

ORDINANCE 2013 / 14

CONDITIONAL APPROVAL OF A REQUEST BY BEAUFORT-JASPER WATER & SEWER AUTHORITY TO GRANT AN ENCROACHMENT PERMIT OVER THE SPANISH MOSS RAIL TRAIL TO PARKER'S CONVENIENCE STORE NEAR THE INTERSECTION OF U.S. HIGHWAY 21 AND PARRIS ISLAND GATEWAY AS SHOWN ON EXHIBIT A AND EXHIBIT B.

Adopted this 25th day of March, 2013.

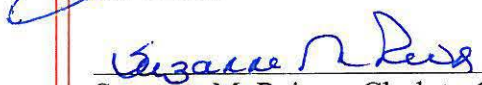
COUNTY COUNCIL OF BEAUFORT COUNTY

By: 
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:


Joshua A. Gruber, Staff Attorney

ATTEST:


Suzanne M. Rainey, Clerk to Council

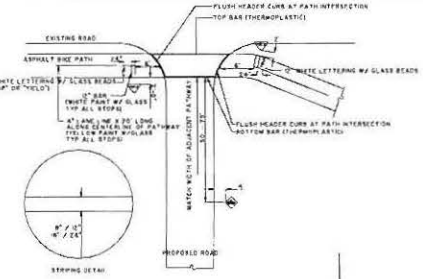
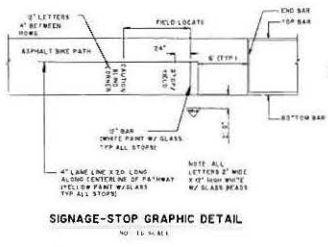
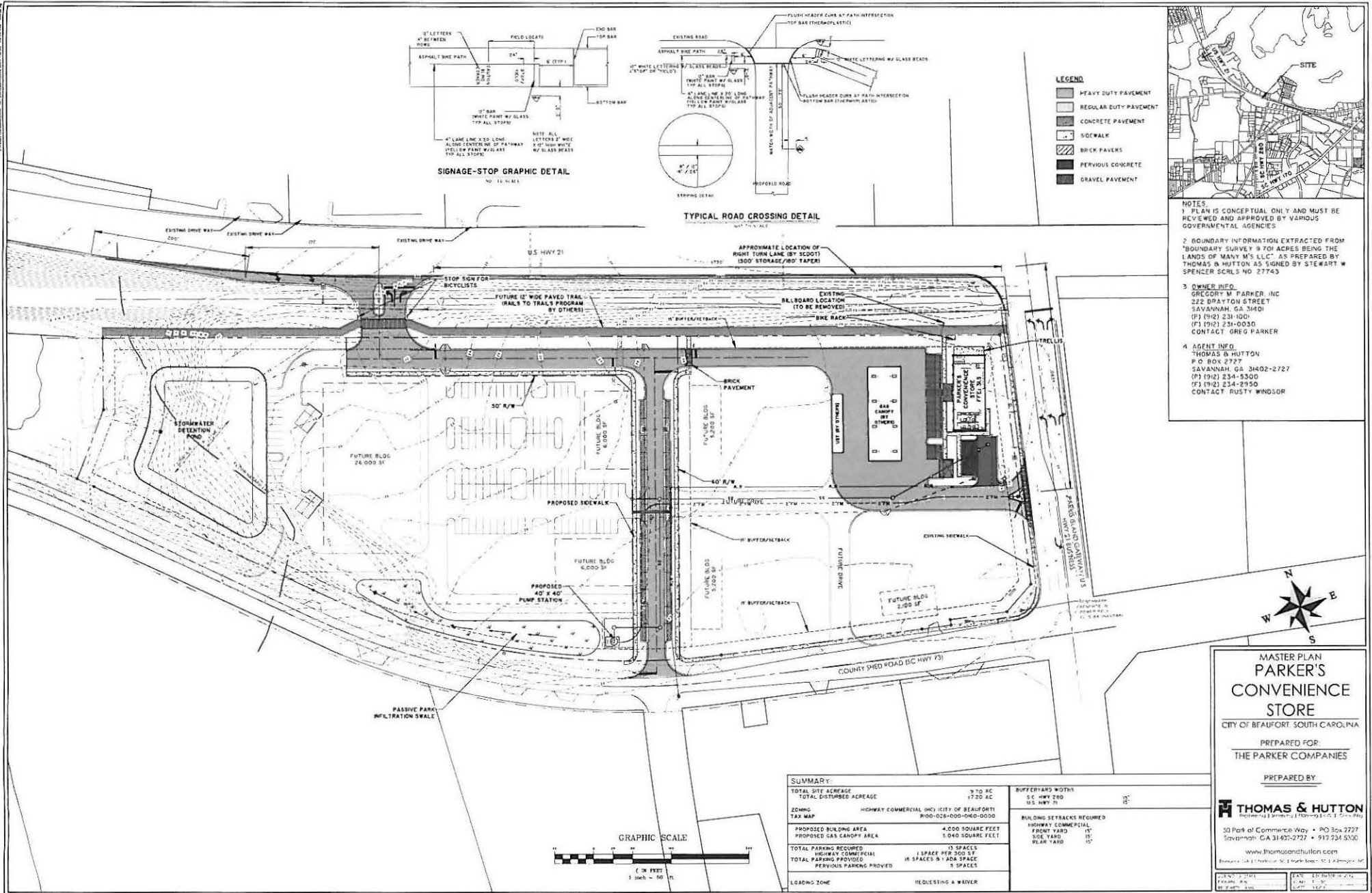
First Reading, By Title Only: February 25, 2013

Second Reading: March 11, 2013

Public Hearing: March 25, 2013

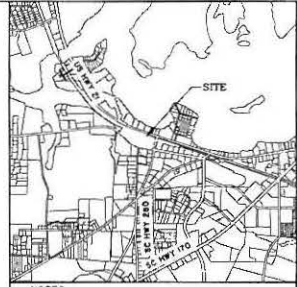
Third and Final Reading: March 25, 2013

EXHIBIT A



LEGEND

- HEAVY DUTY PAVEMENT
- REGULAR DUTY PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK
- BRICK PAVERS
- PERVIOUS CONCRETE
- GRAVEL PAVEMENT



- NOTES**
1. PLAN IS CONCEPTUAL ONLY AND MUST BE REVIEWED AND APPROVED BY VARIOUS GOVERNMENTAL AGENCIES
 2. BOUNDARY INFORMATION EXTRACTED FROM "BOUNDARY SURVEY 9.701 ACRES BEING THE LANDS OF MANY'S LLC," AS PREPARED BY THOMAS & HUTTON AS SIGNED BY STEWART W. SPENCER SCRLS NO. 27743
 3. **OWNER INFO**
GREGORY M. PARKER, INC.
222 DRAYTON STREET
SAVANNAH, GA 31401
(P) (912) 231-1001
(F) (912) 231-0030
CONTACT: GREG PARKER
 4. **AGENT INFO**
THOMAS & HUTTON
P.O. BOX 2727
SAVANNAH, GA 31402-2727
(P) (912) 234-5300
(F) (912) 234-5150
CONTACT: RUSTY WINDSOR

SUMMARY

TOTAL SITE ACREAGE	9 TO AC
TOTAL DISTURBED ACREAGE	17.20 AC
ZONING	HIGHWAY COMMERCIAL (HC) (CITY OF BEAUFORT)
TAX MAP	700-028-000-000-0000
PROPOSED BUILDING AREA	4,000 SQUARE FEET
PROPOSED GAS CANOPY AREA	5,040 SQUARE FEET
TOTAL PARKING REQUIRED	10 SPACES
TOTAL PARKING PROVIDED	10 SPACES @ 1 ADA SPACE & 9 SPACES
LOADING ZONE	REQUESTING A WAIVER

BUFFER YARD WIDTHS

S.C. HWY 210	15'
U.S. HWY 21	15'

BUILDING SETBACKS REQUIRED

HIGHWAY COMMERCIAL	5'
FRONT YARD	5'
SIDE YARD	5'
REAR YARD	5'

**MASTER PLAN
PARKER'S
CONVENIENCE
STORE**

CITY OF BEAUFORT, SOUTH CAROLINA

PREPARED FOR:
THE PARKER COMPANIES

PREPARED BY:

THOMAS & HUTTON
REGISTERED PROFESSIONAL ENGINEERS & ARCHITECTS
50 Park of Commerce Way • P.O. Box 2727
Savannah, GA 31402-2727 • 912.234.5300
www.thomasandhutton.com

DATE: 08/14/2014
DRAWN: RWS
SCALE: 1" = 30'

OFFICE OF THE COUNTY ADMINISTRATOR
COUNTY COUNCIL OF BEAUFORT COUNTY

GARY T. KUBIC
COUNTY ADMINISTRATOR

CHERYL HARRIS
EXECUTIVE ASSISTANT

ADMINISTRATION BUILDING
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
TELEPHONE: (843) 255-2026
FAX: (843) 255-9403
www.bccox.net

BRYAN J. HILL
DEPUTY COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
STAFF ATTORNEY

March 22, 2013

Mr. Gerald Dawson, Chairman
Public Facilities Committee
Beaufort County Administration Building
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

Re: March 25, 2013, Public Hearing, Conditional Approval to grant an encroachment permit over the Spanish Moss Trail for the development of a Parker's Convenience Store at the US 21 and Parris Island Gateway.

Dear Chairman Dawson:

I am writing to you to report the findings of Administration regarding the granting or denial by Beaufort County of an encroachment permit over the Spanish Moss Trail.

The encroachment permit is required as part of a proposed commercial development agreement between Parker's Convenience Store and the City of Beaufort on the corner site located at the intersection of US 21 and Parris Island Parkway.

It is the recommendation of Beaufort County Administration that County Council conditionally approve the encroachment permit based upon the achievement of the following expressed conditions.

1. The South Carolina Department of Transportation (SCDOT) must approve an encroachment permit for vehicular access from US 21.
2. The City of Beaufort must accept the roadways created for this project as City of Beaufort public roads.
3. The City of Beaufort shall enter into a development agreement with Parker's Convenience Store and provide a traffic analysis report accurate to the concept plan and its impacts upon US 21, Parris Island Gateway and County Shed Road.
4. The City of Beaufort will be responsible for traffic mitigation measures to relieve any failing levels of service associated with this development and its effect upon US 21, Parris Island Gateway and County Shed Road.

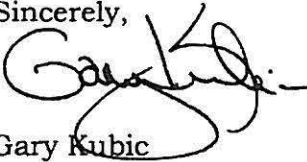
Mr. Gerald Dawson, Chairman
Public Facilities Committee
March 22, 2013
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5. The City of Beaufort must submit any traffic mitigation measures to the SCDOT and County.
6. In order to maintain state and federal funding opportunities for the development of the Spanish Moss Trail, the development agreement must specify that any current or future Spanish Moss Trail locations shall be designed and built in accordance with the "2012 AASHTO Guide for the Development of Bicycle Facilities" standards.
7. All right-of-way easements that are required for the development of the Spanish Moss Trail which arise from the development agreement shall be granted to Beaufort County and/or Beaufort-Jasper Water and Sewer Authority.
8. Beaufort County shall have an opportunity to provide comments for any proposed signage associated with the development agreement.

If you have any questions, please contact me.

Thanks.

Sincerely,



Gary Kubic
Beaufort County Administrator

GK:ch

cc: Paul Sommerville, Chairman, Beaufort County Council
Members of Beaufort County Council
Billy Keyserling, Mayor, City of Beaufort
Members of City of Beaufort Council
Scott Dadson, City Manager, City of Beaufort
Josh Gruber, County Attorney