notary Public

NOTARY PUBLIC FOR: Oct. 09, 2027
My Commission Expires:

Instructions for Execution of Document
(Please follow carefully - and Use Blue Ink Only)

A. James Anthony Gabrish signs on line numbered (1).
B. Two (2) disinterested Witnesses sign on lines numbered (2) and (3). Notary may be one of the witnesses.
C. Notary Public signs on line numbered (4) and affixes seal and expiration date.
D. Complete County information.
LEGAL DESCRIPTION

ALL those certain pieces, parcels or tracts of land, situate, lying and being in Beaufort County, South Carolina, shown as Parcel "A" containing 1.0 acre, more or less, and Parcel "B" containing 0.06 acres, more or less, on a plat prepared for James Anthony Gabrish, Brian Masuga, and Carlos Shay Huesca by David E. Gasque, R.L.S. 10606, dated December 3, 1993, and recorded in Plat Book 48 at Page 121 in the office of the Register of Deeds for Beaufort County, South Carolina. This plat is incorporated into and made a part of this description by reference. For a more complete description as to courses, distances, metes, and bounds reference is made to the plat.

LESS AND EXCEPT: That 0.075 acres portion of Parcel "A" conveyed to the South Carolina Department of Transportation by deed of James Anthony Gabrish, Brian Masuga and Carlos Shay Huesca a/k/a C. S. Huesca recorded on May 25, 1999 in the office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 1174 at page 1335.

This is the same property conveyed James Anthony Gabrish, Brian Masuga and Carlos Shay Huesca by Deed from South Carolina National Bank recorded March 8, 1994 in Deed Book 683 at Page 746, office of the Register of Deeds for Beaufort County, South Carolina, And by deed from Claude Douglas Pulaski, Sr. and Betty Hull Pulaski recorded March 8, 1994 in Deed Book 683 at Page 743, office of the Register of Deeds for Beaufort County, South Carolina. Brian Masuga conveyed his interest to James Anthony Gabrish by deed recorded June 4, 2004 in Deed Book 1966 at page 2087; And, Carlos Shay Huesca conveyed his interest to James Anthony Gabrish by deed recorded June 4, 2004 in Deed Book 1966 at page 2091, office of the Register of Deeds for Beaufort County, SC.
<table>
<thead>
<tr>
<th>Property ID (PIN)</th>
<th>Alternate ID (AIN)</th>
<th>Parcel Address</th>
<th>Data refreshed as of</th>
<th>Assess Year</th>
<th>Tax Year</th>
<th>Pay Year</th>
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<tbody>
<tr>
<td>R100 029 000 0013 0000</td>
<td>00166947</td>
<td>46 BROAD RIVER BLVD,</td>
<td>6/21/2019</td>
<td>2018</td>
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<td>2019</td>
</tr>
</tbody>
</table>

**Current Parcel Information**

- **Owner**: PETROS 35 LLC
- **Owner Address**: 109 SAVANNAH HWY, BEAUFORT SC 29906
- **Property Class Code**: AgVac Forest
- **Acreage**: 2.0000
- **Legal Description**: SUBJ TO ROLL BACK TAX LIENPB 33 P 21PAINT SHOPSSPLIT 1/95 0.06 AC 29/196SPLIT 3/96 1.30 AC 29/211-2124/00 0.03 AC DEDUCTED 280 R/W($3,825) DB1243 P1646~02/19 AC CHG PB149 PG75

**Historic Information**

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Land</th>
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**Sales Disclosure**

