



CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070

CITY COUNCIL REGULAR MEETING AGENDA
September 27, 2016

**NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE,
PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL INFORMATION**

STATEMENT OF MEDIA NOTIFICATION

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

REGULAR MEETING - Council Chambers, 2nd Floor - 7:00 PM

I. CALL TO ORDER

A. Billy Keyserling, Mayor

II. INVOCATION AND PLEDGE OF ALLEGIANCE

A. Mike McFee, Mayor Pro Tem

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

IV. PUBLIC COMMENT

V. PUBLIC HEARING

A. Ordinance Rezoning a Portion of a Parcel of Property Located at 188 Robert Smalls Parkway, from General Commercial District to Highway District

VI. MINUTES

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Street closure request from The Parish Church of St. Helena for Annual Fall Bazaar Saturday, November 5, 2016
- B. Resolution Adopting Sharrows and Signs - Spanish Moss Trail
- C. Horse Carriage Rotation Slots Minimum Bid
- D. Request for use of the Downtown Marina Boat Ramp from Meadowbrook Baptist Church
- E. Reappointment to Tourism Development Advisory Committee (TDAC)

IX. REPORTS

- City Manager's Report
- Mayor Report
- Reports by Council Members

X. ADJOURN



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 9/21/2016
FROM: Libby Anderson
AGENDA ITEM TITLE: Ordinance Rezoning a Portion of a Parcel of Property Located at 188 Robert Smalls Parkway, from General Commercial District to Highway District
MEETING DATE: 9/27/2016
DEPARTMENT: Planning

BACKGROUND INFORMATION:

The City has received application to rezone a portion of a parcel of property located at 188 Robert Smalls Parkway, identified as District 122, Tax Map 29, Parcel 103F, from General Commercial District to Highway Commercial District. A staff report on the proposed rezoning is attached. This rezoning request was presented to the Beaufort--Port Royal Metropolitan Planning Commission at their September 19 meeting. A public hearing on the proposed rezoning is scheduled for the September 27 City Council meeting. This hearing was advertised in the September 12 edition of *The Beaufort Gazette*.

PLACED ON AGENDA FOR: *Action*

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
staff report for rezoning public hearing	Cover Memo	9/21/2016

CITY OF BEAUFORT
REZONING ANALYSIS RZ16-03
PUBLIC HEARING DATE: SEPTEMBER 27, 2016

Applicant

The applicant is Carolina Engineering.

Site

The property is located at 188 Robert Smalls Parkway and is identified as R122 029 000 103F 0000. The property is undeveloped. The Butler Chrysler auto dealership is proposing to locate on this site. The southern (Robert Smalls Parkway), half of the lot was rezoned to Highway Commercial in November 2014.

Present Zoning

The northern half of the property is currently zoned "GC General District" (GC). The GC District is a fairly intense urban commercial zone. All types of office and retail uses are permitted. Restaurants are permitted, but cannot have drive-thrus facilities. Limited Vehicle Service (ex., a "quick lube") is permitted, but full service vehicle repair is not allowed. Vehicle sales are not permitted in the GC District.

Proposed Zoning

The proposed zoning of the site is "HC Highway Commercial District" (HC). As mentioned above, the southern half of the site is already zoned HC. As described in the UDO:

The HC Highway Commercial zoning district is intended to be developed and reserved for general business purposes and with particular consideration for the automobile-oriented commercial development existing or proposed along the City's roadways. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district.

The HC District permits all types of office and commercial uses. A variety of auto-oriented uses are permitted including drive-thru and drive-in restaurants, vehicle sales and service, gas stations, and car washes. Warehousing, wholesale sales, and light industrial services are also permitted.

Consistency with Comprehensive Plan

The Framework Plan in the City's Comprehensive Land Use Plan designates these lots as Growth Sector 3 "Neighborhood Mixed Use" and "Corridor Mixed Use" (red) (see attached map). According to the comprehensive plan, "The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple ½ mile radius circles . . . Corridor Mixed Use designations (G3-B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations." Appropriate land uses in the G-3 sector include: residential development, neighborhood-serving commercial uses (retail and office), civic uses, and neighborhood centers, regional centers, and industrial districts.

An excerpt from the Comprehensive Plan describing the G-3 district is attached. The proposed rezoning appears to be consistent with the Framework Map in the Comprehensive Plan.

Draft Form-Based Code Map

The draft form-based code map shows the area to be rezoned as T5-Urban Corridor District/ Regional Mixed-Use. This designation is comparable to existing Highway Commercial zoning.

Land Use Compatibility

The Robert Smalls Parkway corridor contains a mix of intense commercial land uses including auto sales, restaurants with drive-thru facilities, and various other office and retail uses.

Suitability of Property for Uses Permitted in Current Zoning District

The lots can accommodate the commercial uses permitted by the current GC zoning; however, the property was split-zoned, and the current owner of the property desires to develop a use permitted by HC zoning but not by GC zoning.

Suitability of Property for Uses Permitted in Proposed Zoning District

The property could also accommodate the more intense vehicle-oriented uses permitted in the HC District.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features.

There should be no more impact on natural features under the proposed zoning than under the current zoning. There may be trees at the perimeter of the site, but there are no trees on the interior of the site.

Marketability of Property for Uses Permitted by Current Zoning District

The property would likely be more marketable under one zoning designation. In addition, under HC zoning, as a wider variety of uses, including auto-oriented uses, are permitted.

Availability of Infrastructure

Water and sewer will be made available to the site as part of the Butler development. There are no sidewalks on Burton Hill Road; however, the Design Review Board may require a sidewalk as part of development of the site. The Robert Smalls Parkway/Burton Hill Road intersection is signalized.

Public Notification

Letters were sent to adjoining property owners on September 8. To date, staff has received no public comments on the proposed rezoning.

Staff Recommendation

Staff recommends approval of the proposed rezoning.

Planning Commission Recommendation

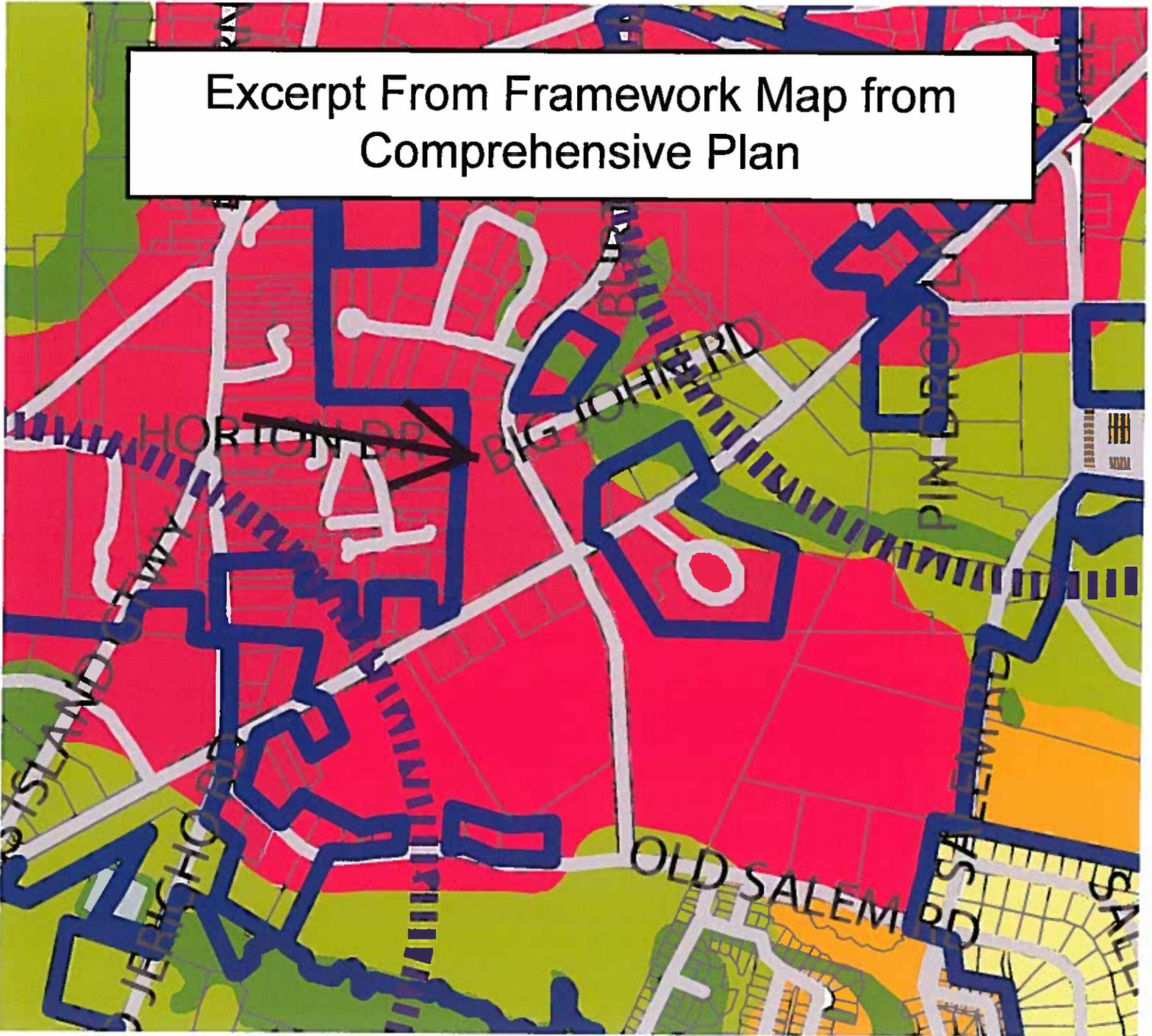
The Beaufort--Port Royal Metropolitan Planning Commission considered this application at their meeting on September 19. The Commission unanimously recommended approval. The Commission also recommended that as part of the design review process, a sidewalk be installed on the Burton Hill Road side of the property.

