



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 Planning Board Regular Meeting 6:00 PM Monday, May 15, 2023 - Train Depot 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair Merrill called the May 15, 2023 Planning Board meeting to order at 6:00 p.m.

Roll Call

Members Present: Chair Merrill, Vice Chair Meelheim, Member Bowler, Member Stanziale, Member Vreugdenhil

Members Absent: Member LoPiccolo, Member Willis

A quorum was declared with five members present.

Staff Present: Kyle Garner, Town Attorney Arey Grady, and Laurel Anderson

Agenda Approval

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

Vice-Chair Meelheim made the motion to approve the agenda as presented and Member Bowler made the second. Chair Merrill took a vote that was unanimously approved.

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

Minutes Approval

1. PB Draft Minutes for 3.20.23

Chair Merrill asked if there were any changes to the Minutes from the March 20, 2023 meeting

Member Bowler made the motion to approve the minutes and Member Vreugdenhil made the second. Chair Merrill took a vote that was approved. Vice-Chair Meelheim did not vote as she was unable to attend the March 20, 2023 meeting.

Voting yea: Chair Merrill, Member Bowler, Member Stanziale, Member Vreugdenhil

Public Comment

Chair Merrill opened public comments and asked if anyone would like to speak. There were no public comments that did not pertain to the public hearing.

Public Hearing

1. Case #23-04, To recommend approval or denial to the Board of Commissioners for the rezoning of two parcels off Professional Park Drive from R-20 & B-1 to TCA.

Mr. Garner gave a presentation and explained the parcels are currently conforming lots of record and an approval of the request would require an amendment to the Future Use Land Map (FLUM) from Low Density Residential to High Density Residential, and based on the acreage a total of 54 multi-family units would be allowed if the property were rezoned. He explained that the Planning Board was requested to recommend approval of the request, stating that the request is consistent with surrounding land use patterns and zoning; recommend denial of the request, stating that the request is not consistent; and provide a Consistency Statement for the CAMA Map Amendment.

Chair Merrill asked if the Town Engineer looked at rezoning applications for density allocation, and Mr. Garner explained that he did not as there was a separate sewer allocation application to be reviewed after rezonings were approved. Member Stanziale asked if the intended use was multi family and Mr. Garner stated that it was.

Ron Cullipher, engineer with The Cullipher Group then spoke and explained that residential zoning for the property was more consistent with surrounding zoning and B-1 zoning contained many uses that were not consistent, and it was an opportunity to clean the properties up. He stated that pressure improvements were being looked at to improve stormwater issues in that area.

Vice-Chair Meelheim made the motion to open the Public Hearing and Member Stanziale made the second. Chair Merrill took a vote that was unanimously approved.

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

Camden McCall, 630 Professional Park Dr, stated that he felt TCA was not the best zoning for that area and residential was preferred, and the stormwater issues already affected his property and the surrounding area.

As there was no further public comment Member Bowler made the motion to close the Public Hearing and Member Stanziale made the second. Chair Merrill took a vote that was unanimously approved.

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

There was Board discussion regarding the potential allowed uses under TCA zoning, and Town Attorney Grady explained that all TCA permitted uses were all automatically allowed by right and others required applying for and approval of a special use permit. Chair Merrill pointed out that most uses under TCA were residential, though multi-family, and the current B-1 zoning allowed for other uses not consistent with surrounding residential zoning and possibly would create more traffic in that area. There was some concern noted that TCA zoning would increase the density and stormwater issues.

Member Vreugdenhil made the motion to recommend approval as presented and Member Bowler made the second. Member Vreugdenhil further clarified that the request is consistent with surrounding land use patterns and zoning and the stormwater system could potentially be improved. Chair Merrill took a vote that was unanimously approved.

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

Mr. Garner explained to the audience that this was the first hearing and the Board of Commissioners would be hearing the rezoning on June 12th, 2023 and the adjoining homeowners would be receiving another notification of the meeting in the mail before then.

New Business

1. Case #23-03 Special Use Permit for an Accessory Dwelling Unit at 308 Moore Street

Mr. Garner introduced Case #23-03 and explained that the application is for a Special Use Permit for an Accessory Dwelling Unit per the R-8 Zoning District and in March 2023 the property had been issued a Certificate of Appropriateness (COA) from the Beaufort Historic Commission to construct a single-family dwelling with a detached garage. He stated that Accessory Dwelling Units are not uncommon in the historic district as there are several within two or three blocks of this property, and the request is consistent with the current Land Use Plan. He further explained the Required Findings a) through g) in Section 20 under Special Use Permit in the Town of Beaufort Land Development Ordinance were all answered by the applicant.

Mr. Garner requested if approved, the Planning Board provide a consistency statement and provide comments, concerns and suggestions to the Board of Commissioners.

Member Vreugdenhil made the motion to recommend approval of the Special Use Permit as presented and Member Stanziale made the second. Chair Merrill took a vote that was unanimously approved.

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

Commission / Board Comments

The Board welcomed new member Mr. Stanziale.

Staff Comments

Mr. Garner notified the Board that the Town Attorney would be presenting the NC General Statute Chapter 160D updates for the Land Development and Subdivision Ordinances at the next meeting. Chair Merrill asked what action the Planning Board would be requested to take, and Mr. Garner explained that updates would consist of text amendments.

Member Stanziale asked if the update would become a Unified Development Ordinance (UDO) and Mr. Garner stated that ultimately it would but the currently the focus was on bringing the separate ordinances into compliance with the Chapter 160D updates. Chair Merrill suggested that a presentation be given at the next meeting and then the Planning Board vote on the updates the month after that.

Mr. Garner also notified the board members that the NC School of Government would be offering training in the near future and the members would be updated when dates were solidified.

Adjourn

Member Vreugdenhil made the motion to adjourn and Member Bowler made the second. Chair Merrill took a vote that was unanimously approved.

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

Chair Merrill then declared the meeting adjourned.

Ralph Merrill, Chair

Laurel Anderson, Board Secretary