Please click the link below to join the webinar:
https://us02web.zoom.us/j/87662370626?pwd=WDEwUjRqZmxqZlArTmNZZnc0MnBldz09
Password: 567491 Meeting ID: 876 6237 0626 Call in Phone# 1+312+626+6799

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

CITY COUNCIL REGULAR MEETING AGENDA
June 23, 2020

STATEMENT OF MEDIA NOTIFICATION

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

REGULAR MEETING - Electronic Meeting - 7:00 PM

Please note, this meeting will be conducted electronically via Zoom and broadcasted via livestream on Facebook. You can view the meeting live via Facebook at the City's page City Beaufort SC.

I. CALL TO ORDER

A. Mayor, Billy Keyserling

II. INVOCATION AND PLEDGE OF ALLEGIANCE

A. Mayor Pro Tem, Mike McFee

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Proclamation recognizing the commitment and dedication of Mr. Bob Bender

IV. PUBLIC COMMENT

V. PUBLIC HEARING

A. Zoning of Commerce Park Lots 6, 7, & 10 (Parcels R100 024 000 0410 0000 and R100 024 000 0449 0000)

VI. MINUTES

A. Regular Meeting April 14, 2020

VII. OLD BUSINESS

A. Ordinance amending Chapter 10 Part 7 Section 10.7.3 of the Beaufort Code concerning membership to the Beaufort Historic District Review Board (Task Force Recommendations) - 2nd Reading

B. Ordinance setting election, related dates, and filing fee for the Mayor and Two (2) members of City Council Pursuant to sections 1-8001 through 1-8006 of the City of Beaufort Code of Ordinances - 2nd Reading

C. Ordinance approving Stormwater Intergovernmental Agreement (IGA) - 2nd Reading

D. FY 2020 Budget Ordinance - 2nd Reading

E. Ordinance annexing parcel R100 025 000 012B 0000 into the Corporate Limits of the

City of Beaufort, South Carolina (Effective date for annexation June 30, 2020) - 2nd Reading

F. Ordinance amending the City of Beaufort's Zoning Map to include parcel R100 025 000 012B 0000 to be zoned as RMX (Effective date for zoning June 30, 2020) - 2nd Reading

VIII.NEW BUSINESS

A. Ordinance annexing parcels R100 024 000 0410 0000 and R100 024 000 0449 0000 into the corporate limits of the City of Beaufort, SC - 1st Reading

B. Ordinance amending the City of Beaufort Zoning Map to include Parcels R100 024 0410 0000 and R100 024 000 0449 0000 to be zoned as Light Industrial (LI) - 1st Reading

IX. REPORTS

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

X. ADJOURN

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	6/19/2020
FROM:			
AGENDA ITEM TITLE:	Proclamation recognizing the commitment and dedication of Mr. Bob Bender		
MEETING DATE:	6/23/2020		
DEPARTMENT:	City Clerk		

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation	Backup Material	6/19/2020

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

WHEREAS, Bob Bender became a Lowcountry Native in 1979, arriving in his hand painted Nash Rambler; and

WHEREAS, Mr. Bender founded his first Estuarium inside his home, called the North Street Aquarium which was the first aquarium chartered by the State of South Carolina; and

WHEREAS, Mr. Bender shared his knowledge by conducting tours to anyone who was interested in preserving the wildlife on our coast; and

WHEREAS, Mr. Bender was outspoken for not only for the environment but for the community around him; and

WHEREAS, Mr. Bender was not only a passionate about preserving wildlife he was also an artist; and

WHEREAS, Mr. Bender opened the Lowcounty Estuariam to hundreds of school children and the Sands Beach gave him an open-air classroom to share his knowledge; and

WHEREAS, Mr. Bender expanded his educational efforts through local festivals, camps, school programs and providing aquaria for senior centers and daycares.

WHEREAS, Mr. Bender partnered for decades with the Beaufort Conservation District, Spring Island Trust, Clemson Extension Service, SC Department of Natural Resources, and many other environmental agencies; and

WHEREAS, Mr. Bender's other accomplishments are: Founding board member of Main Street Beaufort USA, Founding member of South Carolina Nature-based Tourism Assn, Served on the City of Beaufort's first ATAX committee, Responsible for Beaufort Chamber Orchestra receiving their first grant, Founding Chairman of Old Village Assn. Port Royal, Originated the idea for Soft Shell Crab Festival and Oktoberfest, Served on the Beaufort Regional Chamber as Board Chairman tourism subcommittee, Founding member of Beaufort Film Commission, Founding member of Beaufort International Film Festival Committee, and Created artwork for the Ribault Award, and a member of the Beaufort/Port Royal Sea Level Rise Taskforce ; and

WHEREAS, Mr. Bender served Beaufort County as a Member of the Rural and Critical Lands Board from March 2013 through June 2020; and

NOW, THEREFORE, BE IT RESOLVED, that Beaufort City Council recognizes Mr. Bender's commitment and dedication to the City of Beaufort, Town of Port Royal, and entire Lowcountry by making it a better place to live, work and visit.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 23rd day of June 2020.

_____
BILLY KEYSERLING, MAYOR

ATTEST:

_____
IVETTE BURGESS, CITY CLERK

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	6/18/2020
FROM:	David Prichard, Community & Economic Development Director		
AGENDA ITEM TITLE:	Zoning of Commerce Park Lots 6, 7, & 10 (Parcels R100 024 000 0410 0000 and R100 024 000 0449 0000)		
MEETING DATE:	6/23/2020		
DEPARTMENT:	Community and Economic Development		

BACKGROUND INFORMATION:

The city purchased 13.91 acres and received as a donation 13.91 acres to "better market, promote, control and manage economic development in the Beaufort Commerce Park" [O-15-19].

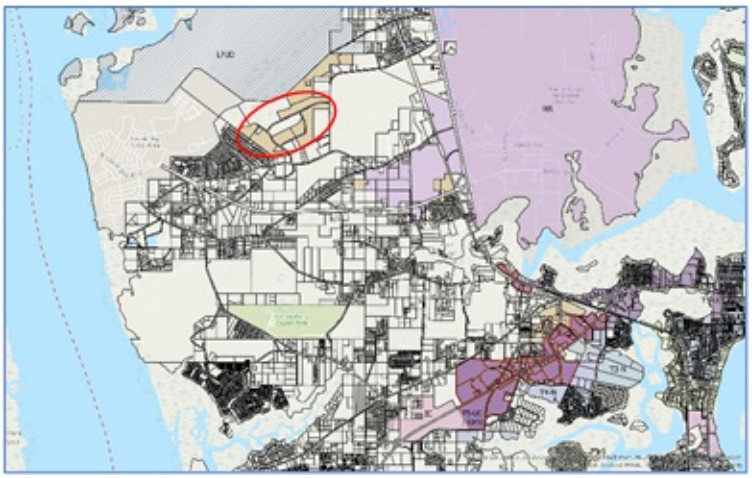
Contingent on annexation, the City Manager has requested that the parcels be zoned Light Industrial

Size: 13.91 acres and 13.91 acres

Current Zoning [County]: Industrial (S1)

Current Land Use: vacant industrial

Future Land Use: SD – Industrial/Employment Center



PLACED ON AGENDA FOR: *Discussion*

REMARKS:

The parcel is adjacent to an SI Industrial district (County) to the northwest and the Light Industrial (LI) district everywhere else.

The public hearing notices: post cards were sent to adjacent property owners on June 3, 2020; signs were posted on the property on June 3, 2020; classified ads were published in the Beaufort Gazette and the Island Packet on June 4, 2020.

ORDINANCE

Amending Chapter 10 Part 7 Section 10.7.3 of The Beaufort Code concerning membership to the Beaufort Historic District Review Board

WHEREAS, Section 10.7.3(A) of the Beaufort Code provides that one of the 5 members of the Historic Review Board "shall be a member of the board of directors of the Historic Beaufort Foundation, and shall be recommended by that organization"; and,

WHEREAS on April 13, 2020 the Office of the South Carolina Attorney General issued a letter opinion addressing this ordinance, and the designated membership language quoted above; and,

WHEREAS the AG opinion has ruled that the City's Ordinance "cannot require the candidates [to the Historic Review Board] to be members of the private organization making the nomination"; and,

WHEREAS, it is in the best interest of the City, and its citizens, to bring the conditions of membership to the Historic Review Board in compliance with constitutional requirements; and,

WHEREAS, City Council recognizes and welcomes the valuable experience and insight that the Historic Beaufort Foundation provides in the field of historic preservation, practice and guidelines; and,

WHEREAS, City Council wishes to continue calling upon Historic Beaufort Foundation for recommendations for membership to the Historic Review Board;

NOW THEREFORE, be it ordained by the City Council of Beaufort, South Carolina, in Council duly assembled, and by the authority of the same, that the last sentence of Section 10.7.3 (A) of The Beaufort Code shall be amended to read as follows:

"One of the 5 members to the Historic Review Board shall be recommended by the Historic Beaufort Foundation."

All other terms of Section 10.7.3 shall remain unchanged.

This Ordinance shall become effective upon adoption.

_____

BILLY KEYSERLING, MAYOR

(SEAL) Attest:

_____

IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____

WILLIAM B. HARVEY, III, CITY ATTORNEY

O R D I N A N C E

SETTING ELECTION, RELATED DATES, AND FILING FEE THE MAYOR AND TWO (2) MEMBERS OF CITY COUNCIL PURSUANT TO SECTIONS 1-8001 THROUGH 1-8006 OF THE CITY OF BEAUFORT CODE OF ORDINANCES

WHEREAS, Sections 1-8001 through 1-8006 of the Code of Ordinances, City of Beaufort, governs elections; and

WHEREAS, Council amended the Ordinance July 28, 1998 changing the election dates to even numbered years to coincide with national elections.

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

The filing fee for candidates running for council seats will be	**$150.00**
The filing fee for candidates running for Mayor will be	**$250.00**

The following dates are hereby established for the 2020 City General Election:

Filing Deadline for Statement of Candidacy and Statement of Economic Interest	August 14, 2020 **12:00 NOON**
Election Date	November 3, 2020
Challenge Ballot Hearing	November 6, 2020 11:00 a.m.
Newly Elected Officers Take Office	December 8, 2020

_____
BILLY KEYSERLING, MAYOR

SEAL

ATTEST:

_____
IVETTE BURGESS, CITY CLERK

1st Reading
2nd Reading
& Adoption _____

Reviewed by _____
William B. Harvey, III, City Attorney

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	6/17/2020
FROM:	Kathy Todd		
AGENDA ITEM TITLE:	Ordinance approving Stormwater Intergovernmental Agreement (IGA) - 2nd Reading		
MEETING DATE:	6/23/2020		
DEPARTMENT:	Finance		

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: *Action*

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Approving Stormwater IGA	Cover Memo	6/17/2020

ORDINANCE NO. __

AN ORDINANCE RATIFYING CREATION AND ESTABLISHMENT OF THE CITY'S STORMWATER SYSTEM; AUTHORIZING THE EXECUTION AND DELIVERY OF A NEW STORMWATER MANAGEMENT AND UTILITY INTERGOVERNMENTAL AGREEMENT; AND OTHER MATTERS RELATING THERETO.

The City Council of the City of Beaufort (the "***Council***"), the governing body of the City of Beaufort, South Carolina (the "***City***"), has made the following findings of fact:

WHEREAS, the City is a municipal corporation of the State of South Carolina (the "***State***") located in Beaufort County, South Carolina, and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities;

WHEREAS, in pursuance of the powers granted to the City, the City previously created and currently operates its stormwater and drainage system as a "Stormwater Management Division" within the City's public works department (the "***System***");

WHEREAS, the System coordinates projects designed to manage rainwater runoff in the City and services residents by maintaining stormwater retention areas and clearing and cleaning ditches, culverts and stormwater basins throughout the City;

WHEREAS, the City has previously entered into that certain "Stormwater Management and Utility Intergovernmental Agreement" dated September 21, 2001, as amended on January 26, 2004 and November 16, 2016 (the "***Original IGA***") with Beaufort County, South Carolina (the "***County***") to fund the operations of the System; and

WHEREAS, the City and the County have negotiated an "Amended and Restated Stormwater Management and Utility Intergovernmental Agreement" (the "***Agreement***"), the provisions of which amend and restate the Original IGA in its entirety, in the form attached hereto as Exhibit A.

NOW THEREFORE, BE IT ORDAINED, by the Mayor and the Council members of the City of Beaufort, South Carolina, in a meeting duly assembled, as follows:

Section 1 Recitals

Each finding or statement of fact set forth in the recitals hereto has been carefully examined and has been found to be in all respects true and correct.

Section 2 Ratification of the System

A. The Council hereby confirms, ratifies and approves the creation of the System and authorizes the System to carry out the purposes, functions, and responsibilities set forth below as all such powers are authorized by the Constitution and laws of the State. The System shall be

governed by and under the control of the Council.

