



City Council Regular Meeting  
Meeting Minutes – City Hall Council Chambers, 2<sup>nd</sup> Floor

October 25, 2022

**I. CALL TO ORDER**

---

**7:11 PM**

Mayor, Stephen D. Murray III

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

**II. INVOCATION AND PLEDGE OF ALLEGIANCE**

---

Mayor Pro Tem, Mike McFee

**III. PRESENTATIONS**

---

A. Representative Shannon Erickson presented the City of Beaufort with a check for \$1,000,000.00 from the State of South Carolina for Workforce Development Programs like Nursing and Cyber Security.

**IV. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS**

---

A. Resolution recognizing the Beaufort County Historical Society.

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

All were in favor, motion carried.

**V. PUBLIC COMMENT**

---

No public comment.

**VI. PUBLIC HEARING**

---

A. Zoning of Parcel R100 014 000 0158 0000, 7597 Patterson Road, approximately 4.75 acres currently zoned T2R, Residential District (Beaufort County) to T3-S, Suburban District, (City of Beaufort).

Rico Giani, Interim Community and Economic Development Director went over the staff report for this zoning request. He also talked about the differences between the two zoning types.

The following addressed Council on this matter.

John Sandfort, 7640 Joe Allen Drive  
Fred Allen, 7617 Joe Allen Drive

Daryl Ferguson, 7603 Patterson Road  
Carol Baldwin, 7611 Patterson Road  
Scott and Julie Seabolt, 7609 Patterson Road  
Amy Willey, potential buyer of said property  
Bill Shuman, Realtor for Ms. Willey  
Mr. Lenhardt, Attorney for Ms. Willey  
Margie Bright, 7599 Patterson Road  
Grant McClure - Coastal Conservation League  
Jeff Dawson - General Manager for Clarendon Plantation  
Holly Lambert, 7615 Joe Allen Drive

Copies of emails and letters received are attached to these minutes.

- B. Zoning of Parcel R200 018 000 170A 0000, 139 Chowan Creek Bluff Road, approximately 2.0 acres currently zoned T2RN, Rural Neighborhood (Beaufort County) to T3-S, Suburban District, (City of Beaufort).

Rico Giani, Interim Community and Economic Development Director went over the staff report for this zoning request. He also spoke about the differences between the two zoning types.

Reece Bertholf, Deputy City Manager, reported that Mr. John Trask Jr. III, was in favor of this annexation during the MPC meeting on September 19, 2022.

The following addressed Council on this matter:

Grant McClure, Coastal Conservation League  
Mr. Shirley, owner of said property

## VII. MINUTES

---

- A. Worksession and Regular Meeting - October 11, 2022.

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

Minutes approved as presented.

## VIII. OLD BUSINESS

---

- A. Ordinance authorizing the City Manager to execute a contract for Sale and Purchase, to consent to a Development Agreement, and to execute such other documents as may be necessary for the sale by the City to Magnus BCP2, LLC of Parcel K (8 +/- acres) in the Commerce Park for the construction of a Speculative Industry Building - 2nd reading.

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

Mr. Dick Stewart addressed Council on this matter.

All were in favor, motion carried.

## IX. NEW BUSINESS

---

- A. Request from Gullah Traveling Theater for Co-Sponsorship to host A Gullah Taste of Christmas on Saturday, December 3, 2022, 11:00 am to 4:00 pm in the Henry C. Chambers Park.

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

All were in favor, motion carried.

**B. Authorization to allow the City Manager to execute Notice of Intent to Terminate MOU with Beaufort Jasper Water & Sewer Authority, re: Garbage and/or Recycling Billing Services.**

Motion to postpone this discussion was made by Mayor Pro Tem, McFee and seconded by Councilman Cromer.

All were in favor, motion carried.

**C. Authorization to allow the City Manager to amend the contract with Capital Waste Services to include Billing Services for Solid Waste and Recycling.**

Motion to postpone this discussion was made by Mayor Pro Tem, McFee and seconded by Councilman Cromer.

All were in favor, motion carried.

## **X. REPORTS**

---

### **City Manager's Report**

Thanked Downtown Operations for a successful Halloween Trick or Treat event at the Waterfront Park.

Thanked Linda Roper and Carrie Gorsuch for obtaining a grant from the Legislative Delegation for a basketball court and wall in the Washington Street Park for \$80,000.00.

