



## **Town of Beaufort, NC**

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### **Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, June 20, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes**

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#### **Call to Order**

Chair Neve called the June 20, 2022 Planning Board meeting to order at 6:00 p.m.

#### **Roll Call**

Chair Neve asked Secretary Anderson to conduct a roll call.

In attendance: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim

Secretary Anderson declared a quorum present.

Member Vreugdenhil arrived after Minutes Approval and was present for the rest of the meeting.

Also present for the meeting were Kyle Garner, and Laurel Anderson.

#### **Agenda Approval**

Chair Neve asked if there were any changes to the Agenda and hearing none, he asked for a motion.

*Member LoPiccolo made the motion to approve the agenda as presented and Vice-Chair Merrill made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim*

#### **Minutes Approval**

##### **1. PB Draft Minutes for 5.16.22**

Chair Neve asked if there were any changes to the Minutes from the May 16, 2022 meeting and hearing none, he asked for a motion.

*Vice-Chair Merrill made the motion to approve the minutes and Member Meelheim made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim*

#### **Public Comment**

Chair Neve opened public comments and asked if anyone would like to speak.

Daphne Littiken, 102 Stanton Rd, Beaufort NC spoke regarding the need for workforce affordable housing.

## Public Hearing

### 1. Pollock Street

Chair Neve introduced the public hearing for Pollock Street rezoning and asked Mr. Garner about the applicant withdrawing the application. Mr. Garner explained that the applicant decided to withdraw the request after speaking with some of the neighbors and hearing their concerns, and wanted to work with them to come up with a solution.

Vice-Chair Merrill asked Mr. Garner about the application and he explained that the applicant had originally looked at the Cedar Street mixed-use zoning but the neighbors were worried about the other possible uses included in that zoning. The applicant agreed to meet with the neighbors and discuss the options, such as townhomes, that everyone was more comfortable with.

## New Business

### 1. Case# 22-12 AA Storage Site Plan

Chair Neve introduced Case# 22-12 and asked Mr. Garner about the application. Mr. Garner explained that this was the fourth time it had come before the Board and gave a summary of the application request to construct a Mini Storage facility totaling 150,567 square feet to include:

- 4 – one-story climate-controlled buildings, each totaling 24,000 square feet.
- 1 – one-story covered open air storage area totaling 52,967 square feet.
- 1 – two-story office totaling 1,600 square feet.

Additionally, as part of the Special Use Permit the applicant had agreed to install a 30-foot wide landscape buffer between the facility and adjoining residential properties along Piver Road. Mr. Garner stated that the site had already been annexed and rezoned and had already received a Special Use Permit for the Mini-Storage Facility. He noted that the project meets the design criteria required in the Land Development Ordinance (LDO), it had been fully reviewed by the town engineer, DOT, and staff; and the stormwater offsite of the area had been reviewed and approved, and staff recommended approval.

Member Bowler asked Mr. Garner if there had been any concerns submitted by adjacent property owners, and he answered that there were concerns regarding the stormwater component, and the applicant had submitted a full analysis of the off-site impact.

Chair Neve then asked the applicant if he would like to add anything. Mr. Chase Cullipher of the Cullipher Group, spoke on behalf of the Rosemyr Corporation. He stated that regarding the Department of Environmental Quality (DEQ) process, they had submitted and received their permit, and were anticipating the stormwater approval from DEQ.

Member Merrill asked about the stormwater collection, and Mr. Cullipher stated that there are downspouts to collect runoff to move to the pond, and there will be equal or less flow than the current runoff. Chair Neve commended the applicant for providing a 30-foot buffer and asked about other vegetation plans. Mr. Cullipher explained that they would add town-approved trees. Member Vreugdenhil stated his concern regarding the three close driveways.

Chair Neve closed discussion and asked for a motion.

*Member Vreugdenhil made a motion to approve the Site Plan as presented and Vice-Chair Merrill made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

### 2. Case # 22-13 Preliminary Plat – 1791 Live Oak

Chair Neve introduced Case# 22-13 and asked Mr. Garner about the application. Mr. Garner gave a summary of the application request to subdivide a 8.3 acre tract into 2 lots. The submitted preliminary plat shows a property line gap which the property owners are engaged in resolving and due to this gap, the developer did not submit utility drawings. Mr. Garner explained that because the applicant is requesting a Special Use permit a full Site Plan will be required at a later date. The property line gap between the properties totals .884 acres, with an almost 57' road frontage. He pointed out that there is a small retention pond already at the back of the property.

Member LoPiccolo asked Mr. Garner if the applicant would return when the survey was completed, and Josh Johnson of Stroud Engineering, representing the applicant, responded that the property line agreement was being currently worked on, adding that the utilities, site plan, and final design would be resolved.

Member Vreugdenhil asked how the mini storage would be accessed, and Mr. Johnson responded that the ABC store had agreed to access through their parking lot. Mr. Garner stated that the town's public safety requested that the driveway system for the housing area and existing mini-storage facility be used for access rather than the ABC store parking lot. Member Vreugdenhil clarified the applicant's request that the lot be divided with no street access to the back lot until the survey resolving the gap between the existing lots was completed, and that the Board could not consider a site plan until that time.

Vice-Chair Merrill stated that using the ABC store parking lot was not acceptable. After further discussion regarding the parking lot, Chair Neve asked Mr. Johnson if there was a formal agreement between the applicant and Beaufort Springs Apartments for use of their driveway. He stated that at this time, there was no formal agreement. Vice-Chair Merrill said the best configuration would be for the subdivided property to be accessed through an existing driveway, and the Board would need documentation granting access to the driveway.

Member Meelheim asked including the existing residents, how many cars would be accessing the shared driveway, and Mr. Johnson stated that information was not available at that time. Member Meelheim said that the existing residential neighbors had been used to a quiet environment and requested the applicant consider noise abatement.

Member Bowler asked if there would be mini storage and boat storage on the site. Mr. Johnson stated that the majority of the storage would be indoor climate-controlled but there would be some boat storage.

Chair Neve asked about a sidewalk, and Mr. Garner stated that the sidewalk was required as part of the final plat. Mr. Johnson said there would be connectivity across the gap area.

*Vice-Chair Merrill made a motion to table Case# 22-13 until the applicant returned with an agreement to utilize the driveway. Member Meelheim made the second, and Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim  
Member Vreugdenhil*

3. Case# 22-16 Special Use Permit for a Mini-Storage facility at 1791 Live Oak Street

Mr. Garner introduced Case# 22-16 and stated that the property is part of a subdivision plat of the existing ABC Store property and is for the rear portion. If approved by the Board of Commissioners a full Site Plan, to include a stormwater management plan will be submitted after the decision of the Special Use Permit. The site plan will go through the Planning and Board of Commissioners for approval as part of that process.

Member Vreugdenhil stated that as the property is zoned B-1, the mini storage facility is a good use as it is low-density and is not very visible from the road. Member Meelheim asked for the Board to consider noise and light abatement, and Vice-Chair Merrill requested a buffer also. Member Bowler requested more information regarding the amount of boat storage and sizes of boats that would be using the shared driveway and turning into traffic onto Live Oak Street.

Vice-Chair Merrill voiced a concern regarding the proliferation of mini-storage facilities in the area and expressed a need for other commercial land uses, and suggested a possible corridor 300 feet from the highway. The Board discussed adding restrictions and guidance in the new Unified Development Ordinance

(UDO), and requested a text amendment be put on the next month's agenda. Member LoPiccolo suggested adding boat storage requirements to Planned Unit Development applications.

Mr. Garner read the list of the Board's recommendations for the Board of Commissioners, including light abatement to include headlights, noise control, the number and size of boats, and issuing a sunset clause if the special use permit is approved.

Member Bowler requested that the storage of Recreational Vehicles (RV's) be addressed, and Mr. Johnson stated that any RV storage would be covered and enclosed. Chair Neve pointed out that RV's could only be stored at the site and not occupied.

Chair Neve closed discussion and asked for a motion.

*Member Bowler made a motion to approve the special use permit to include the following recommendations:*

1. *Light abatement to include headlights*
2. *Noise control*
3. *Number and size of boats*
4. *Sunset clause on the special use permit*

*Member Meelheim made the second and Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

## **Commission / Board Comments**

Member Vreugdenhil complimented the staff on the packets. Member Merrill discussed requirements for mini-storage facilities to be sited off the highway. Member Meelheim stated that she appreciated the opportunity to discuss issues that had been raised. Chair Neve suggested the Board keep a list of items to be updated in the UDO.

## **Staff Comments**

Mr. Garner gave an update on the Land Use Plan, stating that the draft had been fully revised and the Board of Commissioners had set a workshop date in July for review.

## **Adjourn**

*Member Vreugdenhil made the motion to adjourn and Member LoPiccolo made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

Chair Neve then declared the meeting adjourned.

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Ryan Neve, Chair

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Laurel Anderson, Board Secretary