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 UDO Steering Committee Meeting
10:00 AM Tuesday, July 22, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Monthly Meeting

Call to Order

Minutes Approval

1. UDO Steering Committee Draft Minutes 6.20.25

Items for Discussion and Consideration

1. Decision Points - Coastal Resilience Overlay District Preliminary Discussion Draft

Adjourn

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Town of Beaufort UDO Steering Committee Meeting
10:00 AM Friday, June 20, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Planner Eitner called the meeting to order at 10:00am. Those in attendance were Paula Gillikin, Commissioner (UDO Steering Committee Member), Jeremy Ganey, Building Inspector/Floodplain Administrator (Town Staff), Ryan Neve, Planning Board Chairman (UDO Steering Committee Member), Vic Fasolino, Planning Board Member (UDO Steering Committee Member), Kelly Cousino, White Smith Cousino (UDO Consultant), Tyson Smith, White Smith Cousino (UDO Consultant), Kyle Garner, Planning Director (Town Staff), Jeremy Ganey, Building Inspector (Town Staff), and Michelle Eitner, Planner (Town Staff). There were several members of the public in the audience to observe the meeting.

Minutes Approval

The UDO Steering Committee meeting minutes from April 16, 2025 were approved by consensus without any changes.

Items for Discussion and Consideration

1. Preliminary Discussion Draft - Coastal Resilience Overlay District

   The consultant first reviewed the premise of the project and what is included in creation of Beaufort's UDO. A brief presentation was given regarding Senate Bill 382 and its potential effects. The consultant and staff have proposed to continue the project as originally planned with the understanding that the statutes will likely be amended (repealed, revised, or clarified) before adoption of the UDO in 2027.

   Presentation and discussion was held regarding the proposed Coastal Resilience Overlay District and impervious coverage limitation standards, shoreline buffers and management, low impact development, stormwater retrofits, and increased construction standards.

   The remainder of the schedule was reviewed for the rest of Module One, including outreach events.

Adjourn

The meeting adjourned by consensus at about 12:45pm.

_____
_____ Committee Staff – Approved _____

Impervious Surface Analysis

UDO Steering Committee Supplemental Information | July 14, 2025

Summary Memo

Generally

Prepared at the request of the Steering Committee to better evaluate proposed lot coverage regulation, the intention of the analysis is to better understand and visualize lot coverage conditions for various lot sizes, use types, and geographic areas within the town and ETJ. It is not intended to be an exhaustive study of typical lot coverage percentages within the town. The analysis includes a small sample size (31 lots) and compares different lot conditions – the analysis should not be considered a measurement of typical conditions or as statistically significant.

- Analysis of 31 lots with aerial imaging of the lot taken from the Carteret County GIS and impervious area highlighted to visually call attention to lot coverage.
- Lots reflect different conditions, including those within and outside the proposed Coastal Resilience zoning overlay (or NIZ and Shaded-X areas).
- The lot sizes and impervious surface calculations are approximate.
- Findings summarized in the slides are representative of trends within the 31 example lots but should not be extrapolated to the town as a whole.

Regulatory Approach Alternatives

Steering Committee members also asked about alternative approaches to regulating impervious surface and lot coverage. Using the 31 examples gathered as part of this analysis, our team looked at the effect each approach would have on lot coverage calculations. The slides provide an initial visualization of these approaches. Once the committee provides direction, additional research of existing lot coverage and lot sizes - in and outside of the proposed overlay zone - and precedents from other coastal communities are needed to refine the regulatory approach. The three approaches covered in the analysis include:

- Exempting the first 2,500 sf of impervious area
    - Alternatively, exempting existing impervious surfaces from lot coverage regulation may be a different approach
    - 1,708 sf may be a more appropriate exemption number based on the Town's analysis of typical impervious surface on single-family residential lots
- Lot Coverage by Lot Size
- Lot Coverage by Use

Town of Beaufort, NC
Unified Development Ordinance

Impervious Surface Coverage Analysis

July 2025

WSC
White Smith Cousino
Planning | Codes | Design

TOWN OF BEAUFORT
NORTH CAROLINA
4

BEAUFORT NC
UNIFIED DEVELOPMENT ORDINANCE

Summary

Residential

- 18 lots
- Uses:
  - Single-family
  - Two-family
  - Townhouse
  - Multi-family
- Impervious surface coverage range: 5.31% to 76.92%

Non-Residential

- 13 lots
- Uses:
  - General commercial (retail, service, office)
  - Institutional
  - Industrial
- Impervious surface coverage range: 4.52% to 100%

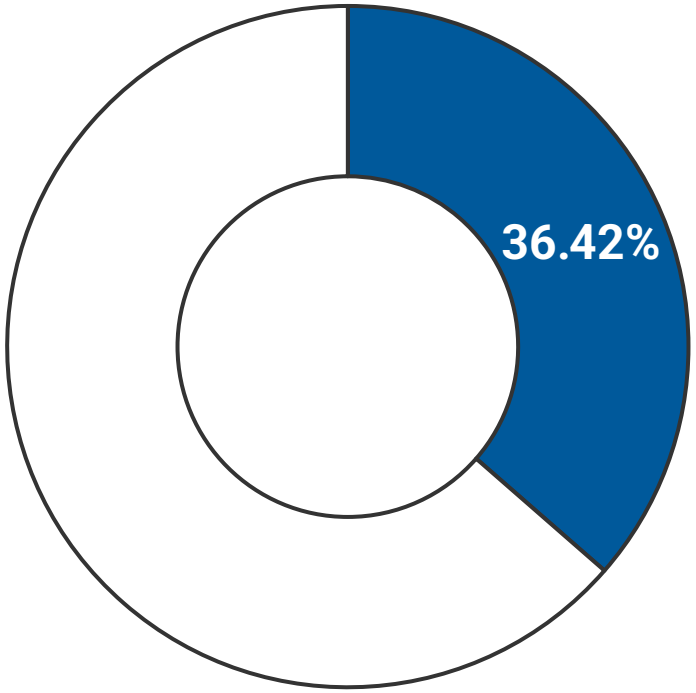
Summary *cont'd*

	CR-NIZ	CR-M	Split (CR-NIZ & CR-M)*	Outside CR-O
Residential	5 lots	6 lots	1 lot	6 lots
Non-Residential	1 lot	7 lots	2 lots	3 lots

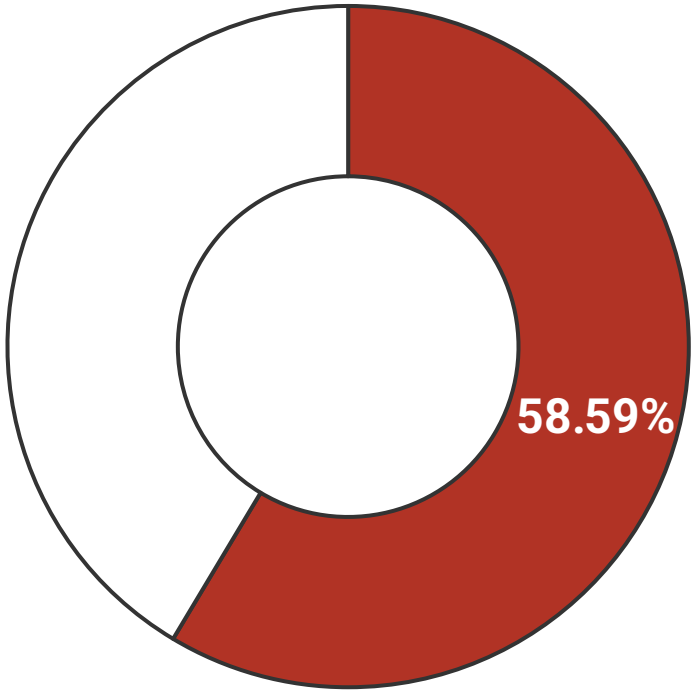
* The impervious surface coverage of the split lots are counted in the averages for both CR-NIZ and CR-M.

Average Impervious Surface Coverage: Residential vs. Non-Residential

Residential Average (18 lots)

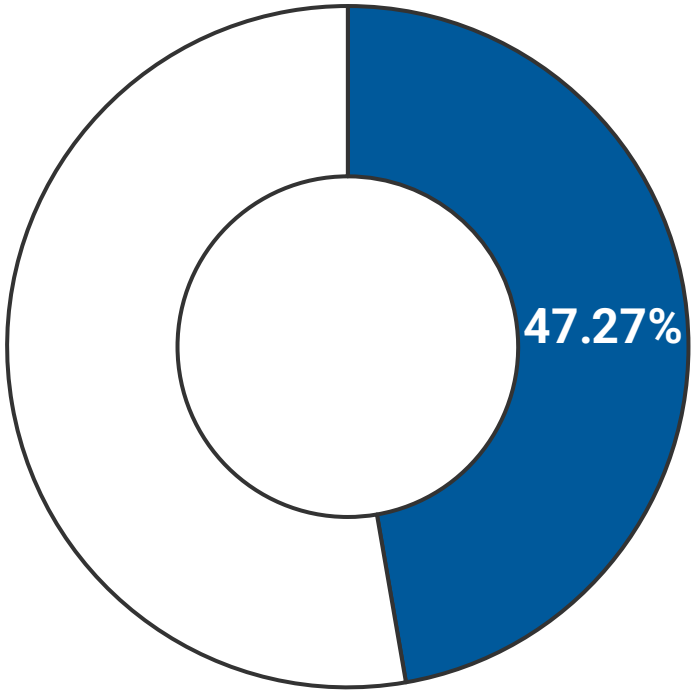


Non-Residential Average (13 lots)

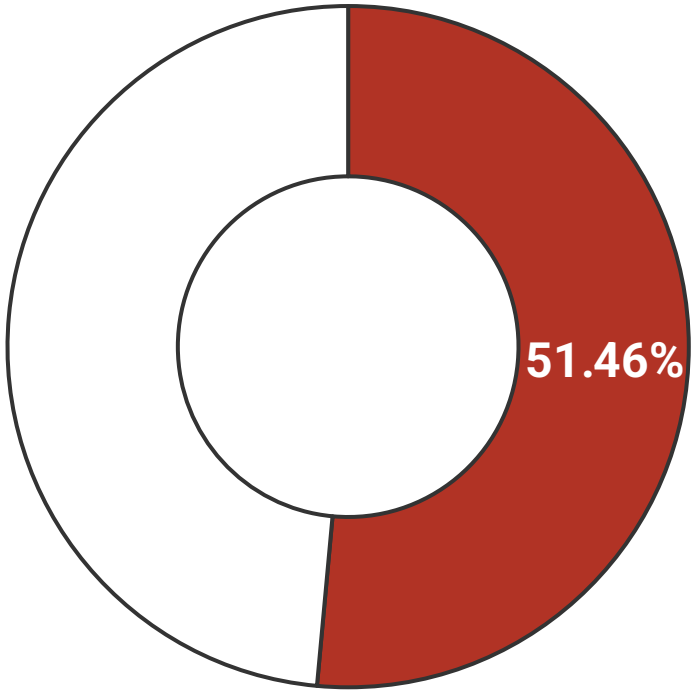


Average Impervious Surface Coverage: CR-NIZ vs. CR-M

CR-NIZ Average (9 lots)

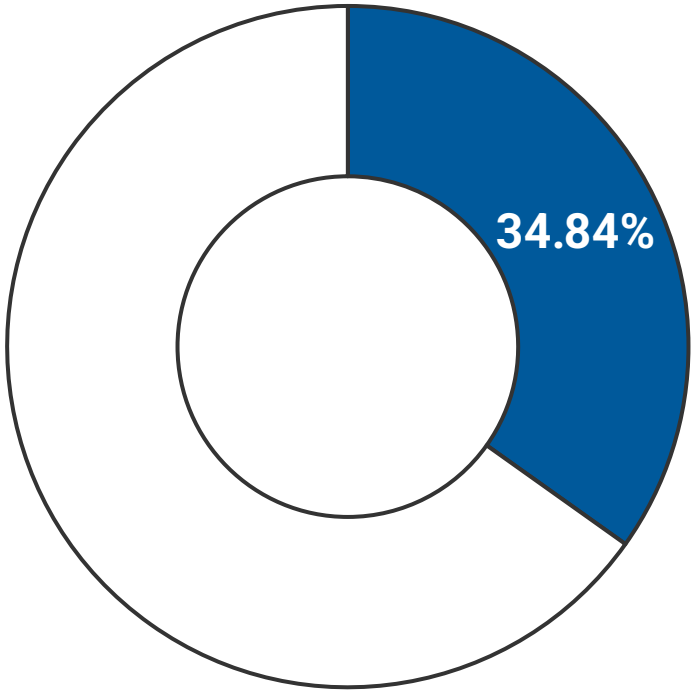


CR-M Average (15 lots)

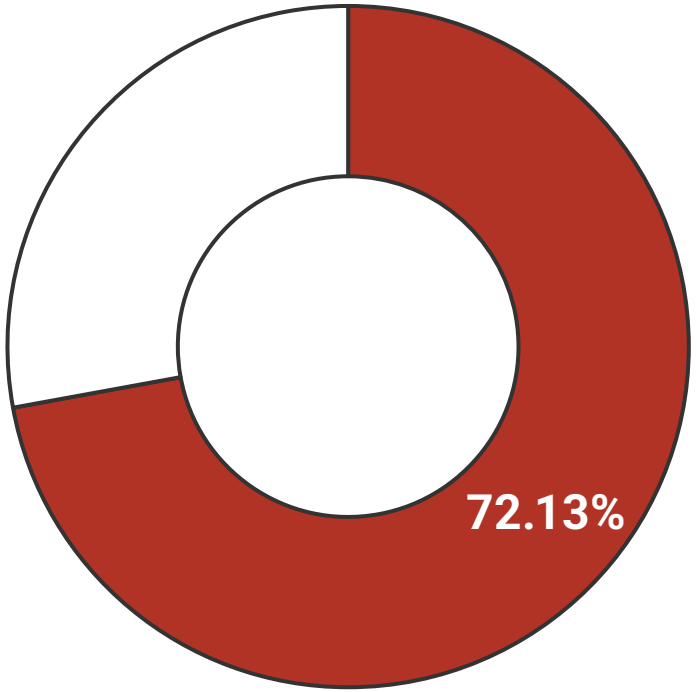


Average Impervious Surface Coverage: CR-NIZ Residential vs. CR-NIZ Non-Residential

CR-NIZ Residential Average (6 lots)

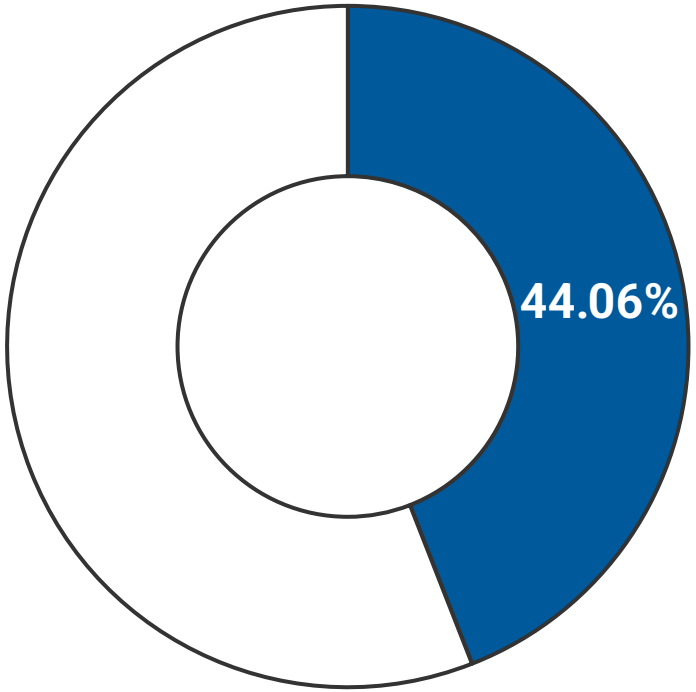


CR-NIZ Non-Residential Average (3 lots)

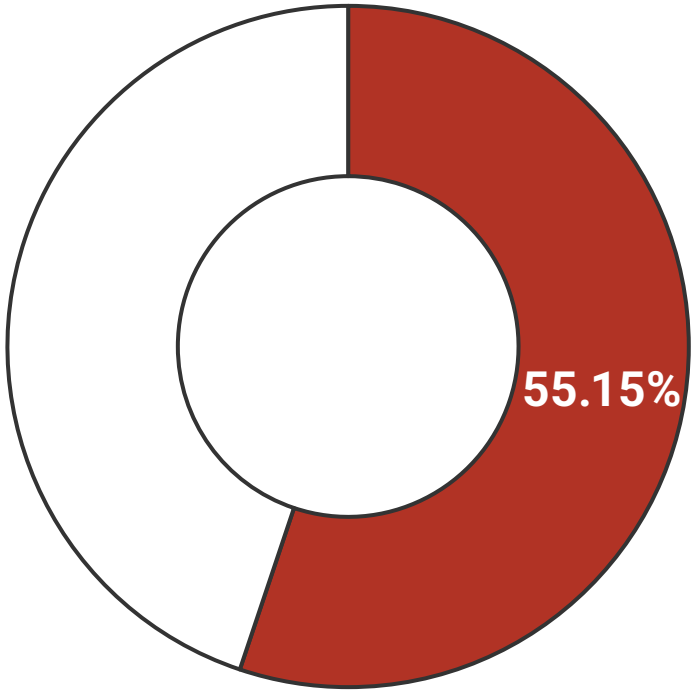


Average Impervious Surface Coverage: CR-M Residential vs. CR-M Non-Residential

CR-M Residential Average (7 lots)



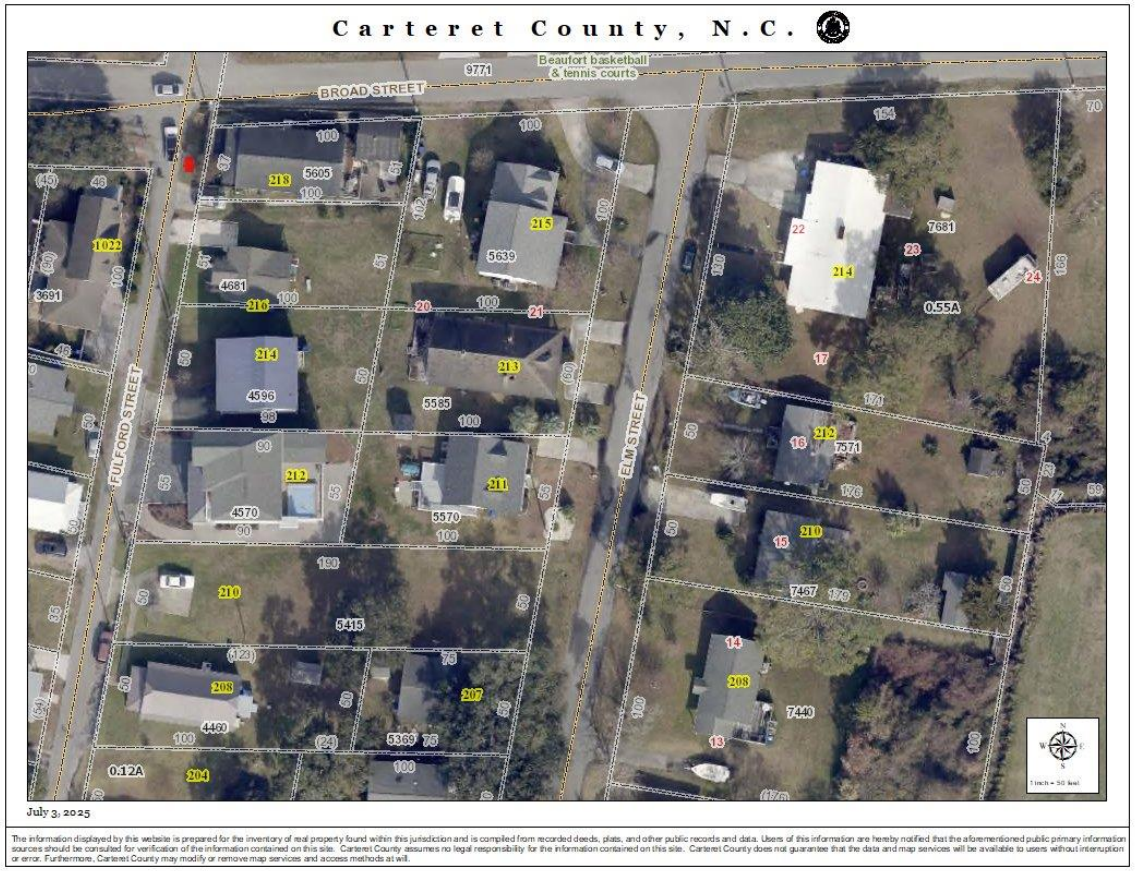
CR-M Non-Residential Average (9 lots)



