



Planning Commission

Meeting Minutes – April 21, 2025

CALL TO ORDER

3:07

A meeting of the Planning Commission was called to order by Chairman, Mike Tomy, and was held in-person on April 21, 2025, at 5:00 PM.

ATTENDEES

Members in attendance: Mike Tomy, Chairman, Bill Bardenwerper, Vice-Chairman, Benjie Morillo, Clinton Hallman, Kim McFann, Bill Suter, and Paul Trask.

Staff in attendance: Curt Freese, Community Development Director, and Nick Navia, Community Development Planner I.

MINUTES

3:48

A. January 7, 2025 Worksession Minutes

Motion: Mr. Hallman made a motion to approve the minutes as submitted; Ms. McFann seconded the motion. The motion passed unanimously.

B. January 13, 2025 Worksession Minutes

Motion: Mr. Hallman made a motion to approve the minutes as submitted; Mr. Suter seconded the motion. The motion passed unanimously.

C. February 4, 2025 Worksession Minutes

Motion: Mr. Hallman made a motion to approve the minutes as submitted; Mr. Suter seconded the motion. The motion passed unanimously.

D. March 17, 2025 Regular Meeting Minutes

Motion: Mr. Hallman made a motion to approve the minutes as submitted; Ms. McFann seconded the motion. The motion passed unanimously.

E. March 24, 2025 Worksession Minutes

Motion: Mr. Hallman made a motion to approve the minutes as submitted; Mr. Suter seconded the motion. The motion passed unanimously.

F. **April 3, 2025 Worksession Minutes**

Motion: Mr. Hallman made a motion to approve the minutes as submitted; Mr. Suter seconded the motion. The motion passed unanimously.

All Planning Commission meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>.

QUESTIONS RELATING TO MILITARY OPERATIONS **6:20**

None.

OLD BUSINESS **6:36**

- A. **1026 Ribaut Road.** The Applicant, Larry Paragano, Nova Management, LLC, is requesting preliminary approval for a new 72 unit townhome and multi-family development located at 1026 Ribaut Road, identified as R120 005 000 0236 0000, R120 005 000 0266 0000, and R120 005 000 0278 0000. The properties are zoned T5-Urban Corridor District (T5-UC).

Commissioner, Paul Trask, recused himself from this project and stated for the record that his son owns property on Oak Haven St., which is located adjacent to the project site.

Curt Freese presented the staff report and presentation.

Public Comment:

Marilyn Harcharik, 2416 Oak Haven Street, feels the developer doesn't seem to need the access and there seems to be the technology to do a gate for police and emergency access. She strongly encourages the developer doesn't have through traffic on Oak Haven Street because it is a very narrow street, there's not a lot of off-street parking, and when maintenance people are doing work, it's just hard to get around.

Joe Ciccone, 2411 Oak Haven Street, said his house is the only house that faces this project. He feels it's about time they are getting something done there, but he's really concerned about the increase in traffic because it is a very small street. It would be nice to have an access gate at the end of Oak Haven Street.

Barb Bausch, 2403 Pine Haven Street, referred to the Traffic Study and wondered how many people don't go through Allison Road because they see the wait at the light, and go through the parking lot of the hospital. She is upset about all of the trees that will be lost.

Jessie White with the Carolina Coastal Conservation League is also is a resident of the City of Beaufort and lives at 308 Battery Creek Road, said to be clear, her comments are provided on behalf of the Coastal Carolina Conservation League. (see attached letter)

Diane Farrelly, 2415 Oak Haven Street, said she sent in the notes from the meeting that the developer had with the neighborhood. (see attached) Most of the concerns were traffic. The points included in the traffic were the density, the development, the elimination of full access onto Ribaut Road, the cut

through onto Oak Haven Street, the short right turn only lane at Allison Road, the opposing traffic into the hospital, the timing of the light at Allison Road, the backup of traffic from Cottage Farms and Ribaut Island and the possible extended time frame for Allison Road closure for construction. She requested there be a two-story limit on the two buildings on Oak Haven Street properties that abut the single-family homes.

Samantha Patel, 2407 Pine Haven Street, agreed with Jessie White and Diane Farrelly about the three-stories that has been proposed. But now there is a carriage house, she asked, “will the parking still be under the three-story building”. She suggested maybe propose a two-story building for the residents neighboring Pine Haven Street and Oak Haven Street.

Matthew Faust, 2410 Oak Haven Street, said traveling through the area he has noticed a lot of developments, and they appear to maximize profit and sacrifice the environment. This plan does neither of those things. It’s a good plan (see attached written comments submitted by Amber Faust).

Mark Ward, 2413 Oak Haven Street, lives in front of Matthew Faust and next to Joe Ciccone. He thinks the plan is good. The storm system is well developed. He believes it will improve the area. When the plan was done by Sam Levine it was way bigger, more commercial and was going to be all rented.

Logan Crowther 2410 Allison Road, who lives adjacent to the development and will be directly affected but feels it’s a great plan and good improvement for the area.

Joe Ciccone, 2411 Oak Haven Street, said this development may bring more professionals to the area.

Motion: Ms. McFann made a motion to grant approval of the minor sketch plan and the preliminary plat with the findings set forth in the staff report on pages 8 and 9 and with following additional matters:

1. the requirement that there be a gate. The details of which to be determined that will allow access for emergency vehicles and address access for residents of the proposed development and for the people who already live on Oak Haven Street. That the details of the that to be determined at final approval;
2. the recommendation that the developer consider a two-story restriction in as much as the developer said that he doesn’t have any architecture yet and he is open to it; and
3. the recommendation that the developer consider addressing the Allison Road turn length including an extension up to at least to Myrtle Street if possible to address potential issues of access on that road.

Mr. Morillo suggested adding another recommendation to reference the Coastal Conservation League tree list.

Ms. McFann accepted Mr. Morillo’s recommendation that the developer take one last look and see if there’s any other trees on the most recent list from the Coastal Conservation League that could be saved. (see attached)

Motion failed due to lack of a second.

Motion: Mr. Bardenwerper made a motion to approve the sketch plan including the general layout of mass, density, and building design to the extent that the final design drawings are substantially similar to the style and design presented at the April 21, 2025 Planning Commission public hearing with the following conditions.

1. that the applicant return to the Planning Commission prior to building permit as required by Section 9.8.2 of the Code with the final design drawings showing all building dimensions and materials;
2. that the applicant return to the Planning Commission prior to building permit with the preliminary plat which would either include the right in and right out onto Ribaut Road or written documentation from SC DOT that it won't permit it because of the requirement of a barrier median that they won't permit;
3. that a gate be added on Oak Haven Street recommended with code access; and
4. that the applicant consider the tree preservation comments of Jesse White with the Coastal Conservation League in the landscape plan which would be submitted with the Preliminary Plat to the Planning Commission.

After further discussion, Mr. Bardenwerper made the change to his motion to say this is approval of the sketch plan and the preliminary plat, but the applicant would return for the requirement of Section 9.8.2 with their final design which would include:

1. building materials and the dimensions of the structures so they know that the structures fit on the lot;
2. a gate with code access to be added at Oak Haven Street; and
3. recommendations regarding tree preservation.

Ms. McFann clarified that the motion does not include the part about the Ribaut access. Mr. Bardenwerper confirmed that it is not included in his motion.

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

NEW BUSINESS

2:03:56

- A. Annexation.** The Applicant, Willie Mack Stansell, III, is requesting annexation of approximately 1.72 acres located at 3659 Trask Parkway into the jurisdiction of the City of Beaufort. The property is further identified as R100 026 000 0151 0000.

Mr. Trask returned to the meeting at this point.

Curt Freese presented the staff report and presentation.

Public Comment:

None.

Public comment closed.

Motion: Mr. Bardenwerper made a motion to continue the annexation application to a date uncertain so that the applicant can obtain the appropriate signature.

Ms. McFann seconded the motion. The motion passed unanimously.

- B. Rezoning.** The Applicant, Willie Mack Stansell, III, is requesting rezoning of approximately 1.72 acres located at 3659 Trask Parkway to T5-Urban Corridor District/Regional Mixed-Use District (T5-UC)/(RMX) - City of Beaufort Zoning from Neighborhood Mixed-Use (C3NMU) - Beaufort County Zoning. The property is further identified as R100 026 000 0151 0000.

Motion: Mr. Bardenwerper made a motion to continue the rezoning application to a date uncertain so that the applicant can obtain the appropriate signature.

Ms. McFann seconded the motion. The motion passed unanimously.

Curt Freese presented the staff report and presentation.

Public Comment:

None.

Public comment closed.

- C. Rezoning.** The Applicant, Beaufort County School District, is requesting rezoning of approximately 41.3 acres located at 30 Cougar Drive to Institutional & Campus District (IC) from Suburban District (T3-S). The property is further identified as R123 015 000 0110 0000. **2:19:31**

Nick Navia presented the staff report and presentation.

Public Comment:

None.

Public comment closed.

Motion: Ms. McFann made a motion to approve the rezoning subject to the findings in the staff report. Mr. Hallman seconded the motion. The motion passed unanimously.

- D. Pine Court.** The Applicant, Tarr Group, LLC, is requesting sketch plan approval for a 20 lot residential subdivision for modular homes located off Ribaut Road and Bowling Lane. The property is further identified as R120 007 000 0016 0000. The property is zoned T4-Neighborhood District (T4-N). **2:26:43**

Curt Freese presented the staff report and presentation.

Public Comment:

None.

Public comment closed.

Motion: Mr. Bardenwerper made a motion to approve the sketch plan with staff's conditions as stated in the staff report as follows:

1. that it have a 5 foot screening buffer as stated comprised of fence and or shrubs;
2. that the design be minimally as presented to the Planning Commission on April 21, 2025;
3. that the roads and alleyways be a minimum of 20 feet wide;
4. either being an emergency access or the owner of the lot on which the apartment community has granted an access easement in favor of this property; and
5. that a Home Owners Association (HOA) be established in accordance with the communities.

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

DISCUSSION – WORKSESSION MEETING DATE

3:20:13

Mr. Freese stated he has Tuesday, May 6 at 3 pm on his calendar for the next worksession, but it needs to be changed. Mr. Freese let the members know that the City is now having S & K Associates live stream our worksessions moving forward and so we need to make sure they can attend. They already live stream all our board/commission meetings. The new date for the next worksession is on Monday, May 12 at 1 pm. Mr. Freese said we will be finishing up Chapter 5 and then moving onto Chapter 4 – Design or Chapter 2 – Zoning.

ADJOURNMENT

3:26:52

Motion: Ms. McFann made a motion to adjourn the meeting seconded by M. Hallman. The motion passed unanimously. The meeting adjourned at 8:26 pm.