The Gullah Geechee Cultural Heritage Corridor event will be held at the Arsenal this Saturday, October 29, 2022, from 10:00 am - 4:00 pm.

Engineers and Designers have started to survey Southside Park and will be including the Beaufort County property improvements as well.

First Friday will take place Downtown on November 4, 2022, from 5:00 pm - 8:00 pm.

Friends of the Library will host a book sale at the Henry C. Chambers Park from November 4, 2022, through November 6, 2022.

There will be a Fallen Heroes display at the Henry C. Chambers Park from November 9, 2022, through November 13, 2022.

The Veterans Day Parade will be held on Friday, November 11, 2022, beginning at 10 am.

Reminded everyone of Election Day on Tuesday, November 8, 2022. Encouraged all to get out and vote.

Due to Election Day, our next meeting has been moved to Tuesday, November 15, 2022.

Reported that the Pigeon Point Boat Landing is back in operation.

Reminded all that Halloween is Monday, October 31, 2022.

### **Mayor's Report**

Sent condolences to the family of Alice Glaze Wright on her passing.

Sent condolences to the family of David Striebinger on his passing.

Reported that early voting is underway.

Congratulated Beaufort County on the re-opening of the tennis courts.

Stated that he will be attending a Legislative Policy Committee meeting tomorrow in Columbia.

The Riley Mayor Design Institute members will be here to take a tour of the City and will work with him on creating a project.

Would like to see staff include Environmental Standard comparisons as part of the upcoming changes to the Beaufort Code with the help of the Coastal Conservation League.

#### **Councilman Mitchell**

Reported that he attended the re-opening of the tennis courts.

Shared that a ceremony will take place at the Green Street Pool on Monday, November 14, 2022, at 10:00 am. The pool is to be named after Mr. Alvin Settles for all that he did to teach swimming in Beaufort.

#### **Mayor Pro Tem, McFee**

Thanked USCB and the Cultural Arts District for the third series of benches that were unveiled.

Congratulated all the winners of the Beaufort Chamber Civitas Awards, especially Bill Prokop, City Manager, who was given the Lifetime Achievement Award.

Sent condolences to the family of Betty Waskiewicz on her passing.

#### **Councilman Lipsitz**

Sent condolences to the family of Alice Wright.

Reported that he and Councilman Mitchell attended training last week through the Municipal Association of South Carolina in Columbia.

#### **Councilman Cromer**

Encouraged all to get out and vote.

## **XI. ADJOURN**

**8:58 PM**

---

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

All were in favor, motion carried.

---

Disclaimer: This document is a summary. All City Council Worksession and Regular Meetings are recorded. Live stream can be found on the City's website at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org).

**From:** John Sandfort <[johnsandfort0@gmail.com](mailto:johnsandfort0@gmail.com)>  
**Sent:** Friday, October 14, 2022 10:34 AM  
**To:** development <[development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)>  
**Subject:** 7597 Patterson Road Annexation, Beaufort SC 29906

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

This is John Sandfort at 7640 Joe Allen Dr, Beaufort, SC 29906  
864-747-0067  
[johnsandfort0@gmail.com](mailto:johnsandfort0@gmail.com)

On October 25th, 2022 there will be a review at request of a prospective buyer, to have the above listed property annexed into the city via a T3S from a county T2R.

This property is adjacent the community of Roselawn which is all T2R residential. The planning commission has moved forward with a suggested approval, but we as neighbors feel not all the facts were made known. The reason they moved to approve was due to the property on the east side of this listed as City. However, the east side property is owned by Clarendon plantation and is a very large track of Agricultural/Conservation land, not a residential property, T3S.

Using Clarendon property as justification is a misnomer because they have many parcels listed under city and given special tax initiatives as agricultural and conservation.

We believe approving this annexation will create a donut hole, not eliminate one.

The root cause for this request is the perspective owner was denied a dock due to its location on a smaller creek. They only want the T3S to loosen the dock restriction which may still not be approved by the city due to the location and nature of the size dock needed. It will also greatly impact traffic on the creek that has many oyster beds and natural marshes. To complicate this, the lot is at the end of many large owner sea walls that are maintained by the owners. The subject lot is nearly 4.5 acres and could be subdivided creating a more dense usage, bring more traffic to the waterway. The county set this lot and restricted the dock for a reason. We see no reason for this annexation only to sidestep an already effective ordinance which all neighbors are currently abiding.

