



Town of Beaufort, NC

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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, May 18th, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes**

Call to Order

Chair Neve called the May 18th, 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, Clark Patton, Jeff Vreugdenhil, Cameron White

Members Absent: None

A quorum was declared with seven members present.

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

Agenda Approval

Member Patton 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, Clark Patton, Jeff Vreugdenhil, Cameron White

Minutes Approval

1. PB Draft Minutes 042026

Board member Stanziale requested amendments to the April 2026 draft minutes to more fully reflect the board's discussion regarding the gas station.

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

Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Clark Patton, 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 #26-12 Special Use Permit – 1507 Live Oak St Gas Station

Member Vreugdenhil requested to be recused per family interests.

Vice-Chair Stanziale made the motion to recuse 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, Clark Patton, Cameron White

Vice-Chair Stanziale noted that the election of officers had been deferred to the current meeting. Town Attorney Grady suggested that the item could be added during Staff Comments at the end of the meeting.

Town Planner Mrs. Eitner presented the application for a Special Use Permit (SUP) to establish a gas station within the existing Huntley Plaza shopping center at 1507 Live Oak Street, located at the intersection of Highway 101 and Live Oak Street. The property is zoned General Business B-1, which permits gas stations as special uses. The proposed development includes a convenience store with a quick-service restaurant in an existing end unit, a fuel island canopy, and above-ground fuel storage tanks. She noted that a landscaping plan and stormwater retention were not required, as the project results in a net decrease in impervious surface coverage, though the developer voluntarily offered a landscaping plan.

The applicant and co-owner of the property, Tommy Simpson, and Chase Cullipher of The Cullipher Group were available to address the board's questions. Mr. Simpson noted the property has been family-owned since 1998 and outlined voluntary landscaping and beautification improvements planned for the site, including planted islands, low-rise shrubs along Highway 101, and a landscaped area at the corner triangle. He explained that above-ground tanks were chosen for maintenance and environmental monitoring advantages, and that a backup generator and sound enclosure were also planned.

The board raised several questions and concerns. Members expressed reservations about the visibility and aesthetic impact of above-ground fuel tanks along a primary entry corridor, the absence of a detailed landscaping plan, the lack of building elevations, and the need for a formal lighting plan. Vice-Chair Stanziale noted that the outdated 2012 Gateway Master Plan identifies Highway 101 as a gateway corridor into Beaufort and gave as his opinion development at this intersection should reflect that vision. Ms. Eitner pointed out that there is an entry corridor overlay district in name in the current Land Development Ordinance (LDO), but it does not have any location on the map nor does it have any standards, therefore currently there is nothing in the ordinance to enforce. It was acknowledged that while the current LDO does not mandate landscaping in this instance, the SUP process allows the board to impose conditions to ensure compatibility with adjoining uses and conformity with adopted planning documents.

The applicant indicated willingness to address landscaping and aesthetic concerns collaboratively and noted that architectural renderings existed but could not be disclosed pending finalization of the fuel vendor contract.

Sam Bell, town engineer, confirmed that no additional stormwater requirements were triggered by the project.

Member White raised the issue of secondary containment around the above-ground fuel tanks, noting that 24,000 gallons of combined diesel and gasoline represents a significant potential hazard, particularly given the coastal weather environment and salt air exposure. He recommended a concrete secondary containment structure around the tanks and also raised the importance of bollards for vehicle protection. Mr. Cullipher indicated both were feasible requests. The tanks are double-lined, 8 feet in diameter.

Following discussion, the board agreed on the following conditions to be included in any action:

1. Secondary containment of adequate height shall be provided around the above-ground fuel storage tanks to guard against unexpected fuel release.
2. Should the tanks remain above ground, they shall be screened on three sides by an 8-foot fence in addition to required Type A buffer landscaping.
3. Architectural elevations of the building and fuel canopy shall be provided, with branding obscured if necessary.
4. A lighting plan with fixture specifications shall be provided, with particular attention to light spillage onto adjacent residential and public areas.
5. A detailed landscaping plan shall be provided that, to the greatest extent practicable given existing site conditions, meets current landscaping ordinance standards, provides for interior parking lot planting areas suitable for at least four large shade trees, and provides adequate perimeter buffering of paved areas to the extent allowed by DOT.

