



Planning Commission

Regular Meeting Minutes – May 18, 2026

CALL TO ORDER

1:10

A regular meeting of the Planning Commission was called to order by Chairman Mike Tomy and was held in-person in the Planning Conference Room on May 18, 2026 at 5:01 PM. The meeting was broadcast via Zoom and live-streamed on YouTube. You can view this meeting at the City’s page; City Beaufort Government.

ATTENDEES

Members in attendance: Mike Tomy, Chairman, Libby Anderson, Secretary, Clinton Hallman, Kim McFann, Benjie Morillo and Bill Suter.

Members absent: Bill Bardenwerper, Vice-Chairman.

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

REVIEW OF MINUTES – APRIL 20, 2026

2:18

Chairman Tomy and Mr. Hallman recused themselves from voting on the minutes since they were both absent from that meeting.

Ms. Anderson referred to page 3 in the first paragraph that the words *if needed* should be deleted after the word changes so it reads, *Curt Freese said, if needed, we can talk about substantive changes only*. Also on page 3, Ms. Anderson noted that in paragraph 4, the words *with to* should be changed to *will be* and in the following paragraph the word *carriage* was misspelled. On page 4, second paragraph, change the word *pages* to *page*. In the last paragraph add the word *know* after Freese so it reads, *Ms. Anderson will let Mr. Freese know what she finds out*.

Motion: Ms. Anderson made a motion to approve the April 20, 2026 minutes with the revisions as presented. Mr. Hallman seconded the motion. The motion passed unanimously.

QUESTIONS RELATING TO MILITARY OPERATIONS

4:35

None.

PUBLIC HEARING

4:53

- A. **Rezoning – 1556 Salem Road.** The applicant, Randolph G. Martin, Tidewater Windows & Doors, Inc., is requesting approval of a rezoning of the property located at 1556 Salem Road from T4-N (T4-

Neighborhood) to RMX (Regional Mixed-Use). The property is further identified as R120 029 000 103E 0000.

Curt Freese presented his staff report.

Public Comment

None.

Public Comment closed.

Motion: Ms. McFann moved to recommend approval of the rezoning request to RMX (Regional Mixed-Use). Ms. Anderson seconded the motion. The motion passed unanimously.

- B. Beaufort Development Code Changes** – Amendment to Chapter 2, Chapter 3, and Chapter 4 regarding Maps and District, Land Use Provisions, Building Design and Infill Standards of the Beaufort Development Code.

38:12

Curt Freese presented his staff report.

Public Comment:

Paul Trask, 610 Bladen Street, is concerned about the new language regarding “RMX/T5-UC SPLIT ZONES” in Section 3.2.1.G. He referred to the public comment recently made by Graham Trask via email. (See his comments attached). He also referred to Mr. Adam Biery’s presentation and to the new language added in Chapter 2 that talks about the proposed new rules for significant intersections and how they might be addressed (reference to Code Sec. 2.6.3). He agreed that illustrations would be good to include. Moreover, he feels that the existing drive-thru language in Section 3.7.2.B.1.b.i. needs to be amended as to allow for drive-thrus to circulate buildings in RMX. He stated that this should remain unchanged, as that language always has been there. He referred to the existing Taco Bell, KFC, and Beaufort Station as examples.

Graham Trask, 1211 Bay Street, thanked Ms. McFann for responding to his public comment that he had sent by email before that regular PC meeting (see his comments attached). The red-lined version was very helpful. He owns the most unique lot in Beaufort and feels he will be affected by most of this language with T5-UC/RMX.

Public Comment closed.

DISCUSSION

1:45:30

Mr. Freese confirmed that the next regularly scheduled Planning Commission Worksession would take place on Monday, June 1, 2026, at 1:00 pm.

ADJOURNMENT

1:45:33

Mr. Hallman made a motion to adjourn seconded by Ms. McFann. The meeting ended at 6:45 pm.