

A work session meeting of the Beaufort City Council was held on July 24, 2012 at 5:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Council members Donnie Ann Beer, George O'Kelley, Mike Sutton, and Mike McFee, 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.

CALL TO ORDER

The Mayor called the meeting to order at 5:00 p.m.

DISCUSSION WITH RDC AND METROPOLITAN PLANNING COMMISSION CHAIRS

Jon Verity said the idea of the day dock was approved at the last Redevelopment Commission meeting, though a location for it was not recommended. The next step, he feels, will be for council to review it, and then if they feel it's appropriate, they can return to the Redevelopment Commission for next steps. Mayor Keyserling asked if the day dock wasn't to be part of the harbor plan which would in turn be part of the comprehensive plan, and Mr. Verity said it was. Mayor Keyserling said he feels that there should be an overall harbor plan that includes everything and is part of the comprehensive plan. This has enabled the raising of funds through grants. Mayor Keyserling said now it will go to council and then be part of the planning process. Mr. Dadson asked if council wants to look at it before the day dock goes through the planning process, and Mayor Keyserling said he feels council would.

Councilman O'Kelley asked what Mayor Keyserling had meant by saying "the process is done," and Mayor Keyserling clarified that he meant that he feels the draft is done. Councilman Sutton said he'd like to see a harbor plan draft before it goes into the Sector One plan. Councilman O'Kelley said the harbor plan is more than just the day dock and he, too, would really like to see and study it. Mr. Verity said the Redevelopment Commission would set up a presentation for council at a future meeting.

Mr. Verity said on July 12, members of the Redevelopment Commission met with representatives from the 100 Pines group about the draft side of the plan for Sector Two and Sector Three which has not yet been presented to council for approval. Many of the neighborhoods in that area have planned streets or paths that have never been used, Mr. Verity said; the planners looked at ways to connect the neighborhoods by looking at these original plans. Mr. Verity felt the discussion was productive. The connecting of the neighborhoods was aimed toward infill, he said, and toward finding places people might want to build. They plan to meet with the same group again in the next two weeks and go through the changes the Redevelopment Commission has made and see how the group feels about those.

The Redevelopment Commission also needs to discuss the Depot building with the people in the adjacent neighborhood and get their input on that and how it will affect them, Mr. Verity

said. The Rail Trail will need places for parking, etc. They are putting together an RFP for the building, and Mr. Verity reiterated that the Rail Trail will run through the building itself. He added that they are moving this along quickly so that the first phase can begin in November.

Mr. Verity said that they have come to an agreement with 303 Associates on the road between the City Hall building and Beaufort Town Center, and the draft contract will come to council in the next 30-60 days. The road will come through where the dumpster is. The remaining property will offer an opportunity for 303 to develop.

The Redevelopment Commission has agreed to work with **Eric Brown** on the Lafayette Street property, Mr. Verity said. It will enhance the area, he said, preserve the major trees and create a small park. The contract terms are being worked out right now.

Mr. Verity said the Von Harten Building appears to be back on track in regard to the financing.

There has not been much done in the Northwest Quadrant – it's in a "quiet period" - and they will meet with Historic Beaufort Foundation in August to discuss next steps. Mike McNally has told him that it's "a mixed success" because there are many difficulties, Mr. Verity said.

Mayor Keyserling asked how many houses were in Mr. Brown's project, and Councilman McFee said six. Mr. Verity said it is split between work-force housing and medium priced. If they're pre-sold, there will be an option to add more features, but they are designed to be in these price points. Mayor Keyserling suggested taking the plans to the September neighborhood association meeting.

BOARDS AND COMMISSION INTERVIEWS: HISTORIC DESIGN REVIEW BOARD

Joel Newman is up for reappointment to the HDRB and was interviewed. Mr. Newman asked how long his term was and he was told 3 years, then through discussion it was determined that they are two-year terms. Councilman Sutton asked him, in regard to the looming form-based code, for input from the HDRB members. Councilman Sutton went on to discuss possible issues on which they might bring forward ideas. Mr. Newman said he's unclear on exactly what form-based code is, and that's why he volunteered to serve on the committee. He said he's open-minded about the form-based code, and if it makes it easier for a property owner to know what they can do on their property, he thinks "that's great."

Mr. Newman said in reference to the Northwest Quadrant that he has the same frustrations he originally had about the houses there that are terribly run-down but become the center of a "Mexican stand-off" between their historic value and owners who can't afford to renovate them.

