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CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL WORKSESSION AGENDA
March 12, 2024

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 - City Hall, Planning Conference Room, 1st Floor - 5:00 PM

Please note, this meeting will be broadcasted via zoom and live streamed on Facebook. You can view the meeting at the City's page; City Beaufort SC

I. CALL TO ORDER

A. Philip Cromer, Mayor

II. PRESENTATION

A. Duke Street Project Scope Presentation

III. DISCUSSION ITEMS

- A. Washington Street Park Updated Masterplan and Pavilion Design
- B. Lady's Island Village Master Plan RFP
- C. Resolution 2024/05 Adopting Priority Community Development Needs

IV. ADJOURN



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 3/5/2024
FROM: JJ Sauve
AGENDA ITEM
TITLE: Duke Street Project Scope Presentation
MEETING
DATE: 3/12/2024
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

Council identified the Duke Street stormwater and streetscape project as a priority during the January 2024 Strategic Planning Retreat. Staff has recommended a budget amendment in the amount of \$400,000.00 to the FY 24 Budget for engineering services to begin the Duke Street Project. At the request of Council during the February 27 worksession, representatives from the City Capital Projects Team and from Davis and Floyd Engineering will be present to discuss the scope and purpose of the Duke Street project and answer questions.

PLACED ON AGENDA FOR: Discussion

REMARKS:



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 3/5/2024
FROM: Linda D. Roper
AGENDA ITEM TITLE: Washington Street Park Updated Masterplan and Pavilion Design
MEETING DATE: 3/12/2024
DEPARTMENT: Downtown Operations

BACKGROUND INFORMATION:

The Washington Street Park Committee has been working with the engineers and architects to update the 2017 Masterplan and the design of the pavilion. Presentation in present updated Masterplan and pavilion design.

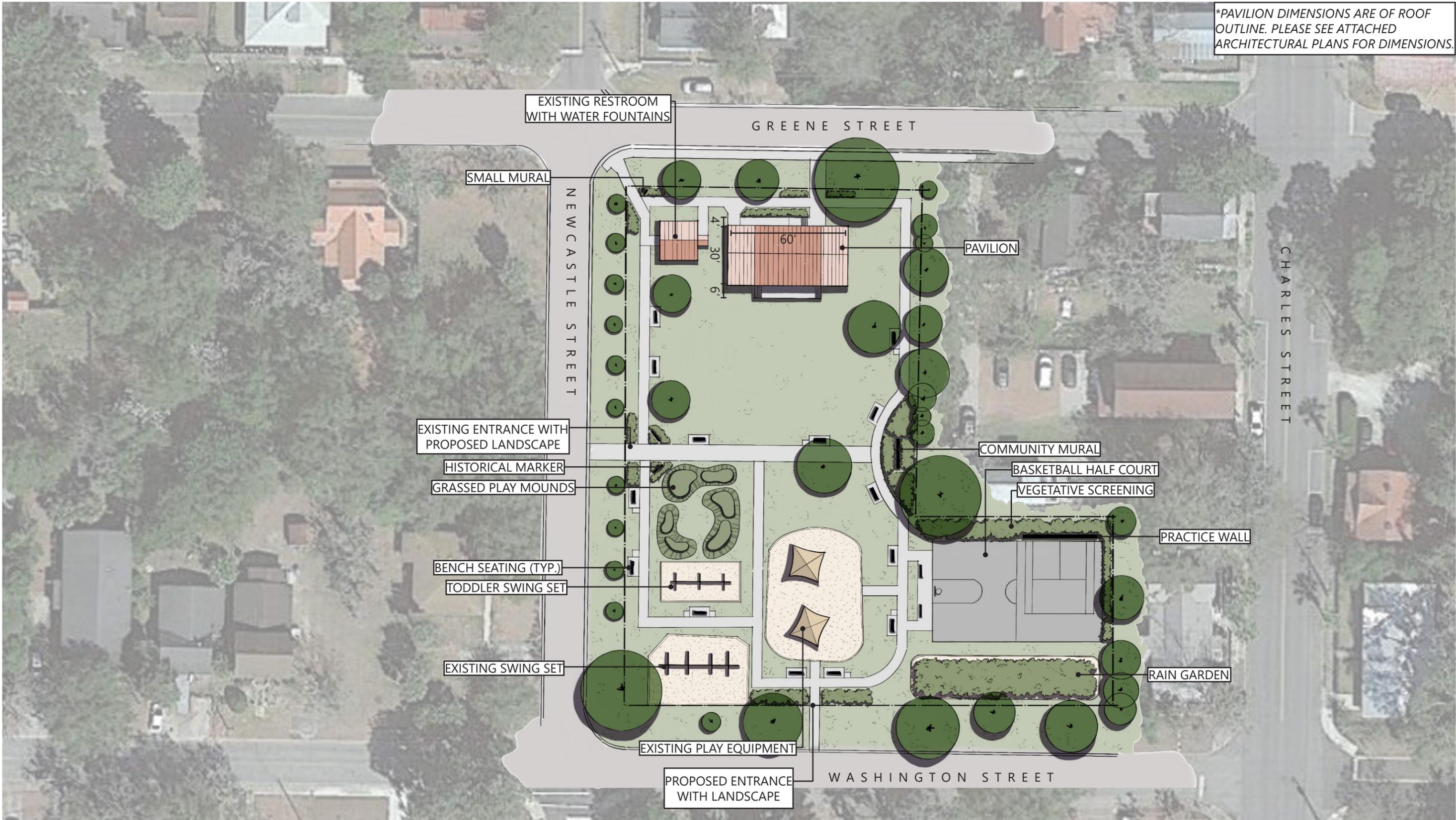
PLACED ON AGENDA FOR: *Discussion*

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Washington St Pk Master Plan 2024	Backup Material	3/6/2024
Washinton St Park Pavilion Design 2024	Backup Material	3/6/2024

*PAVILION DIMENSIONS ARE OF ROOF OUTLINE. PLEASE SEE ATTACHED ARCHITECTURAL PLANS FOR DIMENSIONS.



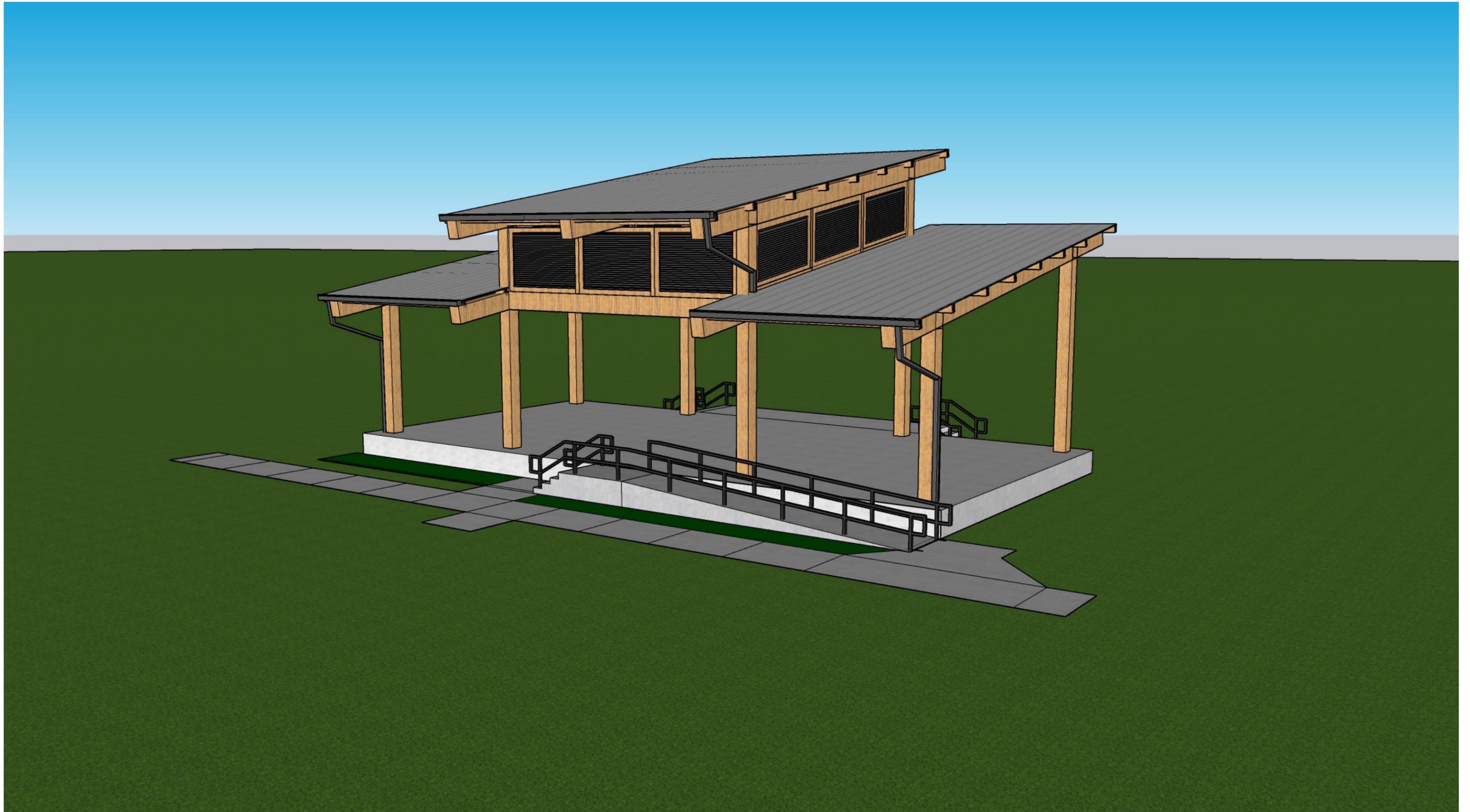
WASHINGTON STREET PARK - PROPOSED MASTER PLAN

BEAUFORT, SOUTH CAROLINA
JANUARY 2024



WASHINGTON STREET PARK - PROPOSED PAVILION

BEAUFORT, SOUTH CAROLINA
JANUARY 2024



WASHINGTON STREET PARK - PROPOSED PAVILION

BEAUFORT, SOUTH CAROLINA
JANUARY 2024



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 3/5/2024
FROM: Curt Freese, Community Development Director
AGENDA ITEM TITLE: Lady's Island Village Master Plan RFP
MEETING DATE: 3/12/2024
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

For the past two decades, Beaufort County and the City of Beaufort have jointly embraced a vision centered around Lady's Island—a vision that advocates for a vibrant, mixed-use, walkable center. The endorsement of this vision can be found within planning documents such as the Civic Master Plan and the Lady's Island Plan. Moreover, its reinforcement is evident in form-based zoning that extends across jurisdictional lines. Currently, Lady's Island possesses the appropriate regulatory structures, along with valuable public resources such as the Whitehall and Crystal Lake parks. Furthermore, there are multiple potential redevelopment sites, coupled with identified transportation infrastructure improvements within the community exceeding \$70 million. However, even with this solid policy and regulatory framework to advance the vision, progress toward this vision has been modest to date.

PLACED ON AGENDA FOR: Discussion

REMARKS:

In 2023, City Council directed Staff to work with the County to expand the scope of a potential Lady's Island Village Master Plan. The original scope was limited to a basic study of zoning. The new RFP is comprehensive in scope covering transportation, design and architecture, intersections, etc., with multiple opportunities for community engagement early in the process.

The RFP attached was drafted as a joint effort of the City and County Planning Departments. The next step is for the draft to be presented to both City and County Council as they prepare for their fiscal year budgets. The cost of the RFP will likely be much greater than the earlier proposal of a \$25,000.00 match. If Council agrees to the scope of the expanded RFP, Staff will begin discussions with the County on potential funding and cost-sharing for the next fiscal year.

ATTACHMENTS:

Description	Type	Upload Date
Master Plan RFP	Cover Memo	3/5/2024

LADY'S ISLAND MASTER PLAN SCOPE OF WORK

BACKGROUND

For the past two decades, Beaufort County and the City of Beaufort have jointly embraced a vision centered around Lady's Island—a vision that advocates for a vibrant, mixed-use, walkable center. The endorsement of this vision can be found within planning documents such as the Civic Master Plan and the Lady's Island Plan. Moreover, its reinforcement is evident in form-based zoning that extends across jurisdictional lines. Currently, Lady's Island possesses the appropriate regulatory structures, along with valuable public resources such as the Whitehall and Crystal Lake parks. Furthermore, there are multiple potential redevelopment sites, coupled with identified transportation infrastructure improvements within the community exceeding \$70 million. However, even with this solid policy and regulatory framework to advance the vision, progress toward this vision has been modest to date.

PROJECT PURPOSE

The overarching goal of this concerted effort is to collaboratively devise and assemble a comprehensive blueprint. This master plan aims to carefully map out a clear path that helps us bring the envisioned future of the Lady's Island Village Center to life. One of the crucial opportunities is harnessing and amplifying the prospects for development and redevelopment, particularly focusing on key areas such as Whitehall, the Lady's Island Marina, and Lady's Island Shopping Center. Also, this includes optimizing the benefits derived from various initiatives, including the one-cent sales tax projects earmarked for potential interconnectivity improvements. Furthermore, our efforts are geared towards maximizing the potential of existing and proposed recreation facilities such as Whitehall Park, Lady's Island Boat Landing and its adjoining property, Crystal Lake Park, and the proposed pedestrian/bicycle facilities throughout the area. The Master Plan will involve local governments, business proprietors, landholders, developers, and the broader community to craft a plan that will not just enhance these opportunities but also set up a clear roadmap for the collective vision.

ASSUMPTIONS

- The plan will build on existing plans, studies, and policies.
- The process will include a wide variety of stakeholders and address equity concerns.
- Proposals will be based on sound traffic engineering standards for context-sensitive, compact urban design.
- Recommendations will be implementable.
- The City will manage the project, in close coordination with the County and Town.

PLANNING AREA DESCRIPTION

The defined study area is about a mile-long stretch bordered by specific landmarks: the Beaufort River to the east, Cougar Drive to the west, Miller Road to the north, and Hazel Farm Road/Rue Du Bois to the south. Sea Island Parkway, serving as the focal point of the Village Center, operates as a local business district and a compact regional hub, encompassing a diverse range of uses. The parkway also serves as a vital transportation artery, providing access to several communities, neighborhoods, and important landmarks along its route. It facilitates connectivity between Lady's Island, St. Helena Island, and other neighboring areas, functioning as a primary route for both local commuters and visitors exploring the region.

The intersection of Sea Island Parkway/Lady's Island Drive/Sams Point Road emerges as the busiest on the island, with three of its corners housing expansive shopping centers designed in a suburban style- a relatively new plaza with a Publix grocery store (established in 2013), a plaza centered around Grayco, and construction for another center accommodating a Harris Teeter currently underway. The remaining corner is occupied by a chain drugstore. Along Sea Island Parkway, various businesses such as banks, restaurants (some equipped with drive-thrus), gas stations, a boat dealer, and a private marina contribute to the area's commercial landscape.

Residential neighborhoods, primarily single-family, flank Sea Island Parkway to the north and south, with recent completion of an assisted living facility off Sunset Boulevard. Educational institutions within the study area encompass Beaufort High School, Lady's Island Middle School (both public schools), and St. Peter's Catholic School (a private school catering to pre-K to 6th grade students). Furthermore, the area boasts two sizable churches and two passive parks—

Crystal Lake and the newly established Whitehall Park situated on the Beaufort River. A County-owned boat landing by Factory Creek and Brewer Memorial Park, managed by the Beaufort County Open Land Trust, offer additional amenities in the vicinity. Additionally, plans are in place for a new mixed-use development at the entrance to the Village Center, near the base of the Woods Bridge—a structure that has recently gained recognition by being added to the National Register of Historic Places.

The study area falls within the Growth Boundary of the City of Beaufort as defined in the Northern Regional Plan, with approximately half located within the city limits and the other half in unincorporated Beaufort County. The zoning in both the City and the unincorporated County is transect-based with the exception of the Marina Village PUD and the Beaufort High School campus (zoned Institutional & Campus District) both located in the City of Beaufort. Notably, Sea Island Parkway is predominantly zoned as T4, with the intersection of Sea Island Parkway and Lady’s Island Drive zoned as T5-UC under City of Beaufort Zoning. The residential neighborhoods flanking Sea Island Parkway to the north and south are zoned as T3.

Regarding road infrastructure, Sea Island Parkway east of the Woods Bridge is a 2-lane section with a two way left turn lane (TWLTL). From the Grayco Shopping Center entrance to Cougar Drive, the road widens to four lanes with TWLTL incorporating dedicated turn lanes. TWLTL is striped as a dedicated left turn lane in various locations. Sidewalks are located behind the curb on both sides of the street, with designated on-street bike lanes present on both sides on the following: US 21 Business/US 21 (Sea Island Parkway) and US 21 (Lady’s Island Drive). The speed limit is posted at 40 mph from Woods Memorial Bridge to east of Cougar Drive; it is also posted 45 mph on Lady’s Island Drive and Sams Point Road. In terms of traffic volume, as of 2022, the section between the Woods Bridge and the Beaufort High School entrance witnesses a traffic flow of 18,600 vehicles per day, while the segment east of the Sea Island Parkway/Lady’s Island Drive intersection experiences 22,500 vehicles per day.

BACKGROUND DOCUMENTS

Existing relevant plans, ordinances, and reports include:

- 2011 Beaufort County Charrette for Lady’s Island
- 2014 City of Beaufort Civic Master Plan; adopted 2/14
- 2017 Designing Lady’s Island; A Community Guide to Growth Management. Prepared by Sea Island Coalition and Coastal Conservation League. This began with a charrette facilitated by Victor Dover
- 2017 Lady’s Island Corridor Study by Stantec
- 2018 Lady’s Island Plan by McBride Dale Clarion; adopted 4/19 This contains a Bike/Ped Plan map
- 2021 Lady’s Island Traffic Study Update by Stantec
- Envision Beaufort County 2040 Comprehensive Plan; adopted 11/21
- Beaufort County Connects; Bicycle and Pedestrian Plan 2021; adopted 11/21
- City of Beaufort Comprehensive Plan 2021; adopted 3/22
- 2018 Transportation Sales Tax Projects. Web site: www.beaufortcountypenny.com
 - Lady’s Island Corridor Traffic Improvements were granted \$30 million for nine projects approved in 2018 referendum. These projects were developed as part of the 2017 Lady’s Island Corridor Study. They vary from capacity improvements to streetscaping; all include pedestrian/bicycle facilities installation or upgrades. Sam’s Point Road Turn Lane has been constructed. Four connector/access road projects are being designed by Davis & Floyd. Sea Island Parkway improvements and SC 802 are being designed by Stantec. It should be noted, Mayfair Court, Meadowbrook Drive Extension, and Beaufort High School Realignment have been placed on hold.
 - Lady’s Island Sidewalks and Multi-Use Pathways projects—Meridian Road and Middle Road are being designed by Infrastructure, Consulting, & Engineering (ICE).

TIMEFRAME/FORMAT

1) DISCOVERY

Public Workshop Intent: The first Public Workshop serves as an opportunity for community members to share their thoughts on the Lady's Island Corridor today. The public will interact with visual preference boards showing a variety of design and development elements to be considered for the corridor (See elements to be discussed at the end of each section).

Outcomes: Workshop findings informed the draft concepts relating to how the built environment is designed, including buildings, roadways, and streetscape.

LAND USE ELEMENTS: Commercial • Industrial • Residential • Mixed Use

CORRIDOR ELEMENTS: Intersection Treatments • Bike Lanes • Pedestrian Crossings • Streetscape • Linear Parks • Green Infrastructure • Gathering Spaces • Signage and Murals • Off-Street Parking

2) CONCEPTS

Public Workshop #2 Intent: The second Public Workshop serves to share preliminary corridor plan concepts. The second Public Workshop enables participants to share their comments on a series of exhibits (see the elements) that encapsulate a general framework of how the built environment is designed, including buildings, roadways, and streetscape.

Outcomes: Workshop findings provided guidance to prepare more refined detail and finalize the draft concepts, including the preparation of 3D renderings and other graphics to illustrate the proposed look and feel of the Lady's Island Village Plan.

LAND USE ELEMENTS: Commercial • Industrial • Residential • Mixed Use

CORRIDOR ELEMENTS: Intersection Treatments • Bike Lanes • Pedestrian Crossings • Streetscape • Linear Parks • Green Infrastructure • Gathering Spaces • Signage and Murals • Off-Street Parking

3) DIRECTION

Public Workshop # 3 Intent: The third Public Workshop serves to share detailed corridor concepts. The third Public Workshop shares a gallery of 3D renderings and graphics that illustrate the overall design and character of the Lady's Island Village Plan/Corridor.

Outcomes: Workshop findings provided feedback to finalize the graphics for inclusion in the Lady's Island Corridor/Village Plan.

LAND USE ELEMENTS: Commercial • Industrial • Residential • Mixed Use
CORRIDOR ELEMENTS: Intersection Treatments • Bike Lanes • Pedestrian Crossings • Streetscape • Linear Parks • Green Infrastructure • Gathering Spaces • Signage and Murals • Off-Street Parking

4) ADOPTION

Consultant team, respective Staff, City and County Boards and Commissions, as applicable, for the adoption of the plan.

5) IMPLEMENTATION

An Implementation Matrix will be created as part of the Plan, and work as follows: Plan will create the character districts with proposed design/architecture standards for each portion of the lady's island village/corridor plan including: Linear Parks • Green Infrastructure • Gathering Spaces • Signage and Murals Plan will create proposed street and intersection standards for each character district, including: Intersection Treatments • Bike Lanes • Pedestrian Crossings • Streetscape • Off-Street Parking

Matrix will then list public improvements by: 1) Type, 2) Rank by Priority, 3) Timeframe, 4) Estimated Cost, 5) Potential Public Private Partnerships.

PUBLIC ENGAGEMENT

The planning process should include a community engagement approach that provides City and County officials and community members with different opportunities to participate in molding the update to the Lady's Island Comprehensive Plan. To that end, the expectation includes a community survey, online engagement, and public workshops.

Community Survey: A mailed statistically valid survey is expected to be developed by the consultant in conjunction with staff and sent to citizens on Lady's Island. In addition, an open link survey available to all citizens should be created and hosted on the plan's website.

Public Workshops: Three public workshops as delineated in the timeline: Discovery, Concepts, Direction will be required to be facilitated by the firm awarded the contract.

Online Engagement: Web-based engagement is expected, including the creation of a webpage dedicated to the plan and its progress. It is expected that workshops should be held open online for an extended period of time to maximize outreach and enable participants to take part at their own pace, within their schedule, and in the comfort of their own home via computers or mobile devices. For example, the first public workshop should be included also as a

“virtual open house”. The virtual open house event enables community members to participate across a period of four weeks rather than a typical two-hour timeframe on a single weekday evening for an in-person open house. In addition, open-link surveying should also be included on the website.

DELIVERABLES

Plan will create the Character districts with proposed Design/Architecture standards for each portion of the Lady’s Island Village/Corridor Plan including: Linear Parks • Green Infrastructure • Gathering Spaces • Signage and Murals
Plan will create Proposed Street and Intersection Standards for each Character District, including: Intersection Treatments • Bike Lanes • Pedestrian Crossings • Streetscape • Off-Street Parking.

Matrix will then List Public Improvements by: 1) Type, 2) Rank by Priority, 3) Timeframe, 4) Estimated Cost, 5) Potential Public Private Partnerships.

Beaufort High School: analyze and develop alternatives for relocation of the school’s entrance understanding that it could possibly affect the US 21 (Sea Island Parkway) cross-section.

COST

The cost will be negotiated with the consultant.



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 3/5/2024
FROM: JJ Sauve
AGENDA ITEM TITLE: Resolution 2024/05 Adopting Priority Community Development Needs
MEETING DATE: 3/12/2024
DEPARTMENT: City Managers Office

BACKGROUND INFORMATION:

On January 23, 2024, Lowcountry Council of Governments (LCOG) held a public hearing on the City's priority community development needs. This resolution identifies the priorities discussed during the public hearing.

PLACED ON AGENDA FOR: Discussion

REMARKS:

Staff recommends that this resolution be placed on the March 26, 2024 City Council Agenda for adoption.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Backup Material	3/6/2024

**RESOLUTION
2024/05**

ADOPTING PRIORITY COMMUNITY DEVELOPMENT NEEDS

WHEREAS, a public hearing regarding the City’s priority community development needs was held at the January 23, 2024, City Council meeting; and

WHEREAS, the City Council discussed the City’s priority community development needs at their worksession on March 12, 2024.

NOW THEREFORE BE IT RESOLVED by the City Council of Beaufort, South Carolina, that the City’s priority community development needs for 2024 are as follows:

1. Drainage improvements in low-and-moderate income neighborhoods as identified in our capital improvement plan.
2. Streetscape improvements in low-and-moderate income neighborhoods
3. Funding for public facilities, transportation, and services; other activities that strengthen existing community quality of life (parking garage, event center, education and workforce development, public health, and safety).
4. Housing programs--housing repair for low-and-moderate income homeowners and for rental units occupied by low-and-moderate income renters; programs to promote new affordable rental housing; programs and policies to promote homeownership for low- and moderate- income households; and incentives to promote affordable infill housing.
5. Improvements to public recreation facilities that benefit low-and-moderate income persons.

ADOPTED THIS _____ DAY OF MARCH 2024.

Philip E. Cromer, Mayor
City of Beaufort

ATTEST:

Traci Guldner
Clerk to Council