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: Benjie Morillo, Chairman, Mike Tomy, Vice-Chairman, Bill Bardenwerper, Kim McFann, Bill Suter, and Paul Trask.

Member absent: Clinton Hallman

Staff in attendance: Curt Freese, Community Development Department Director.

REVIEW OF MINUTES – FEBRUARY 26, 2024 1:15

Mr. Suter noted his name is still misspelled; it’s Suter with one “t” not two. Mr. Tomy noted Mr. Morillo nominated him for Vice-Chairman, not Mr. Bardenwerper.

Motion: Mr. Tomy made a motion to approve the February 26, 2024 minutes with the two amendments already given. Mr. Suter seconded the motion. The motion passed unanimously.

All Beaufort Planning Commission 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.

QUESTIONS RELATING TO MILITARY OPERATIONS 2:54

None.

Motion: Ms. McFann made a motion to change the order of the agenda to have New Business second for Old Business, seconded by Mr. Tomy. The motion passed unanimously.

Motion: Ms. McFann made a motion to take agenda item VI.B prior to VI.A; second by Mr. Tomy. The motion passed unanimously.

No representative for the Secession project application was present at the meeting at the time, and review was thus deferred.
A. Amendments to Chapters 2 and 4 of the Beaufort Development Code, related to Zoning and Design Requirements.

Mr. Freese went over the amendments which included 2.4.1 Transect Standards, 2.6.2 Building Height, 2.6.5 Height Transition, 2.7.1 Historic District, 3.2 Table of Uses, 3.6.2 Commercial Use Requirements/Standards, 3.11.2 Accessory Uses, 3.12.2 Temporary Uses, 4.5.3 Carriage House, 4.5.5 2-3 Unit Homes, 4.5.6 Rowhouse, and 4.5.8 Live Work Buildings. Staff recommends this go before Council for approval. Chairman Morillo stated that at the last work session, the commissioners all agreed to go through the amendments by section, and submit their recommendation as to all proposed amendments thereafter as appropriate.

Public Comment:
Diane Farrelly resides at 2415 Oak Haven Street. She asked about outdoor entertainment in T5-UC. Her neighborhood is zoned T3-S and abuts up to the T5-UC. Ms. Farrelly asked for more clarification.

Nigel Stroud used to live in Beaufort but now lives in Charleston. He still owns a few buildings in town, one is a warehouse on 100 Middleton Street off of Depot Road, zoned T4-NA. He is trying to improve the use of this building from a warehouse to an indoor entertainment venue to potentially have a gymnastics center/school for children. He stated he found out that this use would be nonconforming with the code that went into effect 2017. He spoke with Mr. Freese, and he explained what is being proposed. He stated he has received many positive comments for this type of use for this building and feels it will benefit the community.

Public comment closed.

Diane Farrelly spoke again. She is concerned about the Commission taking all proposed code amendments as a package and submitting the Commission’s recommendations to Council all at once because there are pieces that are important. One proposed amendment in particular relates to height transition, and she stated it is extremely important to her neighborhood, that she has been working on this for 13 years and that the proposed amendment will have a direct impact to her neighborhood. She read aloud proposed Section 2.6.2.5 – Height Transition. Her neighborhood is zoned T3-S and abuts up to the T5-UC (which she stated was inappropriate and it should never have been rezoned in this way).

Mr. Tomy noted he was on the MPC as well as Mr. Bardenwerper when this was discussed and there was a lot discussion about transition then and he doesn’t recall but he believes there were some conditions under that approval that had to do with the transitions. He totally agrees with the transitions.

Representatives for the Secession project application arrived at the meeting.

Motion: Ms. McFann renewed the motion that the Secession project application be taken out of order and that thereafter the Commission return to the discussion of VI.B. Mr. Trask seconded the motion. The motion carried unanimously.
B. **Secession Site Plan**

144 Secession Drive – Secession Housekeeping/Maintenance Building.

The applicant, David Murray, Tidemarsh, LLC, is requesting conceptual approval for new construction of Secession Housekeeping/Maintenance Building at 144 Secession Drive. The property is further identified 144, 146 & 148 Secession Dr/R123 018 000 0468 0000, R123 018 000 0469 0000, & R123 018 000 0470 0000.

Mr. Freese presented the staff report.

Darren Helford, General Manager for Secession, was present. Also present was David Murray, Tidemarsh, LLC.

Public Comment:

None.

Public comment closed.

Board discussion ensued.

**Motion:** Mr. Bardenwerper made a motion that in lieu of the proposed Secession project application being handled by the Planning Commission, the matter should be handled as an application for rezoning. Mr. Trask seconded the motion. The motion carried unanimously.

C. **Continuation of Amendments to Chapters 2 and 4 of the Beaufort Development Code**, related to Zoning and Design Requirements.

The Commissioners continued their discussion of the proposed amendments to the Beaufort Code.

**Motion:** Mr. Bardenwerper made a motion to move forward the issue of T4-NA Indoor/Outdoor Entertainment which is the language in red on page 81 of the Commissioners packets and associated table revision.

Mr. Trask seconded the motion. The motion carried unanimously.

The Commissioners further discussed the issue of T4-NA Indoor/Outdoor Entertainment.

**Motion:** Ms. McFann made a motion to table the discussion of this particular item T4-NA matter regarding entertainment and all other matters relating to VI.B until a further meeting. Mr. Bardenwerper seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

A. **Tabled Amendments to Chapter 9 of the Development Code:** Amendments to Section 9.10.2 Historic Review Board Process, Certificates of Appropriateness, etc.
Board discussion regarding the proposed amendments ensued.

**Motion:** Ms. McFann made a motion regarding agenda item V. A., Old Business, to table action on the amendments to Chapter 9 and schedule review for a particular meeting with no other items on the agenda, such as the next meeting or a meeting after that, so the Commission can have plenty of time to have discussion and hear public comment.

Mr. Trask proposed an amendment to Ms. McFann’s motion that when considering Chapter 9 and Historic Beaufort issues in particular, we need to perhaps consider a consultant come in light of competing interests in the city, and we have lots of citizens.

After some discussion the motion and proposed amendment were withdrawn in favor of a new motion.

**Motion:** Ms. McFann made motion to hold a work session at 4:00 pm on Monday, April 8 with the topic of the work session being proposed HRB Amendments, Chapter 9, and that board members shall submit their comments regarding those amendments in writing to Mr. Freese by the end of business on April 1 to be shared with the entire board in preparation for the work session. Mr. Trask seconded the motion. The motion passed unanimously.

**Motion:** Ms. McFann made a motion that other code amendment be taken up at regularly scheduled Planning Commission meeting as the sole agenda item. Mr. Suter second the motion. The motion passed unanimously.

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**ADJOURNMENT 2:58:28**

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