



Town of Beaufort, NC

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Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, May 20, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair Neve called the May 20th, 2024 Planning Board meeting to order at 6:00 p.m.

Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Ryan Neve, Chair; Becky Bowler, Vic Fasolino, Clark Patton, George Stanziale

Members Absent: Diane Meelheim, Vice-Chair; Jeff Vreugdenhil

A quorum was declared with five members present.

Town Staff Present: Mr. Kyle Garner, Planning Director; Mrs. Michelle Eitner, Town Planner; Mr. Arey Grady, Town Attorney; Mr. Jason Brinson, IT Director; Ms. Laurel Anderson, Board Secretary

Agenda Approval

Chair Neve asked if there were any changes to the Agenda and hearing none, asked for a motion.

Member Stanziale made the motion to approve the agenda and Member Bowler made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Clark Patton, George Stanziale

Minutes Approval

1. PB Draft Minutes for 041524

Member Stanziale made the motion to approve the Minutes and Member Patton made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Clark Patton, George Stanziale

Public Comment

Chair Neve then asked if anyone would like to speak. There were no public comments.

New Business

1. #24-10 To recommend to the Board of Commissioners approval or denial of the proposed Towns at Live Oak site plan

Mrs. Eitner gave the Staff Report and explained the site plan to build a 135-unit townhome development at 1809 Live Oak Street. The zoning district for the subject property is Townhome, Condominium, and Apartment (TCA). Abutting zoning districts are TCA, R20, and B-1. The proposed site plan includes a 135-unit townhome development with 69 larger 1,984sf 3-bedroom “type 1” townhomes, and 66 smaller 1,648sf 3-bedroom “type 2” townhomes. There are a total of 297 parking spaces with 270-unit spaces at two parking spaces per unit (one garage space and one driveway space) and 27 community spaces. Plans for landscaping and buffering, residential dumpster sites, a mail kiosk, and recreational facilities are included. Mrs. Eitner also showed two planned points of ingress and egress for the development and noted that the Town would maintain access to the well site at the northwestern corner of the property.

Member Patton asked if a traffic impact analysis had been conducted yet. Member Stanziale stated he had an issue with the number of units per building and asked about landscaping and buffer landscaping sizes, visitor parking, and entrance signage. Member Bowler asked how many visitor parking spaces were provided. Member Fasolino asked for clarification on townhome ownership, the HOA, and wastewater lift station ownership. Chair Neve asked if the streets would meet accessibility standards for heavy trucks and emergency vehicles, and Member Fasolino followed up with a question regarding the entrance into the Food Lion parking lot.

Ron Cullipher, The Cullipher Group, discussed the Food Lion access agreements already in place, lift station and water/sewer infrastructure, streets, and landscaping and trees.

Chair Neve asked about sidewalks and pond landscaping. Member Fasolino asked about the size of the townhome lots when sold and setbacks. Member Stanziale expressed concerns about the design. Member Bowler stated she was concerned with safety, requested more visitor parking spaces, and requested the use of native plant materials.

Member Fasolino worried the site plan was not pedestrian friendly and noted potential parking issues. Chair Neve echoed some concerns with aesthetics but also noted affordable housing is needed.

Member Stanziale made the motion to submit to the Board of Commissioners and Member Bowler made the second.

Chair Neve took a vote that was approved.

Voting yea: Chair Neve, Becky Bowler, Clark Patton, George Stanziale

Voting nay: Vic Fasolino

Commission / Board Comments

Member Stanziale asked about the upcoming Unified Development Ordinance (UDO). Member Patton noted traffic and safety concerns on Live Oak Street including sidewalks. Member Bowler asked about a possible future multi-use path to connect Beaufort Club to the downtown area. Chair Neve suggested townhomes as a separate zone in the upcoming UDO.

Staff Comments

Mrs. Eitner presented information on the upcoming UDO preliminary assessment.

Mr. Garner noted that G.S. Chapter 160D was incorporated into the UDO. He also explained how processes work for large projects such as the access management project.

Adjourn

Member Patton made the motion to adjourn and Member Fasolino made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Clark Patton, George Stanziale

Chair Neve then declared the meeting adjourned at 7:20 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary

