Town of Beaufort, NC
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Town of Beaufort Board of Commissioners Monthly Worksession
4:00 PM Monday, October 28, 2019 - Train Depot, 614 Broad Street
Minutes

Call to Order

Mayor Newton called the meeting to order.

Roll Call

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

Agenda Approval

Mayor Newton indicated the agenda needed to be amended by removing the Preston Development Request item. A motion was made to approve the agenda as amended.

Motion made by Commissioner Hollinshed.

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

Public Comment

Dick DeButts of Orange Street spoke regarding the proposed Compass Hotel. His concerns were the ingress/egress of traffic out of the parking lot onto Orange Street creating a hazard for pedestrians and increased traffic in a residential area since it was also being considered for a construction entrance. He asked for the entrance to be closed permanently. Additionally, he indicated he felt the information presented for the parking spaces was being grossly misrepresented when taking into consideration all of the types of business to be located in area. Mr. DeButts also indicated he felt the stormwater plan for the entire project needed some work.

John Flowers of Orange Street also spoke regarding the impacts of the proposed Compass Hotel and the infiltration area to be located in the Historic District. His concern was the large amount of bugs or pests and the possible flooding that could occur during a particularly large storm event. Mr. Flowers also asked for the board to consider asking the developer to close the enter/exit from the parking lot onto Orange Street. Additionally, Mr. Flowers also requested the proposed fencing for the parking lot be representative of fencing currently in the historic neighborhood.

Richard Tuttle of Orange Street also expressed concerns over the possible flooding issues with a retention pond being located so close to the residential community. Additionally, Mr. Tuttle stated he believed the proposed impervious surface would eventually become a pervious surface.

Items for Discussion and Consideration

1. Presentation of 2020 Real Property Reappraisal by Sarah Davis, Carteret County Tax Administrator

   Sarah Davis, Carteret County Tax Assessor, spoke about the appraisal currently being performed for 2020. Instead of the standard four year appraisal, Carteret County is having a five year appraisal due to the impacts from Hurricane Florence. The purpose of the appraisal is to help eliminate assessment inequities that may have occurred from the last appraisal in 2015.

2. Draft Minutes of the September 23, 2019 Worksession and the October 14, 2019 Regular Meeting

   This item was placed on the agenda under Items of Consent.

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

   Town Planner Kate Allen indicated the a Public Hearing needed to be set for the November meeting.

   A motion was made to set the public hearing for the November 18, 2019 meeting.

   Motion made by Commissioner Hagle.
   Voting Yea: Commissioner Harker, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

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

   Planning Director, Kyle Garner indicated a public hearing needed to be set for the rezoning request of the property located on 1113 Lennoxville Road. He indicated the property is located along Leonda Drive and Lennoxville Road.

   Motion was made to set the public hearing for November 18, 2019.

   Motion made by Commissioner Hollinshed.
   Voting Yea: Commissioner Harker, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

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

   Planning Director, Kyle Garner informed the board members a public hearing needed to be set for the Zoning Text Amendment to include a Micro Distillery.

   A motion was made to set the public hearing for the November 18, 2019 regular meeting.

   Motion made by Commissioner Hollinshed.
   Voting Yea: Commissioner Harker, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

6. Compass Hotel Site Plan Request

   Planning Director Kyle Garner indicated the item would be for discussion and consideration and not a public hearing. Mr. Garner indicated the only information to complete the packet is a letter from NCDOT referencing the conveyance of the right of way for the project; they have also asked for some minor modifications. Additionally, W K Dickson has been asked to evaluate the storm water system with a report expected to be submitted prior to the November monthly meeting.

Commissioner Hollinshed asked about the plans for review by the HPC. Mr. Garner indicated there was currently not an application for the HPC regarding the plans for the south parking lot. Further Mr. Garner indicated the HPC had requested the Planning Board review the site plan prior to application be made to the HPC. Mr. Garner indicated even though the board was reviewing the information today and at the next monthly meeting, the requirement for application to be made to the HPC for the south parking lot will still need to take place and the process completed.

Commissioner Harker asked about the loading/unloading zones for the hotel. Mr. Garner indicated the loading/unloading zones would be in front of the hotel and the required number of zones is based on the square footage of the hotel.

This item was placed on the agenda under Items for Discussion and Consideration.

7. Property Conveyance Request – Preston Development

   This item was removed from the agenda for further work before being presented.

8. Request to Lower Speed Limit on Turner Street

   Town Manager Day informed the board members emails had been received from residents requesting a reduction in the speed limit to 25 mph on Turner Street all the way down to Front Street. Mayor Newton asked for the board to also consider including the western part of Cedar Street from Turner Street.

   This item was placed on the agenda under Items for Discussion and Consideration.

9. Resolution Designating Applicant's Agent required by NC Department of Emergency Services

   Finance Director, Christi Wood indicated the resolution was needed in order to proceed with the submittal of reimbursement for the expenses incurred during Hurricane Dorian. She asked the board members to please consider approval during this meeting in order to submit the reimbursement claim in a timely manner.

   A motion was made to approve the Resolution Designating Applicants Agents.

   Motion made by Commissioner Hagle.
   Voting Yea: Commissioner Harker, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

10. FY 20 Budget Amendment #2

    Finance Director, Christi Wood indicated the budget amendment was for the $75K+ funds rolled into the General Fund when the Fire Fund was added. The funds are tax receipts from the county for fire districts. The funds will be used for coverage of personnel costs resulting from Hurricane Dorian, training and equipment as well as facility uplifts and truck uplifts. This item was placed on the agenda under Items of Consent.

11. September Financial Report

    Ms. Wood indicated the financial reports provided were for the month of September and showed the property tax collection rate percentages from 2014 to present. Additionally, she indicated a two year parking plan report will be provided in January 2020 in order for comparison purposes. Ms. Wood indicated the town had recently had the Workers Compensation audit and was found to owe additional monies due to the increase in employee salaries. She explained the increase in salaries were not included in the renewal since there was not a firm decision made prior to the renewal submittal date. Ms. Wood reported she had requested the NCLM to please consider allowing the town to make adjustments for the salary increases in hopes of getting the additional premium due reduced.

Commission / Board Comments

Mayor Newton indicated Town Manager Day had requested an opportunity to make a report on the recent meeting with the USDA regarding funding opportunities.

Mr. Day indicated it appears the town has an opportunity to receive some funding for projects already identified in our budget and over the next five years. He reported he believed the town could through grants and low interest loans receive an additional fifteen to twenty million dollars for road projects and utility projects. Mr. Day indicated the process would probably take a minimum of six months.

Commissioner Hagle had no comments.

Commissioner Hollinshed indicated the Craftsman Cottage tour hosted by the Beaufort Women's Club was a success and enjoyable.

Commissioner Harker echoed Commissioner Hollinshed's comments regarding the tour. She asked everyone to please be mindful of the upcoming Halloween festivities and be safe.

Commissioner Carter commented at least the weather was supposed to be nice for Halloween festivities.

Adjourn

Mayor Newton called for a motion to adjourn the meeting.

A motion was made to adjourn the meeting.

Motion made by Commissioner Harker.
Voting Yea: Commissioner Harker, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

The meeting adjourned at 4:41 pm.

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Mayor Everette S. (Rett) Newton

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Michele Davis, Town Clerk