



**CITY OF BEAUFORT**  
1911 BOUNDARY STREET  
BEAUFORT MUNICIPAL COMPLEX  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7070  
**CITY COUNCIL WORKSESSION AGENDA**  
**November 8, 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."

**WORKSESSION - 1911 Boundary Street, City Hall Planning Conference Room - 1st Floor -  
5:00 PM**

**I. CALL TO ORDER**

- A. Billy Keyserling, Mayor

**II. EMPLOYEE NEW HIRE RECOGNITION**

- A. Julie Swank and Benjamin Brooks - Police Department

**III. DISCUSSION ITEMS**

- A. Update on Beaufort Digital Corridor and Introduction of Program Manager
- B. Overview of Contract Oversight Management
- C. Saltus Renovations Encroachment into Scott Street Extension
- D. City agrees to maintain the improvements in the ROW outside the travel lanes - Bay Street to Port Republic Street

**IV. EXECUTIVE SESSION**

- A. Pursuant to Title 30, Chapter 4, and Section 70 (a) of the South Carolina Code of Law:  
Receipt of Legal Advice Regarding Business License

**V. ADJOURN**



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 11/3/2016  
**FROM:** William Prokop, City Manager  
**AGENDA ITEM**  
**TITLE:** Update on Beaufort Digital Corridor and Introduction of Program Manager  
**MEETING DATE:** 11/8/2016  
**DEPARTMENT:** City Managers Office

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*BACKGROUND INFORMATION:*

Ernest Andrade, Executive Director of the Digital Corridor Foundation will update Council on the Beaufort Digital Corridor and introduce the new Program Manager for the Beaufort Digital Corridor, Karen Warner.

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*PLACED ON AGENDA FOR: Discussion*

*REMARKS:*



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 11/3/2016  
**FROM:** Libby Anderson, Planning Director  
**AGENDA ITEM**  
**TITLE:** Saltus Renovations Encroachment into Scott Street Extension  
**MEETING DATE:** 11/8/2016  
**DEPARTMENT:** Planning

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*BACKGROUND INFORMATION:*

Saltus restaurant is proposing a significant renovation to the front portion of their building at 802 Bay Street. As part of the improvement, the applicant proposes to add windows in the Scott Street side of the building and add outdoor seating adjacent to the windows. The outdoor seating would be located on city-owned property in the Scott Street right-of-way. The applicant would like to enter into a lease agreement with the City to utilize this 366 square foot area. The attached memo describes the project in more detail. The City has similar lease agreements in place for Plums, Luther's, and Common Ground. If Council approves the concept of the lease agreement, staff will request that the City Attorney draft the lease for the City Manager's signature.

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*PLACED ON AGENDA FOR: Discussion*

**REMARKS:**

**ATTACHMENTS:**

Description	Type	Upload Date
Memo from Planning	Backup Material	11/3/2016

**City of Beaufort Department of Planning and Development Services**

**M E M O R A N D U M**

**TO: Bill Prokop, City Manager**  
**FROM: Lauren Kelly, Project Development Planner**  
**DATE: October 19, 2016**  
**SUBJECT: Saltus Patio Expansion into Scott Street Extension**

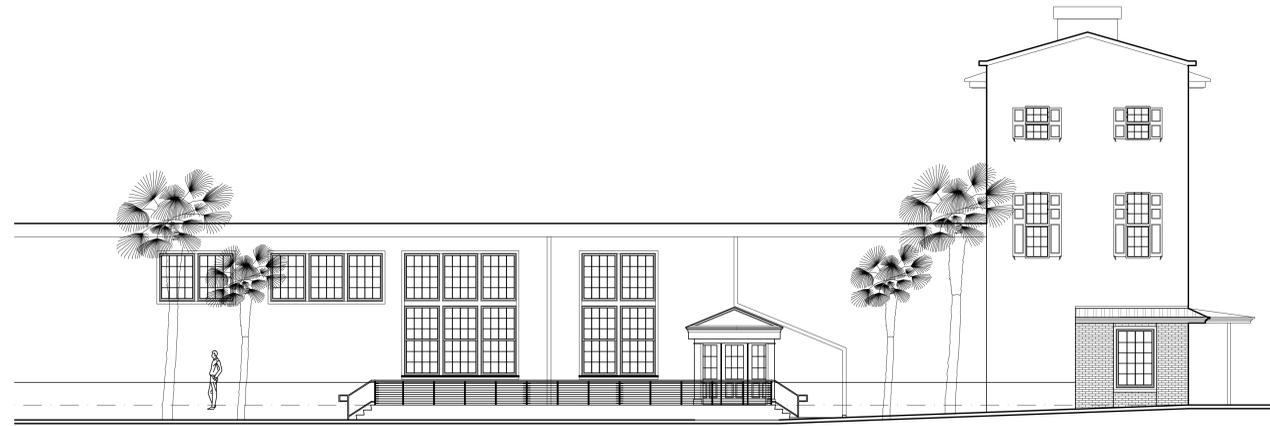
=====  
Saltus is working on a signification renovation to the front portion of the building at 802 Bay Street, and the eastern portion which faces Scott Street extension. The renovation, which has been approved by the Historic Review Board, is to accommodate a new wood-fired pizza restaurant called Hearth, and includes a new shopfront on Bay Street that returns it back to its historic appearance, and also the addition of large windows on the east side, which would open up much of that long blank wall. They would like to add a full service seating area adjacent to those windows where patrons could sit outside along the Scott Street Extension (see attached Exhibit 1).

The area is 6 feet wide by 61 feet long – 366 square feet – and is currently mulched with landscaping. Some landscaping will need to be removed including up to 5 Palmetto trees, some shrub trees, and low bushes (see attached Exhibits 2 and 3). One existing street light will need to be removed. The area will be replaced by a raised patio consistent with the approved renovations being made to the existing building.

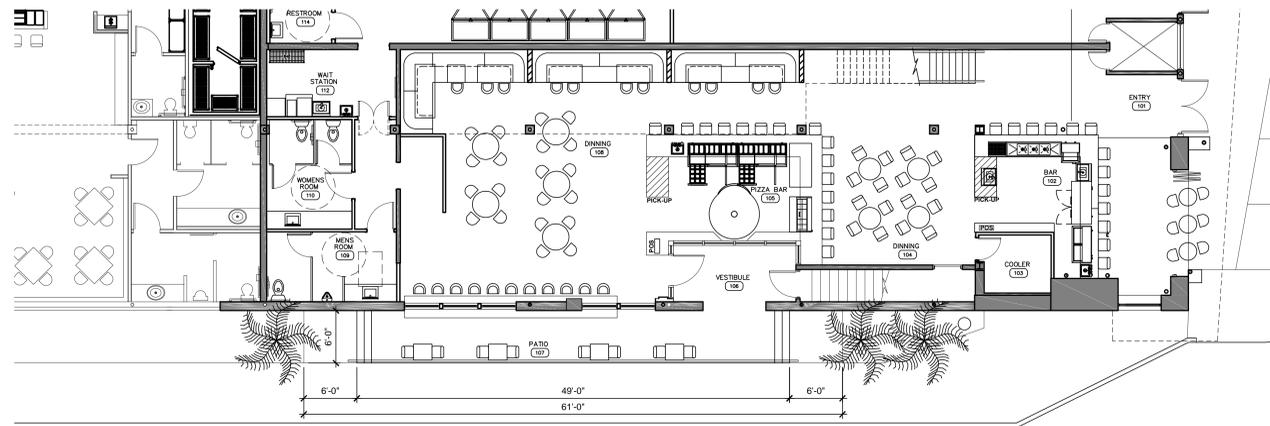
The plan, as well as existing photographs, are attached to this memo. The project has already been reviewed and approved by the Historic Review Board. As per previous leases, a formal agreement to lease the space from the city would have to be drafted and approved, and a building permit obtained, before they could proceed with the work. Chip Dinkins can be contacted at 843-271-0997 or [plums@hargray.com](mailto:plums@hargray.com). Please let me know how I can be of further assistance in this project. The Historic Review Board, Historic Beaufort Foundation and Planning Department believe that this project will be a great improvement to both Bay and Scott Streets.

cc: Ivette Burgess, Libby Anderson

# EXHIBIT 1



**C2 EAST (SCOTT ST.) ELEVATION**  
1/8" = 1'-0"



**C2 PARTIAL PLAN**  
1/8" = 1'-0"

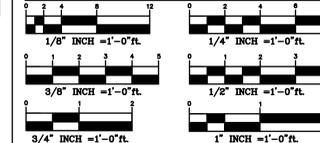


**A5 ALLY VIEW RENDERING**  
NOT TO SCALE



**A2 ALLY VIEW RENDERING**  
NOT TO SCALE

**GRAPHIC SCALES:**



**BEAUFORT**  
73 Sea Island Pkwy, Ste 30  
Beaufort, SC 29902

**CHARLOTTE**  
7315 Swainsea Lane  
Cornellius, NC 28031

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www.beaufortdesignbuild.com

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**HEARTH AT SALTUS  
RIVER GRILL**  
802 BAY STREET  
BEAUFORT, SC 29902

**NOT FOR  
CONSTRUCTION**

NO.	REVISIONS	DATE
	DESCRIPTION	

**SHEET INFORMATION**

DATE	SEPTEMBER 23, 2016
JOB NUMBER	16017.00
DRAWN	CJW
CHECKED	DCS
APPROVED	DCS

PROPOSED  
PORCH LEASE

**A-**

**EXHIBIT 2**



**EXHIBIT 3**

