



Town of Beaufort, NC

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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, February 16th, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes**

Call to Order

Chair Neve called the February 16th, 2026 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; Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

Members Absent: Clark Patton

A quorum was declared with six members present.

Town Staff Present: Kyle Garner, Planning Director; Michelle Eitner, Town Planner, Brad Fockler, Code Enforcement Officer; Jill Quattlebaum, Town Attorney; Laurel Anderson, Board Secretary

Agenda Approval

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

Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

Minutes Approval

1. PB Draft Minutes 012026

Vice-Chair Stanziale made the motion to approve the minutes as presented and Member Fasolino made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

Public Comment

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

New Business

1. Case #26-03 Special Use Permit – 201 Ann St Accessory Dwelling Unit

Mrs. Eitner presented an application for a Special Use Permit at 201 Ann Street to establish an Accessory Dwelling Unit (ADU) in the historic district. This site is within the Transitional (TR) zoning district which allows for ADUs as special uses. The abutting property, St Paul's Episcopal Church, is also TR but the properties across Ann and Moore streets are R-8 single-family zoning. (which also allows ADU SUPs)

The Technical Review Committee (TRC) received this item for review digitally and responded either requesting clarification/additional information or with no comments. Following consultation with the applicant, the one question is the design of the driveway to extend brick pavers into the right-of-way. The applicant agreed to, depending on the Historic Preservation Commission's determination, either switch it to a concrete apron or provide an agreement that the property owner would be responsible for replacement of the pavers if Public Works needs to access lines underneath them.

Board questions for Mrs. Eitner included accessory structure setbacks, encroachments, and off-street parking impacts.

Eric Lindstrom, applicant, then made his presentation and addressed neighbor relations noting that he had received letters of support from neighbors and he had kept them involved in the project. He stated that he would take responsibility for maintaining the brick driveway and noted that the town's emergency services approved the site plan as the structure is adjacent to Moore Street.

There was discussion regarding definitions of accessory structures and accessory dwelling units and the setbacks. Mr. Garner clarified that this particular property is an existing nonconforming lot of record at 52 feet and therefore has a built in schedule to have reduced setbacks for any structure, including accessory structures.

A further question was raised regarding future use of the structure and Mr. Garner clarified that the Board of Commissioners had, at times, put limitations on whether accessory structures could be used as Airbnb's.

Member Vreugdenhil moved to recommend approval based on the structure meeting the setbacks and the square footage of the lot according to the Land Development Ordinance.

Member Vreugdenhil made the motion to approve as presented and Vice-Chair Stanziale made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

2. Final Plat – Beaufort Coast Phase 4

Mr. Garner presented Case #26-04, the final plat for Beau Coat Phase 4 and stated the request is to subdivide a 23.09 acre tract into 36 single family lots. The existing zoning is planned unit development and the land use is currently undeveloped. It is located in the corporate limit, is served by town infrastructure and the bonding of the infrastructure is in the amount of \$461,411.11. Mr. Garner noted that the final plat is identical to the preliminary plat submission.

In answer to board members' questions regarding sewer allotment, Mr. Garner explained that when Beau Coast and Beaufort East Village were originally developed, the developers paid extra money into a fund to help expand the existing sewer treatment plant, and in concert with that, the town gave them vouchers for certain numbers of water and sewer based the number of bedrooms and the volume of that water and sewer. These official water and sewer vouchers are submitted every time a house is built, and are specifically for that infrastructure, and the allocation for this development has been deducted from the town's overall capacity.

Member Vreugdenhil asked the size of the water line and Joe Boyd of WithersRavenel stated that it is an 8-inch water line in this section and the gravity sewer is 8-inch. The lift station will flow back to the pump station in Phase 2A.

Member Vreugdenhil made the motion to approve as presented and Vice-Chair Stanziale made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

3. Final Plat – Beaufort Coast Phase 2 & 3

Mr. Garner presented Case #26-05, the final plat for Beau Coast Phase 2 and 3, and stated the request is to subdivide a 43.483 acre tract into 157 single family residential and 68 townhome lots for a total of 225 lots. The existing zoning is planned unit development and the land use is currently undeveloped. It is located in the corporate limits, is served by town infrastructure and the bonding of the infrastructure is in the amount of \$3,804,380.56. Mr. Garner noted that the final plat is identical to the preliminary plat submission.

Mr. Garner noted that there are at least four points of ingress and egress to this section.

Mr. Boyd stated that the bond covered utilities including roads, water, sewer, and a pump station and he works closely with the town's engineer to establish the bond, and Mr. Garner explained the bond process.

Vice-Chair Stanziale made the motion to approve as presented and Member Fasolino made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

Commission/Board Comments

The two re-elected board members, Vic Fasolino and George Stanziale, commented that they were looking forward to serving for three more years.

Member Vreugdenhil asked about the clearing on the right-of-way east of the Hwy 101/70 bypass.

Chair Neve welcomed new member Cameron White to the board.

Staff Comments

Mr. Garner stated that they anticipated a meeting next month and thanked Mr. Fockler and Ms. Quattlebaum for their assistance during the meeting.

He also noted and expressed appreciation that Member Vreugdenhil had cleared subdivision roads and driveways during the recent winter storm.

Adjourn

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

Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

Chair Neve then declared the meeting adjourned at 6:40 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary

