



**CITY OF BEAUFORT**  
ZONING BOARD OF APPEALS  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011

**AGENDA**

City of Beaufort

**ZONING BOARD OF APPEALS**

Thursday, December 19, 2024, 5:30 P.M.

**City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC**

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/86766383599?pwd=uIfZTRaKk10pvWgEQyIx1L3X21Sp3o.1>

Passcode: 456597

Meeting ID: 867 6638 3599

Call in Phone #: 1+929 205 6099

**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.”

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**I. Call to Order**

**II. Pledge of Allegiance**

**III. *FREEDOM OF INFORMATION ACT COMPLIANCE***

Public Notification of the Zoning Board of Appeals meeting has been published in compliance with the *Freedom of Information Act* requirements.

**IV. Review of Minutes:**

**A. Minutes of the November 25, 2024 Meeting**

**V. Review of Projects**

**A. 313 Bayard Street, identified as R120 004 000 440A 0000, Variance**

Applicant: Jeanne Sams Aimar, Revocable Trust, Jeanne Rogers, Agent

The applicant is requesting a variance from Section 9.9.2.D.3, to allow a minor subdivision to create an additional lot at 313 Bay Street. The property is further identified as R120 004 000 440A 000. The property is zoned T4-HN-Historic Neighborhood District (T4-HN).

**VI. Adjournment**



# Zoning Board of Appeals

## Meeting Minutes – November 25, 2024

### CALL TO ORDER

0:01

A meeting of the Zoning Board of Appeals was held in-person on November 25, 2024 at 5:30 p.m.

### ATTENDEES

Members in attendance: Kenneth Hoffman (Chairman), Marc Sviland (Vice-Chairman), and Kevin Blank.

Members absent: Patrick McMichael and Parker Moore.

Staff in attendance: Curt Freese (Community Development Director) and Nick Navia (Community Development Planner I).

### REVIEW OF MINUTES – OCTOBER 15, 2024

0:02

**Motion:** Mr. Sviland made a motion to approve the minutes of the October 15, 2024 meeting as submitted; seconded by Mr. Blank. The motion passed unanimously

*All Zoning Board of Appeals meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>.*

### APPLICATIONS

0:18

**A. 106 South Hermitage Road, identified as R120 005 000 0042 0000, Variance**

Applicant: Johan Niemand, JHN-Residential Building Design

The applicant is requesting a variance from Section 4.5.3.B.3, to allow an accessory dwelling unit (ADU) to be placed in front of the primary residence. The property is further identified as R120 005 000 0042 0000. The property is zoned T3-Suburban District (T3-S).

Nick Navia presented the staff report.

Public Comment

None.

Public comment closed.

**Motion:** Mr. Kevin made a motion to approve the variance request. Mr. Sviland seconded the motion. The motion carried unanimously.

## **ADJOURNMENT**

**10:24**

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Mr. Sviland made a motion to adjourn the meeting. Mr. Bank seconded the motion. The meeting ended at 6:00 pm.

DRAFT



## STAFF REPORT: VARIANCE

DATE: December 19, 2024

<b>GENERAL INFORMATION</b>		
Applicant:	Jeanne Sams Aimar Revocable Trust, Jeanne Rogers, Agent	
Site Location/Address:	313 Bayard Street/R120 004 000 440A 000	
Applicant's Request:	The Applicant is requesting a variance from Section 9.9.2.D.3 to allow a minor subdivision to create an additional lot at 313 Bayard Street	
Current Zoning:	T4-HN	
<b>ZONING DISTRICT INFORMATION</b>		
	<u>T4-HN</u>	
Max Density	N/A	
Min. Lot Size	6,000 sf in the point.	
Min. Lot Width (Front buildout)	60'	
Front Setback	Average of Prevailing Setback on the Block	
Side Setback	5'-10' interior on Point	
Rear Setback	15'	
<b>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</b>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: N/A	Beaufort River	N/A
South: T-4 HN	Homes	N/A
East: T-4 HN	Homes	N/A
West: T-4 HN	Homes	N/A

### BACKGROUND

Staff received a minor subdivision earlier this year to create an additional lot at 313 Bayard Street. The property is 0.9 acres, and the proposed minor subdivision would create a lot of 0.16 acres out of the 0.9 acres that would otherwise satisfy the T4-HN lot standards. The proposed subdivision has been brought by the family trust, for tax and financial purposes. There is no desire at this time to develop the lot should a subdivision be approved. The lot has been in the family's ownership for over three hundred years.