Please take this under serious consideration at your October 25th meeting.

To further support this rejection, there is no city sewer anywhere close to this property or neighborhood.

There would be no advantage for the property going to the city, to utilize city supported resources.

The Roselawn neighbors will be at the October meeting in force, to express their concerns.

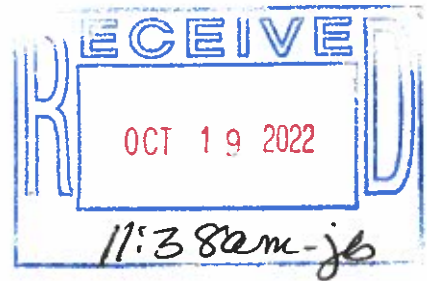
Best regards,  
John Sandfort  
864-747-0067

**7597 Patterson Road Beaufort 29906**

**Annexation to City from County T2R to T3S**

**Neighborhood Petition to request denial**

**10/16/2022**



The following attached names, addresses, phone numbers, emails and signatures are requesting a denial of the annexation request by subject perspective buyer and listed seller for the annexation.

Stated are the following reasons for the denial request:

1. Request for annexation is actually brought forward by the seller due to the request from the perspective buyer to obtain a larger and longer dock into Patterson Creek. This is a small creek and at low tide has limited water access near the point of dock request. This dock was denied by the county for their specific reasons.
2. This lot may create a donut hole. The lot is bordered to the right by 200+ acres of stated and taxed agricultural land owned by Clarendon Farms. Although it is listed as city, it is an agricultural/conservation annex. Much of the Clarendon Farm properties in the area have the same agricultural and conservational title. This is not a residential parcel. To the left is all the other T2R properties as county residential.
3. We question what the city benefits are for this property annexation and how it would be controlled. There are no city sewers on this road or roads leading to this property or neighborhood. Would there not be confusion on Fire and Police coverage for this one lot so far out in the county?
4. Ecological concerns. The T3S assignment will allow the subdivision of the lot into further parcels creating a higher density situation. The creek on which the property is located is lined with large sea walls by multiple neighbors due to the height of the properties. The potential for higher density traffic further into the creek will create further stress on these sea walls that must be maintained by the owners. The county also has tighter restrictions on tree removal, and this lot is covered with Live oaks and Palmetto trees. Trees help retain the beauty of the neighborhood, and maintaining much of the current landscape is important because the property is the first residential lot entering the Roselawn community.
5. The perspective buyer has not closed and will not be out any significant financial costs. The buyer has stated that they will not close on the property if this annexation does not go through. However, their contract (which is a public record) does not indicate that stipulation. In addition, the public record shows that the contract has lapsed and another offer has been presented to the listing agent maintaining the current T2R restrictions.

## Roselawn Estates Directory Listing

### A

#### Allen, Fred & April

7617 Joe Allen Drive

Charlie, Chalmers

April (803)446-5444

[April.allen@continental-corporation.com](mailto:April.allen@continental-corporation.com)

*fred@fredallen.com*  
*fred E. Allen*

*allen22@bellsouth.net*

### B

#### Baker, Alyssa/Baxter, Robert

7608 Joe Allen Drive

#### Baldwin, Camille/Baldwin Carole

7638 Joe Allen Drive

Camille (843)476-1097, Carole (571)228-5352

[CamilleL.Baldwin@gmail.com](mailto:CamilleL.Baldwin@gmail.com), [Gofishccb@gmail.com](mailto:Gofishccb@gmail.com)

Sam Richardson (843)473-0389, Ben Richardson (843)441-4944

Nic Richardson (843)812-8934

*Carole Baldwin*  
*Camille L. Baldwin*

#### Baldwin, Patricia (Pat)

7607 Patterson Road

(703)932-4445

[pathaffeybaldwin@gmail.com](mailto:pathaffeybaldwin@gmail.com)

#### Balkom/Oliver, Andrew Balkom & Danyelle Oliver

7622 Joe Allen Drive

Andrew (843)986-4232, Danyelle (843)986-8181

[abalkom@me.com](mailto:abalkom@me.com), [doliver1990@me.com](mailto:doliver1990@me.com)

Justin 2015, Olivia 2017, Ansleigh 2020

**Barnes, Sue**

7628 Joe Allen Drive

home (843)846-6118 cell (843)226-9215 (call only, no texting)

[Bensue54@gmail.com](mailto:Bensue54@gmail.com)

*Sue P. Barnes*

**Belle Monte, LLC Baldwin Family**

7611 Patterson Road

Camille Baldwin (843)476-1097, Carole Baldwin (571)228-5352, Gary Baldwin

(843)813-7191

[CamilleLBaldwin@gmail.com](mailto:CamilleLBaldwin@gmail.com), [Gofishccb@gmail.com](mailto:Gofishccb@gmail.com), [g11baldwin@gmail.com](mailto:g11baldwin@gmail.com)

*Carole C. Baldwin*

**Brennan-Brooks, Gerald (Gerry) & Roberta**

7626 Joe Allen Drive

Jerry (908)917-5825

*gcbbb@comcast.net*

**Bush, Kevin & Beverly**

7627 Joe Allen Drive

Kevin (843)540-7002, Beverly (843)521-7978

[Beverly1129@gmail.com](mailto:Beverly1129@gmail.com)

*Beverly Bush*  
*K-23*

**C**

**Crosby, Austin & Kensley**

7596 Biddie Lane

Austin (843)599-5497, Kensley (843)230-0406

Lawson 2018, Swain 2020

[minceykr@gmail.com](mailto:minceykr@gmail.com)



**D****Danielson, Ward & Janette**

7616 Joe Allen Drive

Ward (843)846-4277, Janette (843)592-0477

[Janette.danielson@gmail.com](mailto:Janette.danielson@gmail.com)

Janette Danielson  
Ward Danielson

**F****Ferguson, Daryl & Glenna**

7603 Patterson Road

Daryl (804)399-6400

daryl.a.ferguson@gmail.com

Glenna J Ferguson ~~glenna~~ gjohnson7@verizon.net**Fry, Todd & Angela**

7605 Joe Allen Drive

Todd (973)970-8076, Angela (602)421-5534

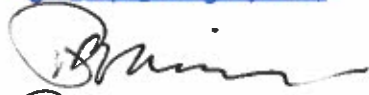
[Ange.m.fry@gmail.com](mailto:Ange.m.fry@gmail.com)

Todd Fry

**G****Gwinn, Robert & Penny**

7604 Joe Allen Drive

home (843)846-4384, Penny (843)812-4335, Robert (407)256-5665

[gwinnp@hargray.com](mailto:gwinnp@hargray.com)

Penny Gwinn

**H****Herring, Robbie & Carole**

7613 Patterson Road

Carole (843)812-8884, Robbie (843)812-1632

LeAnn 2006, Morgan 2011

[Robbieherring4@gmail.com](mailto:Robbieherring4@gmail.com)**J****Johnson, Inez**

7597 Patterson Road

**K****Kelly, Kimo & Nancy**

7636 Joe Allen Drive

Nancy (404)432-1777, Home(843)644-4447

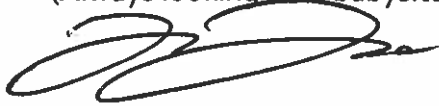
**L****Lambert, Dan & Holly**

7615 Joe Allen Drive

Holly (c) (843)812-3892, Dan (c) (843) 812-9807, (H) (843)846-3000

[HL6892T@hotmail.com](mailto:HL6892T@hotmail.com)

**Law, Tyler & Charlotte**  
7600 Joe Allen Drive  
Charlotte (803)308-1429, Tyler (803)842-1430  
Henry (2019)  
[Perrowck@gmail.com](mailto:Perrowck@gmail.com), [Tylerlaw87@gmail.com](mailto:Tylerlaw87@gmail.com)  
(Always looking for a babysitter & Running partner!)

