



Town of Beaufort, NC

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Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, September 19, 2022 - Train Depot 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair Neve called the September 19, 2022 Planning Board meeting to order at 6:00 p.m.

Roll Call

Members Present: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim

Members Absent: Member Willis

A quorum was declared with five members present.

Staff Present: Kyle Garner, Town Engineer Greg Meshaw, Fire Chief Tony Ray, Town Attorney Arey Grady, and Laurel Anderson.

Agenda Approval

Chair Neve asked if there were any changes to the Agenda.

Member LoPiccolo made the motion to approve the agenda as presented and Member Bowler made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

Minutes Approval

1. PB Draft Minutes for 8.15.22

Chair Neve asked if there were any changes to the Minutes from the August 15, 2022 meeting.

Member Meelheim made the motion to approve the minutes and Vice-Chair Merrill made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

Public Comment

Chair Neve opened public comments asked if anyone would like to speak.

Logan Louis, 900 Cedar St, Beaufort, commented regarding the Salt Wynd final plat and Salt Wynd pervious pavement streets and sidewalks and requested the Town monitor the maintenance and cleaning of the pavement to prevent dirty runoff to the creek.

Harriett Altman, 103 Leonda Dr, Beaufort, commented on concerns with the town's sewage discharge and infrastructure degradation.

Virginia Ferri, 102 Leonda Dr, Beaufort, commented on Board of Commissioners' concerns with the proposed updated CAMA Land-Use Plan and requested the Planning Board slow down approving new developments.

Martha Kenworthy, 109 Holly Ln, Beaufort, commented on the need for traffic studies to support new developments.

Old Business

1. Case# 22-13 Preliminary/Final Plat – 1791 Live Oak

Chair Neve opened old business and requested the applicant address the access agreement. Josh Johnson of Stroud Engineering stated that the ABC Board now officially owned the sliver of land between their property and Beaufort Springs, and Beaufort Storage and Beaufort Springs had agreed to add the ABC store property to their existing access easement agreement, and he had provided a letter of intent from the property owner that it would be executed upon subdivision approval.

Vice-Chair Merrill made a motion to approve the Preliminary/Final Plat for 1791 Live Oak contingent upon easement agreement being agreed to by all parties, provided to the Town, and a copy of the warranty deed also being provided to the Town. Member Meelheim made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

Mr. Garner stated that when the deed was recorded and the easement agreement signed, they would be emailed to the members of the Planning Board.

New Business

1. Preliminary Plat – Beau East Village Phases 2 & 3

Chair Neve opened new business and Mr. Garner explained that the applicant, Blue Treasure, wished to subdivide a 44.09-acre tract into 230 lots (162 single family & 68 townhome lots). These are the last two phases of development for the Planned Unit Development (PUD) for Blue Treasure/Beaufort East Village that was approved in June of 2015. In 2015 the Commissioners placed six conditions on the request, and the following conditions that are germane to Phases 2 & 3 have been addressed and are as follows:

1. Perform a traffic study as a precondition of the development of Beaufort East Village: This item has been completed and a presentation given at the August 29, 2016 Board of Commissioner Workshop.

6. Create 10-foot buffers on lots adjoining Freedom Park: A Type "A" Buffer is shown on landscaping sheets L1.2 & 1.3.

Mr. Garner further stated that in April of 2022 the Board of Commissioners, as part of a PUD amendment, required that a 10-foot buffer also be installed on lots adjoining Fairview Road. A Type “A” Buffer is shown on landscaping sheets L1.2 & 1.3.

Member Meelheim asked about the density of homes and possible issues with evacuation. Mr. Garner stated that originally there were only two points of ingress and egress but currently there were seven or eight points, and traffic impact analysis showed the projections were less than originally anticipated. Vice-Chair Merrill asked about connectivity with Jones Village and the impact on that existing neighborhood, higher density, and the lack of sidewalks.

Member Bowler asked how new development applications were measured against the Town’s existing infrastructure, specifically traffic, fire, police, and air quality. Mr. Garner stated that air quality was not typically measured but there was a consultant’s report on traffic impacts, and applications were fully reviewed by the pertinent department heads. Member Bowler then asked if the Board could request a 3rd party infrastructure study and Town Attorney Grady stated it could only be requested if it were in the ordinance.

Member LoPiccolo asked about the recreation fees paid by the developer and Mr. Garner responded that they had not paid as part of the original agreement as they would provide their own entertainment areas. Member Vreugdenhil asked if the entire PUD had less than six dwellings per acre, and if there was a PUD lifespan. Mr. Garner stated that the PUD had less than that number and there was no PUD lifespan but all revision requests were processed like a new special use permit, and this particular PUD had six or seven revisions which had provided that number of opportunities for improvement.

Member Merrill felt that the Board had been pressured into not requiring suggested changes, and Mr. Garner responded that some improvements had been made such as in April a dense buffer had been added. Member Vreugdenhil referred to Member Bowler’s concerns about infrastructure impacts and stated that even high-density residential developments had low hard infrastructure demands as compared to industrial developments. He further explained that the town had a multi-tiered review process and Mr. Meshaw, the town engineer, could not permit developments that exceeded the town’s current hard infrastructure capacity.