Members Fasolino and Stanziale suggested tabling the application and Member Hunsucker, Member Patton, and Member White advocated moving forward with a vote to recommend approval with conditions. Town Attorney Arey Grady advised that, given the volume and significance of the board's recommended conditions, tabling the item to obtain a refined application would result in a cleaner submission to the Board of Commissioners. Chair Neve also supported tabling the application

Member White stated that the applicant needed clear direction from the board as to what was expected from them and Mr. Cullipher agreed that the landscaping implications were unclear. Member Stanziale suggested that based on what the board suggested, they could meet with Mrs. Eitner or hire a landscape architect. Mr. Cullipher asked if bringing that portion to current code was acceptable and Chair Neve agreed, acknowledging that it may not be possible.

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

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

Voting nay: Clark Patton, Cameron White

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

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

2. Case 26-14 – Special Use Permit – 217 Turner St Accessory Dwelling Unit

Mrs. Eitner presented an application for a Special Use Permit to convert an existing storage shed into an accessory dwelling unit (ADU) at 217 Turner Street, located in the R-8 Medium Residential zoning district. The primary structure, known historically as the Delamar Gible House (1866), was previously operated as a bed and breakfast and is now used as a single-family residence. The proposed addition to the shed would conform to all setback requirements, with only the existing non-conforming footprint remaining in place and no new non-conformities introduced. As the property is within the Beaufort Local Historic District, the project will subsequently require a Certificate of Appropriateness from the Historic Preservation Commission. No public comments had been received by staff.

The applicant, George Aiken, confirmed the ADU is not intended to be rented.

The board found no issues requiring conditions and moved to approve the application.

Member Hunsucker made the motion to approve as presented and Member Vreugdenhil 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. Case 26-15 – 309 Pollock Street Rezoning R-8 to CS-MU

Mr. Garner presented the application requesting a rezoning of 309 Pollock Street from R-8 (Single Family Residential) to Cedar Street Mixed Use (CS-MU). The subject property is a 55-foot-wide vacant lot on Pollock Street, adjacent to an existing CS-MU parcel to the north (311 Pollock Street) and a single-family home to the south. The applicant indicated that the intent was to develop multi-family townhomes in conjunction with the neighboring parcel, which is also under consideration for purchase.

Mr. Garner noted that the Future Land Use Map designates the area as Traditional Neighborhood Residential, while the existing zoning to the north is already CS-MU — an acknowledged inconsistency that may warrant a future land use map amendment. Board members raised concerns regarding the depth of the CS-MU district extending into a predominantly residential area, the range of permitted uses by right under CS-MU, increased height allowances (40 feet vs. 35 feet under R-8), reduced parking requirements, and the precedent such a rezoning would set for further expansion of the district down side streets. The applicant acknowledged that TCA zoning was an alternative but noted complications due to the lot's substandard width and lack of ownership over the neighboring CS-MU parcel.

The Board voted to recommend denial of the rezoning request, finding that the CS-MU district's range of permitted uses posed a risk to surrounding residential property values and that extending the district further inland was inconsistent with the character and intent of the Cedar Street Mixed Use designation.

Member Vreugdenhil made the motion to recommend denial 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, Clark Patton, Cameron White

Commission/Board Comments

Member Hunsucker raised a question about the Board's role and the consistency of its approach between recent cases, noting that the level of detail provided by applicants varied significantly between matters. Town Attorney Grady clarified the distinction between the Board's functions across different application types: subdivision approvals are largely technical and checklist-based; rezonings allow for broader legislative judgment; and special use permits are a hybrid requiring findings tied to specific ordinance criteria. He emphasized that conditions imposed on applicants must be grounded in the required findings and that voluntary commitments from applicants, while welcome, cannot substitute for that analysis.

Discussion also addressed the Board's desire to encourage higher-quality development while acknowledging the legal constraints of the down-zoning rules under N.C.G.S. Chapter 160D. Staff suggested that technical corrections to the CS-MU district — such as removing the "Cedar Street" reference from the front setback designation — could be pursued without triggering down-zoning concerns. Chair Neve proposed the possible creation of a sibling zoning district (e.g., "Cedar Street Mixed Use A") for future rezonings as a mechanism to address problematic uses, though staff cautioned that the more appropriate vehicle would be the ongoing Unified Development Ordinance (UDO) revision process.

Staff Comments

Mr. Grady recommended that the election of Chair and Vice Chair be deferred to the next regular meeting.

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, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

Chair Neve then declared the meeting adjourned at 9:20 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary