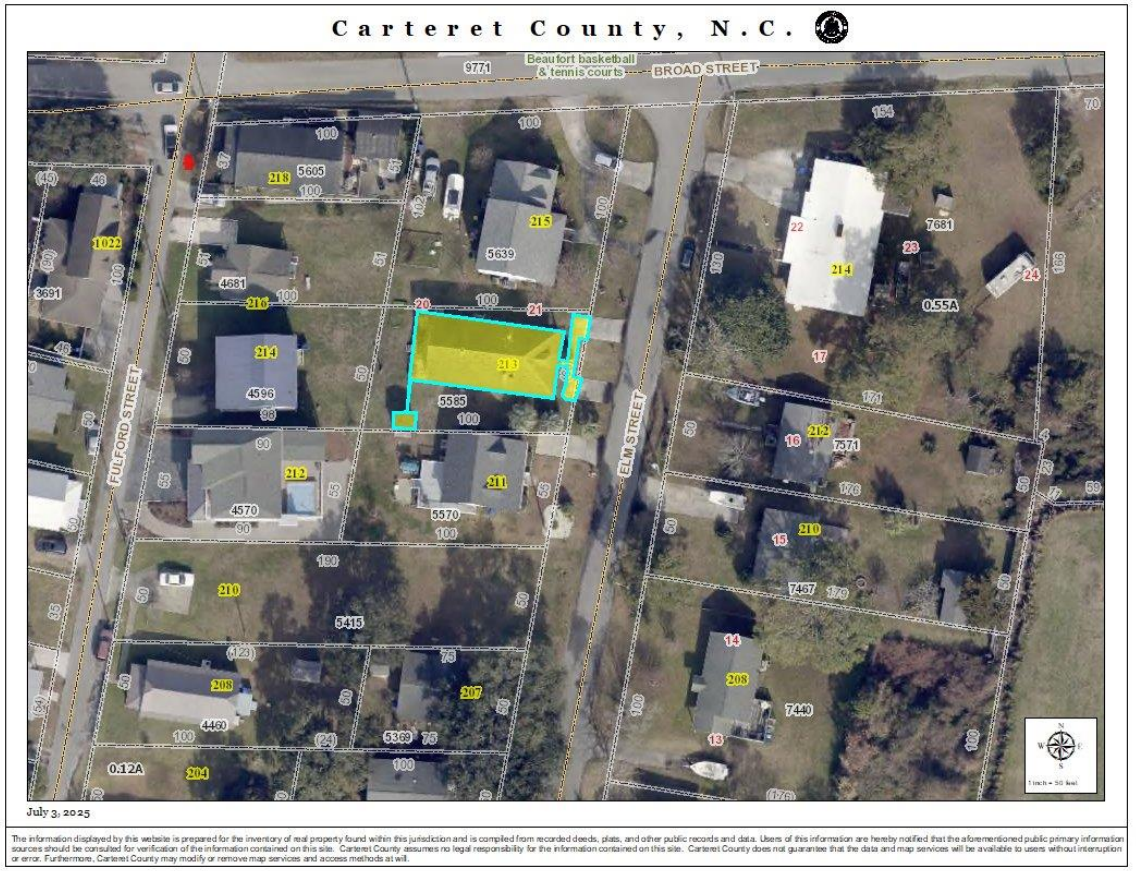
Residential Lots

- In order of lot size

213 Elm Street

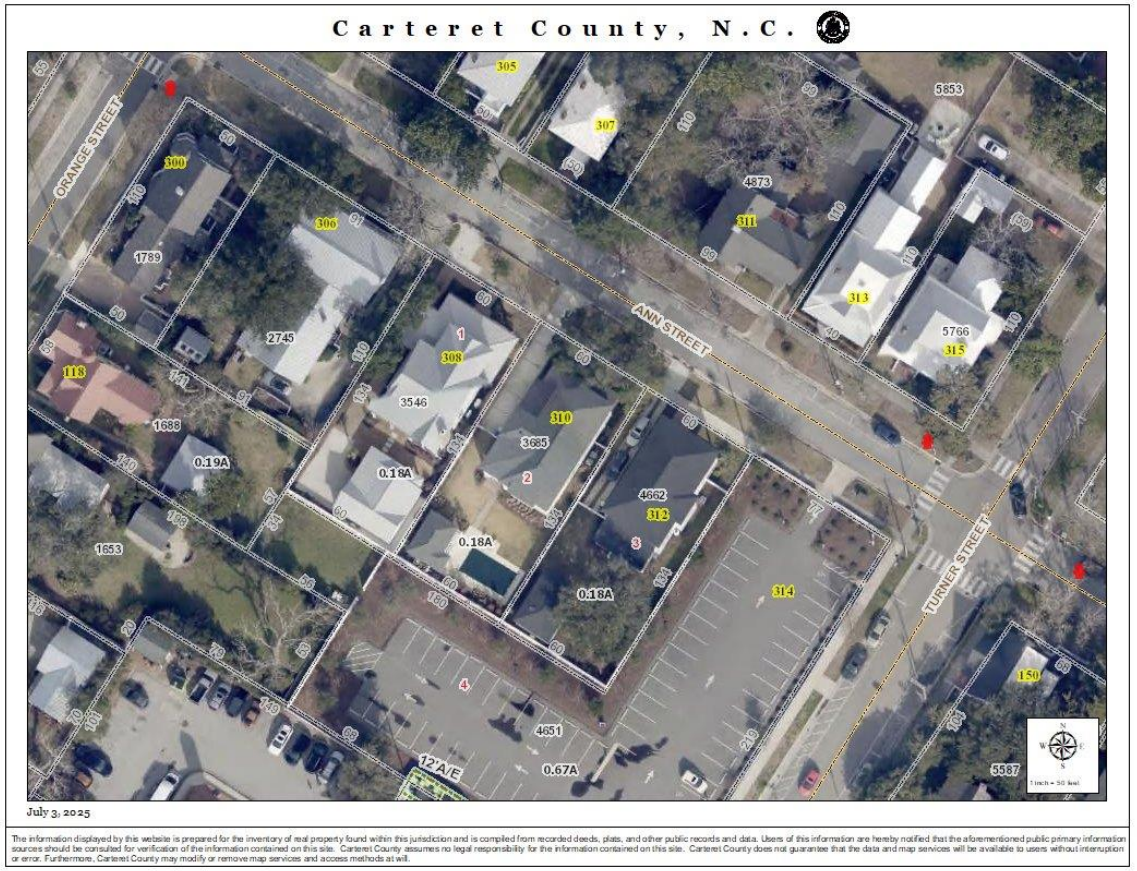


Lot area = 5,812 sf

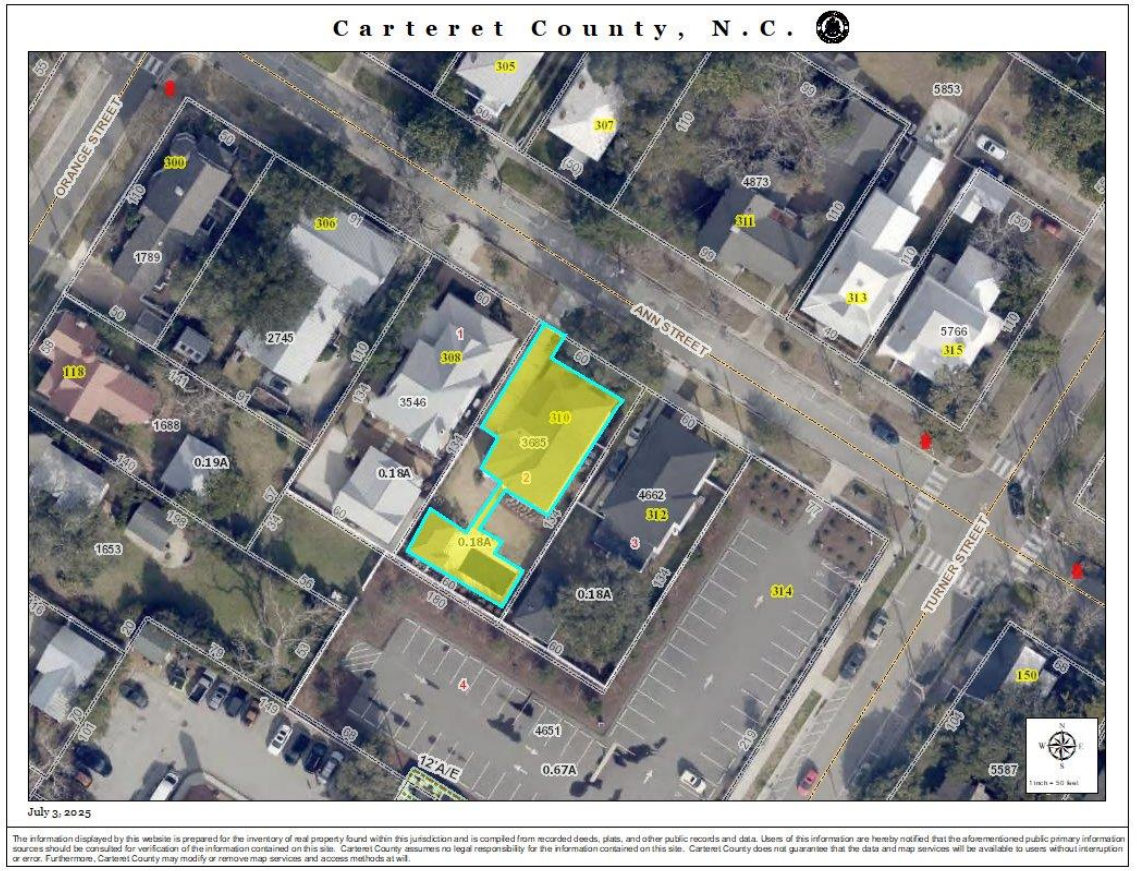


Approximate impervious surface coverage = 42%

310 Ann Street (CR-M)



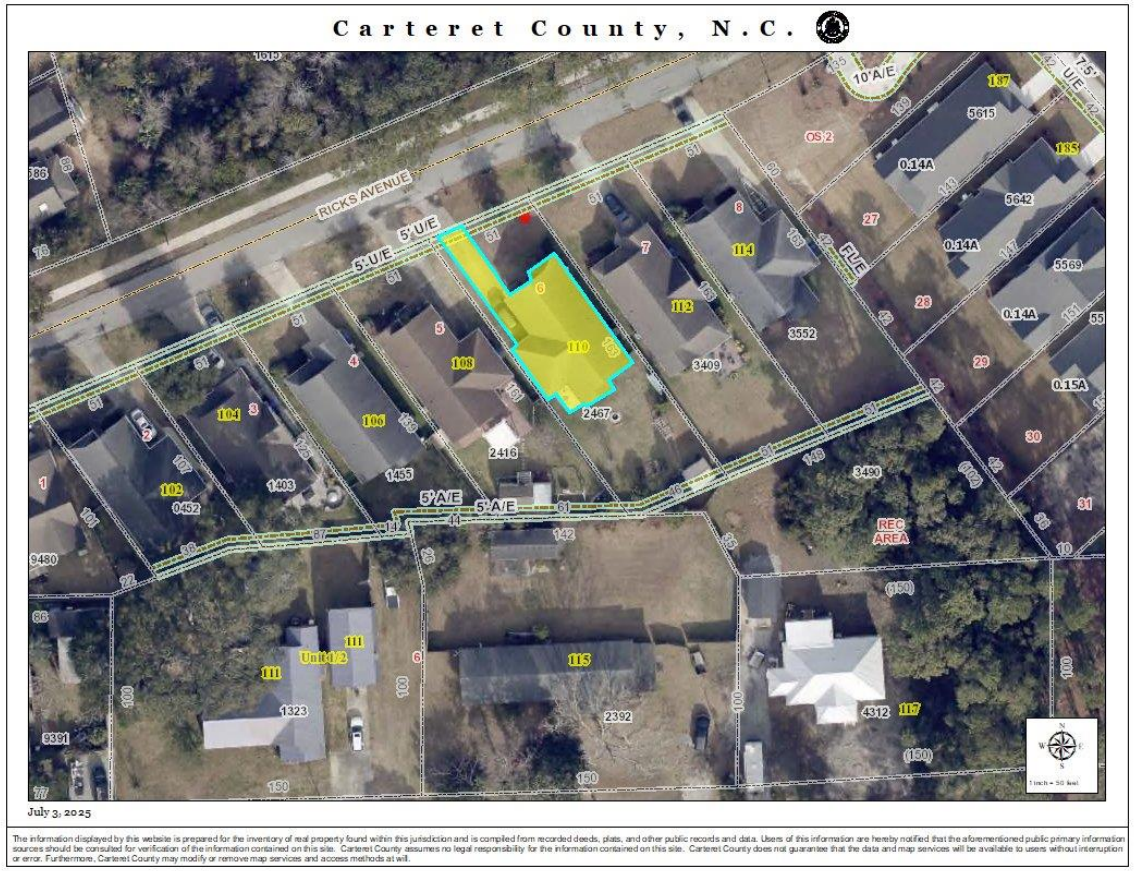
Lot area = 8,174 sf



Approximate impervious surface coverage = 55%

110 Ricks Avenue (CR-M)

Lot area = 8,333 sf



Approximate impervious surface coverage = 38%

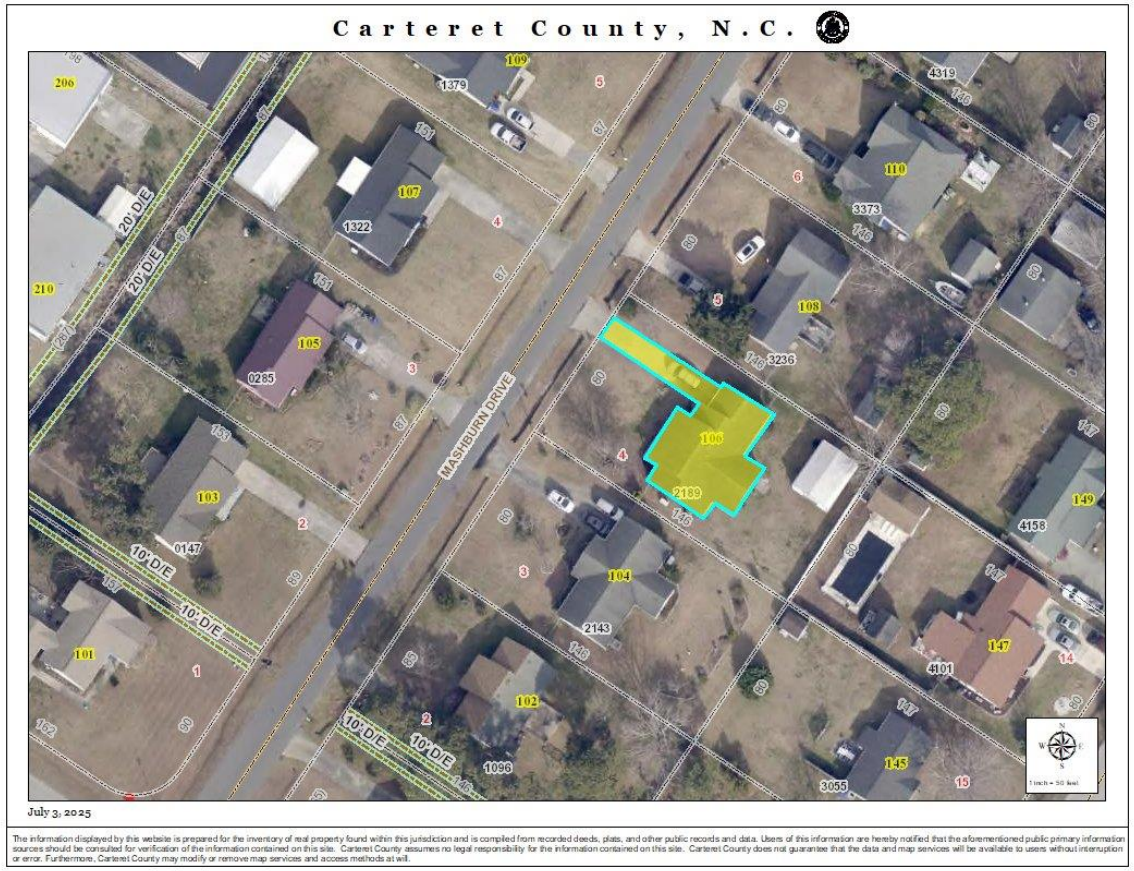
203 Pollock Street (CR-M)

Lot area = 10,890 sf

Approximate impervious surface coverage = 35%

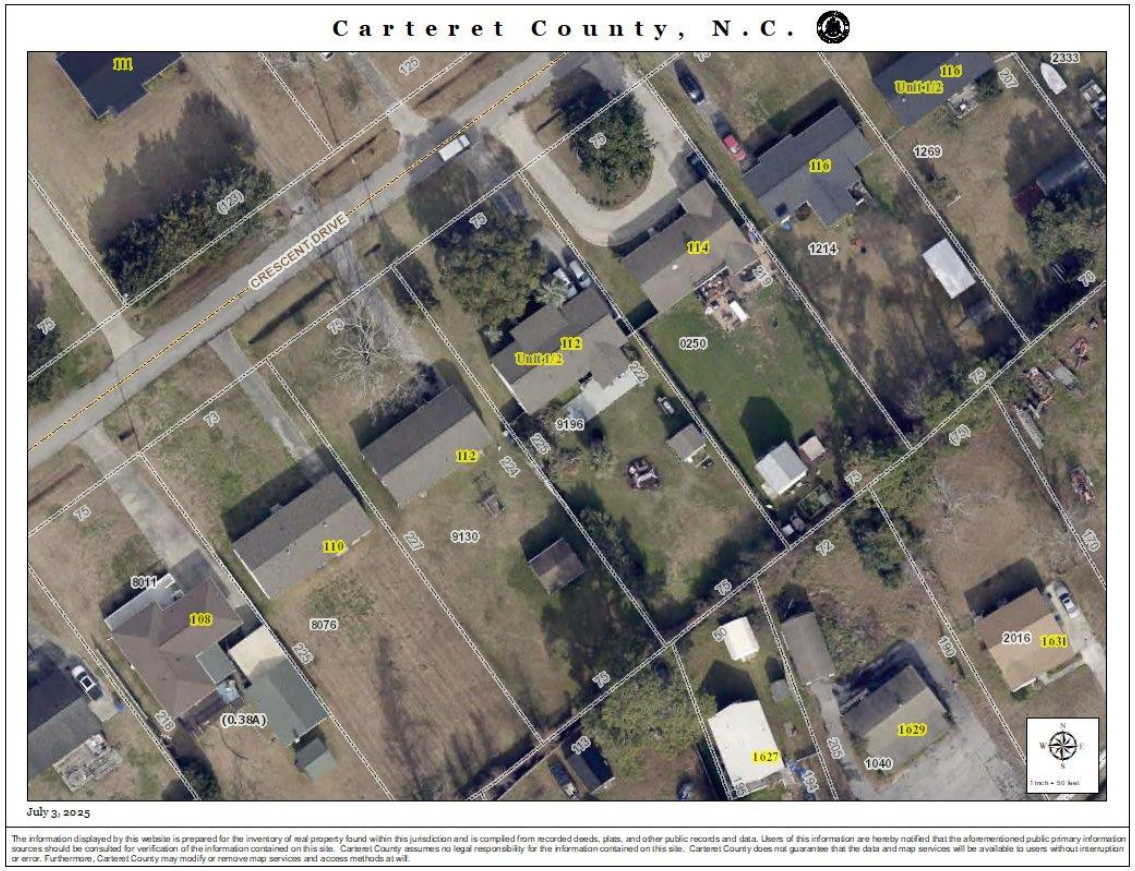
106 Mashburn Drive (CR-M)

Lot area = 11,762 sf

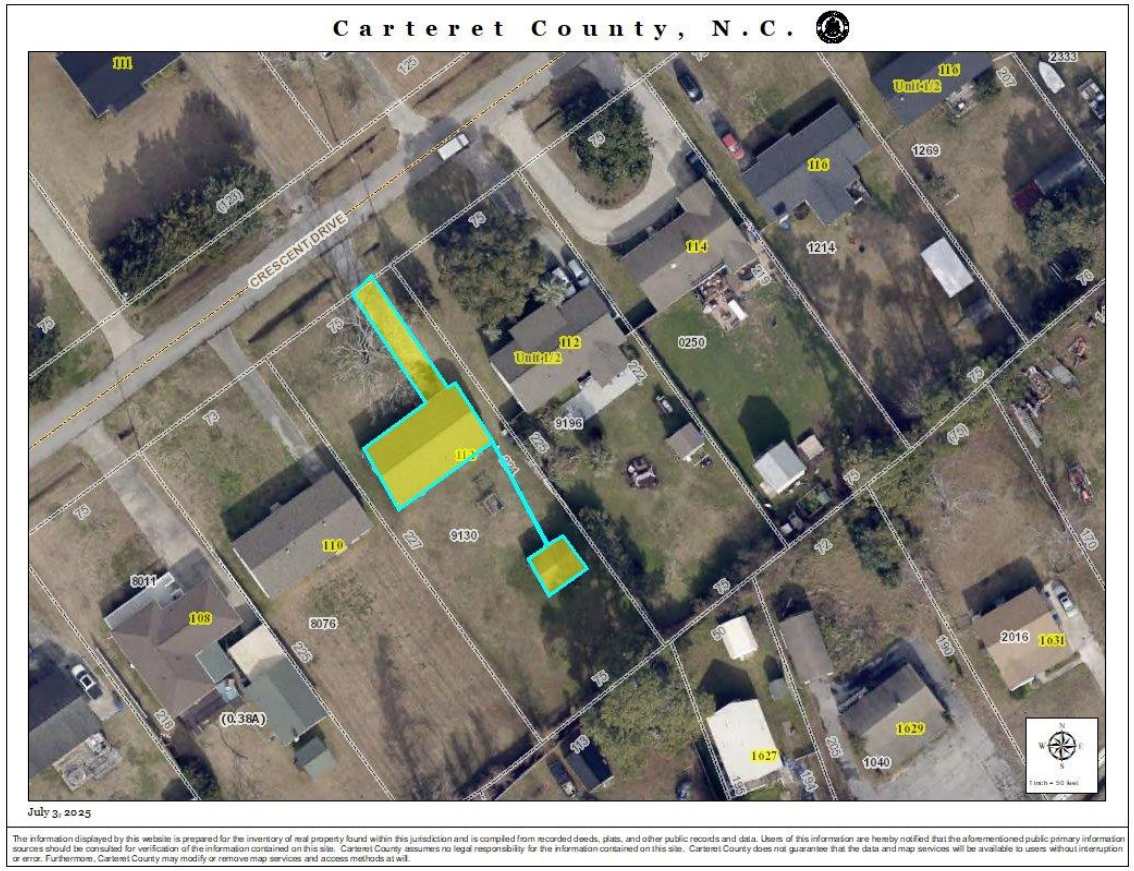


Approximate impervious surface coverage (including accessory building) = 32%

112 Crescent Drive (CR-M)



Lot area = 16,755 sf



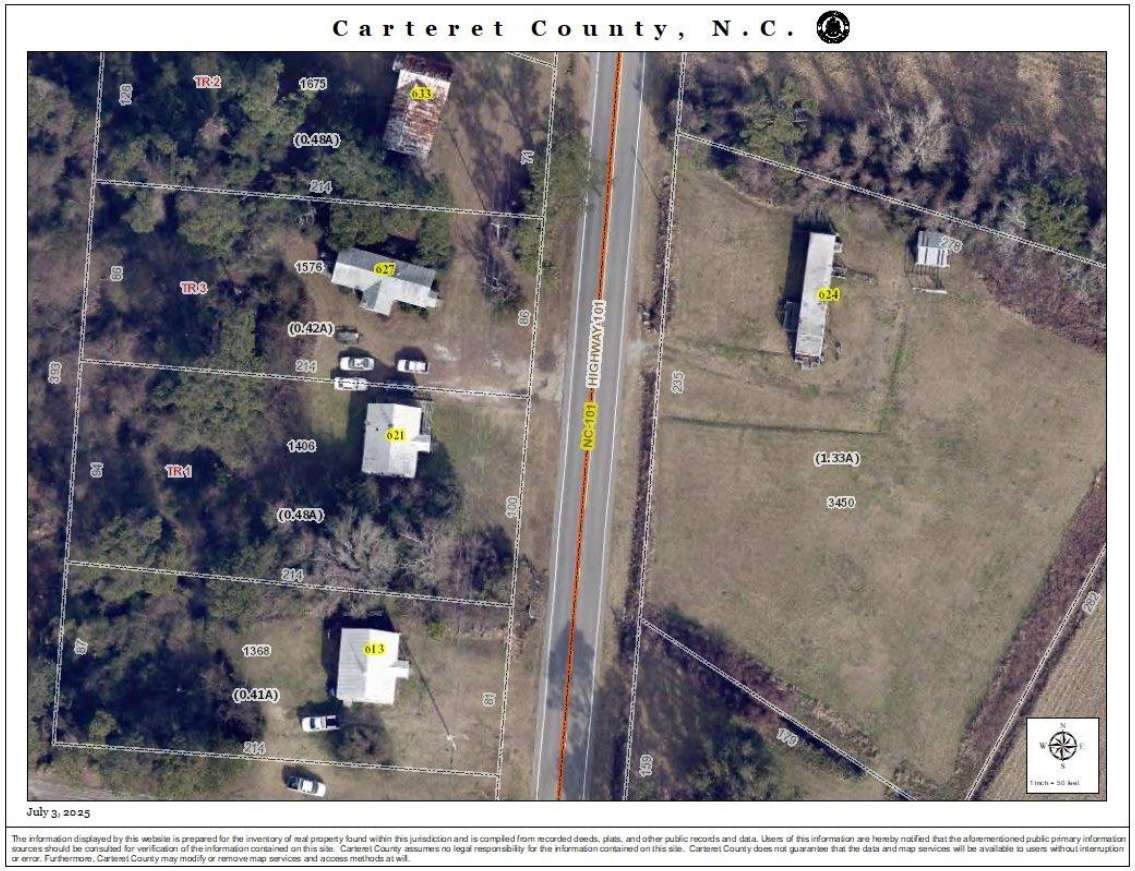
Approximate impervious surface coverage = 18%

185 Gibbs Court (CR-NIZ)

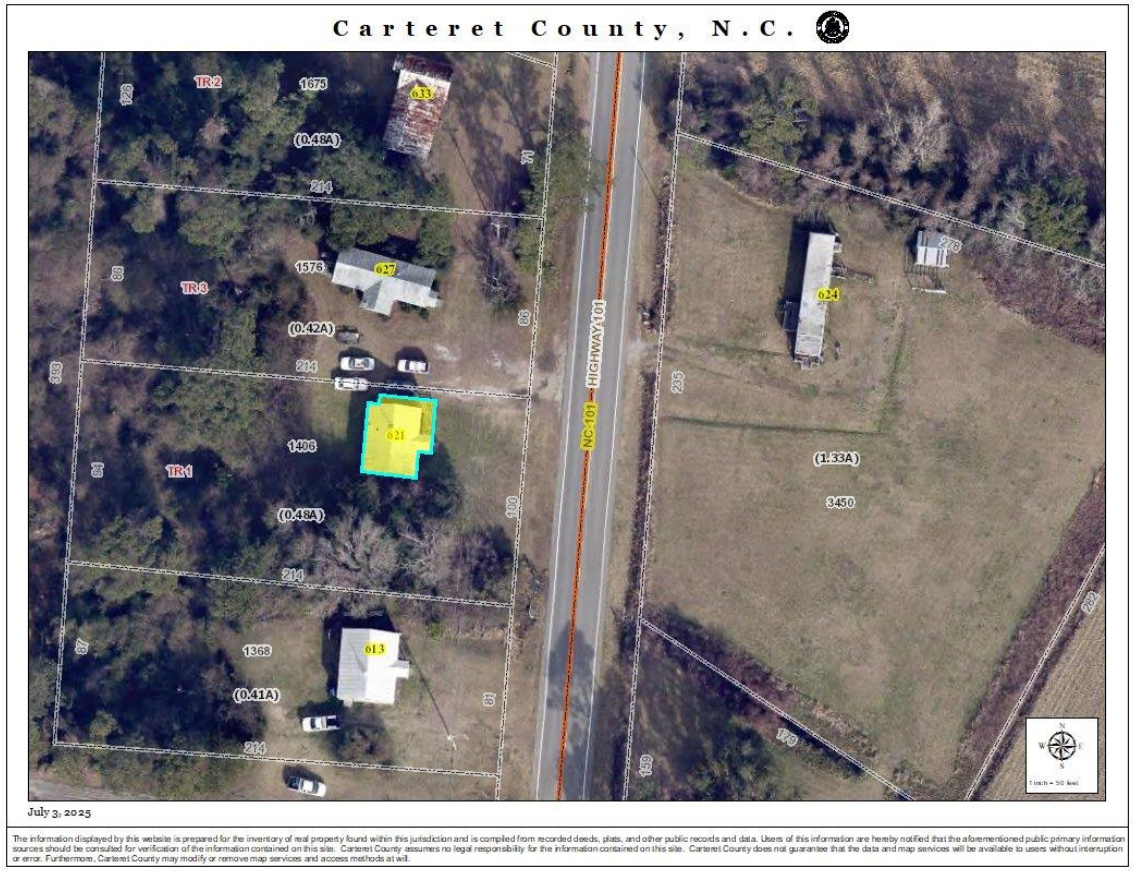
Lot area = 20,139 sf

Approximate impervious surface coverage = 18%

621 NC-101(ETJ)



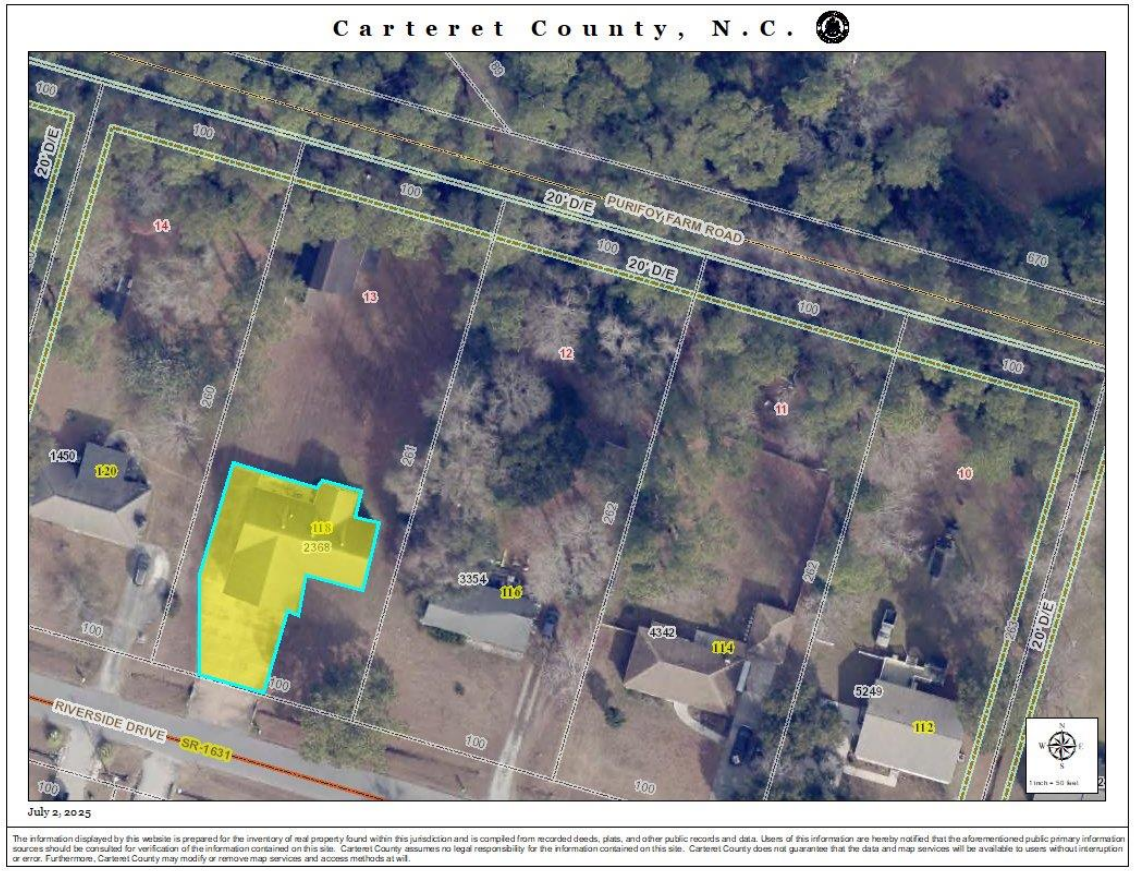
Lot area = 21,230 sf



Approximate impervious surface coverage = 5%

13 Riverside Drive (CR-NIZ, ETJ)

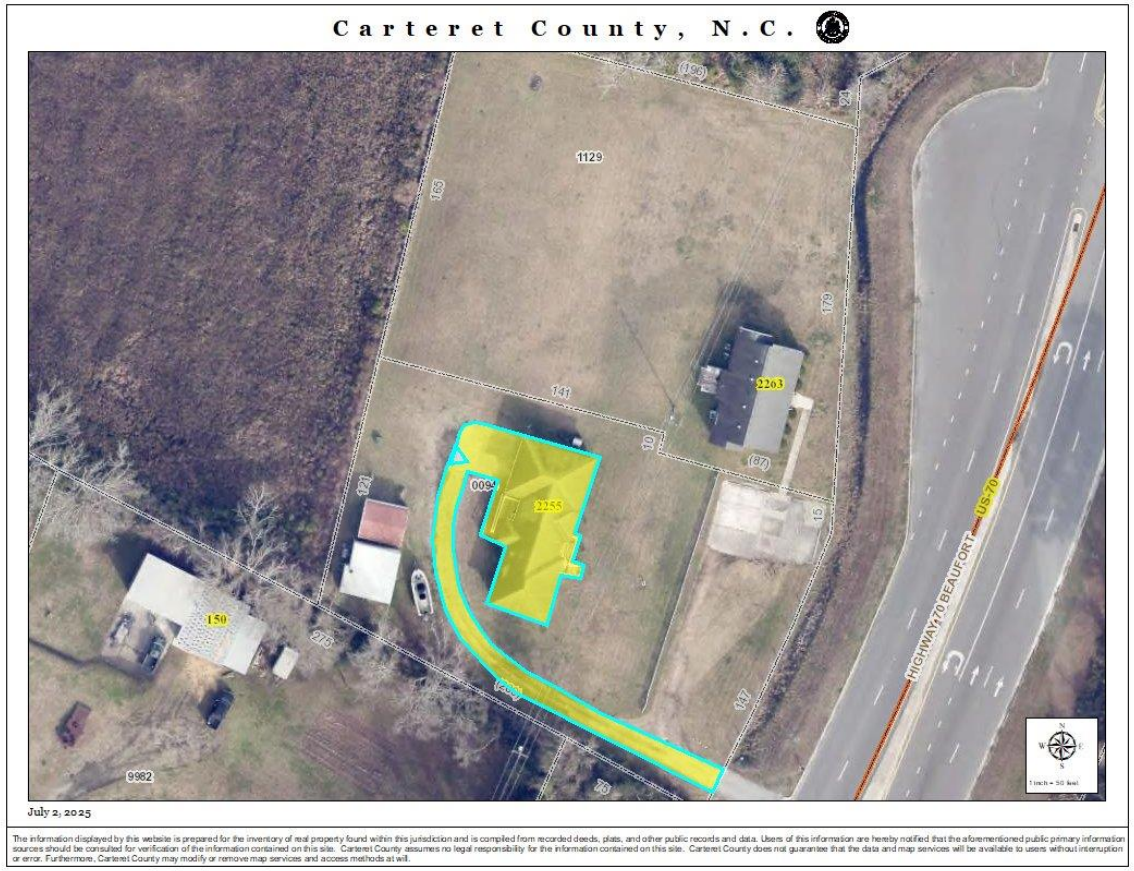
Lot area = 26,425 sf



Approximate impervious surface coverage (including accessory structure) = 24%

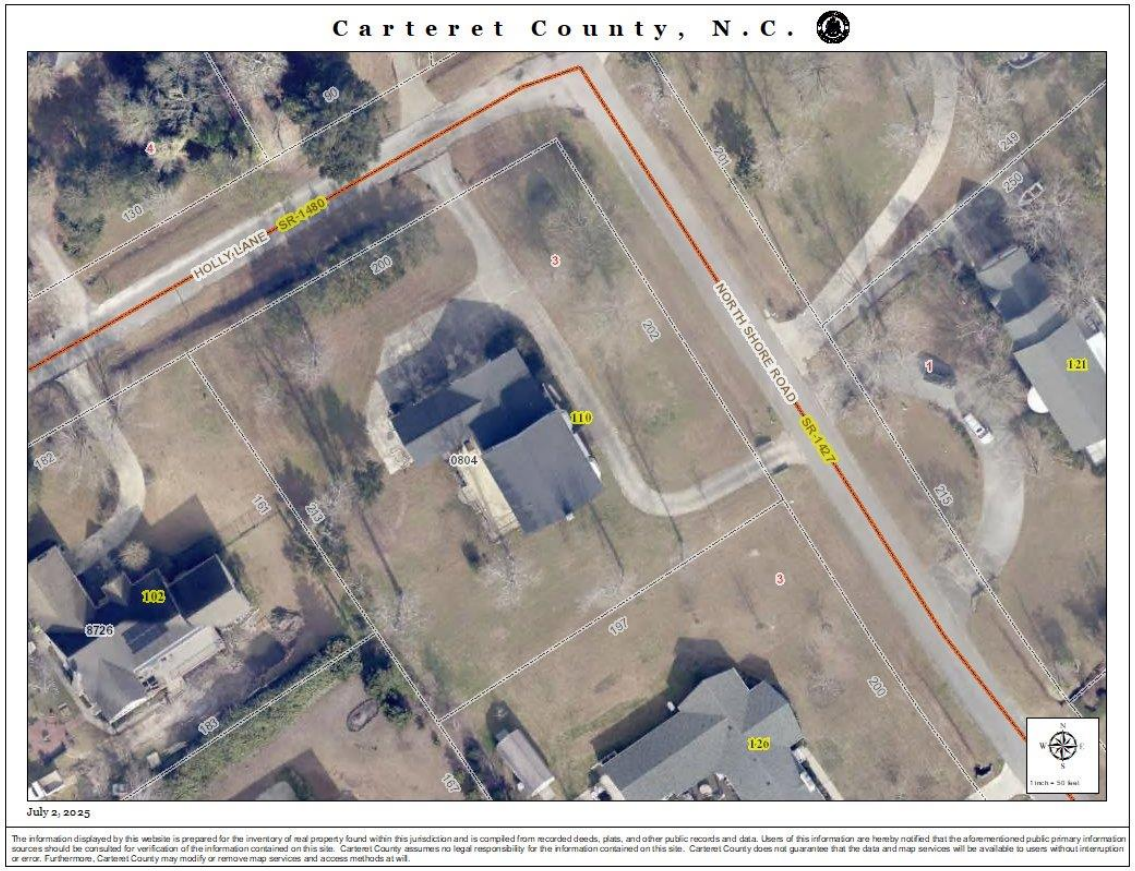
2255 US-70 (ETJ)

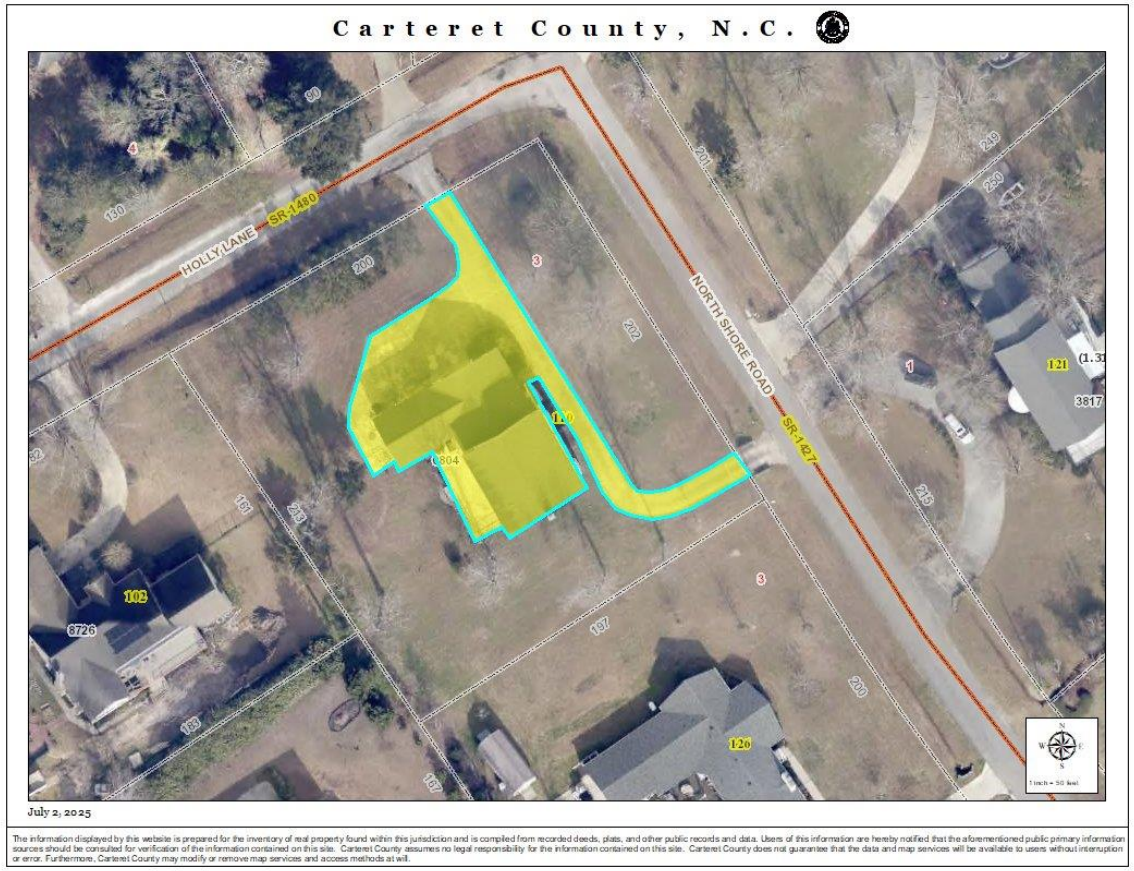
Lot area = 30,872 sf



Approximate impervious surface coverage (including accessory structures) = 28%

110 Holly Lane (CR-NIZ)



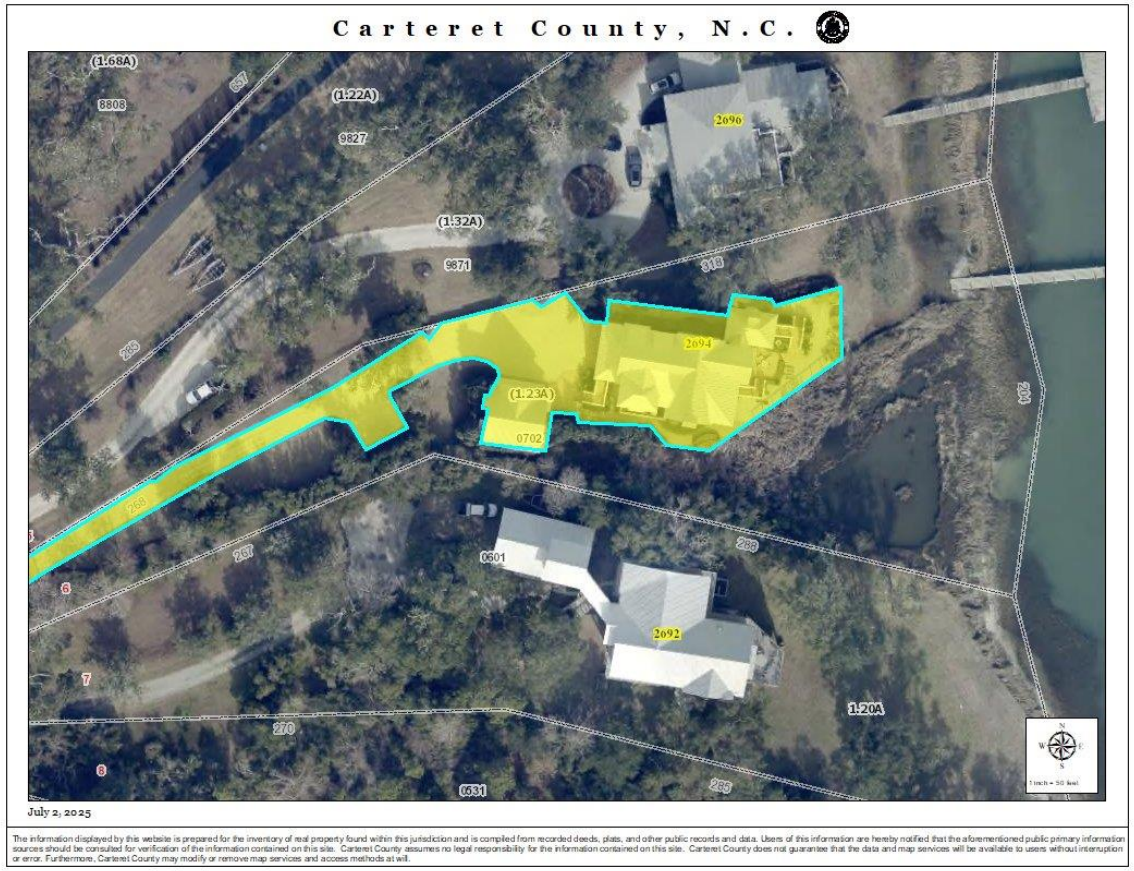


Lot area = 41,633 sf

Approximate impervious surface coverage = 26%

2694 Lennoxville Road (CR-NIZ)

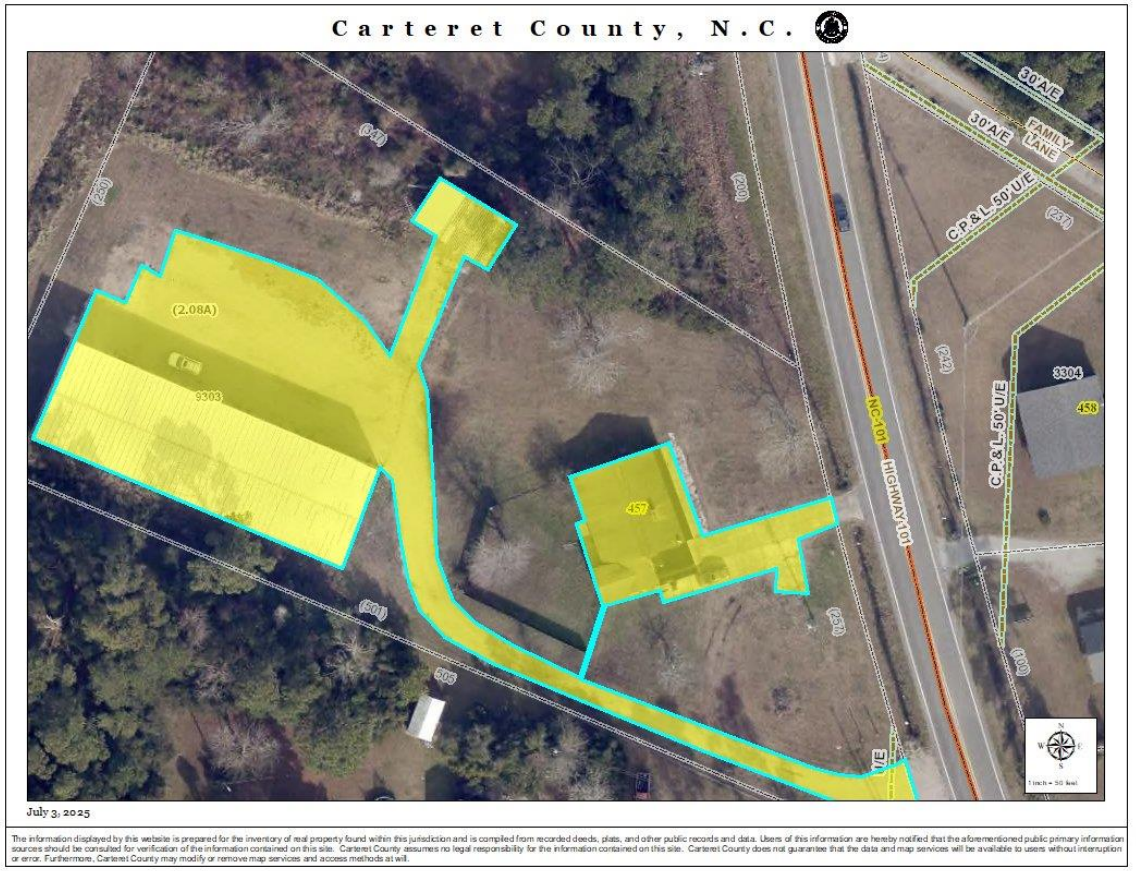
Lot area = 50,131 sf



Approximate impervious surface coverage = 28%

457 NC-101 (CR-M, ETJ)

Lot area = 91,784 sf

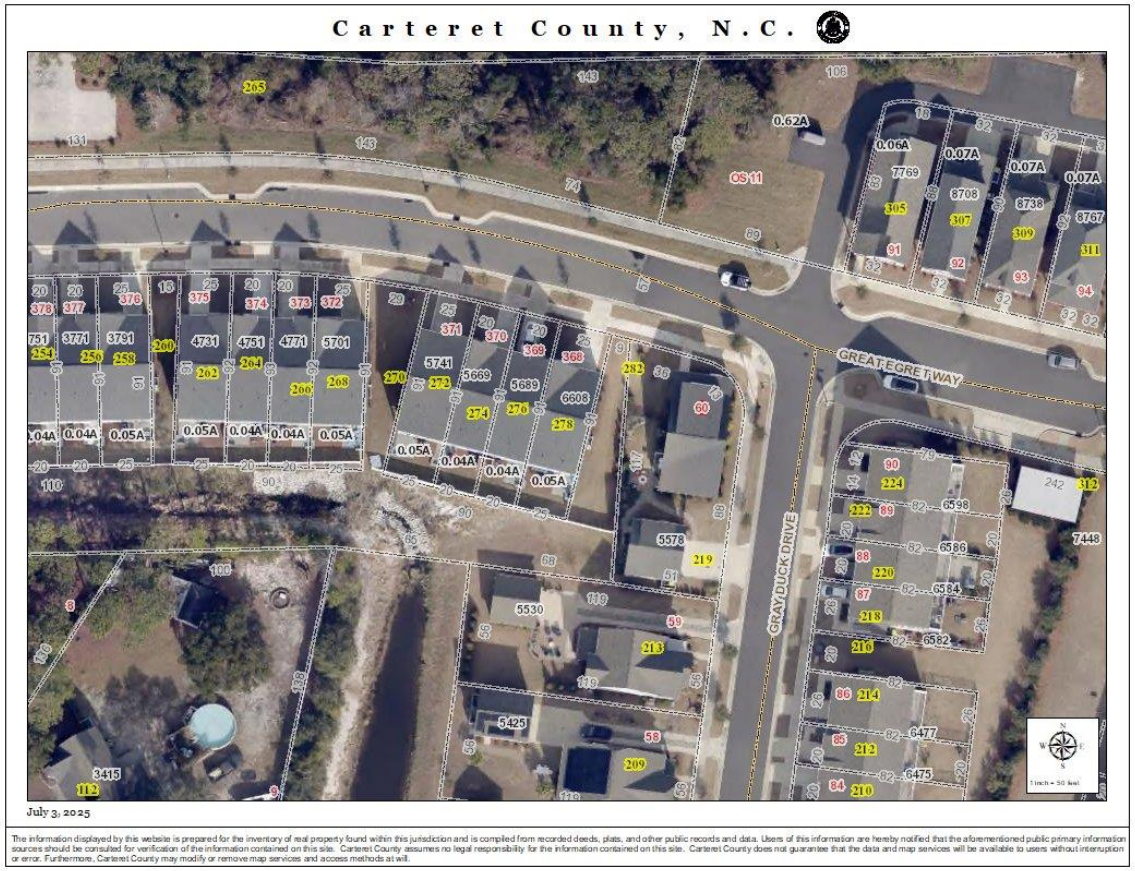


Approximate impervious surface coverage = 33%

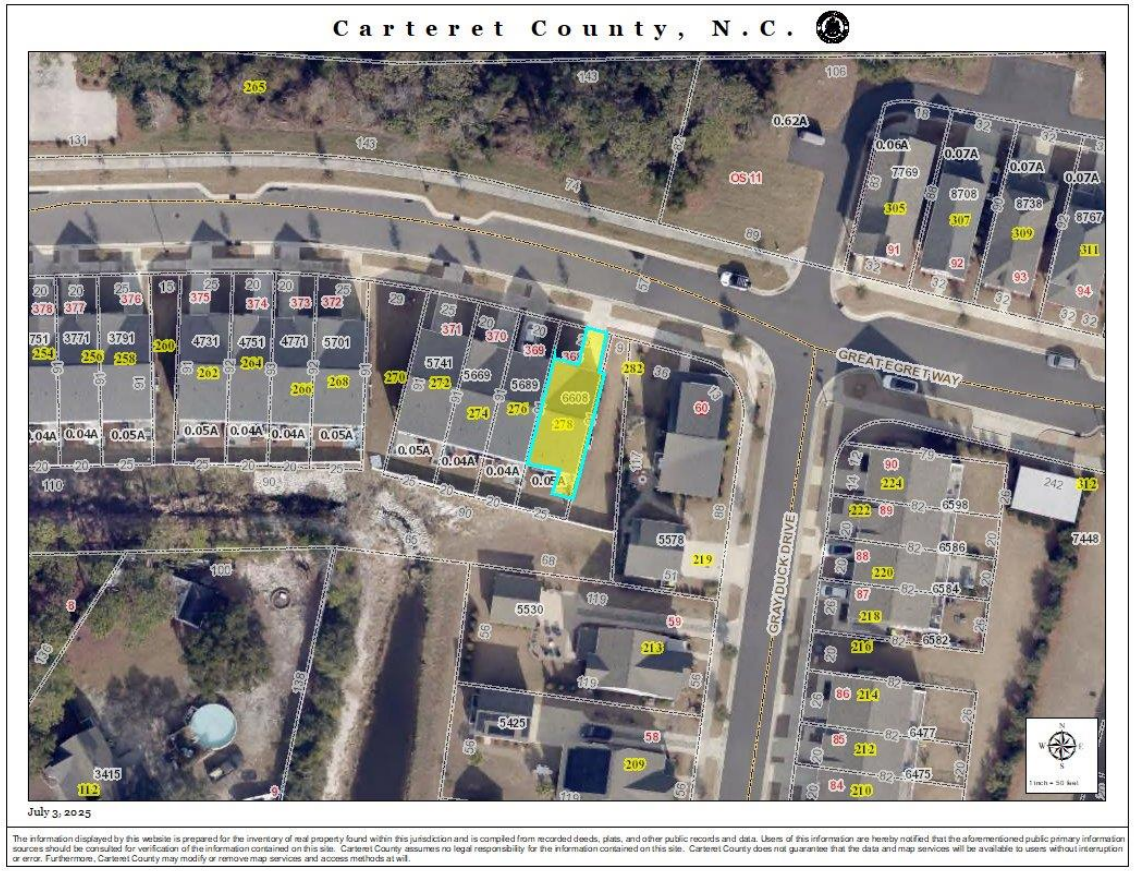
Multi-Family Lots

- In order of lot size

278 Great Egret Way (PUD Townhouses)

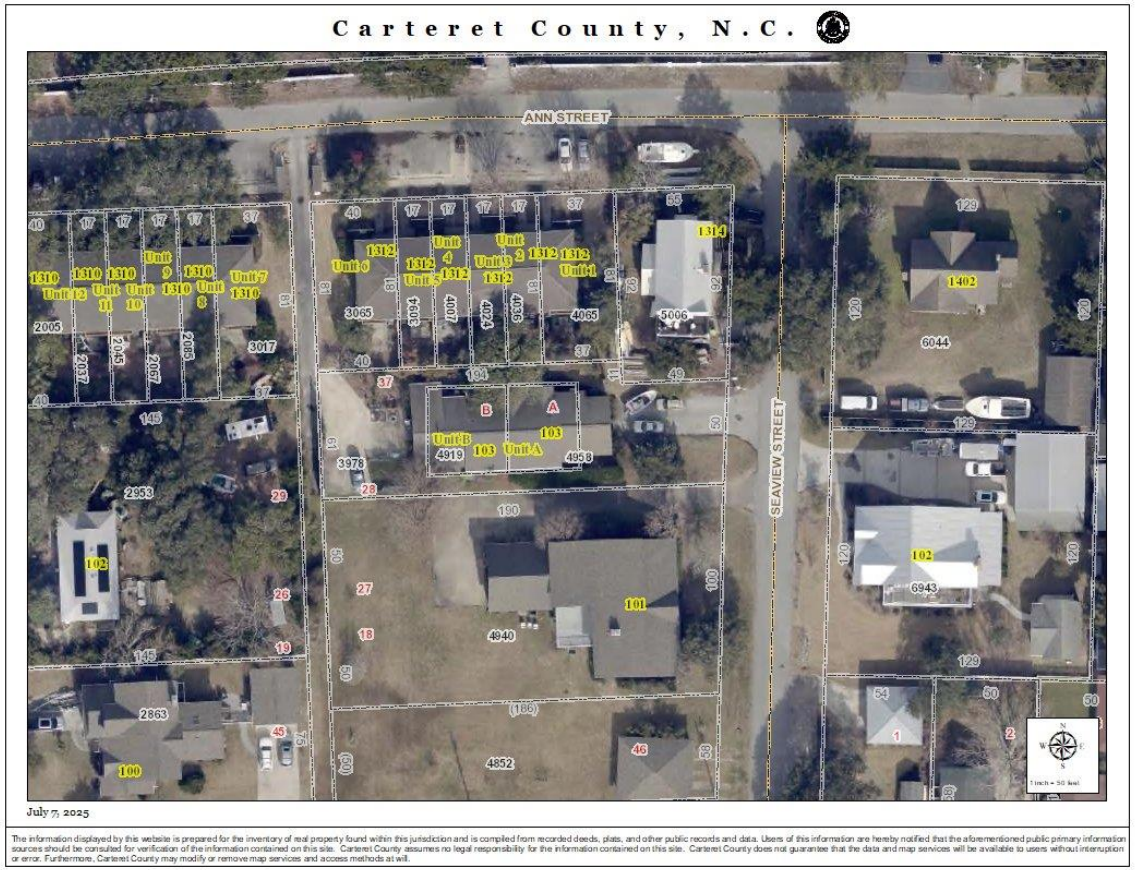


Lot area = 2,283 sf

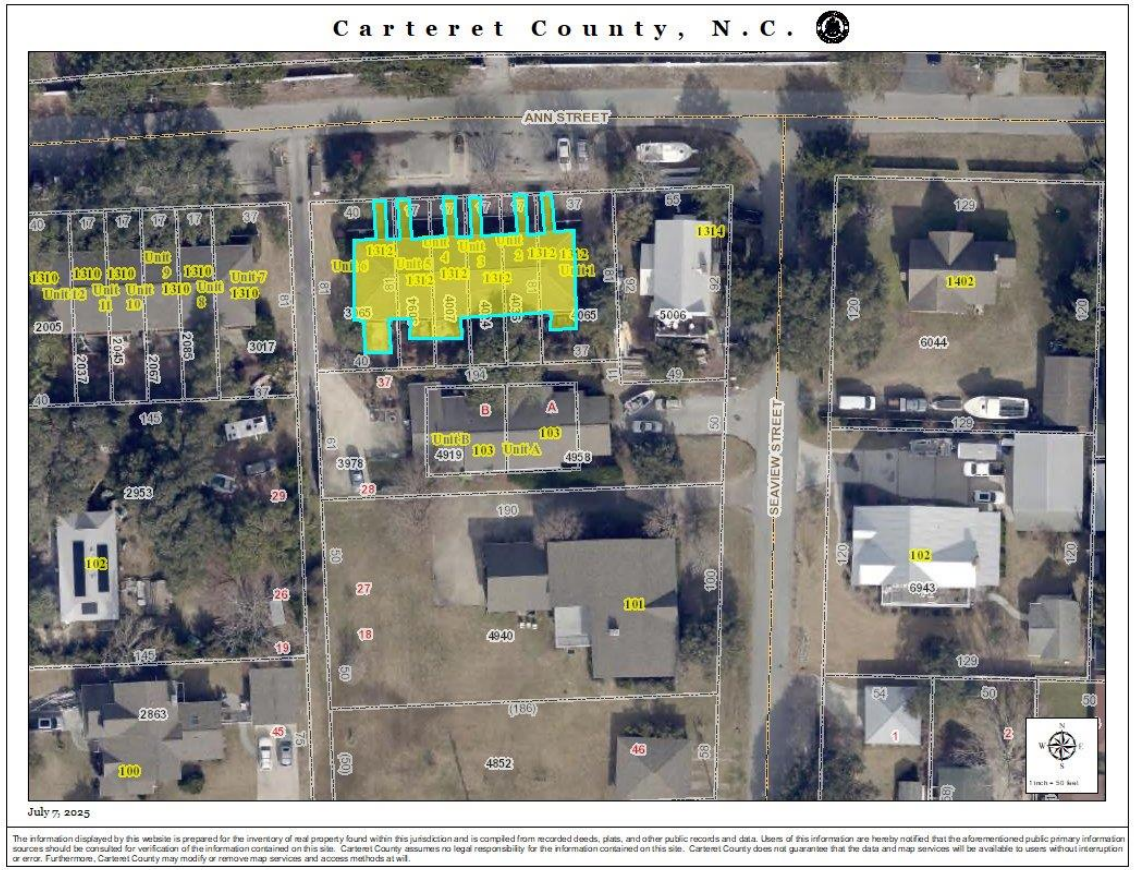


Approximate impervious surface coverage = 70%

1312 Ann Street

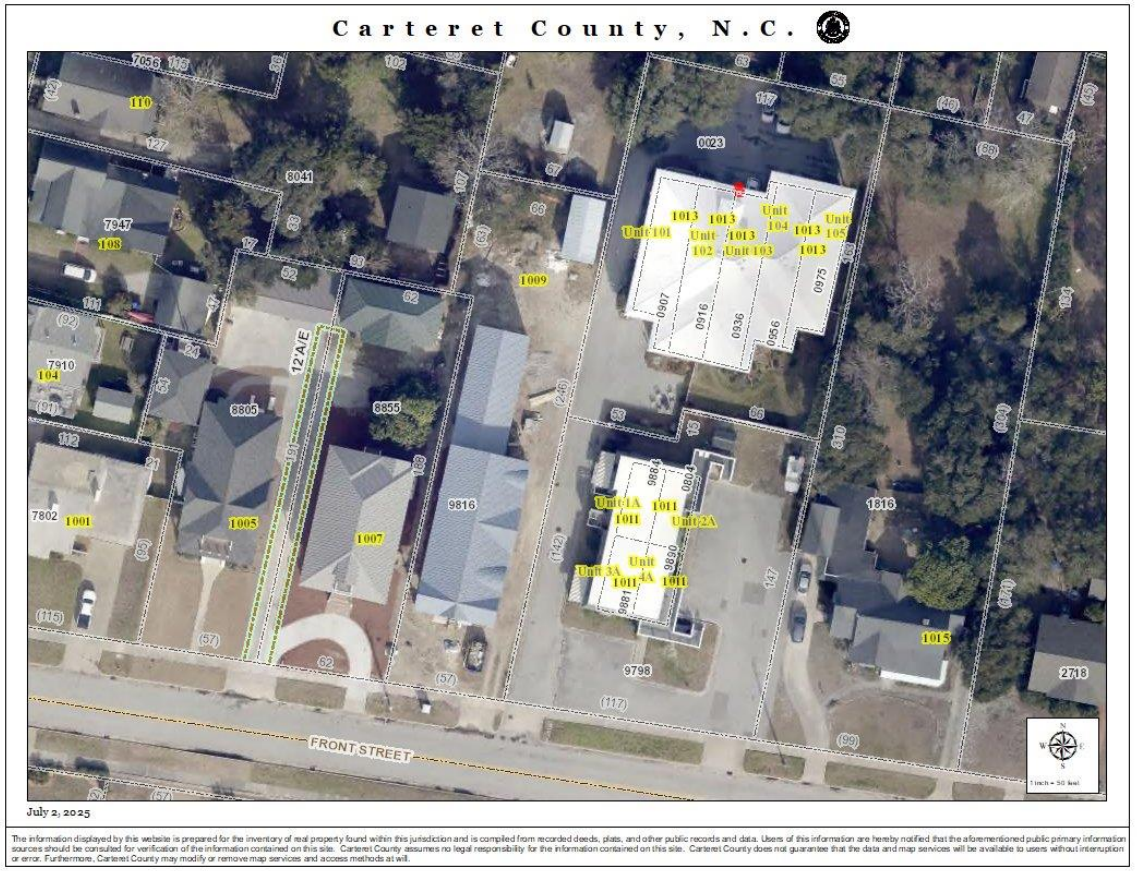


Lot area = 11,814 sf

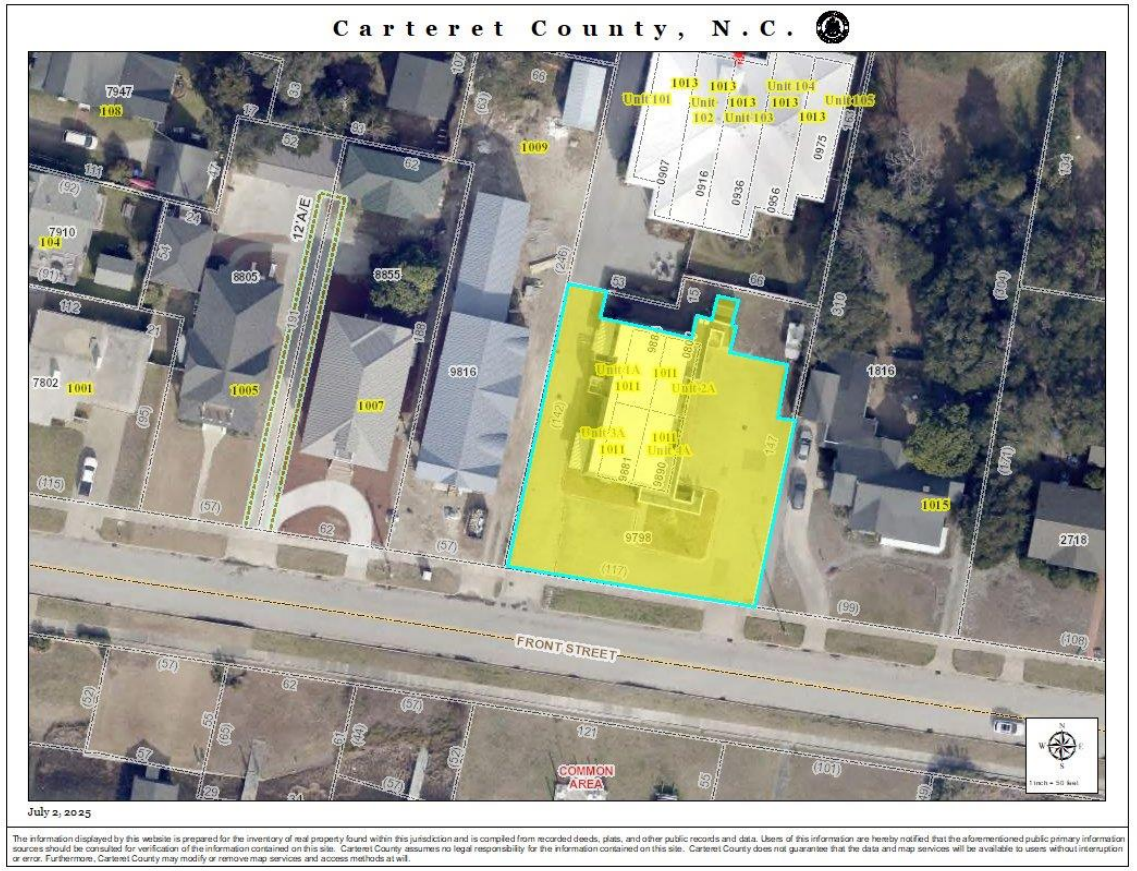


Approximate impervious surface coverage = 44%