DISCUSSION ITEMS: PROPOSED WHITEHALL REZONING

David Tedder distributed drawings. Mayor Keyserling asked **Libby Anderson** to reiterate the discussion from the workshop. She said there are several residential lots and originally the

request was for it to be all zoned Neighborhood Commercial. The applicant got the sense that council wanted to preserve some of the residential zoning in an area.

Mr. Tedder said along Harborview Road, they have shown the retention of "R4 zoning to retain the buffer between the existing and the new." He said that Metro Planning Commission member Jim Hicks had suggested that the R4 stays that way, but the zoning will be Neighborhood Commercial in spaces where there are no buildings. Councilman Sutton clarified what they were proposing, but he asked about an area not dealt with on the drawing. Mr. Tedder said there's a required Neighborhood Commercial buffer on the side Councilman Sutton referred to; he called it "a significant buffer."

Councilman Sutton asked what they plan to do in the Neighborhood Commercial zoning. Mr. Tedder said they want it to be Neighborhood Commercial, but at this time they have no plan. They just want it to be consistent. **Jeff Ackerman** said the Taylor property is proposed to be reduced R4 zoning. Councilman Sutton said they are taking an existing landowner who is already there and rezoning a potential lot split. Councilman Sutton said that they had indicated that they could do that, and Mr. Tedder said that is what they tried to do. He said "Lot 19 has Neighborhood Commercial wrapped around it and the R4"; Councilman McFee said they'd have to buffer around the Taylor property. Councilman O'Kelley asked what the requirement was. Ms. Anderson said it would be determined during a design review process. Councilman O'Kelley asked the recommended footage. Mr. Ackerman said he thinks it's 15' when residential abuts on Neighborhood Commercial.

Ms. Anderson said based on types of uses, the design board would use its discretion on the buffer. Mr. Tedder said as part of the rezoning process, Jane Frederick had contacted the Fetters who didn't have a problem with the rezoning. They will decide the best way to address that corner and the Meridian Road side.

Councilman O'Kelley said he hates "to see the cul de sac go away." To get more on the Neighborhood Commercial zoning, the line could be moved further south, Councilman O'Kelley said. Mr. Tedder said they don't need that. Councilman O'Kelley said if they leave or narrow the cul de sac and move the northern boundary of Neighborhood Commercial south, there will be room for residential lots, and they will still have a solid buffer of lots along Harborview where there are concerns. Councilman O'Kelley said he wouldn't support this design because it is "giving everything to neighborhood zoning." He feels it's "not a good idea for the city to get into that kind of arbitrage" in regard to Mr. Taylor.

Councilman Sutton said he's seeing an appropriate buffer so that all the residential lots have a fence across them. Ms. Anderson said she had checked and the required buffer is 12'. Councilman Sutton said it "will be a backyard." Councilman Sutton said the other properties are in the county except the one they're looking at.

Councilman McFee asked if Mr. Tedder had shared this with the property owners. Mr. Ackerman said they had spoken with them in the parking lot after the workshop. The residents, he said, "agreed they could get comfortable with this." Mayor Keyserling said with the exception of Taylor, they are giving the residents what they wanted. They will be in a contained neighborhood. Councilman McFee asked if they had considered putting in another residential lot. Mr. Tedder said they "feel like a Raggedy Ann doll" because they are trying to accommodate everyone. They have tried to achieve a neighborhood buffer which incorporates the requirements of the comp plan and the master plan.

Councilman Sutton said the next step for Mr. Taylor would be "to put a 20' buffer everywhere, and then it would not be sold as a buildable lot." Councilman McFee said he'd like to hear the feedback of the adjacent property owners. Councilman O'Kelley said he'd like to hear that, too, as well as hearing what the other neighbors say.

Councilman O'Kelley said they were on board with existing conditions as shown in the first drawing. Mr. Tedder said the neighbors were more concerned with keeping other residential up against their properties, and not having commercial up against their properties. Councilman McFee asked if the 12' buffer would be on the residential lots. Mr. Tedder and Ms. Anderson said it would be in the back. Councilman O'Kelley asked about the makeup of the buffers. Ms. Anderson said the ordinance requires screening between different uses. It can be a fence or vegetation. Additionally, the board can require a greater setback than the 12', which is the goal when commercial joins residential. Mr. Tedder said "mixed use doesn't mean that commercial will be up against residential."

Ms. Anderson reiterated that the DRB would determine the type of buffer that would be put up. Mr. Tedder asked what the next steps were. Ms. Anderson asked if the expectations about the cul de sac were that it would be abandoned and incorporated into an R4 lot. She thinks the road is meant to stay open in the civic master plan. Mr. Tedder said the residents don't want traffic brought into their neighborhood; the master plan may change that. Councilman Sutton said he also has concerns about walkability and losing that connection in the cul de sac could create the problem of missing pedestrian access to the Neighborhood Commercial area.

Ms. Anderson asked if there would be a public hearing or a first reading. Mayor Keyserling said they may not be required to have a public hearing, but they should give public notice that the change has been made. Councilman Sutton said the only change happening is the reduction of lot sizes and a rezoning.

Mr. Tedder gave paperwork to Ms. Anderson which grants an easement to the city worth \$4000 along the Bladen Street corridor.

EXECUTIVE SESSION

On motion of Councilwoman Beer, seconded by Councilman McFee, council voted to move into Executive Session pursuant to Title 30, Chapter 4, Section 70(a) (2) of the South Carolina

Code of Laws regarding contractual matters and receipt of legal advice. The motion was approved unanimously.

Councilman O'Kelley, seconded by Councilman McFee, made a motion to come out of Executive Session and resume the work session. The motion was approved unanimously.

There being no further business, the meeting adjourned at 6:51 p.m.

A regular meeting of the Beaufort City Council was held on July 24, 2012 at 7:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Council members Donnie Ann Beer, George O'Kelley, Mike Sutton, Mike McFee, 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.

CALL TO ORDER

The Mayor called the meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Councilwoman Beer, and the Pledge of Allegiance was led by the mayor.

Councilman McFee made a motion to add board reappointments to the agenda; Councilman Sutton seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

David Easton, 1111 Washington Street, said he's concerned about a recent article in the *Beaufort Gazette* about the city considering selling public parks which are not well-known to city residents. He was unable to find any information about where many of the potential sales properties were located. The only parks listed were Pigeon Points and Waterfront Park. He said the Beaufort County Land Trust preserves views but gave an example of one where there are no parking spaces and people are led to feel unwelcome. Mayor Keyserling made a suggestion of a park behind the hospital where parking would be available as well as a beautiful waterfront view.

Sheila Fulton said she and her husband Mark own a liquor store on Boundary Street. She was not aware that the Boundary Street Redevelopment "had been resurrected." She attended the July 12 planning meeting. She has concerns about the reducing of lanes, the planting of medians, etc. She thinks it will make "business (on Boundary Street) impossible." She has spoken with Office of Civic Investment representatives, and it "feels like a done deal." She's concerned that 11' lanes will not accommodate trucks or emergency vehicles. She feels there hasn't been much public comment, and most of the business owners she surveyed on Boundary Street were not aware of the plans.

Mayor Keyserling said **Josh Martin** can walk her through what will happen. The plan was passed 6 years ago and a penny sales tax referendum passed. There were many planning sessions, and now it's at a point where it will be permitted. Concerns about her property can be addressed to Mr. Martin. Ms. Fulton reiterated that many business owners on Boundary Street were unaware that it was still a viable project. Mayor Keyserling said that the Redevelopment

Commission had “knocked on doors” along Boundary Street at one point to tell business owners about the redevelopment plan.

Councilman Sutton said there is misinformation and alarm about the project. He said the improvements that have happened in the last 6-8 years have improved Ms. Fulton’s family’s business and this redevelopment plan will add to the property’s value. At the end of the process, Greenlawn Drive will remain and the project is “a positive thing for business owners,” he feels, especially those who own property, not lease it. He agreed that it’s a done deal. Ms. Fulton said she’s concerned about the non-existent cuts in the median. Councilman Sutton said there are cuts, and there are rollover medians for emergency vehicles. Ms. Fulton said the laundromat owner has said her property value has been “decimated.” Councilman Sutton said this is not new, and the process has taken a long time. He wished her luck with business and said he believes she’s “in a good spot.”

MINUTES

The minutes of the work session and regular meeting on July 10, 2012 were presented to council for review. **Councilwoman Beer made a motion, second by Councilman McFee, to approve the minutes as submitted. The motion passed unanimously.**

FY 2013 BUDGET AMENDMENT, STORMWATER FEES

Councilwoman Beer made a motion, second by Councilman Sutton, to approve the budget amendment on second reading. Kathy Todd said this would amend the FY2013 budget and would increase stormwater fees. It had passed first reading at the July 10 council meeting. Mayor Keyserling said he didn’t originally want to vote for this, but he has since come to see that this is the only way to pay for what’s being done, and the alternatives are unsatisfactory. **The motion passed unanimously.**

RESOLUTION ADOPTING NEW STORMWATER FEE

Councilwoman Beer made a motion, second by Councilman McFee, to adopt the resolution. The motion passed unanimously.

RESOLUTION TO AVOID SEQUESTRATION

Councilwoman Beer made a motion, second by Councilman O’Kelley, to adopt the resolution. Councilman O’Kelley said it should be sent to every member of the South Carolina legislative delegation. Councilwoman Beer agreed. Councilman O’Kelley said Senator Lindsey Graham had said that the majority of members of Congress don’t understand anything about the military. Councilwoman Beer said the public also probably doesn’t know much, if anything, about sequestration.

Jayson Gardner said leaders had flown to Washington, DC and are meeting with leaders there to find out how sequestration would affect the F-35s and Beaufort. They will have further meetings tomorrow with Congressional leaders and others to tell them “what the advantages are to doing business in Beaufort” for the military and national defense. Councilwoman Beer

said the reason people need to know about this is because, if it passes because the federal budget *doesn't* pass, all non-mandatory spending will be cut. Each line item will be cut by 15%, Councilwoman Beer added. She said sequestration is "the ruination of this country" in her opinion. **The motion passed unanimously.**

RESOLUTION ADOPTING GEOGRAPHICAL BOUNDARIES FOR THE BEAUFORT COUNTY AND JASPER COUNTY METROPOLITAN PLANNING AREA AND TO CREATE A METROPOLITAN PLANNING ORGANIZATION

Councilwoman Beer made a motion, second by Councilman McFee to adopt the resolution. Mayor Keyserling said this was discussed in workshop and asked Mr. Dadson to give a brief overview for the public. Mr. Dadson said the metropolitan planning organization (MPO) was dictated by the census numbers, and Southern Beaufort County was designated. They have discussed adding in Northern Beaufort County, Hardeeville, and portions of I-95 for transportation planning dollars. The mayors of the jurisdictions agree that transportation planning should take a regional approach. The boundaries need to be set now, Mr. Dadson said, and the governance structure determined with one vote for the municipalities and the counties having one representative; others possibly will be included as well. The LCOG "will serve as administrative oversight." Determining the right balance of representation is important, Mr. Dadson said. It needs to go before the governor by the end of August. Mr. Dadson added that this is about better planning on a regional scale. **The motion passed unanimously.**

REQUEST FOR CONSIDERATION OF WAIVER OF FEES OR CO-SPONSORSHIP FOR THE INDEPENDENCE FUND FOR LT. DAN WEEKEND

Mayor Keyserling suggested this be tabled until more planning is done. **Councilman Sutton made a motion to table the matter, second by Councilman McFee. The motion passed 4-0; Councilwoman Beer recused herself because of her involvement with the project.**

REQUEST FROM THE BEAUFORT CHURCH OF GOD TO HOST PUBLIC ASSEMBLY AT CITY MUNICIPAL COMPLEX

Councilwoman Beer made a motion, second by Councilman McFee to approve the request for the event on September 11, 2012. Mr. Dadson said they used to assemble at the county complex, but there's work being done there, and they want to do it on the City Hall steps. Councilman O'Kelley said they should ensure that proper space is left for people to enter and exit City Hall. Mr. Dadson said that will be added in the letter of approval. **The motion passed unanimously.**

APPOINTMENTS

Councilman McFee made a motion to recommend the reappointment of Inez Neal and Mike Rainey to the HDRB, second by Councilwoman Beer. The motion passed unanimously.

CITY MANAGER'S REPORT

Mr. Dadson said he will attend a conference related to sequestration and public-public partnerships to enable cooperative work to make military bases' relationships with

municipalities more efficient. He said other base communities will be represented at the conference, e.g., San Diego and Fayetteville. Councilman O'Kelley said in regard to sequestration that he had read an article in the *Post and Courier* that stated that there are more admirals in the Navy now than there are ships.

MAYOR'S REPORT

Mayor Keyserling reminded the public that the deadline for applications for the Beaufort Code Advisory Committee is July 31.

Mayor Keyserling said he received the minutes from the Council of Governments meeting, and the city is without a representative. He asked if someone on the council would like to serve. Mr. Dadson said it has to be an elected official in order to vote.

ADJOURNMENT

There being no further business to come before City Council, **Councilwoman Beer made a motion to adjourn, seconded by Councilman Sutton. The motion was approved unanimously** and the meeting was adjourned at 7:36 p.m.

ATTEST: _____
IVETTE BURGESS, CITY CLERK