



Town of Beaufort, NC

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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, November 17th, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes**

Call to Order

Chair Neve called the November 17th, 2025 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; George Stanziale, Vice-Chair; Vic Fasolino, Tammy Hunsucker, Clark Patton

Members Absent: Becky Bowler, Jeff Vreugdenhil

A quorum was declared with five members present.

Town Staff Present: Kyle Garner, Planning Director; Rachel Johnson, Public Information Officer; Mr. Arey Grady, Town Attorney; Ms. Laurel Anderson, Board Secretary

Agenda Approval

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

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Tammy Hunsucker, Clark Patton

Minutes Approval

1. PB Draft Minutes 091525

Member Stanziale requested a correction to the minutes, recalling a discussion where he had suggested different setbacks could be applied for townhomes that are clustered near the water. He also noted that he had mentioned townhomes would typically produce fewer people than other housing types, as they are usually not occupied by full families.

Member Hunsucker made the motion to approve the minutes as amended and Member Patton made the second. Chair Neve took a vote that was approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Tammy Hunsucker, Clark Patton

Public Comment

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

New Business

1. Case #25-14 To recommend approval or denial to the Board of Commissioners for 19.67 acres between Hwy 101 & Ronnie Road from R8MH, R-20 & R-8 to TCA

Mr. Garner presented the rezoning request from Taft Development Group to rezone 19.67 acres from Residential Mobile Home (R20MH), R20, and R8 to Townhouse, Condominium, and Apartment (TCA). The existing land included two single-family residences and undeveloped property.

Mr. Garner explained that the CAMA land use plan identified this area as an employment center or suburban residential and pointed out that most of the property was once farmland that had reverted to a natural state. He noted recently that the Board of Commissioners had approved a sewer allocation reservation and workforce housing agreement that designated 10% of the proposed multifamily development for workforce housing and reserved 16,800 gallons of sewer for up to 24 months for the project.

Mr. Garner stated that due to the site's proximity to Michael J. Smith Airport, a military assessment had been requested from Marine Corps Air Station Cherry Point to determine potential impacts on training operations. In an email dated November 13, 2025, Cherry Point determined the project would not impact training operations, according to their community plans and liaisons officer.

Mr. Garner emphasized that the applicant had not yet submitted a site plan, as they were waiting on the potential rezoning approval, and this request was for rezoning only. Once submitted, the technical review team would examine the details, with one exception already known - the need to work with the Department of Transportation (DOT) on the access point off Highway 101. Staff had already been in touch with the division engineer's office and the applicant had reached out as well.

The board discussed the difference between suburban residential and TCA zoning in terms of flexibility, if all parcels were within town limits, the sewage allotment, pedestrian access, and traffic flow impacts.

Member Stanziale made the motion to recommend approval to the Board of Commissioners based on the following conditions:

1. *NCDOT approval of access from Hwy 101*
2. *A Transportation Impact Analysis specifically studying whether turn lanes are required*
3. *Parking concerns based on the agreement for sewer allocation*
4. *Adequate input from surrounding neighbors*

Member Hunsucker made the second.

Member Fasolino amended the motion to include all units built on the site to contain 10% workforce housing.

Chair Neve took a vote on the amended motion that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Tammy Hunsucker, Clark Patton

2. 2026 Planning Board Meeting and Submittal Calendar

Member Patton made the motion to approve the 2026 Planning Board Calendar and Member Stanziale made the second. Chair

Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Tammy Hunsucker, Clark Patton

Commission/Board Comments

Board members thanked the staff and applicants for a thorough packet. Chair Neve noted the process variation where site plans come with annexation requests, allowing them to "get it all at once" with site plan and annexation that includes zoning changes. For properties already in town like this one, it was a separate process. He couldn't remember "the last time we had a substantial project that was already in the town of Beaufort. It's been a while." He noted properties were usually outside town until development was desired. He reiterated his view that "having multi family sort of in the middle of town near the schools is a good place for it" and looked forward to seeing the applicant's site plan.

Staff Comments

Mr. Garner wished everyone a Happy Thanksgiving and anticipated there would be no December meeting.

Adjourn

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

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Tammy Hunsucker, Clark Patton

Chair Neve then declared the meeting adjourned at 6:50 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary

