



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Town of Beaufort Board of Commissioners Regular Meeting 6:00 PM Monday, November 18, 2019 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Mayor Newton called the meeting to order and asked all those in attendance to please join in the Pledge of Allegiance.

Roll Call

Town Clerk Davis called roll and declared a quorum present for the meeting

PRESENT

Mayor Everette Newton
Commissioner Sharon Harker
Commissioner Charles McDonald
Commissioner Ann Carter
Commissioner Marianna Hollinshed
Commissioner John Hagle

Agenda Approval

A motion was made to approve the agenda as presented.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

Calendar

Town Clerk Davis reviewed the calendar items for the months of November and December.

Public Comment

Gerry Currier, 115 Broad Street, spoke about noise abatement actions for the airport in relation to the town.

Dick Debutts, 320 Orange Street, spoke about the parking lot for the Compass Hotel. He requested the Orange Street ingress and egress be closed. He also indicated the stormwater issues needed to be corrected and the number of parking spaces were grossly misrepresented.

Presentations

1. Recognition of George Aswad for Donation of Rescue Vehicle

Mayor Newton presented a Certificate of Appreciation for the donation to the town of a high water vehicle.

Manager Report

Town Manager Day indicated Greg Meshaw, Town Engineer, will be investigating the installations of "flappers" on the outfall lines into Taylors Creek as a way of reducing the incoming tidal incursion into the stormwater lines thus flooding some streets in town. Mr. Day also reported the Coastal Carolina Riverwatch group gave the town 6 attractive cigarette butt receptacles to be installed in the downtown area.

During a recent conference of the North Carolina Beach Inlet and Waterways Association, Mr. Day was appointed to serve on the Board of Directors of the association.

In closing he reported the staff had been working with Stewart design and consulting to complete the design of the Cedar Street Park. The plans should be available within the next couple of months.

Commissioner Hollinshed asked if the plans for Cedar Street Park will be based on the community meetings that had been held previously. Town Manager Day indicated yes but due to limited amounts of funds the park will be scaled down a bit.

Commissioner Harker asked about the traffic pattern on Cedar Street and Turner Street and getting the stop light changed. Town Manager Day indicated the request had been made to NCDOT but they had not responded to the request. He indicated he would get back in touch with the engineer.

Items of Consent

A motion was made to approve the Items of Consent as presented.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

1. Draft Minutes of the September 23, 2019 Worksession and the October 14, 2019 Regular Meeting
2. FY 20 Budget Amendment #2

Public Hearing

1. Case No. 19-20 Rezone 2.67 acres from R-8 to TCA

Planning Director Kyle Garner presented the information for the rezoning Case 19-20 for 2.67 acres from R-8 to TCA. He indicated the applicant was Chase Cullipher on behalf of Leon Venutres. This property is located at the intersection of Lennoxville Road and Leonda Drive. The existing land use for the property is multi-family residential. There are twenty-eight dwelling units on the property. The CAMA Land Use Map shows the property is appropriate for Medium Density Residential. Mr. Garner reported with the current use there is a large inconsistency with the land use plan. Mr. Garner indicated staff believed mixed use would better serve the use of the property.

Mr. Garner indicated the Planning Board recommended disapproval of the request since it was inconsistent with the CAMA Land Use Plan. Mr. Garner indicated the Planning Board recommendation was not the same as the staff recommendation.

Commissioner Hollinshed made a motion to open the public hearing. The vote was unanimous.

No public comments were made.

Commissioner Hagle made a motion to close the public hearing. The vote was unanimous.

Commissioner Hagle indicated he had some concern for the rezoning of the property since the land surrounding was all zoned R-8. He indicated he recognized it was inconsistent with the neighborhood also as well as the CAMA Land Use Plan. Commissioner Harker indicated she had a concern with leaving it zoned the way it is because it is non-conforming. She further indicated the Land Development Ordinance (LDO) indicates if a property is non-conforming then something needed to be changed. Secondly, she commented she supported the use of TCA since it was a multi-family use which was needed more in the area. She indicated she supported the TCA due to non-conformity. Commissioner Hagle indicated there were stormwater issues in the area behind the property. He expressed concern the change in zoning would allow for more development which would cover more of the ground which is used for infiltration. Commissioner Harker followed up on the point that if the TCA is granted and the developer decides to have more buildings then the board would get to be able to look at the plan before further expansion.

Commissioner Carter expressed concern the density would be increased in the area which was a concern of the Planning Board. She further stated the board had made changes that were not consistent with the CAMA Land Use Plan. Commissioner Harker asked how much property the developer was planning on developing. Town Planning Director Garner indicated staff had not accepted any plans but there would be a potential of an increase of four units on the property.

A motion was made for the denial of the request for rezoning to TCA based on not being consistent with the CAMA Future Land Use Plan and the surrounding land use pattern.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner McDonald, Commissioner Carter, Commissioner Hagle

Voting Nay: Commissioner Harker, Commissioner Hollinshed

2. Case No. 19-21 Rezone 1113 Lennoxville Road from R-8 to B-1

Planning Director Garner indicated Case 19-21 is a request to rezone 1.5 acres on Lennoxville Road from R-8 to B-1. Mr. Garner indicated legal advertisement had taken place and the letters had been mailed to property owners within 100 feet of the property. Mr. Garner indicated the request is consistent with the CAMA Land Use Plan with specifically the redevelopment of Lennoxville Road to mixed uses meaning a change to the CAMA Land Use Plan is not needed. Mr. Garner reported the property has been used as a single family residence and the new rezoning would allow for some commercial uses. He indicated the staff supports the request to rezone the property from R-8 to B-1.

Mr. Garner indicated one requirement of the rezoning to B-1 would be a buffer between the adjacent properties. He indicated there was already a six foot high fence between the adjacent

property and uses in the particular area. Mr. Garner indicated that currently with the R-8 zoning the requirement of 8,000 square feet of area was not being met so the property was non-conforming. Rezoning to B-1 would make the property performing.

Commissioner Hagle made a motion to open the public hearing. The vote was unanimous.

No public comments were made.

Commissioner Hagle made a motion to close the public hearing. The vote was unanimous.

A motion was made to approve the request as presented since it was consistent with the CAMA Land Use Plan and the mixed use of the surrounding area and based on the information the board took into consideration.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

3. Case No. 19-22 ZTA - Micro Distillery

Planning Director Garner presented information for Case 19-22 Zoning Text Amendment to include a Micro Distillery. Mr. Garner indicated this text amendment would modify Section 4 Definitions and Section 9 A 6 Special Uses. Mr. Garner indicated staff is supportive of the text amendment. He indicated the definition as presented in the documentation matches the definition of the state legislation and any changes that occur in the state legislation will automatically occur in the town definition. The definition limits the production to 10,000 gallons (limit established by the State of North Carolina) at one time. Mr. Garner indicated this is a Special Use item.

The Planning Board recommended unanimously the approval of the ZTA.

Commissioner Hollinshed made a motion to open the public hearing. The vote was unanimous.

No public comments were made.

Commissioner Hagle made a motion to close the public hearing. The vote was unanimous.

A motion was made to approve the modification of the Land Development Ordinance specifically Section 4 and Section 9 A 6 as recommended since it is consistent with the Land Development Ordinance.

Motion made by Commissioner Hollinshed.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

Items for Discussion and Consideration

1. Request to Lower Speed Limit on Turner Street

Town Manager Day indicated requests had been made to reduce the speed on Turner Street from 35 mph to 25 mph all the way down to Front Street. Town Manager Day during the last discussion of the speed limit the request was also made to reduce the speed to 25 mph beginning at the south side of the Turner Street Bridge. Mr. Day indicated he had also received a request to lower the speed limit on Cedar Street to 25 mph also.

Mayor Newton indicated the request was to also have 35 mph on the north side of Turner Street Bridge. He also indicated a change in the speed limit on Cedar Street west (starting at Wesley's) to also be 25 mph. Commissioner McDonald also asked about lowering the speed limit to 25 mph east on Cedar Street. Mayor Newton indicated it had been discussed before and the decision was that people would not slow down going east on Cedar Street.

Commissioner Hagle indicated he felt it would be difficult to enforce because it is still an active street most of the time. Commissioner Hollinshed indicated since there was parking on both sides

of the road more and more people were parking and walking across the street. Commissioner Hollinshed indicated she supported the lowering to 25 mph.

Chief Burdette indicated slower was better especially since there will be growth on Cedar Street in the near future. Mayor Newton indicated when Cedar Street is redone then people would be more inclined to slow down since it will be more constrictive.

Commissioner Carter asked if all Cedar Street was being considered. She indicated the reduction would cause problems. Commissioner McDonald indicated he would rather see it cause a problem today rather than go to a funeral tomorrow. He indicated Cedar Street was a large area for foot traffic.

Town Manager Day indicated there has been some work completed for ADA transition and there would be two crosswalks installed during the work on Cedar Street. Commissioner McDonald asked for a clarification on the difference in going down Turner Street to the downtown area and going east on Cedar Street. Commissioner Hollinshed indicated she supported Commissioner McDonald in reducing the speed to 25 mph.

A motion was made to lower the speed limit on the south side of the Turner Street Bridge to 25 mph to Front Street, lower the speed limit to 25 mph on Cedar Street from Moore Street to Live Oak Street and lower the speed limit to 35 mph on the north side of the Turner Street Bridge.

Town Manager Day indicated all of these requests would need to go through the NCDOT since the streets being considered all are state streets at this time.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

2. Compass Hotel Site Plan Request

Planning Director Garner the item was Case 19-19 which was a request to construct a 77K+ square foot hotel and marina on a 2.08-acre tract on Cedar Street which was currently zoned waterfront commercial, B1 and residential. The applicant is Beaufort Partners LLC. Mr. Garner reported the site plan is reviewed by the Planning Board and the Board of Commissioners and are not public hearing items. Planned reviews by the town did not include elevation drawings or architectural drawings since they were not required by the Land Development Ordinance (LDO). The site is within the National Historic District so the State Historic Office will have an opportunity to review any elevation and architectural drawings if they are part of a revised CAMA application for a major permit. The proposed parking on the south side of Cedar Street is within the local historic district and will need a certificate of appropriateness. Mr. Garner continued by saying the plan does include a Right of Way (ROW) which is in the process of being conveyed to the owners by the NC Department of Transportation (NCDOT).

The hotel is a permitted use in the Waterfront Commercial District with a height allowance of 40 feet with an allowance of 108 parking spaces. There will be public spaces along Orange Street and Cedar Street for the general public use not tied to the project.

Mr. Garner indicated the Planning Board recommended the plan on a three to two vote with conditions attached. Those conditions were the NCDOT convey the property to help meet the parking requirements and the landscaping needs. The second condition for consideration was for the existing marina be brought into LDO requirements relating to the sanitary system in use. A recommendation was also made for the Orange Street driveway connection to be changed to an entrance only. The Planning Board also recommended the lighting be shoebox lighting. Recommendations were also made to look at the marina activity and parking resources and to look at the storm water analysis in relation to surrounding neighborhood and consider additional mitigation strategies. The final recommendation was to have a third party review the stormwater impacts for this project.

Mark Senior, W.K. Dickson Senior Project Engineer, gave an overall review of the stormwater strategies currently proposed and any recommended changes. He indicated a review was completed of the stormwater plans, pictures of related stormwater flooding in the area and the permit submittals. He indicated the site had been visited twice in order to see the results of drainage during and after a moderate rain event. Mr. Senior a complete formal analysis since some of the underground infrastructure was not clear how the drainage flowed. Mr. Senior indicated there seemed to be an overall gain in water quality. Mr. Senior also reported the design of the proposed stormwater plan was more than what was required for the project.

Mayor Newton asked about overflow for the infiltration area. Mr. Senior indicated a riser would catch the water and be drained to Town Creek. Commissioner Hagle asked if the downstream on Orange Street would be able to handle any overflow. Mr. Senior indicated for the ten-year storm it should be enough. Mayor Newton indicated his concern was the overflow not going into any of the resident areas. Mr. Senior indicated there should be sufficient infrastructure. Commissioner Hagle indicated the town should be concerned and needed more answers for the runoff due to the impervious surface of the parking lot. He indicated more capacity was needed. Commissioner Carter indicated with rains like had been had on the day of the meeting the water was not going to go anywhere anyway.

Mayor Newton asked Mr. Senior to address the departure on the west end over onto Moore Street. He further indicated he understood Mr. Senior to say this was sort of a break-even proposition to what was there now and when resurfaced including the infiltration area. Mayor Newton asked Mr. Senior to please provide his thoughts on runoff westbound to Moore Street. Mr. Senior indicated the two issues that come into play are an event with high tides and rain today and a major storm event. He indicated the area is very low and subject to flooding. The amount of drainage going in that direction during events such as large storms and high tides the impacts are probably negligible but they are directing additional water down that ramp into Moore Street and if the inlets are not able to handle the runoff then the water could cause additional flooding in the street. The big question is the pipe system in good shape and functioning properly?

Commissioner Harker asked about the pervious surface on the parking lot that is going to be on the south side of Cedar Street and the impact of it offering some infiltration would more pervious pavement provide a better drainage. Mr. Senior indicated that the more pervious surface area the better the draining and allowing the water to get into the ground. Commissioner Hagle indicated he felt the infiltration pond may also create an issue. Mr. Senior indicated it should not be such an issue if the ground water level did not get so high it could not take any more water.

Town Manager Day indicated he understood the vacant lot at the corner of Moore and Cedar was once a gravel area and since grown over which would still be considered as impervious surface since it was a compacted ground. Mr. Day indicated the section that was gravel would be removed and improved.

Commissioner Carter asked about the impervious surface that will be there and the infiltration pond would the total runoff be less than at this point. Mr. Senior indicated he believed the total runoff would be less than what is currently happening. Commissioner Harker asked about the recommendations in the report provided by W K Dickson. Commissioner Harker asked if it was known where the water was going or if the assumption was being made it was going out. Mr. Senior indicated the system was functioning, but the question was if it was functioning at one hundred percent.

As a result of a question by Mayor Newton regarding the pumping and outfall onto Orange Street, Town Manager Day indicated that was a DOT function and they have already agreed to put in new piping and outfall onto Orange Street. Commissioner Hagle also indicated the town did not know the condition of the piping on Moore Street since the location was unknown. Mr. Day indicated the replacement should occur during the repair/reconstruction on Cedar Street.

Commissioner Hollinshed made the following comments. "All of the commissioners have received the same information from staff. So, I respect their decision as to how they processed the information and came to some conclusion about their vote and perhaps additional conditions they

deem necessary. My issues with awarding a 'yes' on the project follow the guideline suggested by our attorney with the exception of the last reason I will give. The lack of input from the Historic Preservation Commission (HPC) for the south side of the project, Titled Section 2 in the proposal, is not included. Having been urged by fellow citizens and stakeholders to 'follow the process & procedures' my choice is to have this included. It is not unheard of but highly unusual for a project to get to this point without a COA being issued for the portion in the Historic District. I could not find a permitted or Special Use for an engineered infiltration basin located on the lot zoned R-8. The permitted uses are given in the packet on another item we had for consideration tonight. Because this is a semi-permanent structure and a possible nuisance to the other R-8 zoned lots surrounding this parcel to the south & west...Hamilton, Flowers, Hamrick, and Fullam-O'Sullivan. I found it unusual that this zoned R-8 parcel was gobbled up and then presented as part of the B-1 zoning where a containment feature is usually common and could be required. The storm water findings on paces 135 & 136 are cautious at best. This is the report that the Planning Board suggested/conditioned as part of their findings. As a resident of this general area and having seen the water resulting from storm activity, I am not convinced that the additional surfaces will result in either a neutral or reduction in flooding. I am not tasking Beaufort Partners with curing the flooding and I am discounting the resulting flooding from naturally occurring events such as hurricanes or what we just witnessed this past weekend. (Mayor Newton sent photos.) The entry points on Moore and Orange are dangerous. This is based on personal observance (since 2004) from being in this area. I would like to require that these be eliminated and all entries to the parking lot are oriented to Cedar Street where headlight beams would be directed to the north side. The last reason is not something that can be 'fixed' as per the caution from our attorney. I feel that this project is simply not a good fit for Beaufort as presented." The Planning Board has asked us to look at the parking and she was not sure that would work. Commissioner Hollinshed also indicated she had a concern about gas tanks that were underground on the piece of property on the south side since it was a gas station at one time.

Town Manager Day indicated he wanted to follow up with some comments the Planning Director made with regards to the stormwater regulations and the state preempting local governments. He indicated there have been permits issued by the State of North Carolina for this project. The Town of Beaufort does not regulate stormwater although it could under the State Statutes if we operated a system that was approved by the state. Another consideration in the state system one thing that is not required is the developer consider what happens to the water after it leaves their site. The requirement is to convey it to a system, but it stops there and no requirement to determine if the system was not able to hold the runoff. Mr. Day further indicated it is clear there are some questions regarding the system currently in place.

Commissioner Hollinshed indicated she wanted everyone to understand she wished Beaufort Partners the best in their endeavor and never wanted to approve something that is predestined as a failure, but she was not comfortable with the project.

Mayor Newton asked Planning Director Kyle Garner to please talk about the HPC and what they would be looking for in their review. Mr. Garner indicated as part of the Certificate of Appropriate (COA) process which was quasi-judicial in which public hearings will be held for the south side parking lot. He indicated the HPC would be looking at landscaping, fencing, and lighting which are the three main areas that fall under their purview. Mayor Newton asked if the commissioners wanted the HPC to look at dark sky lighting is that something that would have to be put in as a condition or is that something they would review anyway. Mr. Garner indicated if the Board of Commissioners would like to put that in as a condition it would carry more weight when the HPC reviews the application.

Mr. Garner continued by saying the HPC did see this application first since staff believed it to be the best starting place. He indicated that how the process ended where it was now was at the request of the HPC to have a recommendation from the Planning Board also. He indicated the original COA application was withdrawn otherwise it would have deemed automatically approved without having to go back to the HPC.

Commissioner Hagle indicated he understood about the stormwater of this project going to a town owned system, but he still had concerns about adding any volume to a system in which the

capacity is not known and understood. Commissioner Carter indicated the board had yet to stop anyone because of the town's management of stormwater and we are still looking at other issues around town. She further commented the town had issue with tidal waters also. She indicated Mr. Senior indicated it should also improve the overall quality of the water. She suggested to consider the recommendation to close the Orange Street ingress/egress for the parking lot which can be done safely.

Mayor Newton asked if there was a consensus to close the Orange Street driveway. Commissioner Hagle indicated he would like both the Orange Street and Moore Street openings to be closed with just Cedar Street remaining open. There was a consensus to close both. Commissioner McDonald indicated he was concerned about the project based upon the pros and cons around town. He asked Mr. Garner if the project met the qualification the Town of Beaufort has in place. Mr. Garner indicated it had met the qualifications with the one exception of the NCDOT to convey the property to the applicant. Commissioner McDonald asked if any of those persons on either side before or against been before a board or in your office to discuss these things was also asked of Mr. Garner. Mr. Garner indicated persons had been in the Planning Board meeting at the cafeteria on Mulberry Street and in his office. In response to a question regarding drainage from Commissioner McDonald on whether the project should be held up, Mr. Garner indicated from the staff perspective that Town Engineer Greg Meshaw's review and the information from W K Dickson indicated the project does meet town standards. Commissioner McDonald asked if the applicant has met all the requirements. Mr. Garner indicated they had all been met except for the land conveyance from the NCDOT and their need for the COA.

In response to a question from Commissioner McDonald regarding funding for the project, Town Manager Day indicated the developer was up to date on all permits that needed to be paid for and had secured funding to move forward with the project.

Commissioner Hollinshed indicated staff had spoon fed the board with as much information as could be absorbed and provided all information that had been requested.

Commissioner Harker commented the stormwater was an issue and indicated she hoped the developer would manage it as well as possible. She further indicated one of her concerns was the pervious surface on the parking lot on the south side would have some good intent and she would like to see the entire area to be pervious which would create a higher yield of infiltration and better water quality. She indicated based on Mr. Senior's report and our town engineer's report there is some shortfall there the town will need to investigate and address. She commented on parking and how the issues had been worked out and asked them please keep as much of the parking on their property. She asked if the marina parking could be conditioned so that those spaces could be used by hotel occupants. Commissioner Harker asked about the vegetative area in the plans. Mr. Garner indicated as part of the CAMA major permit some of the vegetative falls within the CAMA buffer boundary area which does not allow building to occur so it would remain open. She also spoke about the conditions brought out by the Planning Board such as the expanding of the pump out service. Mayor Newton indicated the town could not force them to adhere to an LDO change but could do and should do and are doing is to talk to all the marinas about pump out.

Commissioner Harker indicated she did support the entrance and exit on Cedar Street where a safe flow could be had and greater consideration to residents. In closing she asked for the HPC to please get the information for the COA.

Commissioner Hagle indicated he was still concerned about the runoff on Moore Street and the capacity. He asked Mr. Senior about a comment made regarding the additional drainage going into the infiltration basin from Cedar Street aggravating already ongoing problem in the area and may not infiltrate as planned. He asked if Mr. Senior had a concern as to whether it was going to work. Mr. Senior indicated that was more of an observation in a worst-case scenario.

Commissioner Hagle indicated his next issue would be with the developer that they maintain the vegetative area on the north side so it functions as it should for stormwater runoff and also the infiltration basin they will maintain on a regular basis so it will function as designed.

Commissioner Carter made a motion to approve the project with some conditions as just mentioned; look at closing the openings on Orange Street and Moore Street, the transfer of property is complete with the state prior to giving final approval. Mayor Newton asked if Commissioner Carter would agree to amending the motion in relation to discussing the fencing with Mr. Hamilton. Commissioner Carter indicated she felt that would have to come from the HPC. Commissioner Hagle indicated he would like to make a condition to request the HPC to consider the fencing and the dark sky lighting. Commissioner Carter indicated she did not have a problem with the amendments. Commissioner Harker asked if a condition could be added to encourage most of the parking to remain on their property if the marina parking is not used. Commissioners Hagle and Carter indicated they did not believe the marina parking could be restricted for that purpose only and could be used by hotel guests also. Commissioner Harker asked if the pervious surface of the parking lot be extended. Commissioner Carter recommended they consider adding to the pervious surface.

Mayor Newton asked for a vote on the motion by a show of hands.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter

Voting Nay: Commissioner Hollinshed, Commissioner Hagle

3. Consider awarding Randolph Johnson Park Improvements construction contract

Town Engineer Greg Meshaw reported three bids have been received for the improvements to Randolph Johnson Park. He indicated the improvements were to grade the park, construction of a parking area, construction of a picnic area, mechanical room and bathrooms, installation of park benches and prepare areas for playground equipment and a splash pad. The bids were all within 8% of each other with the low bid coming from Waters Contracting Company of Newport, North Carolina. They provided the lowest base bid and the lowest add alternate bid for a sound barrier wall. The bid was \$635,802. Staff recommended the awarding of the contract of \$635,802 but not for the add alternate bid for the sound barrier wall since some modifications could be made to the layout of the park resulting in not needing the add alternate.

A motion was made to approve the contract as presented.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter,
Commissioner Hollinshed, Commissioner Hagle

Commission / Board Comments

Commissioner Carter commented the hotel met all of the ordinances as required and it would have been unfair to hold them to a higher responsibility for the stormwater issues. She further indicated the town needed to make sure they maintained ordinances and infrastructure.

Commissioner McDonald indicated taxes had been raised two years in a row with the understanding infrastructure would be fixed. He further indicated he could in no way not vote for them on this project because he hoped he was not hearing we were not going to fix the streets and if we are planning on doing the work, then it should not be a problem in the area. He stated he felt the board made a wise decision and did the right thing.

Commissioner Harker recognized the Police Department for the No Shave November to help raise money for the Boys and Girls Club and Loaves and Fishes. As far as the Compass Hotel project, she commented it was a tumultuous decision to make based on the impact of the citizens in the neighborhood. She indicated consideration should be given on how to best support the developer but also support the citizens living in the area. She continued by saying she felt the developer was willing to work with recommendations of the board and citizens in order for their to be harmony. Commissioner Harker also commented there were still some things she was in disagreement with but not so much so as to not approve the project. She thanked the board members for their deliberation on the project. She indicated a

new decade would offer the perfect time to look at what is best for the town and release what is not serving us.

Commissioner Hollinshed thanked Commissioner Harker for her kind words. She stated she respected the decision of her fellow board members when the decision was made tonight.

Commissioner Hagle indicated he was thankful for family, freedom we have as individuals to make decisions, and friends. He indicated he tried to have fun everyday. He thanked the staff for all of the work that had been completed and for the things that go unseen. The hotel was a tough decision with stormwater issues that would continue to be problematic. In closing, his safety message covered the safety of pedestrians and biker riders.

Mayor Newton indicated it was a privilege to work with the five commissioners over the past two years. He indicated they work together and have never made a selfish act. He indicated they all have their own opinions and have been willing to compromise in order to move the Town of Beaufort forward. The strength of the community is the businesses, the churches, the non-profits and our schools and all have worked together to move forward incrementally at the speed of Beaufort.

Adjourn

A motion was made to adjourn the meeting

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

Mayor Everette S. (Rett) Newton

Michele Davis, Town Clerk