B. The System shall be administered as a division of the City within the City's public works department.

C. The System shall perform the functions and duties herein set out, which as provided in Section 2(A) above shall not be deemed a limitation of the functions and duties of the System:

(i) Stormwater management planning and preparation of stormwater management plans;

(ii) Regular inspections of public and private stormwater management facilities and measures and the construction thereof;

(iii) Maintenance and improvement of sediment control, stormwater, drainage and surface water management facilities and components, the combination of which provides for the collection, management and disposal of sediment control, stormwater, drainage and surface water within the City;

(iv) Plan review and inspection of sediment control and stormwater management plans, measures and practices;

(v) Retro-fitting designated watersheds to reduce existing flooding problems to improve water quality;

(vi) Acquisition of interests in land, including easements;

(vii) Design and construction of stormwater management facilities and measures and acquisition of equipment;

(viii) Water quantity and water quality management, including monitoring surveillance; and

(ix) Any and all powers and duties delegated or granted to it as an implementing agency (as defined in Section 48-14-20(4) of the S.C. Code of Laws 1976, as amended) or a stormwater district of an implementing agency and under the laws and regulations of the State of South Carolina, and the ordinances of the City.

D. The provisions herein above, particularly Section 2(C) above may be codified in Part 3 of the City's code of ordinances wherein the power, roles, duties, and responsibilities of the City's public works department are recited.

Section 3 Approval of the Agreement

A. The Council has reviewed the Agreement, the form of which is attached to this

Ordinance as Exhibit A.

B. The Council approves of and authorizes the execution and delivery of the Agreement. The Agreement shall be executed and delivered on behalf of the City by the City Manager. Upon such execution, the Council shall be timely informed of the execution of the Agreement and advised of any changes to the Agreement from the form attached to this Ordinance. The consummation of the transactions and undertakings described in the Agreement, and such additional transactions and undertakings as may be determined by the City Manager in consultation with the Council to be necessary or advisable in connection therewith, are hereby approved.

Section 4 Other Documents; Ratification of Prior Actions

In connection with the execution and delivery of the Agreement, the City Manager is additionally authorized to prepare, review, negotiate, execute, deliver, and agree to such additional agreements, certifications, documents, closing proofs, and undertakings as he shall deem necessary or advisable. Any actions previously undertaken by the City Manager, Council or City staff in connection with the execution and delivery of the Agreement prior to the enactment of this Ordinance are ratified and confirmed.

Section 5 Severability

If any one or more of the provisions this Ordinance should be contrary to law, then such provision shall be deemed severable from the remaining provisions, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 6 Repealer

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired or liability incurred, or any cause of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 7 Inconsistency

All ordinances, resolutions or parts of any ordinances or resolutions inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency.

Section 8 Effect

This Ordinance shall be enacted upon second reading by the Council.

DONE IN MEETING DULY ASSEMBLED, this 23d day of June 2020.

CITY OF BEAUFORT, SOUTH CAROLINA

_____
BILLY KEYSERLING, MAYOR

(SEAL)

Attest:

_____
IVETTE BURGESS, CITY CLERK

1st Reading: June 9, 2020
2nd Reading & Enactment: June 23, 2020

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

EXHIBIT A

FORM OF AGREEMENT

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	6/19/2020
FROM:	Kathy Todd		
AGENDA ITEM TITLE:	FY 2020 Budget Ordinance - 2nd Reading		
MEETING DATE:	6/23/2020		
DEPARTMENT:	Finance		

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: *Action*

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
FY 2021 Budget Ordinance & Master Fee Schedule	Cover Memo	6/19/2020
Development Review Code Fee, Red lined with Comments	Cover Memo	6/19/2020

ORDINANCE

AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR THE CITY OF BEAUFORT FOR FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021; TO PROVIDE FOR EXECUTION OF AND TO PUT INTO EFFECT THE CONSOLIDATED BUDGET; AND TO PROVIDE BUDGETARY CONTROL OF THE CITY'S FISCAL AFFAIRS

WHEREAS, pursuant to the provisions of the laws of the State of South Carolina, the City Manager is required to submit to the City Council a budget for the year beginning July 1, 2020 and ending June 30, 2021, and

WHEREAS, the City Manager has prepared and presented such proposed budget to the Council, such budget available for inspection at the office of the Finance Director, and

WHEREAS, the consolidated budget contains the budgets of the General Fund, the Parks and Tourism Fund, the Stormwater Utility Fund, the State Accommodations Fund, the newly authorized Fire Impact Fund and the Redevelopment Fund.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the City of Beaufort, SC, in Council duly assembled, and by the authority of the same to provide for the levy of tax for corporate City of Beaufort for the fiscal year beginning July 1, 2020 and ending June 30, 2021, to make appropriations for said purposes, and to provide for budgetary control of the City's fiscal affairs.

SECTION 1. TAX LEVY

The City Council of Beaufort, SC hereby appropriates the funds as detailed in Sections 3 and 4 of this Ordinance. Further, that the City Council of Beaufort, SC hereby establishes the millage rates as detailed in Section 2 of this Ordinance. However, the City Council of Beaufort, SC reserves the right to modify these millage rates by resolution at its September 8, 2020 meeting.

SECTION 2. MILLAGE

The Beaufort County Auditor is hereby authorized and directed to levy the Fiscal Year 2020-2021 a tax of 79.3 mills on the dollar of assessed value of property within the City limits, in accordance with the laws of South Carolina. These taxes shall be collected by the Beaufort County Treasurer, as provided by law and distributed in accordance with the provisions of this Ordinance and subsequent appropriations hereafter passed by the City Council of Beaufort, SC.

City Operations	56.30
City Debt Service	20.00
City Reserve Mil	2.00
Emergency Mil	1.00

SECTION 3. CITY OPERATIONS APPROPRIATION

An amount of $22,921,263 is appropriated to the City of Beaufort to fund City Operations as follows:

		Appropriations
General Fund		
Non-Departmental	$	183,610
City Council		119,115
City Manager		469,329
Finance		870,021
Human Resources		258,558
Information Technology		459,064
Municipal Court		493,764
Community & Economic Development		943,412
Police Operations		4,059,531
School Resource Officer		333,309
School Crossing Guard		27,712
Victims Rights		84,424
Beaufort Fire		5,468,876
Public Works		363,433
Streets & Traffic		877,840
Facilities Maintenance		511,645
Solid Waste		735,715
Debt Service		1,755,057
Total General Fund	$	18,014,415
Parks & Tourism Fund		
Police Operations	$	1,157,456
Marina Operations		77,775
Waterfront Park Operations		765,746
Parking		21,800
Other Parks & Tourism		765,282
Othe Downtown Operations		313,897
Tourism Marketing		99,144
Total Parks & Tourism Fund	$	3,201,100
Stormwate Utility Fund		
Stormwater Utility Operations	$	655,472
Debt Service		508,126
Total Stormwater Utility Fund	$	1,163,598
State Accommodations Fund		
Police Operations	$	23,926
Other Tourism Operations		50,000
Designated Marketing Organization		183,800
ATAX Grant Awards		166,724
Transfers out		47,300
Total State Accommodations Fund	$	471,750
Fire Impact Fund	$	70,400
Redevelopment Fund	$	-
Total Appropriations	$	22,921,263

The detailed Operations budget containing line-item accounts by department is hereby adopted as part of this Ordinance.

Capital Project Appropriations shall not lapse at June 30, 2020, but each project appropriation shall remain in force for the life of the project and shall be closed out upon completion or other disposition of the project.

SECTION 4. CITY OPERATIONS REVENUE

The appropriations of the City Operations will be funded from the following revenue sources:

		Revenues
General Fund		
Property Taxes	$	7,754,527
Licenses & Permits		4,045,000
Intergovernmental Revenue		2,495,899
Franchise Fees		2,041,468
Charges for Services		1,404,771
Fines & Forfeitures		164,000
Miscellaneous		20,000
Interest		40,000
Transfers In		48,750
Total General Fund	$	18,014,415
TIF II		
Interest	$	35,000
Total TIF II	$	35,000
Parks & Tourism Fund		
Other Taxes	$	2,706,000
Charges for Services		490,100
Miscellaneous		5,000
Total Parks & Tourism Fund	$	3,201,100
Stormwater Utility Fund		
Charges for Services	$	1,100,000
Total Stormwater Utility Fund	$	1,100,000
State Accommodations Fund		
Other Taxes	$	471,750
Total State Accommodations Fund	$	471,750
Fire Impact Fund		
Fire Impact Fee	$	119,363
Total Fire Impact Fund	$	119,363
Redevelopment Fund		
Charges for Services	$	12,400
Total Redevelopment Fund	$	12,400
Total Revenues	$	22,954,028

SECTION 5. ESTABLISHMENT OF A MASTER FEE SCHEDULE

A Master Fee Schedule listing all fees charged by the City for Fiscal Year 2021 is included and incorporated for reference as Attachment A.

SECTION 5. CITY DEBT SERVICE APPROPRIATION

The revenue generated by a 20.0 mill levy is appropriated to defray the principal and interest payment on all City debt authorized to cover Capital expenditures.

SECTION 6. BUDGETARY ACCOUNT BREAKOUT

The foregoing City Operation appropriations have been detailed by the City Council into line-item accounts for each department. The detailed appropriation by account and budget narrative contained separately is hereby adopted as part of this Ordinance.

SECTION 7. FY 2019-2020 ENCUMBRANCES AND REMAINING GRANT AUTHORIZATIONS REAPPROPRIATED, RECORDING OF ASSIGNMENTS OF AMOUNTS APPROPRIATED FROM FUND BALANCE.

Encumbrances in each fund at June 30, 2020, representing obligations made against 2019-2020 appropriations outstanding as of that date, are hereby reappropriated and the appropriations shall be distributed to the budgetary accounts under which the expenditures will be charged during the FY 2020-2021 budget year as such obligations are satisfied, provided that such encumbrances, when taken together with the FY 2019-2020 expenditures, do not cause any fund to exceed its budgetary authorization for the year ended June 30, 2020.

For each fund in which a reappropriation occurs, the amount of funds appropriated hereunder shall be established in that fund as “Assigned Fund Balance for Encumbrances.”

For each fund in which the balanced budget for FY 2020-2021 includes the use of fund balance; the amount of the fund balance so used shall be identified as “Assigned for Current Appropriations.”

Appropriations for grants, the authorization for which extends beyond the end of the fiscal year, shall not lapse at the end of the fiscal year. Any such grant authorizations remaining at the end of a fiscal year shall be reappropriated pursuant to the conditions of the respective grant agreements.

Appropriations for active projects resulting in restrictions or commitments of fund balances shall be identified by appropriate titles in the financial statements of the affected funds.

SECTION 8. ADMINISTRATION OF THE BUDGET

The City Manager or his designee shall administer the budget and may authorize the transfer of appropriations within the allotments heretofore established and necessary to achieve the goals of the budget provided, however, that no such transfer shall be used to increase the total appropriation within any fund.

SECTION 9. AUTHORIZATION TO ENTER INTO CONTRACTS

The City Manager is authorized to enter into City contracts if the total contract amount is less than or equal to the budget line item or project budget as approved by City Council herein.

SECTION 10. ALLOCATION OF FUNDS

The City Manager is responsible for controlling the rate of expenditures of budgeted funds in order to assure that expenditures do not exceed funds on hand. To carry out this responsibility, the City Manager is authorized to allocate budgeted funds.

SECTION 11. MISCELLANEOUS RECEIPTS ABOVE ANTICIPATED REVENUES

Revenues other than, and/or in excess of, those addressed in Section 4 of this Ordinance, received by the City of Beaufort, which are in excess of the anticipated revenue as approved in the current budget, may be expended as directed by the revenue source, or for the express purposes for which the funds were generated without further approval of City Council. All such expenditures addressed in Section 3, in excess of $10,000, shall be reported, in written form, to the City Council of Beaufort on a quarterly basis. Such funds include sales of products, services, rents, contributions, donations, special events, insurance and similar recoveries.

SECTION 12. TRANSFERS VALIDATED

All duly authorized transfers of funds heretofore made from one account to another, or from one fund to another during Fiscal Year 2021, are hereby approved.

SECTION 13. EFFECTIVE DATE

This Ordinance shall be effective July 1, 2020. Approved and adopted on the second and final reading this 23rd day of June 2020.

_____
BILLY KEYSERLING, MAYOR

ATTEST:

_____
IVETTE BURGESS, CITY CLERK

1ST Reading _June 9, 2020_____

2nd Reading & Adoption __June 23, 2020_____

Reviewed by: William Harvey III, City Attorney, June 3, 2020

ATTACHMENT A

MASTER FEE SCHEDULE FOR FY 2020-2021

Special Duty Fee - Police	$50/hour*
Special Duty Fee – Fire	$38/hour*
Special Duty Fee – Public Works	$36/hour*

* 4 hour minimum

Park Rental Fee – Waterfront Park –

as adopted in February 2011 and included in the Waterfront Park rental application

Park Deposit Fee – Pigeon Point Park	$50/day
Park Deposit Fee - Southside Park	$100/day

Parking Fee for Special Events -

Full Day Rate	$6/day

Stormwater Fee – Option E under the Beaufort

County Stormwater Rate model	$135/account
Refuse/Recycling Collection Fee – Residential	$16.20/month

Refuse Collection Fee – Commercial:

Tier 1 – 1 Cart/2 Day service	$27.00/month
Tier 2 - 2 Carts/2 Day service	$57.00/month
Tier 3 – 3 Carts/2 Day service	$82.00/month
Tier 4 – 3 Carts/5 Day service	$120.00/month
Tier 5 – 4 Carts/5 Day service	$158.00/month
Tier 6 – 5 Carts/5 Day service	$189.00/month
Tier 7 – 6 Carts/5 Day service	$220.00/month

$25.00 added to each monthly account requiring Saturday service

APPENDIX A

RATE SCHEDULE

RATE CLASS	INCOME: $0 - $2,000 BASE RATE	INCOME OVER $2,000 Rate per Thousand or fraction thereof
1	$25.00	$0.95
2	$35.00	$1.37
3	$45.00	$1.79
4	$55.00	$2.21
5	$65.00	$2.63
6	$75.00	$3.05
7	$85.00	$3.47
8.1	$60.00	$1.75
8.2	$ set by State statute	
8.3	MASC Telecommunications	
8.4	See detail below	
8.5	$20.00	$0.65
8.6	$288.00	$2.07
8.7	MASC Insurance	
8.8A	$12.50 + $12.50 per machine	
8.8B	$64.00	$2.52
8.8C	$12.50 + $180.00 per machine	
8.9	See detail below	
8.10	See detail below	

All other 08 Classifications – please contact the Business License Office.

NON-RESIDENT RATES

Unless otherwise specifically provided, all taxes and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the municipality.

CLASS 8 RATES

Each NAICS Number designates a separate sub-classification. The businesses in this section are treated as separate and individual subclasses due to provisions of State law, regulatory requirements, service burdens, tax equalization considerations, etc., which are deemed to be sufficient to require individually determined rates. Non-resident rates do not apply except where indicated.

NAICS 230000 - Contractors, Construction, All Types

8.1 Having permanent place of business within the municipality
Minimum on first $2,000..... $ 60.00 PLUS
Each additional 1,000.....……..……..... $ 1.75

8.1A Not having permanent place of business within the municipality

Minimum on first $2,000..... $ 120.00 PLUS
Each additional $1,000…….....$ 3.50
(Non-resident double rates do not apply)

A trailer at the construction site or structure in which the contractor temporarily resides is not a permanent place of business under this ordinance.

The total tax for the full amount of the contract shall be paid prior to commencement of work and shall entitle contractor to complete the job without regard to the normal license expiration date. An amended report shall be filed for each new job and the appropriate additional license fee per $1,000 of the contract amount shall be paid prior to commencement of new work. Only one base tax shall be paid in a calendar year.

No contractor shall be issued a business license until all state and municipal qualification examination and trade license requirements have been met. Each contractor shall post a sign in plain view on each job identifying the contractor with the job.

Sub-contractors shall be licensed on the same basis as general or prime contractors for the same job. No deductions shall be made by a general or prime contractor for value of work performed by a sub-contractor.

No contractor shall be issued a business license until all performance and indemnity bonds required by the Building Code have been filed and approved. Zoning permits must be obtained when required by the Zoning Ordinance.

Each prime contractor shall file with the License Official a list of sub-contractors furnishing labor or materials for each project.

8.2 NAICS 482 - Railroad Companies – (See S.C. Code § 12-23-210)
Set by State Statute

8.3 NAICS 5171, 5172 - Telephone Companies:

A. Notwithstanding any other provisions of the Business License Ordinance, the business license tax for "retail telecommunications services", as defined in S. C. Code Section 58-9-2200, shall be at the maximum rate authorized by S. C. Code Section 58-9-2220, as it now provides or as provided by amendment. The business license tax year shall begin on January 1 of each year. Declining rates shall not apply.

B. In conformity with S.C. Code Section 58-9-2220, the business license tax for "retail telecommunications services" shall apply to the gross income derived from the sale of retail telecommunications services for the preceding calendar or fiscal year which either originate or terminate in the municipality and which are charged to a service address within the municipality regardless of where these amounts are billed or paid and on which a business license tax has not been paid to another municipality. The measurement of the amounts derived from the retail sale of mobile telecommunications services shall include only revenues from the fixed monthly recurring charge of customers whose service address is within the boundaries of the municipality. For a

business in operation for less than one year, the amount of business license tax shall be computed on a twelve-month projected income.

C. The business license tax for "retail telecommunications services" shall be due on January 1 of each year and payable by January 31 of that year, without penalty.

D. The delinquent penalty shall be five percent (5 %) of the tax due for each month, or portion thereof, after the due date until paid.

E. Exemptions in the business license ordinance for income from business in interstate commerce are hereby repealed. Properly apportioned gross income from interstate commerce shall be included in the gross income for every business subject to a business license tax.

F. Nothing in this Ordinance shall be interpreted to interfere with continuing obligations of any franchise agreement or contractual agreement in the event that the franchise or contractual agreement should expire after December 31, 2003.

G. All fees collected under such a franchise or contractual agreement expiring after December31, 2003, shall be in lieu of fees or taxes which might otherwise be authorized by this Ordinance.

H. As authorized by S. C. Code Section 5-7-300, the Agreement with the Municipal Association of South Carolina for collection of current and delinquent license taxes from telecommunications companies pursuant to S. C. Code Section 58-9-2200 shall continue in effect.

NAICS 22112 - Electric Power Distribution…… See Consent or Franchise

NAICS 22121 – Natural Gas Distribution .....……. See Consent or Franchise

NAICS 517110 – Television: Cable or Pay
Services using public streets ..... See Franchise

8.4A NAICS 423930 - Junk or Scrap Dealers [Non-resident rates apply]
Minimum on first $2,000 .....$ 41.00 PLUS
Per $1,000, or fraction, over $2,000 ..... $1.66

8.4B NAICS 522298 - Pawn Brokers - All Types
Minimum on first $2,000 ..... $ 161.00 PLUS
Per $1,000, or fraction, over $2,000 ..... $ 2.88

8.5 NAICS 4411, 4412 - Automotive, Motor Vehicles, Boats, Farm Machinery or Retail
(except auto supply stores - see 4413)
Minimum on first $2,000 ..... $ 20.00 PLUS
Per $1,000, or fraction, over $2,000 ..... $ 0.65

One sales lot not more than 400 feet from the main showroom may be operated under this license provided that proceeds from sales at the lot are included in gross receipts at the main office when both are operated under the same name and ownership.

Gross receipts for this classification shall include value of trade-ins. Dealer transfers or internal repairs on resale items shall not be included in gross income.

NAICS 454390 - Peddlers, Solicitors, Canvassers, Door-To-Door Sales
Direct retail sales of merchandise. [Non-resident rates apply]

8.6 Regular activities [more than two sale periods of more than three days each per year]
Minimum on first $2,000 ..... $ 288.00 PLUS
Per $1,000, or fraction, over $2,000 ..... $ 2.07

Applicant for a license to sell on private property must provide written authorization from the properly owner to use the intended location.

8.7 NAICS 5241 - Insurance Companies:
Except as to fire insurance, "gross premiums" means gross premiums written for policies for property or a risk located within the municipality. In addition, "gross premiums" shall include premiums written for policies that are sold, solicited, negotiated, taken, transmitted, received, delivered, applied for, produced or serviced by (1) the insurance company's office located in the municipality, (2) the insurance company's employee conducting business within the municipality, or (3) the office of the insurance company's licensed or appointed producer (agent) conducting business within the municipality, regardless of where the property or risk is located, provided no tax has been paid to another municipality in which the property or risk is located based on the same premium.

Solicitation for insurance, receiving or transmitting an application or policy, examination of a risk, collection or transmitting of a premium, adjusting a claim, delivering a benefit, or doing any act in connection with a policy or claim shall constitute conducting business within the municipality, regardless of whether or not an office is maintained in the municipality.

As to fire insurance, "gross premiums" means gross premiums (1) collected in the municipality, and/or (2) realized from risks located within the limits of the municipality.

Gross premiums shall include all business conducted in the prior calendar year.

Gross premiums shall include new and renewal business without deductions for any dividend, credit, returns premiums or deposit.

NAICS 52411 - Life, Health and Accident ..... 0.75% of Gross Premiums

NAICS 524126 - Fire and Casualty (Licensed in SC) .....2% of Gross Premiums

NAICS 524127 - Title Insurance ..... 2% of Gross Premiums

Notwithstanding any other provisions of this ordinance, license taxes for insurance companies shall be payable on or before May 31 in each year without penalty. The penalty for delinquent payments shall be 5% of the tax due per month, or portion thereof, after the due date until paid.

Any exemptions in the business license ordinance for income from business in interstate commerce are hereby repealed. Gross income from interstate commerce shall be included in the gross income for every business subject to a business license tax.

Pursuant to S.C. Code Ann. §§ 38-45-10 and 38-45-60, the Municipal Association of South Carolina, by agreement with the municipality, is designated the municipal agent for purposes of administration of the municipal broker's premium tax. The agreement with the Association for administration and collection of current and delinquent license taxes from insurance companies as authorized by S.C. Code § 5-7-300 and administration of the municipal broker's premium tax in the form attached hereto is approved, and the Mayor is authorized to execute it.

[The South Carolina General Assembly, in order to ensure consistency with the federal Non-admitted and Reinsurance Reform Act of 2010 ("NRRA"), ratified an act (Rat# 283) on June 28, 2012, amending S.C. Code §§ 38-7-16 and 38-45-10 through 38-45-195. The act establishes a blended broker's premium tax rate of 6 percent comprised of a 4 percent state broker's premium tax and a 2 percent municipal broker's premium tax. The act states a municipality may not impose on brokers of non-admitted insurance in South Carolina an additional license fee or tax based upon a percentage of premiums.]

NAICS 713120 - Amusement Machines, coin operated (except gambling) -
Music machines, juke boxes, kiddy rides, video games, pin tables with levers, and other amusement machines with or without free play feature licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(1) and (A)(2) – **[Type I and Type II]**

8.8A Operator of machine ..... $12.50 per machine PLUS
.....$12.50 business license
for operation of all machines (not on gross income).[§12-21-2746]

8.8B Distributor
selling or leasing machines (not licensed by the State as an operator pursuant to §12-21-2728) -
Minimum on first $2,000 ……..... $ 64.00 PLUS
Per $1,000 or fraction over $2,000 ..... $ 2.52

NAICS 713290 - Amusement Machines, coin operated, non-payout
Amusement machines of the non-payout type or in-line pin game licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(3) **[Type III]**

8.8C -.Operator of machine (owner of business).....$12.50 business license
for operation of all machines (not on gross income). [§12-21-2720(B)]

8.9A NAICS 713290 - Bingo halls, parlors –
Minimum on first $2,000 .....$32.50 PLUS
Per $1,000, or fraction, over $2,000 ..... $1.26

8.9B NAICS 711190 - Carnivals and Circuses – Per Day
Minimum on first $2,000 ..... $ 230.00 PLUS
Per $1,000, or fraction, over $2,000 ..... $ 5.76

8.9C NAICS 722410 – Full Service Restaurants (Alcoholic beverages consumed on premises) that may or may not provide entertainment.
Minimum on first $2,000 ..... $ 115.00 PLUS
Per $1,000, or fraction, over $2,000 ..... $ 2.90
License must be issued in the name of the individual who has been issued a State alcohol, beer or wine permit or license and will have actual control and management of the business.

8.9D NAICS 722410 - Drinking Places, bars, lounges, cabarets (Alcoholic beverages consumed on premises) that may or may not provide entertainment.
Minimum on first $2,000 ..... $ 272.00 PLUS
Per $1,000, or fraction, over $2,000 ..... $ 4.31
License must be issued in the name of the individual who has been issued a State alcohol, beer or wine permit or license and will have actual control and management of the business.

8.10A NAICS 713990 - Billiard or Pool Rooms, all types ..... $5.00 permit/table PLUS
Minimum on first $2,000 ..... $ 32.00 PLUS
Per $1,000, or fraction, over 2000..... $ 1.26

2019 BUSINESS LICENSE CLASS SCHEDULE BY NAICS CODE

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	3
113	Forestry and logging (including forest nurseries, timber tracts)	2
115	Support activities for agriculture and forestry	1
21	Mining	4
2211	Electric Power Generation, Transmission and Distribution	Franchise
2212	Natural Gas Distribution	Franchise
22	Utilities	1
23	Construction	8.1
31-33	Manufacturing	2
42	Wholesale trade	1
423930	Recyclable Material Merchant Wholesalers (Junk)	8.4A
44-45	Retail trade	1
441	Motor vehicle and parts dealers	1
4411	Automobile Dealers	8.5
4412	Other Motor Vehicle Dealers	8.5
442	Furniture and home furnishing stores	1
443	Electronic and appliance stores	1
444	Building material and garden equipment and supplies dealers	1
445	Food and beverage stores	1
446	Health and personal care stores	2
447	Gasoline stations	1
448	Clothing and accessories stores	2
451	Sporting goods, hobby, book, and music stores	1
452	General merchandise stores	1
453	Miscellaneous store retailers	2
454	Nonstore retailers	2
45439	Other Direct Selling Establishments (Peddlers)	8.6
48-49	Transportation and warehousing	2
482	Rail Transportation	8.2
484	Truck Transportation	2
486	Pipeline transportation	1
493	Warehousing and storage facilities	2
51	Information	3
511	Publishing industries (except internet)	2
512	Motion picture and sound recording	1
515	Broadcasting (except internet) and telecommunications	3
517	Telecommunications	3
5171	Wired Telecommunications Carriers	8.3
5172	Wireless Telecommunications Carriers (except Satellite)	8.3
518	Internet service providers, web search portals, and data processing	3
519	Other Information Services	5
52	Finance and insurance	6
522	Credit intermediation and related activities	4

NAICS Sector/Subsector	Industry Sector	Class
522298	Pawnshops	8.4B
523	Securities, commodity contracts, and other financial investments	7
524	Insurance agents, brokers, and related activities	6
5241	Insurance Carriers	8.7
52421	Insurance Brokers for non-admitted Insurance Carriers	8.7
525	Funds, trusts and other financial vehicles	7
53	Real estate and rental and leasing	7
531	Real estate	7
5311	Lessors of real estate (including miniwarehouses and self storage)	7
532	Rental and leasing services	1
533	Lessors of nonfinancial assets	7
54	Professional, scientific, and technical services	3
5411	Legal Services	7
5413	Architectural, engineering and related services	2
5416-9	Other professional, scientific, and technical services	4
55	Management of companies	6
56	Administrative and support and waste management and remediation services	3
561	Administrative and support services	3
562	Waste management and remediation services	1
61	Educational services	3
62	Health care and social assistance	3
623	Nursing and Residential Care Facility	1
71	Arts, entertainment, and recreation	3
71119	Other Performing Arts Companies (Carnivals and Circuses)	8.9B
712	Museums, Historical Sites and similar institutions	1
7131	Amusement Parks and Arcades	8.8
7132	Nonpayout Amusement Machines	8.8
713290	Bingo Halls	8.9A
713990	All Other Amusement and Recreational Industries (pool tables)	8.10
721	Accommodation	2
722	Food services and drinking places	2
72241	Drinking Places (Alcoholic Beverages)	8.9C
81	Other services	3
811	Repair and maintenance	1
8111	Auto repair and maintenance	2
812	Personal and laundry services	6
813	Religious, grantmaking, civic, professional, and similar organizations	4

Note: Class Schedule is based on 2014 IRS data.