1011 Front Street (CR-NIZ, CR-M)

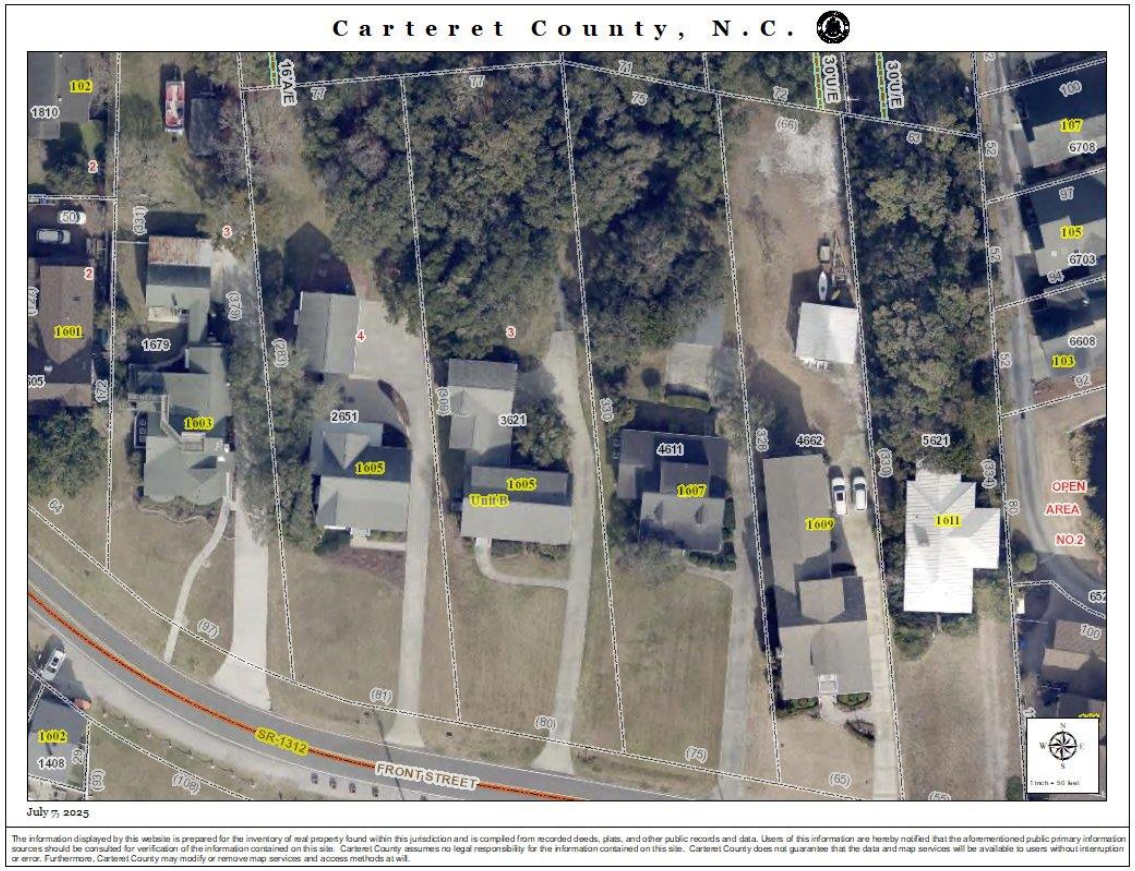


Lot area = 17,217 sf

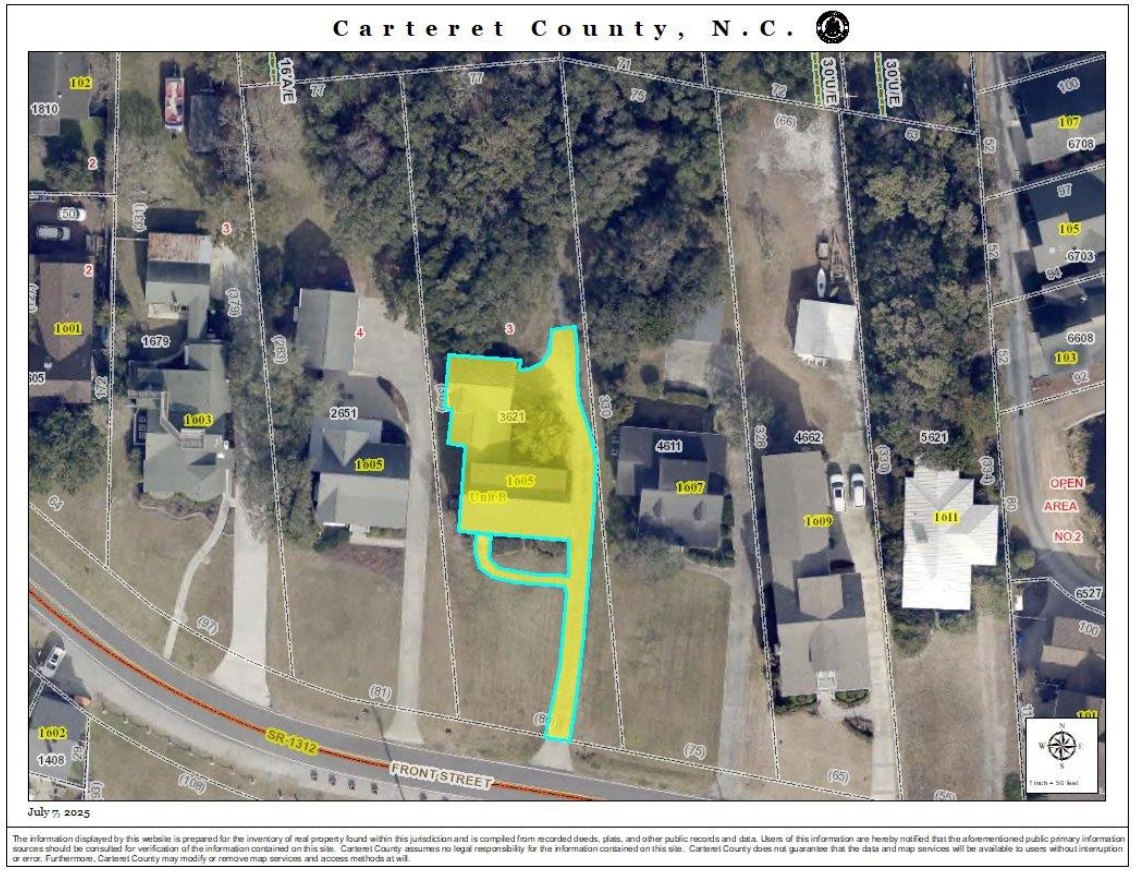


Approximate impervious surface coverage (excluding landscape areas) = 77%

1605 Front Street (2-Family)

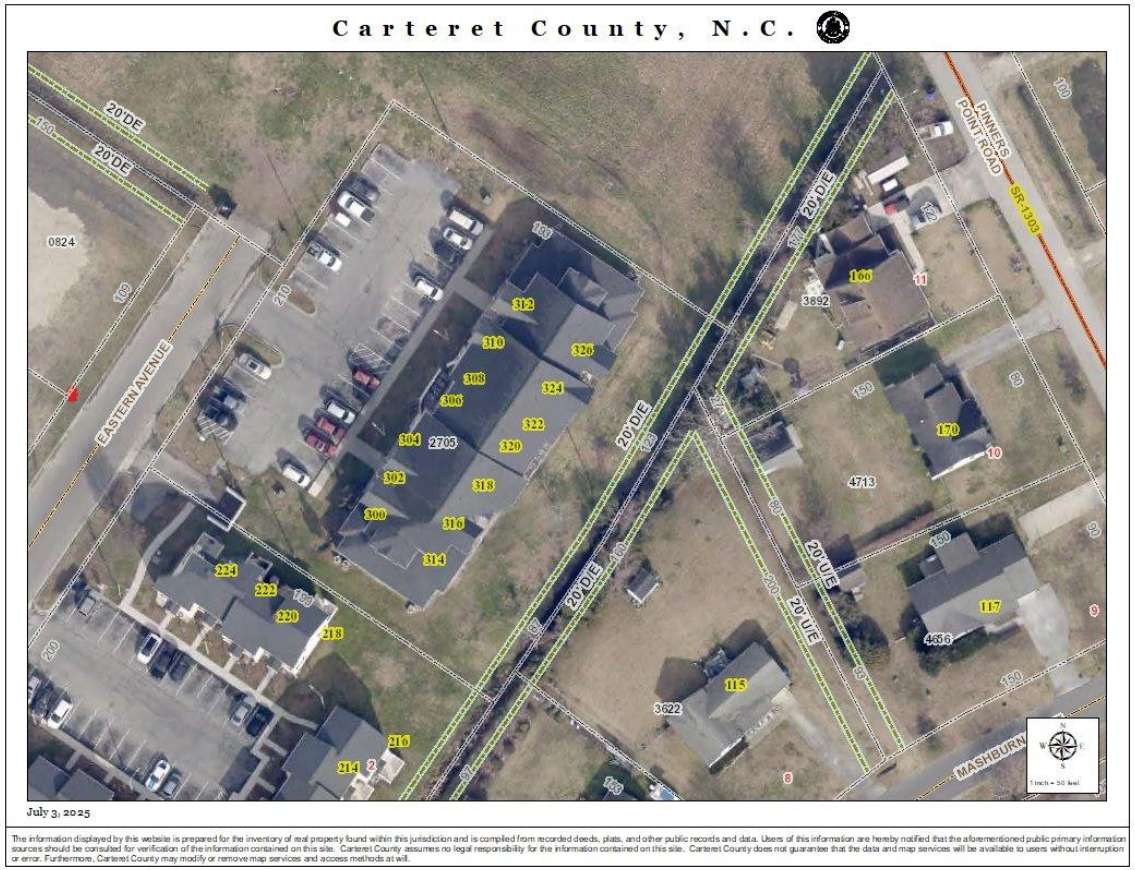


Lot area = 24,822 sf

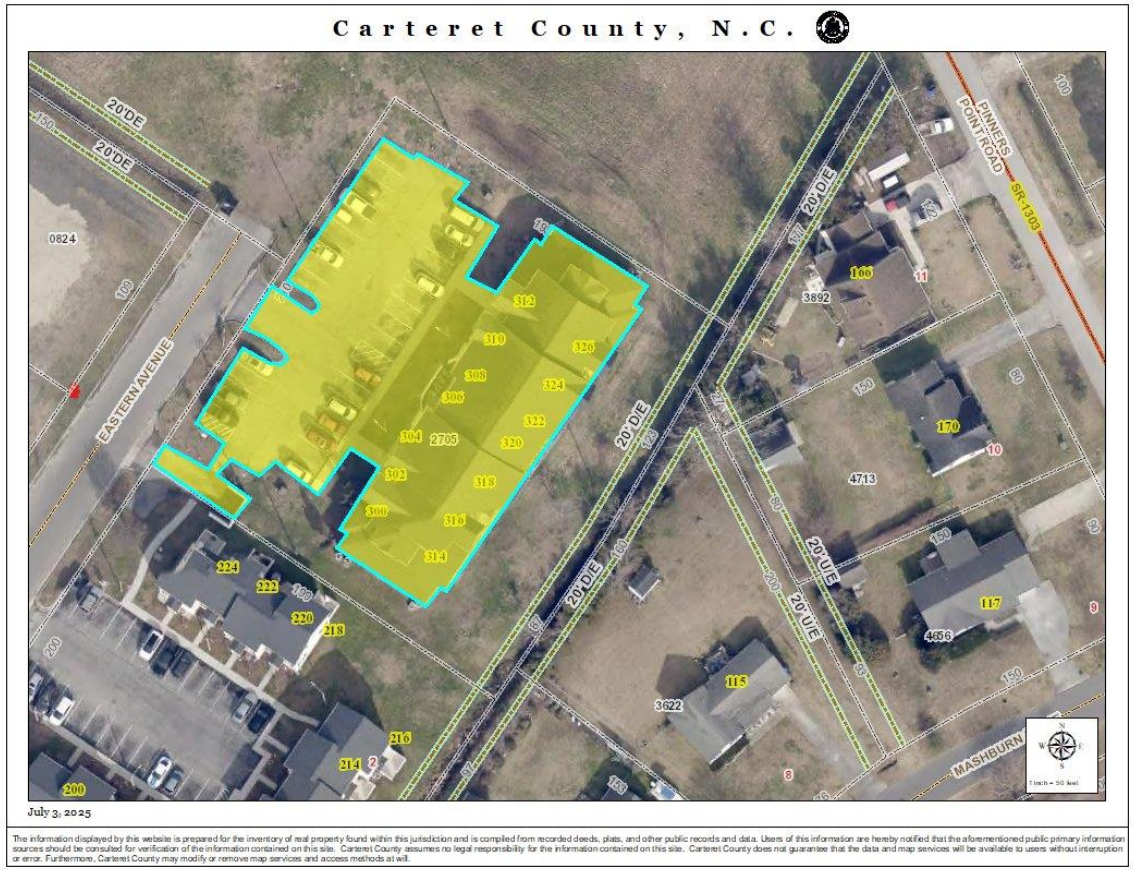


Approximate impervious surface coverage = 25%

300 Eastern Avenue (CR-M)



Lot area = 41,300 sf

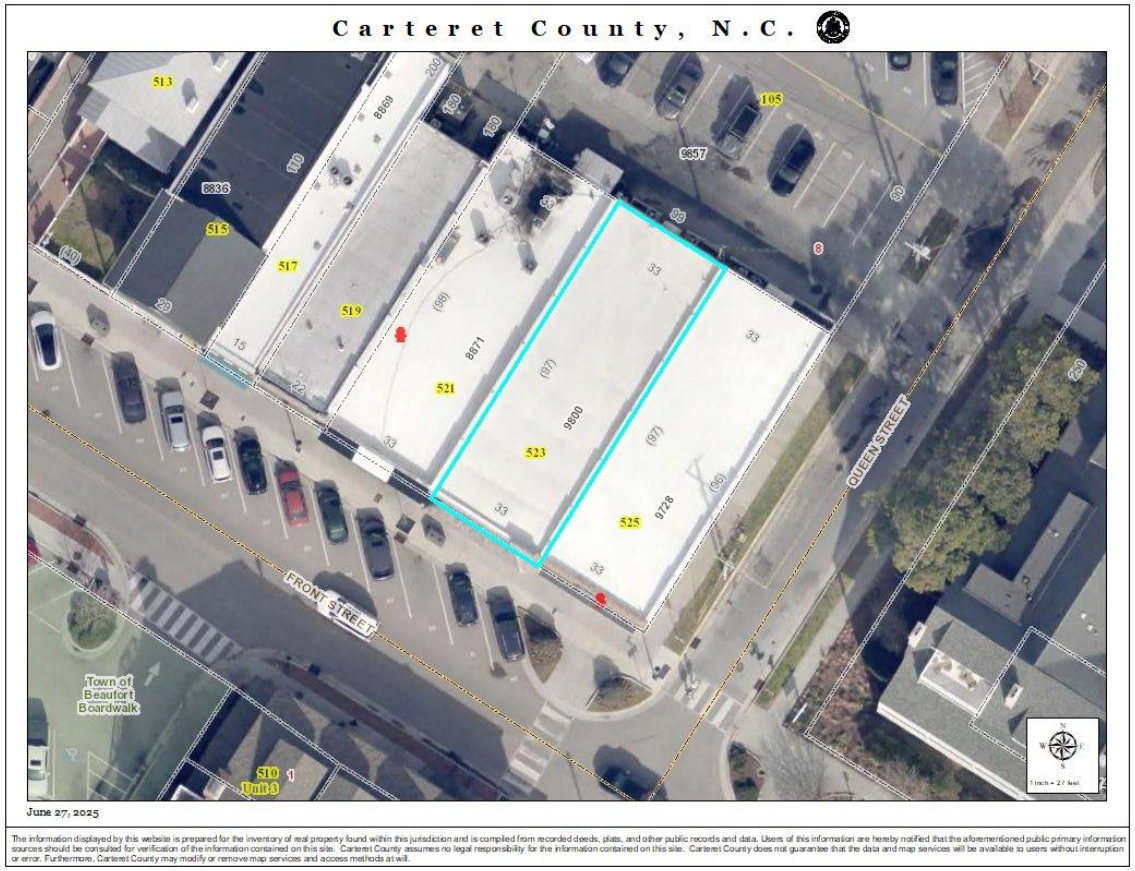


Approximate impervious surface coverage = 56%

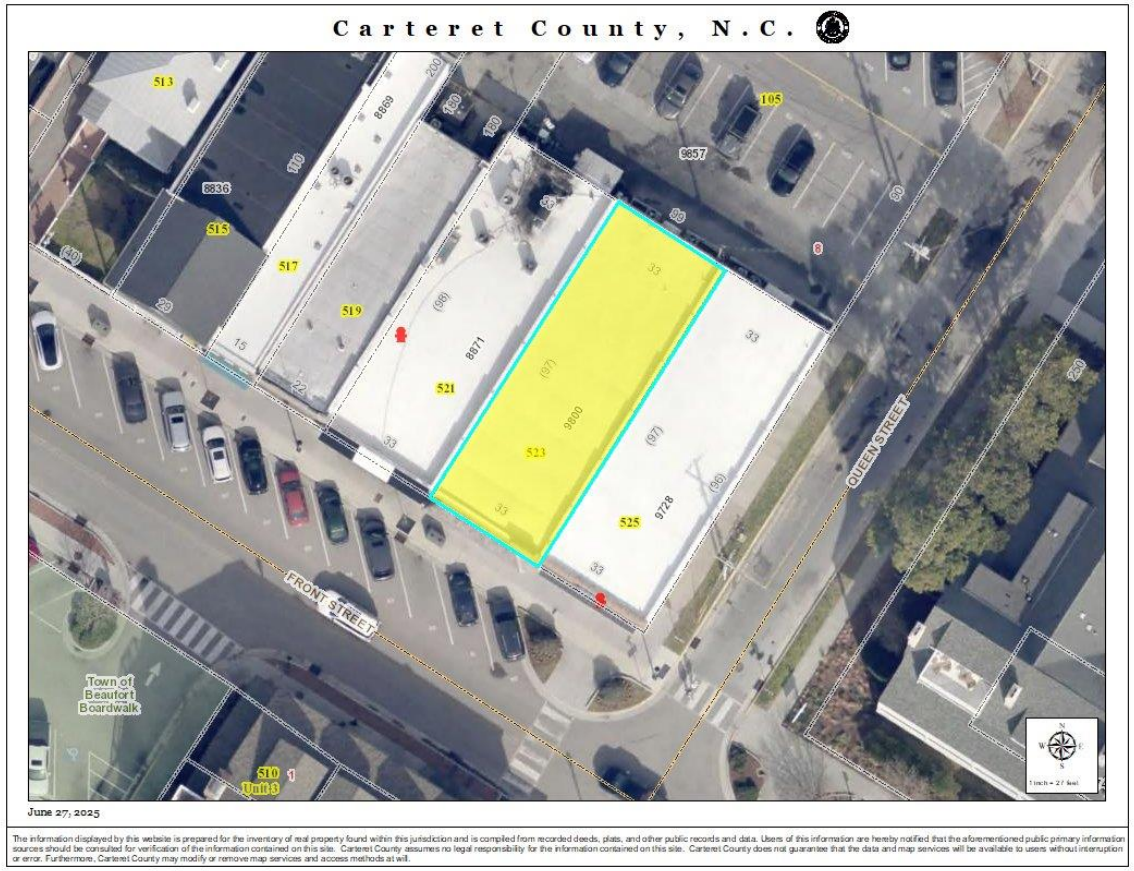
Commercial / Institutional Lots

- In order of lot size

523 Front Street (CR-NIZ)

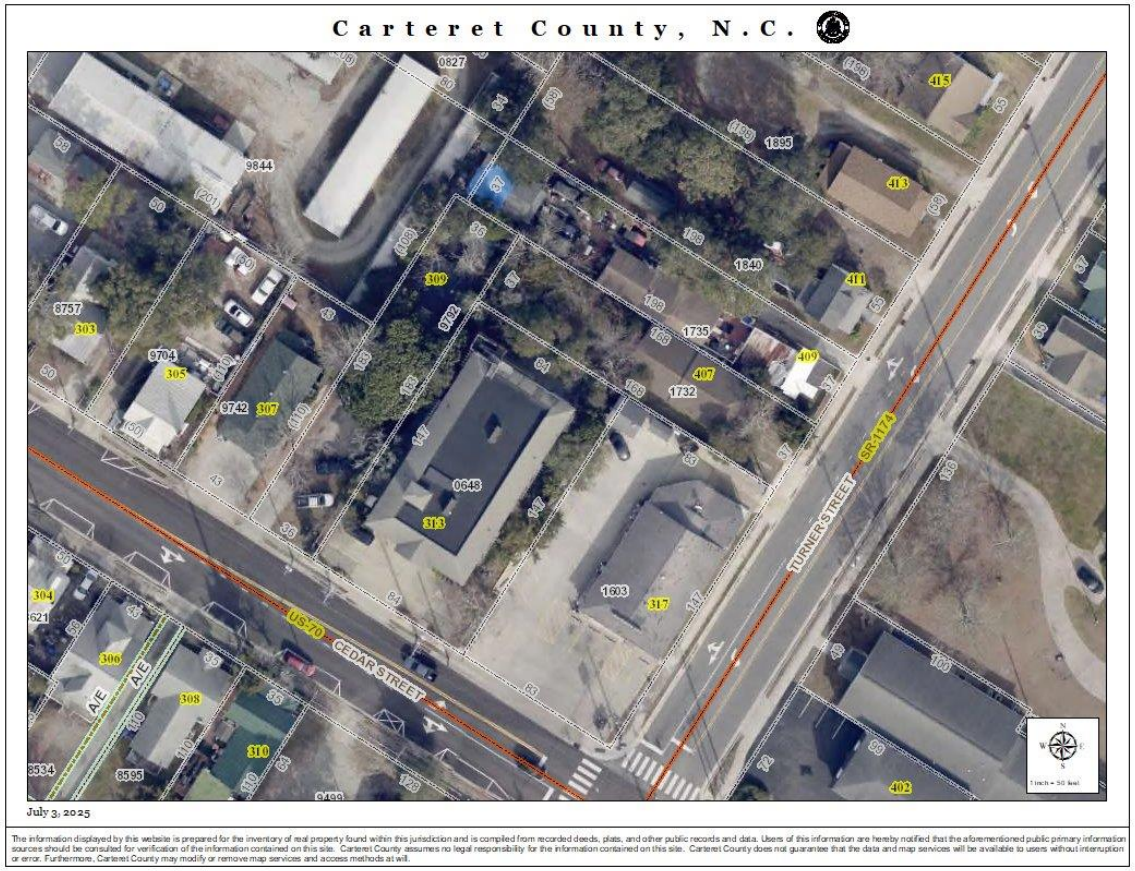


Lot area = 3,201 sf

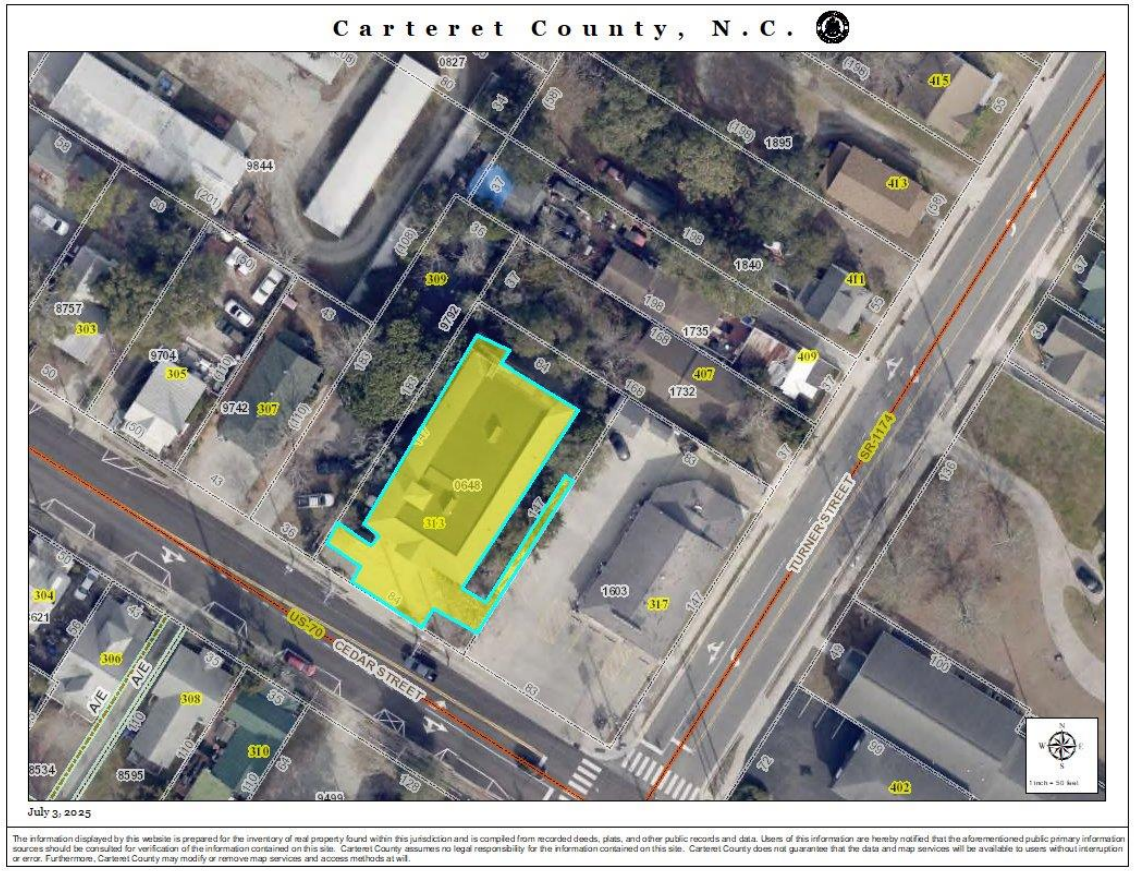


Approximate impervious surface coverage = 100%

313 Cedar Street (CR-M)



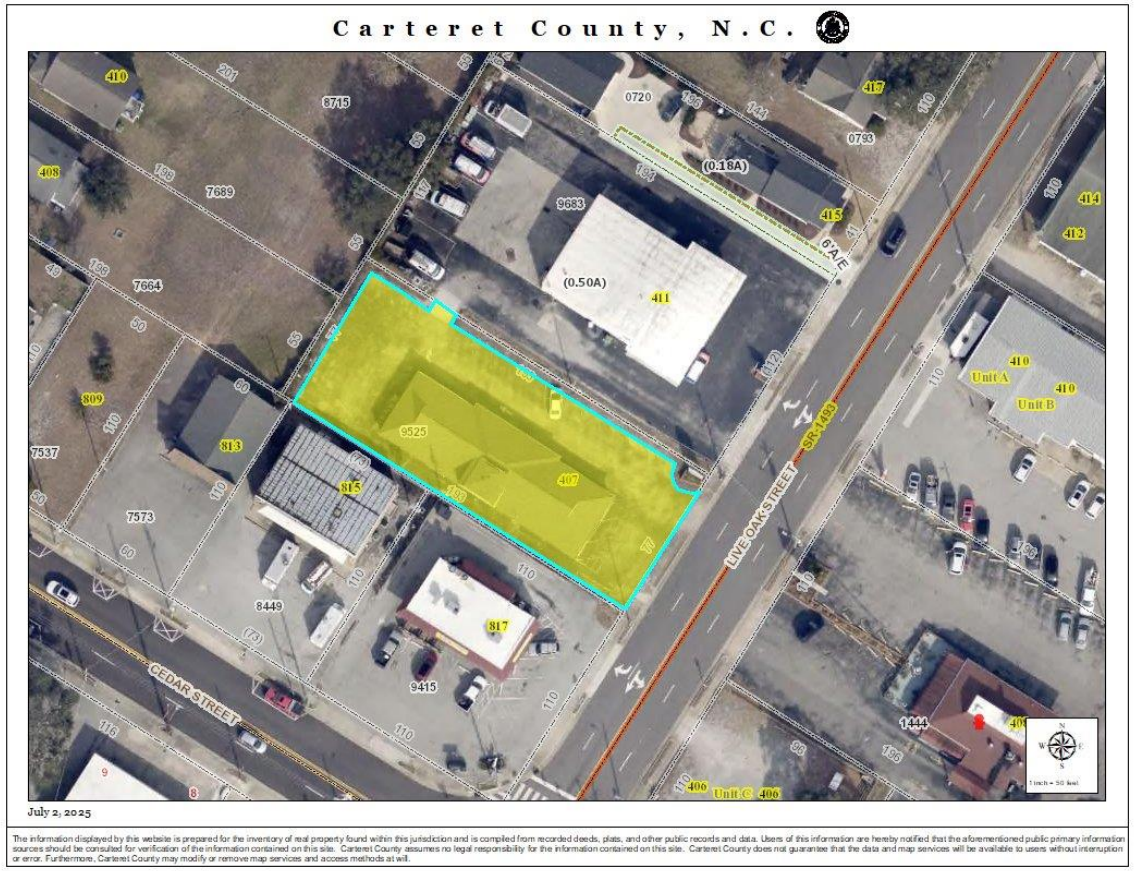
Lot area = 12,553 sf



Approximate impervious surface coverage = 63%