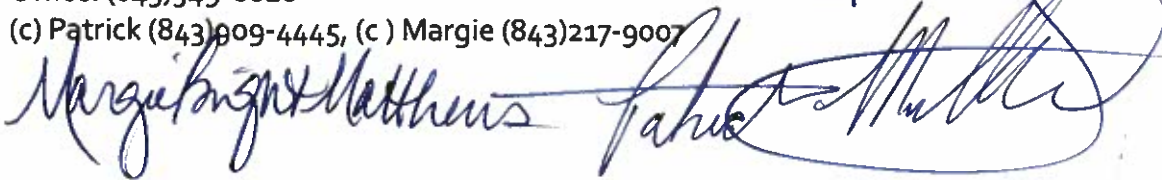


**List, Jeffrey(Jeff) & Janice**  
7594 Biddie Lane  
Jeff (513)211-2852, Janice (920)227-5500

## **M**

**Matthews, Patrick Matthews & Margie Bright**

7599 Patterson Road  
[Margie@brightmatthewslaw.com](mailto:Margie@brightmatthewslaw.com); [fireandice.matthews@yahoo.com](mailto:fireandice.matthews@yahoo.com)  
Office: (843)549-6028  
(c) Patrick (843)909-4445, (c) Margie (843)217-9007



**Miley, Janet**

7619 Patterson Road  
(803)943-6593  
Jay 1963, Christy 1970  
[Jmiley2935@yahoo.com](mailto:Jmiley2935@yahoo.com)



**Mills, Bob & KC**

7612 Patterson Road  
Bob (203)731-1468, KC (303)909-0545  
[bob@bobsdrydock.com](mailto:bob@bobsdrydock.com)

**Mixson, David & Annie Peifer**

7606 Joe Allen Drive

Annie (843)812-3033

  
crpeifer51@outlook.com

**Mixson, Steve & Gail**

7625 Joe Allen Drive

Gail (843)812-6341, Steve (843)812-6717, Home (843)217-4371

[Lgmixson61@icloud.com](mailto:Lgmixson61@icloud.com)

## **N**

**Neisius, Greg**

7601 Joe Allen Drive

## **O**

**Oliver, Walter (Walt) & Colleen**

7622 Joe Allen Drive

Walt (843)812-4488, Colleen (843)812-7887, H (843)846-8833

[woliver@me.com](mailto:woliver@me.com), [coliver1961@me.com](mailto:coliver1961@me.com)

## **P**

**Pappas, Nick & Bri**

7598 Patterson Road

Bri (843)513-4723

[Bnsander1226@gmail.com](mailto:Bnsander1226@gmail.com)

**Peeples, Kyle & Heidi**

7605 Patterson Road

Kyle (843)812-7826, Heidi (843)252-3515

Anna 2017, Kaylee 2019

[Heidi.anna83@gmail.com](mailto:Heidi.anna83@gmail.com), [kylehpeeples@yahoo.com](mailto:kylehpeeples@yahoo.com)

*H. Peeples*

**Plair, Frank & Therese**

7624 Joe Allen Drive

Therese (843)986-4445

*fplair@hargray.com*  
*siks@hargray.com*

*Therese M. Plair*  
*Frank O. Plair*

**R**

**Rausch, Matt**

7608 Patterson Road

Matt (843)252-1138

Summer 2006, Alexis 2008, Eli 2012

[Mrausch2003@yahoo.com](mailto:Mrausch2003@yahoo.com)

**Reilly, Michael (Mikey) & Jennifer (Jenn)**

7603 Joe Allen Drive

Willa (2011), Silas (2015)

Michael (816)405-4162, Jennifer (660)525-7698

[mreilleyjr@live.com](mailto:mreilleyjr@live.com), [jennrye@hotmail.com](mailto:jennrye@hotmail.com)

**Rhodes, Phyllis or Gregg Brunson**

7601 Patterson Road

*rhodesps@icloud.com*

803 942-1291

*Phyllis & Rhodes*

**Roll, Glenn & Janice**

7610 Patterson Road

Glenn(907)388-5753, Janice(907)388-4785

[Glenn.roll@gmail.com](mailto:Glenn.roll@gmail.com), [itsafabricaffair@gmail.com](mailto:itsafabricaffair@gmail.com)

*Janice J. Roll*

\$

**Sandfort, John & Eva**

7640 Joe Allen Drive

Eva (864)706-9677, John (864)747-0067

[evasandfort@gmail.com](mailto:evasandfort@gmail.com), [johnsandforto@gmail.com](mailto:johnsandforto@gmail.com)

*John Sandfort*

*Eva M Sandfort*  
*John Sandfort*

**Seabolt, Scot & Julie**

7609 Patterson Road

Scot (706)799-6632, Julie (706)339-3888

[jaseabolt@hotmail.com](mailto:jaseabolt@hotmail.com)

*Scot Seabolt*

**Smith, Clifford & Shannon**

7618 & 7620 Joe Allen Drive

(843)571-5002 843-437-3790

[shaybeth@att.net](mailto:shaybeth@att.net)

**Smith**

7620 Joe Allen Drive

**Smith, James & Martha Ann**

7632 Joe Allen Drive

*Martha Smith*  
[mindabackers@gmail.com](mailto:mindabackers@gmail.com)  
843 846 4983

**T**

**Thorson, Lynne & Brittany**  
7612 Joe Allen Drive

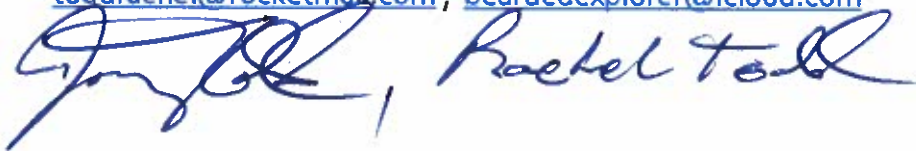
**Todd, Jeremy & Rachel**

7614 Joe Allen Drive

Home (843)217-4160, **Jeremy** (843)694-4400, **Rachel** (843)812-6798

Dallas 2005, Jon 2008

[toddrachel@rocketmail.com](mailto:toddrachel@rocketmail.com), [beardedexplorer@icloud.com](mailto:beardedexplorer@icloud.com)



**Tootle, Connie**

7630 Joe Allen Drive

Home (843)846-8700, **Connie** (843)812-8890

[cktootle@gmail.com](mailto:cktootle@gmail.com)

**Q**

**Qualls, Micah & Frances**

7606 Joe Allen Drive

(843)898-0199

**U**

**Utsey, Win & Winn, Katherine**

7621 Joe Allen Drive

**Katherine** (843)812-0167

**W**

**Wersler, Charles & Theresa**

7610 Joe Allen Drive

Home (843)846-0067, **Theresa** (843)441-3316

[thehomestead@centurylink.net](mailto:thehomestead@centurylink.net)

**T**

**Thorson, Lynne & Brittany**  
7612 Joe Allen Drive

**Todd, Jeremy & Rachel**

7614 Joe Allen Drive  
Home (843)217-4160, Jeremy (843)694-4400, Rachel (843)812-6798  
Dallas 2005, Jon 2008  
[toddrachel@rocketmail.com](mailto:toddrachel@rocketmail.com), [beardedexplorer@icloud.com](mailto:beardedexplorer@icloud.com)

~~7606 Joe Allen Drive~~

**Tootle, Connie**  
7630 Joe Allen Drive  
Home (843)846-8700, Connie (843)812-8890  
[cktootle@gmail.com](mailto:cktootle@gmail.com)


**U**

**Utsey, Win & Winn, Katherine**  
7621 Joe Allen Drive  
Katherine (843)812-0167

*Katherine Winn*  
*riverwinn@gmail.com*

**W**

**Wersler, Charles & Theresa**  
7610 Joe Allen Drive  
Home (843)846-0067, Theresa (843)441-3316  
[thehomestead@centurylink.net](mailto:thehomestead@centurylink.net)





**From:** John Sandfort <[johnsandfort0@gmail.com](mailto:johnsandfort0@gmail.com)>  
**Sent:** Monday, October 17, 2022 9:37 AM  
**To:** development <[development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)>  
**Subject:** Re: 7597 Patterson Road Annexation, Beaufort SC 29906

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

Thank you Julie. We had a neighborhood meeting yesterday, Sunday October 16 at 2:00 pm. The Roselawn neighbors had further comments/concerns with the annexation of 7597 Patterson Drive into the city as T3S.

How would the city handle police, fire and other city residential support for this one residence so far outside the city? Concern there would be constant confusion on who supports this single lot.

Please add this to my original letter of concern.

