

**THE TOWN OF BEAUFORT
PLANNING BOARD MINUTES
October 20, 2008**

The Town of Beaufort Planning Board held their rescheduled regular meeting on Monday, October 20, 2008 at 6:00 p.m. in the Train Depot on 614 Broad Street, Beaufort, North Carolina. Chairman Doug Doubleday presided.

Members Present:

Doug Doubleday, Chairman
Bob Safrit, Vice Chairman
Ann Carter
Ryan Neve
Steve Rice
Steve Valentine, ETJ Member

Staff Present:

Laura Babcock, Deputy Town Clerk
Kyle Garner, Town Planner

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

IV. APPROVAL OF THE MINUTES

Member Valentine moved that the board approve the August 18, 2008 Minutes with the recommended changes. Member Rice seconded the motion, which was carried by unanimous vote.

V. PUBLIC COMMENT

No one spoke at this time.

VI. ITEMS OF CONSIDERATION

1. 2nd Consideration of Preliminary Plat Approval for Palmetto Plantation, Phase II;

Mr. Garner stated that this request will subdivide a 21.503 acre tract into 9 lots and will connect Professional Park Drive with Campen Road. He noted that the parcel is zoned R-MF, B-1, and R-5

and the average lot size will be 2.389 acres. Mr. Garner stated that the surrounding land use is as follows:

- North-future US Highway 70 By-pass;
- South-undeveloped property zoned R-20 and B-1;
- East-Pirates Landing, zoned R-MF & Palmetto Plantation Phase I, Section 2, zoned R-8; and
- West-Carteret County Schools, zoned R-15.

Mr. Garner stated that the CAMA Land Use Plan indicates that this land be developed Low Density Residential.

Mr. Garner explained that the 1st Consideration of this subdivision was in June and all of the issues that were addressed in that meeting were resolved.

Member Valentine noted that this property has three different zonings and the CAMA Land Use Plan calls for this area to be residential. He asked if the town knows the intention of the developer. Mr. Garner stated that he does not know what the intention is of the developer. Mr. Valentine questioned if Mr. Garner doesn't know the intention of the developer then why is staff recommending approval. Mr. Garner explained that the developer's intentions have nothing to do with the subdivision of the property. He stated that when the developer comes in with a plan for what to put on the lots then it becomes relevant.

In response to a question from Member Neve, Mr. Garner stated that it will not matter that the lots have split zoning at this point in the process. He noted that there are several lots in Beaufort that have split zoning.

Member Neve stated that this property is near schools and neighborhoods that have small children and think this area should be limited to development.

Member Carter stated that the purpose of this subdivision is to connect Professional Park Drive and Campen Road.

Mr. Garner stated that it is a public safety issue and the connection is very important for egress and ingress.

Member Neve noted his opinion is that by connecting these two roads there will be a greater public safety issue.

In response to a question from Member Rice, Mr. Garner stated that the Planning Board's recommendation will go to the Town Council and this will allow the developer to start construction of infrastructure and any other development would come before the Planning Board.

Member Rice questioned if the developer has received his sewer permit. Mr. Garner stated that had already been taken care of.

In response to a question from Member Rice, Mr. Garner stated that if the state has an issue with the permit then the project would come back before the Planning Board.

Member Neve stated that there are parcels that have the zoning B-1 and they would not have to come back before the board to use it as that use.

Member Valentine questioned if the applicant would be able to get a building permit for a commercial use even though the zoning is not consistent with the CAMA Land Use Plan. Mr. Garner stated that is correct.

Steve Janowski, representative for Traditional Farms, LLC, stated his engineering firm has been through several revisions on this project and they have met the minimum requirements have gone through the fast track sewer process.

In response to a question from Member Rice, Mr. Janowski stated that he is confident that they do not have issues with their infrastructure.

Member Carter moved that the board approve the request for 2nd Consideration of Preliminary Plat Approval for Palmetto Plantation, Phase II. Member Rice seconded the vote, which carried by unanimous vote.

2. 1st Consideration of Preliminary Plat Approval for Beaufort Corporate Park;

Mr. Garner stated that this is a 39.632 acre tract that is being requested to subdivide into 17 lots. He stated that the existing zoning is B-1 Commercial with the average lot size being 2.31 acres. Mr. Garner explained that the property is currently undeveloped and the CAMA Land Use Plan calls for the area to be industrial.

In response to a question from Member Valentine, Mr. Garner stated that Corporate Drive doesn't exist yet.

Member Valentine questioned the condition that The Wooten Company suggested in regards to stormwater. Mr. Garner stated that in this particular case the numbers show that this development will meet the stormwater ordinance but the engineer feels that once the area is developed there is an area of concern.

Member Neve stated that it is not indicated on this plan but surrounding properties in the Extra Territorial Jurisdiction (ETJ) could potentially tap into this development in regards to sewer.

Mr. Garner stated that the engineering plan that the board is seeing is only for this development and but the town does look to long term planning for water and sewer needs.

In response to a question from Member Neve, Mr. Janowski stated that the area that is labeled common area is the retention pond and it is the common area to the owner.

Member Neve stated that Highway 101 is an entrance to Beaufort and he stated that it is one of the more attractive entrances to Beaufort and he does not want to see this area cluttered with commercial construction.

Member Valentine stated that at this time he would not recommend approval. He stated that he has seen this happen in Morehead City. Member Valentine explained that the Planning Board is charged to help facilitate the orderly development of the town and if the town and if we keep going like we are going now then the entrances to Beaufort will look like the west end of Morehead City.

Mr. Janowski stated that he would like to address that issue. He stated that the developer has set aside 8 acres for beautiful ponds and nice amenities.

Member Neve commented that he would like to see some regulations put into effect that would prevent the entrance corridor coming into Beaufort from being cluttered.

Member Carter reiterated that Beaufort is in dire need of new businesses.

Member Rice stated that he agrees with Member Valentine's assessment; however, if the subdivision meets all the requirements I think that we are obligated to approve it. He noted that he does not think that the town needs to impose on the applicant unless we have tools that would justify it.

Member Safrit moved that the board approve the request for 1st Consideration of Preliminary Plat Approval for Beaufort Corporate Park. Member Carter seconded the motion, which carried by unanimous vote.

VII. BOARD COMMENTS

Member Carter stated that she is impressed with the involvement of the board.

Member Rice stated that he is hoping that staff and the board will be proactive with learning the rules and regulations so that we can improve the town's ordinance. He noted with the economy like it is maybe the work load will decrease so that we can address these issues.

Member Neve stated that he is in agreement with Member Rice.

Chairman Doubleday stated that he hopes that they can keep up the good work and move forward and make progress.

Member Safrit stated that he agrees with Member Rice. He stated that he can't see where we will be overwhelmed with projects in the coming months. Member Rice reiterated that he would like to see tighter regulations on entry corridor.

VIII. COMMITTEE REPORTS

Member Neve updated the board on the progress of the Tree Committee. He stated that they were tasked with getting trees in the ground at minimal cost to the Town. He stated the committee is already done with their survey of the town and now they need to get information in regards to resources for the committee. Member Neve noted that they would like to do group purchases for citizens at cost and it would also allow for a citizen to buy a tree and it would cut the cost for the town. Chairman Doubleday stated that some people have recommended getting the Boys and Girls Club involved in this activity.

Member Neve stated that he is also giving a report on the Neighborhood Plan. He stated that he is feels that at the moment it should be a short term approach and they should be looking at current zoning and how it will relate to construction of the new bridge. He stated that the long term approach would look ahead 15 years and help document items for future boards on what is needed. Member Rice stated that a lot of areas are going to be impacted by the bridge.

Member Rice stated that the committee also talked about sidewalks and there are opportunities with grants for sidewalks. Mr. Garner stated that this true and there is a grant through the state called Safe Route to School and this a 100% grant. He stated that this is still a discovery area for the grant.

Mr. Garner stated that the Water Access Committee has been very active and the Town Council recently adopted an ordinance that identified water access sites and rules and regulations.

VIII. PLANNER'S REPORT

Mr. Garner stated that the Bicycle Plan Steering Committee needs a representative from the Planning Board. Chairman Doubleday appointed Member Safrit to the Bicycle Plan Steering Committee.

Mr. Garner gave a brief update to the Hazard Mitigation Plan. He noted that the town is required to do this update and is under a strict time line. Mr. Garner stated that a Planning Board Member needs to be appointed to this committee. Chairman Doubleday appointed Member Rice to the Hazard Mitigation Plan Update Committee.

Mr. Garner stated that there is one more project that he would like to talk about. He stated that town is going to be updating their ordinances and they are working with a consultant. Mr. Garner stated that he is in agreement that an entry corridor plan needs to be discussed.

Mr. Garner stated that the Town Council has directed the Planning Board to look at zoning on Live Oak Street and stated that the board will be seeing something in November or December on this matter.

IX. ADJOURN

There being no further business, Member Valentine moved the Board adjourn, seconded by Member Safrit. The vote carried unanimously.

Doug Doubleday, Chairman

Laura Babcock, Deputy Town Clerk