



Town of Beaufort, NC

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Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, January 18, 2022 - Held Virtually Via Zoom due to the COVID-19 Pandemic Minutes

Call to Order

Chair Neve called the January 18, 2022 Planning Board meeting to order at 6:00pm.

Roll Call

Chair Neve asked Secretary Anderson to conduct a roll call.

In attendance: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, and Member Meelheim.

Secretary Anderson declared a quorum present.

Also present for the meeting were Commissioner Melvin Cooper, Commissioner John Hagle, Kyle Garner, Samantha Burdick, and Laurel Anderson.

Agenda Approval

Vice Chair Merrill made the motion to approve the agenda as presented and Member Meelheim made the second. Secretary Anderson took a roll call vote that was unanimous.

Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member Meelheim.

Minutes Approval

Member Bowler made the motion to approve the minutes as presented and Vice-Chair Merrill made the second. Secretary Anderson took a roll call vote that was unanimous.

Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim.

Public Hearing

1. Case #22-02 – Rezone 1113 Live Oak Street totaling 0.258 Acres from R-8 to RS-5

Chair Neve opened Case No. 22-02 and Kyle Garner presented on behalf of staff. Chair Neve asked if there were any questions from the board.

Member Merrill asked if present zoning ordinances would allow the owner to build a garage as noted in the rezoning application. Mr. Garner stated that one separate structure would be allowed and encouraged the Board to look at all uses that would be permitted under a rezoning. Chair Neve asked the dimensions of the lot and if it would be sub-divisible. Mr. Garner responded that it was possible.

Chair Neve asked the applicant if he had anything to add and Mr. Allen had no additions.

Member LoPiccolo asked if the rezoning request would fit with a future land use plan. Mr. Garner stated that it would not meet with the current land use plan.

Chair Neve asked for any further discussion and there being none, asked for a motion.

Member LoPiccolo made the motion to approve Case 22-02 and to amend the current land use plan to reflect that change, and Member Meelheim made the second. Secretary Anderson took a roll call vote that was unanimous.

Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim.

New Business

2. Case #22-01 Special Use Permit for an Accessory Dwelling Unit at 308 Ann Street

Chair Neve opened Case No. 22-01 and Kyle Garner presented on behalf of staff. Chair Neve asked if there were any questions from the board.

Member LoPiccolo asked if there were any objections from the applicant's neighbors, and Mr. Garner responded that there were none. Member Meelheim asked about permeable vs. impermeable surfaces, which Mr. Garner said came under the purview of the Beaufort Historic Commission.

Chair Neve asked about setbacks and Mr. Garner said that as the request was for residential use with 16' or less in height, the setback would be 5' from the rear. Ms. Afflerbach verified that the height of the building would be 15' 9.5".

Chair Neve asked if there were any further questions for staff or the applicant, and there being none he asked for a motion.

Member Bowler made the motion to approve Case 22-01 and Member Merrill made the second. Secretary Anderson took a roll call vote that was unanimous.

Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim.

Public Comments

None.

Commission / Board Comments

None.

Staff Comments

Mr. Garner stated that elections would be held during the next month's meeting, and that three items had already been submitted for that meeting. The draft CAMA Land Use Plan would be brought to the March Planning Board meeting for their review. The zoning and subdivision ordinances would then be updated with the addition of new items including short-term rentals, which would set policy for the next ten to fifteen years.

Adjourn

Member LoPiccolo made the motion to adjourn and Member Bowler seconded the motion. Secretary Anderson took a roll call that was unanimous.

Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim.

Chair Neve then declared the meeting adjourned.

Chair Neve

Board Secretary Anderson