



City Council Regular Meeting  
Meeting Minutes – City Hall Council Chambers, 2<sup>nd</sup> Floor

September 12, 2023

**I. CALL TO ORDER**

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**7:07 PM**

Mayor, Stephen D. Murray III

Members of Council in attendance - Neil Lipsitz, Mike McFee, Mitch Mitchell, Josh Scallate and Mayor Murray.

**II. INVOCATION AND PLEDGE OF ALLEGIANCE**

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Mayor Pro Tem, Mike McFee

**III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS**

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A. Proclamation proclaiming September 17 - 23, 2023, as Constitution week.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell.

All were in favor, motion carried.

**IV. PUBLIC COMMENT**

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No public comment.

**V. PUBLIC HEARING**

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A. Amending Section 10.7.3.A., Membership, Terms and Compensation of the Beaufort Code, for the Historic Review Board to remove the Historic Beaufort Foundation Seat nomination.

Curt Freese, Community and Economic Development Director stated that this hearing is about removing the sentence that designates that one of the five members of the Historic Review Board shall be recommended by the Historic Beaufort Foundation.

Notice of the Public Hearing appeared in the Beaufort Gazette on August 10, 2023.

The following addressed Council:

Rob Montgomery, 404 Ribaut Road  
Katherine Pringle, 411 Bayard Street  
Phil Cromer, 162 Spanish Point Drive  
Conway Ivy, 501 King Street  
Deborah Gray, 1300 Barnwell Bluff  
Paul Trask, 610 Bladen Street

Edie Rodgers, 7A Rising Tide Drive  
David Bracewell, 1003 Calhoun Street  
Weesie Gibson, 2507 Stratford Lane  
Ray Stocks, 810 King Street  
Amelia Cromer, 162 Spanish Point Drive

- B. Amending Section 2.8.5; Section 7.2.1; Section 9.1.4; 9.8.2, Development Process Approvals; Section 9.16, Metropolitan Planning Commission reference to amendments and rezoning; Section 10.2.1, Changes to Metropolitan Planning Commission organization, Powers and Duties; Section 10.8.2, Design Review Board, Board Rules and Powers; to stand a City only Planning Commission with the powers of the Design Review Board and to disband the Design Review Board with revisions of the Beaufort Code.

Curt Freese, Community and Economic Development Director, stated that this is about revising and improving the processes for approvals. The proposed amendments create a City only Planning Commission by withdrawing from the Metropolitan Planning Commission with the Town of Port Royal and Beaufort County. He stated that the City has adopted a very complex Form Based Code and the majority of people voting for that code are not members of the City. These amendments would also disband the Design Review Board and merge their powers into the new Planning Commission.

The following addressed Council:

Edie Rodgers, 7A Rising Tide Drive  
Ms. Stone, 506 Craven Street  
Jay Weidner, 1307 Calhoun Street  
Grant McClure, Coastal Conservation League

## VI. MINUTES

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- A. Worksession- August 15, 2023.

**Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.**

**Minutes approved as presented.**

- B. Worksession and Regular Meeting - August 22, 2023.

**Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.**

**Minutes approved as presented.**

## VII. OLD BUSINESS

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- A. Ordinance amending Part 5, Chapter 4, Section 5-4032.2, Flood Damage Prevention Ordinance of the City Code of Ordinances, South Carolina Department of Natural Resources' Model Flood Damage Prevention Ordinance, to address Non-Residential Construction - 2nd reading.

**Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell.**

First reading was held on August 22, 2023. No changes were made since first reading.

**All were in favor, motion carried.**

- B. Ordinance amending Section 10.7.3.A, Membership, Terms and Compensation of the Beaufort Code, for the Historic Review Board to remove the Historic Beaufort Foundation Seat nomination - 2nd reading.

**Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Scallate.**

First reading was held on August 22, 2023. No changes were made since first reading.

**The motion passed by a vote of 3 to 2.**

**For: Mayor Murray, Mayor Pro Tem, McFee and Councilman Scallate.**

**Against: Councilman Lipsitz and Councilman Mitchell.**

## **VIII. NEW BUSINESS**

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- A. Request to host the Gullah Geechee Corridor Heritage Celebration on Saturday, October 14, 2023, from 7:30 am - 5:30 pm with Street Closure and waiver of Noise Ordinance.

**Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.**

**All were in favor, motion carried.**

- B. Request from Beaufort County Veteran's Affairs to host Veteran's Day Parade and Street Closures on Saturday, November 11, 2023, from 9:00 am - 12:00 pm.

**Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.**

**All were in favor, motion carried.**

- C. Request from Open Land Trust for Street Closure, waiver of Drinking in Public and waiver of Noise Ordinance to host Brunch on the Bluff on Saturday, April 27, 2024, from 11:00 am - 2:00 pm.

**Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell.**

**All were in favor, motion carried.**

- D. A resolution to approve a Memorandum of Agreement between the City of Beaufort and Beaufort County for a Feasibility Study, Conceptual Design, and Cost Estimate for a Joint Fire/EMS Facility at 135 Ribaut Road.

**Motion to approve was made by Councilman Mitchell and seconded by Mayor Pro Tem, McFee.**

Tim Odgen, Fire Chief, started off by saying EMS is looking to relocate their current headquarters location and that the Fire Station needs renovations. This is a step in exploring the opportunity to relocate Beaufort County Emergency Services (EMS) base facility to the current Headquarters location for the Fire Department at 135 Ribaut Road.

Councilman Scallate inquired about maintenance of the facility once completed. Chief Odgen stated that would be a separate agreement. There will be Construction and Occupancy agreements later in the development.

Beaufort County is paying for the cost of this study.

David Bracewell, 1003 Calhoun Street addressed Council.

**All were in favor, motion carried.**

- E. Ordinance to amend Section 2.8.5; Section 7.2.1; Section 9.1.4; 9.8.2, Development Process Approvals; Section 9.16, Metropolitan Planning Commission reference to amendments and rezoning; Section 10.2.1, Changes to Metropolitan Planning Commission organization, Powers and Duties; Section 10.8.2, Design Review Board, Board Rules and Powers; to stand a City only Planning Commission with the powers of the Design Review Board and to disband the Design Review Board with revisions of the Beaufort Code to reflect said changes - 1st reading.

**Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.**

Councilman Scallate stated that he has a list of items that he would like to discuss prior to second reading. He did not see anything about Minutes or the Notice of Meetings.

Mayor Murray asked that the changes made between first and second reading be outlined in a different color than what was previously used.

**All were in favor, motion carried.**

- F. Ordinance authorizing the execution and delivery of an encroachment and easement agreement and other matters related thereto - 1st reading.

**Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.**

Scott Marshall, City Manager, stated that Magnus, LLC is selling their property located at 74 Schein Loop in the Commerce Park. In preparing to sell the property they encountered some identified title issues and are seeking the City's assistance. These include the northwest corner and the southern edge of the property. The ordinance was drafted and reviewed by legal counsel. This will satisfy both concerns of Magnus, LLC.

**All were in favor, motion carried.**

- G. Ordinance to approve a purchase agreement for Lot AA in the Beaufort Commerce Park - 1st reading.

**Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.**

Scott Marshall, City Manager, reported that this is for the sale of Lot AA. This is a 7.75-acre lot. The prospective buyer is Kibo Holdings, LLC. They intend to construct a building that would provide commercial laundry services to clients in the Lowcountry. The purchase price is \$310,000.00. This is expected to provide 164 local jobs.

**All were in favor, motion carried.**

- H. Resolution approving the purchase of real property located at 2635 Boundary Street, R100 029 000 002C 0000.

**Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell.**

Scott Marshall, City Manager, started off by saying this is a joint venture with Open Land Trust. The parcel is .60 acres on the marsh. The appraised value is \$233,000.00. Open Land Trust has committed \$17,000.00 to offset the purchase price of \$250,000.00 from the Sherbert Family Trust. This leaves the remaining \$233,000.00 for the City. There are current funds in the budget that are for land acquisition and there would be no need for a budget amendment.

The following addressed Council:

Kate Schaefer, Open Land Trust  
Paul Trask, 610 Bladen Street

All were in favor, motion carried.

I. Appointments/Reappointments to Boards, Commissions and Committees.

Mayor Pro Tem, McFee made a motion to table this discussion and was seconded by Councilman Mitchell.

All were in favor, motion carried.

## **IX. REPORTS**

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### **City Manager's Report**

Thanked Public Works personnel for their hard work during Tropical Cyclone IDALIA.

The Exchange Club held a Patriots Day Commemoration Event at the Waterfront Park on Monday, September 11, 2023. Thanked those who helped organize the event. Captain Adam Jordan, with the Fire Department, was the Exchange Club Firefighter of the year.

Beaufort County is hosting Reimagine Ribaut Road on Thursday, September 14, 2023, beginning at 6:00 pm at the Technical College of the Lowcountry Student Life Center.

The Shrimp Festival will be held at the Waterfront Park on October 6 - 7, 2023. Admission is free.

Scott Street will be closed from Port Republic Street to Bay Street Starting on Monday, September 18, 2023. The street will be closed for 5 days to vehicular traffic only.

### **Mayor's Report**

Thanked those who helped organize and those who attended the Patriots Day Event.

Thanked County Council for their indicated support of the Lady's Island Village Master Planning efforts.

USCB and TCL are back in session. Between the two schools there are approximately 170 students that are pursuing degrees in Cyber Security. Thanked all the partners in this effort.

Stated that this has been the hardest job he has ever had. Does not like to disappoint people and his neighbors. Appreciates the many stakeholders who have been participating in our Code Edit Worksessions.

### **Councilman Mitchell**

Thanked the Exchange Club for taking the initiative of honoring those on Patriots Day, especially the guest speaker Teri Maude. Her husband was the most senior military member who was lost during that attack.

Thanked Interim County Administrator John Robinson, and Capital Improvement Project Manager Eric Larson for meeting at the Charles Lind Brown Center. Thanked them for their continued commitment to make improvements to the Community Center.

### **Mayor Pro Tem, McFee**

Echoed fellow Councilmembers on giving thanks to those that helped organize the Patriots Day event and gave praise to all that spoke.

Attended the Regional Advocacy Meeting through the Municipal Association of South Carolina (MASC). Stated there is a movement to regulate how Short-Term Rentals are managed at the municipal level.

### **Councilman Lipsitz**

Toured Riverview Charter School.

Attended Hilton Head's 40-year celebration of them becoming incorporated.

Thanked all departments for being prepared ahead of Tropical Cyclone IDALIA.

Thanked all that spoke and organized Patriots Day.

### **Councilman Scallate**

Attended the Beaufort History Museum Board Meeting on September 8, 2023. They are working to purchase a Kiosk that will give historical information on local events to patrons.

## **X. ADJOURN**

**9:31 PM**

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**Motion to adjourn was made by Councilman Lipsitz and seconded by Councilman Mitchell.**

**All were in favor, motion carried.**

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Disclaimer: This document is a summary. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at [www.cityofbeaufort.org](http://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](mailto: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](http://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.