



## **Town of Beaufort, NC**

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### **Town of Beaufort Board of Commissioners Regular Meeting 6:00 PM Monday, June 14, 2021 - Virtual Minutes - Approved**

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#### **Call to Order**

Mayor Newton called the meeting to order.

#### **Roll Call**

Mayor Newton called roll and declared a quorum present for the meeting.

#### **PRESENT**

Mayor Everette Newton

Commissioner Sharon Harker

Commissioner Charles McDonald

Commissioner Ann Carter

Commissioner Marianna Hollinshed

Commissioner John Hagle

#### **Agenda Approval**

Commissioner Hagle made motion to amend the agenda by removing the Closed Session and then approve. Motion carried unanimously.

#### **Public Comment**

Logan Louis, 900 Cedar Street, Beaufort, NC, spoke to the Board about inclusionary housing.

#### **Presentations**

1. Presentation of North Carolina League of Municipalities (NCLM) Law Enforcement Risk Review to the Beaufort Police Department - Mathew Selves recognized the Beaufort Police Department for completing the North Carolina Leagues law enforcement Risk Management Review and further explained what the risk review involves.

## Manager Report

Town Manager John Day gave an update on the house adjacent to 400 Pollock St. indicating a parking plan for the property is in the works, a consultant has been hired to handle the National Register of Historic Places. NC DOT project on Cedar Street began last week is expected to take about six months. Flooding on Meeting Street continues, Town Engineer Greg Meshaw will present further flood mitigation measures for consideration

Commissioner Hollinshed asked on the status of the right of way in the area of the future Cedar Street Park. Day updated the board that the Town is waiting on paving and agreements with NCDOT.

Commissioner McDonald asked about the plans for the Goddette property. Day said the PNC is attempting to sell the property and it has been shown 8 times.

No further questions from commissioners.

## Items of Consent – Approved Unanimously

1. Minutes
2. FY 2021 Budget Amendment No. 11
3. 2022 Triathlon

## Public Hearing

1. Voluntary Annexation Request - 186 Chadwick Road (Alan Scibal) voluntary annexation request for .681 acres

Commissioner Hagle motion to open Public Hearing – Approved Unanimously

No comments.

Public Hearing was closed.

Commissioner Hagle made a motion to approve the ordinance to extend the corporate limits of the Town of Beaufort in Carteret County, North Carolina for this lot.

Motion passed unanimously.

2. Voluntary Annexation Request - 190 Chadwick Road - (Sharon Eck)  
190 Chadwick Road. This is for .523 acres of land. Town Clerk Allen Coleman explained this is similar to the last annexation request. This property is zoned residential is contiguous, and it's located right beside the other one.

Commissioner Harker motion to open Public Hearing – Approved Unanimously

No comments.

Public Hearing was closed.

Commissioner Hollinshed made a motion to approve as presented.

Motion passed unanimously.

3. Modify/Revise the Existing Planned Unit Development (PUD) for Front Street Village; Case No. 21-16

Planning Director Kyle Garner presented the item and explained that the applicant wishes to modify the following standards from their 2008 approval. Those requested changes are as follows:

- The owner is requesting a zoning change from B-3 to R-8 for the expansion of the single-family residential lots. The B-3 zoning originally included in portions of Phases II & III of the site which included parking and is now proposed as single family residential.

- The owner is requesting a reduction in the overall parking spaces to 398. The original PUD approved in 2008 included 631 spaces. This is a reduction of 233 parking spaces.
- The owner is requesting a reduction in the overall number of resort dwellings. If approved there will only be seven (7) resort dwellings that are developed on the south side of Lennoxville Road. The approved PUD included 202 resort dwellings. This is a reduction of 195 resort dwellings.
- The owner is requesting an expansion of the original eleven single family lots to a proposed thirty-four (34) single family lots, an increase of twenty-three (23) lots that were approved in the original 2008 PUD. At the May 24th workshop staff and the applicant were requested to provide a map/exhibit showing clearer area proposed to be rezoned. A map/exhibit is now included and is labeled as "Attachment C" and identifies the proposed area of rezoning.

Garner answered questions from the Commissioners.

Commissioner Hagle: The total number of parking spaces also include some parking spaces on the south side that are already established. Is that right.

Kyle Garner: Yes, sir. That is correct.

Hagle: The downstream has been looked at and can carry an additional load without problems.

Garner: it's still being reviewed.

Commissioner McDonald: In the onset of this, the developer had requested to build over 300 homes, and he ended up building How many? Seven of the 300

Garner: 7 of the 202

McDonald: Did they have to pay anything down to get started as far as taxes or anything?

Garner: There was a contribution to the expansion of the sewer plant, which the applicant has had in vouchers for a sewer allocation for their projects.

McDonald: I was under the impression that when a person came to develop a piece of property that was X amount of dollars that he was he would be charged he or she would be charged in order to get certain permit. Is that still procedure?

Garner: Yes, sir, in order for building permits, but of the 195 units, they have not applied for one of those building permits.

Commissioner Carter: Is there adequate parking for the space that they're changing?

Garner: Yes

Commissioner Harker made motion to open public hearing and passed unanimously.

Scott Saylor, of 113 Lennoxville Road: "Number one, I had a question for Mr. Oliver about the building, or a building next to the parking lot. And he's explained to me just this afternoon, it was kind enough to return my call on short notice that the building is for Transportation Center. And we chatted about that. Number two, the original site plan showed a golf cart tunnel under Lennoxville Road, and it's not in this plan. I've asked him about that. And it sounds like it's not feasible. It has some other issues associated with it. But it raises really a second question or another question about transportation and traffic and particularly pedestrian traffic and safety in the areas along Lennoxville Road. If you've been out there much, you know that there's a fair amount of traffic because of the hotel and the boat ramp together. And more development, BeauCoast and others. And it's steadily increasing. And there haven't been any transportation improvements at all to Lennoxville Road. I do know that DOT is currently planning or is already starting to repave. Finally, and maybe adding a turn lane in there. But that's not going to solve it. In my view, I think that you're going to have increasing pressure on that roadway. Related to that, and not for tonight's hearing. I know but we all know that the property at Atlantic Veneer is going to change hands eventually will be developed in some fashion. And what we have now, at

least from my point of view, is you have a long sort of private driveway serving all that facility. And that's Lennoxville Road. It's really functioning as a long private driveway. There are buses that pull over their golf carts, people walking, the sidewalks aren't connected, and I've talked about the sidewalk connection problem. The other thing is that with the tax base increasing out there, I just don't see the town making investments in transportation improvements that we might like to see. We're part of the ETJ in Beaufort, and those are my concerns.”

Motion was made to close the Public Hearing. Motion passed unanimously.

Commissioner Hagle made a motion to approve as presented. Motion passed unanimously.

### **Items for Discussion and Consideration**

1. FY 2022 Budget Adoption – Town Manager presented the FY 2022 Budget for approval. Commissioner Hagle made a Motion to approve as presented. Motion carried unanimously.
2. Site Plan for East Port II Apartments and Sewer Allocation Request; Case No 21-14 – Planning Director Kyle Garner said the applicant wishes to construct three Multi-family buildings that will contain 48 total units and a total square footage of 31,948 square feet and use approximately 13,920 gallons per day of sewer allocation. Commissioner Harker made a motion to approve as presented. Motion carried unanimously
3. Dining on the Docks - Sip & Stroll – Parks & Events Coordinator Rachel Johnson presented a request from Beaufort Food & Wine to host a Sip and Stroll event on Thursday, Oct. 7, 2021 in the West parking lot. The applicant requested the parking lot be closed starting on Oct. 6 and ending on Oct. 9, an alcohol waiver, use of electricity and trash services. Commissioner Harker approved as presented. Motion carried unanimously
3. Appointment to the Volunteer Historic Preservation Commission (HPC)  
Commissioner Carter made motion to open nominations and passed unanimously.  
Commissioner Carter nominated Bradley Hedrick.  
Commissioner Hagel nominated Mr. Huckabee.  
Commissioner Harker makes motion to close nominations. Go down roster for vote.  
Hagle: Huckabee  
Hollinshed: Huckabee  
McDonald: Huckabee  
Carter: Hedrick  
Harker: Huckabee  
  
Huckabee is the nominee with a 4-1 vote.
4. Appointments to the Volunteer Beaufort Harbor and Waterways Master Plan Advisory Committee  
Hagle: Mr. Bishop, Mr. Davis, Mr. Doubleday, Mr. Fasolino, Gillikin, Sanders, Sutton, Townsend  
Hollinshed: Bishop, Doubleday, Fasolino, Oliver, Poling, Sanders, Sutton, Townsend  
McDonald: No nominations  
Carter: Bishop, Davis, Evans, Fasolino, Oliver, Sanders, Sutton, Townsend  
Harker: Davis, Doubleday, Fasolino, Oliver, poling, sanders, Sutton, Townsend  
Mayor Newton: Bishop, Cotton, Fasolino, Gillikin, Harvey, Neve, Paul, Townsend

Town Clerk: Consensus on Bishop, Davis, Doubleday, Fasolino, Oliver, Sanders, Sutton, and Townsend.

All Commissioners: Yea

Town Clerk: We also need to appoint a commissioner ex officio member.

Commissioner Harker made a motion to open nominations and the motion opened unanimously.

All commissioners nominate Ann Carter.

Commissioner McDonald makes motion to close nominations and motion closed unanimously.

All Commissioners: Yea

Ann Carter voted in unanimously.

### **Mayor/Commissioner Comments**

Commissioner Hagel: Thanks all applicants that submitted for the HPC and Harbor committee. Thanks everyone at the town and on committees for all hard work.

Commissioner Hollinshed: Thanks all applicants that submitted for the HPC and Harbor committee. Suggest returning to in person meetings in July. Suggests discussing evaluation process to begin in July.

Commissioner McDonald: No Comments

Commissioner Carter: Thanks all applicants and thanks to the fire department.

Commissioner Harker: Thanks Chief Burdette and staff. Thank the staff, the citizens, and our commissioners for going through this rigorous budget every year, we are always presented with some challenges that we seem to overcome in order to best serve our citizens.

### **Adjourn**

Commissioner Harker motion made to adjourn. Motion passed unanimously.

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Mayor, Everette Newton

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Deputy Clerk, Rachel Johnson