



Planning Commission

Meeting Minutes – August 18, 2025

CALL TO ORDER

4:13

A meeting of the Planning Commission was called to order by Chairman, Mike Tomy, and was held in-person on August 18, 2025, at 5:04 PM.

ATTENDEES

Members in attendance: Mike Tomy, Chairman, Benjie Morillo, Clinton Hallman, Kim McFann, and Bill Suter. Bill Bardenwerper, Vice-Chairman, was not physically at the meeting but did log in to listen to the entire meeting

Member absent: Libby Anderson.

Staff in attendance: Curt Freese, Community Development Director and Christopher Klement, Planner III.

MINUTES

4:46

A. July 7, 2025 Worksession Minutes

Mr. Tomy noted that his last name was incorrect. It should be *Tomy*.

Motion: Mr. Suter made a motion to approve the July 7, 2025 Worksession Minutes. Mr. Hallman seconded the motion. The motion passed unanimously.

B. July 21, 2025 Regular Meeting Minutes

Motion: Mr. Morillo made a motion to approve the July 21, 2025 regular meeting minutes. Mr. Hallman 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

6:48

None.

Before moving onto the discussion item, Mr. Tomy, wanted to address the transportation plan that the Beaufort County Transportation Committee is working on. At the Planning Commission's (PC's) last worksession, there was a lot of conversations about the PC's review of plans that come before them and doing

a little bit more of a master planning effort in trying to taking a look at those. Mr. Tomy had some discussions with the Beaufort County Transportation Committee, and they have been trying to put together detailed information of how to do the transportation plan they are proposing for Beaufort. Mr. Tomy said the PC needs to include transportation in their reviews and also to include the Beaufort County Transportation Committee in those reviews. He referred to Beaufort Memorial Hospital as an example.

Mr. Freese clarified that Mr. Tomy is referring to the Palmetto Breeze bus service and said, “we are incorporating all of the transportation and the County in every review”.

Ms. McFann noted that since the City of Beaufort does not own any of the roads, she’s not sure if the PC can impose conditions about those things. She suggested staff provide the PC with more information about the procedural aspects at the next worksession.

Mr. Suter referred to the project on Allison Road. Mr. Freese stated the Beaufort County Traffic and Engineer were involved. Mr. Tomy said he is referring the bus service.

DISCUSSION

13:06

A. Accessory Dwelling Units (ADU’s)/Short-Term Rentals (STRs)

Mr. Tomy said the Planning Commission (PC) doesn’t have any ideas about how we want to modify the Code at this point but feels it was very important to hear from the public so we can take those comments into consideration as we move forward to actually addressing the code issues.

Mr. Hallman said at our last worksession he pointed out that when he was driving to the worksession, he saw a house on 1411 Duke Street listed for sale and the listing said, “is STR ready and you can apply for an STR license as soon as you buy it”. Mr. Hallman said this was disturbing that people are building homes here with the idea from the very beginning that they’re not for people, but they’re to establish a short-term rental business. Ms. McFann said it was also pointed out at the worksession, that for a lot of people who are able to buy into this market in Beaufort, the subject of STRs and ADUs is very important because it fits into their larger financial plan of being able to retire here in Beaufort.

Public Comment:

Frances Ackerman, Pigeon Point Neighborhood, is not against Short-Term Rentals (STRs), but is not in favor of a residential home being bought by an investor with the sole purpose of adding an Accessory Dwelling Units (ADUs) and renting with no owner on premises. She referred to her signed petition of 247 people that was submitted last October to Planning, City Manager, and Council. Our concerns are safety, protection of the people who live in the neighborhood and with on-street parking, emergency vehicles will have difficulty getting through the streets. Limiting the ADUs to one would be best.

Daniel Blackman, 1010 Duke Street, Northwest Quadrant Neighborhood (NWQ), has a lot of similarities to the Pigeon Point neighborhood. He referred to the former Metropolitan Planning Commission who discussed back in 2017 a process and ordinance to monitor and control the density and clustering of Short-Term Rentals (STRs). Also, a task force of citizens was formed at that time. Mr. Blackman submitted his written comments.

Henrietta Goode, 1308 Duke Street, Northwest Quadrant Neighborhood (NWQ), doesn't have any problems with seeing the STRs or ADU's but does feel the community is not considered when things like this happen. Ms. Goode believes the PC needs to get someone from the community to tell them what is going on, to include us. She invited them to come see their neighborhood.

