



Town of Beaufort, NC

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Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, February 19, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Acting Chair Meelheim called the February 19, 2024 Planning Board meeting to order at 6:02 p.m.

Roll Call

Members Present: Vice Chair Diane Meelheim, Vic Fasolino, George Stanziale, and Jeff Vreugdenhil

A quorum was declared with four members present.

Staff Present: Kyle Garner, Michelle Eitner, Town Attorney Arey Grady, Fire Marshal Robert Smith, and Laurel Anderson

Agenda Approval

Acting Chair Meelheim asked if there were any changes to the Agenda and hearing none, she asked for a motion.

Member Stanziale made the motion to approve the agenda and Member Fasolino made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Fasolino, Member Stanziale, and Member Vreugdenhil

Minutes Approval

1. PB Draft Minutes for 011624

Member Stanziale made the motion to approve the Minutes and Member Fasolino made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Fasolino, Member Stanziale, and Member Vreugdenhil

Election of Officers

Member Vreugdenhil made a motion to table the Election of Officers until more members were present and Member Stanziale made the second.

Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Fasolino, Member Stanziale, and Member Vreugdenhil

Public Comment

Acting Chair Meelheim opened public comments and asked if anyone would like to speak. There were no public comments.

Old Business

1. To recommend approval or denial to the Board of Commissioners for the proposed M&H Storage Site Plan

Ms. Eitner gave the Staff Report and explained that this site currently is an undeveloped tract separated from the ABC Store at the frontage of the property. A Special Use Permit for Mini-Storage Facility was issued in 2022. This administrative site plan review is the next step in the process. The Planning Board tabled this item pending additional information regarding the timeline of past approvals.

Member Vreugdenhil asked why the application had been tabled and Acting Chair Meelheim explained there were questions regarding the entrance and exit using the ABC parking lot. Member Vreugdenhil asked if any adjoining property owners had any objections and there were none.

Member Vreugdenhil made the motion to submit to the Board of Commissioners and recommend adoption.

Member Stanziale made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Fasolino, Member Stanziale, Member Vreugdenhil

New Business

1. To recommend approval or denial to the Board of Commissioners for the proposed Maritime Museum Education Center Site Plan

Member Stanziale requested to be recused as he is associated with the project.

Member Vreugdenhil made the motion to recuse Member Stanziale and Member Fasolino made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Fasolino, Member Vreugdenhil

Mrs. Eitner gave the Staff Report and explained the Planning Board was requested to recommend approval or denial to the Board of Commissioners for the proposed Maritime Education Center site plan. This project is the first anticipated phase of development on these sites. The second phase will include a new Maritime Museum; this phase is anticipated for proposal in five to ten years, but this first phase sets the stage and provides some of the infrastructure for the next phase. The developer is working with the Town and NCDOT to coordinate sidewalks under the bridge and along the south side of Highway 70 to connect to the existing sidewalks at the west side of Turner St. Connection between this project and the existing sidewalk network is preferred to sidewalks along West Beaufort Road Extension with no connections. These improvements are proposed as part of the second phase of development for this site. The Town of Beaufort Planning Staff, the Staff Engineer, Public Utilities Director, and Fire Marshal have reviewed the plans for compliance.

Member Fasolino asked if the current site plan would be executed even if the future Maritime Museum is not built on the property, and Mrs. Eitner stated that it would. Member Fasolino further asked about connectivity for golf carts and pedestrians over Highway 70 and Mrs. Eitner explained that there may be possible connectivity under the bridge.

Mr. Joe Boyd, of WithersRavenel, then further explained the Phase 1 map and site plan.

Member Fasolino stated that he supported the site plan and added there was plenty of parking.

Member Vreugdenhil asked what the approval process would be if the intended gravel parking lot was changed to non-pervious and Mr. Boyd stated that a compliance permit would be obtained.

Member Vreugdenhil made the motion to approve the Minutes and Member Fasolino made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Fasolino, and Member Vreugdenhil

Member Fasolino made the motion to return Member Stanziale to the Board and Member Vreugdenhil made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Fasolino, and Member Vreugdenhil

2. Case #24-04 - Rezone the two parcels of Beaufort Village Condominiums on Lennoxville Road from R-8 to TCA.

Mrs. Eitner gave the Staff Report and explained the application for rezoning the following addresses: 1605 A-D, 1701 A-D, 1703 A-D, 1705 A-D, 1707 A-D, and 1709 A-D Lennoxville Road, with 24 units on 3 acres for a total of 8 units per acre, and 1711, 1713, 1715, and 1717 Lennoxville Road with 4 units on 0.57 acres for a total of 7 units per acre. The existing multi-family use of the parcels is nonconforming in the current R-8 zoning district, but the properties would be rendered conforming if rezoned to TCA. The Future Land Use Map of the current CAMA Core Land Use Plan classifies this property as Compact/Multi-family Neighborhood, which is consistent with the requested zoning of TCA Townhouses, Condominiums, and Apartments. No CAMA Plan amendment is required.

The applicant, Kate Allen of Mary Cheatham King Realty, further explained that currently there was no plan to build more units and the rezoning would remove the 50% limitation on improvements.

Member Fasolino asked about the units and Ms. Allen stated that they were currently rentals owned by the company but were individually deeded. He then asked if more units would be built on the sites and Ms. Allen explained that currently no more would be built but at most four could be built.

Member Vreugdenhil asked if more units were built the Planning Board would only see a site plan for recommendation and Mrs. Eitner concurred.

Member Stanziale made the motion to recommend approval and Member Vreugdenhil made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Fasolino, Member Stanziale, Member Vreugdenhil

Commission / Board Comments

Member Vreugdenhil welcomed new member Vic Fasolino to the board. He also noted that Mr. Ralph Merrill would be missed and Mr. Merrill was to be commended for his great service.

Acting Chair Meelheim thanked the Staff for putting together an excellent packet.

Staff Comments

Mr. Garner notified the Board that Mr. Ryan Neve had been appointed as a member.

He gave a Unified Development Ordinance update and stated that the consultant would be meeting with the community.

He commended Mrs. Eitner for all of her research and putting together the packet, and thanked Fire Marshal Robert Smith for attending the meeting.

Adjourn

Member Vreugdenhil made the motion to adjourn and Member Stanziale made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Fasolino, Member Stanziale, Member Vreugdenhil

Acting Chair Meelheim then declared the meeting adjourned.

Diane Meelheim, Acting Chair

Laurel Anderson, Board Secretary

