

A special meeting of the Beaufort City Council was held on January 18, 2011 at 5:00 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Council members Donnie Ann Beer, Mike Sutton, Mike McFee, Gary Fordham, Mayor Keyserling and City Manager Scott Dadson.

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

CONSIDERATION OF MOTION REGARDING PARKING MANAGEMENT RECOMMENDATIONS

Councilman Sutton, second by Councilwoman Beer, made a motion to accept the recommendations made by Lanier Parking in draft form.

The recommendations include:

- The six pay stations on Bay Street will be removed and replaced with those meters already in inventory for a budget of \$4000 or less.
- The kiosks will be changed from pay-by-space to pay-and-display.
- The kiosks in the surface lot areas will be labeled with standard green "P" signs.
- There will be no warning notices given.
- Additional yellow drop boxes will be installed for paying parking violation fees.

The parking committee will further consider marketing ideas, specifically validation and token programs and PARK Mobile to allow payment by credit cards and bills via cell phone.

Tony Royal asked about the tickets from the kiosks fading in the sun when they're placed on the dash. He also was concerned about asking all parkers to go back to their vehicles to place the receipt on the dash. Councilman Sutton said people will be closer to the kiosks/their vehicles in the flat lots than they were on Bay Street. This eliminates all the concerns about numbered spaces that were experienced on Bay Street. There will be more kiosks per space at these lots as well.

Brent Phillips, Beaufort Parking, said they use the highest quality thermal paper possible and it's used in Florida. **Don Starkey** said they should be certain before they commit. He asked at what temperature they start to change. **Robert Bowden** said the paper was flimsy when the system went in, but it's thicker now; he said he doesn't know if that affects its thermal qualities. Mr. Phillips said it is better.

Mayor Keyserling said he assumed that handicapped parking will remain the same. Mr. Phillips said it would be. Mayor Keyserling said they had discussed the Scott Street lot at a previous council meeting, and he wanted to know if it was included in that previous meeting's motion. Mr. Dadson said it was.

Mayor Keyserling thanked Councilman McFee, Councilman Sutton, Main Street Beaufort, and Lanier Parking for "coming together to work out these issues." Councilman McFee said this is an ongoing process and there will be commitment to further improvement. **The motion passed unanimously.**

Lanelle Fabian asked to be notified of the date when the meters are going back in so she can notify merchants and help make the process smoother. Mr. Bowden asked if there was a time frame, and Mr. Dadson said 5 days.

Councilman Sutton, second by Councilwoman Beer, made a motion to adjourn the special meeting. **The motion passed unanimously.**

A work session of the Beaufort City Council was held on January 18, 2011 at 5:14 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Council members Donnie Ann Beer, Mike Sutton, Mike McFee, Gary Fordham, Mayor Keyserling and City Manager Scott Dadson.

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

Mayor Keyserling called the work session to order at 5:14 pm.

DISCUSSION REGARDING ORDINANCE REVISING MARSH GARDENS PUD

Mayor Keyserling said the effort is to make the Boundary Street Master Plan and the Marsh Gardens PUD “as consistent as possible.” **Craig Lewis** said they have had a couple of meetings with the 303 Associates team. The proposed Red Lobster/Olive Garden building is unique, and there’s a unique site configuration. He said “They understand the proposal at hand.” Initially, the disputed area termed a potential slip lane will be “a parking lot circulation driveway,” not a slip lane, but city staff will work with the designers on the final construction drawings “to ensure that the public realm marries up to the Boundary Street design.” Mr. Lewis said it’s anticipated that it will be a two-way driveway eventually converted to a one-way. He said “it’s no one’s preference, but there will be on-street parking.” Mr. Lewis said there will be no difference initially; the key is to design the area between the front doors and Boundary Street. They are comfortable that this can be in the plan.

Mr. Lewis said the second issue is the location of the building on the lot. Given the arrangement of the building and its internal configuration, sliding it up against the green/plaza “defeats a lot of our purposes.” There’s been a long desire to have that space be a functioning public space, and Mr. Lewis feels that can happen in the future. If the building is there, it’s “not an active façade,” so they don’t recommend that as an ultimate solution. There are also expectations about how people circulate around the building. They recommend that where there is parking in the development today, “a building could be ‘infilled’ in the future.” That could also give them a third storefront in that area.

The architecture of the building has also been at issue, Mr. Lewis said. A design that is circulating is different than what was presented, and the façade can be tweaked. **Todd Taylor**, the Darden Group, said the Palm Coast building, which is a model for the building under discussion, has two towers. Darden will entertain the idea of going back to two similar towers

with a 4-sided roof, as opposed to gabled, for the Marsh Gardens property. The height of the building and the parapets would be raised from those seen in the first building design shown.

Mr. Lewis said that Boundary Street “will not be a continuous series of storefronts because of what is there today.” This particular site is not a “center”; it’s a transition area. The fact that it’s a high, single-story building “doesn’t take away from what’s there.” The Lawrence Group feels 303 Associates have adequately prepared the site to address the key concerns for preparing for the Boundary Street Plan as it phases into this location in the future. He feels it’s a good compromise between redevelopment today and redevelopment in the future, and it accommodates infill. He encouraged city council to “move the project forward and get it done.” Mr. Dadson asked how that’s done.

Mr. Lewis said his understanding is that it’s a PUD. **Mary Lohr**, 303 Associates, said there have been many changes to the PUD in the last 10 years, and she and Josh Martin would meet to review it. They will create a different lot type, and the text amendment will be changed, which she illustrated with several diagrams. Ms. Lohr said the text amendment will be brought up to date. Mr. Dadson said that will clean up the language for a clean text amendment: “The applicant can begin their process knowing that staff supports it.” **Dick Stewart** said a filing will be made to the Design Review Board (DRB) for review. He said he’d spoken with the DRB chair who told him there may be an expedited process for approval the DRB can use for the Marsh Gardens PUD.

Councilman Fordham told everyone involved to remember that the city got burned on “a similar project” last year and “everything needs to be pretty much set in stone, so we won’t get burned again.” Mr. Dadson said he is encouraged by the movement forward. Mr. Stewart told Councilman Fordham that 303 Associates has been working with the city on this PUD for 10 years, there have been no major problems, and he expects there will not be in the future. There’s no date on this PUD, unlike development agreements, Mr. Stewart said, in response to a question from Councilman Sutton.

Mr. Lewis said part of what’s needed is “parsing out which rules apply so the key legal things are worked out.” Councilwoman Beer said she’s excited the process is working. Mayor Keyserling asked about raising the parapet. He said he assumes it will be high enough so that the next building will work. He said he prefers to do on-street parking in the slip lane. Mr. Stewart said that’s the plan long-term, but it’s been taken out “because boards didn’t favor it.” Mayor Keyserling said he’d encourage it to give “a more urban look.”

Jon Verity, chairman of the Redevelopment Commission, said it’s encouraging that the Darden Group wants to come. He thinks “Beaufort is lucky to have them and their job creation.” He said he’s “thankful to everyone for making this come together.” People will come from all over the country to see how the prototype is developing, Mr. Verity said. Mayor Keyserling thanked Mr. Verity for his participation.

Reed Armstrong, Coastal Conservation League, asked if what is worked out here will come back to the Planning Commission. Mayor Keyserling asked if it had to come back to them, and then said it is not required to do so. Mr. Dadson said if it's a text amendment, Mr. Martin and Ms. Lohr "will work out procedurally how it goes along," and "they will work those issues out." Mr. Lewis said they'll work out those issues in parallel. Mr. Stewart asked Mr. Armstrong why he had asked. Mr. Armstrong replied that the Planning Commission recommended denial for what was already submitted. Mr. Stewart said he didn't believe the Planning Commission had looked at the proposal.

Mr. Armstrong asked if the Planning Commission's recommendation of denial will stand. Mayor Keyserling said "they would have to look at their own ordinance." The build team could explain to the Planning Commission why they are going a different way than the Planning Commission's recommendation. Mr. Dadson said they'll be informed that this matter "has been hammered out."

Mr. Armstrong asked if "the autocentric site layout with a huge parking lot around the building was worked out." Mr. Lewis said the key is that there will be no restrictions on the redevelopment of those lots for the future building paths. "They wouldn't expect that to be the case," he said.

Don Starkey said he's pleased there has been a compromise made, but he'd like to clarify that there are some planning people involved at the end. The architect and the DRB should work with the developer, he feels.

There being no further business, Councilman Sutton made a motion, second by Councilwoman Beer, to adjourn. The motion passed unanimously and the meeting was adjourned at 5:42 p.m.

ATTEST: _____
IVETTE BURGESS, CITY CLERK