



Waterfront Advisory Committee

Meeting Minutes – Planning Conference Room, 1st Floor

September 2, 2025

I. CALL TO ORDER

5:01 PM

Mr. 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

Mr. Oliver, Chair.

III. MEETING AGENDA APPROVAL

Mr. Sutton made a motion to accept and seconded by Councilman Scallate.

All were in favor, motion carried.

IV. MINUTES

A. August 4, 2025.

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

Minutes approved as presented.

V. OLD BUSINESS

A. Communication Updates - Bureau of Coastal Management, SC PRT/National Park Services.

Scott Marshall, City Manager, reported the local office with Coastal Management needed to reach out to the office above them and we are awaiting word. He also stated the City reached back out to the SC PRT only to be told there is no new developments. SC PRT is waiting on a response back from the NPS to schedule another meeting to discuss the lease.

B. Future Meeting Dates.

Motion to approve November 3, 2025, and December 1, 2025, as meeting dates was made by Mr. Sutton and seconded by Councilman Scallate.

All were in favor, motion carried.

VI. NEW BUSINESS

A. Waterfront Engineering Study Phase 1A Deliverable Report.

Bill Barna, with McSweeney Engineers, is the Project Manager for the Waterfront Park Relieving Platform Consulting Services. He provided a summary of Phase 1A discussions that took place with the Committee on June 23, 2025. At that time, Phase 1A, which was for preliminary data collection, had not been completed. This phase has since been completed.

Mr. Barna went over the Key Tasks which included - As Built Survey, Geotechnical Investigation, Geospatial and Reference Information, Design Water Level Estimation and Analysis, and Relieving Platform Structural Analysis and Capacity Determination.

Mr. Sutton inquired if the elevation of the centerline of Bay Street was known.

Points of fixity were then discussed by Mr. Barna to try and look for a favorable outcome. The results indicated that pile buckling is a concern.

Mr. Sutton mentioned repairs have been made every 5 to 8 years. In his opinion the design was faulty from the beginning. He stated we can't keep putting in piling fixes. The park needs to be sea walled and back filled and made into a non-floating platform.

Mr. Oliver asked Mr. Barna while they were reviewing the historical documents, was there any indication as to why the City chose to go with this design. Mr. Barna replied that no information on this had been found.

Next steps recommendations are to continue to keep the relieving platform closed for public use, modify and begin phase 1B that will include expanding the land survey to Bay Street, implement permitting, design and construction to re-open the day dock. Then begin Phase 2.

Mr. Marshall inquired if this would be considered a Maintenance and Repair permit or a New Permit with the Day Dock if they were to proceed. It would be considered new. The estimated time to get a permit like this is anywhere from 3 to 6 months.

Mr. Sutton made a motion to have the permitting work completed for the Day Dock connection to the mainland based on the previous discussion. The motion was seconded by Councilman Bartholomew. After the committee discussed this issue, Mr. Sutton withdrew his motion.

Costs associated to open the Day Dock back open will be gathered.

Mr. Barna then went over a preliminary list of alternatives.

1. Do Nothing
2. Repair structure
3. Replace the backfill with lighter material
4. Rebuild the same size and shape platform
5. Rebuild a smaller size (width)
6. Replace with seawall and backfill
7. Replace with floating structures
8. Hybrid structure

He stated the project team requests a meeting with the Waterfront Advisory Committee and City Personnel to fully define and refine the alternatives for consideration. City and Public input is needed prior to conducting a thorough examination of possible alternatives.

There was a discussion about cruise ships because they will play a huge part in alternative analysis projections. Should they be allowed to come back. All designs could be engineered to support cruise ships.

The idea of using a living shoreline was also discussed.

Staff will look into some dates to have a joint workshop with City Council prior to the next meeting on October 6, 2025.

A copy of their presentation is attached to these minutes.

VII. COMMITTEE COMMENTS

No additional committee comments outside of the discussions.

VIII. PUBLIC COMMENT

No public comment.

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.

Mr. Sutton made a motion to go into Executive Session and seconded by Councilman Bartholomew.

All were in favor, motion carried.

Councilman Scallate made a motion to come out of Executive Session and seconded by Mr. Sutton.

All were in favor, motion carried.

No actions from Executive Session.

X. ADJOURN

8:25 PM

Motion to adjourn was made by Mr. Sutton and seconded by Councilman Scallate.

All were in favor, motion carried.

A photograph of a waterfront park. In the foreground, there is a wooden walkway or platform with a railing, extending from the shore into the water. The water is calm and reflects the sky. In the background, there are several large, leafy trees and a few buildings. The sky is blue with some light clouds.

CITY OF
BEAUFORT
SOUTH CAROLINA
FOUNDED 1711

Waterfront Park Relieving Platform Consulting Services
Phases 1A, 1B, and 2

Project Team



- Project Management
- Structural Engineering
- Inspections



- Structural Engineering
- Grant Facilitation/Research
- Permitting
- Adaptive Strategy Analysis



- Site Civil Engineering
- Surveying



- Geotechnical Engineering
- Materials Testing



- Constructability Reviews
- Cost Estimating

RELIEVING PLATFORM PROJECT

MULTI-PHASE APPROACH:

- PHASE 1 (TWO PARTS)
 - PHASE 1A – PRELIMINARY DATA COLLECTION – PHASE COMPLETE
 - PHASE 1B – FINAL DATA COLLECTION AND MODELING
- **PHASE 2**
 - **DEVELOPMENT OF ALTERNATIVES AND GRANT INVESTIGATION**
- PHASE 3
 - FINAL DESIGN AND PERMITTING
- PHASE 4
 - CONSTRUCTION

PHASE 1A – SUMMARY

PHASE 1A - KEY TASKS

- **AS-BUILT SURVEY**
 - 50 FT INLAND AND 100 FT SEAWARD OF PLATFORM
 - USED FOR PERMITTING, DESIGN, AND STRUCTURAL ANALYSIS
- **GEOTECHNICAL INVESTIGATION**
 - FOUR SOIL BORINGS OBTAINED
 - USED FOR PILING STRUCTURAL ANALYSIS (EXISTING AND PROPOSED)
- **GEOSPACIAL AND REFERENCE INFORMATION**
 - DETERMINED THAT AMPLE OPEN-SOURCE DATASETS ARE AVAILABLE FOR USE IN PERMITTING AND DESIGN.

PHASE 1A – SUMMARY (CONT.)

- **DESIGN WATER LEVEL ESTIMATION AND ANALYSIS**
 - **FLOODING AND OVERTOPPING BEGINS AT 6.0 FT (NAVD88)**
 - **INCREASING THE HEIGHT OF THE PLATFORM AND/OR ADDING PERIMETER PROTECTION WILL BE EFFECTIVE UP TO ELEVATION 9.05 FT**
 - **MITIGATION FOR FLOODING ABOVE ELEVATION 11.0 IS NOT FEASIBLE DUE TO FLANKING.**
 - **ALTERNATIVES SHOULD ANALYZE THE COST/BENEFIT OF PROTECTING THE AREA BETWEEN THE SEAWARD EDGE OF THE PLATFORM AND BAY STREET.**
- **DYNAMIC ADAPTIVE POLICY PATHWAYS – AN APPROACH THAT AIDS IN MAKING SOUND NEAR-TERM DECISIONS TO OVERCOME UNCERTAINTY IN LONG-TERM ADAPTATION**

PHASE 1A – SUMMARY (CONT.)

PHASE 1A - KEY TASKS

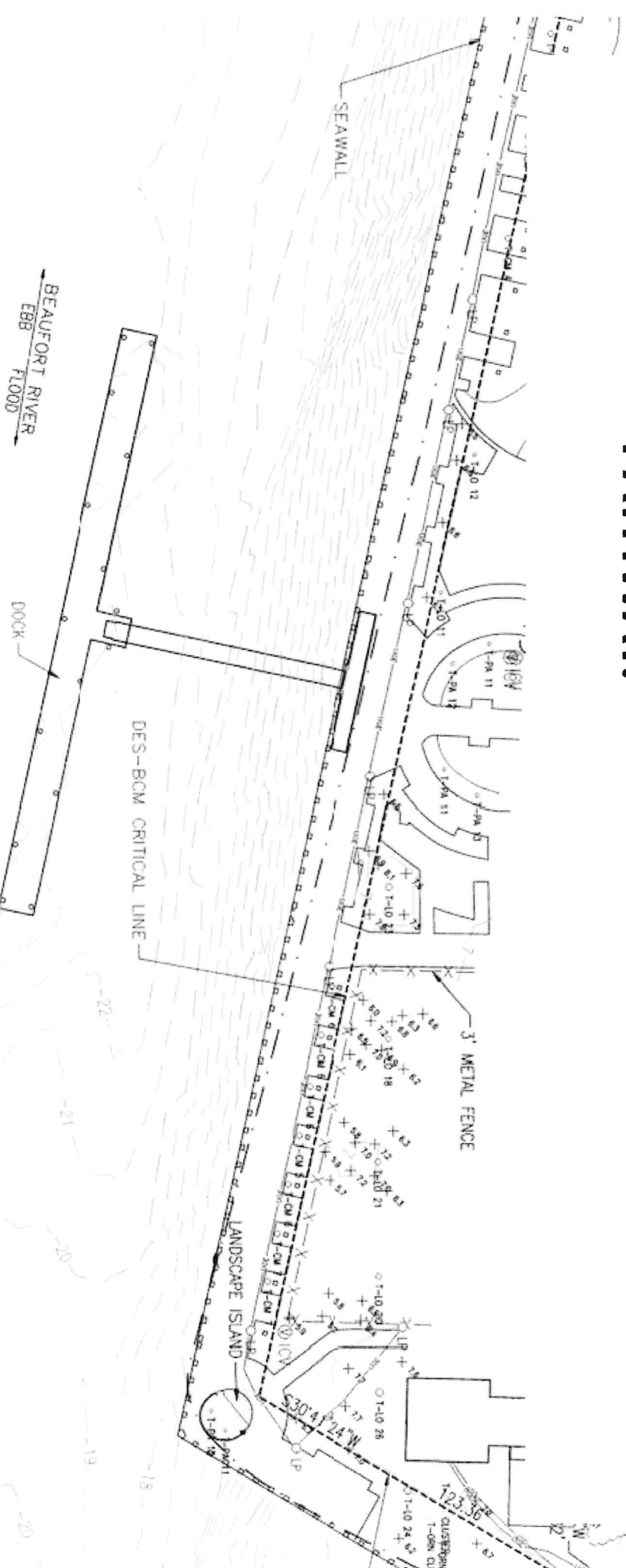
- RELIEVING PLATFORM STRUCTURAL ANALYSIS AND CAPACITY DETERMINATION
- CONDUCTED MULTIPLE ITERATIONS OF THE STRUCTURAL ANALYSIS BASED ON VARIOUS LOAD COMBINATIONS AND PILE FIXITIES.
- RESULTS INDICATED THAT PILE BUCKLING IS A CONCERN.
- RECOMMENDED RESTRICTING THE PLATFORM FROM USE.

PHASE 1A - RECOMMENDATIONS

- 1. CONTINUE TO KEEP THE RELIEVING PLATFORM CLOSED FROM PUBLIC USE.**
- 2. MODIFY AND BEGIN PHASE 1B.**
 - **EXPAND LAND SURVEY**
 - **SAVE MODELING EFFORTS FOR A LATER PHASE**
- 3. IMPLEMENT MEASURES TO OPEN THE DAY DOCK**
 - **PERMITTING/DESIGN/CONSTRUCTION**
- 4. BEGIN PHASE 2**
 - **DEVELOPMENT OF ALTERNATIVES AND ALTERNATIVE ANALYSIS**
 - **GRANT INVESTIGATION**

PHASE 1B – FINAL DATA COLLECTION

- EXPAND LAND SURVEY TO BAY STREET.
- DATA WILL BE USED TO EVALUATE THE COST AND BENEFIT OF DESIGNING A NEW FACILITY FOR A RANGE OF WATER LEVELS USING THE DYNAMIC ADAPTIVE POLICY PATHWAY.

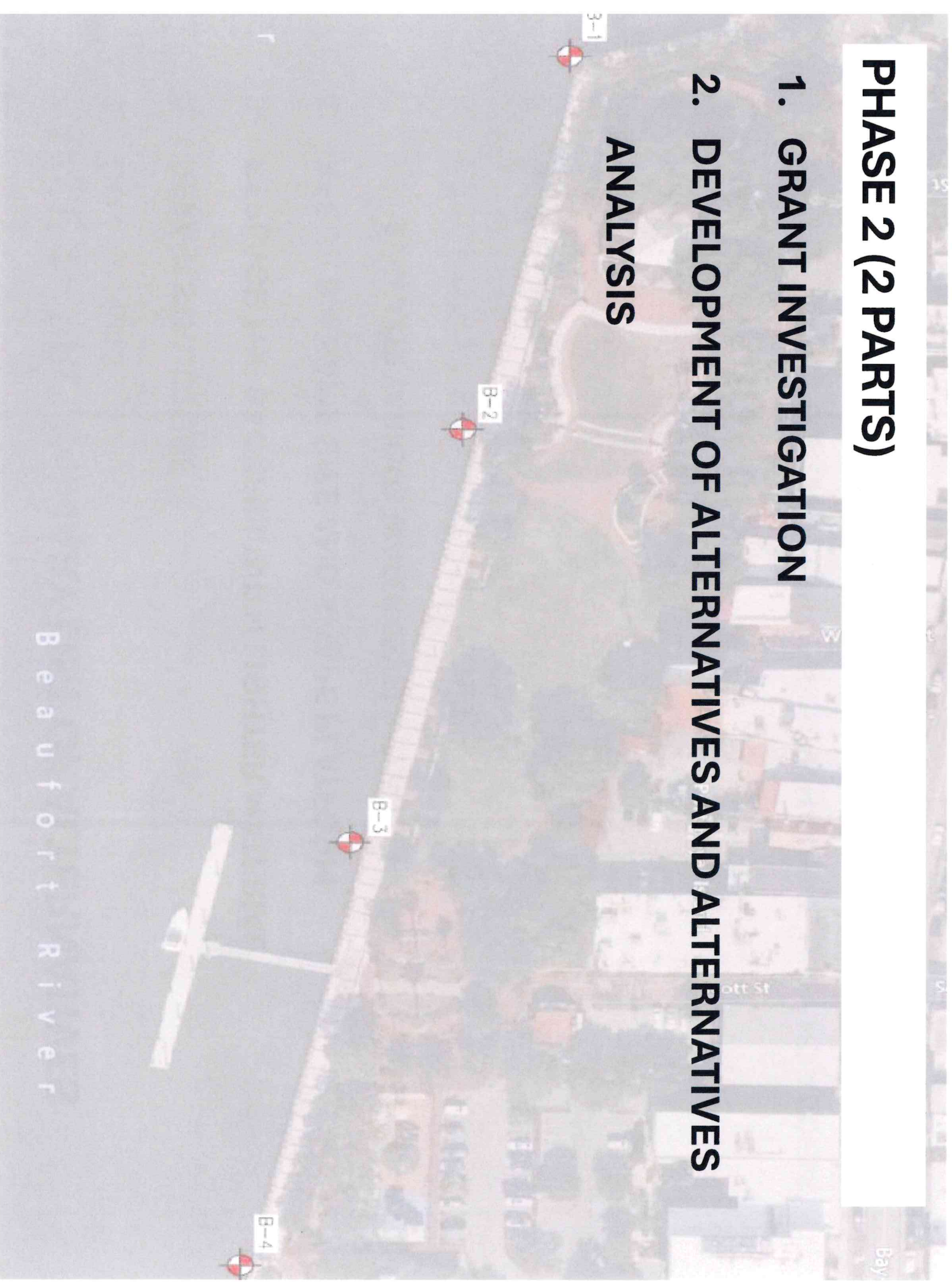


PHASE 2 (2 PARTS)

1. GRANT INVESTIGATION

2. DEVELOPMENT OF ALTERNATIVES AND ALTERNATIVES

ANALYSIS



PHASE 2 – PRELIMINARY LIST OF ALTERNATIVES

- 1. DO NOTHING**
- 2. REPAIR STRUCTURE**
- 3. REPLACE THE BACKFILL WITH LIGHTER MATERIAL**
- 4. REBUILD A SAME SIZE AND SHAPE PLATFORM**
 - **EVALUATE VARIOUS WATER LEVELS (D.A.P.P.)**
- 5. REBUILD TO A SMALLER SIZE (WIDTH)**
- 6. REPLACE WITH SEAWALL AND BACKFILL**
 - **EVALUATE VARIOUS WATER LEVELS (D.A.P.P.)**
- 7. REPLACE WITH FLOATING STRUCTURES**
- 8. HYBRID STRUCTURE**
 - **FIXED AND FLOATING STRUCTURES TO MAXIMIZE USE AND ACCESS**

PHASE 2: KICK-OFF MEETING

- **THE PROJECT TEAM REQUESTS A MEETING WITH THE WATERFRONT COMMITTEE AND CITY PERSONNEL TO FULLY DEFINE AND REFINER THE ALTERNATIVES FOR CONSIDERATION.**

- **CITY AND PUBLIC INPUT IS NEEDED PRIOR TO CONDUCTING A THOROUGH EXAMINATION OF POSSIBLE ALTERNATIVES.**

CITY AND PUBLIC INPUT FOR PHASE 2

- **DAY DOCK**
 - **SHOULD THE DESIGN TEAM PROCEED WITH THE PERMITTING AND DESIGN WORK REQUIRED TO OPEN THE DAY DOCK?**
- **CRUISE SHIPS**
 - **SHOULD THE NEW STRUCTURE BE DESIGNED FOR COMMERCIAL DOCKAGE?**
- **ALTERNATIVES**
 - **ARE THERE OTHER ALTERNATIVES FOR CONSIDERATION OR ANY ALTERNATIVES THAT ARE NON-STARTERS?**
- **VISION FOR THE FUTURE**
 - **DO WE STICK WITH THE STATUS QUO OR SHOULD WE BE VISIONARIES?**

QUESTIONS?



