



City Council Worksession

Meeting Minutes – Planning Conference Room – 1st Floor

June 8, 2021

I. CALL TO ORDER

5:01PM

Mayor Stephen D. Murray III

Members of Council in attendance (Phil Cromer, Neil Lipsitz, Mike McFee, Mitch Mitchell, and Mayor Murray)

II. PRESENTATIONS

A. Update on planned changes to Solid Waste Services - David Wilhelm, Beaufort County Capital Projects Director

David Wilhelm, Beaufort County Capital Projects Director, went over the Solid Waste and Recycling Enterprise Fund. He discussed why these changes need to be made. Included is making the most of tax dollars, and that the costs are increasing about 10 percent every year. He also spoke to the purpose of the fund. By the creation of this fund, they will be able to tell exactly what is being paid for this service. The proposed budgeted figure for Solid Waste and Recycling costs is \$10,300,000. \$4.5 million is landfill disposal fees. There are 3 options for funding. Flat fee per household, assessing a millage rate to each property or pay by use.

Councilman Cromer inquired as to how much revenue is generated from recycling, and how long it might take for the landfill in Ridgeland to fill up.

Mr. Wilhelm, responded by stating that they are anticipating revenues from \$70,000 to \$100,000 from items that are recycled at the convenience centers. The usability of the landfill is expected to last between 5 and 8 years.

Mr. Wilhelm stated that an ordinance governing the creation of the Enterprise Fund was passed on final reading by County Council on May 24, 2021. There will be no net increase in County Taxes. He spoke about the convenience centers going to the decal system, and that it has cut down on contractors and out of county residents from using the centers.

Councilman Mitchell asked if there has been an increase in illegal dumping since the County went to the decal system. Mr. Wilhelm stated that there has not been. They have a Litter Control Team that monitors this type of activity.

B. Discussion of the building height above grade criteria in the Beaufort Development Code and the guidelines in the Building Code

Bill Prokop, City Manager, stated that he and David Prichard, Community and Economic Development Director had met with Mr. Andrews with Andrews Engineering. Mr. Andrews asked for the opportunity to address Council about the concerns that he and other architects and developers have. Mr. Prokop went on to state that they will be bringing suggested Code changes to Council in the near future.

Steve Andrews, Andrews Engineering, addressed Council about some concerns that he had with the language that refers to the building height above grade requirements as it relates to the Beaufort Code. He spoke about and showed diagrams that compared the Planning version of the Code, what they believe the Planning Staff meant, to the Engineering version, which is how they are interpreting the language as it is written. Also included, is a diagram using the International Building Codes language to show how that would compare. They are looking for clarity and wanted Council to see this from an engineering perspective. He stated that they are not looking to eliminate the height above grade requirement. A copy of the diagram is attached to these minutes.

Jessie White, Coastal Conservation League Director, spoke about their concerns on the possible elimination of the height requirements. They hope that the language in the Beaufort Code will remain as written.

Cynthia Jenkins, Historic Beaufort Foundation, stated that historically, every house and building in the city has been elevated. This proposal would go against the design principles, especially in the Historic District. She believes that there might be places within the city where this would work, but certainly not in the Historic District.

Mayor Murray thanked Mr. Andrews for bringing this to the attention of Council. He recognizes that some problems have developed over time regarding suburban densities. That is why the Form Based Code was put in place in 2017. Our codes are more about building the city of tomorrow, than of the past.

III. DISCUSSION ITEMS

A. Designated Marketing Organization (DMO) update - Robb Wells, President, Greater Beaufort-Port Royal Convention and Visitors Bureau

Rob Wells, President and CEO of Greater Beaufort-Port Royal Convention and Visitors Bureau, started off by saying that a Recovery Advertising Plan was launched on May 29, 2021. They are now in the restoration phase of restoring the economy. There was growth in social media, and we continue to host Travel Writers. Four sporting events were secured so far in 2021.

Since January 2020, there has been 178 placements with a total Public Relations value of \$11,206,389. This is the number of times that Northern Beaufort County was mentioned in publications. Some of those articles were in The New York Times, Food & Wine Magazine, and the Chicago Tribune. He went over the Occupancy and Average Daily Rates through April 2021 and compared them to the previous three years. So far, we are at 54% through April, while the total percentages were only 56% for the year of 2018 and 2019.

Mr. Wells stated that there has been an increase in the 25- to 34-year-old age group coming to the area recently. He reported that this is not a demographic that routinely shows up in the data.

Councilman Lipsitz asked if this could be due to destination weddings.

Mr. Wells stated yes. It could be included, but it is also due to the mobility of many jobs. They are able to work remotely from anywhere.

Bill Prokop, City Manager, inquired about the sporting events that were mentioned.

Mr. Wells, talked about the different sporting events and how the Sports Council looked at adding items to the events to extend their stay in the area. He gave an example of the Beaufort River Swim. The River Swim went from being a single event, to including a 5k and 8k race.

Mayor Murray feels that the city has the initiatives to draw the younger demographic to the area for jobs but inquired how we can keep them here in the long term. How do we leverage our resources?

Mr. Wells stated that one way is to use Travel Writers. Target writers who have more than one fulfillment contract. A writer who writes for a leisure magazine, as well as a sports publication. This way one writer will give two aspects of Beaufort as a destination.

IV. EXECUTIVE SESSION

Councilman Cromer made a motion to go into Executive Session and seconded by Mayor Pro Tem, McFee.

A. Pursuant to Title 30, Chapter 4, Section (70) (a) (1) of the South Carolina Code of Law:
Discussion regarding Personnel - Boards and Commissions.

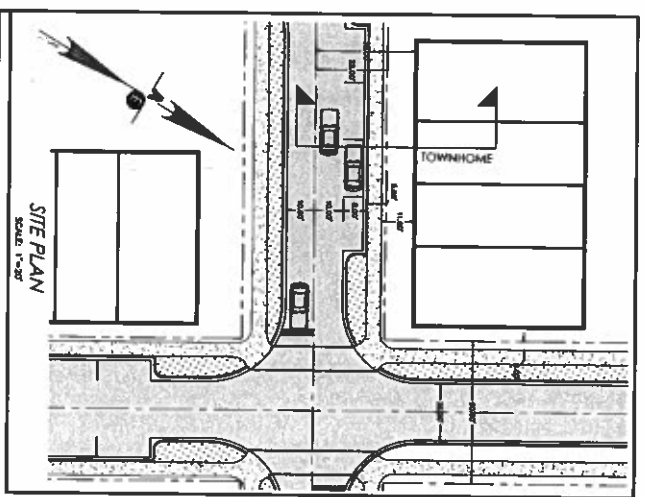
Mayor Pro Tem, McFee made a motion to come out of Executive Session and seconded by Councilman Cromer.

No actions from Executive Session.

V. ADJOURN

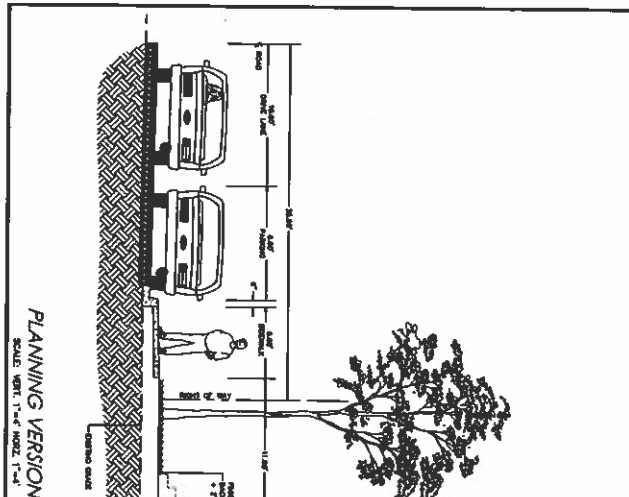
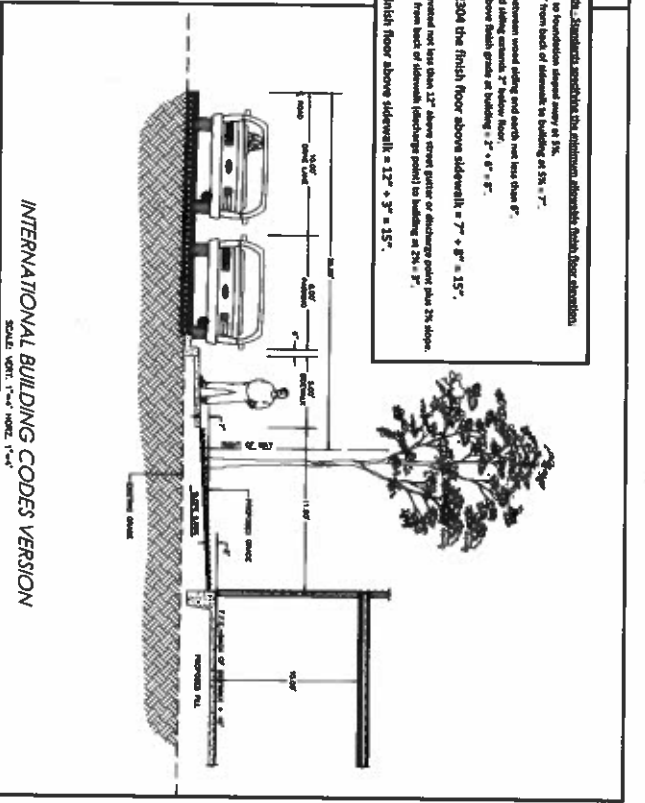
6:57 PM

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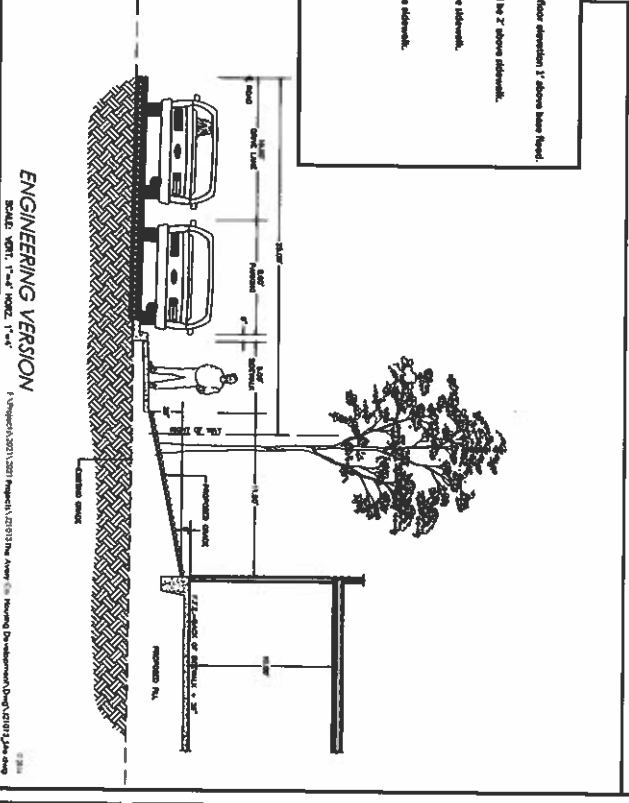


INTERNATIONAL RESIDENTIAL CODE
807.1.5 WOOD JOISTS:
 Wood joists, decking and wall framing shall have a minimum clearance of 6" from the ground.
807.1.3 BALCONIES:
 Surface drainage shall be directed to a storm sewer, drainage or other approved point of collection and not directly to the ground. Deck shall be graded to drain surface water away from foundation walls. The grade shall be no steeper than 6" within the first 12".
THE MINIMUM FINISH FLOOR ELEVATION BASED ON THE COMBINATION OF 807.1.5 & 804.1.3
 12' x 58" x 47" x 6" clearance + 2" overhang below FF = 14'
 In the example consider the distance to base of sidewalk = 11.5"
 11.5' x 58" x 77" x 6" clearance + 2" overhang below FF = 15'

International Building Code: Standards prescribe the minimum allowable finish floor elevations.
 1804.4 - General requirement for foundation slopes away at 1%.
 Assume 11.5' from base of sidewalk to building at 5% = 7"
 2304.12.1.5 - Clearance between wood siding and earth not less than 6".
 Assume wood siding material 2" below floor.
 Finish floor above finish grade at building = 2" + 4" = 6"
Combining 1804 & 2304 the finish floor above sidewalk = 7" + 8" = 15"
 1808.7.4 - Foundation designed not less than 12" above street gutter or drainage point plus 2% slope.
 Assume 11.5' from edge of sidewalk (edge of point) to building at 5% = 7"
Based on 1808 the finish floor above sidewalk = 12" + 3" = 15"



CODE CODE - 4.4.3 Building Height Above Grade
 A. General to all zones
 1. Finish floor elevation of finished floor above street level.
 B. 13
 2. Finish floor elevation for 2- and 3-unit buildings shall be 2" above sidewalk.
 C. 14
 1. Finish floor for residential structures shall be 2" above sidewalk.
 Apartment Houses 12" above grade.
 D. 15
 1. Finish floor for residential structures shall be 2" above sidewalk.
 Apartment Houses 12" above grade.
4.4.4.6. Foundations
 They are elevated above the street 5' for privacy.
4.4.7. Apartment House
 The ground floor is raised a minimum of 12" for privacy.



PLAN REVISIONS	
NO	DESCRIPTION
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7	
8	

Andrews Engineering & Surveying

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 Fax: 843.724.2223

Professional Engineer
 State of North Carolina
 No. 12880

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 State of North Carolina
 No. 12880

Townhome
 Finish Floor Elevation
 Per the Code
 Broad River Blvd.
 Beaufort
 Beaufort County, SC

Typical
 Building Street
 Sections

David Cooper - DESIGN
 Lisa Adams - SURVEY
 Devan Giv - EXISTING
 Engineer - LANDSCAPE

1

JOB: J21013

