



Town of Beaufort, NC

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Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, April 18, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Vice-Chair Merrill called the April 18, 2022 Planning Board meeting to order at 6:00 p.m.

Roll Call

Vice-Chair Merrill asked Secretary Anderson to conduct a roll call.

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

Secretary Anderson declared a quorum present.

Also present for the meeting were Town Manager Todd Clark, Commissioner Marianna Hollinshed, Town Attorney Arey Grady, Kyle Garner, Samantha Burdick, and Laurel Anderson.

Agenda Approval

Vice-Chair Merrill suggested amending the Agenda to reschedule the Public Hearing to the next meeting. After Board discussion it was decided to continue the Public Hearing.

Town Attorney Grady requested amending the Agenda to add a Closed Session after Staff Comments.

Member LoPiccolo made the motion to amend the Agenda to include a Closed Session after Staff Comments and Member Meelheim made the second. Board Secretary Anderson took a vote that was unanimous.

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

Minutes Approval

1. PB Draft Minutes for 03.21.22

Vice-Chair Merrill asked if there were any changes to the Minutes from the March 18, 2022 meeting and hearing none, he asked for a motion.

Member Meelheim made the motion to approve the minutes and Member Bowler made the second. Board Secretary Anderson took a vote that was unanimous.

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

Public Comment

John Flowers, 321 Orange St, spoke regarding the proposed hotel parking lot and retention pond and requested that a condition of construction being completed in a timely manner be put on project approval.

Presentations

1. Comprehensive and CAMA Land Use Plan

Samantha Burdick, Town Planner, and Jay McLeod of Stewart Engineering gave a presentation on the CAMA (Comprehensive and Coastal Area Management Act) Land Use Plan. They gave a project history, phases, and overall plan overview including the following chapters:

- 1) Community Concerns and Aspirations
- 2) Socioeconomic Snapshot
- 3) Existing Plans
- 4) Environment, Natural, and Cultural Resources
- 5) Community Values, Vision, and Goals
- 6) Future Land Use Character Areas
 - a. Future Land Use Map Page 171
- 7) CAMA Topics and Policies
- 8) Appendices:
 - a. Population Projection Methods
 - b. Affordable Housing Primer 9 1.
 - c. Short-Term Rental Primer
 - d. Rachel Carson Reserve Resilience
 - e. CAMA Land Use Plan Matrix
 - f. Resilient Beaufort Strategy (Stewart update)

Member LoPiccolo made the motion to forward the CAMA Land Use Plan to the Board of Commissioners with the staff recommended changes and Member Vreugdenhil made the second. Board Secretary Anderson took a vote that was unanimous.

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

Public Hearing

1. Rezone 801 Mulberry Street totaling 15.87 acres from TR to PUD With Master Plan & Special Use Permit

The Board discussed either postponing, or hearing and continuing the item until the next meeting. The applicant, Ron Cullipher, stated that he did not object to postponement. Vice-Chair Merrill asked for a motion to open the Public Hearing.

Member Meelheim made the motion to open the Public Hearing. Member LoPiccolo made the second. Chair Neve took a vote that was unanimous.

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

Vice-Chair Merrill asked Kyle Garner for his presentation. Mr. Garner stated that there were two requests: 1) rezoning from Transitional (TR) zoning to a Planned Unit Development (PUD) with a Master Plan; and 2) a special use request for the uses in the PUD, as all uses requested require a Special Use Permit. These uses include duplexes, condominiums, mixed use, event center, and catering kitchen/restaurant. He also noted that they had met with the CAMA district planner who stated that a CAMA map amendment would not be needed as density was within the Medium Density Residential classification.

Vice-Chair Merrill asked if there were any other public comments.

Ron Cullipher, representing the applicant, explained the developers wanted to save and re-purpose the school, gym, and cafeteria and provide medium-density housing. He pointed out the permeable pavement technology, open space, and wetlands protection planned for the project.

Sammy Collins, 607 Queen Street, expressed concern with possible stormwater drainage issues.

Logan Louis, 900 Cedar Street, gave a slideshow as Chairman of Beaufort Citizen's Alliance.

Phil Lewis, SF Ballou, spoke on behalf of the development team.

Sammy Ballou, 1306 Padgett Street, spoke on behalf of the development team and stated they wanted to save the structures and create a great community. He said they wanted to keep part of Beaufort's history and the gym would be available for events for the public. He noted that they had painted the school to protect the bricks from moisture and had sealed the bricks on the gym. He stated their plans are to build less than half of what current zoning allows and that they are working closely with Coastal Federation.

Alex Hardee, Chapel Hill, agreed with the suggestion that another public hearing was a good idea, and stated that building in a flood plain was not the same thing as keeping existing buildings in those areas.

Member Meelheim made the motion to recess the Public Hearing and continue to the next meeting and Member Vreugdenhil made the second. Board Secretary Anderson took a vote that was unanimous.

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

New Business

1. Case # 22-09 Preliminary/Final Plat - 146 Gibbs Court

Vice-Chair Merrill opened the New Business and Kyle Garner presented the on behalf of staff. Mr. Garner explained that the applicant requested subdividing a 4.2-acre tract into 2 lots. The Board discussed the preliminary and final plats for the application.

Member Vreugdenhil made the motion to approve the final plat as presented and Member Bowler made the second. Secretary Anderson took a vote that was unanimous.

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

2. Case # 22-10 Final Plat – Beaufort East Village Phase I

Mr. Garner gave an overview of the request by the applicant to subdivide a 40.62-acre tract into 108 lots (79 single-family residential Lots & 29 townhome lots) and noted that the preliminary plat for this area was approved in March 2022 for installation of infrastructure improvements.

The applicant, Karl Blackley, answered Board questions and noted that the conditions requested by the Board regarding buffers between the new development and existing homes had been resolved. He stated that the buffers would be deed-restricted in that they must stay in place on every lot that backed up to adjacent neighborhoods, and he also noted that draft covenants had been sent to the Town.

After Board discussion during which the Members agreed that their conditions had been met, Vice-Chair Merrill asked for a motion.

Member Bowler made the motion to approve the final plat as presented and Member Meelheim made the second. Secretary Anderson took a vote that was unanimous.

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

3. Case # 19-19 Site Plan - Compass Hotel - 18 Month extension request/Re-approval

Mr. Garner gave an overview of the request by the applicant for the 18-month re-approval/extension for the Compass Hotel site plan, explaining that there were no changes to the plans except parking and lighting, which had since then been approved by the Historic Preservation Commission. He also noted that the conditions placed on the original request had been met. Mr. Garner also stated a third party had reviewed storm water improvements and the improvements to be made would be better than the current conditions.

Mike Baldwin then spoke on behalf of the applicant and agreed to John Flowers' request to expedite landscape buffers between his property and the hotel.

Member LoPiccolo made the motion to approve the extension request with the condition that landscape buffers be expedited between Mr. Flowers' property and the hotel property and Member Meelheim made the second. Secretary Anderson took a vote that was unanimous.

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

Commission / Board Comments

None.

Staff Comments

Mr. Garner reminded the Board about training on Friday April 22, 2022.

Closed Session

Vice-Chair Merrill made the motion to go into closed session based on attorney-client privilege and Member Vreugdenhil made the second. Secretary Anderson took a vote that was unanimous.

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

Vice-Chair Merrill made the motion to close the closed session and Member Vreugdenhil made the second. Secretary Anderson took a vote that was unanimous.

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

Adjourn

Member Vreugdenhil made the motion to adjourn and Member Meelheim made the second. Secretary Anderson took a vote that was unanimous.

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

Ralph Merrill, Vice-Chair

Laurel Anderson, Board Secretary