Staff denied an administrative approval of the application and has recommended the applicant obtain a recommendation by the HDRB, before they made a formal application to the Zoning Board of Appeals.

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Staff felt the HDRB would be best suited to make a formal recommendation on how such a subdivision would impact the historic district.

The HDRB met on September 11, 2024, and considered the item in a work-session format (i.e. no vote or formal recommendation was made). After much discussion of the positives and negatives of the minor subdivision, the majority of the Board declined to make a recommendation to the ZBOA.

**Variance Requested:**

Section 9.9.2.D.3 of the Beaufort Code states: “The subdivision of any property listed on the original **1969 National Historic Landmark District** nomination is not permitted. Variance requests for this provision may be made per Section 9.14.” The code has a minor wording error in this section. It says the **1969 National Historic Landmark District**, but it should say the **1969 National Register of Historic Places**. It wasn’t until 1973 that the district was designated a National Historic Landmark

**Historic District**

The Historic District was originally adopted in 1969. 313 Bayard Street was listed on the original 1969 form. Per the City of Beaufort website, “the 304-acre area comprising the original town was listed in the National Register of Historic Places (NRHP) in 1969 and in 1973, the district was designated a National Historic Landmark (NHL). The links to the code section as well as the 1969 National Register of Historic Places:National-Historic-District-Landmark-Nomination-1969-and-2001-Combined (civicplus.com)

**Contributing Resource:**

Each property within the historic district is listed as either a contributing or a non-contributing resource. Contributing resources met the National Register of Historic Places guidelines in 1998 and were so listed with many additional requirements which relate to obtaining COA’s or other approvals with any external change to any of the structures. In this case, 313 Bayard Street is within the historic district, the home and the accessory dwelling unit addressed as 305 Bayard Street (not subdivided and part of the parent tract), are considered contributing resources to the district.

**Site:**

This is a 0.9 acre site along the river, with one contributing historic structure, a two story home, and a one story Accessory Dwelling Unit (305 Bayard). This block of Bayard is unique in that only 313 Bayard is listed as a historic or contributing home. No other contributing homes are on this specific block of Bayard.

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## **History of Minor Subdivisions:**

Section 9.9.2.D.3 was adopted with the Beaufort Development Code codified in June 2017. Staff has reviewed the Unified Development Ordinance effective prior to 2017, and the Zoning Ordinance in effect before the UDO, and has not located any restriction on the subdivision of lots within the Historic District. To that end, it does appear since 2017, some new lots were administratively subdivided that were on the original 1969 nomination. Otherwise, it seems the requirement was specifically added to the 2017 code to further protect the historic district, by requiring any property to satisfy the findings of a variance before such a minor subdivision may be created.

Properties in the historic district which were subdivided in the last twenty years (many after 2017):

- 1411 Duke St.
- 805 Monson
- 600 Wilmington St.
- 1407 King St.
- 1409 King St.
- 1105, 1107, & 1109 Bay St.
- 1108 Craven, 1102 Craven
- 805, 807, 809 King St.
- 605, 607 King St.
- 606 New St.
- Scott & Washington (before 2017)
- All of Midtown bound by Bladen, Prince, and Duke streets (before 2017)
- 701 Greene Street
- 709 Greene Street

**VARIANCE REVIEW CRITERIA**

**Required Findings:** A variance may be granted by the ZBOA if it concludes that the strict enforcement of any design and performance standard set forth in this Code would result in unnecessary hardship to the applicant, and that by granting the variance, the spirit of this Code will be observed, public welfare and safety will not be diminished, and substantial justice will be done. A variance may be granted in an individual case of unnecessary hardship only when the ZBOA makes, and explains in writing, all of the following findings:

<b><u>9.8.3 Finding of Fact</u></b>	<b><u>Rationale Present (yes/no)</u></b>	<b><u>Staff Analysis of Rationale</u></b>
<p><b>a. There are extraordinary and exceptional conditions pertaining to the particular piece of property. For example, the variance is justified because of topographic or other special conditions unique to the property and development involved, in contradistinction to the mere inconvenience or financial disadvantage.</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>✓ <b>The lot has long been in the family for over 300 years, and such lot subdivisions were allowed before the adoption of the ordinance in 2017.</b></li> <li>✓ <b>The restriction was placed to protect the historic district. In the special case of this block, no contributing historic homes are found. Thus, Staff believes the addition of an additional lot should not harm this block where there are no contributing structures.</b></li> </ul>
<p><b>b. These conditions do not generally apply to other property in the vicinity.</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>✓ <b>This is one of the larger lots in the Point.</b></li> <li>✓ <b>This is one of the rare blocks within the historic district without contributing historic structures.</b></li> </ul>
<p><b>c. The conditions are not the result of the applicant's own actions.</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>✓ <b>As aforementioned, the lot has long been in the family for over 300 years, and</b></li> </ul>

		<p>such lot subdivisions were allowed before the adoption of the ordinance in 2017. Staff does not believe the applicant, or for that matter, much of the community is aware of the restriction adopted in 2017.</p>
<p>d. Granting of the variance would not substantially conflict with the Comprehensive Plan, the Civic Master Plan and the purposes and intent of this Code.</p>	<p>Yes</p>	<p>✓ The City fully supports its historic district. Should the variance be granted, any future building on the new lot, would be required to meet the Beaufort Preservation Manual, Section 4.7 regarding infill within in the Historic District, and be approved by the HDRB Staff believes these safeguards ensure that the Historic District is supported and maintained for both now, and the future.</p>
<p>e. Because of these conditions, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.</p>	<p>Yes</p>	<p>✓ The requirements of the code would unreasonably prohibit a trust from subdividing a lot long held within the family for tax purposes. Should a home eventually be built on the lot, it will still require HRB approval first for its design.</p>
<p>f. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the zone will not be harmed by the granting of the variance.</p>	<p>Yes</p>	<p>✓ See the findings of c, d, and e.</p>

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**Limitations: The ZBOA may not grant a variance if it would do any of the following:**

- a. Allow the establishment of a use not otherwise permitted in the applicable district.**
- b. Increase the density of a use above which is permitted in the applicable district.**
- c. Physically extend a nonconforming use of land.**
- d. Change the zone boundaries shown on the Official Zoning Map.**

**Profitability Not to Be Considered: Profitability shall not be considered grounds for a variance.**

N/A for all limitations.

### **PUBLIC NOTICE AND COMMENT**

Notice of the Zoning Board of Appeals hearing has been mailed to property owners within 200 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code.

### **FINDINGS AND RECOMMENDATIONS**

**Staff recommends approval of a variance from Section 9.9.2.D.3 to allow a minor subdivision of a new lot, with the findings found in pages 4-5 of the Staff Report.**

**Staff would note that the variance being considered and its authorization, are for the special and unique circumstances of this property only, and do not set a precedent for future requests from different properties.**



# MINOR SUBDIVISION APPLICATION

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

Application Fee: \$50  
Receipt # 174211

OFFICE USE ONLY: Date Received: 3/6 Application #: 2000 Zoning District: T4-14N

### Applicability for Minor Subdivision (As defined in the Beaufort Code Section 9.9.2.A)

- Combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this code. A nonconforming lot may be included in a lot recombination if the resultant lot becomes closer to conformity
- Subdivision of parcels less than 10 acres
- No new streets are created

Date: March 6, 2024 Total Acreage: .16 Number of Lots: 1 (one)

Applicant Name: Jeanne A. Rogers Applicant Address: 30 Downing Dr., Bft 29907

Applicant E-mail: jarogers09@yahoo.com Applicant Phone No: 843-252-7887

Applicant Title:  Trustee Property Owner  Tenant  Architect  Engineer  Developer

Property Owner (if other than the Applicant): Jeanne Sams Aimar Revocable Trust

Property Owner Address: Trustee: 30 Downing Dr., Bft., SC 29907

Property Owner E-Mail: same as above Property Owner Phone No: same as above

Property Address: 303 Bayard St., Beaufort, SC 29902 (or 313 Bayard St.)

Property Identification Number (Tax Map & Parcel Number): R120 004 000 440A 000  
AIN# 00222244

### Submittal Requirements:

- Application Fee of \$50.00
- Letter from Beaufort-Jasper Water & Sewer Authority (BJWSA) certifying availability of service to property.
- Encroachment permit from SC Dept. of Transportation (843) 524-7255.
- Five (5) copies of final plat labeled "Subdivision Plat."

