

A special meeting of the Beaufort City Council was held on April 29, 2003 at 5:00 p.m. in the Friends Room at the Arsenal, 713 Craven Street. In attendance were Mayor Bill Rauch, Mayor Pro Tem Donnie Ann Beer, Councilmen Gary B. Fordham, Billy Keyserling, and Acting City Manager Miles Hadley. Councilman Frank Glover arrived late. In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting.

CALL TO ORDER

The meeting was called to order by the mayor. Mayor Rauch explained the purpose of the meeting was to discuss the site plan for the Farmers Market and the architectural design of the buildings in the Waterfront Park. The mayor stated Jimmy Thomas, architect, who designed the original buildings in the Waterfront Park, has recently been hired by the City. This session is to help him understand what is needed to complete the Master Plan so construction can begin in the Fall.

Ms. Libby Anderson, City Planner, gave a brief summary of the events that have taken place over the past two years, explaining the changes to and important elements of the Master Plan. At a design charette held in November, 2002, it was decided the architecture in the Park should be civic in nature and traditional in character. The Historic Review Board at its December meeting commented there should be more consistency to the design and it should be more appropriate to the area. A public meeting was held in February regarding the architecture of the structures. Several Board members commented that the new design of the Farmers Market was not as transparent as the existing structure.

It was suggested, too, that the restroom/maintenance building on the east end of the Park could be split into two buildings to reduce the mass. Some of the plans presented tonight reflect the changes suggested by the Board, she said.

The mayor stated there have been comments that the Farmers Market should be relocated so as not to obstruct the view of the water. An alternative site for the structure was proposed but determined not to be feasible because of the location of a stormwater drainage system. Brian Jenest of ColeJenest & Stone, the landscape and architectural firm contracted by the City, has proposed a third site plan. The mayor stated the buildings cannot be designed until it is determined where they will be located. Then the exterior of the structures can be decided.

Mr. Jenest said the Farmers Market structure could be designed in an "L" shape and attached to the entrance pavilion similar to its current location but slightly closer to the pavilion. The building, as shown in the proposed plan, would be the same size as what is currently in place. Mr. Jenest answered questions from the audience regarding the location of the Harbor Master's building, location and size of the Farmers Market, and the pros and cons of keeping the Farmers Market. An area to store the tables in the Market when not in use was also suggested; then the building could be a multi-use structure. Council concurred the most current design, the "L" shape structure not along the water, was

preferred.

Mr. Thomas said possibly the market area could be designed as an extension of the Marina instead of a farmers market. He added, it may be wise to defer the decision of placement of the building until the architecture is decided. The mayor asked how quickly plans could be provided so the building schedule would not be delayed. Mr. Jenest replied that sketches could be provided in a couple of weeks. Mr. Thomas said it appears the alternative site was proposed to eliminate controversy surrounding the architecture of the Farmers Market rather than because it was the best location. In his opinion, the best location is the design in Sasaki's plan because it anchors the Marina. He feels the building can be designed in such a way that it would not block the view of the water and could serve as the Farmers Market and a shade structure and pavilion. Mr. Thomas said he could present a preliminary sketch within the next 15 days.

Councilman Glover arrived at 6:00 p.m.

Discussing the buildings and their architectural styles next, the mayor mentioned several comments he has heard the past few months. The discussion was opened to the public for comments relating to the architectural style of the buildings. Colonial architecture was preferred by some people because the Park is in the Historic District. Others disagreed, stating the Park should be updated and not try to replicate an historic design. Other comments related to the maintenance building and restroom on the east end. One person said it should be disguised with landscaping, another said it is a utilitarian structure and should not be dressed up. Others like the Park as it is without creating something different. Other suggestions emphasized consistency and a desire for the Farmers Market to be designed so it appears to be transparent. Members of the Historic Review Board asked for a clarification on the design Council wants. Council replied that while renovating the Park, they would like to give it a face lift. It should be a connector between land and water, buildings and boats with an open space between the two.

The discussion relating to the Waterfront Park plans was concluded at 6:20 p.m.

MOTION TO ADD RESOLUTION AND TWO APPOINTMENTS

On motion by Councilwoman Beer, second by Councilman Glover, Council voted to add a resolution and two appointments to the Tourism Development Advisory Commission for discussion.

BREAK

A ten minute break was taken.

RESOLUTION SUPPORTING THE USA IN THE VIVIAN'S ISLAND, INC. VS USA

Councilwoman Beer said she talked with the City Attorney, the County Attorney and Skeet Von Harten, County Council member, about this litigation brought by property owners against the US government because of noise from the Marine Corps Air Station. They agreed the property should have known about the flyover zone when the property was purchased. Adoption of this resolution will show the military that the City supports them,

she said.

Councilwoman Beer moved to adopt the Resolution. Councilman Keyserling gave second. Council voted unanimously to approve the resolution. (Copy of resolution at end of these minutes)

TDAC APPOINTMENTS

On motion by Councilwoman Beer, second by Councilman Keyserling, Council voted to appoint Connie Trask and Roger Alley to fill the unexpired terms of Dennis Dowds and Sharon May on the Tourism Development Advisory Commission. Those terms will expire October, 2004.

ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 6:35 p.m.

BILL RAUCH, MAYOR

COUNCILWOMAN DONNIE ANN BEER

COUNCILMAN FRANK GLOVER

COUNCILMAN GARY B. FORDHAM

COUNCILMAN BILLY KEYSERLING

ATTEST:

BEVERLY W. GAY, CITY CLERK