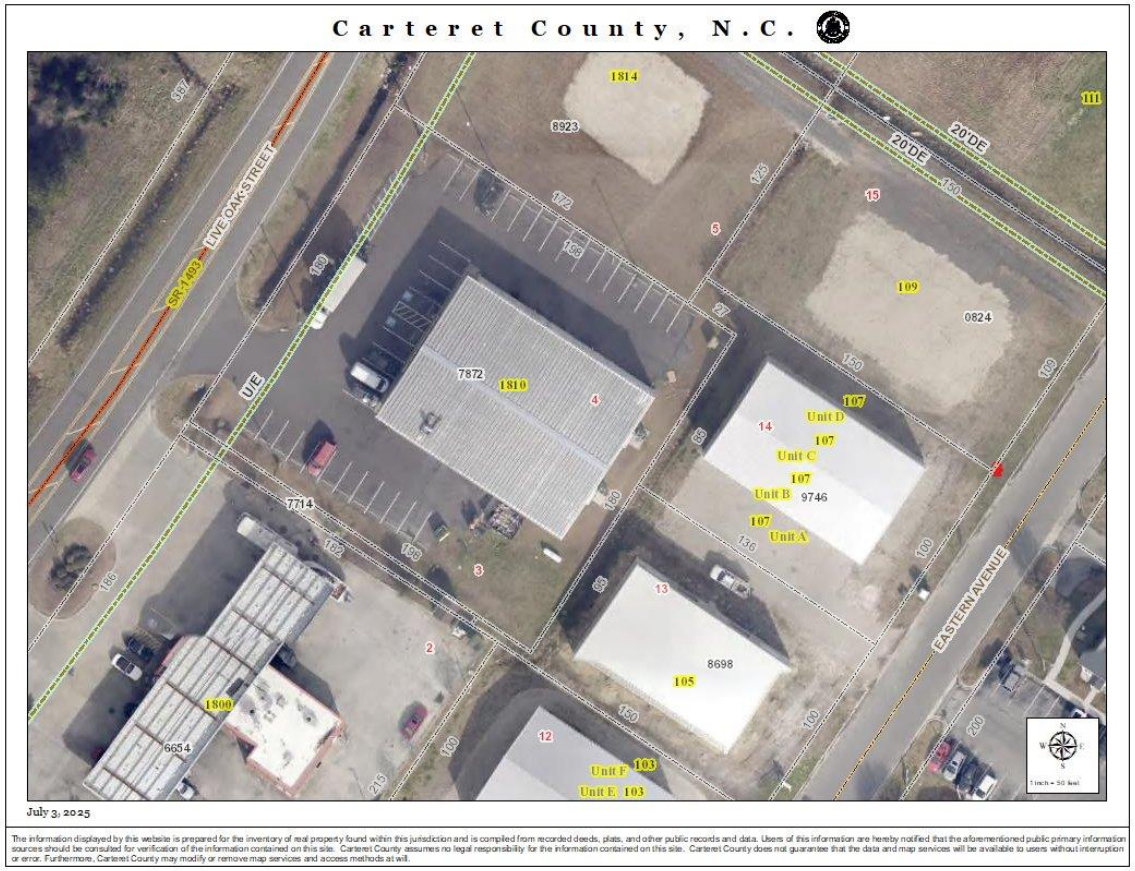
407 Live Oak Street

Lot area = 14,933 sf

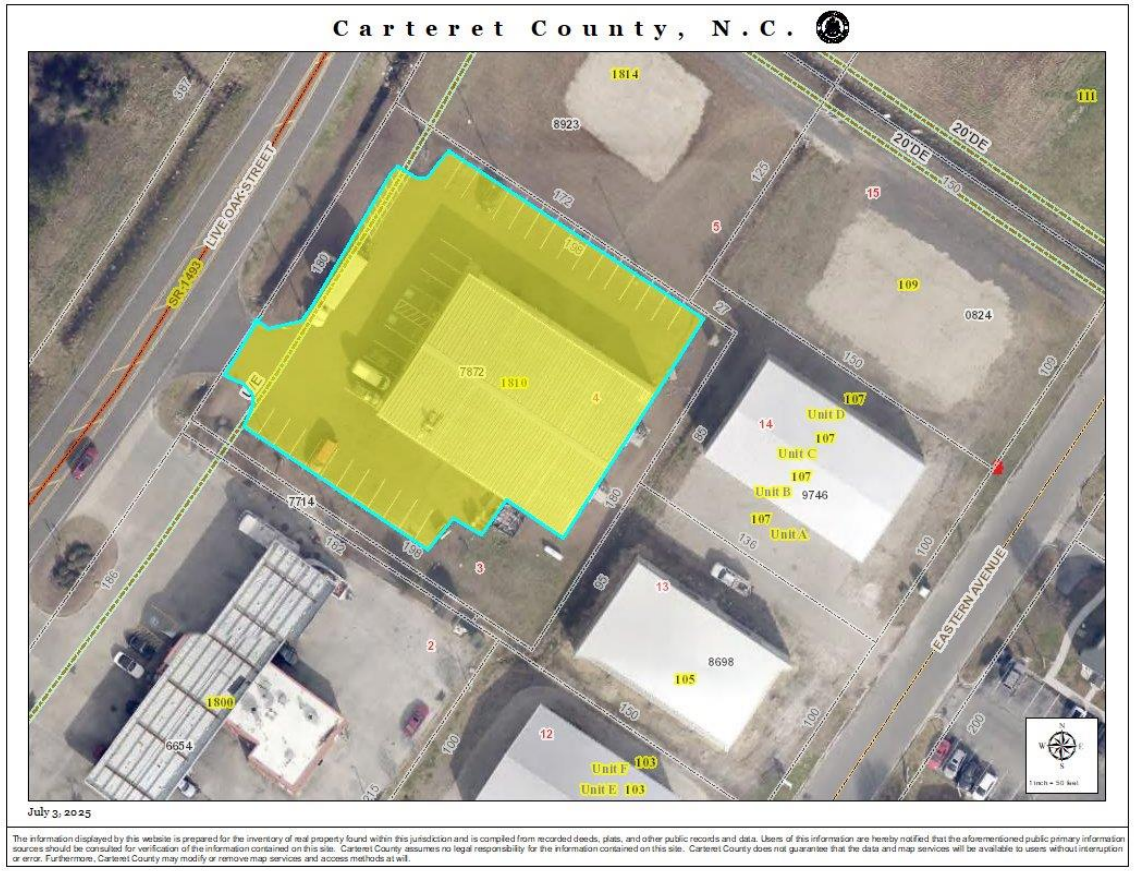


Approximate impervious surface coverage = 89%

1810 Live Oak Street

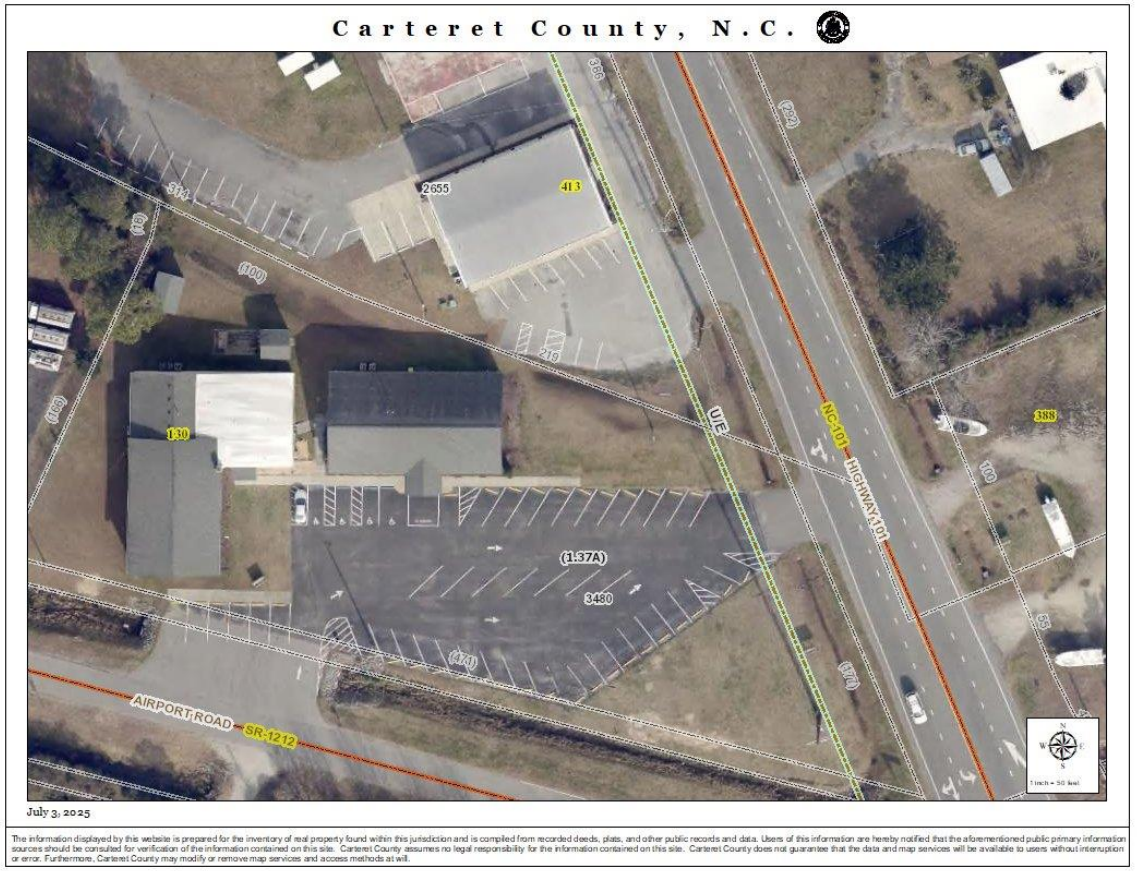


Lot area = 35,490 sf

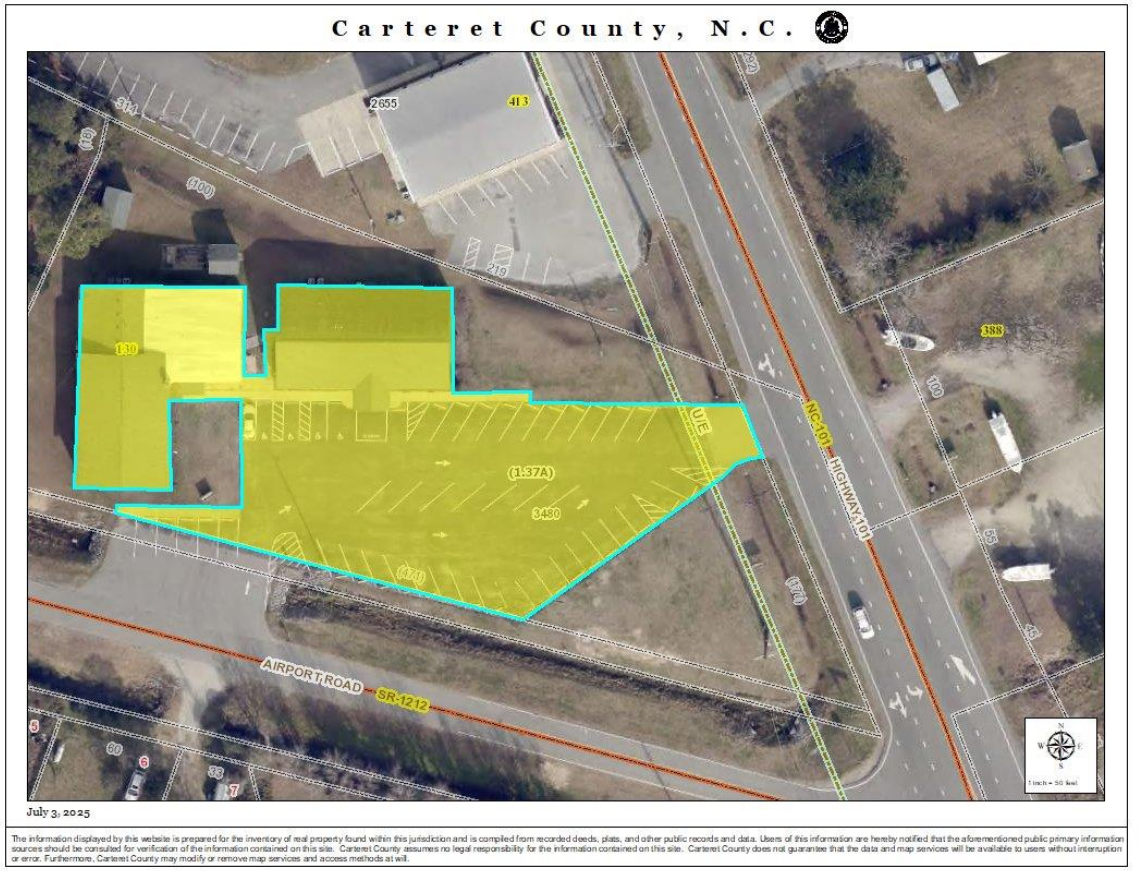


Approximate impervious surface coverage = 71%

130 SR-1212 (CR-M, CR-NIZ)



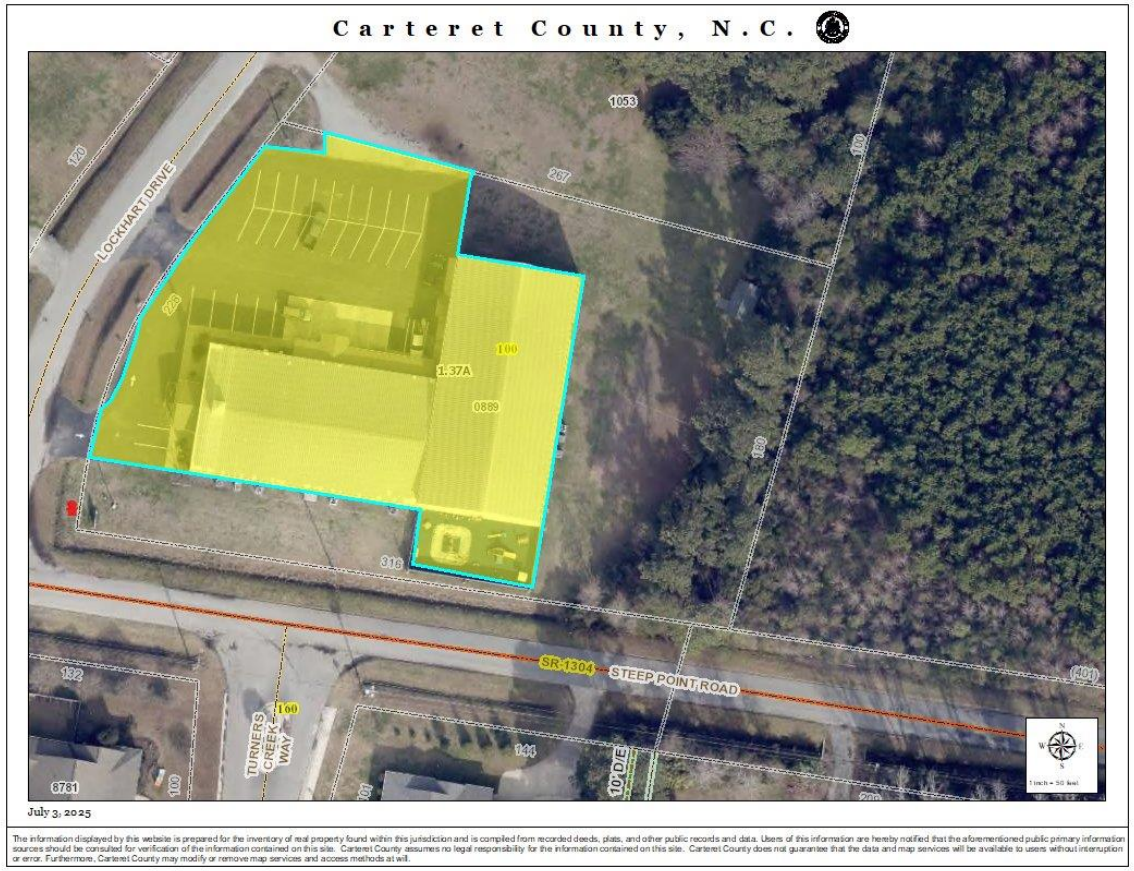
Lot area = 59,663 sf



Approximate impervious surface coverage = 53%

100 Lockhart Drive (CR-M)

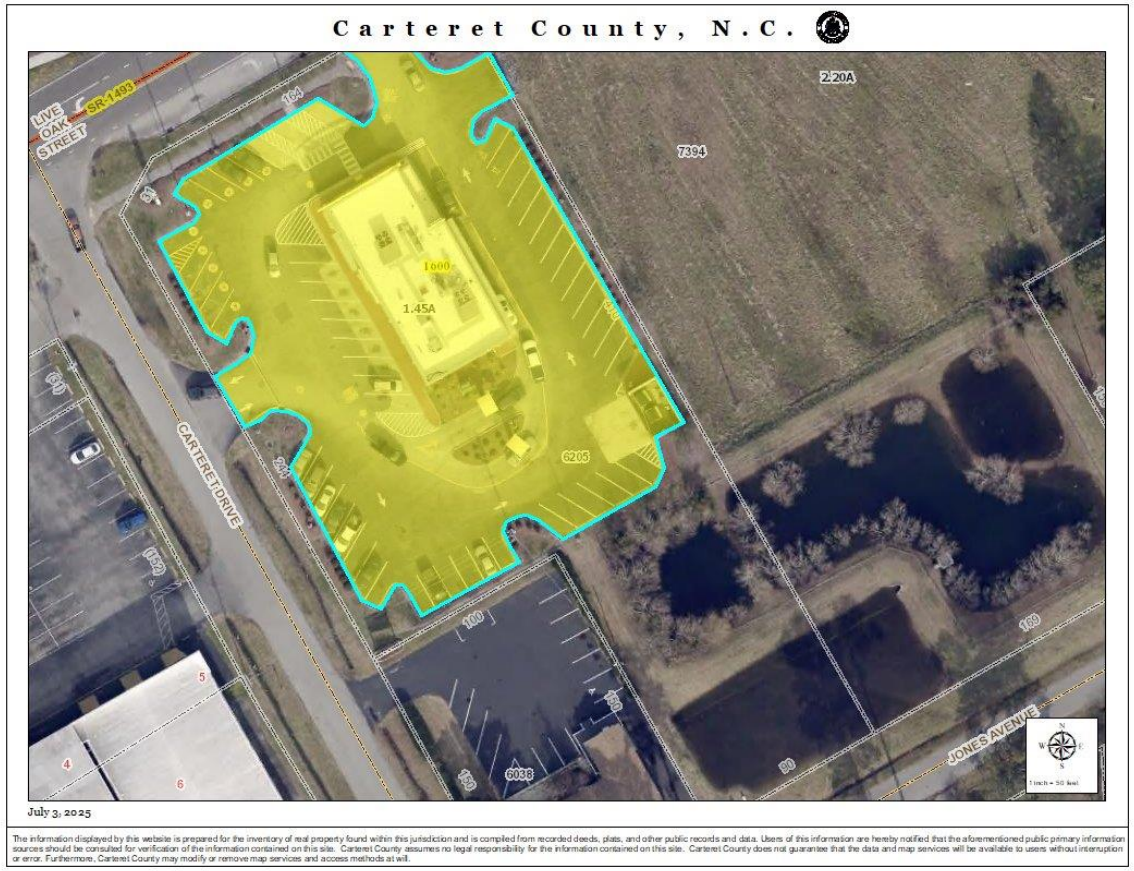
Lot area = 59,960 sf



Approximate impervious surface coverage = 52%

1600 Live Oak Street (CR-M)

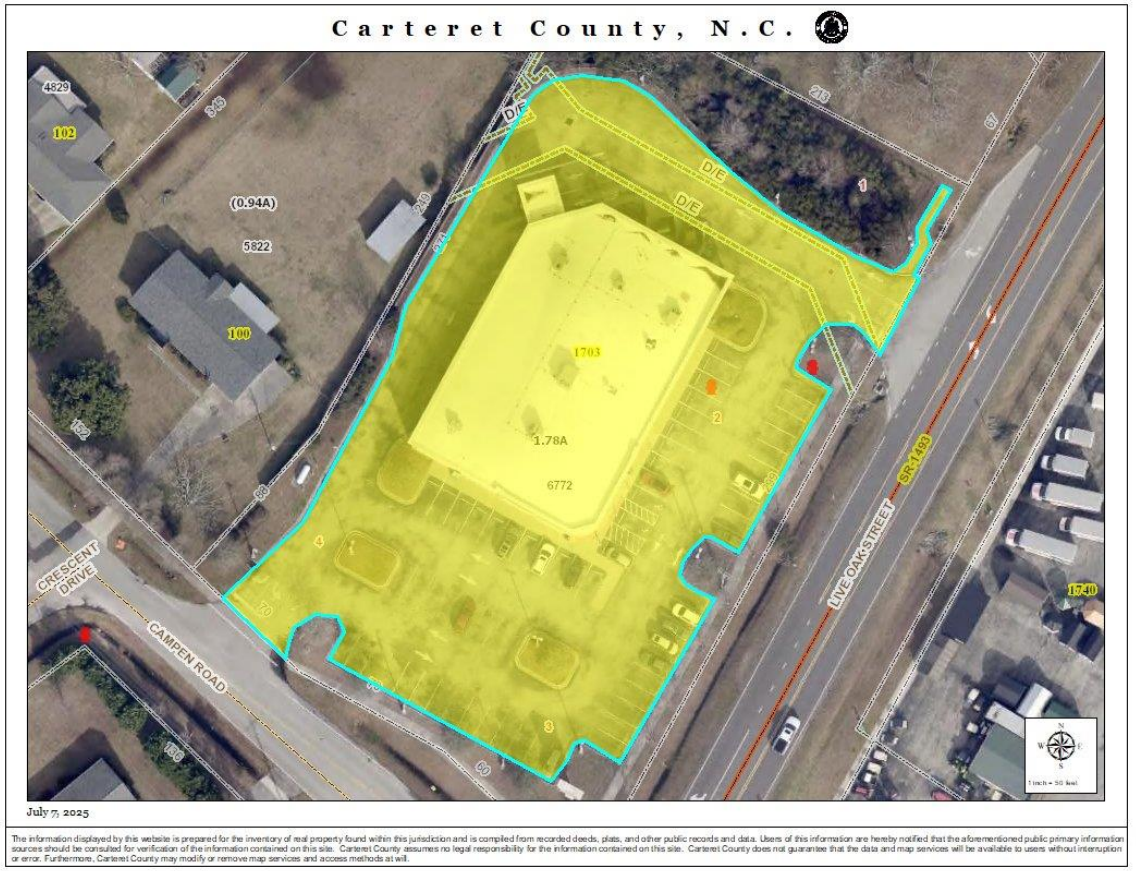
Lot area = 63,050 sf



Approximate impervious surface coverage = 61%

1703 Live Oak Street (CR-M)

Lot area = 77,636 sf

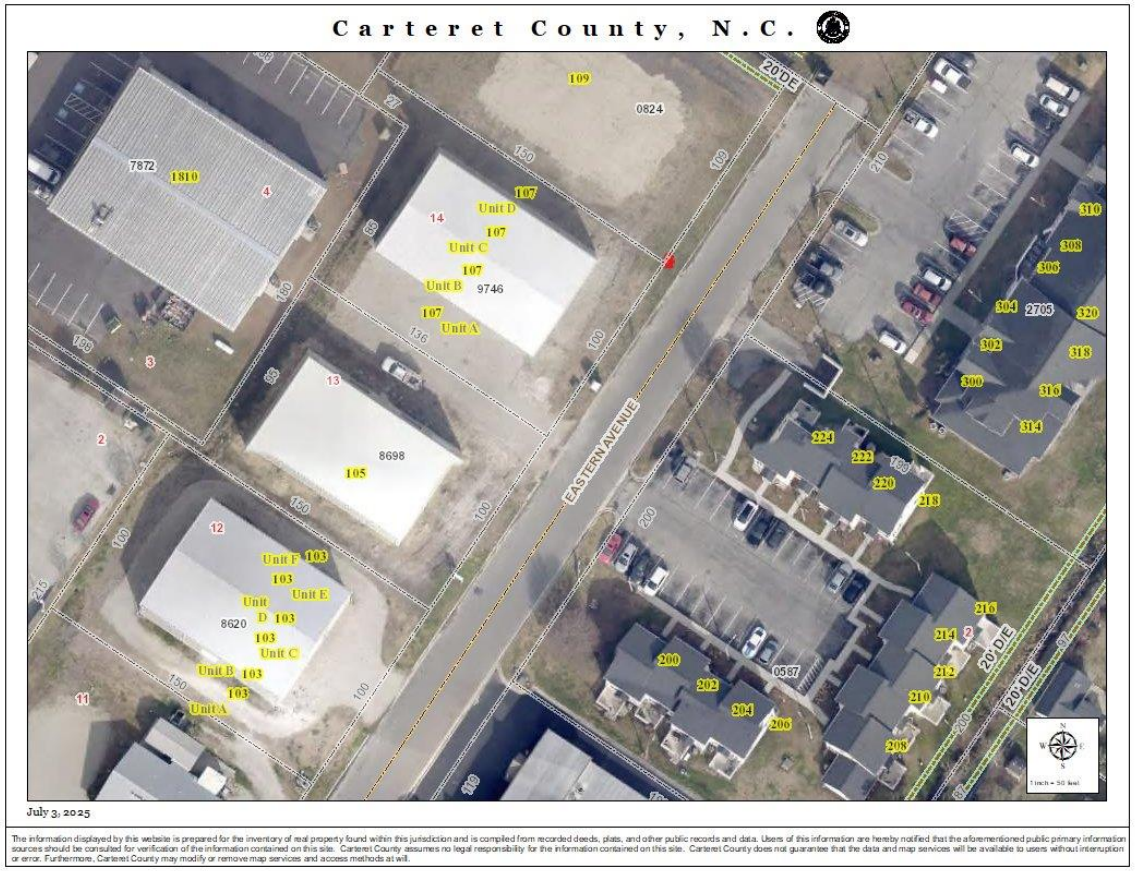


Approximate impervious surface coverage (minus parking lot landscape) = 72%

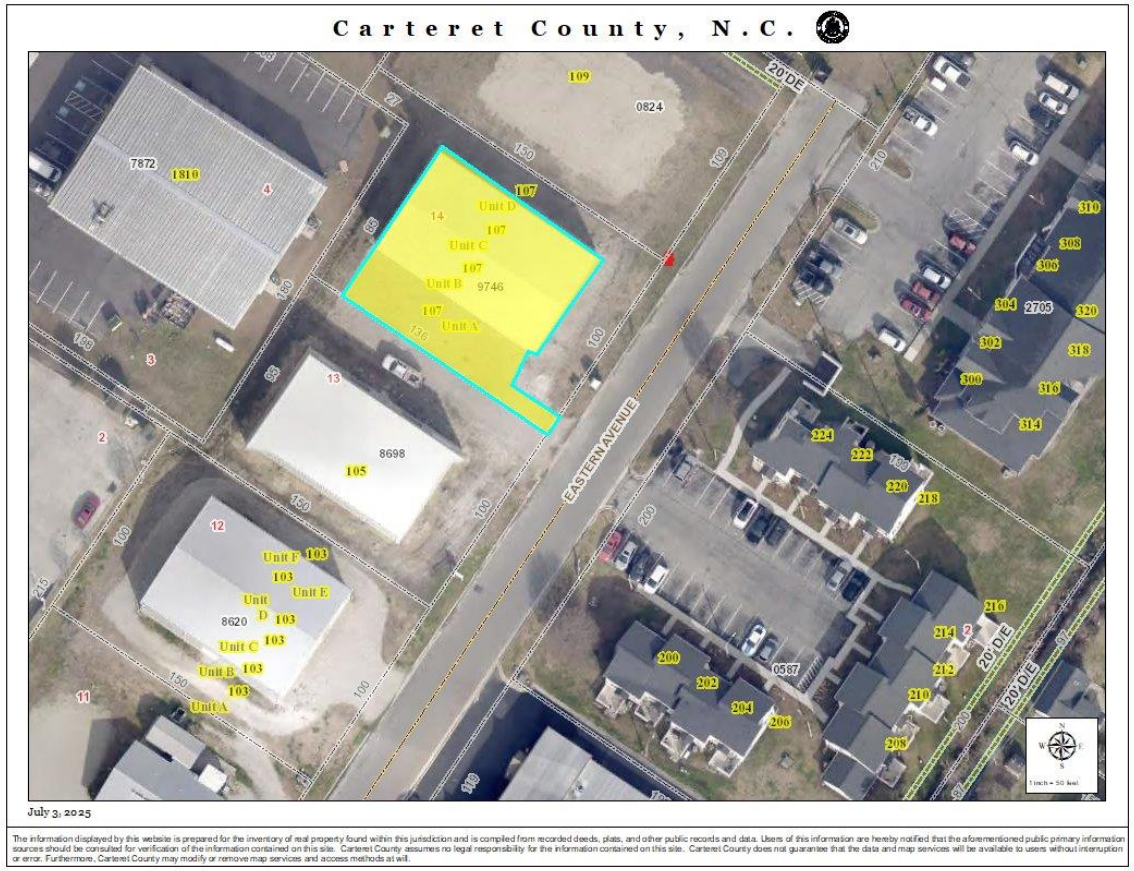
Industrial / Marina Lots

- In order of lot size

107 Eastern Avenue (CR-M)



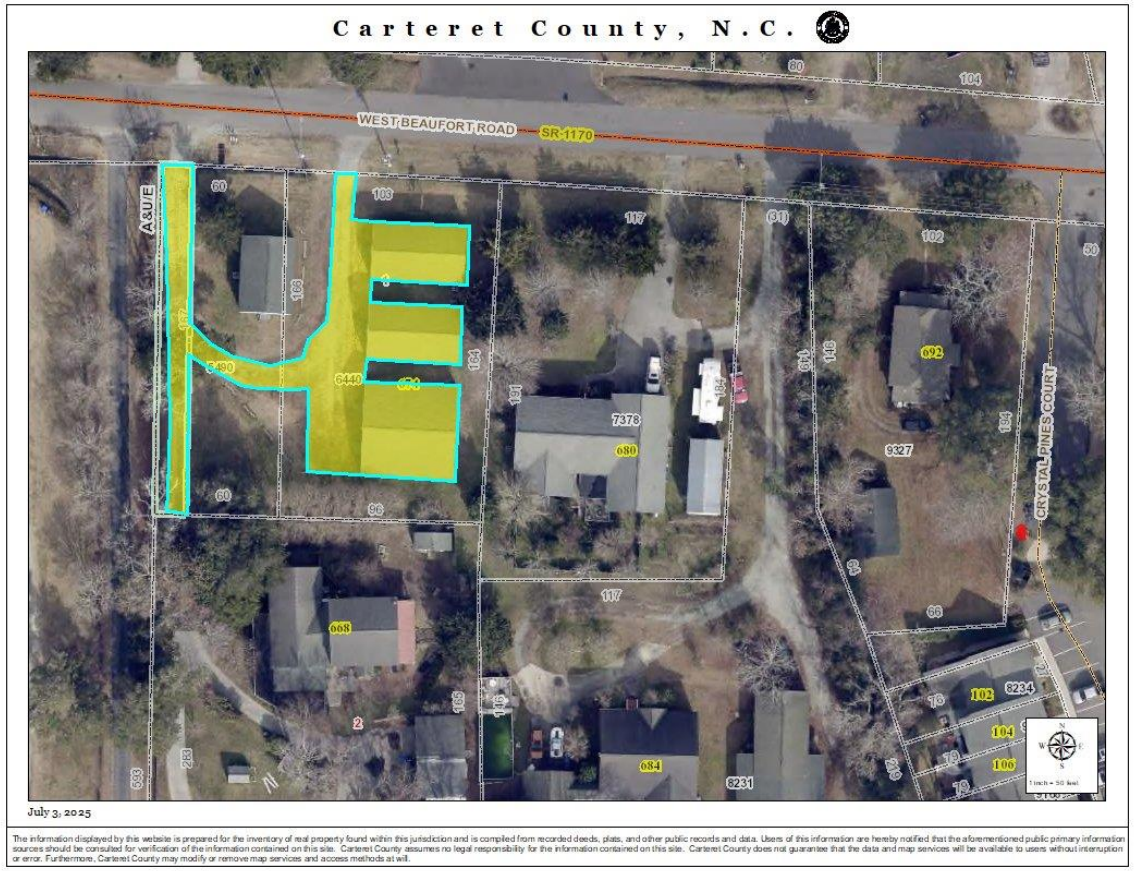
Lot area = 14,269 sf



Approximate impervious surface coverage (shared drive) = 57%

674 SR-1170 (CR-M)

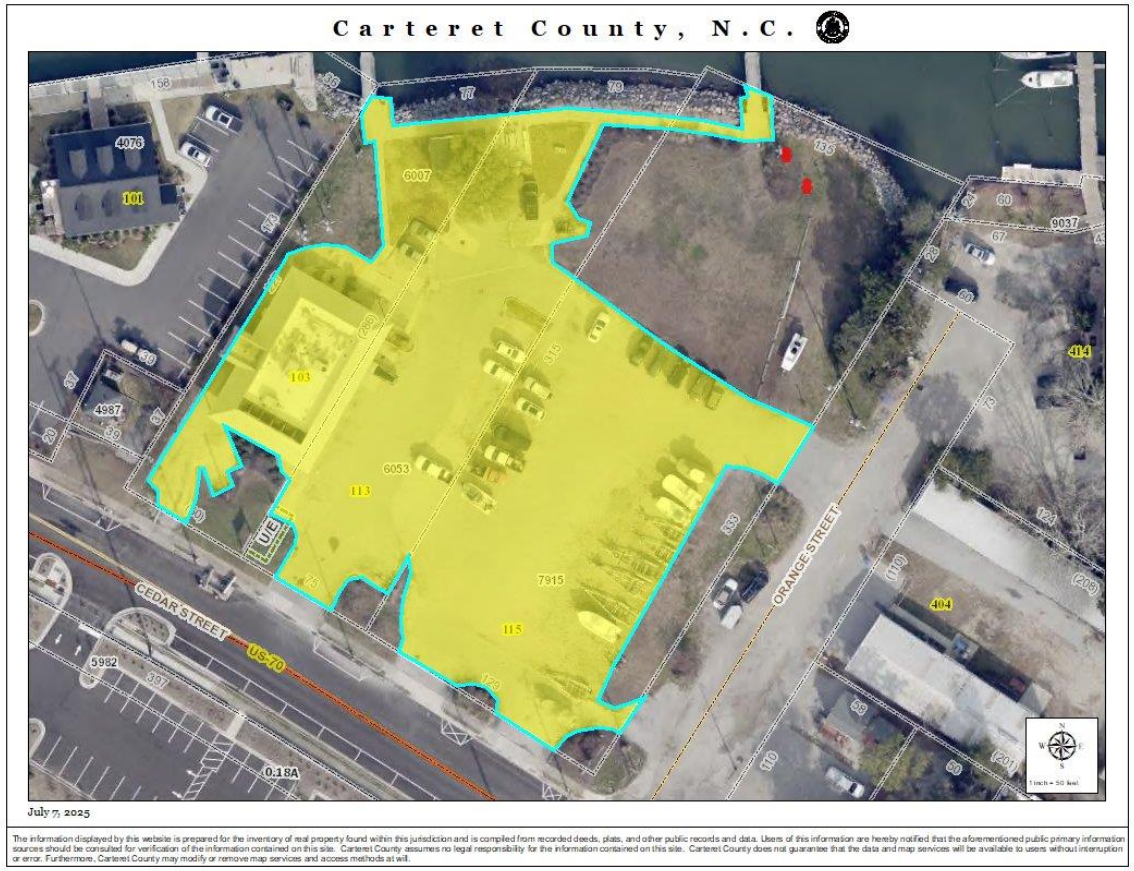
Lot area = 26,702 sf



Approximate impervious surface coverage = 40%

103 US-70 (CR-NIZ, CR-M)

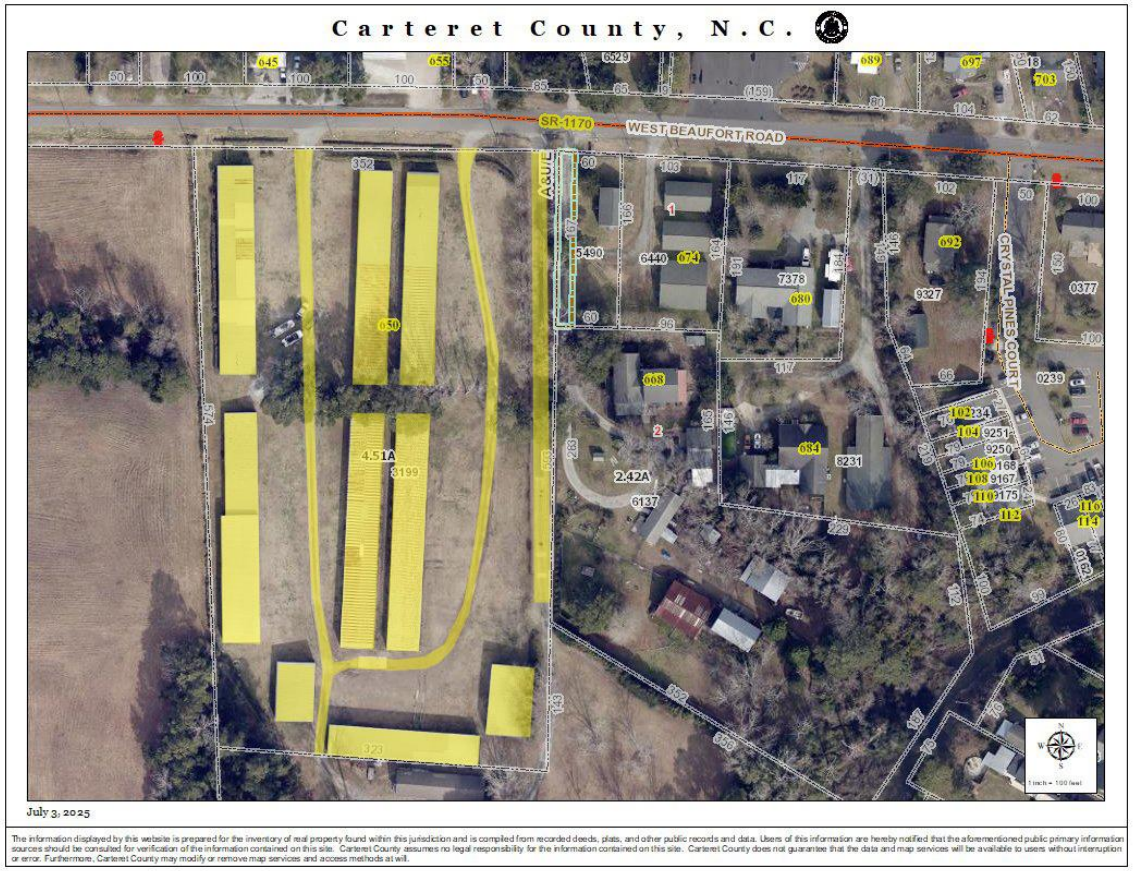
Lot area = 78,840 sf



Approximate impervious surface coverage = 63%

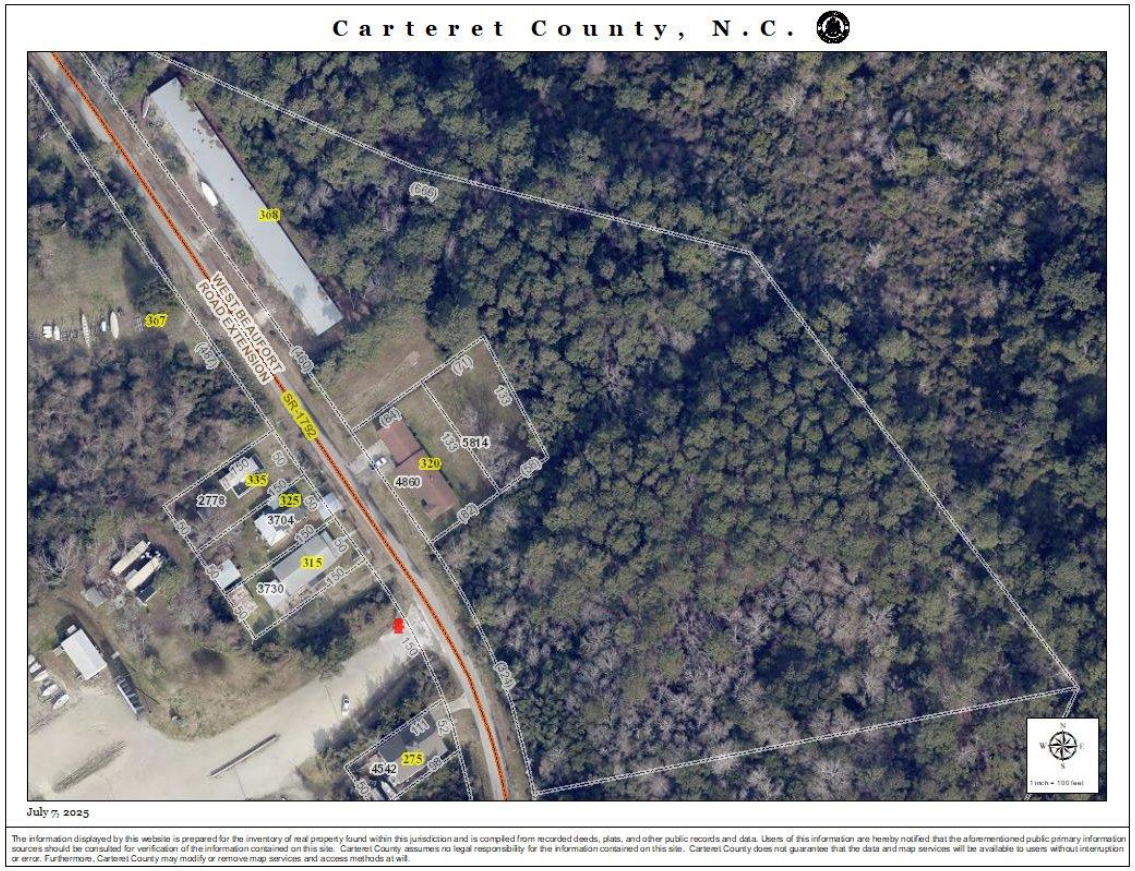
650 SR-1170 (CR-M)

Lot area = 195,366 sf

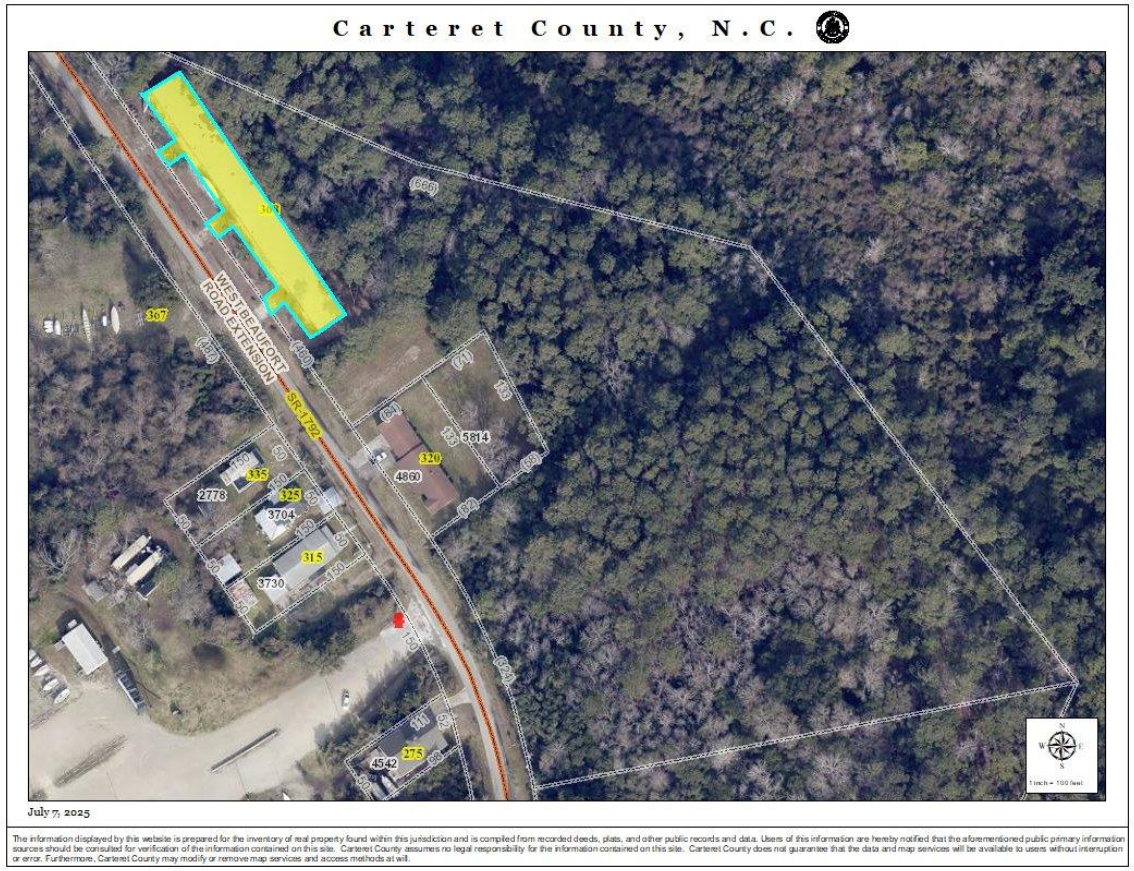


Approximate impervious surface coverage = 32%

368 SR-1792 (ETJ)



Lot area = 271,283 sf



Approximate impervious surface coverage = 4.5%

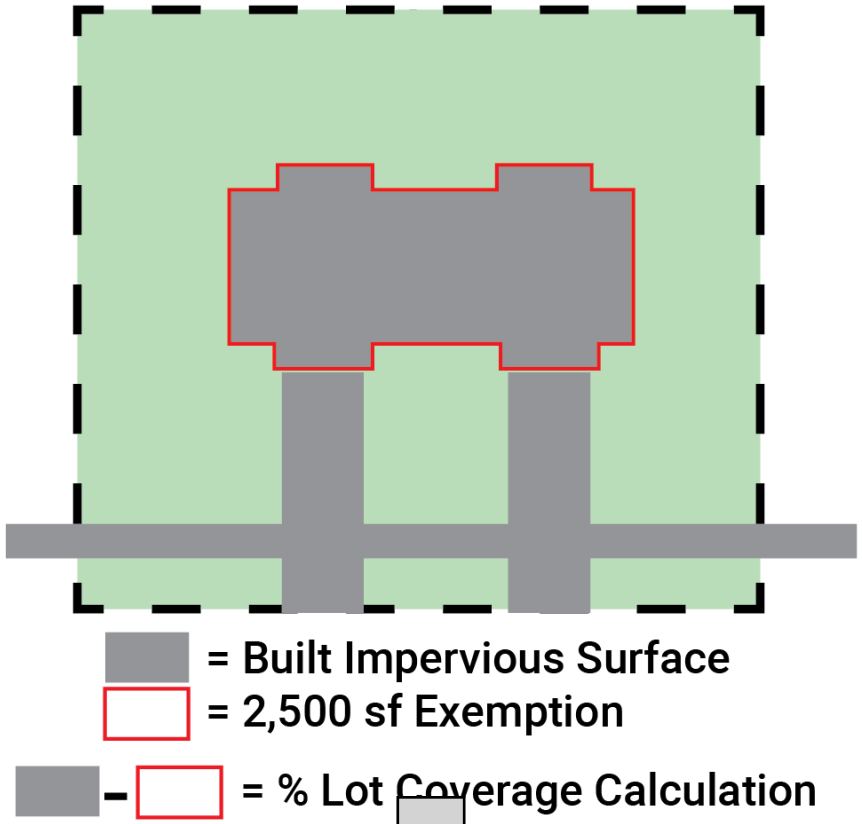
Regulatory Approaches to Lot Coverage

- Exempting first 2,500 sf
- Tiered system by lot size
- Varying lot coverage by use

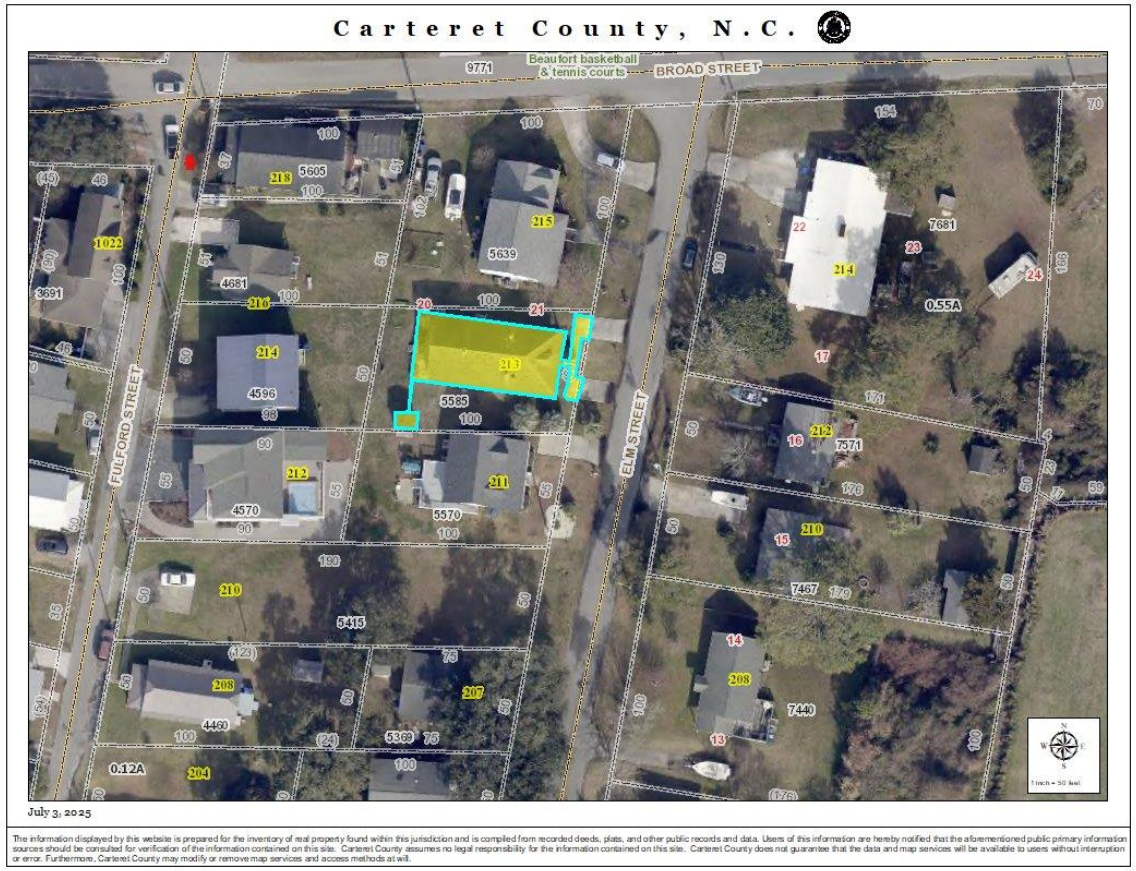
Regulatory Approach – Exempt first 2,500 sf

Lot Coverage Exempting 2,500 sf (NTS)

First 2,500 sf impervious surface
exempt from Lot Coverage calculation



Regulatory Approach – Exempt first 2,500 sf



Lot Area = 5,812 sf

Impervious Surface Area = 2,440 sf (42%)

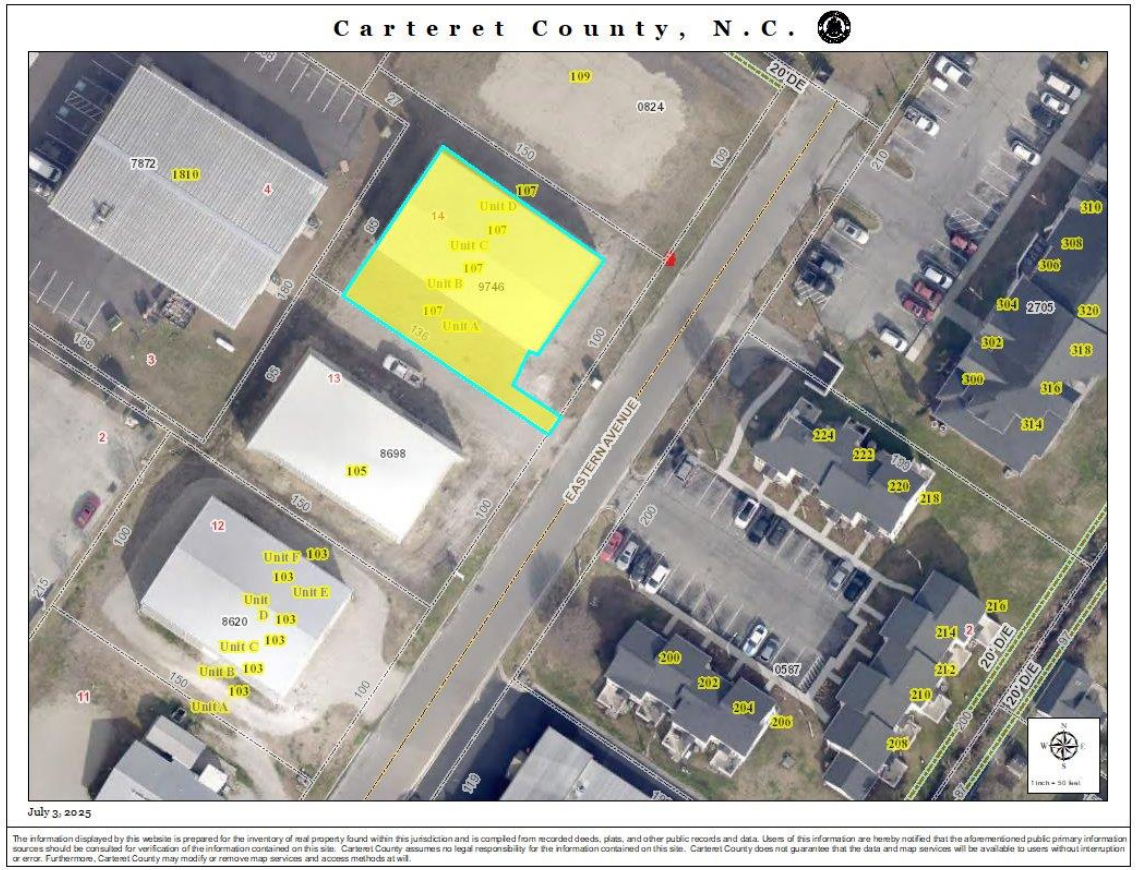
Lot Coverage falls below 2,500 sf threshold = 0 **(0%)**

Lot area = 10,890 sf

Impervious Surface Area = 3,805 sf (35%)

Lot Coverage = 3,805 – 2,500 = 1,305 sf **(12%)**

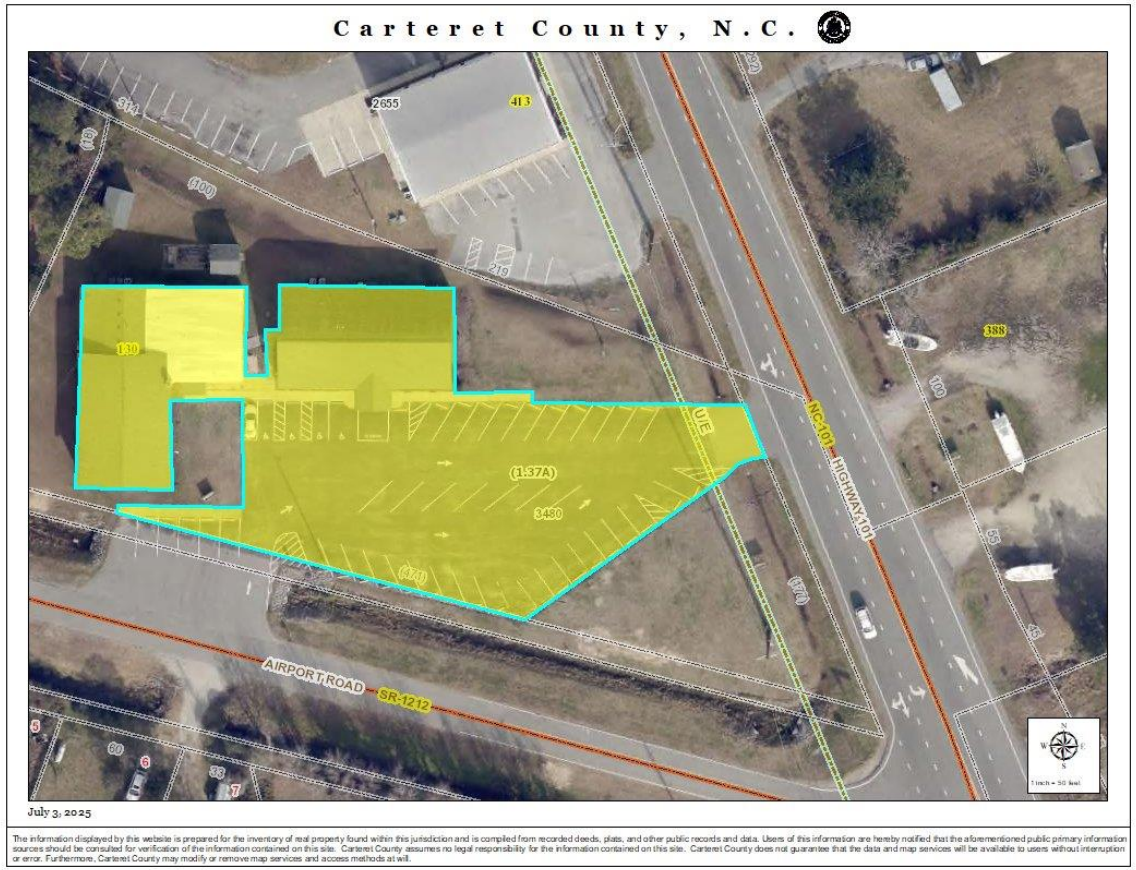
Regulatory Approach – Exempt first 2,500 sf



Lot Area = 14,269 sf

Impervious Surface Area = 8,184 sf (57%)

Lot Coverage = 8,184 – 2,500 = 5,684 **(40%)**

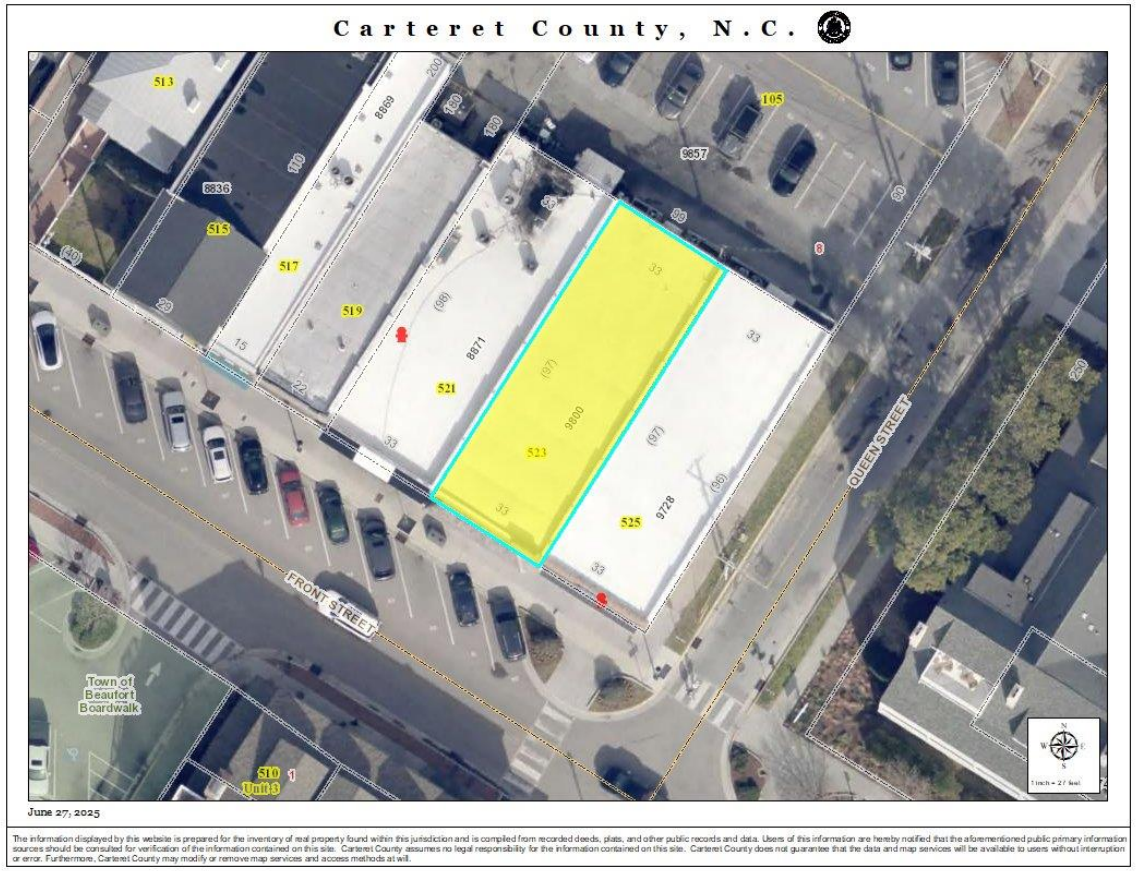


Lot area = 59,663 sf

Impervious Surface Area = 31,530 sf (53%)

Lot Coverage = 31,530 – 2,500 = 29,030 sf **(49%)**

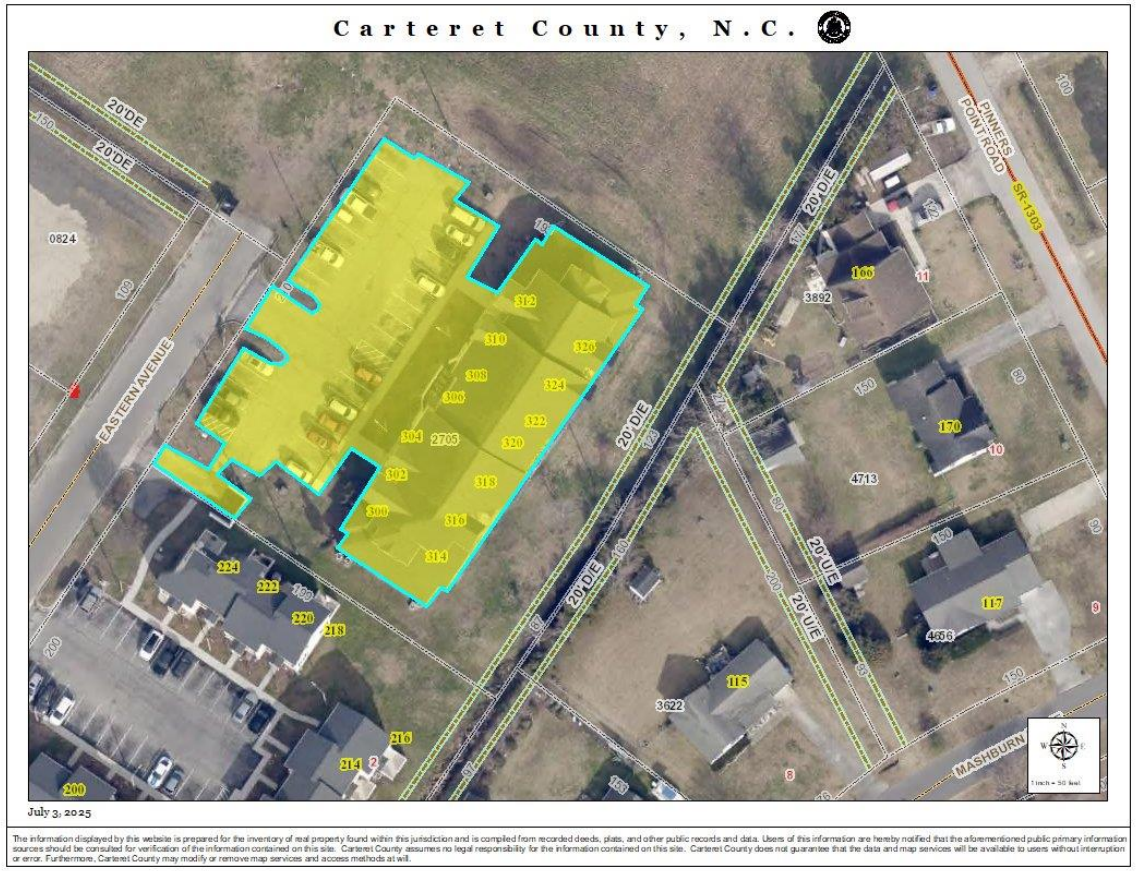
Regulatory Approach – Exempt first 2,500 sf



Lot Area = 3,201 sf

Impervious Surface Area = 3,201 sf (100%)

Lot Coverage = 3,201 – 2,500 = 701 sf **(22%)**



Lot area = 41,300 sf

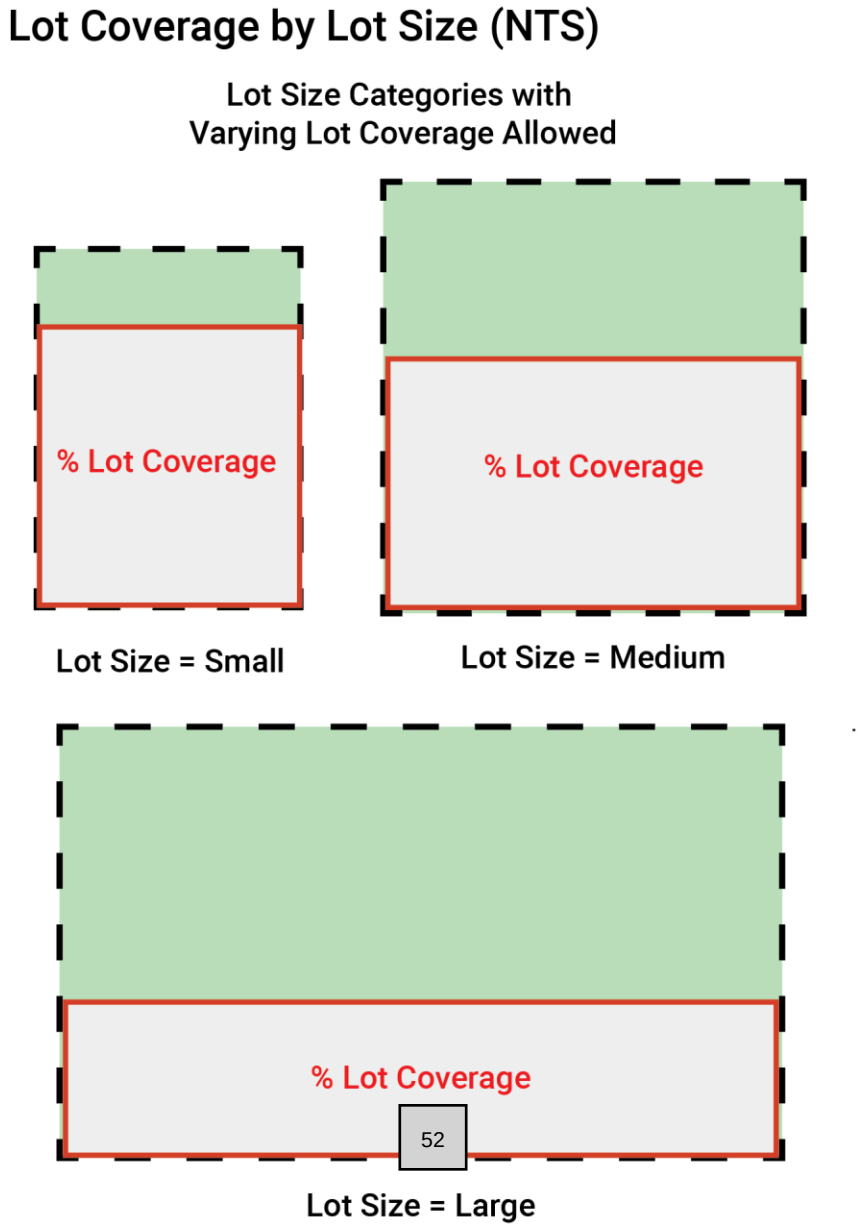
Impervious Surface Area = 23,075 sf (56%)

Lot Coverage = 23,075 – 2,500 = 20,575 sf **(50%)**

Regulatory Approach – Exempt first 2,500 sf

- Most beneficial to small lots, historic downtown lots
- Brings many lots into the 40-50% lot coverage range
- Still may regulate residential and commercial uses with different %
- May not be effective in reducing the amount of impervious surface built

Regulatory Approach – Tiered by Lot Size



Regulatory Approach – Tiered by Lot Size

Use = Single Family Residential

Lot Area = 8,333 sf

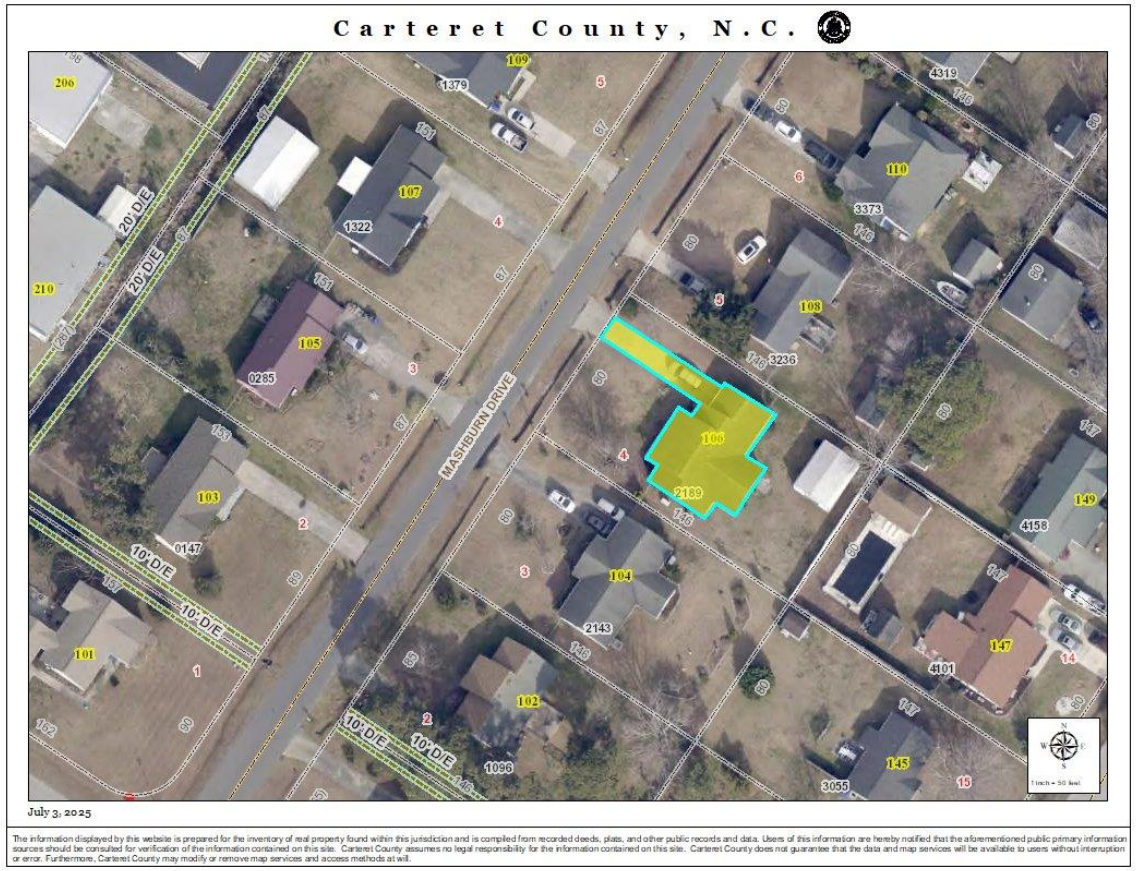
Impervious Surface Area = 3,143 sf **(38%)**

Use = Single Family Residential

Lot area = 8,174 sf

Impervious Surface Area = 4,498 sf **(56%)**

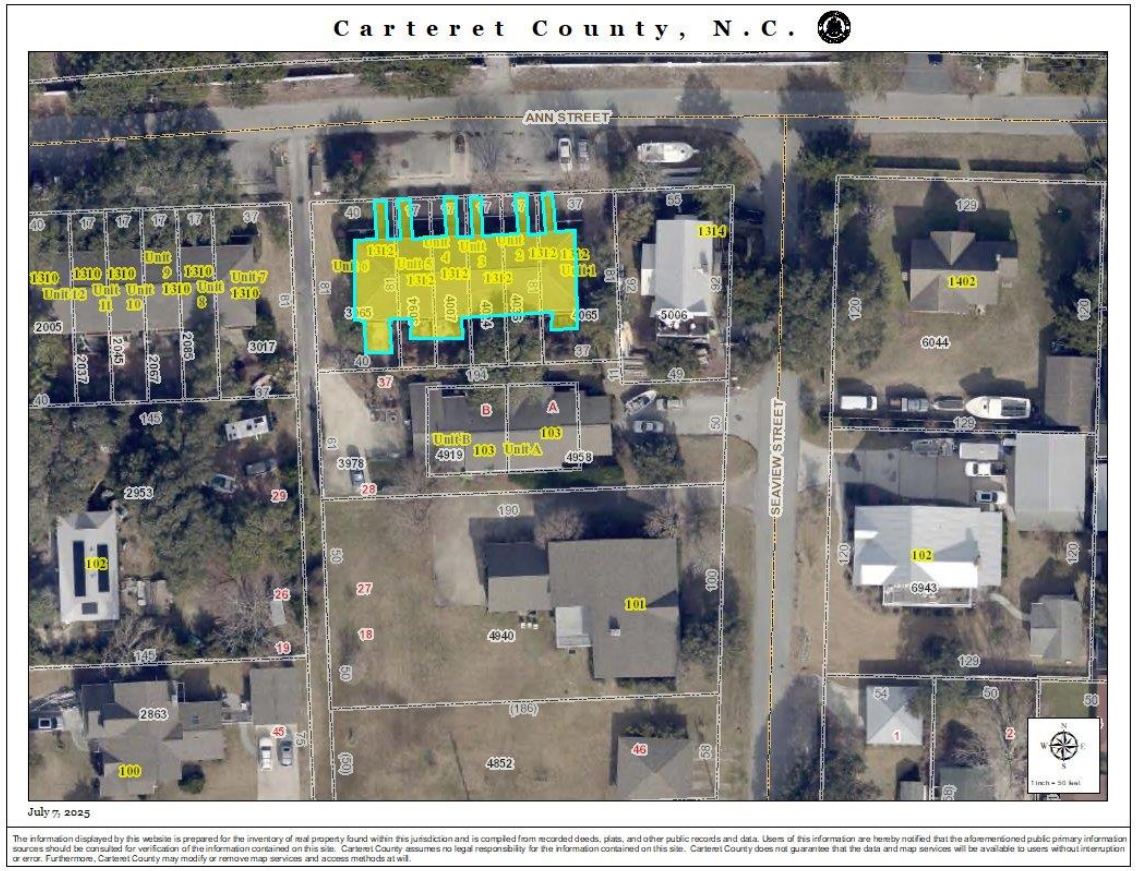
Regulatory Approach – Tiered by Lot Size



Use = Single Family Residential

Lot Area = 11,762 sf

Impervious Surface Area = 3,716 sf **(32%)**

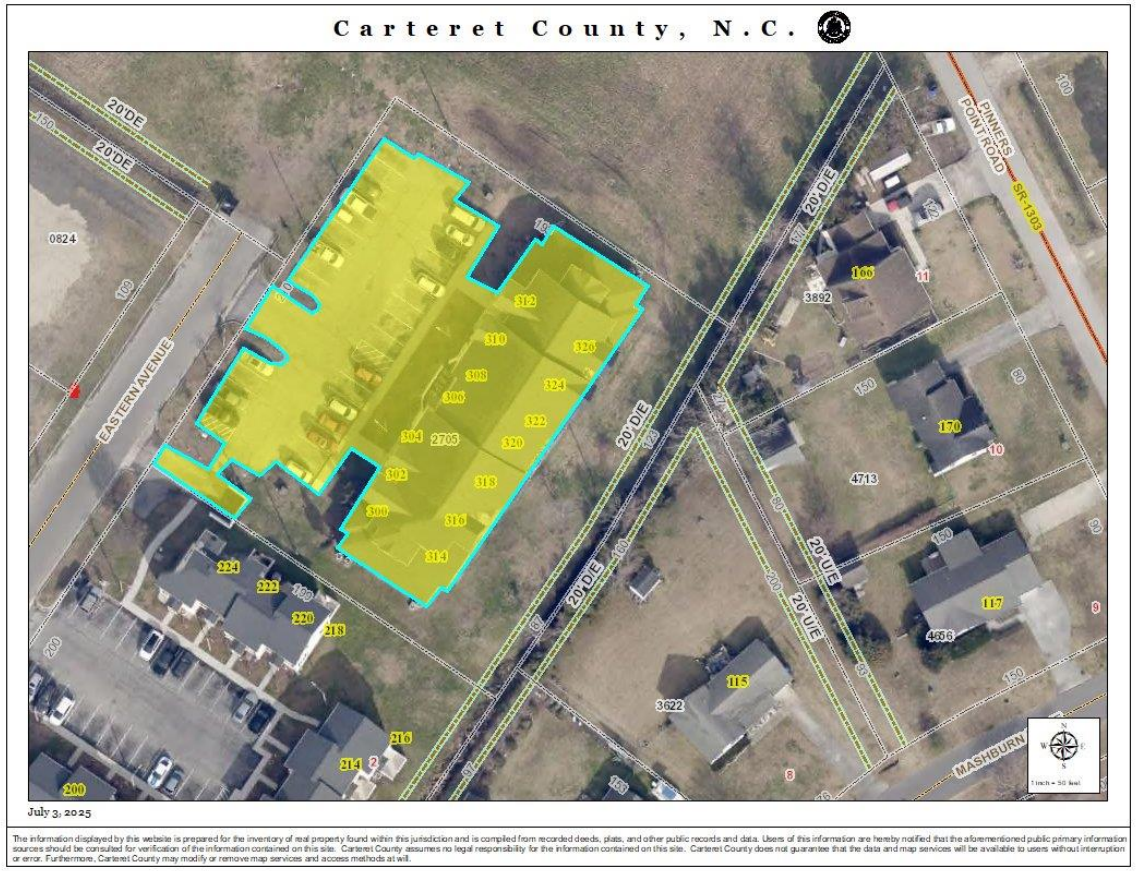


Use = Multi-Family Residential

Lot area = 11,814 sf

Impervious Surface Area = 5,170 sf **(44%)**

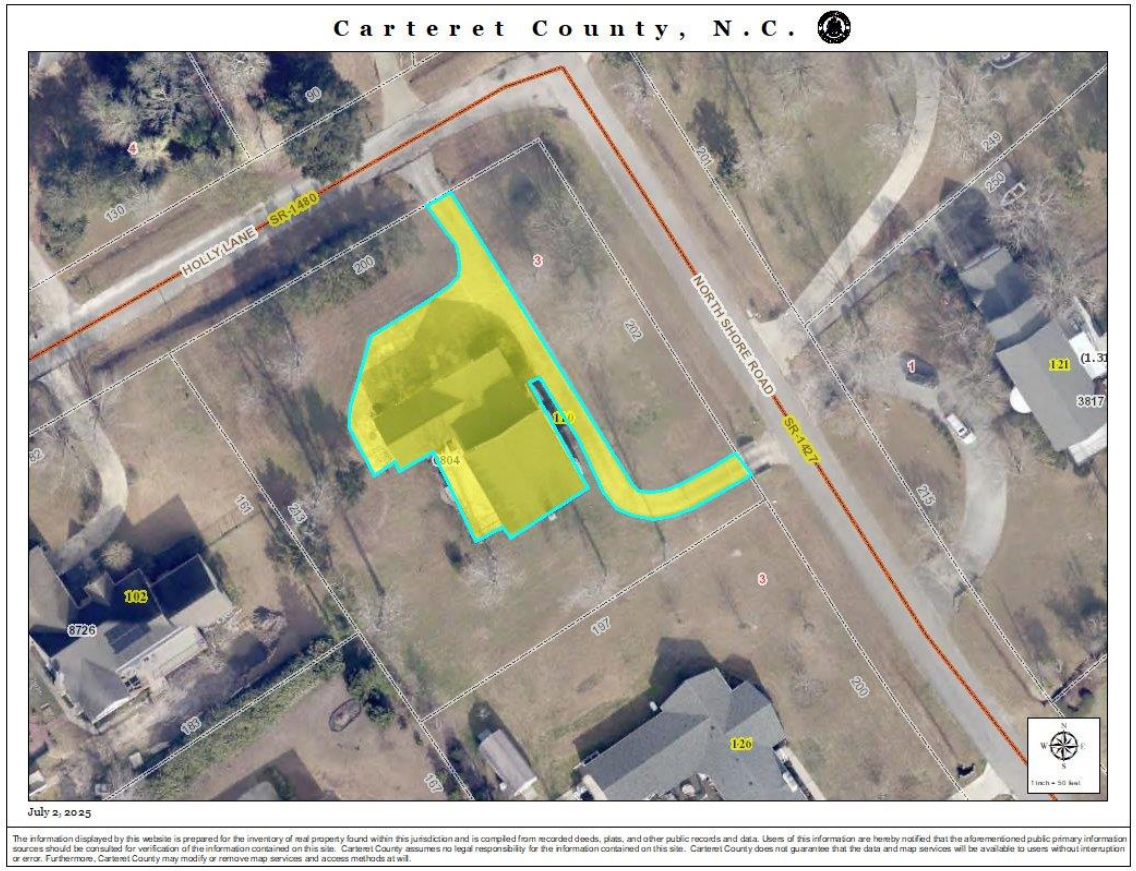
Regulatory Approach – Tiered by Lot Size



Use = Multi-Family Residential

Lot Area = 41,300 sf

Impervious Surface Area = 23,075 sf **(56%)**



Use = Single Family Residential

Lot area = 41,633 sf

Impervious Surface Area = 10,929 sf **(26%)**

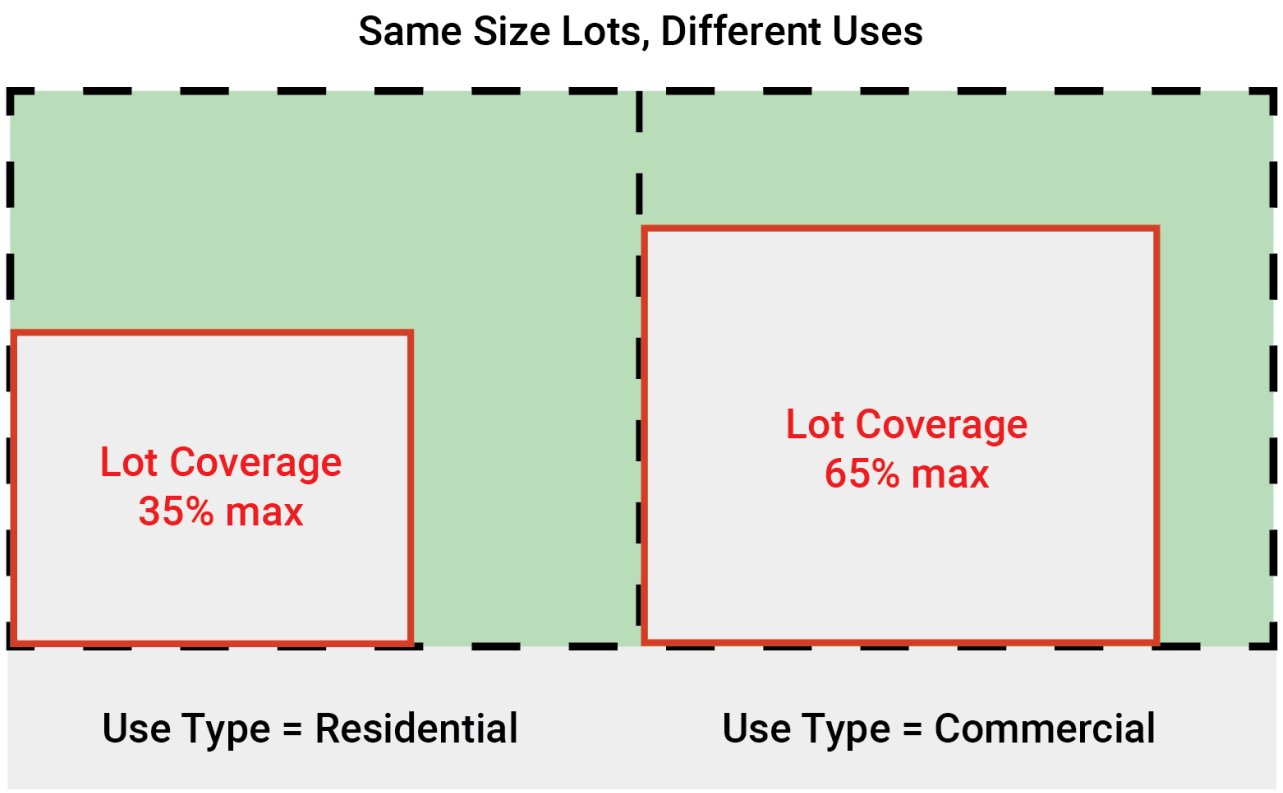
Regulatory Approach – Tiered by Lot Size

(% ranges are based on the examples in this analysis)

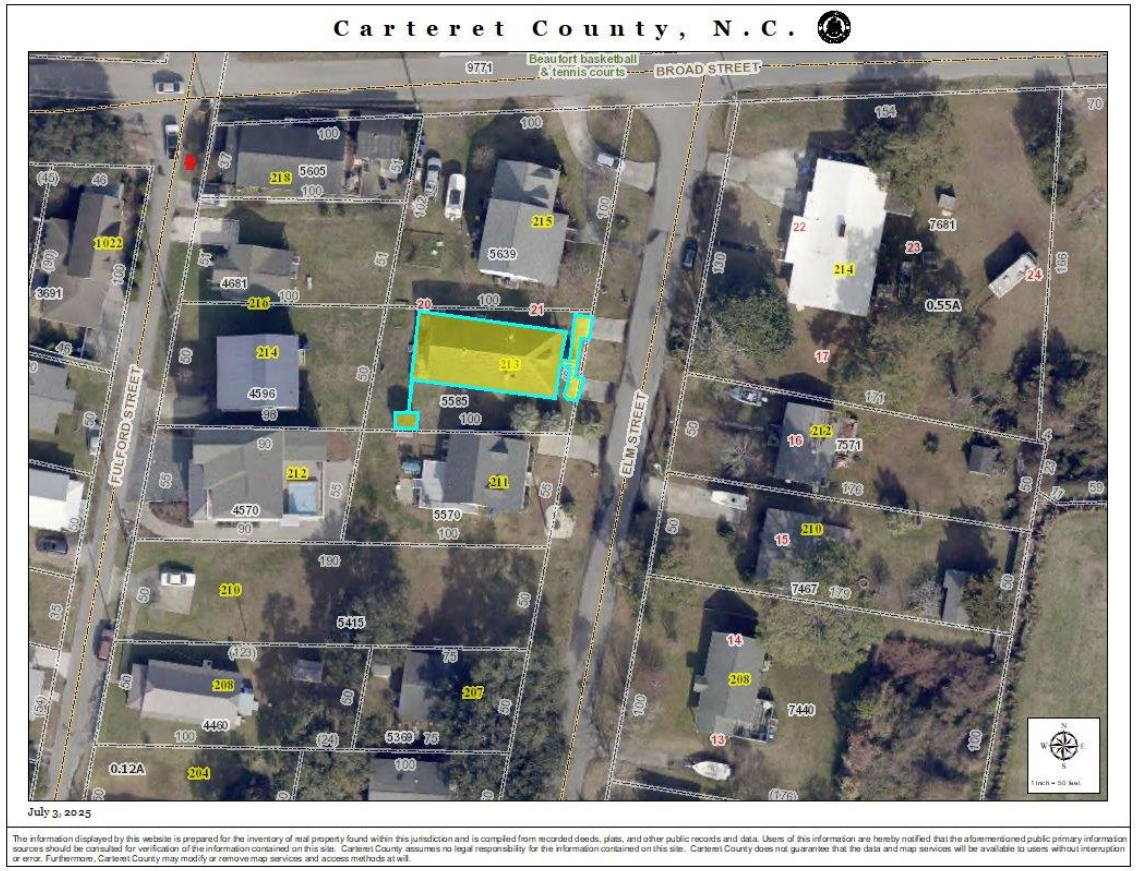
- Requires calibration of lot size groupings and lot coverage %
- Lot coverage varies widely across lots of similar size because of differing use needs:
  - Under 8,000 sf = 42 – 100% lot coverage
  - 8,000 – 15,000 sf lot size = 32 – 89%
  - 15,000 – 30,000 sf = 5% – 77%
  - 30,000 – 60,000 sf = 26 – 71%
  - 60,000 – 100,000 sf = 31 – 72%
  - Above 100,000 sf = 5 – 32%
- Amount of parking and accessory buildings contribute to this variation

Regulatory Approach – Lot Coverage by Use

Lot Coverage by Use (NTS)



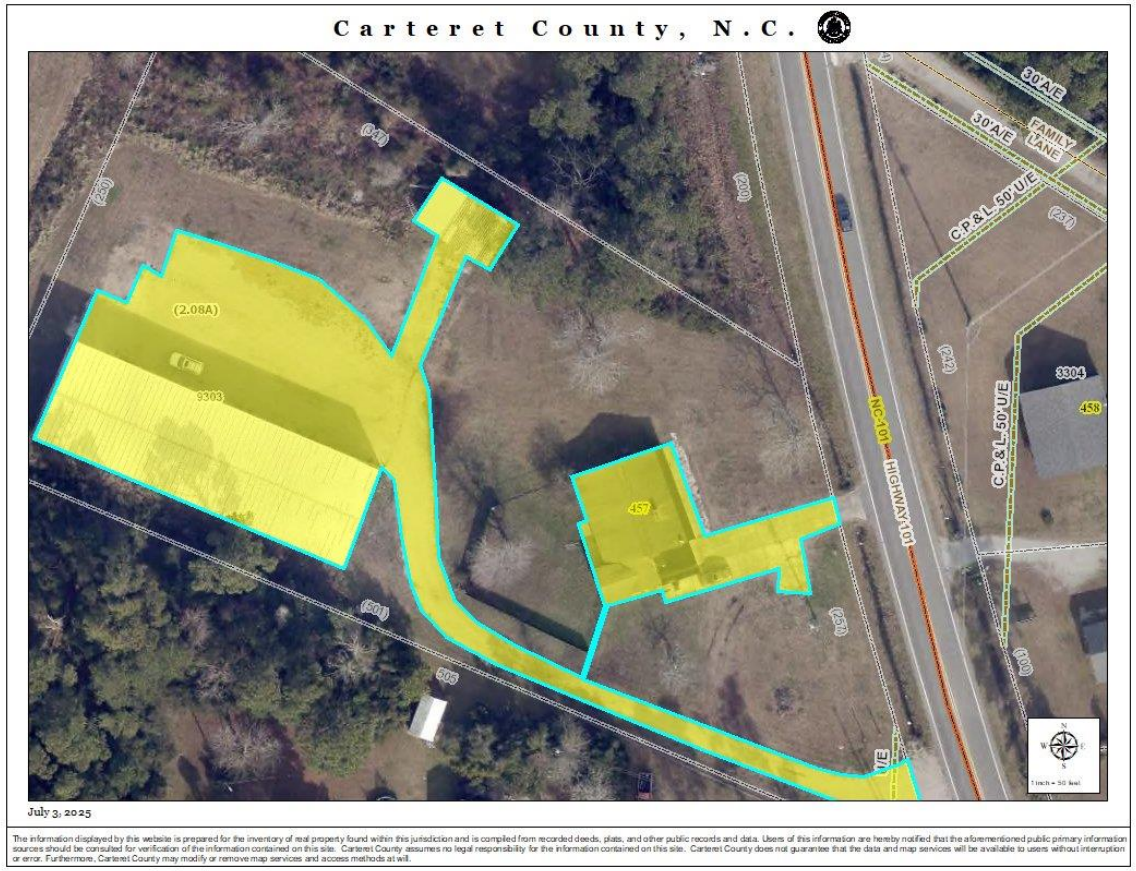
Regulatory Approach – Lot Coverage by Use



Use = Residential

Lot Area = 5,812 sf

Impervious Surface Area = 2,440 sf **(42%)**

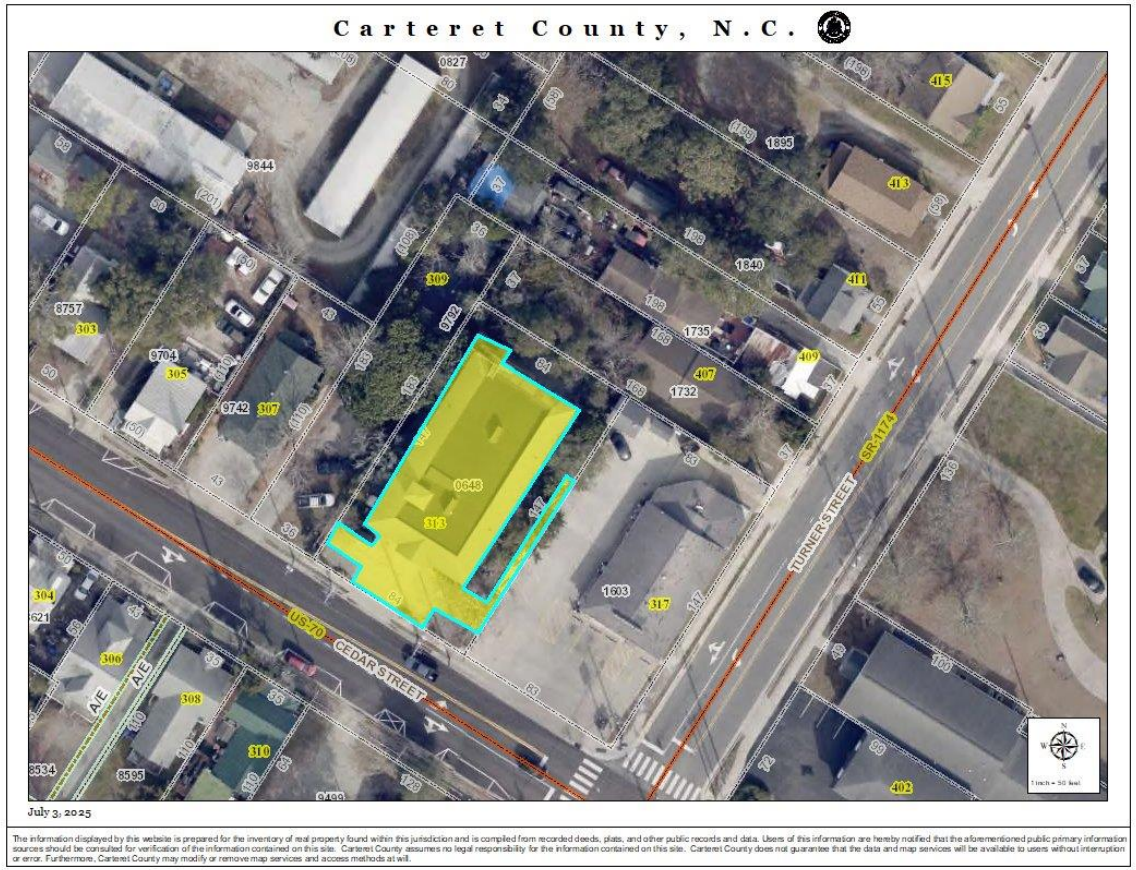


Use = Residential

Lot area = 91,784 sf

Impervious Surface Area = 30,078 sf **(32%)**

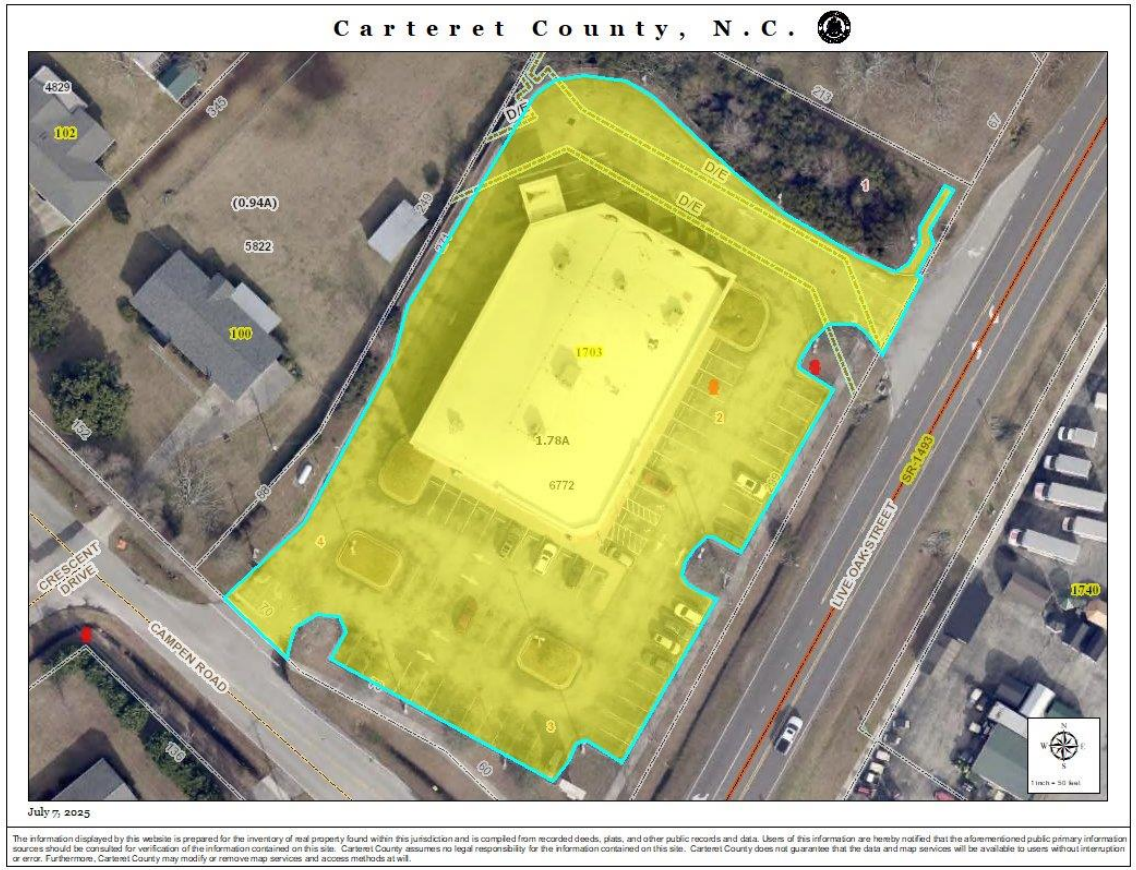
Regulatory Approach – Lot Coverage by Use



Use = Commercial

Lot Area = 12,553 sf

Impervious Surface Area = 7,924 sf **(63%)**

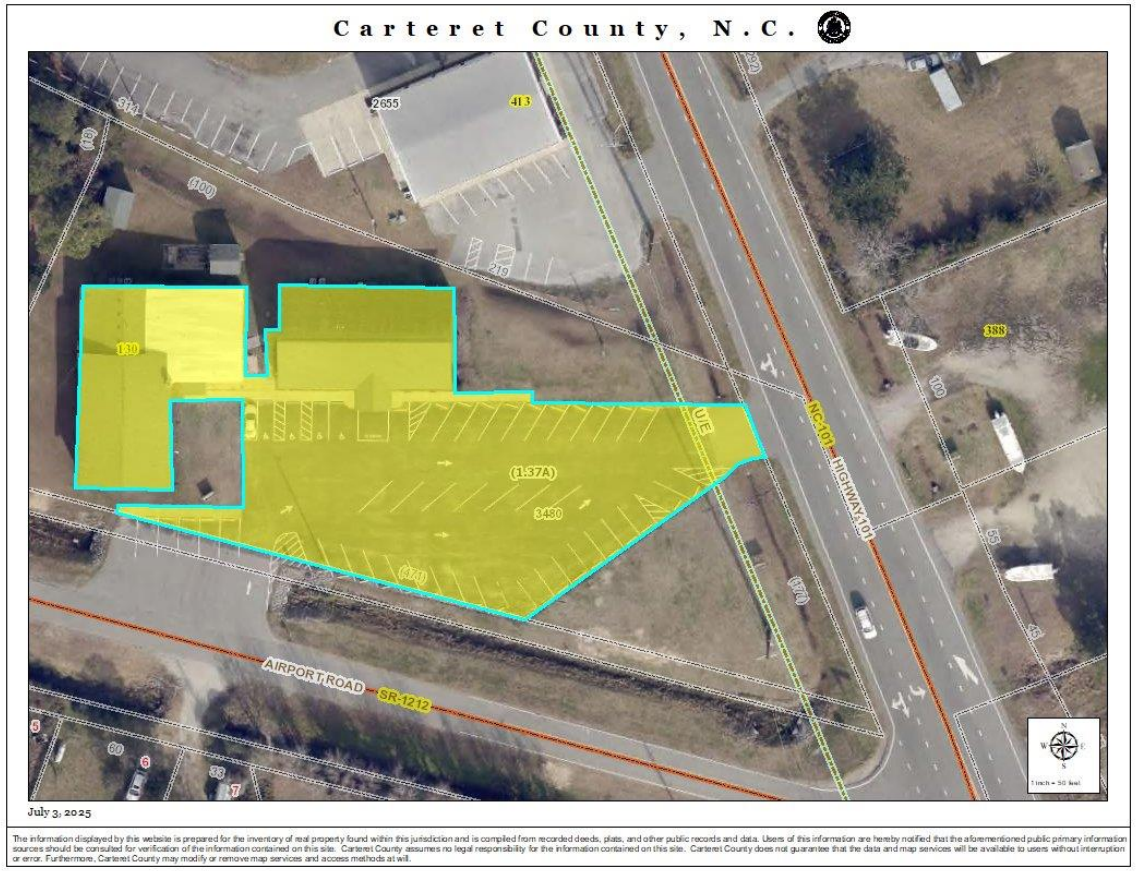


Use = Commercial

Lot area = 77,636 sf

Impervious Surface Area = 56,245 sf **(72%)**

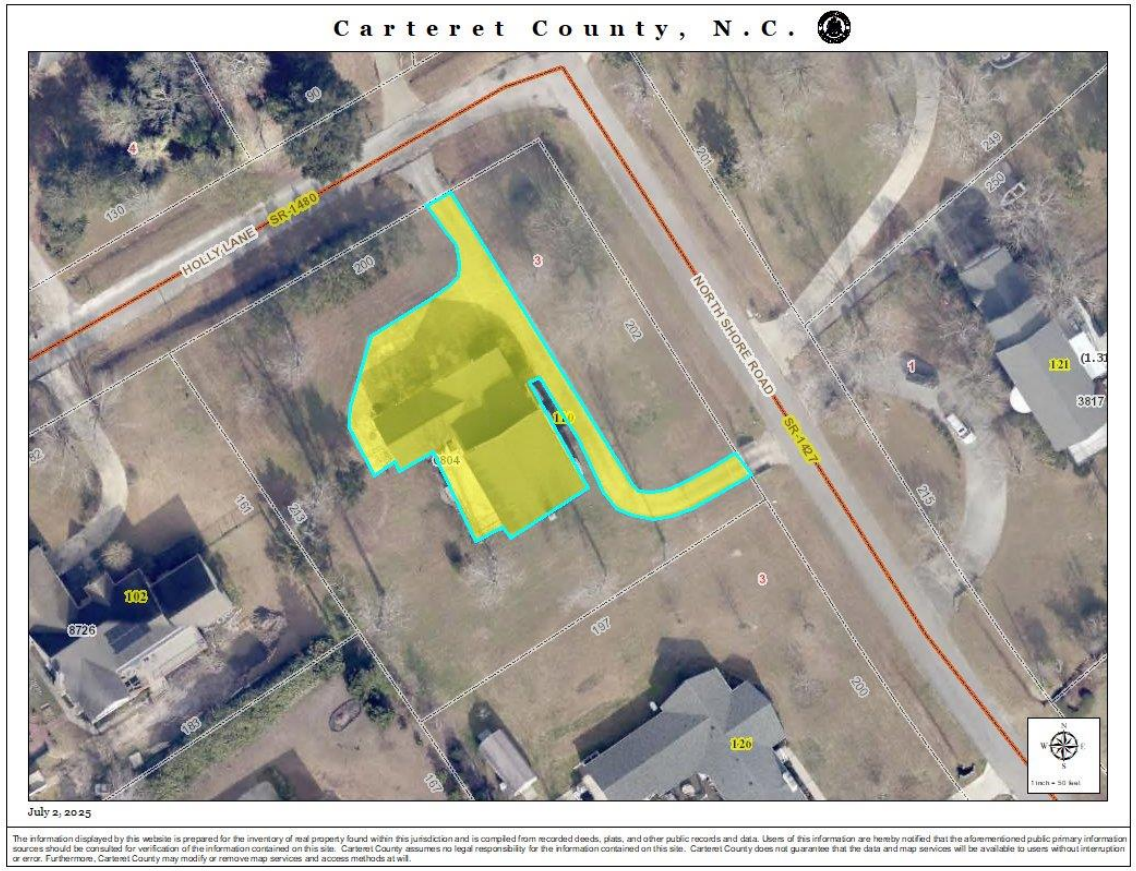
Regulatory Approach – Lot Coverage by Use



Use = Institutional

Lot Area = 59,663 sf

Impervious Surface Area = 31,530 sf **(53%)**



Use = Institutional

Lot area = 59,960 sf

Impervious Surface Area = 31,382 sf **(52%)**

Regulatory Approach – Lot Coverage by Use

Proposed Ranges (% ranges are based on the examples in this analysis)

- Single-Family Residential = 20 - 30%
- Multi-Family Residential = 50 - 70%
  - Larger/dense building footprints
  - Sometimes in more urban areas with smaller lots
  - Requires emergency access ways
  - Requires visitor parking and loading
  - Often includes amenity spaces that increase impervious area
- Commercial / Institutional = 50 – 65%
  - Requires more parking, loading during daytime hours
  - Right-size parking requirements to reduce amount of impervious needed
- Industrial = 30 – 40%
  - Typically larger lots
  - Parking needs are less (fewer employees, no retail visitors)
  - Pervious surfaces may not accommodate heavy vehicles and equipment
- Historic District and Marinas = Exemptions
  - Smaller lots where dense building is the historic pattern should be given relief
  - Marinas require overnight and boat parking taking more impervious space

Regulatory Approach – Additional Strategies

- Shared drives and shared-use parking agreements reduce impervious surface area created by individual lots
- Pervious pavement can accommodate parking needs
- Parking lot landscaping offsets impervious and heat island impacts

Town of Beaufort, NC
Unified Development Ordinance

Impervious Surface Coverage Analysis

July 2025

WSC
White Smith Cousino
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BEAUFORT NC
UNIFIED DEVELOPMENT ORDINANCE