CITY OF BEAUFORT, SOUTH CAROLINA
DEVELOPMENT REVIEW CODES FEE SCHEDULE
Revised 18 June 2020

(1) **OTHER FEES SUPERSEDED**

The following schedules and regulations regarding fees are hereby adopted and supersede all regulations and schedules regarding fees published in the most recent edition of the International Building Code or supplement thereof.

(2) **FEES MANDATORY**

No permit shall be issued until the fees prescribed in this section shall have been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.

(3) **FAILURE TO OBTAIN PERMIT**

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the base fee herein specified shall be tripled, but the payment of such tripled fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein. The Building Official has the authority to waive such penalty fee for first time offenses.

(4) **RECORD OF FEES COLLECTED**

The Building Official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, the full date and amount thereof.

(5) **MOVING A BUILDING/STRUCTURES**

For the moving of any building or structure, the fee shall be $150.00

(6) **DEMOLITION OF BUILDING/STRUCTURE**

For the moving of any building or structure, the fee shall be $150.00
For the demolition of any building or structure, the fees are as follows:

Complete Demolition Single-Family Structure $100.00 Complete Demolition Commercial & Multifamily Structure $200.00

(7) **BUILDING PERMIT FEES**

On all new buildings, structures or alterations requiring a building permit as set forth in the International Building Code and the International Residential Code, the fee shall be paid as required at the time of filing the application in accordance with the schedule shown below. All fees are paid at time of submittal.

Building Permit Fee Schedule:

Total Valuation	Base Fee
>$500 to $50,000	$35 for the first $500, plus $5.30 for each additional thousand or fraction thereof (round up)
>$50,000 to $100,000	$300 for the first $50,000, plus $4 for each additional thousand or fraction thereof (round up)
>$100,000 to $500,000	$500 for the first $100,000, plus $3 for each additional thousand or fraction thereof (round up)
>$500,000 and up	$1,700 for the first $500,000, plus $2 for each additional thousand or fraction thereof (round up)

(8) **PLAN CHECKING FEES**

When a plan is required to be submitted, all fees shall be paid to the building department at the time of submitting plans and specifications for checking. Said plan checking fee shall be equal to one-half of the base fee.

(9) **BUILDING PERMIT VALUATIONS**

If, in the opinion of the Building Official, the valuation of a building, alteration, or structure, appears to be underestimated, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

(10) **PROCEDURE FOR PERMIT REFUNDS**

(a) Permit holder must return all applicable permit forms and receipts; copies will not be accepted.
(b) Permit refund will be for total amount paid minus Plan Checking Fee.
(c) A completed W-9 form is required.

(11) **INSPECTION FEES**

(a) New Construction/Renovation inspection fees: $0.10 per square footage

(b) Individual inspection fees (not associated with new construction or major renovation): $40.00 ea.

(c) Swimming Pool Inspection Fees

Single-Family $235.00
with $200 to be refunded after pool inspection has been performed and approved

Multifamily and Commercial $265.00, with $200 to be refunded after pool inspection has been performed and approved

(d) Safety Inspection
Commercial $50.00

(12) **RE-INSPECTIONS**

If the Building Official or his duly authorized representative shall, upon his inspection after the completion of the work or apparatus, find the same does not conform to and comply with the provisions of this Code, he shall notify the contractor, indicating the corrections to be made, and then he shall again inspect the work or apparatus without further charge; but when extra inspections are due to any of the following reasons, a charge of $100 for multifamily and commercial projects, and $50.00 for all other projects shall be made for each re-inspection:

(a) Wrong Address
(b) Repairs or corrections not made when inspections are called
(c) Work not ready for inspection when called

All re-inspection fees are required to be paid in advance prior to re-inspection.

(13) **TREE REMOVAL FEES**

(a) Single Family Lots: $10.00 per tree for a specimen or landmark tree as established in Section 5.3.2

(b) Commercial Lots: $10.00 per tree (8" caliper or larger at DBH) or any tree designated as a specimen or landmark tree, as established in Section 5.3.2. Mitigation may be required.

(14) **SIGN PERMITS**

For issuing each sign permit, the fee shall be as follows:

Permanent Sign
$1.00 per square foot of signage plus a $40.00 inspection fee

Master Sign Plan ~~Review Fee~~	$10.00 per tenant
Amendments to Master Sign Plan	$20.00

(15) **BANNER PERMITS**

Temporary Banner - $5.00 per day

(16) **TEMPORARY TENT/CANOPY PERMITS**

Temporary tent or canopy over 400 Sq. Ft. $150.00

(17) **LANDSCAPE IRRIGATION AND OR WELL PERMITS**

Single-Family Lot	$50.00

Commercial or Multifamily Lot	$75.00

(18) **SUBDIVISION FEES**

Plat Review	$25.00
Minor Subdivision (≤ 5 lots and no new streets)	$50.00 (Includes Plat Review Fee)

Major Subdivision that include New Streets: (Includes Plat Review Fee)

6 to 49 lots:	$1,000 + $10/lot
50-100 lots:	$1,500 + $10/lot
101 to 300 lots:	$2,000 + $10/lot
301 + lots:	$2,500 + $10/lot

(19) **STAFF DESIGN REVIEW FEES**
Single Family and 2/3-unit buildings not in a historic district are exempt.

Type 1
Renovations/Improvements (not including additions), ≤ 50% of the value of the structures

Value	Fee
Improvements ≤ $5,000	$50
Improvements > $5,000 but ≤ $25,000	$50 + 0.25% x value above $5,000
Improvements > $25,000	$100 + 0.20% x value above $25,000

Type 2

- Any single-family and 2/3-unit residential addition in a historic district: $50
- All other additions: $500 base fee + $0.05/square foot of addition.

Type 3
Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2-3 unit residential in the historic district ~~$100~~
- ≤ 10,000 square feet: $500 base fee + 0.05/square foot of building
- > $10,000 square feet: $1,000 base fee + $0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, $0.02/square foot.

(20) **REVIEW BOARDS: HISTORIC REVIEW BOARD & DESIGN REVIEW BOARD**

Single-family residential projects (board review)	$100.00
Multifamily and commercial projects (board review)	$250.00
Change After Certification	$100.00

Demolition (whole structure)	$250.00
Special Board Meeting	$500.00

Post facto applications shall be triple the normal fee.

(21) **ZONING BOARD OF APPEALS**

All Application Fees: $300.00

(22) **REZONING**

Rezoning to PUD	$400
Rezoning, non-PUD	$200 & $10/per lot

(23) **TEXT AMENDMENT**

Beaufort Code Text Amendment $400

(24) **OTHER FEES**

Trip to Storage (Request for documents from storage)	$50.00 (plus copying fee)
Flood Hazard Area Verification Letter	$25.00
Parking Meter Space Rental	$5.00 per day per metered space (for construction projects only)
Fee for Copies (81/2 x 11)	30¢ per sheet
Plat Review	$25.00
Zoning Review/Letter	$50.00
Traffic Impact Analysis Report Review Fee	$750.00
Administrative Adjustment	$50.00
Short Term Rentals	$100.00
Civic Master Plan	$25.00
The Beaufort Code (in a binder)	$50.00
The Comprehensive Plan (in a binder)	$30.00

FIRE IMPACT FEE SCHEDULE

Land Use Category	Service Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Impact Fee per Service unit
Residential Uses						
Single Family (Attached or Detached)	d.u.	2.69	—	$305.43	—	$305.43
Mobile Home	d.u.	3.66	—	$305.43	—	$305.43
Multifamily (>2 Dwelling Units)	d.u.	1.25	—	$305.43	—	$305.43
Non-Residential Uses						
Hotel / Motel Uses						
Hotel	room	—	0.57	—	$592.34	$337.64
Business Hotel	room	—	0.1	—	$592.34	$59.23
Motel	room	—	0.71	—	$592.34	$420.56
Recreational Uses						
Golf Course	hole	—	1.74	—	$592.34	$1,030.68
Movie Theater (w/ Matinee)	1,000 s.f.	—	1.1	—	$592.34	$651.58
Institutional Uses						
Elementary School	1,000 s.f.	—	0.98	—	$592.34	$580.50
Middle/Junior High School	1,000 s.f.	—	0.84	—	$592.34	$497.57
High School	1,000 s.f.	—	0.65	—	$592.34	$385.02
Junior/Community College	1,000 s.f.	—	1.77	—	$592.34	$1,048.45
University/College	student	—	0.19	—	$592.34	$112.55
Daycare	1,000 s.f.	—	2.77	—	$592.34	$1,640.79
Library	1,000 s.f.	—	1.07	—	$592.34	$633.81
Medical Uses						
Hospital	bed	—	2.88	—	$592.34	$1,705.95
Nursing Home	bed	—	0.84	—	$592.34	$497.57
Clinic	1,000 s.f.	—	3.93	—	$592.34	$2,327.91
Medical/Dental Office	1,000 s.f.	—	4.05	—	$592.34	$2,398.99

FIRE IMPACT FEE SCHEDULE

Impact Fee Schedule for Fire Protection Facilities and Equipment						
Land Use Category	**Service Units**	**Persons per Household**	**Employee Space Ratio**	**Cost per Person**	**Cost per Employee**	**Impact Fee per Service unit**
General Office Uses						
< 50,000 s.f.	1,000 s.f.	—	4.14	—	$592.34	$2,452.30
50,001 – 100,000 s.f.	1,000 s.f.	—	3.72	—	$592.34	$2,203.52
100,001 – 150,000 s.f.	1,000 s.f.	—	3.55	—	$592.34	$2,102.82
150,001 – 200,000 s.f.	1,000 s.f.	—	3.44	—	$592.34	$2,037.66
> 200,001 s.f.	1,000 s.f.	—	3.26	—	$592.34	$1,931.04
Office Park Uses						
< 50,000 s.f.	1,000 s.f.	—	3.7	—	$592.34	$2,191.67
50,001 – 100,000 s.f.	1,000 s.f.	—	4.96	—	$592.34	$2,938.03
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	4.18	—	$592.34	$2,476.00
150,001 – 200,000 s.f.	1,000 s.f.	—	3.82	—	$592.34	$2,262.75
200,001 – 250,000 s.f.	1,000 s.f.	—	3.62	—	$592.34	$2,144.29
250,001 – 300,000 s.f.	1,000 s.f.	—	3.48	—	$592.34	$2,061.36
300,001 – 350,000 s.f.	1,000 s.f.	—	3.38	—	$592.34	$2,002.12
350,001 – 400,000 s.f.	1,000 s.f.	—	3.3	—	$592.34	$1,954.74
> 400,001 s.f.	1,000 s.f.	—	3.17	—	$592.34	$1,877.73
Business Park Uses						
< 100,000 s.f	1,000 s.f.	—	2.44	—	$592.34	$1,445.32
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	2.79	—	$592.34	$1,652.64
150,001 – 200,000 s.f.	1,000 s.f.	—	2.95	—	$592.34	$1,747.41
200,001 – 250,000 s.f.	1,000 s.f.	—	3.03	—	$592.34	$1,794.80
250,001 – 300,000 s.f.	1,000 s.f.	—	3.09	—	$592.34	$1,830.34
300,001 – 350,000 s.f.	1,000 s.f.	—	3.12	—	$592.34	$1,848.11
350,001 – 400,000 s.f.	1,000 s.f.	—	3.15	—	$592.34	$1,865.88
> 400,001 s.f.	1,000 s.f.	—	3.2	—	$592.34	$1,895.50