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

The owner of the property is aware of and has authorized the proposed work as described in this application.  Yes  No

Applicant's Signature: Jeanne Aimar Rogers, Trustee Date: 03/06/2024

STATE OF SOUTH CAROLINA ) ACCEPTANCE BY  
 ) SUCCESSOR TRUSTEE  
COUNTY OF BEAUFORT )

WHEREAS, **Jeanne Sams Aimar**, as Settlor and Trustee, established **The Jeanne Sams Aimar Revocable Trust dated August 2, 1999**, and amended and restated this Trust on April 9, 2012;

WHEREAS, **Article I** of the **First Amendment and Restatement** states, "If the Settlor . . . dies . . . then and in that event the Trustees named below shall immediately become the Trustees under this Trust Agreement. The Settlor names **Charles S. Aimar Sr.** and **Jeanne Aimar Rogers** as successor Trustees";

WHEREAS, **Charles S. Aimar, Sr.** died on June 7, 2012;

WHEREAS, **Jeanne Sams Aimar** died on June 16, 2017; and

NOW, THEREFORE, I, **Jeanne Aimar Rogers**, as surviving successor Trustee named in the above-described Trust, as amended, hereby accept the terms and conditions of the Trust instrument and agree to perform all the duties and accept all the obligations imposed therein.

IN WITNESS WHEREOF, I, **Jeanne Aimar Rogers**, subscribe and sign my name to this instrument this 2nd day of August, 2017, to serve as the successor Trustee of **The Jeanne Sams Aimar Revocable Trust dated August 2, 1999**, as so amended.

WITNESSES:

[Signature]  
[Signature]

TRUSTEE:

[Signature]  
**Jeanne Aimar Rogers**

STATE OF SOUTH CAROLINA )  
 ) ACKNOWLEDGEMENT  
COUNTY OF BEAUFORT )

I, **Teresa B. Annis**, a Notary Public of the County and State aforesaid, do hereby certify that **Jeanne Aimar Rogers**, as Trustee, appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my signature this the 2nd day of August, 2017.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: Mar 10, 2025



Teresa B. Annis  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires  
March 10, 2025



VICINITY MAP NOT TO SCALE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT SSCHEC DCRM PERMIT AUTHORITY IN THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE SSCHEC DCRM, SSCHEC DCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

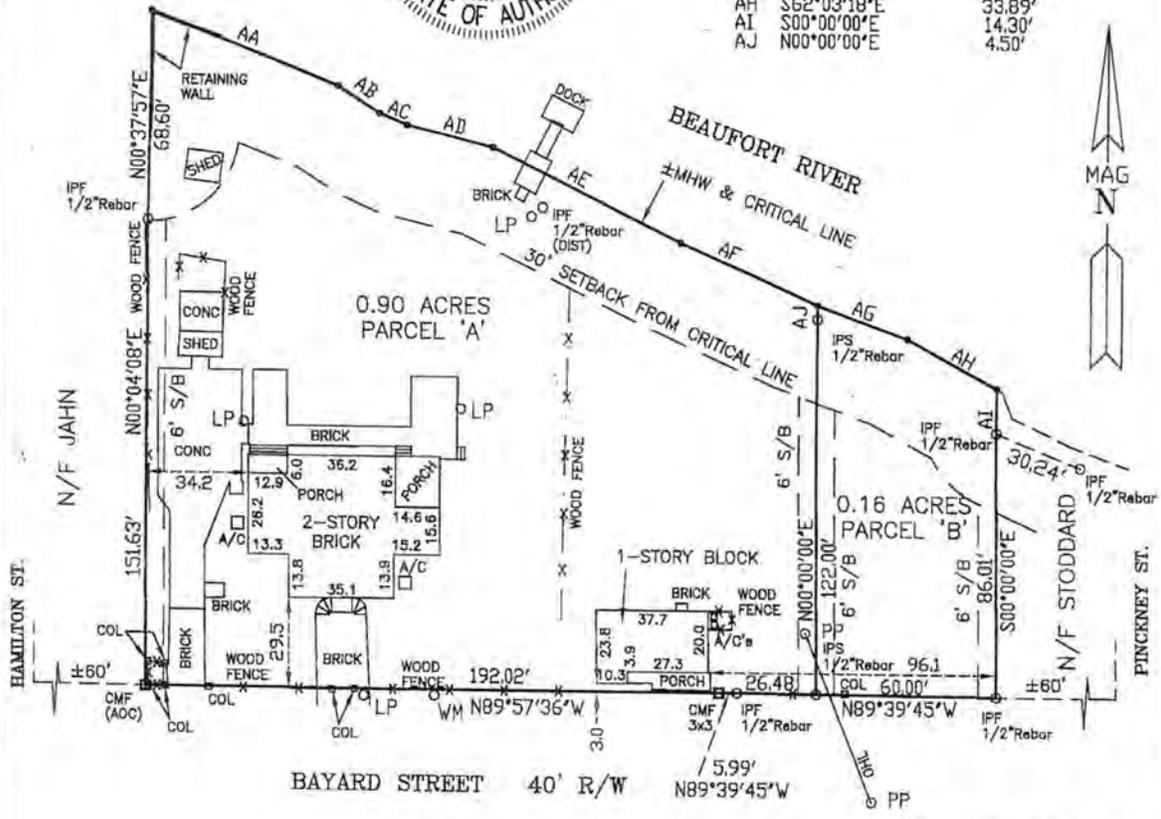
*David S. Youmans*  
SIGNATURE

06-22-22  
DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.



NO.	BEARING	DISTANCE
AA	S69°09'17"E	66.49'
AB	S57°25'10"E	16.70'
AC	S67°12'03"E	9.91'
AD	S76°23'32"E	29.69'
AE	S64°18'42"E	70.24'
AF	S66°28'12"E	50.23'
AG	S70°28'28"E	31.90'
AH	S62°03'18"E	33.89'
AI	S00°00'00"E	14.30'
AJ	N00°00'00"E	4.50'



SUBDIVISION PLAT  
PREPARED FOR  
CHARLES AND JEANNE AIMAR TRUST  
CITY OF BEAUFORT  
BEAUFORT COUNTY, SOUTH CAROLINA  
1.06 TOTAL ACRES  
(TO MHW)

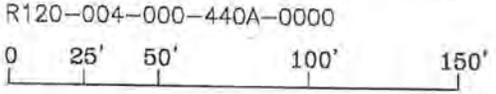
FRONT SETBACK IS THE AVERAGE PREVAILING SETBACK. SETBACKS ARE FOR SINGLE FAMILY RESIDENTIAL.

LEGEND:  
WM - WATER METER  
LP - LIGHT POLE  
PP - POWER POLE  
OHL - OVERHEAD LINE

THE SAME BEING A PORTION OF BLOCK 8, CITY OF BEAUFORT AS SHOWN ON A PLAT BY DAVID S. YOUMANS, DATED JUNE 14, 2011 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 134, PAGE 34.

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

THIS PROPERTY IS LOCATED IN ZONES AE (ELEV. 8.0) AND SHADED X AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 45013C0166 G, DATED 3-23-21.



SCALE 1" = 50'

MARCH 14, 2022  
P18001 /Mny

*David S. Youmans*  
DAVID S. YOUMANS RLS 9765  
BEAUFORT SURVEYING, INC.  
2201 BOUNDARY ST., SUITE 103  
BEAUFORT, S.C. 29902  
PHONE (843) 524-3261



6 SNAKE ROAD, OKATIE, SC 29909-3937  
Phone 843.987.8100 | Fax 843.548.0096  
Customer Service 843.987.9200  
Operations & Maintenance 843.987.8046  
Engineering 843.987.8065  
[www.bjwsa.org](http://www.bjwsa.org)

*Our mission: Provide quality water and wastewater services to our current and future customers in the Lowcountry*

JOE MANTUA, PE, GENERAL MANAGER

August 30, 2022

Jeanne Aimar  
313 Bayard St.  
Beaufort, SC 29902

Via Email: [cromeramelie@gmail.com](mailto:cromeramelie@gmail.com)

Subject: Water and Sewer Availability – 313 Bayard Street, PIN R120 004 000 440A 0000.

Dear Ms. Aimar,

This letter is in response to the water availability request for the subdivision of the above referenced parcel. Water is available from BJWSA's existing 6" water main located within the Bayard Street right of way. Sewer is not currently available; however, there is gravity sewer within close proximity at the intersection of Bayard Street and Hamilton Street, and at the corner of Pinckney Street and Hancock Street. Depending on the depth, distance and grade, sewer may be extended to the site at the owner/developer's expense.

Because the property is being subdivided, it is the responsibility of the property owner/developer to hire a professional engineer and utility contractor, licensed in the state of South Carolina with a WL Classification, to design and install the water and sewer lateral(s) for each subdivided parcel. Design drawings must be submitted by a professional engineer to BJWSA's Engineering Department for review and approval. The contractor will be required to coordinate the installation in accordance with BJWSA's Technical Specifications.

Capacity and project fees will be determined upon design approval and must be paid prior to approval of the subdivision. Meter fees may be paid once the service has been installed and accepted by BJWSA. If construction on the proposed water and sewer systems has not started within twelve (12) months from the date of this letter, this availability will be invalid.

Should you have questions or require additional information, please contact me at 843-987-8082 or [james.clardy@bjwsa.org](mailto:james.clardy@bjwsa.org).

Sincerely,

James Clardy  
Development Program Manager

JBC/mya

JAMES E. BAKER, JR.  
CHAIR

GREGORY A. PADGETT  
VICE CHAIR

DONNA L. ALTMAN  
SECRETARY/TREASURER

MICHAEL L. BELL  
IMMEDIATE PAST CHAIR

LORRAINE W. BOND  
GERALD H. SCHULZE

ANDERSON M. KINGHORN, JR.  
WILLIAM SINGLETON, Ed.D

J. ROBERT McFEE, PE  
DAVID R. STRANGE

R. THAYER RIVERS, JR



South Carolina  
Department of Transportation

October 27, 2023

Mr. Charles Aimar  
Mrs. Jeanne Aimar  
313 Bayard Street  
Beaufort, SC 29902

Re: Subdivision of land, R120 004 000 440A 0000 – 313 Bayard Street, Beaufort, SC

Dear Mr. and Mrs. Aimar,

This letter is to inform you that The Department has reviewed the property plat by David S. Youmans, dated March 14, 2022, at your request for coordination with the City of Beaufort. The subject plat referenced a proposed subdivision of R120 004 000 440A 0000, an approximately 1.06 Acre combined site, into Parcels: 1 (0.90 AC), 2 (0.16 AC). All pertinent personnel at SCDOT have reviewed the proposed subdivision and agree this is feasible in concept.

Our knowledge of this subdivision is that no change in land use is being proposed. No construction activity will be performed within the SCDOT right of way. Therefore, an encroachment permit is not required at this time. However, know that at such a time when the newly subdivided properties will be developed, upgraded driveways may be necessary and a permit package shall be submitted to the SCDOT for review.

If it is the intent of the owner(s) to improve, relocate, or modify any existing driveways now or in the future then an encroachment permit package must be submitted for review. Also, any future subdivision of any parcel will necessitate an encroachment permit and Department review as well. All encroachment permits must meet the requirements set forth in the Access and Roadside Management Standards (ARMS) Manual. A copy of the ARMS Manual can be found at:  
[www.scdot.org/doing/trafficengineering.shtml#accessRoadside](http://www.scdot.org/doing/trafficengineering.shtml#accessRoadside)

Thank you for your cooperation and if you have any questions concerning this issue, please feel free to contact me at (843)524-7255.

