



Special Joint Worksession of Council with the Planning  
Commission  
Meeting Minutes – Planning Conference Room – 1<sup>st</sup> Floor

July 15, 2025

**I. CALL TO ORDER**

**1:00 PM**

Philip Cromer, Mayor.

Members of Council in attendance -Phil Cromer, Neil Lipsitz, Michael McFee, Mitch Mitchell, Josh Scallate

Members of Planning Commission in Attendance - Libby Anderson, Bill Bardenwerper, Clint Hallman, Kim McFann, Benjie Morillo, Bill Suter, Mike Tomy.

**II. PUBLIC COMMENT – AGENDA ITEM ONLY**

The following addressed Council with their comments and concerns:

Rob Cahill, 608 Water Street, his written comments are attached.  
Dianne Farelly, 2415 Oak Haven Street.  
Stephen Kirsch, 2200 Spanish Court.  
Meghan Morris, Beaufort Chamber of Commerce.  
Graham Trask, 1211 Bay Street.



**III. DISCUSSION**

**A. Ordinance amending Chapter 7 ( Land Development) and Chapter 9 (Development Review Procedures) of the Beaufort Development Code.**

Members of Council presented their questions, comments and concerns to the members of the Planning Commission and **Curt Freese, Community Development Director**, regarding proposed amendments to Chapter 7 and Chapter 9. One of the discussions dealt with gated communities. Should existing communities who want to gate themselves, and who have ownership of the roads within, be allowed to do so. Should new gated community developments be allowed moving forward. Discussions also took place on Traffic Impact Analysis Studies, and demolitions needing sunset dates.

**Scott Marshall, City Manager**, reminded all the language captured in these materials are exactly as they were from first reading held on May 13, 2025. All changes to be made must be in the form of motions to amend during the regular meeting when second reading is held.

**Curt Freese, Community Development Director, and the Planning Commission Chair, Mike Tomy** went over the concerns that were expressed by the Beaufort Regional Chamber of Commerce.

Staff will bring a clean version back in front of the Planning Commission at their next meeting. Afterwards, the clean version will be brought back to Council with applicable motions to amend certain language throughout the chapters.

IV. ADJOURN

3:21 PM

Disclaimer: This document is a summary. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org).

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the City's bulletin board and website [www.cityofbeaufort.org](http://www.cityofbeaufort.org) twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

approved: August 19, 2025  
Traci Guldner



I am Rob Cahill, 608 Water St.

Mr. Mayor and Council, I wrote my comments down so that I can give them to Traci 4 the public record.

...oOo...

1- I believe convening this meeting today is the right thing to do "in the Public Interest."

2- In the same breath, I also believe it should NOT have been necessary to hold this session.

3- Like every other citizen + stakeholder in the City of Beaufort, I believe the Chamber of Commerce had m-o-r-e than ample time to let their voice be heard.

These are the FACTS:

- Chapter 9: red-line... posted 20 times on planning commission website
- Chapter 7: red-line... posted 16 times on planning commission website
- Time period: over 15 months + NO Chamber input

I am going to ask a rhetorical Q: if I can wait until the 11<sup>th</sup> hour to make comment that triggers a special council meeting on MY issue(s) ONLY, why should I "play ball" any earlier?

I am confident everyone in this room agrees that processes, rules and procedures are in place for a purpose.

Megan, I imagine you are here tonight. (*Look around the room and make eye contact with her.*)

Megan, I don't know you — and you don't know me. What I learned from your Chamber website is that you are a native Beaufortonian + you've been president of the Chamber for almost 4 years NOW. Congratulations.

Even if you were my best friend, I would still stand here and admonish you. Maybe we will become fast friends over time. Hope so.

I am a relative newcomer to Beaufort, ~10 years. Professionally, I've worked in the leadership, strategy & governance domains over 50 years. Since first attending the strategic planning retreat in January 2024, I've attended EVERY work session AND regular council meeting since in person (when I've been in town).

Sadly, I have NOT seen you once.

As president, you should know better. I doubt that you would tolerate such behavior by a member.

It's NOT the job of city government to educate you. The resources that have been distracted (I would say wasted) to convene this hearing are significant.

I want to close with this 3-point summary:

1- As I said earlier, I think tonight's meeting is in the "Public Interest." Council member Mitchell was right last Tues night when he said in this chamber (paraphrased), "*You put the council between a rock and a hard spot. The Chamber is a of valued member of the Beaufort community — and while we don't condone their behavior, we value their input.*"

2- All the time, energy, and cost invested in convening tonight's meeting is a waste of scarce AND valuable government resources AND volunteer citizen's time; and

3- Last, 2u, Megan... I strongly encourage you to open your remarks by offering a public apology b4 any content.

Thank y'all 😊 for listening.