FIRE IMPACT FEE SCHEDULE

Impact Fee Schedule for Fire Protection Facilities and Equipment						
Land Use Category	**Service Units**	**Persons per Household**	**Employee Space Ratio**	**Cost per Person**	**Cost per Employee**	**Impact Fee per Service unit**
General Retail Uses						
< 50,000 s.f.	1,000 s.f.	—	2.86	—	$592.34	$1,694.10
50,001 – 100,000 s.f	1,000 s.f.	—	2.5	—	$592.34	$1,480.86
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	2.22	—	$592.34	$1,315.00
150,001 – 200,000 s.f.	1,000 s.f.	—	2.22	—	$592.34	$1,315.00
200,001 – 300,000 s.f.	1,000 s.f.	—	2.22	—	$592.34	$1,315.00
300,001 – 400,000 s.f.	1,000 s.f.	—	2.22	—	$592.34	$1,315.00
> 400,001 s.f.	1,000 s.f.	—	2.22	—	$592.34	$1,315.00
Specific Retail Uses						
Supermarket	1,000 s.f.	—	1.1	—	$592.34	$651.58
Building Materials/ Lumber Store	1,000 s.f.	—	1.41	—	$592.34	$835.21
Free Standing Discount Store	1,000 s.f.	—	1.98	—	$592.34	$1,172.84
Nursery/Garden Center	1,000 s.f.	—	3.12	—	$592.34	$1,848.11
New Car Sales Center	1,000 s.f.	—	1.53	—	$592.34	$906.29
Tire Store	1,000 s.f.	—	1.21	—	$592.34	$716.74
Furniture Store	1,000 s.f.	—	0.42	—	$592.34	$248.78
Industrial Uses						
General Light Industrial	1,000 s.f.	—	2.31	—	$592.34	$1,368.31
General Heavy Industrial	1,000 s.f.	—	1.83	—	$592.34	$1,083.99
Industrial Park	1,000 s.f.	—	2.04	—	$592.34	$1,208.38
Warehousing	1,000 s.f.	—	0.92	—	$592.34	$544.96
Mini-Warehouse	1,000 s.f.	—	0.04	—	$592.34	$23.69
Specific Service Uses						
Drive-In Bank	1,000 s.f.	—	4.79	—	$592.34	$2,837.33
High-Turnover Sit-Down Restaurant	1,000 s.f.	—	5.64	—	$592.34	$3,340.82
Fast Food w/ Drive Through	1,000 s.f.	—	5	—	$592.34	$2,961.72

CITY OF BEAUFORT, SOUTH CAROLINA
DEVELOPMENT REVIEW CODES FEE SCHEDULE
~~Effective November 1, 2017~~

(1) **OTHER FEES SUPERSEDED**

The following schedules and regulations regarding fees are hereby adopted and supersede all regulations and schedules regarding fees published in the most recent edition of the International Building Code or supplement thereof.

(2) **FEES MANDATORY**

No permit shall be issued until the fees prescribed in this section shall have been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.

(3) **FAILURE TO OBTAIN PERMIT**

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the base fee herein specified shall be tripled, but the payment of such tripled fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein. The Building Official has the authority to waive such penalty fee for first time offenses.

(4) **RECORD OF FEES COLLECTED**

The Building Official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, the full date and amount thereof.

(5) **MOVING A BUILDING/STRUCTURES**

For the moving of any building or structure, the fee shall be $150.00

(6) **DEMOLITION OF BUILDING/STRUCTURE**

For the moving of any building or structure, the fee shall be $150.00
For the demolition of any building or structure, the fees are as follows:

Complete Demolition Single-Family Structure $100.00 Complete Demolition Commercial & Multifamily Structure $200.00

(7) **BUILDING PERMIT FEES**

On all new buildings, structures or alterations requiring a building permit as set forth in the International Building Code and the International Residential Code, the fee shall be paid as required at the time of filing the application in accordance with the schedule shown below. ~~Plan review fee is paid at the time the plans are submitted.~~ All fees are paid at time of submittal.

Building Permit Fee Schedule:

Total Valuation	**Base Fee**
>$0 to $500	None
~~$500 or less~~	~~No fee unless an inspection is required, in which case an inspection fee shall be charged.~~
>$500 to $50,000	$35 for the first $500, plus $5.30 for each additional thousand or fraction thereof (round up)
>$50,000 to $100,000	$300 for the first $50,000, plus $4 for each additional thousand or fraction thereof (round up)
>$100,000 to $500,000	$500 for the first $100,000, plus $3 for each additional thousand or fraction thereof (round up)
>$500,000 and up	$1,700 for the first $500,000, plus $2 for each additional thousand or fraction thereof (round up)

(8) **PLAN CHECKING FEES**

When a plan is required to be submitted, all fees shall be paid to the building department at the time of submitting plans and specifications for checking. Said plan checking fee shall be equal to one-half of the base fee.

(9) **BUILDING PERMIT VALUATIONS**

If, in the opinion of the Building Official, the valuation of a building, alteration, or structure, appears to be underestimated, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

(10) **PROCEDURE FOR PERMIT REFUNDS**

(a) Permit holder must return all applicable permit forms and receipts; copies will not be accepted.
(b) Permit refund will be for total amount paid minus Plan Checking Fee~~.~~
(c) A completed W-9 form is required.

(11) **INSPECTION FEES**

(a) New Construction/Renovation inspection fees: $0.10 per square footage

(b) Individual inspection fees (not associated with new construction or major renovation): $40.00 ea.

(a) ~~Plumbing Inspection Fees~~

~~$30.00 for Residential~~
~~$40.00 for Commercial~~

~~(b) Electrical Inspection Fees~~

~~$30.00 for Residential~~
~~$40.00 for Commercial~~

~~(c) Mechanical Inspection Fees~~

~~$30.00 for Residential~~
~~$40.00 for Commercial~~

~~(d) Gas Inspection Fees~~

~~$30.00 for Residential~~
~~$40.00 for Commercial~~

~~(e) Miscellaneous Other Inspection Fees (Includes re-roof, signs, windows, decks, workshop etc.) $30.00~~

(c) Swimming Pool Inspection Fees

Single-Family $235.00
with $200 to be refunded after pool inspection has been performed and approved

Multifamily and Commercial $265.00
with $200 to be refunded after pool inspection has been performed and approved

(d) Safety Inspection

~~Home Occupation $30.00~~
Commercial $50.00

(12) **RE-INSPECTIONS**

If the Building Official or his duly authorized representative shall, upon his inspection after the completion of the work or apparatus, find the same does not conform to and comply with the provisions of this Code, he shall notify the contractor, indicating the corrections to be made, and then he shall again inspect the work or apparatus without further charge; but when extra inspections are due to any of the following reasons, a charge of $100 for multifamily and commercial projects, and $50.00 for all other projects shall be made for each re-inspection:

(a) Wrong Address
(b) Repairs or corrections not made when inspections are called
(c) Work not ready for inspection when called

All re-inspection fees are required to be paid in advance prior to re-inspection.

(13) **TREE REMOVAL FEES**

~~For issuing each tree permit, the fee shall be as follows:~~

	~~Single Family Lots~~	~~Commercial and Multifamily Lots~~
~~1 – 2 trees~~	~~$ 20.00~~	~~$ 35.00~~

	~~Single Family Lots~~	~~Commercial and Multifamily Lots~~
~~3 – 5 trees~~	~~$ 40.00~~	~~$ 55.00~~
~~6 – 10 trees~~	~~$ 60.00~~	~~$ 75.00~~
~~11 – 15 trees~~	~~$ 80.00~~	~~$ 95.00~~
~~16 – 20 trees~~	~~$100.00~~	~~$115.00~~
~~21 – 40 trees~~	~~$150.00~~	~~$200.00~~
~~41 +~~	~~$200.00~~	~~$300.00~~

(a) Single Family Lots: $10.00 per tree for a specimen or landmark tree as established in Section 5.3.2

(b) Commercial Lots: $10.00 per tree (8" caliper or larger at DBH) or any tree designated as a specimen or landmark tree, as established in Section 5.3.2. Mitigation may be required.

(14) **SIGN PERMITS**

For issuing each sign permit, the fee shall be as follows:

Permanent Sign ~~Building Permit Fee (see Section 7) plus Plan Checking Fee (see Section 8) plus Inspection Fee~~

$1.00 per square foot of signage plus a $40.00 inspection fee

Master Sign Plan ~~Review Fee~~ ~~$20.00 (2 – 4 tenants)~~

~~$50.00 (5 – 10 tenants)~~

$10.00 per tenant

Amendments to Master Sign Plan $20.00

There shall be no fee for temporary Special Event Signs for non-profit agencies.

(15) **BANNER PERMITS**

~~Temporary Banner for 5 Days~~	~~$25.00~~
~~Temporary Banner for 15 Days~~	~~$50.00~~
~~Temporary Banner for 30 Days~~	~~$75.00~~

Temporary Banner - $5.00 per day

(16) **TEMPORARY TENT/CANOPY PERMITS**

~~Temporary Tents over 500 Sq. Ft. $150.00~~
~~Temporary Canopies over 700 Sq. Ft. $150.00~~
Temporary tent or canopy over 400 Sq. Ft. $150.00

(17) **LANDSCAPE IRRIGATION AND OR WELL PERMITS**

Single-Family Lot	$50.00
Commercial or Multifamily Lot	$75.00

(18) **SUBDIVISION FEES**

~~Lot Recombination/Lot Line Adjustment~~	~~$50.00~~
~~Lot Consolidation~~	~~$25.00~~
Plat Review	$25.00
Minor Subdivision (≤ 5 lots and no new streets)	$50.00 (Includes Plat Review Fee)

Major Subdivision that include New Streets: (Includes Plat Review Fee)

6 to 49 lots:	$1,000 + $10/lot
50-100 lots:	$1,500 + $10/lot
101 to 300 lots:	$2,000 + $10/lot
301 + lots:	$2,500 + $10/lot

~~Minor Subdivision (≤ 5 lots and no new streets)~~	~~$50.00~~

(19) **STAFF DESIGN REVIEW FEES**
Single Family and 2/3-unit buildings not in a historic district are exempt.

~~**Fees for Staff Design Review:**~~
~~**Boundary and Bladen Redevelopment Districts**~~
~~**Certain Development Agreements**~~
~~**Development Design Review Minor**~~
~~**Certificates of Appropriateness Minor**~~
~~**Post facto applications shall be twice the normal fee.**~~

Type 1: Renovations/Improvements not including additions, ≤ 50% of the value of the structure ~~(not including single-family, or 2/3-unit buildings)~~

Value	Fee
Improvements ≤ $5,000	$50
Improvements > $5,000 but ≤ $25,000	~~$75~~ $50 + 0.25% x value above $5,000
Improvements > $25,000 ~~but ≤ $50,000~~	~~$125~~ $100 + 0.20% x value above $25,000
~~Improvements > $50,000 but ≤ $100,000~~	~~$150~~
~~Improvements > $100,000 but ≤ $250,000~~	~~$500~~

~~Improvements > $1250,000 but < 50% of the value of the structure $1,000~~

- ~~Any single-family and 2/3-unit residential improvements not including additions, < 50% of the value of the structure: $50~~

Type 2

- Any single-family and 2/3-unit residential addition in a historic district: $50

- All other additions~~projects~~: $500 base fee + $0.05/square foot of addition.

Type 3

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2/3 unit residential in the historic district: $100

- ≤ 10,000 square feet: $500 base fee + 0.05/square foot of building

- > $10,000 square feet: $1,000 base fee + $0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, $0.02/square foot.

(20) **REVIEW BOARDS: HISTORIC REVIEW BOARD & DESIGN REVIEW BOARD**

Application Fees	$100
~~Single-family residential projects (board review)~~	~~$100 per meeting~~
Multifamily and commercial projects (board review)	$250 per meeting
Change After Certification	$100
Demolition (whole structure)	$250.00
Special Board Meeting	$500.00

Post facto applications shall be ~~twice~~ triple the normal fee.

(21) **ZONING BOARD OF APPEALS**

All Application Fees: $300.00

~~(a) Variance: Residential $200.00~~
~~Commercial $300.00~~

~~(b) Special Exception: $300~~
~~(c) Administrator Appeal: $300~~

(22) **REZONING**

Rezoning to PUD	$400
Rezoning, non-PUD	$200 & $10/per lot

(23) **TEXT AMENDMENT**

Beaufort Code Text Amendment	$400

(24) **OTHER FEES**

Trip to Storage (Request for documents from storage)	$50.00 (plus copying fee)
Flood Hazard Area Verification Letter	$25.00
Parking Meter Space Rental	$5.00 per day per metered space (for construction projects only)
Fee for Copies (81/2 x 11)	30¢ per sheet
Plat Review	$25.00
Zoning Review/Letter	$50.00
Traffic Impact Analysis Report Review Fee	$750.00
~~Design Exception~~	~~$200.00~~
~~Accessory Dwelling unit~~	~~$50.00~~
Administrative Adjustment	$50.00
~~Home Occupation~~	~~$25.00~~
Short Term Rentals	$100.00
~~Zoning Compliance Letter~~	~~$50.00~~
~~Development Code Interpretation~~	~~$100.00~~
~~Development Code Text Amendment~~	~~$400.00~~
Civic Master Plan	$25.00
The Beaufort Code (in a binder)	$50.00
The Comprehensive Plan (in a binder)	$30.00

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	6/3/2020
FROM:	David Prichard, Community and Economic Development Director		
AGENDA ITEM TITLE:	Ordinance annexing parcel R100 025 000 012B 0000 into the Corporate Limits of the City of Beaufort, South Carolina (Effective date for annexation June 30, 2020) - 2nd Reading		
MEETING DATE:	6/23/2020		
DEPARTMENT:	Community and Economic Development		

BACKGROUND INFORMATION:

Public Hearing and First Reading held on May 26, 2020.