Property Proposed for Rezoning

R122 029 000 103F 0000 (portion)



Excerpt From Framework Map from
Comprehensive Plan



Framework Map Legend

O1.Preserved Open Space

 Preserved Open Space

O2.Rural Lands/Conservation

 Rural Lands/Conservation

GR1. Growth Reserve

Growth Reserve

G1.Residential Neighborhoods/TND's

 Restricted Growth Sector

G2.Urban Neighborhoods/TND's

 Controlled Growth Sector

G3A.Neighborhood Mixed Use

 Intended Growth Sector

G3B.Corridor Mixed-Use

 Intended Growth Sector

G4.Downtown

 Infill Growth Sector

SD.Industrial/Employment Center



Civic/Hospital



USCB 1/4-Mile Buffer



Neighborhood Centers



Regional Centers



AICUZ



Military





Mixed-use town center development



Mixed-use building in a regional center with residential above retail



Regional centers contain a mixture of higher density commercial and residential uses



Industrial, warehouse, or distribution-type building

FG 1.7 GROWTH SECTOR 3 (G-3): NEIGHBORHOOD MIXED USE (G-3A) & CORRIDOR MIXED USE (G-3B)

The G-3 sector indicated in lighter and darker red (respectively), is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.

Care should be taken to limit the length of G-3 corridor developments to avoid the creation of lengthy, undifferentiated linear strip development. Attention to local geography and environmental conditions can assist in this definition, with special attention given to areas in O-1 and O-2 sectors along water courses and near sensitive lands.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The full-range of community types and uses are appropriate in the G-3 sector, including:

- single-family and multifamily residential
- neighborhood-serving commercial uses (retail and office)
- civic uses
- traditional neighborhood developments
- neighborhood centers
- regional centers
- industrial districts

FG 1.8 REGIONAL CENTERS

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map. Regional centers are envisioned for downtown Beaufort; the emerging city-county government district at Ribaut Road and Boundary Street; around the hospital and technical college campuses; at the intersection of SC 170 and SC 280; and around the intersection of US 21/Boundary Street and Robert Smalls Parkway. These centers will provide the highest concentrations of residential, employment, and commercial services in the Plan area. Regional retail and commercial centers should be located exclusively in the Regional Centers located along SC 280 and SC 170.

FG 1.9 SPECIAL DISTRICT (SD): INDUSTRIAL/EMPLOYMENT CENTERS

As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 9/23/2016
FROM: Ivette Burgess, City Clerk
AGENDA ITEM Street closure request from The Parish Church of St. Helena for Annual Fall Bazaar
TITLE: Saturday, November 5, 2016
MEETING DATE: 9/27/2016
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

Street closure request attached.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Request Letter	Backup Material	9/23/2016



Parish Established 1712

The Rev. C. Bradley Wilson, Interim Rector
The Rev. Matthew L. Rusch, Associate for Discipleship
The Rev. Mark W. Warter, Deacon
The Rev. Chad E. Lawrence, Priest Associate
The Rt. Rev. Alden M. Hathaway, Bishop in Residence
The Rev. Charles D. Pollak, Chaplain for Prison Ministry

Beaufort City Council
1911 Boundary Street
Beaufort, SC 29902
Attention: Council members O'Kelly, Cromer, Murray and McFee

Dear Esteemed Council Members,

The Parish Church of St. Helena is excited to announce our Fall Faire to be held on Saturday, November 5, 2016. Previously, this event has been known as our Annual Fall Bazaar, but we are seeking to make this event more "festive" and therefore expand the footprint to accommodate outside activities and booths.