Mr. Tomy asked staff to get Ms. Goode's contact information and have her speak at the Northwest Quadrant (NWQ) Special Committee Meeting.

Felice Lamarca, 802 Godfrey Street, Pigeon Point Neighborhood, said her and husband moved here a year ago from Sea Pines in Hilton Head. Ms. Lamarca referred to the STR process in Sea Pines where she lived for 30 years and when she left there were 50% STRs and this is why they moved to Beaufort. She referred to "responsible growth" definition that says, *does not destroy the neighborhoods or our communities*. Ms. Lamarca would like to see the Ordinance needs to be revamped, a 6% cap would be ideal for the Beaufort communities, and to keep the ADUs out of the STRs allowable types.

Paul Trask, 610 Bladen Street, said he has 2 STRs across the street from him and in 9 years, he's never had any issues. But the STRs are out of control and a cap is needed, it's very important. STRs need to be either be an ADU on an owner occupied property or if they are investor-owned, but can they legally a sunset. ADU's are a vital part. He referred to affordable housing and why they should be ADU's instead. Mr. Trask is okay with the one ADU but would recommend the PC keep a second ADU option per lot as Special Exception used for non-STR purposes only (i.e.: for relatives, care takers, students, etc). It aligns with the Comprehensive Plan for smart growth and it's a good viable alternative to keep the option for the ADUs and limit the STRs. Mr. Trask submitted written his comments.

Dave Townsend, 1400 Block of Church Street, is one lot away from a structure that was recently changed and now has 2 AUD's built behind it. These STRs will have impact on traffic, car parking, etc, and they more than double the population in the neighborhood.

Tom Rubin, 2001 Lafayette Street, has seven homes that were brought into his neighborhood and three of them are ADU's with a main building. Mr. Rubin asked if the PC has ability to put a stop on this or halt future applications from people wanting to add ADU's. Mr. Hallman said "no, we are an advisory board to the City Council". Mr. Hallman suggested he attend Council meetings. Mr. Rubin is having terrible flooding that is causing by the rain coming off of the STRs roofs. Also, the traffic is an issues for the area. It's a very unfortunate situation.

Eve Flemming, Hundred Pines Neighborhood, said she and her husband have a STR that was converted from a long term rental for several years. She is very invested how it how it impacts her community, and that the renters take care of the property when they are there, and to make sure the renters are good people. Mrs. Flemming is in support of the STRs.

Jill Rubin, 2001 Lafayette Street, I agree with the comments that were made today. STRs can be a good thing but the owner needs to take consideration the neighbors around them. She has two ADUs that were built next to her. She asked the PC to consider only allowing one short-term rental per parcel, be owner-occupied; and be non-transferable or a waiting period.

Julie Matthews, 2602 North Street, who lives in her STR. Any STR is going to surpass curb appeal and the maintenance than any long term rental. She agrees that this is part of the "retirement" plan.

Something has to be done about the apartments that are being built, and the infrastructure is not being taken into consideration.

Joe Mac, Boundary Street, owner of University Bikes, referred to the gentleman who spoke earlier about the 90 degree (“s” curve) on Lafayette where the four houses were put in. The houses are too close together and disrespects the neighbors. It does not fit into the character of the neighborhood.

Lise Sundrla, Director of Historic Beaufort Foundation (HBF),

Public Comment was closed.

Mr. Freese said the Planning Conference Room is not available on the dates 9/2 (Tuesday) and 10/7 (Tuesday). Mondays are better for availability. Mr. Tomy said moving forward the PC agreed to have worksessions on the first Monday of each month. The PC agreed to have a worksession on 9/8, Tuesday, at 1:00 pm due to Labor Day being on the Monday and 10/6, Monday at 1:00 pm.

ADJOURNMENT

1:19:30

Motion: Ms. McFann made a motion to adjourn the meeting seconded by Mr. Suter. The motion passed unanimously. The meeting adjourned at 6:19 pm.

PLANNING COMMISSION MEETING

DATE: 8-18-25

MEETING TIME: 5:00 P.M.

FACILITATOR: Curt Freese

LOCATION: City Council Chambers

[illegible]