PLACED ON AGENDA FOR: *Action*

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	6/3/2020

O R D I N A N C E

ANNEXING PARCEL R100 025 000 012B 0000 INTO THE CORPORATE LIMITS OF THE CITY OF BEAUFORT, SOUTH CAROLINA

WHEREAS, an annexation petition for a portion R100 025 000 012B 0000 located in Beaufort County has been presented to the City Council; and

WHEREAS, the property is within the Northern Regional Plan growth boundary; and

WHEREAS, the property is contiguous to the boundaries of the City of Beaufort, South Carolina; and

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

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

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

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

- Approximately 1.42 acres shown in Attachment A.

This ordinance shall become effective immediately upon adoption.

_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

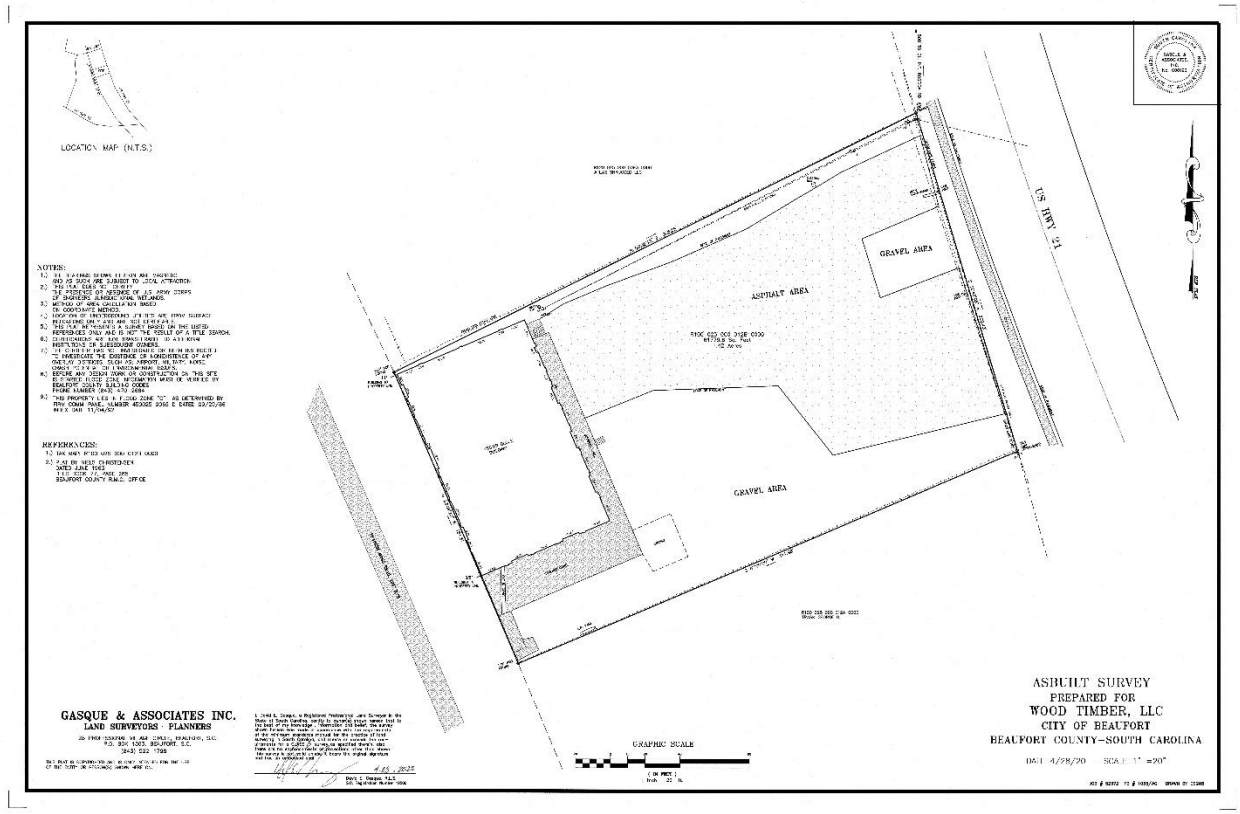
_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

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

Attachment “A”



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	6/3/2020
FROM:	David Prichard, Community and Econimic Development Director		
AGENDA ITEM TITLE:	Ordinance amending the City of Beaufort's Zoning Map to include parcel R100 025 000 012B 0000 to be zoned as RMX (Effective date for zoning June 30, 2020) - 2nd Reading		
MEETING DATE:	6/23/2020		
DEPARTMENT:	Community and Economic Development		

BACKGROUND INFORMATION:

Public Hearing and First reading was held on May 26, 2020

PLACED ON AGENDA FOR: *Action*

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	6/3/2020

O R D I N A N C E

AMENDING THE CITY OF BEAUFORT'S ZONING MAP TO INCLUDE
PARCEL R100 025 000 012B 0000 TO BE ZONED AS RMX

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

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

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

WHEREAS, an annexation petition for a portion R100 025 000 012B 0000 located in Beaufort County has been presented to the City Council; and

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

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

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

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

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

WHEREAS, the change of zoning to RMX is consistent and compatible with adjacent zoning; and

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

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the ordinance on April 28, 2020, with notice of the hearing published in *The Beaufort Gazette* on March 31,20;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South

Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976,* that the zoning map of the City of Beaufort be amended by establishing the zoning designation of RMX on the annexed parcel of R100 025 000 012B 0000.

_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

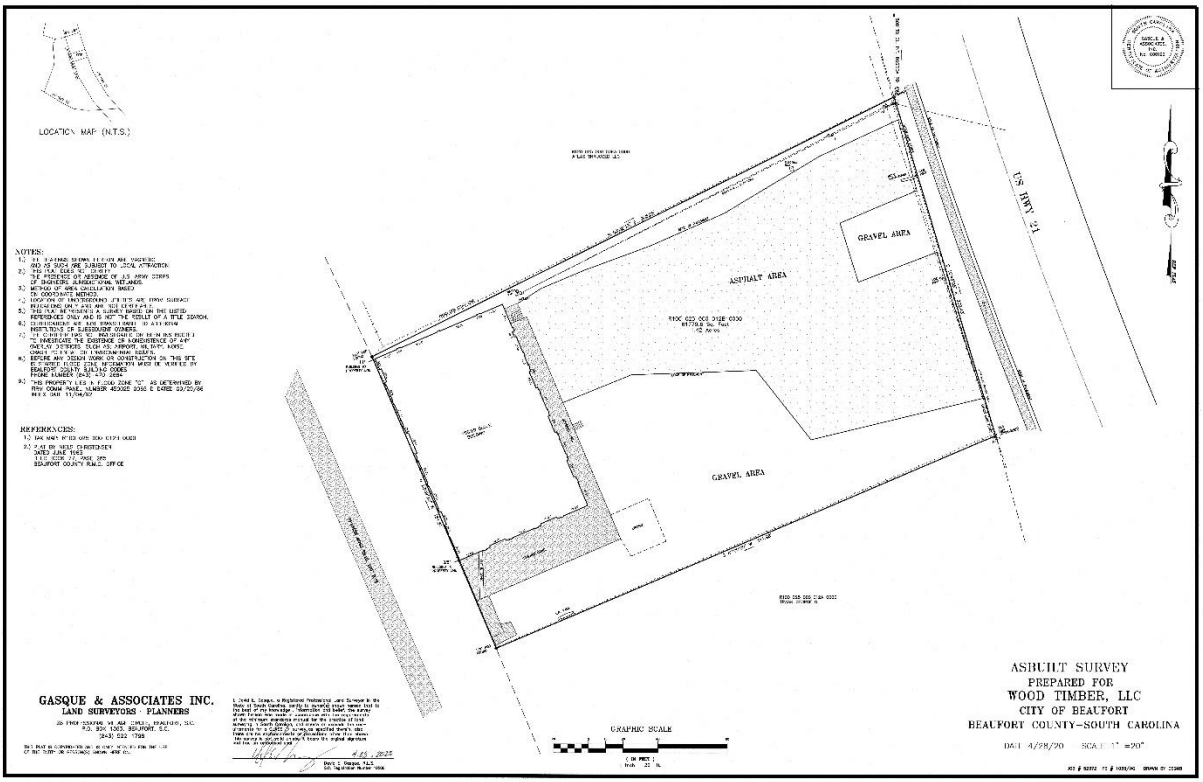
_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

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

Attachment “A”



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	6/18/2020
FROM:	David Prichard, Community & Economic Development Director		
AGENDA ITEM TITLE:	Ordinance annexing parcels R100 024 000 0410 0000 and R100 024 000 0449 0000 into the corporate limits of the City of Beaufort, SC - 1st Reading		
MEETING DATE:	6/23/2020		
DEPARTMENT:	Community and Economic Development		

BACKGROUND INFORMATION:

The city purchased 13.91 acres and received as a donation 13.91 acres to "better market, promote, control and manage economic development in the Beaufort Commerce Park" [O-15-19].

Annexation: The Beaufort City Manager has requested that the parcels R100 024 000 0410 0000 and R100 024 000 0449 0000 be annexed into the City of Beaufort, SC. The parcels are also known as Lots 6, 7, and 10 of Commerce Park.

Zoning: Contingent of annexation, the City Manager has requested that the parcels be zoned Light Industrial

Size: 13.91 acres and 13.91 acres

Current Zoning [County]: Industrial (S1)

Current Land Use: vacant industrial

Future Land Use: SD – Industrial/Employment Center

PLACED ON AGENDA FOR: *Action*

REMARKS:

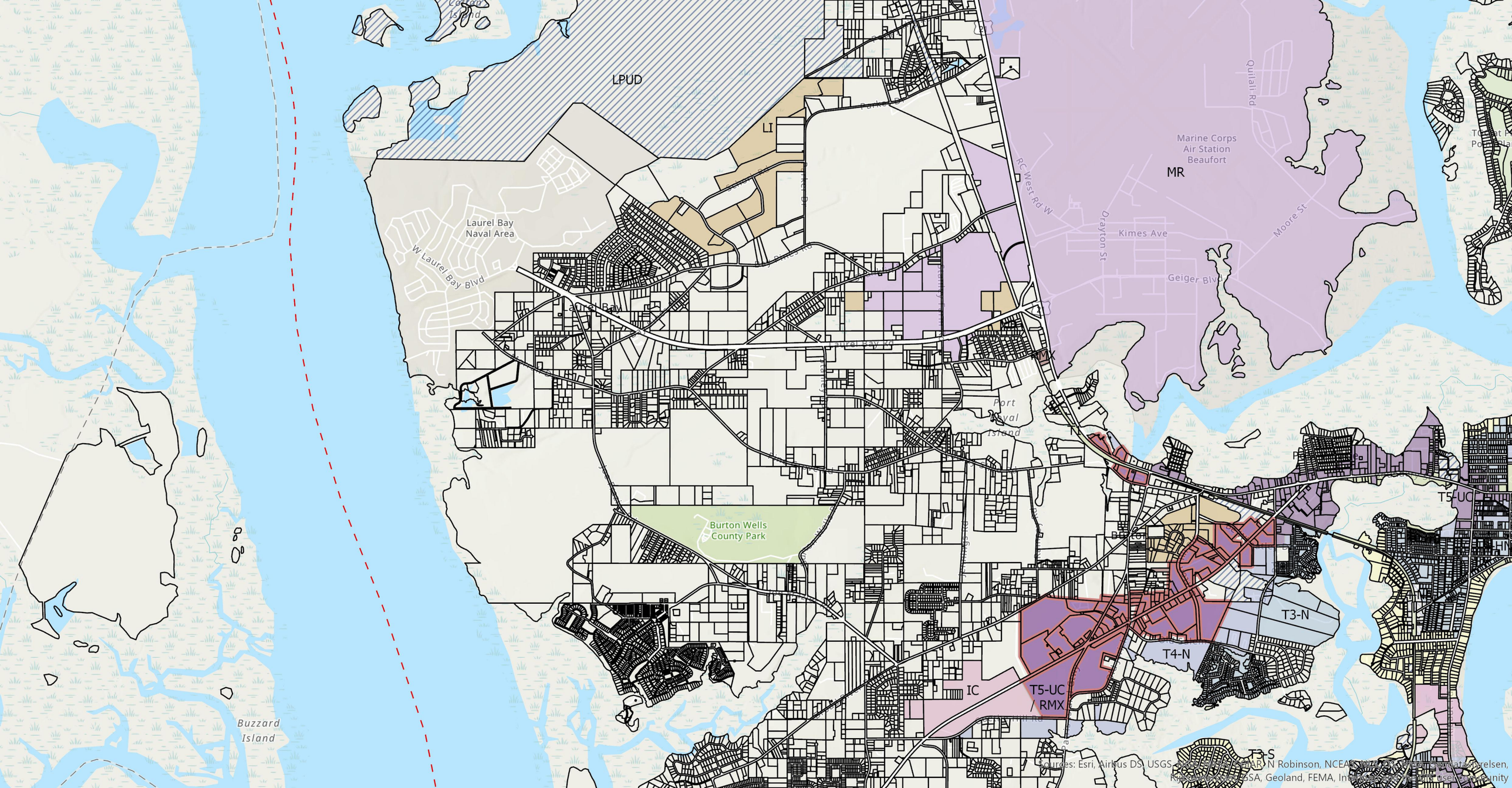
The parcel is adjacent to an SI Industrial district (County) to the northwest and the Light Industrial (LI) district everywhere else.

On June 15, 2020, the Metropolitan Planning Commission voted to recommend the annexation and the zoning designation of light industrial (LI).

A public hearing was held on June 23, 2020 at 7 pm in City of Beaufort Council Chambers

ATTACHMENTS:

Description	Type	Upload Date
City Map	Backup Material	6/18/2020
Annexation Application	Backup Material	6/18/2020
Zoning Application	Backup Material	6/18/2020
Subdivision Plat	Backup Material	6/18/2020
Purchase Ordinance	Backup Material	6/18/2020
Annexation Ordinance	Backup Material	6/19/2020
Zoning Ordinance	Backup Material	6/19/2020


LPUD
LI
MR
Marine Corps
Air Station
Beaufort
Laurel Bay
Naval Area
W Laurel Bay Blvd
Laurel Bay
Laurel Bay Rd
Burton Wells
County Park
Port
Royal
Island
Buzzard
Island
RC West Rd W
Drayton St
Kimes Ave
Geiger Blvd
Moore St
Quilali Rd
RMX
T5-UC
T3-N
T4-N
IC
T5-UC
/ RMX
T3-S

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:

R100 024 000 0449 0000 | R100 024 000 0410 0000

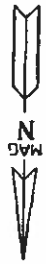
See attachment

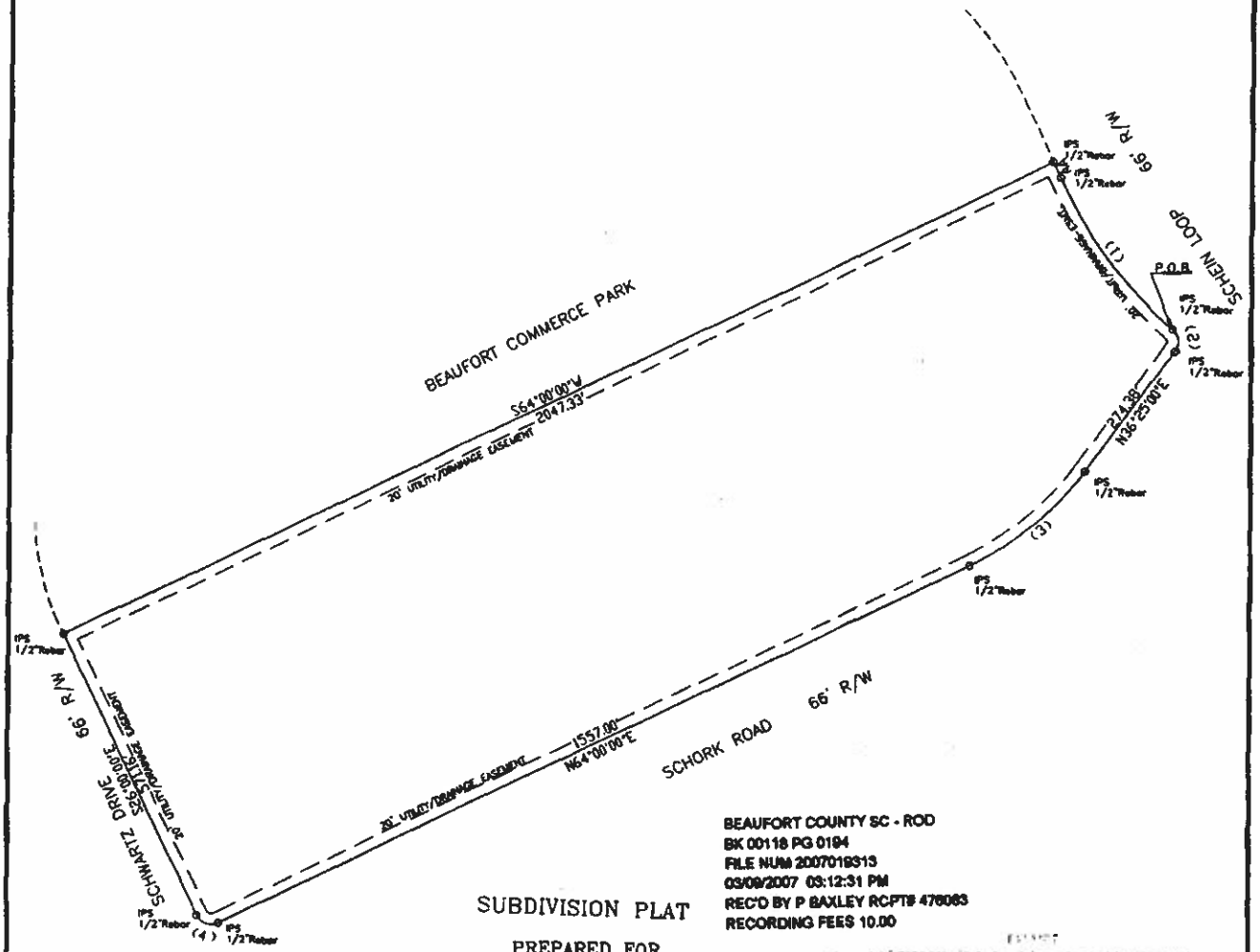
Plat of area to be annexed and list of freeholders are attached hereto.

Name (print)	Address	Signature	Date of Signature
William Prokop	1911 Boundary St, Beaufort, SC		5/29/2020

NO.	BEARING	DISTANCE
AA	N24°30'00"W	31.54'

NO.	DELTA	RADIUS	ARC	TANGENT	C.BEARING	CHORD
1	24°45'05"	804.03'	347.34'	176.42'	N36°52'33"W	344.64'
2	85°40'05"	30.00'	44.86'	27.81'	N06°25'03"W	40.79'
3	27°35'00"	578.07'	278.29'	141.90'	N50°12'30"E	275.61'
4	90°00'00"	30.00'	47.12'	30.00'	S71°00'00"E	42.43'





BEAUFORT COUNTY SC - ROD
BK 00118 PG 0194
FILE NUM 2007019313
03/09/2007 03:12:31 PM
REC'D BY P BAXLEY RCPT# 476083
RECORDING FEES 10.00

SUBDIVISION PLAT

PREPARED FOR

PROJECT PANTHER

106-8(1)(h)
Judge 3/9/07

PORTION OF BEAUFORT COMMERCE PARK

BEAUFORT COUNTY SOUTH CAROLINA

27.824 ACRES

REFERENCE PLAT
PLAT BY R.D. TROGDON, JR. DATED JULY 26, 1983 AND FILED IN THE ASSESSORS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0035 D, DATED 9-29-86.

R100-024-000-0408-0000 (PORTION OF)

0 100' 200' 400' 600'

SCALE 1" = 200'

DECEMBER 6, 2006
P13115A/IAMA/JJ

REVISED 12/29/06 CHANGE UTILITY EASEMENT TO UTILITY/DRAINAGE EASEMENT.

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

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.

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261

6-15-19

ORDINANCE

Authorizing the City Manager to Enter Into Contracts and other Documents for the Purchase of 13.91 acres of land from, and the receipt of donation of 13.91 acres of land by, Venture Inc. Of Beaufort, located in the Beaufort Commerce Park

WHEREAS, Venture, Inc. Of Beaufort (Venture) is the owner of a 27.82 acre parcel of land in the Beaufort Commerce Park, adjacent to and surrounded by other land owned by the City of Beaufort as shown on the attached plat, recorded in Plat Book 118 at Page 194; and,

WHEREAS, for several years the City has been interested in acquiring this parcel in order to better market the land available for economic development in the Commerce Park; and,

WHEREAS, Venture has offered to sell to the City the Eastern one-half of this parcel, comprised of 13.91 acres for the sum of $417,300; and,

WHEREAS, Venture has also offered to donate to the City of Beaufort, for the benefit of Beaufort Pride of Place, the Western one-half of this parcel, comprised of 13.91 acres; and,

WHEREAS, City Council finds that it is in the best interest of the City, and the Citizens of Beaufort, for the City to acquire this parcel in order to better market, promote, control and manage economic development in the Beaufort Commerce Park; and,

WHEREAS, the funds for this purchase are available in the City account entitled Committed Fund Balance for Land Acquisition; and,

WHEREAS, an Ordinance is required for the acquisition of real property by the City,

NOW THEREFORE, be it Ordained, by the City Council of Beaufort, South Carolina, in Council duly assembled, and by the authority of the same, that the City Manager shall be authorized and empowered to enter into Purchase and Sale Agreements, Closing, and other necessary documents for the following transactions:

1. The purchase by the City from Venture, Inc. Of Beaufort, of that portion of the Beaufort Industrial Park, containing 13.91 acres, more or less, shown in plat to be provided, being the Eastern one-half of the 27.82 acres shown in Plat Book 118 at Page 194, for the sum of $417,300; and,

2. The receipt and acceptance by the City of the donation by Venture, Inc. Of Beaufort, of that portion of the Beaufort Industrial Park, containing 13.91 acres, more or less, shown in plat to be provided, being the Western one-half of that 27.92 acres shown in Plat Book 118 at Page 194.

REZONING APPLICATION (EXCEPT FOR PUDS)

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: $250 + $10 for each additional lot N/A
Receipt # N/A

OFFICE USE ONLY: Date Filed: 5.29.20 **Application #:** 20575 **Zoning District:**

Submittal Requirements: You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots of properties under the same ownership. 12 copies of all application materials are required.

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, Owner and Property Information

Property Address: Commerce Park Lots 10, 7, and 6

Property Identification Number *(Tax Map & Parcel Number)*: R100 024 000 0449 0000
R100 024 000 0410 0000

Applicant Name: City of Beaufort

Applicant Address: 1911 Boundary St. Beaufort, SC 29902

Applicant E-mail: jbachaty@cityofbeaufort.org Applicant Phone Number: 843-525-7011

Property Owner (if other than the Applicant): NA

Property Owner Address: NA

Have any previous applications been made for a map amendment affecting these same premises? ( ) YES ( ) NO

If yes, give action(s) taken: NA

Present zone classification: S1 (County)

Requested zone classification: Light Industrial

Total area of property: 27.824 ac

Existing land use: Industrial

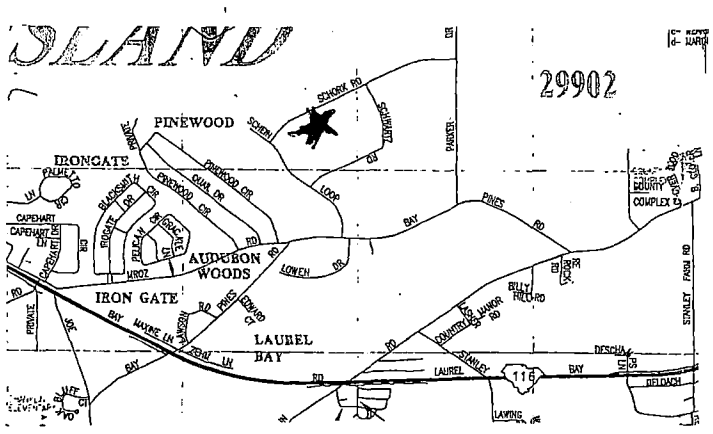
Desired land use: Industrial

Reasons for requesting rezoning: Annexation into city jurisdiction

Applicant's Signature: Date: 5/29/2020

NOTE: If the applicant is not the property owner, the property owner must sign below.

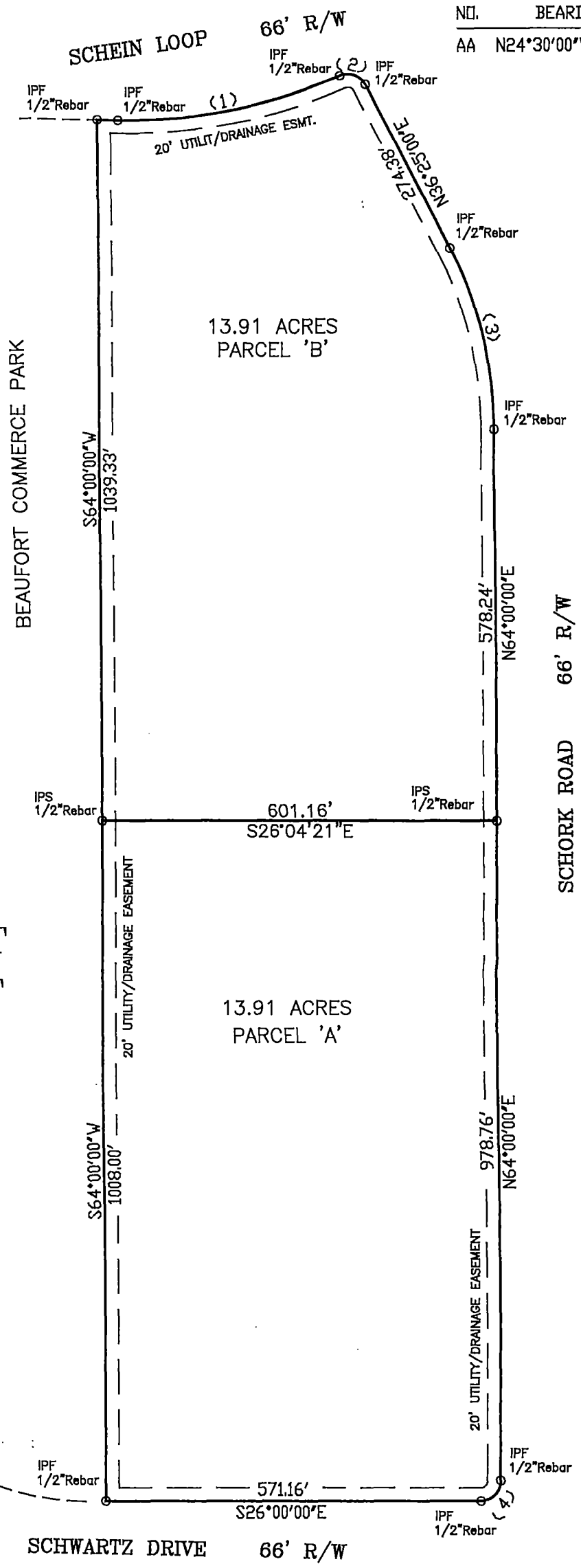
Property Owner's Signature: NA Date: NA

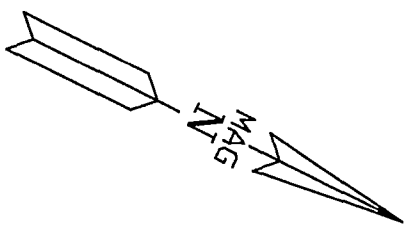


VICINITY MAP NOT TO SCALE

NO.	DELTA	RADIUS	ARC	TANGENT	C.BEARING	CHORD
1	24°45'05"	804.03'	347.34'	176.42'	N36°52'33"W	344.64'
2	85°40'05"	30.00'	44.86'	27.81'	N06°25'03"W	40.79'
3	27°35'00"	578.07'	278.29'	141.90'	N50°12'30"E	275.61'
4	90°00'00"	30.00'	47.12'	30.00'	S71°00'00"E	42.43'

