



**Town of Beaufort, NC**  
701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516  
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**Town of Beaufort Historic Preservation Regular Meeting**  
**6:00 PM Tuesday, June 3<sup>rd</sup>, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516**  
**Minutes**

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**Call to Order**

Chair McCune called the June 3<sup>rd</sup>, 2025 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

**Roll Call**

Members Present: Joyce McCune, Chair; Bradley Hedrick, Vice-Chair; Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston, Tyler Tennant

Members Absent: None

A quorum was declared with seven members present.

Staff Present: Mr. Kyle Garner, Planning Director; Mr. Brad Fockler, Code Enforcement Officer; Ms. Jill Quattlebaum, Town Attorney; Ms. Laurel Anderson, Board Secretary

**Agenda Approval**

Chair McCune noted that the applicant for Case #25-19 was unable to attend the meeting. She requested the agenda item be moved to the July meeting.

*Vice-Chair Hedrick made the motion to amend the Agenda and move Case #25-19 to the July meeting and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston, Tyler Tennant*

**Minutes Approval**

*Vice-Chair Hedrick made the motion to approve the Minutes as presented and Member Morris made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston, Tyler Tennant*

### **Items of Consent**

1. Approval of the Orders for 812 Broad Street, 410-A Front Street, 116 Queen Street & 601 Front Street – Certificate of Appropriateness

*Member Cummins made the motion to approve the Orders as presented and Vice-Chair Hedrick made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston, Tyler Tennant*

### **Commission / Board Comments**

Chair McCune proposed establishing a subcommittee to work on the new Standards, consisting of three members to avoid a quorum. Bradley Hedrick and Kris Davis volunteered to work with her. The subcommittee will review the existing guidelines and discuss the resiliency piece, potentially adding it as an appendix. The Commission discussed concerns about the impact of the new Unified Development Ordinance and Non-Intensification Zone (NIZ) on the historic commercial district, clarifying that the NIZ focuses on infrastructure while the HPC addresses aesthetics.

The Commission also discussed changing the street signage for the historic district, noting the importance of signs to inform people they are entering the historic district, and that the signs would help delineate and bring awareness to the historic district.

### **Staff Comments**

Mr. Garner informed the Commission that there might be at least five items on the July 1st agenda and confirmed quorum availability for that meeting. He gave an update on new fencing being installed behind the police department and fence screening at the Turner Street / Ann Street lift station.

Ms. Quattlebaum provided an update on the appeal of the decision regarding 312 Moore Street, where the Board of Adjustment upheld the HPC's decision. The neighbor at 310 Moore had appealed their decision regarding the retaining wall, with the town arguing that she had not been a party to the original hearing. The Board of Adjustment voted unanimously that the neighbor had waived her right to appeal by not participating in the quasi-judicial hearing. Ms. Quattlebaum emphasized the importance of thoroughness and evidence in decision-making, suggesting tabling items and requesting more information when needed.

Mr. Garner then addressed concerns about a home business at 301 Broad Street, confirming it is 100% compliant with regulations because it is occupying 25% of the home.

### **Adjourn**

*Member Cummins made the motion to adjourn and Member Morris made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston, Tyler Tennant*

Chair McCune declared the June 3<sup>rd</sup>, 2025 meeting adjourned at 6:42 p.m.

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Chair, Joyce McCune

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Board Secretary, Laurel Anderson