Thank you  
John Sandfort  
864-747-0067  
7640 Joe Allen Drive  
Beaufort Sc 29906

Sent from my iPhone

# Fred and April allen

7617 Joe Allen Drive  
Beaufort, SC 29906

October 18, 2022

Dear Councilmen,

I am writing in respectful opposition to the annexation and re-zoning of 7597 Patterson Drive in the Roselawn neighborhood.

We and our neighbors have great concern over this proposed change in the character of our neighborhood. Many of us invested in our Roselawn properties with the intent of living there in our retirement years. Some of us are already doing that, and others, like us, soon will be. Our investments were made with our retirement funds in the expectation that the character and quality of our properties would remain as they are. Roselawn is a single family neighborhood. The proposed annexation and re-zoning has the potential to change that. It is our understanding that the proposed zoning change allows for the possibility of multiple cottages under a subdivision of 7597 into lots of 4,000 sq. ft. That is not at all in keeping with the neighborhood character we invested in. While the prospective purchaser claims "only" to be seeking a dock remedy; nevertheless the zoning change would allow them or future owners to construct other than single family accommodations.

As regards the prospective buyer's desire to construct a dock which would not be allowed under current zoning, it is my belief that their proposed dock remedy would take a new dock out to a relatively narrow and shallow portion of the neighborhood creek. There are multiple concerns about this route, including impacts to oyster beds and marshes, which would be the basis of objections by OCRM, our neighborhood and possibly other third party conservation groups. If multiple dwelling units, with a dock, are enabled by re-zoning 7597 Patterson, the increased boat traffic in our creek would likely cause us more problems by increased shore erosion. While we do not wish to adversely impact the property value of the current owner, it is a fact of waterfront/marshfront properties that not all properties are appropriate for all forms of dock construction. We believe the prospective buyer is 'jurisdiction shopping' in an attempt to procure what is not currently available or appropriate in our neighborhood.

While it is our desire to address this matter initially through respectful advocacy with the appropriate elected officials, I think we are sufficiently resolved to pursue any actions necessary to retain the character of our neighborhood and protect our investment in our retirement homes.

Our neighborhood is happy under the current jurisdiction and zoning in place when we bought our properties. **Please help us by denying the annexation and re-zoning requests for 7597 Patterson Drive. Thank you for your consideration.**

Fred and April Allen  
7617 Joe Allen Drive  
Beaufort, SC 29906

October 20, 2022

Dear Mr. Murray and City Councilmen,

Our neighborhood is now facing a crisis. The owner of a four- and one-half acre lot, 7597 Patterson Road, which is just outside but in the sightline to the entrance of our Roselawn Subdivision neighborhood, is requesting annexation into the city. The seller is also seeking a change of zoning from T2R-Residential to T-3 Suburban in order to obtain a permit for a dock longer than what the county permits. We have since learned that the interested buyer has plans to build multiple villas on the property, not the second home as she stated in the Metropolitan Planning Commission meeting. No one in our neighborhood was privy to this meeting or the seller's application until a sign was placed on the property. We certainly would have addressed our concerns at that meeting had we known.

The impact to our neighborhood should this rezoning be permitted is dire. All residents have chosen to live where we do because we desire a quieter home in a rural area. Should the buyer be awarded annexation, which in turn the change in zoning, thus allowing for multiple dwellings on this property, our chosen lifestyle and the impact on the narrow Middle Creek, oyster beds, resident's bluffs and existing seawalls would be compromised. This could also pave the way to annex our entire neighborhood into the city. This is an action no one in the neighborhood wants. One person's desire to create an income producing enterprise through these transactions would adversely impact many, many families.

I am a native Beaufortonian and built my house on 7630 Joe Allen Drive in 1985. I have enjoyed thirty-seven years of living in a breathtakingly beautiful, quiet and friendly neighborhood. I am now fully retired and I, as well as all my neighbors, want to continue enjoying our homes in this idyllic location, one which I have honestly worked a lifetime to provide for myself and family. Additional road, boat and jet ski traffic and the huge increase in population would all but destroy our way of life.

Equally importantly, there is the question of the city's expense in providing utilities, sewer lines, police and fire protection to this one lot. I can't even imagine the difficulty this would ensue and the increase in taxes for the entire city.

In conclusion, I and the neighbors of Roselawn Subdivision request that you deny the annexation application and support our fundamental right to live securely and peacefully as we always have. Thank you for your hard work in representing Beaufort and your consideration in this matter.