Our vision for the Parish Faire is an invitation to the Beaufort community to experience family fun, fellowship, creativity, and diverse expressions of talent, craftsmanship, faith, and love.

To this end we would like to ask your permission to close off three sections of street surrounding the Church property from 12 noon on Friday, November 4th through 6 p.m. on Saturday, November 5th.

- | | |
|---------------------|---|
| 1) King Street | From Charles Street to Newcastle Street |
| 2) Newcastle Street | Between King Street and North Street. |
| 3) North Street | Between Newcastle Street and Charles Street |

Similar to last year, we plan to use these areas as a food court, along with some display booths for ministries. Also again, we guarantee that the streets will be totally cleaned and trash free upon completion of our event.

We thank you in advance for your consideration of this request and look forward to your response.

Sincerely,


Stellena Mumma
Director of Operations and Finance



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 9/23/2016
FROM: William Prokop, City Manager
AGENDA ITEM
TITLE: Resolution Adopting Sharrows and Signs - Spanish Moss Trail
MEETING DATE: 9/27/2016
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

City of Beaufort and Friends of the Spanish Moss Trail - collaborative effort to enhance directional signage on the Trail.

PLACED ON AGENDA FOR: Action

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Backup Material	9/23/2016

RESOLUTION

WHEREAS: the Spanish Moss Trail has developed to the point where it is proving an important tourism asset for the City of Beaufort; and,

WHEREAS, most hotels, inns and private lodging venues provide bicycles to their guests and encourage them to visit the Trail; and,

WHEREAS, visitors are arriving for the day with the intention of riding or walking the Trail and it is desirable for them to depart for the Trail from the downtown area; and,

WHEREAS, visitors who join the Trail at other locations need to be directed safely from the Trail to downtown Beaufort; and,

WHEREAS, there are currently no designated and marked routes to carry people from the downtown area of Beaufort to the Trail; and,

WHEREAS, there are two direct routes to the Trail that provide a safe crossing of Ribaut Road: Bay Street/Depot Road and North Street; and,

WHEREAS, there are ways to direct people safely to the Trail that have been proven to work well in other areas, including clear signage and the placement of sharrows (shared right-of-way markings) on the surface of the roadway; and,

WHEREAS, the South Carolina Department of Transportation must authorize the placement of the sharrows and the location of the signs located within the State road right-of-way; and,

WHEREAS, the Friends of the Spanish Moss Trail are willing to assist the City of Beaufort with the planning of the directional markings and signage.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Beaufort, meeting in regular session this 27 day of September 2016, that:

1. The South Carolina Department of Transportation is hereby requested to authorize the City of Beaufort to place sharrows on the pavements of Bay Street, Depot Road and North Street and to locate appropriate signage along those corridors, all in accordance with a plan to be approved by the SCDOT.
2. The Friends of the Spanish Moss Trail are hereby requested to assist the staff of the City of Beaufort with the design of the signage, the location of the sharrows, and the identification of funding.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 27 day of September 2016.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 9/23/2016
FROM: William Prokop, City Manager
AGENDA ITEM
TITLE: Horse Carriage Rotation Slots Minimum Bid
MEETING DATE: 9/27/2016
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

By way of City Ordinance Section 7-11069 (b), City Council determines the minimum bid amount for the Horse Carriage Slots (2). The minimum bid amount set is per year for a total of 5 years. The new slot amount will go into effect Jan 1, 2017.

PLACED ON AGENDA FOR: Action

REMARKS:



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 9/23/2016
FROM: Ivette Burgess, City Clerk
AGENDA ITEM Request for use of the Downtown Marina Boat Ramp from Meadowbrook Baptist
TITLE: Church
MEETING DATE: 9/27/2016
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

Pastor Michael Coxwell is requesting use of the Downtown Marina Boat Ramp for the churches annual River Baptism on Sunday, October 23, 2016 from 1-2pm.

PLACED ON AGENDA FOR: Action

REMARKS:



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 9/23/2016
FROM: Ivette Burgess, City Clerk
AGENDA ITEM
TITLE: Reappointment to Tourism Development Advisory Committee (TDAC)
MEETING DATE: 9/27/2016
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

Current member Jane Sidewell is up for reappointment. Mrs. Sidewell wishes to continue to serve on the committee for another term.

PLACED ON AGENDA FOR: Action

REMARKS: