



Waterfront Advisory Committee Meeting Minutes – Planning Conference Room, 1st Floor

August 4, 2025

I. CALL TO ORDER

5:00 PM

Joseph Oliver, Chair

Members in attendance - David Bartholomew, Ben Coppage, Scott Marshall, Joseph Oliver, David Russell, Josh Scallate, Josh Schott, Bill Suter, Mike Sutton.

II. PLEDGE OF ALLEGIANCE

Joseph Oliver, Chair.

III. PUBLIC COMMENT

No public comment.

IV. MEETING AGENDA APPROVAL

There were no changes made to the agenda.

V. MINUTES

A. June 23, 2025.

Motion to approve was made by Councilman Scallate and seconded by Bill Suter.

Mike Sutton abstained from the vote as he was not present for the meeting.

Minutes approved as presented.

VI. OLD BUSINESS

A. Waterfront Park Engineering Study Update.

Scott Marshall, City Manager, stated the final report for Phase 1A was received late this afternoon. The document has not been able to be reviewed at this time. It will be sent out to the committee tomorrow and will be posted on the City's website.

Bill Suter inquired about the billing process for the engineering firm. It was stated the contract for the next phase has not been finalized.

B. Status of communications with SC PRT and NPS.

Scott Marshall, City Manager, reported no contact has been received back from the state. He cited personnel turnovers within the National Park Service.

C. Future Meeting dates.

Joseph Oliver, Chairman, wanted to revisit the next meeting date of September 1, 2025, since it falls on the Labor Day Holiday. The meeting will be moved to Tuesday, September 2, 2025, at 5:00 pm.

VII. NEW BUSINESS

A. Discussion of priorities and work plan.

Mike Sutton mentioned the marina issues are something they can work toward, and the park itself is out of their purview. The engineering reports are needed to make sense of what has taken place. A conversation about the end goal will need to be had. He also reported back in his tenure on City Council, there were no funding streams for parks. He inquired why we are continuing to do engineering studies instead of just permitting to have the park redesigned.

Mr. Suter inquired if the scope of work is to come up with a repair, or a redesign. A full range of options have been asked to be provided by the engineers. A discussion took place on whether the park was poorly designed from the onset, and about the regulatory requirements as they relate to backfilling versus tearing out the park.

Councilman Scallate asked if it would be possible for the committee to get a better understanding of the regulatory process for backfilling versus tearing the park down and rebuilding. Mr. Marshall can reach out to the Bureau of Coastal Management to inquire and see if they would be willing to provide any feedback.

Mr. Sutton made a motion to request staff reach out to the Bureau of Coastal Management and inquire about the permitting implications for backfilling versus tearing down of the park and repairing. Councilman Scallate seconded the motion.

All were in favor, motion carried.

VIII. COMMITTEE COMMENTS

Alternate member, Howell Beach, addressed the committee. A copy of his comments are attached.

IX. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (2) of the South Carolina Code of Law: For the purpose of discussions of negotiations incident to proposed contractual arrangements, and receipt of legal advice relating to matters covered by attorney-client privilege.

Mike Sutton made a motion to go into Executive Session and seconded by Josh Schott.

All were in favor, motion carried.

Mike Sutton made a motion to come out of Executive Session and seconded by Bill Suter.

All were in favor, motion carried.

No actions from Executive Session.

X. ADJOURN

7:14 PM

Motion to adjourn was made by Councilman Scallate and seconded by Josh Schott.

All were in favor, motion carried.

approved: September 2, 2025
Hau Holden

Read by Alternate Member Howell Beck

Waterfront Advisory Committee Meeting

August 4, 2025

As part of the Waterfront Advisory Committee – I have a general statement concerning what I feel are important issues for the Henry C. Chamber Waterfront Park. These issues may or may not be addressed at all by this committee but should be considered, contemplated, recognized, scrutinized, etc., as part of the longterm development for planning of the Waterfront Park. Every decision made concerning the Park this day or the next day or the day after will effect the long term evolution of what the future Park could be.

Although I am concerned with the immediate construction issues and land management issues of today, I am even more concerned with the long term **COMPLETE** development of the Waterfront Park, so that it becomes an even bigger treasure to the City of Beaufort than it already is.

I would like to refer you to the 2002 Master Plan Report produced by Sassaki Associates concerning the Henry C. Chambers Waterfront Park. Mayor Bill Rauch hired one of the best design firms “in the world” to produce the 2002 Master Plan Report. Towards the back of the Report, just prior to Exhibit 5.2, there is a drawing showing a “conceptual” Master Plan of the **COMPLETE** Henry C. Chambers Waterfront Park. To accomplish the plan a few critical things need to happen in the current park, such as:

- Vehicular Parking – most cities would not allow or desire to use waterfront property as a vehicular parking lot. The land is too valuable to park cars on. This issue needs to be addressed city wide to determine an acceptable location for parking cars. (Summerville, SC with its 3 level parking garage – 100 feet from Main street and you can hardly find it – free parking to the public.)
- Bus Parking – should be relocated elsewhere in the city out of sight but with easy access to Waterfront Park. Drop-off at Park should be designed for easy bus access and exit.

- Horse and Carriage Tours – Relocated to edge of Park or close by for easy and safe access. (Charleston, SC and its Carriage Tour Program)
- Golf Cart Tours – Relocate out of Park with easy access to park drop-off.
- Parking for Marina – in Waterfront Park but extremely limited. Parking spaces could limit the number of boat slips. Offsite parking needed.
- Trash Dumpster Station - Relocate trash station outside of Park. Coordinate with city trash program. No waterfront park should have a main dumpster station.
- Purchase old medical office property (now carriage tour office) at the corner of Bay Street and Charles Street.
- Fuel Tank Station – location of fuel tanks are critical in how the land can be used inside the Waterfront Park.
- Boat Landing – Possibly examine type of boat landing used in the future.
- Relocation and design of future park structures, ie. Restrooms, store, office, etc.
- Gateway Entrance at corner of Bay Street and Charles Streets.

Above items should not be attempted by committee but by a nationally recognized design firm such as Sassaki Associates.

There is much work to do and associated cost with the Waterfront Park issues of today. But as mentioned earlier, the long term goal to develop the **COMPLETE** Henry C. Chambers Waterfront Park into the ultimate treasure it can be for the City of Beaufort, should always be in the sight and in the minds of those making crucial and pivotal decisions today, tomorrow and long into the future.

MASTER PLAN