Most Sincerely,

Constance Kearns Tootle

## Traci Guldner

---

**From:** Angela Fry <ange.m.fry@gmail.com>  
**Sent:** Sunday, October 23, 2022 7:48 PM  
**To:** Traci Guldner  
**Subject:** 7597 Patterson Rd annexation hearing

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

Dear Traci,

I would like the following statement read on the record Tuesday October 25th for the possible Re zoning of 7597 Patterson Rd, parcel R 100 014 000 0158 0000.

Section 1.2.1 states the Purpose and Intent of the City of Beaufort codes.

A number of these goals would simply not be met, and indeed are unachievable on a practical basis, for the lot in question at this meeting. To wit:

- This lot would be the only lot within miles designated as T3S and would be surrounded by rural land that will maintain its current state of low-density development, which includes the Clarendon Planation Legacy PUD, which has a special agricultural status. How would this "facilitate the creation of a convenient, attractive and harmonious community", should the land owner intend to build structures or use the property in a manner out of character with the properties that surround it?
- While the lot is a waterfront property, the reality is that hundreds of feet of marsh extend from shoreline to the estuary. This marsh would be adversely harmed by a dock that would be long enough to be usable, not to mention the destruction of the scenery, natural beauty, and ecologically sensitive area that the city code is intended to "protect and preserve".
- Because the lot would be the only one of its kind for miles, it is unknown how "transportation, police and fire protection..., sewage, schools, parks, and other recreational facilities..., and other public services and requirements" would be "facilitate[d]" and "adequately provision[ed]" for.
- In a similar vein, because of its isolation, "safety" from "fire, flood, or other dangers" is not something the city can adequately provide.

Please consider voting no to annexing this property into the city of Beaufort.

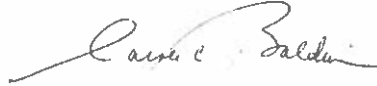
Thank you,

Angela Fry

7605 Joe Allen Drive  
Beaufort, SC 29906

TO: Traci Guldner  
City Clerk  
[tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org)

FROM: Carole C. Baldwin  
7611 Patterson Rd  
7638 Joe Allen Dr.  
Beaufort, SC 29906  
[gofishccb@gmail.com](mailto:gofishccb@gmail.com)



SUBJECT: **Public Comment on Request for Annexation of 7597 Patterson Road  
Beaufort 29906 to City T3S from County T2R**

DATE: October 24, 2022

I am writing as both a co-owner of two family homes in the Roselawn Estates area of Grays Hill and as a marine scientist (MS Marine Biology, College of Charleston; PhD Marine Science, College of William and Mary). With respect to the land, my neighbors already have listed most of our concerns in their submissions to the Council, but I will add that the potential increase in homes in the area if 7597 Patterson Road is maximally subdivided under T3S zonation (Section 2.4.1 of the Beaufort Code) could contribute to a hub of congestion as one travels along US 21 to reach the areas in Beaufort, Port Royal, and St. Helena already designated as urban.

With respect to the water, the property under review is in the upper reaches of the Port Royal Sound, where creeks are narrow and marshes are the dominant landscape. Healthy saltmarshes are vital to the ecology of the Sound, and wise stewardship includes maintaining low-density development (i.e., T1 or T2 designations) in the upper reaches. This can help mitigate the impacts of the intense development that is occurring along lower sections of the Sound. Furthermore, an increase in boat or jet-ski traffic that might accompany a large increase in residents in the area could have impacts on local commercial crabbers/shellfishers, recreational fishers, and even neighborhood children who regularly swim in the narrow creek the property faces.

I note that in Section 2.4.1 of the Beaufort Code about subdivision of property under the various zoning designations, the user is referred to Section 2.5.4 for waterfront property under T3S designation. There it says that *[w]aterfront lots that exceed the minimum lot depth requirements, and are larger than 350 feet deep and 18,000 square feet, may be subdivided into two lots - one fronting the water and one fronting the right-of-way provided both lots conform with the applicable requirements of this Code.* If 7597 Patterson Road, which is waterfront property and meets the other requirements, can maximally be divided into two lots (without further subdivision of either lot), that would alleviate many concerns regarding both the land and water. However, it is not clear from the Code if that is the case.