



Town of Beaufort, NC

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Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, August 15, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair Neve called the August 15, 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.

Member Vreugdenhil arrived during the Minutes approval.

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

Agenda Approval

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

Vice-Chair Merrill 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

Minutes Approval

1. PB Draft Minutes for 7.18.22

Chair Neve asked if there were any changes to the Minutes from the July 18, 2022 meeting.

Vice-Chair Merrill made the motion to approve the minutes and 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

Public Comment

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

There were no requests to speak.

New Business

1. Preliminary Plat for Beau Coast Subdivision Phase IV

Chair Neve opened new business and Mr. Garner explained that the applicant, Blue Treasure, wished to subdivide their 23.55-acre tract into 36 single-family lots in a location off Avocet Drive. There are 5.65 acres of wetlands and 6.87 acres of open space. Turner Creek is to the north, Beau Coast Phase IIA is to the south, Beau Coast Phase IIB is to the east, and the Town of Beaufort Public Utilities site is to the west. This phase has been part of the Beau Coast master plan since 2008 and no changes have been made. There is access to town water and sewer and sewer allocation has been obtained. All plans have been reviewed by the town engineer and Public Safety personnel.

Joe Boyd of WithersRavenel spoke for the applicant. Member Meelheim asked what the highest point was for the roads, and if all the trees would be cut down. Mr. Boyd stated that most roads would be at seven feet and the lowest point would be around 6.5 feet, and that trees would only be cut to grade the road and other select cuts on the lots.

Member Merrill asked if the builders were responsible for managing runoff and silt and Member Bowler asked how that was monitored. Mr. Boyd stated that the individual builders are responsible for the management of runoff, which will be monitored through permitting. During the building process basins with skimmers are utilized which are converted into grass swales after full stabilization and completion of the roadway.

Member Vreugdenhil asked where the open space would be located, and Mr. Boyd stated that it was near Freedom Park and the wastewater treatment plant. Member Bowler asked where the brownfield site was and if that area was disclosed to potential buyers. Mr. Boyd explained that the site was not directly adjacent to Phase IV, and Mr. Blackley stated that area had been through all studies and eventually would be cleared, capped, and made into a grass field. He also stated that the brownfield site information was disclosed in the lot contracts.

Member LoPiccolo asked about Lot 209 and Mr. Boyd explained that Lots 209 and 210 are in the non-jurisdictional wetlands zone, which can be built upon. Chair Neve enquired about lots 234 and 235 and Mr. Boyd stated that the buildable area on the lots is outlined in red, and if the homeowner wishes to build outside that line a CAMA Minor Permit would be required. Member Meelheim asked how the shoreline in that area would be stabilized, and Mr. Boyd explained that it would not be impacted, and the natural shoreline would be left as is. The wetlands in the area of environmental concern would be protected and any type of building or dock would require a permit.

Chair Neve enquired about sidewalk installation and Mr. Blackley explained that the builders would be responsible for sidewalks as homes were built, and they would be ADA compliant.

Vice-Chair Merrill asked about homes being built in a flood zone and Mr. Boyd stated that FEMA regulates the flood elevations and the town has a 1' freeboard requirement for any new homes being constructed.

Member LoPiccolo asked if the developers had considered further possible improvements for the town. Mr. Blackley stated that they had most recently spent \$550,000 on the town's wastewater treatment plant, and \$35,000 for a fence around the plant. For the county, Freedom Park was also going to receive \$356,000 which would include road paving, a dog park, and a disc golf course.

Member Vreugdenhil made a motion to approve the Preliminary Plat for Beau Coast Subdivision Phase IV and Member LoPiccolo 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 Meelheim and Vreugdenhil thanked the staff for the agenda packet.

Staff Comments

Mr. Garner notified the Board of the following:

1. The next month's meeting already had a few items, so be prepared for a lengthy meeting
2. The road improvement at Mulberry, Live Oak, and Lennoxville intersection had been funded
3. The roundabout project at the intersection of Hwy 101 and Live Oak and the corridor to Olga Road had been funded \$58.6 million to include safety and access management controls
4. In total, Beaufort had received \$63.8 million in transportation improvements
5. Town staff had worked diligently to obtain the funding over the course of many years

Adjourn

Member Vreugdenhil made the motion to adjourn and 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

Chair Neve then declared the meeting adjourned.

Ryan Neve, Chair

Laurel Anderson, Board Secretary