Sincerely,

**Elizabeth Penn-Sanders**  
Resident Maintenance Engineer  
SCDOT – District 6 – Beaufort County  
(843) 524-7255



# Aerial



12/10/2024, 4:53:43 PM

**Road Classifications**

— STATE, PAVED

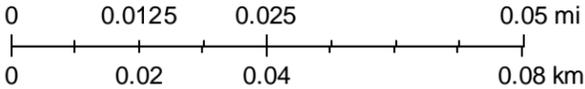
LiveParcels

Red: Band\_1

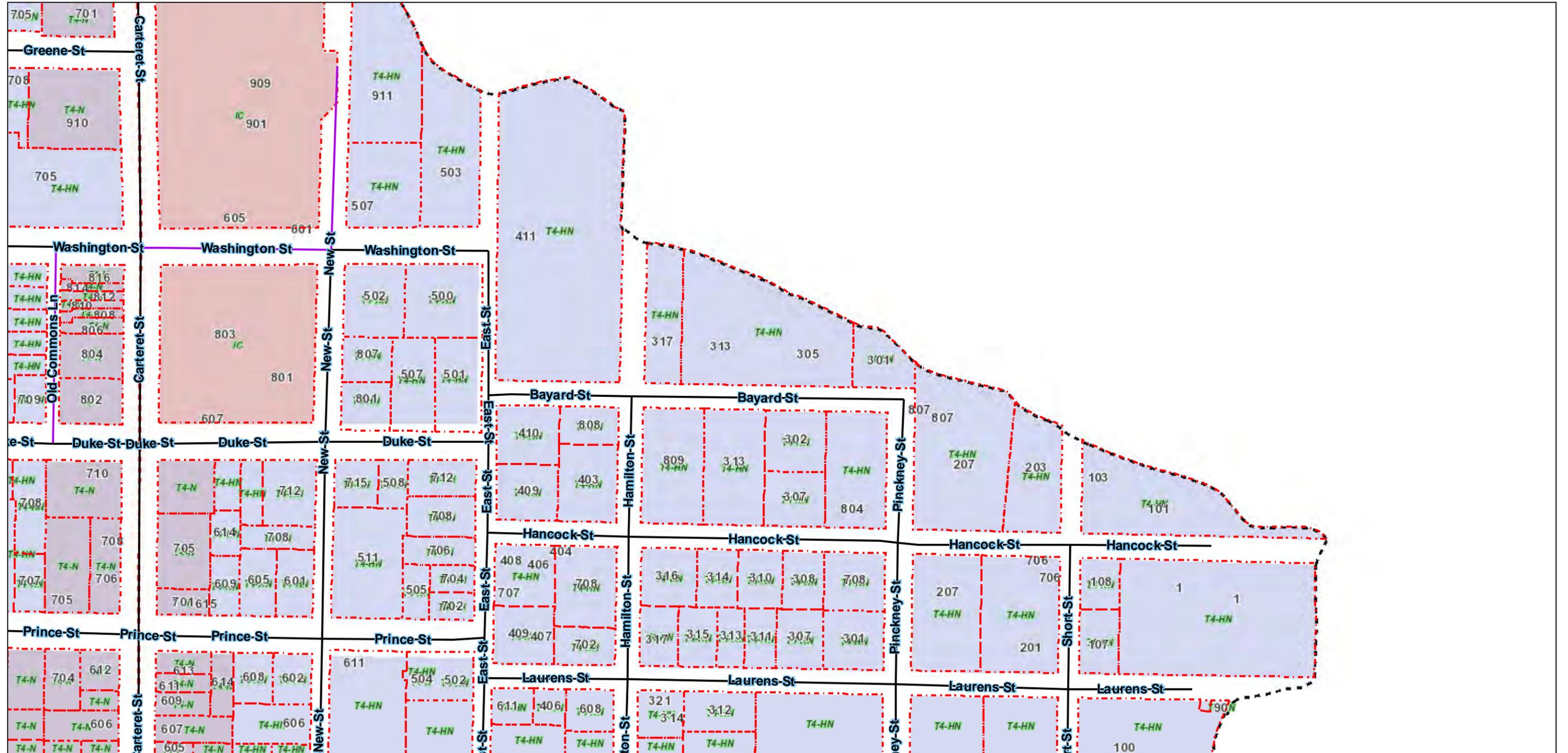
Green: Band\_2

Blue: Band\_3

1:1,128



# zoning



12/10/2024, 4:52:27 PM

**Road Classifications**

- STATE, PAVED
- MUNICIPAL, PAVED
- - - LiveParcels
- - - HISTORIC DISTRICT-Preservation Heighborhood
- HISTORIC DISTRICT-Conservation Neighborhood

- Bladen Street Redevelopment District
- Boundary Street Redevelopment District
- Retail Overlay (Church & Green Street)
- Retail Overlay

**Zoning Districts**

- LEGACY PUD (LPUD)

- T1
- T3-S
- T3-N
- T4-HN
- T4-N
- T4-NA
- T5-DC
- T5-UC
- T5-UC / RMX
- RMX
- IC
- MH

- LI
- MR

