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CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL WORKSESSION AGENDA
June 8, 2021
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."

WORKSESSION - City Hall, Planning Conference Room, 1st Floor - 5:00 PM

Please note, this meeting will be broadcasted via zoom and live streamed on Facebook. You can view the meeting at the City's page; City Beaufort SC

I. CALL TO ORDER

- A. Stephen D. Murray III, Mayor

II. PRESENTATION

- A. Update on planned changes to Solid Waste Services - David Wilhelm, Beaufort County Capital Projects Director
- B. Discussion of the Building Height Above Grade Criteria in the Beaufort Development Code and the guidelines in the Building Code

III. DISCUSSION ITEMS

- A. Designated Marketing Organization (DMO) update - Robb Wells, President, Greater Beaufort-Port Royal Convention and Visitors Bureau

IV. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (1) of the South Carolina Code of Law: Discussion regarding Personnel - Boards and Commissions

V. ADJOURN



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 6/2/2021
FROM: Bill Prokop, City Manager
AGENDA ITEM TITLE: Update on planned changes to Solid Waste Services - David Wilhelm, Beaufort County Capital Projects Director
MEETING DATE: 6/8/2021
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: Discussion

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Presentation Power Point	Backup Material	6/2/2021

SOLID WASTE & RECYCLING ENTERPRISE FUND



WHY ALL THE CHANGES?

- Obligation to make the most out of the tax dollars entrusted to us and to be good stewards to our environment
- The cost to manage solid waste is increasing every year. Currently solid waste is viewed as a byproduct. We have the opportunity to shift our viewpoint to use it as a resource



WHAT IS AN ENTERPRISE FUND / PURPOSE OF AN ENTERPRISE FUND

- Enterprise funds are independent, self-sustaining funds supported primarily by user fees to pay for a specific service or activity.
- The main purpose of a solid waste & recycling enterprise fund is to identify and isolate solid waste system costs and revenues to increase financial accountability and transparency.



SOLID WASTE & RECYCLING PROGRAM HIGHLIGHTS

- Management of nine convenience centers
- Payment of tipping fees for all **RESIDENTIAL** solid waste including household waste, yard waste, and construction/demolition waste
- Management of county-wide recycling programs
- Education and public awareness
- Environmental stewardship
- Full-time litter control team



SOLID WASTE & RECYCLING PROGRAM COSTS

FY22 BUDGET **\$10,300,000**

- \$4.5m – Landfill disposal fees
- \$2.5m – Operation of convenience centers (hauling, labor, maintenance, repairs)
- \$1.5m – Personnel
- \$1m – Recycling program



ENTERPRISE FUND FEE OPTIONS

Option 1: Flat fee

With this option, a flat fee would be assessed annually to all residential housing units regardless of the property value. Program costs are a result of the volume of waste generated. The volume of waste generated is not dependent upon the value of the property. The logic of this option is everyone would pay the same amount since everyone generates the same volume of waste.

Option 2: Millage

This option would assess a fee based on tax millage rates. Consistent with the funding mechanism for all County services, the solid waste & recycling enterprise fee would be fully funded by assessing the appropriate millage rate to each property.

Option 3: Pay for Use

This option would charge a fee for the amount of waste generated on a per use basis. There is not enough data presently accurately determine what the costs would be to sustain the program.



CURRENT STATUS

- Beaufort County Council adopted an ordinance on June 8, 2020, creating the enterprise fund. At the time the ordinance was adopted the fee structure was to be determined.
- A consultant (TischlerBise) presented a fee study report to the Public Facilities Committee on January 19, 2021.
- First reading of County Council to adopt a solid waste and recycling fee ordinance was approved March 21st
- Second reading of the ordinance was approved by County Council on April 12th.
- County Council approved a revised first reading to establish a millage based fee structure on April 26th.
- Third and final reading to adopt the enterprise fund fee structure is scheduled for May 24th.



FORWARD THINKING

WHERE DO WE WANT TO BE IN 5 – 10 – 25 YEARS?

1. Maximize recycling efforts in a cost effective manner
2. Develop a long-range plan to manage solid waste cost effectively and in an environmentally sustainable manner
3. Provide a cost effective and operationally efficient convenience center system
4. Implementation of a “Zero Waste” initiative



QUESTIONS / COMMENTS





CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 5/17/2021
FROM: Steve Andrews
AGENDA ITEM TITLE: Discussion of the Building Height Above Grade Criteria in the Beaufort Development Code and the guidelines in the Building Code
MEETING DATE: 6/8/2021
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

Steve Andrews of Andrews Engineering has concerns about the practicality of the finish floor height requirements of the Beaufort Development Code. He has presented his concerns to the City Manager, the Director of Community & Economic Development, and the Building Official. Mr. Andrews has requested an opportunity to discuss the issues with City Council.

PLACED ON AGENDA FOR: Discussion

REMARKS:

Staff is prepared to draft an ordinance as council sees fit.

ATTACHMENTS:

Description	Type	Upload Date
Presentation Outline	Backup Material	5/18/2021
Code Comparison	Presentation	5/18/2021

Presentation Outline for Discussion of
Eliminating the Building Height Above Grade Criteria in
The Beaufort Code

Section 2.6.2 Building Height above Grade speaks to the required building height in all zones and specific to T3, T4, and T5 zones. The minimum building height above grade for single family is 18" or 24" for rowhome it is 36" for apartment house it is 18".

Section 4.5 Building Types speaks to Building Height above Grade for specific building types: Rowhome and Apartment House. The minimum building height for rowhome is 36" in zones T4-N, T5, RMX, IC. The minimum building height for apartment house is 18" in zones T4, T5, RMX, IC.

The reason presented for elevating the building floor height is **privacy** for the windows, Table 4.4 Private Frontage Types. Table 4.4 identifies that this is a concern wherein the building is **close** to the sidewalk/road.

Inadvertent Consequences:

1. The blanket building height requirement for all residential in all zones does not consider specific site conditions such as:
 - a. Location
 - b. Topography
 - c. Tree coverage
 - d. Drainage conditions
 - e. Adjacent existing building types, finish floor elevations, and locations on the property
2. Limits and restricts the designer's, owner's and builder's, ability to achieve the development they desire and envision.
3. ADA compatibility for all ground floor units.
4. ADA accessibility ramps for ingress and egress, and accessibility routes to a public way.
5. Handrails for the ADA ramps
6. Handrails on porches and stair ways.
7. Inconvenience to older population.
8. 3' of fill has potential to overburden underlying soft clay layer that is found in this area, which may trigger the need to surcharge the building pads or to use piles under the foundation.
9. Compounding the required depth of fill on top of required environmental standards specifying separation from the seasonal highwater table.
 - a. 6" below bottom of infiltration BMP's
 - b. 24" below pavement subgrade

10. The building height requirement increases the building and site construction cost.

ADDITIONAL COST FOR 36" VS 15" BUILDING HEIGHT FOR A TOWNHOME 3 TO 4 BEDROOM, 1,550 to 1,750 SF		
ITEM	COST	COST w/ Current Fill Rates
Fill, Concrete, Veneer, Siding	\$5,000	\$7,000
(Steps, Handrails	\$4,000	\$4,000
Total per Unit	\$9,000	\$11,000
Total 90 Units	\$810,000	\$990,000

Approximate cost of fill across Dr. Gray property assuming 18" minimum building height opposed to 15" height derived by the IBC or IRC standards.

1. 200 acres T5-UC/RMX zoning
2. 40% open space, buffers, wetlands, stormwater
3. Developable area = $0.6 \times 200 = 120$ acres
4. Additional fill $(120' \times 43,560 \text{ ft}^2 \times 0.25')/27 = 50,000 \pm \text{ Cu Yd}$
5. Additional Cost = $\$20 \times 50,000 = \$1,000,000$
6. Assume cost uniformly distributed across the property = $\$1,000,000/200 = \$5,000/\text{acre}$.

Local Architect's Comments:

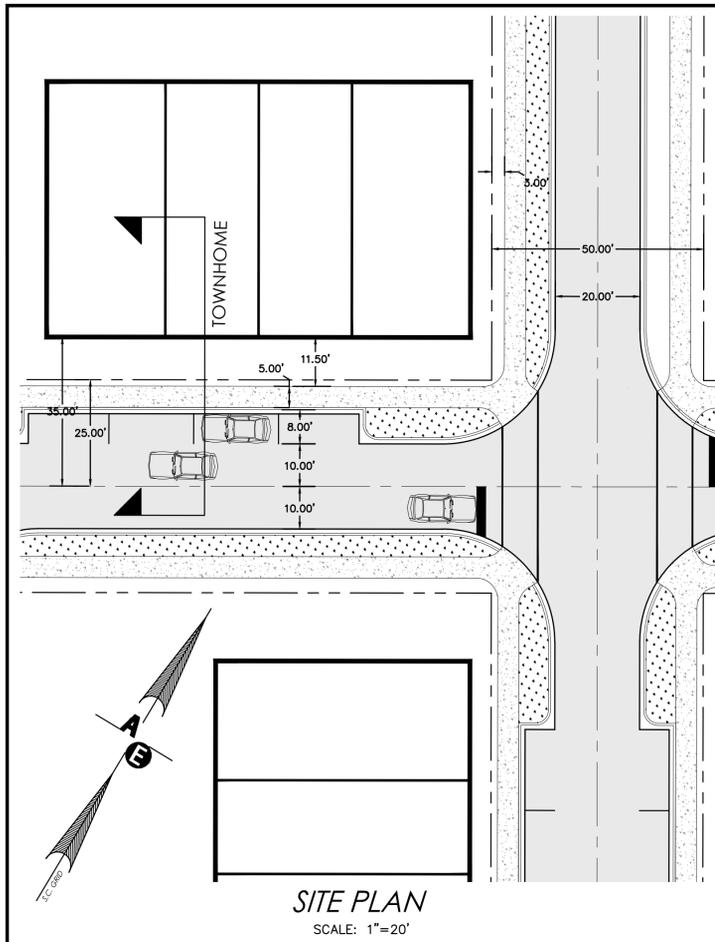
1. Accessibility is problematic.
2. Adds another impediment to day-to-day living for disabled and elderly.
3. Presents a challenge for townhomes with at grade garages in the units, by requiring a raised entry at the front and steps back down to the ground level garage. This creates design challenges and increased cost.
4. The requirement is "aesthetic only", and adversely impacts:
 - a. The cost of construction,
 - b. The end user by adding inconveniences,
 - c. The goal of providing affordable, low income, and work force housing,
 - d. The design process and the owner's and architect's vision for their project.
5. Good architecture can exist without raising the floor height, likewise it is no guarantee that a raised floor yields good architecture.
6. Overlapping codes can create confusion.

Recommendation:

1. Eliminate the Minimum Building Height requirements from The Beaufort Code and let the IBC and IRC building codes which the COB has adopted along with the COB Flood Damage Prevention Ordinance regulate the minimum building heights. These regulations specify the minimum building height to ensure a structure is protected against flooding, moisture damage, termite infestation, and meets accessibility standards.
2. Also, the stormwater management standards such as the SOLOCO Drainage Manual and the OCRM Sediment & Erosion Control Manual have requirements for the minimum separation from SHGW and BMP's such as pervious pavement, raingardens, and other infiltration systems which

indirectly dictate the minimum building height. Also, these standards require free board separation between the normal water level and top bank of stormwater ponds which also indirectly dictate the minimum building heights.

3. To address the privacy issue, where the building(s) will be placed close to the sidewalk/street, add language in 4.4 Private Frontage Types and 4.5 Building Types requiring the owner, architect, designer to demonstrate to the planning and building code staff how the privacy concerns will be addressed.



International Building Code - Standards specifying the minimum allowable finish floor elevation:

1804.4 - Ground adjacent to foundation sloped away at 5%.
Assume 11.5' from back of sidewalk to building at 5% = 7".

2304.12.1.5 - Clearance between wood siding and earth not less than 6".
Assume wood siding extends 2" below floor.
Finish floor above finish grade at building = 2" + 6" = 8".

Combining 1804 & 2304 the finish floor above sidewalk = 7" + 8" = 15".

1808.7.4 - Foundation elevated not less than 12" above street gutter or discharge point plus 2% slope.
Assume 11.5' from back of sidewalk (discharge point) to building at 2% = 3".

Based on 1808 the finish floor above sidewalk = 12" + 3" = 15".

INTERNATIONAL RESIDENTIAL CODE

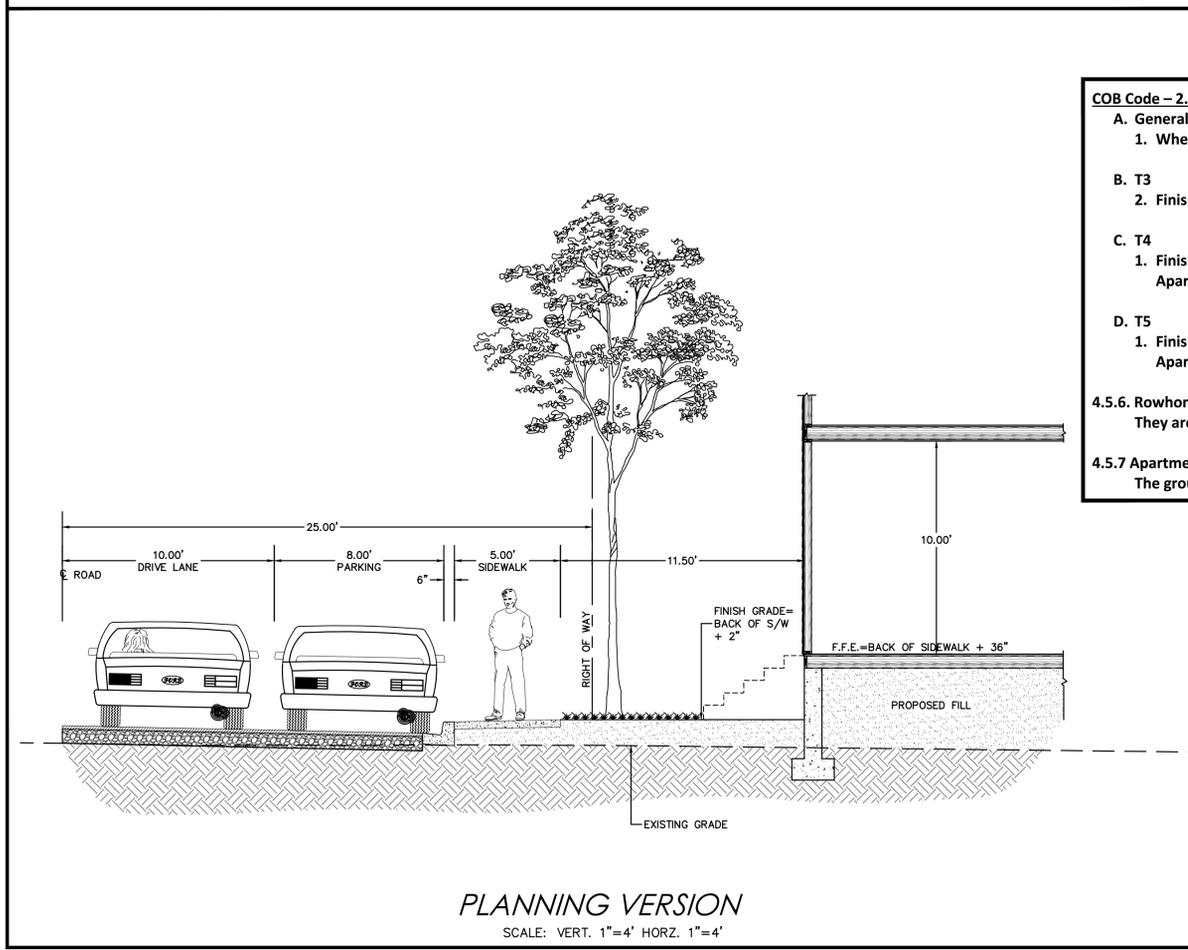
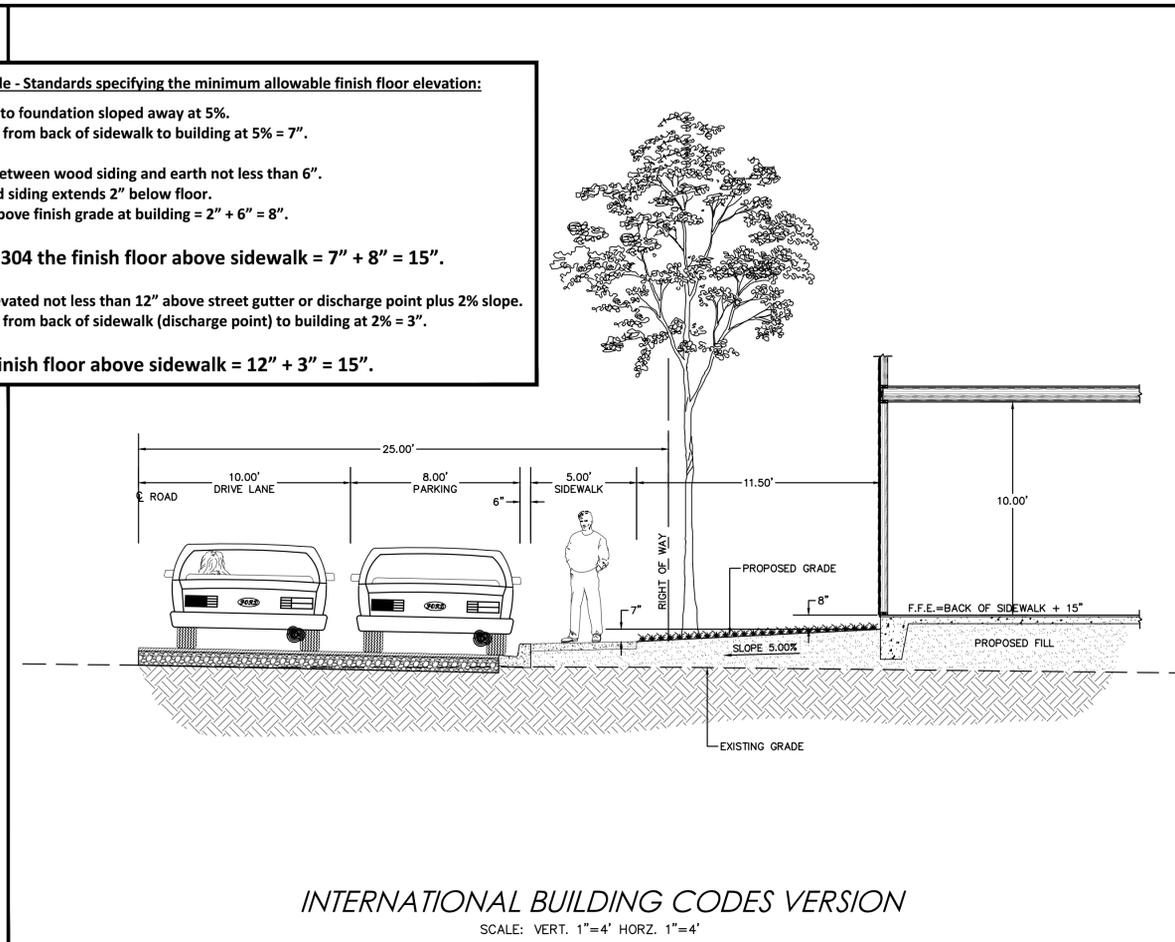
R317.1.5 WOOD SIDING.
Wood siding, sheathing and wall framing shall have a minimum clearance of 6" from the ground.

R401.3 DRAINAGE.
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall no fewer than 6" within the first 10'.

THE MINIMUM FINISH FLOOR ELEVATION BASED ON THE COMBINATION OF R317.1.5 & R401.3
(10' X 5% = 6") + 6" clearance + 2" overhang below FF = 14"

In the example cross-sections the distance to back of sidewalk = 11.5'

(11.5' X 5% = 7") + 6" clearance + 2" overhang below FF = 15"



COB Code - 2.6.2 Building Height Above Grade

A. General to All Zones

- Where located in flood hazard zone minimum finish floor elevation 1' above base flood.

B. T3

- Finish floor elevation for 2- and 3-unit buildings shall be 2' above sidewalk.

C. T4

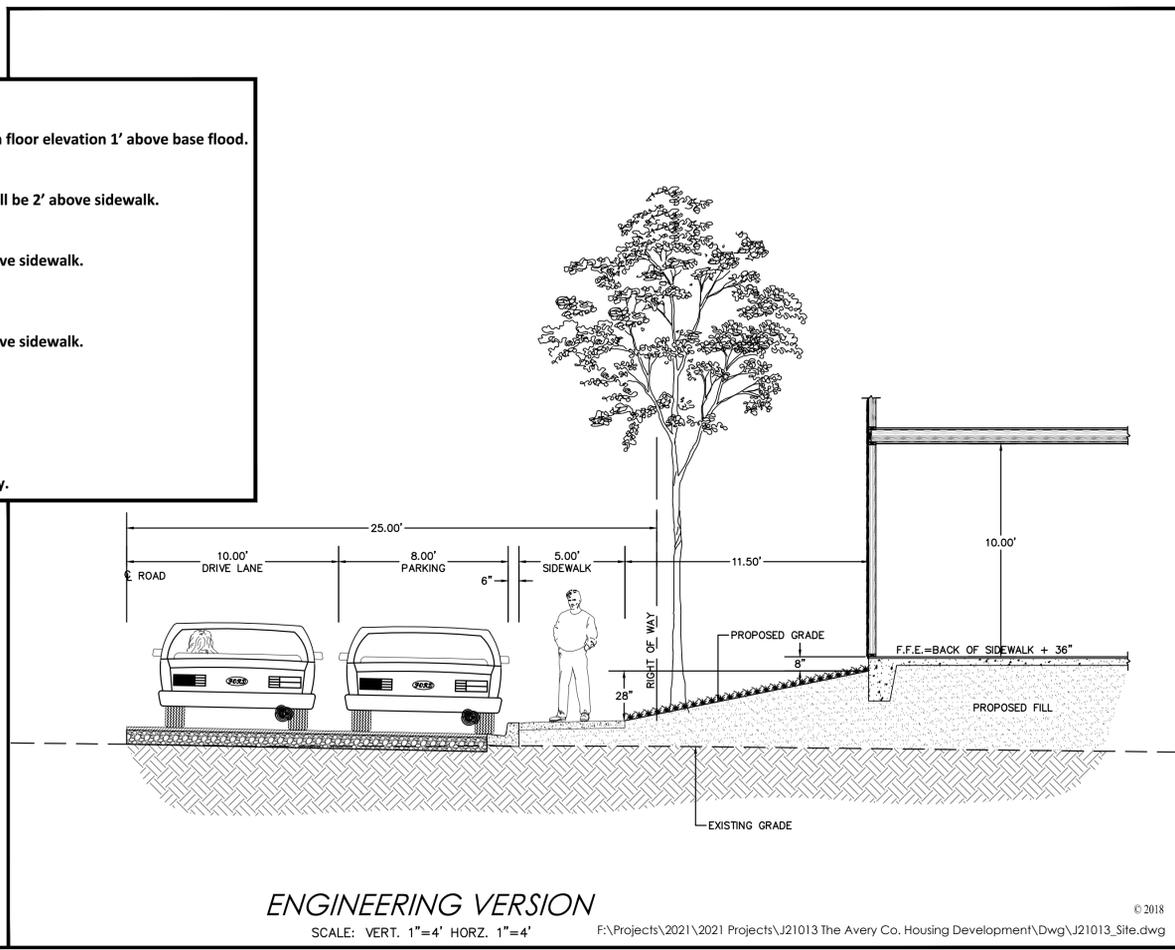
- Finish floor for residential structures shall be 2' above sidewalk.
Apartment House 18" above grade.

D. T5

- Finish floor for residential structures shall be 3' above sidewalk.
Apartment House 18" above grade.

4.5.6. Rowhome
They are elevated above the street 3' for privacy.

4.5.7 Apartment House
The ground floor is raised a minimum of 18" for privacy.



PLAN REVISIONS	
NO.	DESCRIPTION:
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3	
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8	

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ANDREWS ENGINEERING CO. NO. 12860
STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
CITY OF BEAUFORT
P.O. BOX 643
BEAUFORT, SC 29502

2712 Bull Street Suite A
Beaufort, SC 29502
P: 843.379.2222
F: 843.379.2223

Andrews Engineering & Surveying

Townhome
Finish Floor Elevation
Per The Code
Broad River Blvd.
City of Beaufort
Beaufort County, SC

Typical
Building Street
Sections

Date Drawn: 10/30/20
Last Revised: 05/10/21
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #:
1

JOB: J21013



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 6/1/2021
FROM: Bill Prokop, City Manager
AGENDA ITEM Designated Marketing Organization (DMO) update - Robb Wells, President, Greater
TITLE: Beaufort-Port Royal Convention and Visitors Bureau
MEETING
DATE: 6/8/2021
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR: Discussion

REMARKS: