

A work session of the Beaufort City Council was held on October 28, 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 McFee, Mike Sutton, 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.

BUSINESS LICENSE REQUIREMENTS FOR NON-PROFITS DURING EVENTS

Mayor Keyserling gave background on the issue. The Gullah Festival and the Water Festival are under a blanket special event, Mayor Keyserling said. Mr. Dadson said when they are events that aren’t on city sites, how can they be fair. **Kathy Todd** said the four major festivals are exempt from the license requirements, but everyone else has to follow them if they’re within the city limits. Every peddler/vendor has to have a business license, and that gets complicated, e.g., if the university has an event with vendors. They did research on what other cities in the state have.

Ms. Todd said Columbia and Charleston have interesting models. Columbia’s is geared toward the event holder: they pay a certain fee based on the number of vendors they have, which licenses those vendors, and “then it’s tiered.” Charleston’s is a little more complex but similar. The City of Beaufort can address this in its business license ordinance to classify, define, and build a rate schedule for these types of events.

Mr. Dadson said the current policy is only for events on city property; there’s a form for those. Councilman O’Kelley said street closures are the same thing. Night on the Town is not the city’s property per se, but they have to follow the city’s policies. Mayor Keyserling said they only have an application for Waterfront Park. Councilman O’Kelley said he likes the looks of the Charleston model because it “covers everything.” Ms. Todd said Columbia’s is a little simpler and has a separate sheet where the vendors are listed. Mr. Dadson said if they require a special use like a circus, “that’s one level of capture.” When events happen elsewhere, they want a way to be simple and fair and not discourage that. If the hospital is doing a little heart walk, that’s different, he said, but if they need a policy if the hospital does “a fair, and there are vendors everywhere.” **Al Johnson** said that ARTworks should be licensed for its Food Truck Festival this weekend, but it’s not.

Councilman O’Kelley said on the Charleston form, on p. 4, it talks about alcohol sales, etc.: “It’s all-encompassing.” Ms. Todd said if it’s not one of the four main festivals, \$65 is the minimum charged per business license. Councilman McFee said they would do the same thing that they did for High on the Hog, and he asked why they can’t make it all-encompassing and the same whether you’re in the park or not. Ms. Todd said, “If you’re not one of the four,” it refers to the

need to inquire with the business license office to see what your requirements are. She would prefer that it be “one process whether you’re on city property or not.”

Mayor Keyserling said the sponsor is responsible for it. Councilman McFee said there’s no difference if it’s not-for-profit or not. Ms. Todd said council could make that call. Councilman O’Kelley said a not-for-profit could have for-profit vendors. Mayor Keyserling said High on the Hog had vendors; the people selling barbeque were not vendors, but there were some businesses there. The not-for-profit sells the vendors space, and that’s part of the way they make money. Mayor Keyserling said it should be about simplicity, transparency, and clarity, not about money. Ms. Todd said they “want to minimize any bad feelings.”

Councilman O’Kelley asked if there were a provision for insurance for Water Festival and festivals like it. He was told yes, that for anything on the city’s property, there is insurance. Councilman O’Kelley asked if whoever the sponsor is has to ensure that their vendors have insurance. Ms. Todd said if it’s on private property, there’s no guidance. Councilman O’Kelley asked if, at a big event, the sponsor’s insurance counts for the vendors. **Ivette Burgess** said yes, if it’s in the park. Ms. Todd said any group at a city-owned property has to prove to the city that they have insurance, but that’s only those events covered by the special events permit. Mr. Dadson said the city is not in the business of special events. The concern should be, if the event’s at Whitehall, for example, what’s the simplest way to make it easiest on the business end.

Councilman Sutton asked why the city cares about an event having vendors. Councilman McFee said to protect the city license holders. Councilman Sutton asked if it’s that or fairness. Councilman Sutton said, “The ordinance reads that you’re a business, so you have to have a license, so we want to figure out how to make it easy.” For a regular license, you have a formula, but a flat fee based on the number of vendors would be easiest for events. The number shouldn’t be driven by a need for income, he feels. Mr. Dadson said Columbia’s ordinance gives a generous range, for which the licensing fee is \$100. There’s no distinction between not-for-profit and for-profit.

Mayor Keyserling said someone coming into town who’s promoting a for-profit concert, for example, might have beer vendors selling for profit. He likes the Columbia model for the smaller, in-town events, which are different than “a private event coming into town and trying to make money.” He thinks that’s very different than a not-for-profit organization’s event, for which they just want to promote accountability.

Mr. Dadson said ticket sales are also a factor in the model. It’s simple, but there are still codes that they have to follow about other things, like alcohol; this is just a licensing issue, he said. Ms. Todd said they would have to get this out so that groups know about it.

Councilman O’Kelley said Taste of Beaufort vendors might not have city licenses. Ms. Burgess said they are grandfathered into the special event policy as one of the four festivals. Mayor Keyserling said this doesn’t have to be consistent with what is done on city property because

it's just about business licenses. Councilman Sutton asked what would happen if it was policy for everyone and the four heritage festivals weren't exempted. Mr. Dadson said with Columbia's model, licensing would cost an additional \$135 - \$500, though the City of Beaufort could come up with its own numbers.

Mayor Keyserling asked if they couldn't make it simpler for everyone. Ms. Burgess said the council made this policy in 2011. And all it says now, Ms. Todd said, is that "if you're not one of the four, call the business license office." This is for those festivals that are non-exempt, which basically covers all of those that aren't on city property. Councilman Sutton said he doesn't like the idea of 2 policies; having just one is simpler. Mr. Dadson said they want that, too. Mayor Keyserling said the Taste of Beaufort "moves a lot of money." He wondered if they exceed \$150,000. If not, it's just \$135, Councilman Sutton said. Mr. Dadson said Columbia's model is "encouraging of things happening," and staff likes the idea of keeping it lower to keep things happening.

Councilman Sutton said it would be on an honor system. Mayor Keyserling said Water Festival would be audited. He said the direction is to make it simpler, consistent, and more about accountability than money. **Maxine Lutz** wondered, "How far in the weeds would you go?": If a not-for-profit has an event on its own property, and has a bookseller there, is (s)he required to have a license? Mr. Dadson said at this time, they would be, but staff wants to change the procedure to one where the applicant would come in and pay "one fee that covers everything" in terms of business licensing. If the authors already had licenses, they wouldn't have to be included in the vendor count of non-business license holders. Councilman Sutton asked what would happen if someone had a business license, had an event, thought they would have 25 vendors, and then turned out to have 15 vendors who were already licensed/local. Ms. Todd said yes, this would apply to someone who's "an itinerant peddler." Councilman Sutton said you could fall in a lower tier, even if you have a lot more vendors, as long as they are local.

Ms. Lutz asked for clarification that the monthly Historic Beaufort Foundation lecturers would need to get a business license to sell their own books. Ms. Todd said if what the author does meets the definition of having a business, (s)he would have to. Mayor Keyserling said, in such a case, the author is in the business of writing books, not selling them.

The work session was adjourned at 5:32 p.m.

A regular meeting of the Beaufort City Council was held on October 28, 2014 at 7:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, council members Donnie Ann Beer, Mike McFee, Mike Sutton, 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 meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Councilwoman Beer led the invocation and the Pledge of Allegiance.

MINUTES

Councilwoman Beer made a motion, second by Councilman McFee, to approve the minutes of the council’s work and regular session October 14, 2014. Mayor Keyserling noted that the spelling should have been Dr. Beall, not Bell. Councilman O’Kelley abstained from voting because he was not present at the meeting. **The motion to accept the minutes as submitted was approved 4-0.**

CONSIDERATION TO APPROVE FY 2015 ATAX RECOMMENDATIONS FROM THE TOURISM DEVELOPMENT ADVISORY COMMITTEE

Councilwoman Beer made a motion, second by Councilman McFee, to approve the TDAC recommendations. Mayor Keyserling said council had decided to fund the restoration and display of a confederate flag, and to boost the Santa Elena Foundation from \$6000 to \$10,000 with an emphasis on spending it on Internet marketing. **Chip Dinkins** said Main Street Beaufort went from \$15,000 to \$19,000 to cover their Wi-Fi expenses. \$222,350 is the total now, Councilwoman Beer said. The “recommended” column is the same, Mr. Dinkins added. The Spanish Moss Trail application, originally for signs and water fountains changed to just way-finding signs. Mr. Dinkins proceeded to read the recommended amounts to the various organizations as decided at the council work session.

Councilman O’Kelley said there is \$230,00 is available funds, and \$222,000 is what’s being granted. Councilman O’Kelley said he thought that maybe they should give some of the remainder to the Lady’s Island Garden Club, “which is also (a grant for) signs.” Mr. Dinkins said the Spanish Moss Trail signs that were applied for are highway signs that direct people to get to the trail. The garden club wants to put signs on trees and create a map to them. Mr. Dinkins said the committee didn’t feel the project qualified.

Councilman Sutton said he feels this is “a step in the right direction after many years of debate” about “how to allocate funds...and make this work better. He hopes that there will be more consideration given to the facility at the visitors’ center in future, as there is no funding stream at this time for general maintenance. Mayor Keyserling said it’s not appropriate to use these

funds to build a visitors' center endowment, but they could be used for maintaining the building and perhaps should be. Mayor Keyserling said TDAC has come a long way in three years – the collaboration is greater than he has ever seen. \$225,475 is the actual total being disbursed, Councilman McFee said. **The motion was approved unanimously.**

REQUEST FROM MAIN STREET BEAUFORT FOR FREE HOLIDAY PARKING IN THE CORE COMMERCIAL DOWNTOWN DISTRICT FROM NOVEMBER 28, 2014 THROUGH JANUARY 1, 2015

Councilwoman Beer made a motion, second by Councilman McFee, to approve the request. Mayor Keyserling asked the city manager if there would be someone to manage this, referring to the contract expiration for Park Beaufort/Lanier. Mr. Dadson said council would make a decision, or if not, the current contract would be extended month-to-month. This is not about who manages it, he added; Mayor Keyserling said the headlines in the paper were confusing to people. **Beth Caron**, Main Street Beaufort, said it's the same way it was last year. It's free 2-hour parking, Councilman Sutton said. Ms. Caron said that's correct. "You can feed the meter after that," but only the first 2 hours are free. Councilman Sutton said he had heard little negative feedback last year, and Park Beaufort knew how to manage it. Ms. Caron said Columbia had seen the article, and they are interested in doing the same thing, maybe next year. **The motion was approved unanimously.**

REQUEST FROM MAIN STREET BEAUFORT TO HOST ANNUAL CHRISTMAS FESTIVITIES 2014

- 1) Night on the Town, December 5 – street closures, waiver of open container, co-sponsorship for tree lighting
- 2) Co-Sponsorship of boat parade along seawall, Waterfront Park, December 6
- 3) Sponsorship request for Beaufort Christmas parade December 7

Councilwoman Beer made a motion to approve all three requests, and Councilman McFee seconded the motion. Ms. Caron said it would be the same as last year. **The motion passed unanimously.**

REQUEST TO ALLOW ANNUAL MOTORCYCLE TOY RUN

Councilwoman Beer made a motion, second by Councilman McFee to approve the request for the December 14, 2014 event. Ms. Burgess said it's an annual toy run, and they are in Beaufort "maybe 10 minutes." **The motion was approved unanimously.**

RESOLUTION APPROVING FINANCING TERMS FOR NEW FIRE TRUCK

Councilwoman Beer made a motion, second by Councilman McFee to approve the resolution. Ms. Todd said that in the FY2015 budget process, council approved a \$780,000 fire truck, to be funded in part from the sale of the old truck, which is in committed fund balance, with a balance to be financed. Ms. Todd said that to get a competitive interest rate, they got three bids for 5- and 7-year financing from banks and the truck-financing firm. BB&T had the lowest rate, and the motion is to close on this financing at terms council would approve. She explained

the rates and the payments for the 5- and 7-year terms. She said she recommends the 5-year rate because it's much lower. Councilman O'Kelley said there's an \$18,000 difference in payments. Ms. Todd said it's a savings because it's paid off quicker, but there's a greater initial outlay, which would have to be built into future budgets.

Mr. Dadson said this is a smaller ladder truck. In regard to the sale of the truck and the money it brought in. In regard paying cash for the balance so as not have a debt, Ms. Todd said she didn't have the designated fund balance for capital immediately available, but she knows that there were insufficient resources for the full \$398,000, and the fund balance would be depleted if they were to use it all.

Councilman McFee said he's in favor of saving \$13,000 with the shorter-term loan, if they can do that annually without stressing the budget too much. Mayor Keyserling said it's closer to what they have been trying to do, which is to pay as they go. **Councilwoman Beer made a motion to accept the 5-year payment plan; Councilman McFee seconded. The motion was approved unanimously.**

ORDINANCE TRANSFERRING EASEMENT BY WAY OF FEE SIMPLE TITLE LAND TRANSFER

Councilman McFee made a motion, second by Councilman Sutton, to table consideration of the ordinance. Mr. Dadson said it can be discussed in a work session, but it was not prepared for this evening for a vote. Mayor Keyserling and Councilman Sutton agreed. **The motion was approved unanimously.**

ORDINANCE REZONING PROPERTY LOCATED AT 203, 209, AND 211 ROBERT SMALLS PARKWAY, FROM GENERAL COMMERCIAL DISTRICT TO HIGHWAY COMMERCIAL DISTRICT

Councilwoman Beer made a motion, second by Councilman Sutton to approve the ordinance on first reading. Councilman McFee recused himself for this matter and the next. **Libby Anderson** said this is currently zoned General Commercial district and is proposed to be Highway Commercial. Restaurants with drive-throughs are authorized, and auto sales and services businesses are the main differences.

Councilman Sutton said that at the public hearing, there was a discussion about dividing the lots. Ms. Anderson indicated which properties would be Highway Commercial and then the three larger properties, which she indicated, would be split zoned to a depth of 500'. The Planning Commission recommended against the rezoning because it was concerned about "doing too much," but staff felt that these parcels should be Highway Commercial. During the public hearing, Mrs. Doe commented on her property, which is adjacent to one proposed for rezoning. It's in an unincorporated area and is Commercial Regional District, which is the county's most intense district, permitting vehicle sales and service and restaurants with drive-throughs, so it's comparable to Highway Commercial.

The other comment made at the public hearing was about requiring buffers, Ms. Anderson said. Two types of buffers are required in the ordinance: screening between adjacent uses – commercial properties require a 7' privacy fence for screening – and an adjacent use buffer – if

Highway Commercial is adjacent to residential property, a 50' buffer is recommended "as a start."

Councilman Sutton said there was another parcel near these with a commercial use: a restaurant with a drive-through. Ms. Anderson said it's Zaxby's, it is in the city limits, and it is zoned Highway Commercial. She described the zonings in the area, which are varied.

Councilman O'Kelley asked if curb cuts had been discussed. The Dollar Tree can't be accessed from Highway 170, and he asked if the others would be the same way, and Ms. Anderson said yes. Mayor Keyserling said it's his understanding that the property owner there has said he'll build a road. Ms. Anderson said they have received no proposed plans; they do know there will be no new curb cuts on Highway 170.

Mayor Keyserling said he hates intruding on residential property, but this area's growing, and that property is surrounded by the city, which is really the area where they have to grow those kinds of businesses that don't work in the Boundary Street corridor; although with the changes on Boundary they could possibly go there, it would be more difficult. That's where auto-oriented businesses have to go. He thinks they have "no choice if we are going to have room to grow commerce."

Geraldine Doe said she understands the need and desire for growth, but where her property is, she has "a problem with the congestion." There are certain things that can be put in General Commercial but Highway Commercial will jam everything together. That's why she feels that the Planning Commission denied this plan; "they're supposed to come up with what is best" for that area, she feels. Mayor Keyserling said because not everything will have its own entrance, it would avoid becoming Highway 278. On her side of the highway, there will be interconnectivity as well. It's more efficient and easier for shoppers, rather than "sprawling out to the Broad River Bridge." They are trying to improve Boundary Street to provide incentive to people to park one place and walk or live and walk, which they can do "if it's kept tight." Ms. Doe said people come to Beaufort for its character and charm, because it's not like Bluffton, Savannah, and Hilton Head. She feels like the Planning Commission said no, and with good reason: because "they don't want a lot of car dealerships coming in and swamping the place."

Ms. Anderson said staff has proposed, and the applicants agree, that highway frontage is the most appropriate area for Highway Commercial zoning. They are proposing a 500' depth for the parcels; the ones under consideration are about 275', but they are already parcels. **The motion was approved unanimously.**

ORDINANCE REZONING PORTIONS OF THREE PARCELS OF PROPERTY LOCATED ON ROBERT SMALLS PARKWAY, FROM GENERAL COMMERCIAL DISTRICT TO HIGHWAY COMMERCIAL DISTRICT

Councilwoman Beer made a motion, second by Councilman O'Kelley, to approve the ordinance on first reading. Ms. Anderson said three parcels are proposed to be partially rezoned. She showed council a graphic. They would be rezoned only on the highway parcels to

a depth of 500', while the rest would remain General Commercial. These are still Highway 170 parcels. **The motion was approved unanimously.**

ORDINANCE REVISING ARTICLE 7 OF THE UDO TO REQUIRE SILT FENCING DURING NEW CONSTRUCTION

Councilwoman Beer made a motion, second by Councilman McFee, to approve the ordinance on first reading. Mayor Keyserling said Ms. Anderson had contacted contractors and architects, all of whom said they thought this was a good idea. **The motion was approved unanimously.**

ORDINANCE REVISING SECTION 6.8 OF THE UDO, "BOUNDARY STREET REDEVELOPMENT DISTRICT"

Councilman McFee made a motion, second by Councilwoman Beer, to approve the ordinance on first reading. Mayor Keyserling said this ordinance was written in 2006, and as the redevelopment grows closer, it's been brought to council's attention that the code "may not be as practical for those who own property or want to build." He explained the process that had resulted to revise the 2006 ordinance.

Ms. Anderson further detailed staff's review and recalibration of the code to the current economic conditions. She said the Planning Commission had reviewed the revisions and approved them, and then council had a work session on the changes, "so it's been evolving." The two new changes based on the council discussion have been incorporated:

1. Clearly defined the two-step review process in the Boundary Street District – The conceptual review of the site plan in particular is meant to be easy: no engineering plans are required, just a concept to get a preliminary green light to go ahead, and *then* spending money on engineering work.
2. Deleted the word "large" in a section of the code in regard to frontage requirements.

Ms. Anderson said the staff, the development community, and the Planning Commission could proudly stand behind this revised code. Mayor Keyserling said **Dick Stewart** had held a meeting for property owners, and Mayor Keyserling was delighted to hear that there are significant projects in the works for Boundary Street, and that's because the city's created the opportunity. The meetings, which **Jon Verity** is hosting, will enable people get information. If significant issues arise, there will be another opportunity for a council work session to work through those before second reading, but nothing's been reported from the meetings yet. **The motion was approved unanimously.**

ORDINANCE REVISING SECTION 6.5.K OF THE UDO TO REQUIRE THE FINISHED FIRST FLOOR OF NEW RESIDENTIAL CONSTRUCTION TO BE ELEVATED A MINIMUM OF 18" ABOVE GRADE

Councilwoman Beer made a motion, second by Councilman McFee to approve the ordinance on first reading. Ms. Anderson said after the public hearing and comments by architects and the development community, staff had made some changes, to make it clear that the elevation is measured from the average grade at the front (usually the street side) property line. She showed a photo of a house where they have to keep sandbags out front at all times because it

is slab on grade. There is some additional cost, but people for whom it's a concern are also those who can least afford flooding. The house for which she showed pictures has been flooded three times, according to the building official. For new residential construction, they feel it's important to elevate it a bit for various reasons.

Councilman O'Kelley said the responses from the development community were "even" on the matter, but the opposition was about someone wanting to walk straight out, and the aging population will have to climb stairs. Councilman O'Kelley said **Steve Tully's** houses are slab on grade and have a tendency to flood. Ms. Anderson said that the flush access could be at the rear, but not in the front. Councilman Sutton asked how that would help. Ms. Anderson said the flooding is coming from the street and the front of the property because of stormwater control problems, so this will address aesthetics and address the street flooding. They will also do a better job at counseling people if they decide to make it flush in the back, because these heavy rains could continue. Councilman Sutton said the house she showed has a huge stormwater storage system 20' from the house, and the problem there has to do with site prep, not the elevation of the slab. There are issues with flooding, though. "People are letting stormwater find its own path to the lowest area," he said, and there are no gutters or gutter maintenance; homeowners aren't cleaning the culverts out. He's on the fence about government legislating this. One architect had said that people are all different and want different things. Councilman Sutton said he understands the need but thinks "the design professionals might be the place to do it" during the follow up when the design package is put together. No one comes back to see if the houses he's built are working. Ms. Anderson said they try to follow up in neighborhoods where they have had issues.

Mayor Keyserling said he's also on the fence because of the idea of a blanket regulation, without thinking about the neighborhood and the site. He feels it's the builders', the property owners', and the designer's responsibility. Council can't put the burden on staff; he thinks staff is right to raise questions. People got stuck with houses that were put up quickly and without knowing what they were getting into.

Councilman O'Kelley asked if the flood elevation requirements wouldn't take care of this. Ms. Anderson said this is not property in the flood zone. Ms. Anderson said a number of people came to the work session in tears with a variety of problems with slab on grade. In the flood zone, there is a requirement to elevate, but this house they're using as an example is not in the flood zone. Councilwoman Beer said the cost to the homeowner to repair flood damage is high and can lead to mold and mildew. Councilman McFee said it's a question of how much they regulate, because they don't want to overregulate. There *are* fixes that will be a benefit, but there could be unintended consequences that outweigh the benefits of the flood elevations. Mayor Keyserling said he's worried they'll need a flood engineer. Councilman O'Kelley said if they pass it, no one could build slab on grade in Beaufort. Councilman Sutton said they can, but it has to be elevated. Councilman Sutton said Midtown is built that way, for example. Councilman Sutton said it's "a question of if the city should be a watchdog," and say "it should be a certain way." He feels "we need to not determine everything that goes into a building." Councilwoman Beer said her husband has been in insurance for years, and she has seen what

happens to a home that has flooding.

Councilman Sutton said he would listen to public comments before the next reading. He asked how staff came up with the number of inches. He said when steps are built, there's a 7" rule to get to grade, so there would be 4" to play with to get to 18". Ms. Anderson said they looked at that, and the building official had said that most of these are monolithic slabs, so they can do what they choose. They can go a little less than 7", so most will end up with three steps at an 18" minimum. Town of Port Royal and the county are doing it already, probably because the smart codes are recommending it. The floor system can be put on top of this.

Councilman O'Kelley said 18" piers can't be gotten under, and Councilman Sutton said that's why they don't make them like that now. Ms. Anderson said there wouldn't be savings for utilities, because most people are doing monolithic slabs. Councilman Sutton said for a piered house, like one on Fripp Island, you put it at 9' – 10' so you can park under it. This is about changing slab on grade to be 18", rather than the traditional 4". **The motion was approved 4-1, Councilman O'Kelley opposed.**

ORDINANCE ANNEXING PROPERTY LOCATED AT 23 HORTON DRIVE

Councilwoman Beer made a motion, second by Councilman McFee, to approve the ordinance on first reading. Ms. Anderson said this is about annexation. It's contiguous to the city limits. The proposed rezoning is General Commercial under the city's standards, which is a step back from what's proposed in the county. Planning Commission recommended approval of annexation and recommended denial for Highway Commercial, so staff proposed General Commercial, which the owner agrees with.

Mrs. Doe said this is connected to the property that was just discussed. The zoning uses will not change significantly, Mayor Keyserling said. She is fine with it since it's not Highway Commercial. Councilman Sutton said Ms. Doe's property is zoned at the highest level in the county which is the same level that Highway Commercial would allow in the city. Ms. Doe said Regional Commercial is a little different than Highway Commercial. Councilman Sutton said those properties have the highest level of county zoning context, which is nearly equivalent to Highway Commercial. Ms. Doe said it's not the same. It was General Commercial, she said. The Planning Commission has decided that the area was in the right zone; she feels that's why they have the Planning Commission: to bring council its recommendations. They don't want so many car dealerships and restaurants to be jammed together. She understands she's in a commercial zone, and she loves her area, but later, "when we're all gone, the area will look like Bluffton," she's certain; Abercorn Street in Savannah is another example. She feels they should consider the Planning Commission recommendation. She sees the congestion and traffic; the spot going into Lowe's is dangerous, and there are a lot of accidents, including two police cars. Council wants the tax money from businesses, and for people to come to Beaufort to open businesses, but the city should not "accommodate what new people want" when area residents have been paying taxes for more than 100 years.

Councilman O'Kelley said on the map, the Horton property is displayed, and to the north or

northeast, it's been divided. He asked if "the back part that butts up on it" is General Commercial. Ms. Anderson said yes, and it will remain that way. The Horton property is butting against the same classification as this is. **The motion was approved unanimously.**

ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 23 HORTON DRIVE ON PORT ROYAL ISLAND, GENERAL COMMERCIAL DISTRICT

Councilman Sutton made a motion, second by Councilwoman Beer to approve the ordinance on first reading. The motion was approved unanimously.

MOTION TO APPROVE SPECIAL REGULAR MEETING NOVEMBER 18, 2014

Councilwoman Beer made a motion, second by Councilman McFee to approve the schedule change due to November 11, 2014 being a city-observed holiday. Mr. Dadson said by ordinance they have two business meetings a month, so this makes what is normally a work session a work session/regular meeting. The motion was approved unanimously.

MAYOR'S REPORT

Mayor Keyserling welcomed the public who had come to the meeting and spoke to the two council candidates who were present.

REPORTS BY COUNCIL

Councilwoman Beer said not to forget the Chamber of Commerce candidates' forum on October 30 at TCL at 6 p.m. and to vote.

Councilman Sutton asked Mr. Dadson for a report in future on the mooring fields. He'd like to know when they would get back to finishing it.

Councilman McFee said the two remaining Boundary Street meetings are Wednesday at 5 p.m. and Thursday at 7 p.m. in the council chambers; he's hosting with the director of engineering for Beaufort County.

There being no further business to come before council, **Councilman O'Kelley made a motion to adjourn the meeting. Councilwoman Beer seconded. The motion passed unanimously,** and the meeting was adjourned at 8:28 p.m.