

A work session of the Beaufort City Council was held on February 11, 2014 at 5:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Council members Donnie Ann Beer, Mike Sutton, Mike McFee, and George O'Kelley, 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

Mayor Keyserling called the work session to order at 5:00 p.m.

DISCUSSION REGARDING CITY ACCEPTANCE OF DEVELOPER STREETS

Libby Anderson said for this proposed development, Parker's had proposed a new street, and they have asked that the city accept ownership of the street. Most streets are privately owned in subdivisions. The first step would be acceptance of a plan. The current DOT standards are from 2007 and are more than 1000 pages long. For any street, they ask that the city's contract engineer review the plan to ensure that it complies with standards. In regard to the street section details, the Civic Master Plan will guide that. There are a variety of street sections there, and they will select one. In regard to construction, they would ask for the consulting engineer to do periodic reports to be submitted during the process. In regard to street acceptance, the city needs to approve by resolution. Ms. Anderson said how to do the long-term maintenance is unclear because the city owns few streets.

Kathy Todd referred to Title 5, Chapter 27, she said it provides a means to do a permanent improvement in a certain area and assess the property owners a cost; there are restrictions to this. There are also 2 other options: a Municipal Improvement District (MID) or Residential Improvement District (RID) The hinge is that the city incurs a debt in improving that road and passes off the cost with the concurrence of the property owners, depending on the improvement district the city went with. There are restrictions in the repayment, Ms. Todd said, which doesn't lend itself to long-term maintenance issues. They tossed around ideas such as escrow, Ms. Todd said, but the city attorney was concerned about that appearing as a tax with that approach. They called the Municipal Association, and they are not aware of a municipality that has an assessment fee for roads, but he said that he'd get back to Ms. Todd. From an Improvement District standpoint, she said, there doesn't appear to be a precedent for taking on the road and passing on the maintenance to the property owner.

Mayor Keyserling said the conversation started because the county said that they wouldn't grant an easement or cross the railroad right-of-way unless it was a city street. He presumed that the city was prepared to do that; at a workshop, no one raised the issue of cost. The city can't take on long-term liabilities. Ms. Todd therefore researched a fee to endow the maintenance of the roads. The escrow would be hard to calculate. The project can't move unless something is done with the streets. BJWSA will not sign off on allowing the street to cross the railroad right-of-way until the city agrees to take the streets. The project has been going on for 2.5 years. The county passed an ordinance that the city has to do something. The

landowner came into the city, and a number of issues have been worked out with the planning staff and commissions. Mayor Keyserling said he'd hoped they could find away for whoever owns the property to pay those fees in perpetuity. Mr. Dadson said the model in the council packets was a memorandum of understanding based on the state's credit program. They're not sure if it's one-time or annual. The idea is to put something in the state's maintenance coffers.

Councilman Sutton said last time, this was based on the experience at the county level. The city wanted the development, but there are roadblocks of failing highways and road system designs. **David Hornsby** said they have gotten through all the steps but this one, and have rerouted the Spanish Moss Trail path. They fulfilled the 8 documents of requirements that the county wanted except for the letter from the city. They have always anticipated the property owner as would maintain the sidewalks, etc., so a capital account could take care of that. Councilman Sutton said there are 10 acres there in commercial zoning. He said if they took the streets, they would be burdened with the entire cost of maintenance, but he asked if there were a way to take just a percentage of the costs.

Ms. Anderson said these conditions come from the Technical Review Committee. They haven't seen the DOT encroachment permit. Mr. Dadson said conditions must be met, and they must determine whether they can set up a maintenance fund; something needs to be established, e.g., a memorandum of understanding "that says this is why we're taking it, this is what will be done," etc. In other communities, this is normal but not in South Carolina. So it needs to be built to standard, and then that maintenance needs to be accounted for. Councilman Sutton asked if they could take ownership but not responsibility for maintenance. He was told no. **Stewart Mitchell** asked if the homeowners association could agree to fund it. Councilman Sutton said the underlying law is to ensure maintenance ability.

Mayor Keyserling said while they still have to meet with Ms. Anderson from a development point of view, they couldn't even apply for the DOT encroachment until there's a sign-off from the City of Beaufort. It's a resolution, so it will only take one reading. Mr. Mitchell said DOT has no problem, nor does Spanish Moss Trail, but they have to get the county to agree. Mr. Dadson said the council could accept it with conditions; both Mr. Mitchell and Mr. Hornsby said that's acceptable.

Councilman O'Kelley said he wants the project to work, but he knows the history of accepting roads, and if this project gets off the ground but fails for some reason, then they have a road that the city has to maintain. Mayor Keyserling said no matter what goes on it, there's a property owner: the association. Councilman O'Kelley said they have to make sure that the city has a way to be reimbursed.

Bill Harvey said homeowners associations have a tendency to do what they want after they are formed, so the only way to ensure that a homeowners association would accept ongoing maintenance is to write it into the covenant. Councilman O'Kelley said the city might want to have a stipulation that if it ceases to be used and there's nothing there, the city has the authority to close the road if necessary. Mr. Hornsby asked if there was a special assessment.

Mr. Dadson said not unless the city builds it. Mayor Keyserling said there are 3-4 exceptions in the county where the developer created a bond that was the revenue stream to build the roads and maintain them. Ms. Todd said you can do that with an RID or MID. Mr. Dadson said they could come back with a structure including what the city attorney said. Mayor Keyserling asked if there was agreement that they would like to take the street but they need associated maintenance over time. There was general agreement.

DISCUSSION REGARDING BUDGET RESOLUTIONS

Mr. Dadson said they sold the fire truck and need a resolution, and the other matter is an action in the Spillman contract. Ms. Todd said the first resolution to come to council has to do with the proceeds from the sale of the fire truck – earmarking the money to commit it to vehicle and equipment replacement. It will go into committed fund balance for vehicles and equipment. Mr. Dadson said on that item, they want to be sure they aren't committing to a new piece of equipment; council can have a talk with the fire chief about that. Mayor Keyserling said this is just to commit the money.

Ms. Todd said Spillman Technology is the project for the police department for professional services. The city manager and Spillman Technology have reached agreement of \$264,093 as a total cost over 5 years. They would take that money and park it in committed fund balance, and it is set aside for future payments for the next 5 years, so they won't have to look for funding mechanisms over time.

EXECUTIVE SESSION

Pursuant to Title 30, Chapter 4, and Section 70 (a) (2) of the South Carolina Code of Law, **Councilwoman Beer made a motion, second by Councilman McFee to enter into Executive Session for discussion of property acquisition. The motion passed unanimously.**

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

There being no further business, the meeting was adjourned at 6:30 p.m.

A regular meeting of the Beaufort City Council was held on February 11, 2014 at 7:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling and council members Donnie Ann Beer, Mike Sutton, Mike McFee, and George O'Kelley.

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

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

INVOCATION AND PLEDGE OF ALLEGIANCE

Councilwoman Beer led the invocation. Mayor Keyserling led the Pledge of Allegiance.

PUBLIC COMMENT

Eddie Rodgers asked for clarification about whether anything other than the Marina Parking lot matter has been delayed until February 28. Ms. Anderson said the item for the next regular council meeting will pertain to two parcels in the Waterfront Park Marina parking lot, so any other privately owned properties will come later.

PUBLIC HEARING: UDO AMENDMENT REVISING SECTIONS 6.5.I.5 AND 7.3.E.4 PERTAINING TO THE CRITICAL AREA SETBACK, TO ADD PROVISIONS FOR STREETS, SIDEWALKS, AND PROPERTY WITH EXISTING BULKHEADS

Mayor Keyserling opened this public hearing. Ms. Anderson said that this is an amendment that pertains to the critical area setback. Review of a potential project in the Boundary Street Redevelopment area reminded staff that the new streets proposed might be located in the critical area buffer. These streets shown in the Boundary Street Master Plan are codified into the regulating plan. To modify the location of those streets might need a code change. Staff is also seeking to exempt commercial property when it has a bulkhead. They will still have to comply with stormwater controls. They are not exempting residential properties; single-family development is exempt from the stormwater requirements. They are also concerned about blocking neighborhood views if they are exempted from the setback requirement. Currently, the setback is 50' average with a minimum of 35' feet. How this is measured or to be preserved is not defined. They want to provide clarity. She showed the proposal for the language of the amendment. There was no public comment. **Mayor Keyserling closed this public hearing.**

MINUTES

Councilwoman Beer made a motion, second by Councilman McFee, to accept the minutes of the work session and regular meeting January 14, 2014 as submitted. The motion passed unanimously.

Councilwoman Beer made a motion, second by Councilman McFee, to accept the minutes of the special meeting and work session January 21, 2014 as submitted. The motion passed unanimously.

ADOPTING THE CIVIC MASTER PLAN AS AN AMENDMENT TO THE COMPREHENSIVE PLAN

Councilman Sutton made a motion, second by Councilman McFee, to adopt the Civic Master Plan on second reading.

Councilman O’Kelley made a motion to amend Section 2.2 by striking the Marina parking lot development and the pictures from the plan, starting on page 30. The motion died for lack of a second.

Councilman O’Kelley made a motion to remove Section 2.9 in the proposed plan that deals with the conceptual idea of Belt Buckle Park because the property currently has a church on it. Councilman Sutton seconded. Councilman O’Kelley said he knows the plan is conceptual, but he thinks this section should come out of the plan, and if, at a later time, they want to sell the property and make a park, that’s fine, but it’s a church now. Councilman Sutton said there’s a church in the conceptual drawing. Councilman O’Kelley said that’s not where the church is, as it’s shown on the plan. Where the church is now is shown as a park. He feels the Boundary Street plan was meant to be a 50-100 year plan, and now Boundary Street is being developed. Mayor Keyserling said the message is that the property owner can do something different: “No one is making anyone do anything.” **The motion failed, 1-4 Councilman O’Kelley in favor.**

Councilman O’Kelley made a motion to strike the section of the plan pertaining to Battery Creek marsh front properties. Councilman O’Kelley said these belong to the Salzers or the Marshes and they have no plans to develop. **Councilman Sutton seconded.** Councilman Sutton said if they approve this deletion for the reason Councilman O’Kelley states, they “could throw out the whole plan.” He said that property he owns is also shown to be developed in the plan. Councilman O’Kelley said the Marshes and Salzers might want to divide it for their children at some point.

Craig Lewis said that they have met with Dr. Salzer and his wife, and they have redrawn it to be consistent with the zoning today. Dr. Salzer said they might subdivide it, which is something he has considered. Councilman Sutton said sometime they might want to develop it for waterfront access. **The motion failed, 1-4 Councilman O’Kelley in favor.**

Councilman O’Kelley made a motion to delete Section 4.6 of the Civic Master Plan, pertaining to Horse Trough Park. He said he thought that they had hashed this out, and this would not be changed, and the North Street extension would not be done. **The motion died for lack of a second.**

David Taub said that he has been on the council and served as mayor. He knows the job is difficult. He asked that they take their “feet off the accelerator pedal of the runaway train” as it pertains to the Marina parking lot. Those who are concerned are said “to be asleep at the switch,” Mr. Taub said, and they might have spoken up sooner during the very lengthy Civic Master Plan process. He thinks that “doesn’t illustrate the feelings of a very large segment of the population.” The Marina parking lot is “a small piece of a very large pie.” He said Mr. Lewis

had said that “he didn’t need to listen to the objections” to the plan. Councilman O’Kelley had told him that this is a concept, so they felt that they wouldn’t need to worry about anyone developing the marina, and now “we wake up, and we do.” If everyone was asleep at the switch, he asked what the harm was in slowing down the train. Mr. Taub thinks the people who feel like he does should be reengaged, and council “might be surprised.” He said people feel that council has violated their covenant with them, so slowing down and reengaging the public would help council. Mayor Keyserling said that phrase, asleep at the switch, hasn’t been in use for 2 years. The Civic Master Plan process started 6 years ago, he said, and passing the Civic Master Plan doesn’t guarantee anything will happen on the Marina parking lot. Mr. Taub said it would require a rezoning, which is postponed, and permits and vetting through committees. Council feels that that development is important to the economic vitality of the town. Sector One has been amended more than 2 years ago to account for marina development.

Kathy Lindsey said she has been working to change some things in Sector Two, and she thanked **Jon Verity** and Mr. Lewis for their help. She thinks mistakes were made, “but the final result is better.” She’s thought a lot about the Master Plan process and how it can be improved. In regard to the Marina parking lot, she asked how many people are concerned with the way it’s presented in the Master Plan. Ms. Lindsey asked council to consider an amendment to the Master Plan that states that the plan doesn’t preclude different options for Marina redevelopment. While the plan makes clear that the pictures are conceptual, she feels the accompanying text is not so clear. She wants language that ensures that as the process unfolds, the idea of public open space will be considered. The text should indicate that there are other options. As other options are explored and questioned, her suggestion might make sense at that time, Ms. Lindsey said. The development has a potential vision, and using it in non-commercial ways should be considered with full public input, which would be consistent with what council has said. If the proposed project from the developers isn’t acceptable, she asked what Plan B would be. Someday when adequate parking is created in a different location, something will happen to the Marina parking lot, Ms. Lindsey said, so it’s appropriate to consider uses such as public park and recreation, so there should be text added that says not only one view will be considered.

David Buoy thanked council, staff, consultants, and the Redevelopment Commission who have worked on the Master Plan and have given their input. They have worked on it a long time, and he sees no reason to slow things down. He compared this to a cathedral reconstruction that people didn’t want because it was different than “the way it’s always been.”

Maxine Lutz, Historic Beaufort Foundation, said they have been actively involved in the Civic Master Plan process particularly related to the Historic District. She reiterated what their concerns have been and the infill areas that they have had concerns about. The city accepted “only a few” of their density suggestions, she said, and modified the structure that would shield the proposed parking garage. The city has said the Civic Master Plan is a conceptual plan and areas wouldn’t be developed as shown, in all likelihood. They said the Master Plan would be used as a guide for the form-based code. There were then “word changes,” but it was continually stressed that any development would have to be reviewed and approved by the

Historic District Review Board.

Ms. Lutz said Historic Beaufort Foundation asked the Metropolitan Planning Commission to recommend that the “7 Integrities” and “Infill Design Principles” be added into the plan. Ms. Lutz reiterated why Historic Beaufort Foundation wants those entered into the Master Plan. She said they have heard that the documents are redundant, and other documents protect the district. Historic Beaufort Foundation wants people coming into the Historic District to restore or rebuild to know these concepts, and that is why it should be in the Civic Master Plan. She thinks they should be embedded in the Civic Master Plan “as the other supporting documents, which may become harder to implement over time.” They take the city’s word that the form-based code will protect the Historic District, but they believe the “7 Integrities” and the “Infill Design Principle” should be included in the Civic Master Plan. Ms. Lutz said Historic Beaufort Foundation cannot support the Civic Master Plan if these documents aren’t included. Mayor Keyserling, on behalf of council and staff and the Redevelopment Commission, thanked HBF for their investment of time and energy.

Phil Newsome said he doesn’t live in the city but owns property there. He said if Walterboro had planned the way Beaufort had, it wouldn’t have died. He doesn’t agree with the whole plan, but believes that “if you don’t start somewhere, you won’t get anywhere.” Councilman O’Kelley said Mr. Newsome was the mayor pro tem of Myrtle Beach for many years.

DeWitt Helm said he supports the recommendation of Ms. Lutz and Historic Beaufort Foundation. He believes that “what is done in the community is governed by the basic law of physics.” He said the “7 Integrities” should be in the Master Plan as its preamble. He asked what would be lost with an endorsement of integrity. He added that he’s concerned about what he’s seen in recent days and weeks.

Mike McNally said this is the second time he’s spoken to council, the first in the little conference room in the old City Hall building when he answered an ad for volunteers to form a new redevelopment commission. Mayor Keyserling had asked Mr. McNally what he thought of running Boundary Street across the river at Bellamy Curve. Mr. McNally said he’d replied that “there are right and wrong places to build bridges.” As an active volunteer for the Historic Beaufort Foundation, he read a statement that supported Historic Beaufort Foundation’s position. He supports “moving the Civic Master Plan along.” He felt the Metropolitan Planning Commission would recommend the agenda Historic Beaufort Foundation wanted added, but it did not. Mr. Lewis advised him that everything that Historic Beaufort Foundation wants is in the Master Plan in some form, and to add in these documents would be redundant. Mr. McNally believes “redundancy is a very good thing in this case.” He thinks adding what Historic Beaufort Foundation wants will build new bridges with Historic Beaufort Foundation, the residents, builders, and developers, while not adding it “will burn a bridge.”

Paul Michau said he felt there could be a conflict between the form-based code and the documents Historic Beaufort Foundation wants included in the Civic Master Plan. He asked **Terry Hussey**, who’s the co-chair of the Beaufort Code committee. He asked how they would fit

in down the road and how it would be incorporated. He read her letter in response. Ms. Hussey said there's no contradiction, because they reinforce the same principles. She feels it will build trust in the city for those people who are concerned. "Bladen Street and Midtown are touchstones for some people's concerns still," Mr. Michau said. It would be a sign of good faith, and refusing to include them "will deepen lingering distrust." Mr. Michau said a lot of effort has gone into the form-based code, but 6 months ago, the project was put on hold, and it still is, so he doesn't know what the future of the code is. He thinks the "7 Integrities" would be a good start. He asked for the code issue to be commented on. Mayor Keyserling said the process was stopped because it had no guidance from any kind of plan around which to write a code. It is likely to resume very soon. Mayor Keyserling said that according to the UDO, the county building area on King Street properly could be rezoned more densely than is called for in the Civic Master Plan, so in some cases, the city is developing less densely than they might otherwise do.

Don Starkey said as a member of the form-based code committee, they needed guidance. Developing two things in parallel was difficult. He has been speaking out on the Civic Master Plan. He sees no reason not to put what Historic Beaufort Foundation wants into the Civic Master Plan.

LaNelle Fabian said on behalf of the Main Street Beaufort board of directors, she supports the City of Beaufort's Civic Master Plan. Main Street Beaufort understands that growth is important for the community, and the Civic Master Plan is a possible road map and doesn't preclude other documents. Main Street Beaufort will take positions on actual projects in the future, Ms. Fabian said. They look forward to council members, residents, and business owners using this document to make Beaufort better.

Steve Weeks said he's lived in Beaufort 8 years. Though some areas of the country are rebounding from the economic slump, "this community isn't," he said. The city shouldn't be experiencing the parade of businesses opening and closing in a year or less, and now the Piggly Wiggly is closing. Mr. Weeks feels Beaufort needs a boost, and he feels the Civic Master Plan will help downtown businesses "to return to the vibrant city core that it was" when they moved here. He feels they need this improvement rather than staying the course.

Steve Harrison, Rhett House Inn, said when they got to Beaufort, half the stores in Beaufort were closed, but after 30 years on the Chamber of Commerce and Main Street Beaufort (which got them to move here) he still has the goal to make Beaufort a destination. "It's a drive-through now," he said, not a destination, and "a place to have lunch." Their inn has gone from 5 rooms to 20, and business is very good. He said he wanted to talk about the parking lot and the waterfront. Mr. Harrison said he doesn't know how the development of the Marina came about; no one wants a parking lot on the Marina, but it will be gone once it turns into something commercial. It should be part of the pleasure of coming to Beaufort. Tourism is the lifeblood of Beaufort. Locals don't all support the downtown area, Mr. Harrison said. Parking will go to Craven Street, which **Dick Stewart** has bought. He said it would go to a parking garage, which he doesn't like, but it's better than losing the waterfront property. He said the

storefronts are fuller, but still empty. People like to walk down the street, and “they’re drawn to Beaufort, not to the automobile sellers.” The draw is still Bay Street. Mr. Harrison said he doesn’t see the parking lot when he passes it; he sees the Marina and the water. He thinks waterfront property on Bay Street is too valuable to give up.

Milledge Webb said he is from Beaufort but lives on Lady’s Island. He said when he went to Parris Island, Beaufort was a lot different: “You could buy nails, shoes, and cough syrup on Bay Street.” He said, “There’s a difference between smart growth and massive growth.” He wants to raise his children here, so there needs to be something to keep him here, and the Civic Master Plan, if it’s written correctly, can keep people like him here. Mr. Webb said the parking lot could be made nicer. In regard to the Historic District, there are a lot of historic houses that are falling down, but they also need regulation of growth.

Blakely Williams supported the Civic Master Plan on behalf of the Chamber of Commerce. She said the Chamber of Commerce “encourages the highest and best in development” and supports efforts to bring in more residents and tourists.

Mr. Verity, Redevelopment Commission chair, said “this process has been extraordinary for 3 years.” There has been a tremendous amount of input. He said a highlight of the process has been working with Historic Beaufort Foundation since September, and the documents they want might not have come up without that process. He told where the “7 Integrities” and the “Infill Design Principles” come from. Mr. Verity said the Civic Master Plan is a vision statement, and adding these documents would create a conflict with the Historic District Review Board. He thinks that they should not do anything that would create an issue for the Historic District Review Board. He thinks they should be further vetted, and could be used in the same documents the Historic District Review Board uses to make its decisions.

Mayor Keyserling said he understands that the “Infill Design Principles” are regulatory. Mr. Lewis said they were running into problems in Oregon with regulations for their historic areas. They were set forth for historic districts to use in their regulatory process, where in Oregon they needed to get past the existing standards. Mr. Lewis said they had long-advocated putting these with the Milner Guidelines, which doesn’t deal well with infill, and he also thinks they should be put before the Historic District Review Board.

Conway Ivy, chair of Historic Beaufort Foundation, said he had the pleasure of moving to Beaufort, and people who come here, from his observation, come for history, water, and the military. History is a key factor in bringing people here. He said Historic Beaufort Foundation is passionate about protecting and enhancing the Historic District in terms of these guidelines. He said Mr. Lewis was correct: the Secretary of the Interior guidelines didn’t address infill and new construction. **Cynthia Jenkins** identified these guidelines to aid new construction. There is discussion in the preservation community about amending the Secretary of the Interior guidelines. As to their regulatory nature in Oregon, Mr. Ivy said it would not be inconsistent for the Historic District Review Board to look at them. Historic Beaufort Foundation is sometimes painted as not being for change or infill development, he said. Beaufort has changed over time,

and when they focus on the Historic District, Mr. Ivy feels that “it has evolved over time.” The reason the guidelines are important is that “they provide a basis to determine how new construction can be appropriately knitted in to what is there now.” The Historic District Review Board can use these guidelines to look at specific places and proposals. He said it’s important to put them in the Civic Master Plan because Historic Beaufort Foundation is concerned that people will see the Civic Master Plan, and it not have the flexibility that it would with the guidelines in it: developers “will see what’s in the Civic Master Plan and build that.” He said it was disappointing when he attended the Metropolitan Planning Commission meeting on zoning; an argument was made that what was being proposed had already been passed and is already in the Civic Master Plan. That is “contrary to the guideline nature” of the Civic Master Plan. He said that people will say, “It’s in the Plan,” and with the guidelines, “this won’t happen.” They don’t diminish the role of the Historic District Review Board; they will aid them because it will be consistent with what the board has been charged to do.

Tripp Posnell said he supports the Civic Master Plan. He said council members “don’t just represent those who live and have businesses downtown.” Most of their constituents don’t look like those people who he’s hearing speak against the plan; they look like him, Mr. Posnell said. Unlike “the vocal minority” many people who would support the plan “don’t have the luxury to spend time preparing remarks” in favor of it.

John Dickerson said he supports the Master Plan because it gives a vision to attract new development, of what can be done, so people can decide if they want to invest here or not. He asked that they vote for the plan and said it’s an important part of the economic development of Beaufort to have such a plan.

Ray Stocks said he’s lived here 38 years and has “seen good changes and bad,” and he hopes that council “listens to your constituents.” He said he “doesn’t want another anchor like the one on Bay and Carteret.”

Dave Stewart said he is relatively new to Beaufort, moved here 3 years ago, and fell in love with Beaufort. His concern is that he and his wife “aren’t the kind of people that council is looking for here” because they are older and retired. Beaufort should be trying to attract people his kids’ age or older, and “there’s not an atmosphere to attract young folks.” They will contribute to a vibrant, lively community with fresh blood, and they should look at the plan with that as a goal: to attract people who will help the community grow.

Councilman O’Kelley said he has heard a lot of good things on both sides. In regard to the “7 Integrities”, he believes that what Historic Beaufort Foundation wants is included in a lot of the documents already, and the guidelines are “schmoozy nice things” that are all addressed by the Historic District Review Board and Planning department. He heard Mr. Helm saying that this should be a preamble, but he’s not for putting it in. However, he’s not for voting in favor of the plan.

Councilwoman Beer said as they have come close to the end of the process after many hours of

work, and “trying to please a whole city or county can’t be done.” Everyone makes mistakes, Councilwoman Beer said, but she doesn’t think this is one, and she will vote for it. She has listened to what people have to say, and she remains a big supporter of the Historic District, though she’s seen some things lately that make her wonder “how they got built in a district that is that regulated when they don’t fit mass and scale.”

Councilman Sutton said he supports the plan but not the insertion of the “7 Integrities”. There are a lot of people who haven’t heard the whole story. He asked why there was such “a drum beat to put in the “7 Integrities”” in the Civic Master Plan but not the Secretary of the Interior standards for existing homes. He went on to list other plans, including Milner, that they haven’t asked to include. Oregon has more than 100 historic properties in the state; Beaufort is a single district, Councilman Sutton said. He wished this debate had happened years ago; there are 2 updates since the Milner plan was written 20 years ago. The Secretary of the Interior standards, the Preservation Manual and update, and the Northwest Quadrant guidelines should be reviewed in their entirety. That’s why he doesn’t support its inclusion in the Civic Master Plan.

Councilman Sutton said he lives and works in the Historic District, and he doesn’t believe that his vote will hurt the Historic District. He said that Ms. Lutz won’t support the Civic Master Plan unless the “7 Integrities” are in there, which he called equivalent to “a decision to stay in their sandbox,” when they need to look at the bigger picture. He said he agreed with the person who said that Beaufort is bigger than the core commercial / Historic District. If they can achieve a long-range vision, there will be people filling up the 40% empty houses, they have more taxes that help pay for larger view sheds and fire and police departments that can be there for everyone. It is a beautiful city, Councilman Sutton said, and council is not trying to harm the City of Beaufort or the Historic District. He thinks people should consider what their long-range plans are. He is no different than when he was elected twice, Councilman Sutton said. He hopes they don’t want to turn the ship around again, lest they go back to the positions that left the neighborhoods 40% empty and with urban blight.

Councilman McFee said he appreciates the thoughtful comments and the reflection people have brought. He has been visiting the legislature in Columbia. Someone told him today that she is mad at him because she doesn’t like what he is doing to the city. He said this plan is to *help* the city. He agrees that the documents Historic Beaufort Foundation wants included should be included. He said it’s time for Historic District Review Board review for process changes and more.

Mayor Keyserling said he supports the Civic Master Plan as presented. The Civic Master Plan is an amendment to the Comprehensive Plan, which must be reviewed by State mandate and rewritten every ten years, so this update is the 5-year review. Second, he was asked why they didn’t talk more about water quality regulations in the Civic Master Plan. Historic Beaufort Foundation wants historic guidelines, and the historic landmarks and the water drive the real estate value and the cultural value. There are a number of regulatory issues that aren’t included in the vision. Mayor Keyserling feels the Civic Master Plan should be *a vision*, not regulatory.

Mayor Keyserling doesn't disagree with anyone who supports Historic Beaufort Foundation's position except as to the placement of the guidelines. He reviewed his qualifications as a real estate agent and a developer in the Historic District. He doesn't feel the guidelines belong in a vision statement. He said he wants to put the town back together again; they've lost the friendliness and familiarity from when he was a kid, and you ride a bike down Ribaut Road, stop at neighborhood grocery stores, etc. The Redevelopment Commission and the Metropolitan Planning Commission recommended this. Everyone agrees with the spirit of the guidelines but disagrees about their placement. He referenced some current events that lead him to believe that they should not wait on developing the code; to have a 40% vacant hole, Mayor Keyserling said, with no guidelines for the Historic District Review Board, is criminal. They will have a workshop on the UDO so that they don't have mishaps and mistakes and everything is clearer. **The motion passed 4-1, Councilman O'Kelley opposed.** Mayor Keyserling said he hopes those who have been at the table will stay at the table.

ORDINANCE AUTHORIZING CITY MANAGER TO EXECUTE DOCUMENTS TO CONVEY CITY PROPERTY LOCATED AT 905 AND 907 PRINCE STREET

Councilwoman Beer made a motion, second by Councilman Sutton, to adopt the ordinance on second reading. Mayor Keyserling said this has to do with the land swap with the Baptist Church. **The motion passed unanimously.**

ORDINANCE ANNEXING THREE PARCELS OF PROPERTY ON GREENLAWN DRIVE

Councilman Sutton made a motion, second by Councilwoman Beer, to adopt the ordinance on first reading. Ms. Anderson said the Metropolitan Planning Commission has recommended approval of both the annexation and rezoning and the public hearing has been held, last time council met. Ms. Anderson said the surrounding pockets are somewhat in the city. Councilman O'Kelley asked to see the graphic to clarify. **The motion passed unanimously.**

ORDINANCE ZONING THREE PARCELS OF PROPERTY ON GREENLAWN DRIVE, FROM SUBURBAN DISTRICT TO BOUNDARY STREET REDEVELOPMENT DISTRICT

Councilman Sutton made a motion, second by Councilman McFee, to adopt the ordinance on first reading. Mayor Keyserling said this is giving a zoning designation to the property that is being annexed. Councilman Sutton said this is consistent with the other properties that have been annexed. **The motion passed unanimously.**

ORDINANCE REZONING FIVE PARCELS OF PROPERTY IN AND ADJACENT TO THE 1000 BLOCK OF CRAVEN STREET, FROM OFFICE COMMERCIAL DISTRICT TO NEIGHBORHOOD COMMERCIAL DISTRICT

Councilwoman Beer made a motion, second by Councilman McFee, to adopt the ordinance on first reading. Properties are the Harvey and Battey law firm, the vacant lot that is their parking lot, the property that requested the rezoning, the Rhett House Inn, and the adjoining property that they own. Mr. Harrison said he doesn't "understand why they are doing spot zoning again" and taking it up to his house. He asked why they don't do the whole block. Councilman O'Kelley said he doesn't think it is spot zoning. Councilman O'Kelley said it's zoning, and if it were one piece of property surrounded by properties all zoned a different way, it would be spot zoning.

Councilman O'Kelley said that the properties not being rezoned on the block haven't asked to be rezoned. Councilman Sutton said that "downtown has evolved like this," and the entire frontage of his neighborhood is Neighborhood Commercial, while the block behind it is strictly residential. In Office Commercial, an inn or B&B is allowed. Councilman Sutton said that "stupid zoning has caused gridlock in the past." Mr. Harrison asked how this will hurt or help him. Councilman Sutton said if you can put an office or a bed in there, Neighborhood Commercial is better. This will not affect how any owners can use their property, Councilman O'Kelley said. Mayor Keyserling said when they have a Beaufort Code, a lot of these issues will be resolved.

Mr. Dickerson said that he would clarify why Neighborhood Commercial works here. Neighborhood Commercial "acts as a buffer between regular Residential and Commercial with compatible and consistent businesses." He explained another reason it's not spot zoning: because other properties will come to council that are Office Commercial but want to be Neighborhood Commercial. He said if it went Core Commercial, they would be restricted in terms of residential building. **The motion passed unanimously.**

ORDINANCE REVISING SECTION 6.8. OF THE UDO, "BOUNDARY STREET REDEVELOPMENT DISTRICT," TO REVISE FLOOR TO CEILING HEIGHT AND FIRST FLOOR ELEVATION

Councilwoman Beer made a motion, second by Councilman Sutton, to adopt the ordinance on first reading. Ms. Anderson said this pertains to the Boundary Street Redevelopment District; three properties were just rezoned to Boundary Street Redevelopment District. This will offer more flexibility to projects, including some that are upcoming. She showed the changes that are proposed: to reduce ground to ceiling height, and to reduce the height of the first floor elevation. A member of the Metropolitan Planning Commission is an architect, and he feels like Planning is on the right path, Ms. Anderson said. **The motion passed unanimously.**

MAYOR'S REPORT

Mayor Keyserling said he is 99% sure that "Snowball" is coming to Beaufort, and he hopes they will have a parade and use it to educate kids and other people.

REPORTS BY COUNCIL MEMBERS

Councilman McFee said he attended the Municipal Association, met with legislators, and reiterated the support for cities and the dilapidated housing bill that is before the legislature.

Councilman Sutton said there are fewer boats in the Beaufort River than the night before and one more in Factory Creek than there was before. Mr. Dadson said he would get answers to where the boats will go - since there are not yet moorings to be leased - during the sailing season, so they will not fail to stop in Beaufort.

ADJOURNMENT

There being no further business to come before City Council, **Councilman Sutton made a motion to adjourn, seconded by Councilwoman Beer. The motion was approved unanimously,** and the meeting was adjourned at 9:08 p.m.

ATTEST: _____
IVETTE BURGESS, CITY CLERK