NO.	BEARING	DISTANCE
AA	N24°30'00"W	31.54'





BEAUFORT COUNTY SC-ROD
BK 152 Pg 151
INST# 2019052199 RCPT#947737
DATE: 09/27/2019 02:57:57 PM
REC FEES: $25.00
CO$0.00 ST$0.00 TR$0.00

SUBDIVISION PLAT

PREPARED FOR

VENTURE, INC. OF BEAUFORT AND THE CITY OF BEAUFORT

PORTION OF BEAUFORT COMMERCE PARK

BEAUFORT COUNTY SOUTH CAROLINA

27.824 ACRES TOTAL

EXEMPT

The development plan shown hereon is exempt from the requirements of the Beaufort Code according to the provisions in Section 9.9.1.A

Certified by: J Bachety

Date: 9-19-19

CITY OF BEAUFORT PLANNING DEPARTMENT

REFERENCE PLAT
PLAT BY R.D. TROGDON, JR. DATED JULY 26, 1983 AND FILED IN THE ASSESSORS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0035 D, DATED 9-29-86.

R100-024-000-0410-0000

0 100' 200' 400' 600'

SCALE 1" = 200'

SEPTEMBER 17, 2019

P17155/MMA/JJ/MDY

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

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.

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

6-15-19

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This Ordinance shall be effective upon adoption.

BILLY KEYSERLING, MAYOR

Attest:

IVETTE BURGESS CITY CLERK

1st Reading August 27, 2019

2nd Reading & Adoption September 10, 2019

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY

O R D I N A N C E

ANNEXING PARCELS R100 024 000 0410 0000 AND R100 024 000 0449 0000 INTO THE CORPORATE LIMITS OF THE CITY OF BEAUFORT, SOUTH CAROLINA

WHEREAS, an annexation petition for parcels R100 024 000 0410 0000 and R100 024 000 0449 0000 located in Beaufort County have been presented to the City Council; and

WHEREAS, the property is within the Northern Regional Plan growth boundary; and

WHEREAS, the property is contiguous to the boundaries of the City of Beaufort, South Carolina; and

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

WHEREAS, the Metropolitan Planning Commission, on June 15, 2020, recommended approval of the annexation; and

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

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

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

- Approximately 27.82 acres shown in Attachment A.

This ordinance shall become effective immediately upon adoption.

_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

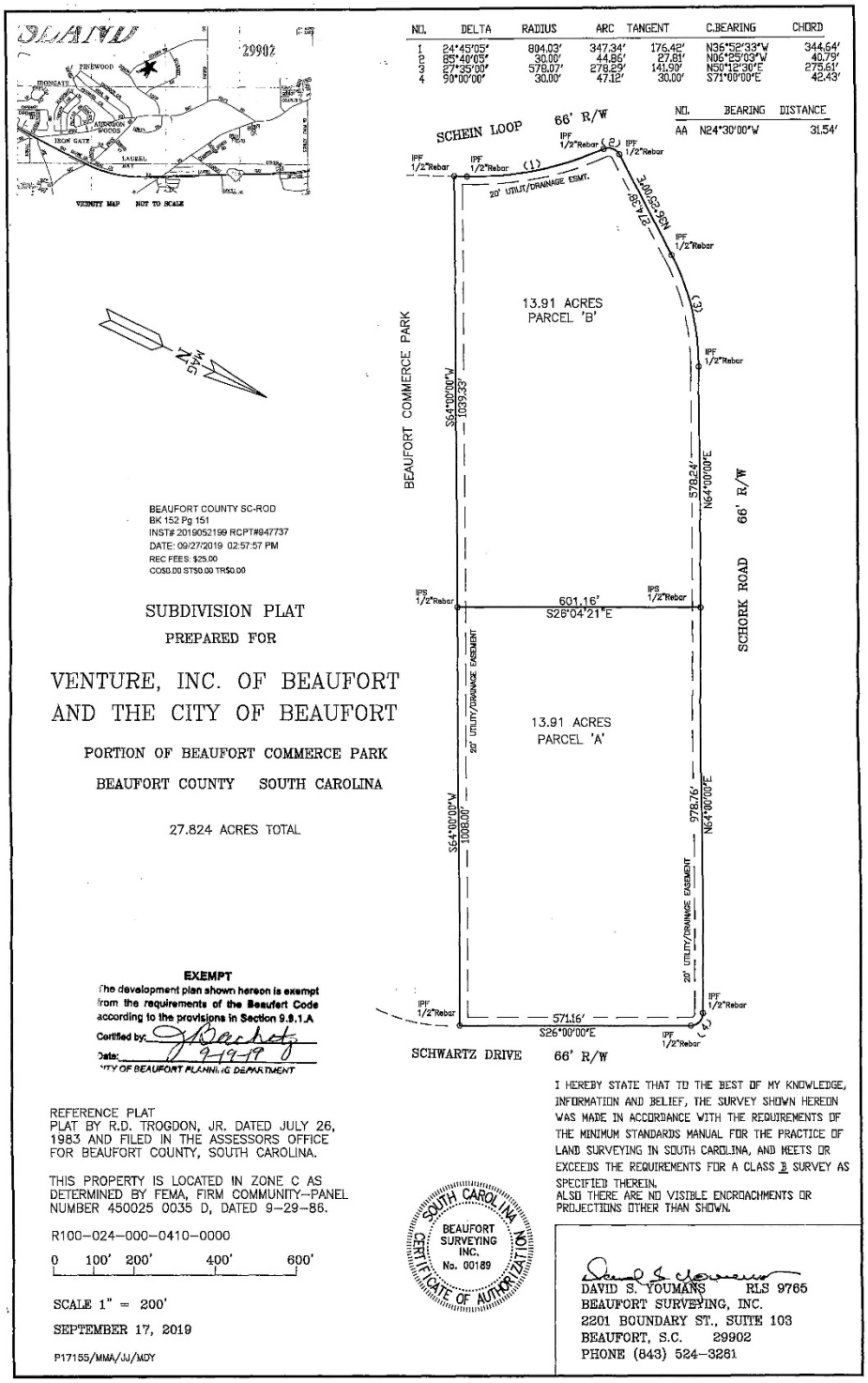
_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

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

Attachment "A"



BEAUFORT COUNTY SC-ROD
BK 152 Pg 151
INST# 2019052199 RCPT#947737
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VENTURE, INC. OF BEAUFORT
AND THE CITY OF BEAUFORT

PORTION OF BEAUFORT COMMERCE PARK

BEAUFORT COUNTY SOUTH CAROLINA

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R100-024-000-0410-0000

0 100' 200' 400' 600'

SCALE 1" = 200'

SEPTEMBER 17, 2019

P17155/MMA/JJ/MDY

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No. 00189
CERTIFICATE OF AUTHORIZATION

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

Book152/Page151 CFN#2019052199

O R D I N A N C E

AMENDING THE CITY OF BEAUFORT'S ZONING MAP TO INCLUDE PARCELS R100 024 000 0410 0000 AND R100 024 000 0449 0000 TO BE ZONED AS LI

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

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

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

WHEREAS, an annexation petition for parcels R100 02R 000 0410 0000 and R100 024 000 0449 0000 located in Beaufort County has been presented to the City Council; and

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

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

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

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

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

WHEREAS, the change of zoning to LI is consistent and compatible with adjacent zoning; and

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

WHEREAS, the Metropolitan Planning Commission, on June 15, 2020, recommended approval of the zoning designation of LI; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the ordinance on June 23, 2020, with notice of the hearing published in *The Beaufort Gazette* on June 4, 2020;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976,* that the zoning map of the City of Beaufort be amended by establishing the zoning designation of LI on the annexed parcels of R100 02e 000 0410 0000 and R100 024 000 0449 0000.

_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

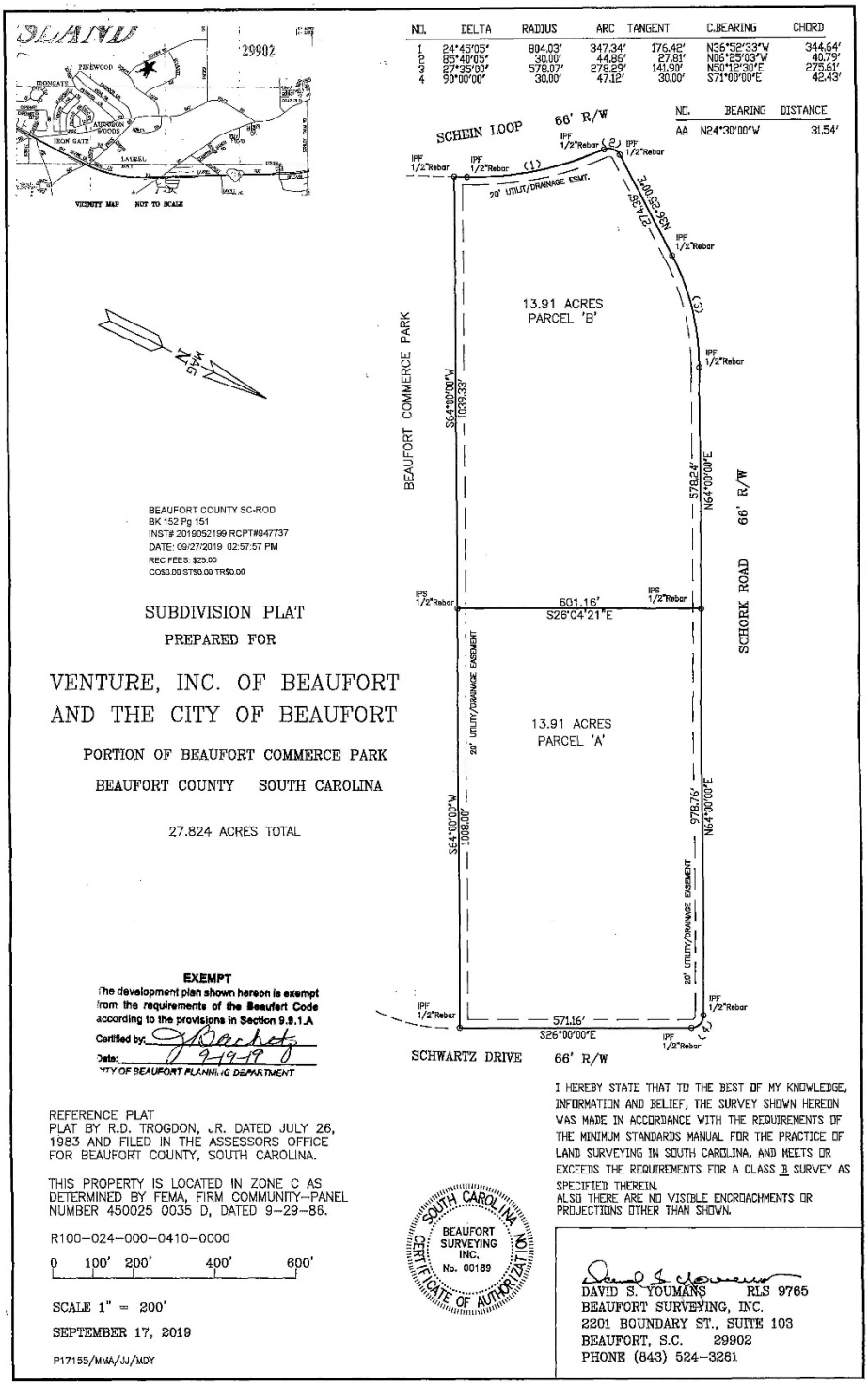
_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

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

Attachment "A"



Book152/Page151 CFN#2019052199

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	6/19/2020
FROM:			
AGENDA ITEM TITLE:	Ordinance amending the City of Beaufort Zoning Map to include Parcels R100 024 0410 0000 and R100 024 000 0449 0000 to be zoned as Light Industrial (LI) - 1st Reading		
MEETING DATE:	6/23/2020		
DEPARTMENT:	Community and Economic Development		

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS: