



City Council Capital Projects Workshop

Meeting Minutes – Planning Conference Room – 1st Floor

May 27, 2025

I. CALL TO ORDER

5:00 PM

Philip Cromer, Mayor

Members of Council in attendance - Philip Cromer, Neil Lipsitz, Michael McFee, Mitch Mitchell, Josh Scallate.

II. PRESENTATION ITEMS

A. Quarterly Capital Improvements Program (CIP) Update.

Pigeon Point Boat Landing

Duncan O’Quinn and J. W. Weatherford, with O’Quinn Marine Construction, and Steve Andrews with Davis and Floyd Engineering, provided an overview of the proposed rendering for the Pigeon Point Boat Landing. It was stated this plan makes the most effective use of the property without impeding any further into the critical areas.

Mayor Pro Tem, McFee asked what they could do to fix the functionality of the boat ramp and still do it within the code. The response was if they were to do anything with the parking lot, they must bring it up to the Stormwater Standards of today. They see no way to get around this. They can check to see what, at a minimum, could be done. He also inquired about installing a “No Wake Zone” in this area.

Councilman Mitchell stated doing nothing is not an option. Would like to see a permanent repair done instead of constant band-aid fixes.

Councilman Scallate feels this project rendering is right in line with some of the comments that were made on the survey regarding parking and expanding the dock. He also inquired what the thought process was behind the 100-foot L-shaped dock. The response was because of the fishing and crabbing aspect. 50-foot section for the boaters, and the other for fishing and crabbing.

Raul Dominquez stated that there is a safety factor built into this design for those dropping off or retrieving their boats. It also protects those wanting to kayak by having them enter the water via the creek.

Councilman Lipsitz does not want to see the area become inundated with commercial kayaking companies. **Mr. Marshall** said that regulations can be enacted to prevent that from happening.

O’Quinn Marine will hold off on applying for any permits at this time. They, along with Davis and Floyd, will go back and see what other recommendations can be made as they relate to current codes and bring them back to Council now that they have heard the concerns. One challenge is this is a public landing, at the end of a residential area.

The following addressed Council with their questions, comments and concerns.

Robin Koppernaes, 2423 Pigeon Point Road
Ava Franzolini, 913 La Chere Street
James Atkins, 2215 Pigeon Point Road
Dan Sulka, 905 Charlesfort Street
Patrick Canning, 212 Burroughs Avenue
Robert Woodman, 801 Godfrey Street
Sherry Lasher, 2420 Wilson Drive
Greg Braswell, 2200 Wilson Drive
Tim Cieplowski, 2316 Wilson Drive

A deeper dive was done on the below listed topics by Mr. Sauv  and Mr. Dominguez. This included where they are in the bid process, what work is being considered, costs that are associated with construction, when construction might begin, and if the projects are on schedule or are being held up for a specific reason. Council's questions and concerns were addressed.

Highway 170/Highway 21 Sidewalk

Airport Road - Discussed the naming of the new feeder road that runs from Lost Island Road to the intersection of Sea Island Parkway/Airport Circle on Lady's Island. Some of the suggestions to go before the Planning Commission are in the name of Donnie Beer, and Matt Clancy.

Southside Park Phase I
Washington Street Park Phase I
Pigeon Point Playground
1st South Carolina Volunteers Park
Carnegie Library Improvements
500 Carteret Street Window Repairs
Marina Fuel Tanks
Arsenal Wall Repairs
Bayard Street Drainage
Charles and Craven Street Drainage
Port Republic and Carteret Street Drainage
King Street Drainage
Battery Shores Drainage
Pigeon Point Drainage Study
Battery Shores Paving
Proposed Parallel Road
Depot Road - Spanish Moss Trail Extension
Spanish Moss Trail - North Street Sidewalk Extension
Relieving Platform at the Henry C. Chambers Waterfront Park
Duke Street Streetscape
Allison Road Streetscape
Calhoun Street Improvements

Disclaimer: This document is a summary of discussions. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at www.cityofbeaufort.org (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the City's bulletin board and website www.cityofbeaufort.org twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

Approved: June 10, 2025
Traci Guldner

