CALL TO ORDER 0:10

A meeting of the Planning Commission was called to order by Curt Freese, Community Development Department Director, and was held in-person on February 26, 2024 at 5:00 PM.

ATTENDEES

Members in attendance: Bill Bardenwerper, Kim McFann, Benjie Morillo, Bill Suter, Mike Tomy and Paul Trask.

Member absent: Clinton Hallman.

Staff in attendance: Curt Freese, Community Development Department Director and Ryan Green, Community Development Department Planner II.

REVIEW OF MINUTES - NONE 0:0

All [Insert name of Review Board] meeting minutes are recorded and can be found on the City’s website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.

ELECTION OF OFFICERS 0:39

Mr. Freese went over the roles of the Officers which included a Chairman, Vice-Chairman, and Secretary.

Mr. Suter nominated Benjie Morillo for Chairman. Mr. Morillo accepted the nomination. The Commission voted unanimously for Mr. Morillo to have the position of Chairman.

Mr. Morillo nominated Mike Tomy for Vice-Chairman. Mr. Tomy accepted the nomination. The Commission voted unanimously for Mr. Tomy to have the position of Vice-Chairman.

Mr. Tomy nominated Kim McFann for Secretary. Ms. McFann accepted the nomination. The Commission voted unanimously for Ms. McFann to be Secretary.

QUESTIONS RELATING TO MILITARY OPERATIONS 5:38

None.
**Motion:** Mr. Tomy made a motion to change the order of the New Business seconded by Mr. Suter. The motion passed unanimously.

**A. Marshview Estates – Harding Street – Zoning Request.**

The Applicant, Josh Tiller, Tiller & Associates, is requesting zoning approval of a parcel, approximately 2.7 acres located south of Harding Street, east of Taft Street and west of Adam Court, from C3NMU, Neighborhood Mixed-Use, Residential District, (Beaufort County) to T4-N, Neighborhood District, (City of Beaufort). The property is further identified as R100 029 008 0057 0000 (Lot 16 Palmetto Est.)

Mr. Green presented the staff report.

The Applicant, Josh Tiller, Tiller & Associates, was present. He represents Lanier Land Holdings and Don Hook who is the owner of the property. He said to be consistent with the other parcels we are requesting T4-N zoning. We are proposing single-family detached homes are proposed per the concept plan in the presentation.

**Public Comment:**

None.

Public comment closed.

**Motion:** Mr. Bardenwerper made a motion to rezone the property to T4-N based on the staff report, especially the compliance with the Comprehensive Plan as suggested therein and the fact that the Civic Master Plan is silent on this property, and also it appears as the applicant testified to be compatible with the adjacent zoning. Mr. Suter seconded the motion. The motion passed unanimously.

**B. 361 Robert Smalls Parkway – ALDI at Beaufort Station.**

The Applicant, Vanessa Banks, APD Engineering & Architecture, PLC, is requesting approval for a new Aldi Grocery store on an outparcel facing Robert Smalls Parkway in the Beaufort Station shopping center. The property is further identified as R120 028 000 0138 0000.

Mr. Freese presented the staff report for the project.

**Public Comment**

None.

Public comment closed.

**Motion:** Ms. McFann made a motion to grant final approval based upon the suggested conditions in the blue highlighted parts of the staff report on pages 5 and 6; subject to conditions 1-6 that are
contained on the red highlighted portion of the staff report on pages 7-8 with the following additional conditions:

1. That the clear South Florida Building Code compliant covering of the pergola be omitted
2. That the west end of the colonnade be connected to the sidewalk
3. That additional landscaping be added subject to staff review particularly in the area of the loading dock and possibly the colonnade
4. That bike racks and trash cans be added probably at the west end of the pergola
5. No ads will be permitted to be displayed on the pergola.

Mr. Bardenwerper seconded the motion. The motion passed unanimously.

Mr. Freese and the Commission discussed their next worksession on March 12

Mr. Freese spoke about upcoming code amendments that he will bring to the Planning Commission’s next meeting, March 18 for review to make recommendations to Council.

Mr. Tomy stated that the Commission needs to get their packets at least one week prior to our meeting. He mentioned that the Comprehensive Plan the Commission received did not include the Transportation section. Also, the backside of the cover that was approved with the council members, was not included either. And all of the Priority Investment graphics as well as the other graphics for the plans need to be in a landscape format to be more readable. Mr. Freese said we can have this done by the March 12 meeting.

Mr. Suter asked if there is a way staff can link the blue section of their staff report referenced to the drawings as to what the comments refer to. And also, to number the pages for large packets.

**ADJOURNMENT 1:50:35**

**Motion:** Mr. Suter made a motion for adjournment at 6:50 pm seconded by Mr. Bardenwerper. The motion passed unanimously.