

A special meeting of the Beaufort City Council was held on March 14, 2005 at 5:00 p.m. in Beaufort City Hall, 302 Carteret Street. In attendance were Mayor Pro Tem Frank Glover, Councilwoman Donnie Ann Beer, Councilmen Gary B. Fordham, George H. O'Kelley, Jr., and City Manager John F. McDonough. Mayor Bill Rauch was in Washington, D.C. on City business. 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 special meeting was called to order by Mayor Pro Tem Frank Glover at 5:01 p.m.

### **DISCUSSION AND APPROVAL OF THE BLADEN STREET MASTER PLAN**

Libby Anderson, Director of Planning and Development Services, provided City Council with a brief overview of the Bladen Street Revitalization Plan. The plan was developed by the Planning Department and presented to City Council in September, 2001. The document describes existing conditions on Bladen Street along with recommendations for streetscape improvements including adjustment of the street profile, widening of sidewalks, placement of street trees and decorative light fixtures, amendments to the zoning ordinance, and adjustments to design standards. It also identified redevelopment opportunities along the Bladen Street Corridor.

Mayor Pro Tem Glover inquired as to the status of the redevelopment of the former package store. Ms. Anderson advised that a preliminary plan has been presented to the Historic District Review Board. The Board has some concerns about the mass and scale of the project. Staff has conducted an educational workshop with the Board to remind them of the recommendations of the Revitalization Plan, which call for an increase in scale.

Councilwoman Beer inquired as to the scheduling of a workshop for the Board. The group had requested such a meeting to discuss how other communities were dealing with development in historic districts. Ms Anderson advised that the Board would be traveling to Savannah in the coming weeks to discuss these issues with staff.

Ms. Anderson advised that public meetings were held in November and December and that the plan had received positive feedback in both sessions. The primary concern from residents was that they may have to pay for service connection associated with burying the utilities. Ms. Beer noted that the City paid these costs on Port Republic Street.

Bradd Stuart, Current Planner, provided a presentation on the implementation of Phase One of the project from Duke to Boundary Street. Implementation activities include burying utility lines that run north to south, decreasing the travel lanes to 10 feet, the provision of on street parking, wider sidewalks, tree planters and decorative street lamps.

Mayor Pro Tem Glover inquired as to the east/west utility lines. Mr. Stuart advised that the east/west lines are transmission lines, and that the cost to bury them would be substantial.

Mr. McDonough provided City Council with a funding plan for Phase I, including \$200,000 in SCDOT grant funds, \$95,000 in UDAG funding as required for the grant match, \$16,000 in UDAG funding for underground service connections to households, and \$75,000 in contingency funds to be taken from the Parks and Tourism fund balance.

Councilman Fordham noted that Council had considered utilizing UDAG funds for stormwater improvements. Mr. McDonough advised that staff will provide recommendations for the funding of stormwater projects at the March 22<sup>nd</sup> meeting.

Councilman O'Kelley inquired as to the implementation activities south of Duke Street, specifically how staff planned to address the reduction of right-of-way to forty feet. Mr. McDonough advised that staff will be working with property owners to find a solution.

Councilman O'Kelley advised staff to choose the tree type carefully, as the root system could be impacted by impervious coverage and the lack of water. Mr. Stuart advised that staff is considering these impacts in the selection process. Additionally, irrigation will be installed at the planters.

Councilman O'Kelley cautioned staff that brick can be difficult to maintain.

Councilman Fordham inquired as to the necessity of 9' sidewalks. Mr. Stuart advised that the walking area would only be five feet, the additional space is for trees and street lights.

Mayor Pro Tem Glover noted that the existing street north of Duke is 40', curb to curb. He pointed out that trucks may have a tough time negotiating the turn radii if decreased. He also inquired as to the reason for not working with property owners on placement of trees on private property. Ms. Anderson advised that the decrease in lane width is in response to residents' concerns regarding excessive speed. Staff is not seeking to control volume, but speed of traffic. She pointed out that the decreased radii only happens at Duke Street. All other curb extensions are at grade.

Isiah Smalls, Director of Public Works, advised the private tree plantings have been attempted in the past, with no success.

Mayor Pro Tem Glover inquired as to further comments from Council. Hearing none, he advised that he felt it was a good plan, although he could not support all aspects of it.

### **MOTION**

Councilwoman Beer made a motion to approve the Bladen Street Master Plan and authorize staff to move forward with funding recommendations as presented for the implementation of Phase I. Councilman Fordham gave second. The motion was unanimously approved.

**ADJOURNMENT**

Councilman Glover moved to adjourn the special meeting. Councilwoman Beer gave second. The motion to adjourn the meeting at 6:15 p.m. was unanimous.

\_\_\_\_\_  
Bill Rauch, Mayor

\_\_\_\_\_  
Councilwoman Donnie Ann Beer

\_\_\_\_\_  
Councilman Frank Glover

\_\_\_\_\_  
Councilman Gary B. Fordham

\_\_\_\_\_  
Councilman George H. O'Kelley, Jr.

ATTEST:

\_\_\_\_\_  
Beverley W. Gay  
City Clerk