



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Town of Beaufort Board of Commissioners Special Meeting 4:00 PM Wednesday, July 21, 2021 - Virtual Draft Minutes

Call to Order

Mayor Newton called the meeting to order

Roll Call

Allen Coleman called roll and declared a quorum present for the meeting.

PRESENT

Mayor Everette Newton

Commissioner Sharon Harker

Commissioner Ann Carter

Commissioner Marianna Hollinshed

Commissioner John Hagle

Commissioner Charles McDonald

Agenda Approval

Commissioner Hagle made motion to approve the agenda as presented. Motion carried unanimously.

Mayor Newton: There is a special presentation to the Board of Commissioners on a proposed 85-acre, 400-unit mixed use project for the northeast portion of Beaufort.

George Stanziale: My name is George Stanziale and I am the president of Stuart, Inc. We have been working in the Town of Beaufort since 2010 on various projects. I am excited to discuss a new project that is called Shakleford Landing. Team members Beth Clifford, CEO of Beltway Investment Group, Cindy Schwarzkopf, Vice President with Stewart and a 27-year veteran city planner, and Ray Jackson who will be our marketing and sales representative for this new project. And then not with us are Design Group architects and town planners, they have been responsible for developing the master plan. They focus very heavily on what we call Neo traditional design and new traditional neighborhoods, and then Stroud engineering in Morehead City will be our engineers for the project. The location is off Live Oak Street across from the Food Lion and behind Tiller School and the Credit Union. We will be seeking a rezoning of the PUD and we will be seeking annexation. We do have floodplain on the property that you see there in the in the blue stripe area, and then we have some wetlands that you see there in green that we will be respecting and not touching. The current zoning is R 20 and R 8, you can see it within the red lines there, and we will be looking at a PV PUD for this project.

Beth Clifford: I personally have been in development and constructing of buildings and projects for the last 25 years. And I have built everything from Intel semiconductor facilities to genetic biopharmaceutical facilities to historic restorations in the Washington, DC area, to innumerable hotels, in other countries, etc. I started to selfishly look for different areas that would make sense to look at for either a part-time resident or full-time resident. We're asking the residents and the stakeholders in the City of Beaufort to consider this change. We are looking at long-term rentals, single family homes, residences, and townhomes, and that these would be designed for budgets that would include local workforce, work from home and or the retiree market. We're planning on having product available for sale in the \$200 -600,000 range. We use (ineligible) towns are laid out and the architecture of the local area, and that that informs our designs and so we're not coming in with a new modernist approach. It's also important to me not to fight Mother Nature. So you'll notice in this plan, that we do not disturb or reclaim any of the wetlands. Its not a gated community and will be open to the public except the swim club. We would like to include a dog park and commercial venues all open to the public. This community will be energy efficient by using technology to reduce the amount of air conditioning and electricity and water requirements that are required. Offering solar options and vehicle charging stations. Nightly rentals will not be allowed at any residence, other then at the Inn. I want to bring in Amanda Lindroth and she will be the person doing all the interiors design. Also, I just wanted to bring up right now, that Southern Living has now agreed that this project will be considered for a Southern Living community.

George Stanziale: This is a conceptual drawing of the master plan that we've developed. It is 400 units at what will be 4.83 units per acre. Right off Live Oak, you will see a what we're calling a village center. There will be a diversity of housing products. The idea is to integrate the housing types and the housing. The roadways all interconnect and will include being part of the Beaufort bike plan. There will be parks and recreation options, and there will be nature trails throughout the project. There will be multiple entrances to the community. The commercial land up on Live Oak will be turned internally as to not have a strip commercial.

Beth Clifford: Proposed products would be small cottages that would all have front porches. Next product would be a larger cottage, possibly two stories with balcony. All consistent with the Beaufort type vernacular. Then the Boulevard homes, which would be roughly \$500,000 and 2300-2600 sq ft. Next would be the Muse, like a multi-story townhome. Then the Towers which would be tall and narrow but would stay within town limits. Next would be the multifamily but they don't look like multi

family homes, which will be integrated throughout the community. Then there is the civic building where there could be retail and office spaces, or you could do retail and loft residential.

George Stanziale: There will be a couple of civic buildings, one at the park and one at the swim club. We will obviously have to do some clearing of the land but want to save as much as possible.

Beth Clifford: As far as roofing goes, there's a lot of ways with your roofing material that you can make your buildings more energy efficient. There's several different roofing systems that are available today that we will really be hoping to promote with our buyers of this property. Tesla roofing panels will be an option. Solar products will be available. The exterior would be either wood or wood simulated by using fiber products. Possibly Charleston brick for some of the downtown area of the community. There will be no clay or concrete tiles used on roofing due to hazard during storms.

George Stanziale: There are several ways to integrate stormwater like ponds. Stormwater is extremely important and something we must deal with. Rain gardens is also an option for that. Multiple street cross sections which have different widths and trees. Phase one includes residential, office, and retail. I'm going to have Cindy go through our zoning requests and waivers.

Cindy Schwarzkopf: The yellow on the map is more of a single-family type of product, akin to what your R8 would allow the small cottages, the R3, R5, and the tower, and the orange is akin to your TCA district. And for the purposes of this project, it's the townhomes, the multi-unit, and the live work or the mixed-use apartments. The purple that we had talked about is the area of the end, and then also the internal commercial floor, and then the red along Live Oak Street, moving to the commercial pieces. In a PUD, all users are allowed as a special use no minimum lot size within a PUD but we show a range from 1200 to 5000 for residential multi-unit buildings to go between 56 to 7000 square feet. This is a very specialized type of product, most different types of units with praxes, unique front side, and rear setbacks to govern these types of views. And then talking through any other modifications that we'll be seeking from the LDO or the subdivision ordinance. So, everything is really related to the setbacks, the lot width and then more so to the street typology. So that's really where we're seeking the bulk of the modifications, which is very typical for a PUD. There are a few other things that I would point out I'm seeking construction commercial construction to be allowed as part of the first phase of the project. A little bit of some parking changes for the Small Cottage units and the tower house cottage units to allow parking for them to be up to about a quarter mile from the unit. Looking at the subdivision ordinance, again, as I mentioned that the main standards really relate to sidewalk locations, the street section, the travel lanes, and then the one thing that's a little bit different show a modification to your street section for alleyways allowing alleys to be allowed in all residential blocks within the community. So really, that's a quick summary of the modifications that we will be seeking.

Commissioner Hagle: I didn't understand all the waivers she was talking about?

George Stanziale: Some of the waivers she was talking about are related to the lot setbacks and we will also have commercial setback requirements that will be different than the ordinance allows. We want to include commercial in phase 1.

Planning Director Kyle Garner: We would create a matrix showing you what the current standards are. Much like what we did in 2008. The PUD shows you where we are based on the applicant's request, and we would go from there and our staff would go through and break it down for the streets, the setbacks and everything. George, you're asking that all uses would be special uses. As part of the PUD, you're

asking for what those uses are. So, you're asking for it up front, rather than having to come back every single time and ask for those uses.

Commissioner Hagle: With the new LDO coming along, is there going to be any significant changes in that that would make this not compliable?

Planning Director Kyle Garner: My understanding is this would be like a development agreement that once this plan is approved, under the current standards, that these are the standards that you would go by, unless they wanted to come back and request modifications. And then at that time, they'd have to look at the new LDO to see how it would fit in place with that, but these rules would apply.

Commissioner Hollinshed: With all these special uses inserted in here, are we forbidden to talk about this in any way? Or where does that fit in?

Planning Director Kyle Garner: I would say right now, he has not officially submitted anything to you. So he hasn't asked you for special uses. So, you're able to talk about this. And since it will be submitted as a PUD, there really won't be any special uses from that day on it.

Commissioner Carter: Are they asking for 40 for all of it?

George Stanziale: The majority of the project will not get anywhere near 40. It's the area we call the village center and the inn that would be close to the 40. I hope this gives you all a good overview of the project and its guiding principles.

Commissioner Carter: The only thing I'm thinking of right now is do you have an anticipated time to get started on this?

George Stanziale: We are planning on submitting on Monday for the PUD. We have put together the entire document and we're trying to move through this so that we can get started.

Beth Clifford: A groundbreaking date would be in 2022. Begin with site work or putting in the utilities, infrastructure, roads, etc., would begin in perhaps spring of 2022.

Commissioner Harker: I'm very excited to see this in the future and what it will turn out to be. It sounds like you've worked through a lot of concerns and want to make a community within a community. I am kind of interested on how you will handle traffic from people who don't live in Shackleford Landing. How you would handle excessive traffic coming in to use the park, dog park, things of that nature?

Beth Clifford: The property itself will have seven different entrances and exits to the property. We have brought in a very good traffic engineer who has been engaged to do a traffic impact analysis.

Commissioner McDonald: Have you considered what type of impact this will have on the rest of the Town? What type of impact do you expect?

Beth Clifford: We are bringing in growth. It's providing more residential property which is a benefit, and they are priced at a fair market. Putting up 400 new units will increase your tax base. It provides local jobs during development. Plus, it provides commercial space which brings sales revenue and people into Beaufort and jobs. We are hoping to have an Esplanade area that overlooks the canal area. We're proposing that solely for food and beverage. We could also offer what I call "shack" buildings for a lesser value to help people open say a taco shack.

Commissioner Hollinshed: I'm very concerned about the traffic and what it's going to do to that area.

George Stanziale: We are having a Traffic Analysis done so that we can have that information for you.

Commissioner Hagle: I like the TIA, however having new connections into existing roads and existing neighborhoods is a change for people. I'm concerned about the amount of traffic. TIA's are good but they are just a calculation. And who will be managing the rentals?

Beth Clifford: We would self-manage the 78 rental units. We will have a property management and an HOA that will be responsible for all of the management of the landscape and streetscape of the property. We are contemplating and I think it is part of the PUD submission is we're planning on using and keeping these streets private, and that we would be responsible for managing and maintaining.

George Stanziale: The private roads is a waiver we are requesting.

Commissioner Hagle: Stormwater is a continual issue in our area so I expect that will be thought through and dealt with accurately.

Mayor Newton: What about sewer allocations?

George Stanziale: We are about to submit those requirements to Greg. They've been calculated, and we're working with him to finalize that.

Mayor Newton: What does your Tiller School integration look like?

Beth Clifford: We want to be a great neighbor to the Tiller School. We have had multiple meetings with the stakeholders at the Tiller School. We are going to be putting in an easement and a road from one of the streets that comes in from Piner, it will go directly into the back of their property. So we're having a continual discussion with them about how they would like to see that 50 foot easement built out on our expense for them.

Mayor/Commissioner Comments

Mayor Newton: There's a huge demand for affordable workforce housing. So, I appreciate you accommodating that. This helps us with the employees at Jarrett Bay, helps us with Marine Corps families that are working at Cherry Point. So, thank you for that. And then certainly maintaining those private roads is a really big help for the community as well.

Commissioner Carter: Pleased to hear that they are considering all surroundings like the Tiller School and the impact on that and have already addressed that.

Commissioner Harker: Once again, I love the fact that you've got a community but you're including the community. And just being very sensitive to the environment, doing things, you know, high end technology, bringing in some resources that will afford the residents there to save energy. Still concerned about traffic, and how that's going to flow, I think we'd be able to work those details out just making sure we keep our eye on those and stormwater mitigation, definitely want to keep our eyes on those as well.

Commissioner McDonald: I am very pleased with the concept of this.

Commissioner Hollinshed: Having a Southern Living town community is really a feather in our cap here. What other areas or what projects can we look at that you've done recently that might give us an idea or some comparison?

Beth Clifford: I built the largest resort in the country of Belize, and it's called Mahogany Bay Village. Another one to look at is Habersham in SC.

Commissioner Hagle: It's been very helpful to understand your goals and objectives and your ideals that you're trying to promote and build to. I think you've heard the concerns that we've had or the questions we have.

Adjourn

Mayor Newton: Motion to adjourn please.

Commissioner Harker made a motion to adjourn. Motion approved unanimously.

Mayor, Rett Newton

Deputy Clerk, Rachel Johnson