

**THE TOWN OF BEAUFORT  
PLANNING BOARD MINUTES  
February 4, 2009**

The Town of Beaufort Planning Board held their rescheduled regular meeting on Wednesday, February 4, 2009 at 5:00 p.m. in the Train Depot on 614 Broad Street, Beaufort, North Carolina. Chairman Doug Doubleday presided.

**Members Present:**

Doug Doubleday, Chairman  
Ann Carter  
Steve Rice  
Ryan Neve  
Bob Safrit  
Bruce McCutcheon

**Staff Present:**

Laura Babcock, Deputy Town Clerk  
Kyle Garner, Town Planner

**Members Absent:**

Steve Valentine

**I. CALL TO ORDER**

Chairman Doubleday called the meeting to order.

**II. PLEDGE OF ALLEGEANCE**

Chairman Doubleday was joined by those in attendance in the Pledge of Allegiance.

**III. APPROVAL OF THE AGENDA**

Member Carter moved that the agenda be approved as presented. Member Neve seconded the motion, which carried by unanimous vote.

**IV. APPROVAL OF THE MINUTES**

Member Carter moved that the board approve the December 15, 2008 minutes with the recommended changes. Chairman Doubleday seconded the motion, which carried by unanimous vote.

**V. PUBLIC COMMENT**

No one spoke during public comment.

**VI. ITEMS FOR CONSIDERATION**

**1. Request from Town of Beaufort to rezone 710 Front Street from R-8 (Residential District) to CU-WC (Conditional Use Waterfront Commercial).**

Mr. Garner stated that this rezoning request is very similar to the Conditional Use Rezoning request that the Planning Board heard last month. He stated that this request is to rezone 710 Front Street from R-8, Residential District, to CU-WC, Conditional Use Waterfront Commercial. Mr. Garner explained that the town would like to rezone 0.168 acres which is currently being utilized as a park. He noted that as part of the use request the applicant is requesting that the following condition apply to the site: No above ground structures shall be permitted on the property except for fences, docks, picnic tables and gazebos and all future structures must be in compliance with the Town of Beaufort's regulations.

Member Carter stated that she has some concerns about the term "no future structures." She stated that a future administration could interpret this to mean something different than what is intended. Member Carter questioned if there is anyway to ensure that all future structures be limited on this property.

Mr. Garner stated that if that was the pleasure of the board then it could be done.

In response to a question from Member McCutcheon, Mr. Garner explained that Conditional Use is very specific and the Town could only have uses that are currently there and renting boats slips is not a use that is applied to that property currently.

Chairman Doubleday questioned if a bike rack could be added to the park. Mr. Garner stated that is something that the board may want to consider adding to the request.

Member Carter moved that the board 1) recommend approval to the Board of Commissioners the request to from Town of Beaufort to rezone 710 Front Street from R-8 (Residential District) to CU-WC (Conditional Use Waterfront Commercial); and 2) adopt the following resolution of approval. Chairman Doubleday seconded the motion, which carried by unanimous vote.

**BEAUFORT TOWN COUNCIL  
STATEMENT OF RECOMMENDATION ON A REQUEST FOR REZONING**

<i>Applicant:</i>	<i>Town Of Beaufort</i>
<i>Location:</i>	<i>710 Front Street</i>
<i>Parcel ID:</i>	<i>730505292378000</i>
<i>Lot Size:</i>	<i>.168 acres</i>
<i>Existing District:</i>	<i>R-8</i>
<i>Meeting Date:</i>	<i>January 20, 2009</i>
<i>Request:</i>	<i>Rezone parcel from R-8 to CU-WC Conditional Use Waterfront Commercial</i>

*WHEREAS, the applicant has submitted a request to rezone the above referenced properties to CU-WC; and*

*WHEREAS, the Town Council has convened to consider and prepare a recommendation on the request at their regular meeting on February 9, 2009 at which time applicant and/or applicant's representative was given*

*the opportunity to present arguments, and town staff was given the opportunity to comment on the application; and*

*WHEREAS, the Town Council has made the following findings and conclusions:*

- 1. The proposed rezoning is consistent with the 2006 Core Land Use Plan which designates indicates the property as "Downtown Commercial".*
- 2. The proposed rezoning is reasonable considering the location of the tract and the relationship between other properties zoned similarly.*
- 3. The proposed rezoning advances the public good and furthers the purposes of zoning in that the location of the rezoned parcel will permit appropriate development of a the land.*

*NOW THEREFORE, on the basis of the foregoing findings and conclusions, that the Town Council does hereby APPROVE the request for rezoning.*

#### **V. BOARD COMMENTS**

Member McCutcheon stated that this will be his last Planning Board Meeting because his term is expiring and he will not be requesting to be reappointed. He stated that he appreciates that opportunity to serve on this board and focus on Water Access. Member McCutcheon noted that under the new chairman the Water Access/Overlook Committee will continue to have a wonderful impact in this community. He thanked Mr. Garner for all his hard work and professionalism and Ms. Babcock for all that she does for this board.

Chairman Doubleday thanked Member McCutcheon for all his hard work. He stated that he hoped that he would continue stay involved and wished him the best in all future endeavors.

#### **VI. COMMITTEE REPORTS**

Chairman Doubleday reminded the board that all committee reports are due this Friday.

#### **PLANNER'S REPORT**

Mr. Garner stated that the board will be attending the Joint Meeting this evening with the Board of Commissioners to discuss future projects that will be coming before the board in the future. He asked that each member participate with an open mind.

#### **VII. ADJOURNMENT**

There being no further business, Member Neve moved the Board adjourn, seconded by Chairman Doubleday. The vote carried unanimously.

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Doug Doubleday, Chairman

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Laura Babcock, Deputy Town Clerk