- **Grantor**: PULASKI BETTY H TRUSTEE PULASKI DO
  - Book & Page: 3682 377
  - Date: 6/20/2018
  - Deed: Fu
  - Vacant: Sale Price: $160,000
- **Grantor**: PULASKI BETTY H TRUSTEE PULASKI DONALD PATRICK TRSTEE DONALD PATRICK PULASKI TRUST
  - Book & Page: 2343 2001
  - Date: 3/17/2006
  - Deed: Fu
  - Sale Price: $1
- **Grantor**: PULASKI BETTY H TRUSTEE C D PULASKI SR CREDIT SHELTER TRUST
  - Date: 3/17/2006
  - Deed: Fu
  - Sale Price: $1
- **Grantor**: PULASKI BETTY H TRUSTEE PULASKI DONALD PATRICK TRSTEE DONALD PATRICK PULASKI TRUST
  - Book & Page: 2343 2011
  - Date: 3/17/2006
  - Deed: Fu
  - Sale Price: $1
KNOW ALL MEN BY THESE PRESENTS, That I, DONALD PATRICK PULASKI, TRUSTEE OF THE DONALD PATRICK PULASKI DESCENDANT'S TRUST UNDER ARTICLE XII OF THE BETTY H. PULASKI REVOCABLE TRUST DATED OCTOBER 27, 1999, herein referred to as the Grantor, for and in consideration of the sum of One Hundred Sixty Thousand and No/100 Dollars ($160,000.00) to ME in hand paid by PETROS 35, LLC, a South Carolina limited liability company, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof are hereby acknowledged, SUBJECT TO the matters set forth below, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, its successors and assigns, forever, in fee simple, the following described property to wit:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being shown on Port Royal Island, near Burton Station, Beaufort County, South Carolina containing 2.00 acres, as shown and designated on a Plat entitled “LOT LINE CORRECTION PLAT PREPARED FOR DONALD P. PULASKI” dated August 23, 2012, prepared by David S. Youmans RLS, said plat is duly recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 75. For a more complete description as to courses, distances, metes and bounds, reference may be had to the above referenced plat of record.

This conveyance is made SUBJECT TO all applicable covenants, conditions, restrictions and easements filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina

This being a portion of the property conveyed to the within Grantor by deeds of CLAUDE DOUGLAS PULASKI, JR., DEBORAH ELIZABETH PULASKI CASON, AND DONALD PATRICK PULASKI, AS TRUSTEES OF THE BETTY H. PULASKI REVOCABLE TRUST DATED OCTOBER 27, 1999, said deeds being dated March 17, 2006 and recorded on March 24, 2006 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2343 at Page 1991, conveying a 50% interest; Book 2343 at Page 2001, conveying a 33.93% interest; and Book 2343 at Page 2011, conveying a 16.07% interest.

TAX MAP NUMBER: R100 029 000 0013 0000
GRANTEE ADDRESS: 109 Savannah Highway
Beaufort, SC 29906
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns, forever, in fee simple.

SUBJECT TO the matters set forth above, GRANTOR does hereby bind Grantor and his heirs, assigns, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and the Grantor's heirs and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 20 day of June 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1

Witness #2

Donald Patrick Pulaski, Trustee

THE STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 20 day of June 2018, by the Grantor Donald Patrick Pulaski, Trustee of the Donald Patrick Pulaski Descendant's Trust Under Article XII of the Betty H. Pulaski Revocable Trust Dated October 27, 1999.

SWORN to before me this 25 day of June 2018.

Notary Public for South Carolina
Commission Expires: 4-6-2027
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<th>Property ID (PIN)</th>
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<td>2018</td>
<td>2019</td>
</tr>
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**Current Parcel Information**

- **Owner**: SOUTH CAROLINA ELECTRIC & GAS COMPANY
- **Property Class Code**: CommVac
- **Acreage**: 4.0200

**Owner Address**: 220 OPERATION WAY CAYCE SC 29033 3701

**Legal Description**: PB141 P183 **SPLIT 1/82 1.1 AC 29/139A SPLIT 6/92 2.42 AC 29/139B-139C 6/99 0.26 AC ADDED 29/173 2/00 0.11 AC DEDUCTED 29/173 BY PB69 P37 3/00 0.02 AC DEDUCTED FOR 280 R/W SOLD FOR $1,600 DB1221 P2198

**Historic Information**

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Land</th>
<th>Building</th>
<th>Market</th>
<th>Taxes</th>
<th>Payment</th>
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</table>
| 2018     | $307,500 | $307,500 | $5,069.96 | $5,069.96 | $
| 2017     | $335,700 | $335,700 | $5,638.77 | $5,638.77 | $
| 2016     | $374,600 | $374,600 | $6,150.15 | $6,150.15 | $
| 2015     | $375,300 | $375,300 | $5,958.51 | $5,958.51 | $
| 2014     | $375,300 | $375,300 | $5,826.99 | $5,826.99 | $
| 2013     | $375,300 | $375,300 | $5,678.13 | $5,678.13 | $
| 2012     | $577,364 | $577,364 | $4,918.34 | $4,918.34 | $
| 2011     | $577,364 | $577,364 | $4,826.89 | $4,826.89 | $
| 2010     | $577,364 | $577,364 | $4,791.54 | $4,791.54 | $
| 2009     | $577,364 | $577,364 | $4,717.86 | $4,717.86 | $

**Sales Disclosure**

<table>
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<tr>
<th>Grantor</th>
<th>Book &amp; Page</th>
<th>Date</th>
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<th>Vacant</th>
<th>Sale Price</th>
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**Improvements**

sc-beaufort-county.governmax.com/svc/agency/sc-beaufort-county/tab_summary_report.asp?PrintView=True&n_m=tab_report&t_wc=revobjid%3D16... 1/2
STATE OF SOUTH CAROLINA )
) COUNTY OF BEAUFORT )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that First Scots Independent Presbyterian Church, Inc. d/b/a First Scots Presbyterian Church of Beaufort, Grantor, in the State aforesaid for and in consideration of the sum of Three Hundred Thirty-Five Thousand and 00/100 Dollars ($335,000.00) to it paid by South Carolina Electric & Gas Company, the Grantee(s), receipt whereof is hereby acknowledged, has granted, bargained, sold and released; and by these presents, does grant, bargain, sell and release unto the said South Carolina Electric & Gas Company, its successors and assigns, the following described property, to wit:

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina, containing 4.02 acres, more or less, and being more particularly shown and described on that certain plat prepared by David S. Youmans, RLS, dated September 19, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 141 at Page 183. For a more complete description as to metes, courses, distances and bounds of said property, reference may be had to the aforementioned plat of record.
This being the same property conveyed to the within named Grantor by Deed of Neil W. Trask, Jr. and Rebecca F. Trask recorded in the said Beaufort County records in Book 3433 at Page 2854.

This instrument was prepared by Henri Ann Logan, Post Office Box 1008, Beaufort, S.C. 29901 without benefit of title examination or current survey.

Tax Map #: 100-29-139

Grantee Address: 220 Operation Way
Cayce, SC 29033-3701

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said South Carolina Electric & Gas Company, its successors and assigns forever.

AND it does hereby bind itself and the undersigned's heirs and assigns, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said South Carolina Electric & Gas Company, its successors and assigns, against the undersigned, the Grantor, and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.
WITNESS the execution hereof by Grantor this 16th day of November, 2016.

Signed, Sealed and Delivered in the Presence of

[Signature]
Witness

[Signature]
Notary

FIRST SCOTS INDEPENDENT PRESBYTERIAN CHURCH, INC. D/B/A FIRST SCOTS PRESBYTERIAN CHURCH OF BEAUFORT

By: [Signature] {SEAL}
Walter Lubkin, Trustee

By: [Signature] {SEAL}
Wilson McIntosh, Trustee

By: [Signature] {SEAL}
Patrick Garrett, Trustee

STATE OF SOUTH CAROLINA )
COUNTY OF BEAUFORT )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Trustees and authorized representatives of First Scots Independent Presbyterian Church, Inc. d/b/a First Scots Presbyterian Church of Beaufort, sign, seal, and as act and deed, deliver the within Title to Real Estate; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 16th day of November, 2016.

[Signature]
Notary Public for South Carolina

My Commission Expires 2/11/2018 {SEAL}

File # 16-0163HAL
302 Parker Drive. The property is further identified as District R100, Map 25, Parcel 170. Applicant: Chris Fisher, Glass WRX, SC, LLC.
1 SUBJET

**Annexation:** Glass WRX SC, LLC (Chris Fisher) has petitioned the City of Beaufort to annex their property at 302 Parker Drive, Beaufort, SC 29906.

2 FACTS

Parcel ID: R100 025 000 0170 0000

Size: 35.70 acres +- 

Current Zoning [County]: S1 (Industrial)

Current Land Use: Vacant Commercial building

Future Land Use: Special District (SD): Industrial/Employment Centers.

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

Strategic Plan: Meets Goal 1 by encouraging sustainable economic growth through new businesses.

The Beaufort Code: The planning commission in accordance with 10.2.1.C.3 of the *Beaufort Code* shall have the power and duty to recommend the annexation of parcels into the City limits for adoption by City Council.

Public Notice: Published in the July 18th addition of the *Beaufort Gazette*

3 STAFF COMMENTS

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

**Recommendation of Zoning District:** Glass WRX SC, LLC (Chris Fisher) has petitioned the City of Beaufort to annex their property at 302 Parker Drive, Beaufort, SC 29906. In the event, that the Beaufort City Council approves the annexation, and given that the planning commission in accordance with SC Code of Laws §6-29-340 has the power and duty to recommend zoning districts for adoption by City Council, staff, therefore, respectfully submits the application for a recommendation.

Upon annexation the applicant requests Light Industrial. Light Industrial district permits office, manufacturing, industrial, and warehouse uses, as well as their supporting uses. Moderate to high intensities are permitted to achieve maximum land utilization that will also accommodate small businesses and start-up or incubator businesses. Light Industrial also allows for larger industrial parks where appropriate.

2 FACTS

Parcel ID: R100 025 000 0170 0000

Size: 35.70 acres +-  

Current Zoning [County]: S1 (Industrial)

Current Land Use: Vacant Commercial building

Future Land Use: Special District (SD): Industrial/Employment Centers.

Comprehensive Plan: Consistent with the Framework plan in the City’s Comprehensive Land Use Plan, the area is designated as a “Special District (SD): Industrial/employment Center”. Industrial Development centers are shown around the existing commerce park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.

Northern Regional Plan: Common Goal 10, Infill and redevelopment refers to the development of vacant land that is surrounded by development, or the redevelopment of land that had previously been developed but which is underutilized under current market conditions. While this is not often an issue addressed at the regional level, infill and redevelopment can have regional implications in that it may reduce pressure for growth in “greenfield” areas.

Strategic Plan: Meets Goal 1 by encouraging sustainable economic growth through new businesses.
3 **STAFF RECOMMENDATION**

Staff recommends Light Industrial zoning designation, this is compatible with adjacent development.

4 **MAP**
TO THE MEMBERS OF
CITY COUNCIL
CITY OF BEAUFORT, SOUTH CAROLINA

) ) PETITION OF ANNEXATION

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

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

The petitioning area to be annexed is described as follows:

302 Packete Drive R106 015 000 0170 000

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

Name (print) Address Signature Date of Signature

Glass WRx SC, LLC (Chris Fisher)
2 Office Park Ct. Suite 103 Columbia, SC 29223
May 16, 2019

Glass Worx SC, LLC
Attn: Chris Fisher
718 W. Business Hwy. 60
P.O. Box 639
Dexter, Missouri 63841

RE: 302 Parker Drive, Beaufort, SC – Parker Hannifin Building

Dear Madame or Sir:

I am writing in response to your request for confirmation of zoning to allow a glass recycling plant on the subject property, legally described in Exhibit “A” attached hereto. This would be classified as an industrial use type in the City of Beaufort.

Regarding the property at 302 Parker Drive, Beaufort, South Carolina, upon request for annexation the City’s Community and Economic Development Department would recommend a LI, Light Industrial zoning classification. Light Industrial zoning classification allows the following uses by right; Aviation services, Light industrial Services, Manufacturing and production services, and truck terminals.

If you have any further questions, please contact

Thank you.

Sincerely,

Heather Spade
Planning Technician
City of Beaufort
Beaufort Code Text Amendment. Proposing amendment to modify Section 11.6.1 B of the Beaufort Code for sign-face attachment for the purpose of public safety. Applicant: Bo Hodges
July 29, 2019

**SUBJECT:** Proposed nonconforming sign code amendment

At the May 28, 2019 City Council work session, at the request of Bo Hodges, who was representing Adams Outdoor Advertising, City Council held a discussion regarding billboard hurricane frames and whether this violates the City's ordinance regarding nonconforming signs.

Given that Beaufort Code 11.6.1 states:

A. [...]  
B. A legal nonconforming sign shall lose this designation [legal nonconforming sign status] if:  
   1. The sign is relocated or replaced.  
   2. The structure, design, or size of the sign is altered in any way. This does not refer to normal maintenance or lettering changes on changeable copy signs.

Given that it is Adams Outdoor Advertising’s contention that:

1. Allowing a frame around the sign face does not meet the level of a structural or design change; and  
2. Such a frame would allow quicker and safer hurricane preparation.

And, given that City Council:

1. Recognizes the advantage of allowing the minor alteration to the sign face (perimeter frame) for the purposes of keeping the public safe through simpler, quicker, and more effective hurricane preparation; yet  
2. Recognizes that the current ordinance states that a legal nonconforming sign status is lost if the sign is altered in any way; and yet  
3. Does not want to provide a loophole that effectively extends the life of a nonconforming sign in perpetuity; and therefore  
4. Has instructed the Community & Economic Development Department to draft proposed language that addresses the above three recognitions

At a City Council work session on June ____ staff proposed the following amendment (changes are in red):

**BEAUFORT CODE**  
11.6.1 NONCONFORMING SIGNS  
A. Determination of Nonconformity: Any sign that does not meet the standards of this Code will be considered a legal nonconforming sign, provided that it received a permit prior to the adoption of this Code.
B. Loss of Legal Nonconforming Status: A legal nonconforming sign shall lose this designation if:
1. the sign is relocated or replaced.
2. the structure, design, or size of the sign is altered in any way. This does not refer to normal maintenance or lettering changes on changeable copy signs, nor does it refer to minor modifications to sign-face attachment.
3. a tenant vacates a building, in which case all existing signs shall be removed within 30 days.

C. Maintenance and Repair of Nonconforming Signs: An existing nonconforming sign cannot be modified in any way except for routine maintenance (e.g., rot repair, painting, fading, electrical) without bringing the sign into conformity with this section subject to the requirements of Section 11.6.1.D.1 and 11.6.1.D.2. Routine maintenance will include replacement of individual’s names listed on signs. It will not include rebranding or changing business name or logo.

Through deliberation, City Council suggested the further amendment: adding *for the purpose of public safety.*

Staff:
1. Has drafted a proposed, ordinance amendment for an MPC recommendation
2. Has scheduled a public hearing and notified the public, and
3. Has scheduled a first and second reading at City Council.

-David Prichard
ORDINANCE

AMENDING SECTION 11.6.1.B.2 NONCONFORMING SIGNS OF THE BEAUFORT CODE TO ALLOW MINOR MODIFICATIONS TO SIGN-FACE ATTACHMENTS

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

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

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

WHEREAS, currently a nonconforming sign will lose legal status if the structure, design, or size is altered in any way; and

WHEREAS, the City Council recognizes the advantage of allowing minor alteration to a sign face (perimeter frame) for the purposes of keeping the public safe through simpler, quicker, and more effective hurricane preparation; and

WHEREAS, the City Council does not want to effectively extend the life of a nonconforming sign in perpetuity; and

WHEREAS, the amendment is not inconsistent with the goals for development as outlined in the City’s comprehensive plan and Civic Master Plan; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the ordinance on <month-day-year>, with notice of the hearing published in The Beaufort Gazette on <month-day-year>;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, Code of Laws of South Carolina, 1976, that The Beaufort Code be amended by revising Section 11.6.1, “Nonconforming Signs,” Paragraph B by deleting the current subparagraph 2 and replacing it with a new subparagraph 2 to read as follows:

2. the structure, design, or size of the sign is altered in any way. This does not refer to normal maintenance or lettering changes on changeable copy signs, nor does it refer to minor modifications to sign-face attachment for the purposes of public safety.
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by: WILLIAM B. HARVEY, III, CITY ATTORNEY
Submittal Requirements: All forms shall be complete and may be submitted digitally to Julie Bachey - jbachey@cityofbeaufort.org.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? □ Yes  □ No

Applicant Information

Applicant Name: Bo Hodges

Applicant Address: 174 Boardwalk Dr Suite K Ridgeland, SC 29936

Applicant E-mail: bhodges@adamsoutdoor.com    Applicant Phone Number: 8436454200

Amendment Request Information

List section(s) of the Beaufort Code proposed to be changed: 11.6.1 B

List proposed modification(s) – attached separate page if necessary: *nor does it refer to minor modifications to sign-face attachment for the purpose of public safety.

Reasons for requesting amendment: To lessen the possibility of damage to surrounding property during hurricanes.

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant’s Signature: [Signature]    Date: 6/27/19