



## **Town of Beaufort, NC**

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### **Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, September 15<sup>th</sup>, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes**

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#### **Call to Order**

Chair Neve called the September 15<sup>th</sup>, 2025 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; Becky Bowler, Clark Patton

Members Absent: Vic Fasolino, Tammy Hunsucker, Jeff Vreugdenhil

A quorum was declared with four members present.

Town Staff Present: Kyle Garner, Planning Director; Mrs. Michelle Eitner, Town Planner; Mr. Arey Grady, Town Attorney; Ms. Laurel Anderson, Board Secretary

#### **Agenda Approval**

*Member Bowler made the motion to approve the agenda and Member Patton made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice-Chair Stanziale, Becky Bowler, Clark Patton*

#### **Minutes Approval**

1. PB Draft Minutes 061625

*Member Stanziale stated that he recalled 3" caliper trees being agreed upon when discussing the Beaufort Club agenda item and Chair Neve suggested tabling the minutes until staff could confirm. Member Stanziale made the motion to table the minutes until staff could review the recording and Chair Neve took a vote that was approved.*

*Voting yea: Chair Neve, Vice-Chair Stanziale, Becky Bowler, Clark Patton*

## Public Comment

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

## New Business

### 1. UDO Coastal Resilience Overlay District Draft

Town Planner Michelle Eitner introduced the Coastal Resilience Overlay District draft, noting it reflects the non-intensification zone set out in the land use plan, and introduced consultant Kelly Cousino from White Smith Cousino who provided a detailed presentation on the current draft.

Ms. Cousino reviewed how the project has progressed, noting the UDO Steering Committee had discussed the proposed overlay six times since March, with two community conversations in June and July, and a joint work session with the Board of Commissioners last month. She explained the revisions made since the joint work session:

1. Added a statement to the purpose section recognizing the downtown waterfront's designation as an urban waterfront under CAMA rules.
2. Noted that sea level rise would be as measured by NOAA.
3. Clarified language about district boundaries for the two subdistricts: CR-NIZ (non-intensification zone) and CR-M (moderate hazard).
4. Clarified that existing critical facilities in the NIZ may be renovated, repaired, or altered as long as improvements don't exceed 50%.
5. Reformatted impervious surface coverage standards into a table format for easier reading.

Ms. Cousino noted the draft would go to the Board of Commissioners on October 27th for their consensus before incorporation into the UDO. Additional UDO outreach is planned for October 7th at the town's National Night Out event, with the next steering committee meeting scheduled for October 20th.

Town Attorney Arey Grady explained the statutory context regarding a down-zoning prohibition enacted by the NC General Assembly in 2024 (Senate Bill 382). The legislation requires written consent from property owners for down-zoning, which impacts some provisions in the overlay district. He noted the assumption is that this law will likely be adjusted in a future legislative session, but if not, parts of the overlay district might need revision.

Vice-Chair Stanziale raised questions about federal and state lands in the NIZ and whether they would be exempt from the overlay district, specifically mentioning Pivers Island (federal land) and the Turner Street site owned by the Beaufort Housing Authority. He expressed concern that the overlay would prevent multifamily development on the housing authority property. Staff indicated they would research these specific properties to determine the impact.

Vice-Chair Stanziale also questioned why townhomes couldn't be allowed at a maximum density of five units per acre in the NIZ instead of limiting residential to single-family only. Chair Neve explained that allowing townhomes might lead to concentrating all units near the water in the most vulnerable areas, which would contradict the resilience goals of the ordinance.

The discussion continued with detailed questions about various sections of the draft:

1. Materials and permeability:
  - Vice-Chair Stanziale questioned designating #57 stone as pervious, stating that in his opinion it compacts and is not truly pervious when used for driveways or parking areas.
  - Staff explained they follow state designations for pervious materials but acknowledged practical concerns.
  - Vice-Chair Stanziale strongly opposed allowing #57 stone for parking lots in future UDO sections.

2. Shoreline buffer requirements:

- Vice-Chair Stanziale asked for clarification on specific planting requirements in the 20-foot buffer.
- Chair Neve expressed concerns about the requirement for three-inch caliper trees in salty environments, suggesting smaller trees might be more likely to survive.
- Member Bowler asked about requiring only native species in buffers, which Ms. Cousino confirmed is common in ecological buffer areas.

3. Invasive species removal:

- There was discussion about the language "discouraged" versus "prohibited" regarding heavy equipment use for vegetation removal.
- Several board members agreed the language needed to be more definitive, potentially implementing tree protection zones with specific fines for violations.
- Staff confirmed current ordinances include a \$500 per day fine for violations.

4. Utility lines and easements:

- Vice-Chair Stanziale questioned the "minimum width necessary" language for utility line penetrations, asking who would determine what is necessary.
- Staff explained that most utility lines through buffers would be perpendicular to the shoreline, typically for water and electric service to docks.

5. Low impact development:

- Vice-Chair Stanziale sought clarification on Low Impact Development (LID) requirements, confirming that developments must use at least two LID techniques to manage at least 50% of the site's peak flow.
- He also suggested adding incentives for capturing water for irrigation purposes.

Throughout the discussion, Ms. Cousino and staff made note of the board's concerns and suggestions for potential revisions before final adoption. They clarified that the shoreline management section is somewhat of a placeholder until the town develops a Marine Shoreline Management Plan, which is anticipated for 2027-2028.

### **Commission/Board Comments**

Board members thanked the staff and consulting team for their thorough preparation and for providing the agenda packet well in advance. They acknowledged the complexity of the material and expressed appreciation for everyone's hard work in making the process go smoothly. Chairman Neve encouraged public input on any niche cases where the new rules might create hardships for specific properties.

### **Staff Comments**

Mr. Garner asked the Board to stay engaged with the UDO and Mrs. Eitner gave a brief overview of the upcoming Community Conversations.

### **Adjourn**

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

*Voting yea: Chair Neve, Vice-Chair Stanziale, Becky Bowler, Clark Patton*

Chair Neve then declared the meeting adjourned at 7:12 p.m.

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Ryan Neve, Chair

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Laurel Anderson, Board Secretary