After further Board discussion, Don Mizelle and Joe Boyd of WithersRavenel addressed interconnectivity and stated that there were six access point in this phase and the traffic impact study was completed and had been reviewed and approved by DOT. Mr. Boyd addressed 3rd party studies and stated that there were checks and balances through permit and state approval and other permitting that was required.

Chair Neve suggested that the proposed Chinese Elm, Chinese Pistashe, and Swamp Oak trees in the landscape plan be exchanged for other trees native to the area.

Vice-Chair Merrill made a motion to table the Preliminary Plat for Beau East Village Phases 2 & 3 until the old traffic study had been reviewed, and Member Merrill made the second. Chair Neve took a vote that failed.

Voting yea: Vice-Chair Merrill, Member Meelheim

Voting nay: Chair Neve, Member Bowler, Member LoPiccolo, Member Vreugdenhil

Member Vreugdenhil made a motion to approve the Preliminary Plat for Beau East Village Phases 2 & 3 based on the previous approval of the PUD and the approved revision in May that slightly reduced the number of lots, and that the improvements are completed prior to selling lots. Member LoPiccolo made the second. Chair Neve took a vote that passed.

Voting yea: Chair Neve, Member Bowler, Member LoPiccolo, Member Vreugdenhil

Voting nay: Vice-Chair Merrill, Member Meelheim

Vice-Chair Merrill requested the original traffic impact study and Mr. Garner said that as it was 500-600 pages it would be emailed to the Board as a Dropbox link.

2. Final Plat – Salt Wynd Preserve Phase 1

Mr. Garner stated the applicant requesting subdividing a 37.06-acre tract into 47 single-family residential lots. The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling \$3,153,123.36, and recreation fee payment in the amount of \$5,527.20 is required prior to final plat recordation.

Mr. Meshaw stated the bond estimate as reviewed by the engineer of record was very conservative in favor of the town as the unit prices were on the upper end of the scale. Chair Neve asked if the development would meet the stormwater requirements if they did not use pervious materials, and Mr. Meshaw explained that the pervious limit was 12% and the pervious pavement helped to meet that requirement. Member LoPiccolo asked about the maintenance of the pervious roads, and Mr. Garner explained that as these were private roads the HOA was responsible and the Board could make maintenance a condition of approval. He further stated that all new Salt Wynd building permits would be required to include an engineer's report on stormwater management, and those permits would be reviewed by Mr. Meshaw.

Member Vreugdenhil clarified the town would maintain the water and sewer and the lift stations, and Mr. Garner agreed and further explained they would be dedicated to the town once they had passed inspection and that generator backup is required.

Mr. Johnson stated that once the developer exited, the HOA covenants required common areas, sidewalks, and roads, including yearly sweeping and vacuuming of pervious surfaces, be maintained by the HOA.

Member Vreugdenhil made a motion to approve the Final Plat for Salt Wynd Preserve Phase 1 based on the previous approval of the preliminary plat and the Town's acceptance of a bond according to an engineer's estimate to install improvements. Member Bowler made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

3. Preliminary Plat for Salt Wynd Preserve Phase 2

Mr. Garner stated that the applicant was applying to subdivide a 27.25-acre tract into 36 single-family lots and they had submitted an annexation application and sewer allocation for Phase 2, and the applicant's request for a variance regarding the length of a cul-de-sac had been denied by the Board of Commissioners.

A proposed 1685-foot reverse hammerhead cul-de-sac which will provide connectivity with a future street was discussed, and Fire Chief Tony Ray requested that the fire hydrant located at the end be moved to the front of the cul-de-sac to the intersection of lots 77 and 78.

Chair Neve asked if there would be pedestrian or bicycle access between Wild Lupine Point and Pearl West Drive, and Mr. Johnson stated that a pedestrian boardwalk was being discussed, and a driven-pile boardwalk was recommended by the Army Corps of Engineers.

Member Vreugdenhil requested that a walkway be shown on the future plan if the plat were approved.

Member LoPiccolo made a motion to approve the Preliminary Plat for Salt Wynd Preserve Phase 2 with the condition that a walkway be built between Wild Lupine Point and Pearl West Drive over the entire sanitary easement and Member Bowler made the second.

Chair Neve made the second and took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

Commission / Board Comments

Members Vreugdenhil thanked the applicant for reducing the density from the original proposal, and that they continue to evaluate construction traffic in and out of the development and promote safety for existing residents.

Member Bowler also thanked the applicant for listening to the Board's and public's suggestions, and there was the potential for being a model of a low-impact development.

Chair Neve and Member LoPiccolo thanked the staff for putting together the comprehensive packet with all

Staff Comments

Mr. Garner notified the Board of the following:

1. Upcoming meetings would contain rezoning, the property beside the Food Lion, parcel B at the Beaufort Club, and possible small subdivisions.
2. Possible upcoming Planning Board training.
3. Upcoming discussion of the status of the UDO.

Town Attorney Arey Grady discussed the Unified Development Ordinance project and Mr. Garner requested the Board compile their lists of requested updates to the policy.

Adjourn

Member Vreugdenhil made the motion to adjourn and Member LoPiccolo made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

Chair Neve then declared the meeting adjourned.

Ryan Neve, Chair

Laurel Anderson, Board Secretary