



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 Planning Board Regular Meeting 6:00 PM Monday, July 20, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. PB Draft Minutes 061526

Public Comment

New Business

1. Case #26-15 - 309 Pollock Street Rezoning R-8 to TCA
2. Case # 26-19 Final Plat - Enclave at Beaufort Club

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, June 15th, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair Neve called the June 15th, 2026 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; Vic Fasolino, Clark Patton, Jeff Vreugdenhil

Members Absent: Tammy Hunsucker, Cameron White

A quorum was declared with five members present.

Town Staff Present:

Kyle Garner, Planning Director

Michelle Eitner, Town Planner

Brad Fockler, Code Enforcement Officer

Arey Grady, Town Attorney

Laurel Anderson, Board Secretary

Agenda Approval

Chair Neve made two amendments to the agenda: the addition of an attorney presentation on Special Use Permits before Public Comment, and Item 1 of New Business, Case #26-16 had been withdrawn from the agenda.

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

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton, Jeff Vreugdenhil

Election of Officers

Town attorney Arey Grady facilitated the election of officers. He declared the floor open for the nomination of Chairperson of the Planning Board.

George Stanziale made the motion to nominate Ryan Neve for Chair with no other nominations and Jeff Vreugdenhil made the second. Mr. Grady asked if there were any other nominations and there were none. Vic Fasolino made the motion to close the nominations for Chair and Clark Patton made the second. Mr. Grady took a vote to close nominations that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton, Jeff Vreugdenhil

Mr. Grady took a verbal vote to approve Ryan Neve as Chairperson of the Planning Board.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton, Jeff Vreugdenhil

Mr. Grady declared the floor open for the nomination of Vice-Chairperson of the Planning Board.

Clark Patton made the motion to nominate George Stanziale for Vice-Chair with no other nominations. Mr. Grady asked if there were any other nominations and there were none. Vic Fasolino made the motion to close the nominations for Chair and George Stanziale made the second. Mr. Grady took a vote to close nominations that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton, Jeff Vreugdenhil

Mr. Grady took a verbal vote to approve George Stanziale as Vice-Chairperson of the Planning Board.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton, Jeff Vreugdenhil

Minutes Approval

1. PB Draft Minutes 051826

Member Fasolino made the motion to approve the minutes as amended and Member Vreugdenhil made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton, Jeff Vreugdenhil

Attorney Presentation on Special Use Permits

Town Attorney Arey Grady provided the board with an overview and refresher on the legal standards governing special use permit proceedings. He emphasized that once an application on its face satisfies the required findings, case law establishes a presumption that the applicant is entitled to approval. To overcome that presumption and impose a condition the applicant does not voluntarily accept, the board must identify specific facts in the record and tie those facts to an ordinance provision that is not met.

The attorney distinguished between voluntary concessions — where an applicant agrees to a suggested condition — and involuntary conditions, which carry a higher legal burden. He cautioned that while the Planning Board operates in a more legislative capacity than the Board of Commissioners, its recommendations carry significant weight in the quasi-judicial proceedings that follow at the commissioner level. Therefore, the board should approach its recommendations as if it were a quasi-judicial body, ensuring that any recommended conditions are grounded in facts and traceable to specific provisions of the Land Development Ordinance (LDO). Conditions unsupported by evidence and ordinance provisions risk being characterized by courts as arbitrary and capricious.

Board members engaged the attorney with questions clarifying how these standards apply in practice — including scenarios involving landscaping requests, tree preservation, and situations where an applicant agrees to a voluntary condition in the moment. The attorney confirmed that voluntary conditions require no additional justification, but that any condition an

applicant objects to must be rigorously supported. The Chair concluded by asking board members to ensure that any conditions raised during the evening's remaining special use permit cases be tied back to the required findings.

Public Comment

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

Old Business

1. Case #26-12 Special Use Permit – 1507 Live Oak St Gas Station

Member Vreugdenhil requested to be recused per family interests.

Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton, Jeff Vreugdenhil

Town Planner Mrs. Eitner presented the case, explaining that the Planning Board had previously tabled this application pending additional information. The applicant — Seman LLC, represented by attorney Bryce Pike of Pike Law Firm — had returned with responses to each of the board's prior requests. The property at 1507 Live Oak Street is within the Huntley Plaza Shopping Center, zoned B-1 General Business, where gas stations are allowed as a special use. The convenience store and quick-service restaurant components of the proposed development are permitted uses by-right. The proposed development includes the convenience store in the former Rolands/Redneck Barbecue end unit, a fuel island canopy, and above-ground fuel storage tanks at the northern end of the building.

Ms. Eitner confirmed that the resubmitted plans addressed the prior board requests as follows: a secondary concrete containment berm around the above-ground fuel tanks (subject to fire marshal review at the building permit stage); an eight-foot opaque fence with Type A landscaping buffer on three sides of the tanks; building and canopy elevations with redacted branding; a photometric lighting plan; and updated voluntary landscaping along Highway 101 and in the parking lot interior. She noted that a formal landscaping plan is not required for this project, as it meets the exemption criteria for existing development not expanding impervious surface by more than 15%. The developer has voluntarily offered updated and additional landscaping along with this project. This landscaping has been updated according to Planning Boards' request for additional information to show:

- Wax myrtles planted at 30 feet on center which is consistent with our street tree requirements. These small trees are allowed within such close proximity of the powerlines per our ordinance, but the applicant understands that Duke Energy may further dictate their placement or replacement following maintenance
- Widened parking lot landscaping between fuel canopy and parking spaces which will accommodate bushes and small trees
- Type-a 10-foot-wide buffer with 8ft opaque fence shown on three sides of the above-ground fuel tanks provides evergreen plantings
- The planting area with relocated sign at the southern edge of the project has remained the same but is updated to show types of plantings

The parking lot provides 124 spaces, exceeding the 91 required by 33 spaces. There are five points of ingress/egress to Live Oak or Highway 101, with the northernmost access to 101 downgraded to an exit-only as required by NCDOT.

The applicant's attorney, Mr. Bryce Pike, presented the case, arguing that all seven required findings were met or exceeded, and requested an approval vote.

During board questioning, several concerns were raised by the board. Vice-Chair Stanziale asked whether the applicant would consider removing or reducing parking spaces along the side of the existing building to allow for additional landscaping or architectural screening of the electrical panels and utility meters visible from Highway 101. Mr. Pike stated that what had been submitted represented the full extent of his client's authorization and declined to entertain modifications beyond the submitted plan, and reiterated that this was an exempt parcel and these matters were not part of the original request.

Chair Neve raised the question of whether a commitment during discussion made by the applicant at the prior meeting — to provide a pedestrian connection from the Highway 101 sidewalk to the businesses within Huntley Plaza — had been incorporated into the resubmitted plans. Ms. Eitner confirmed it had not been included in the board's original motion items and therefore was not required on resubmittal. The board discussed the matter and Mr. Pike indicated this was not a significant sticking point, and the board agreed it could be added as a condition tied to required findings D (traffic and circulation adequacy) and G (public health and safety).

The board also discussed the height and dimensions of the above-ground fuel storage tanks — approximately 8'6" in diameter, 32 feet long, and elevated approximately 18" off grade, placing the top of the tanks at roughly 11'. Vice-Chair Stanziale stated that he could not believe they were doing above-ground storage tanks and Member Fasolino also expressed strong personal objection to the use of above-ground storage tanks, noting that other gas station developments in the region had utilized underground storage. Member Fasolino went on to say that technically the applicant did not have to make any improvements but it was a great opportunity to enhance the appearance of the town. He stated that the applicant addressed the board's issues on the list but he had some concerns that he thought could have been handled differently. Mr. Pike stated that improvements are being made and asked that if any board members cannot make an unbiased vote that they recuse themselves.

Member Patton noted that the applicant had stated he would screen the conduit and meters but because of the existing grease traps and conduits he couldn't dig and plant anything. Vice-Chair Stanziale complained that there are architectural ways to do things like that and they would not take a flat no and they would not deal with that.

Town attorney Mr. Grady advised that requiring underground tanks would necessitate factual support from a professional appraiser or expert and a corresponding ordinance provision — neither of which was present in the current record. He emphasized that case law is decided in these situations. He noted that concerns can be transmitted to the Board of Commissioners as non-binding parts of the motion but they are inappropriate as conditions.

The board determined that two formal conditions could be supported and one item regarding the pedestrian connection was agreed to voluntarily by the applicant:

- Upon implementing the provided landscape plan with the additional modification that the planting island to the east of the fuel pumps be modified to incorporate two or more large shade trees in order to be compatible and in harmony with the adjoining land uses and development patterns, and
- In the interests of the public safety that a pedestrian path be provided from the shown sidewalk to the businesses in Huntley Plaza.

The board also identified three advisory concerns to be transmitted to the Board of Commissioners:

- Number one, because this is an identified entry corridor into the town of Beaufort as noted in the adopted gateway master plan, we have concerns over the proposal of above ground fuel tanks in this corridor.
- Number two, we have concerns related the screening of the side of the existing building. The entire side of the existing building that contains electrical panels, meters and so forth, that has not been screened from 101 and will not be screened architecturally or by the landscaping that is proposed along 101.
- Number three, we have concerns about the inadequacy of the landscaping in the southwest corner of the property due to its prominent location.

Vice-Chair Stanziale made the motion to recommend the application with the above stated formal conditions and advisory concerns transmitted to the Board of Commissioners and Member Patton made the second. Chair Neve took a vote that was approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton

Member Patton made the motion to reinstate Member Vreugdenhil to the meeting and Vice-Chair Stanziale made the second. Chair Neve took a vote that was approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton

New Business

1. Case #26-17 – Subdivision – 2220 Live Oak Street Preliminary & Final Plat

Mrs. Eitner presented a concurrent preliminary and final plat subdivision review for the property at 2220 Live Oak Street, located near the intersection of Live Oak Street and the bypass, within the R-20 Residential Single Family zoning district. The proposal subdivides a 2.52-acre parcel into two lots: Lot 1 at 1.67 acres (retaining the address of 2220 Live Oak Street) and Lot 2 at 0.85 acres (to be addressed at 150 Shell Landing Road). Both lots meet the R-20 minimum lot size of 20,000 square feet and the minimum width requirement of 100 feet at the building line. Both lots have frontage on a public street, access to county water, and will use septic tanks. No development is proposed as a result of the subdivision. Mrs. Eitner noted that Lot 2 is configured as a flag lot, which is permitted in R-20.

Member Fasolino raised a question regarding road frontage, noting the R-20 requirement. Mrs. Eitner and Member Vreugdenhil clarified that the 100-foot width requirement is measured at the building line rather than at the road, consistent with how cul-de-sac lots are treated, and that the lots are compliant.

Member Vreugdenhil made the motion to approve as presented and Member Patton made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Jeff Vreugdenhil

2. Case #26-18 Special Use Permit – Amendment to remove condition from 1527 Front St Accessory Dwelling Units SUP

Mrs. Eitner presented an application to amend an existing special use permit for the property at 1527 Front Street, located within the RS-5 Residential Single-Family district. The existing special use permit, originally approved by the Board of Commissioners in 2019 and signed in 2021, authorized two accessory dwelling units (ADUs) on the property subject to the condition that the units be used exclusively by family members. The property contains three structures: the principal single-family dwelling (a 1950 home), a larger two-bedroom accessory structure, and a smaller efficiency-style accessory structure at the rear of the lot.

Mrs. Eitner noted that the property owner had recently listed the ADUs for short-term rental on Zillow and Realtor.com - a violation of the family-use condition - and had removed the listings following code enforcement action by the town. The applicant was now requesting that the family-use condition be removed entirely so the structures could be rented on a short-term basis. Mrs. Eitner noted there are currently no other regulations in the town's LDO specifically governing short-term rentals. She went on to quote the applicant when the SUP was originally obtained: "These buildings will be for my private use and my desire is that my family will enjoy them as peaceful retreats when they come to visit".

In answering board questions Mrs. Eitner explained that then Commissioner Ann Carter indicated she believed the request for three separate living areas was not in keeping with the surrounding land use and also then Commissioner John Hagle was concerned about having so many dwelling units on one site or having accessory dwelling units. Member Fasolino asked if homeowners are limited to one ADU and Mrs. Eitner stated that they are limited to one accessory structure. Member Fasolino noted that this property has two ADU's. There were no further questions for staff.

The applicant's representative, Delbert Heick, General Manager for Southern Living Homes, addressed the board. He explained that family members had not been utilizing the units and that the structures had sat largely unused after the SUP had been originally granted. He acknowledged that one of the accessory structures had then been rented to non-family members, which prompted the code enforcement action. He stated the intent was to market the rentals primarily to traveling nurses or individuals seeking short-term accommodation, not to large groups, and that a strict lease would prohibit parties, pets, and similar uses. He noted parking in the back of the property could accommodate approximately two vehicles and stated that a neighbor had five cars at their house the weekend before. He voluntarily proposed that the principal dwelling and the smallest accessory structure remain restricted to family use, while only the larger rear accessory dwelling be made available for non-family short-term rental. He stated "our intent is not to rent this to just anybody that wants to come here for Big Rock or whatever. We are only interested in trying to rent the places, short terms, traveling nurses, something to that effect. And that would be for the back; parking's in the back. So there's not any issues with a bunch of cars in the front."

The board again reiterated that the ADU's had been built for family only and Chair Neve stated, "I'm curious how having the ability to have additional guests will decrease the parking demands." In answer to how many bedrooms there are in total on the property, Mr. Heick answered that there can be seven total and Chair Neve pointed out that there are two parking spaces. Member Patton asked if the family lived in the front house and Mr. Heick stated that they did not and it was also rented out. Mr. Heick went on to further state that he thought the front house would be more concerning to the board as he could easily get five different families in there and Member Vreugdenhil said that he would be in violation of the zoning ordinance for having a boarding house or a multi-family apartment.

Attorney Steve Valentine appeared on behalf of the applicant, acknowledging the board's density and parking concerns and suggesting the board's consideration of the applicant's middle-ground proposal — permitting rental of the back structure while maintaining the family restriction on the others. Member Vreugdenhil clarified that "they have no rentals in the front house whatsoever, that's for family and the larger structure in the back be afforded rental ability and the small house not be rented at all." Mr. Valentine agreed with this.

Board discussion centered on several concerns. One member expressed skepticism that the application should be approved at all, noting that the original approval should arguably never have been granted and that having three dwellings on a single lot now available for rental to unrelated parties would change the character of the neighborhood. Other members acknowledged this concern but noted that, under normal circumstances, property owners on Front Street are not prohibited from renting their primary dwelling, and that the applicant's voluntary offer substantially limited the scope of rental activity. The board agreed that the applicant's proposed middle ground - restricting the principal dwelling and smaller accessory structure to family use, and permitting only the larger ADU for non-family rental - was a reasonable resolution that could meaningfully reduce parking demand and neighborhood impact compared to the alternatives. The board acknowledged that enforcement would be a practical challenge but found the condition reasonable. Vice-Chair Stanziale pointed out "I don't like the fact that they violated the special use permit and obviously they were caught. It's like you tell your kid, are you saying you're sorry because you got caught."

Member Vreugdenhil noted that the adjacent property owners who would be concerned would have an opportunity to provide testimony at the Board of Commissioners meeting.

Member Fasolino made the motion to recommend approval with the condition that the main dwelling and the smaller accessory dwelling in the back be reserved only for family use, and the larger accessory dwelling unit in the back may be rented out to other than family, as proposed by the applicant. Vice-Chair Stanziale made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Clark Patton

Following the vote, the Chair noted for the record that the submitted site plan appeared to show significantly more impervious surface than depicted, and suggested staff might wish to examine this as part of any follow-on permitting review.

Commission/Board Comments

Member Patton informed the board that he would be absent from the next month's meeting due to an upcoming surgery.

Member Fasolino thanked staff for their presentations and recognized the town attorney for keeping the board clear of legal exposure.

Vice-Chair Stanziale raised the question of why adjacent property owners are not notified of Planning Board meetings, as they are for Board of Commissioners hearings. Mrs. Eitner explained that Planning Board reviews are not quasi-judicial hearings, and that inviting neighbors without an opportunity for them to speak would be misleading. Staff noted that applicants are encouraged to inform their neighbors voluntarily, and that meetings are now live-streamed, providing public access to the proceedings in real time, and it was noted that Vice-Chair Stanziale had asked this question before.

Staff Comments

Staff announced that the UDO steering committee meeting is scheduled on June 24, 2026, followed by community input sessions at Beaufort Elementary School to discuss proposed updates to subdivision regulations and the flood damage prevention ordinance.

Adjourn

Member Vreugdenhil made the motion to adjourn and Member Patton made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Stanziale, Vic Fasolino, Jeff Vreugdenhil

Chair Neve then declared the meeting adjourned at 8:00 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary



Town of Beaufort, NC

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Beaufort Planning Board Regular Meeting 6:00 PM Monday, July 20, 2026 – 614 Broad Street- Train Depot

AGENDA CATEGORY: New Business – Rezoning

SUBJECT: To recommend approval or denial to the Board of Commissioners for the rezoning of 309 Pollock Street from R-8 to TCA as well as a CAMA Future Land Use Map amendment from Traditional Neighborhood Residential to Compact/Multi-Family Neighborhood.

BRIEF SUMMARY:

The applicant wishes to rezone 309 Pollock Street which is currently zoned R-8 and contains 0.25 acres to TCA as well as a CAMA Future Land Use Map amendment to Compact/Multi-Family Neighborhood.

REQUESTED ACTION:

Discussion
Recommendation on Proposed Rezoning

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



Attachment - A

Staff Report

To: Planning Board
From: Kyle Garner, AICP

Date: 7/10/2026
Meeting Date: 7/20/2026

Case Number 26-15

Summary of Request:

Rezone 309 Pollock Street from R-8 to TCA

Background

Location(s) & PIN

309 Pollock Street (Pin # 730618209740000)

Owners Applicant

Perry & Sharon Harker
 James Taylor

Current Zoning

R-8

Lot(s) Size & Conformity Status

.25 Acres (10,890 sq. ft. approx.) Conforming

Existing Land Use

Vacant Lot

Adjoining Land Use & Zoning

North Vacant Lot – Zoned CS-MU
South Single Family - Zoned R- 8
East Single Family – Zoned R-8
West Single Family – Zoned R-8

Special Flood Hazard Area

☐ Yes ☒ No

Public Utilities

Water

☒ Available ☐ Not Available

Sewer

☒ Available ☐ Not Available

Additional Information

See Staff Comments

Requested Action

Discussion.

Provide recommendation to the Board of Commissioners to:

- Approve the request;
- Deny the request; or
- Recommend more restrictive zoning district

Staff Comments

- The lot is vacant.
- In August of 2022, 312 Pollock Street was rezoned from R-8 to TCA.
- A rezoning and future land use plan map amendment to Compact/Multi-Family Neighborhood could be consistent with the adjacent zoning and the existing land use pattern.

CAMA Land Use Plan – Future Land Use Classifications

In accordance with **NCGS § 160D-604(d)**, when conducting a review of proposed zoning text or map amendments the Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan that has been adopted and any other officially adopted plan that is applicable.

The Planning Board shall provide a written recommendation to the BOC that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan shall not preclude consideration or approval of the proposed amendment by the BOC.

The CAMA Land Use Plan identifies this property as **Traditional Neighborhood Residential**. A Future Land Use Map amendment to Compact/Multi-Family Neighborhood would be needed to match the proposed zoning. (See Land Use Map & Attached Land Use Description)

Attachments:

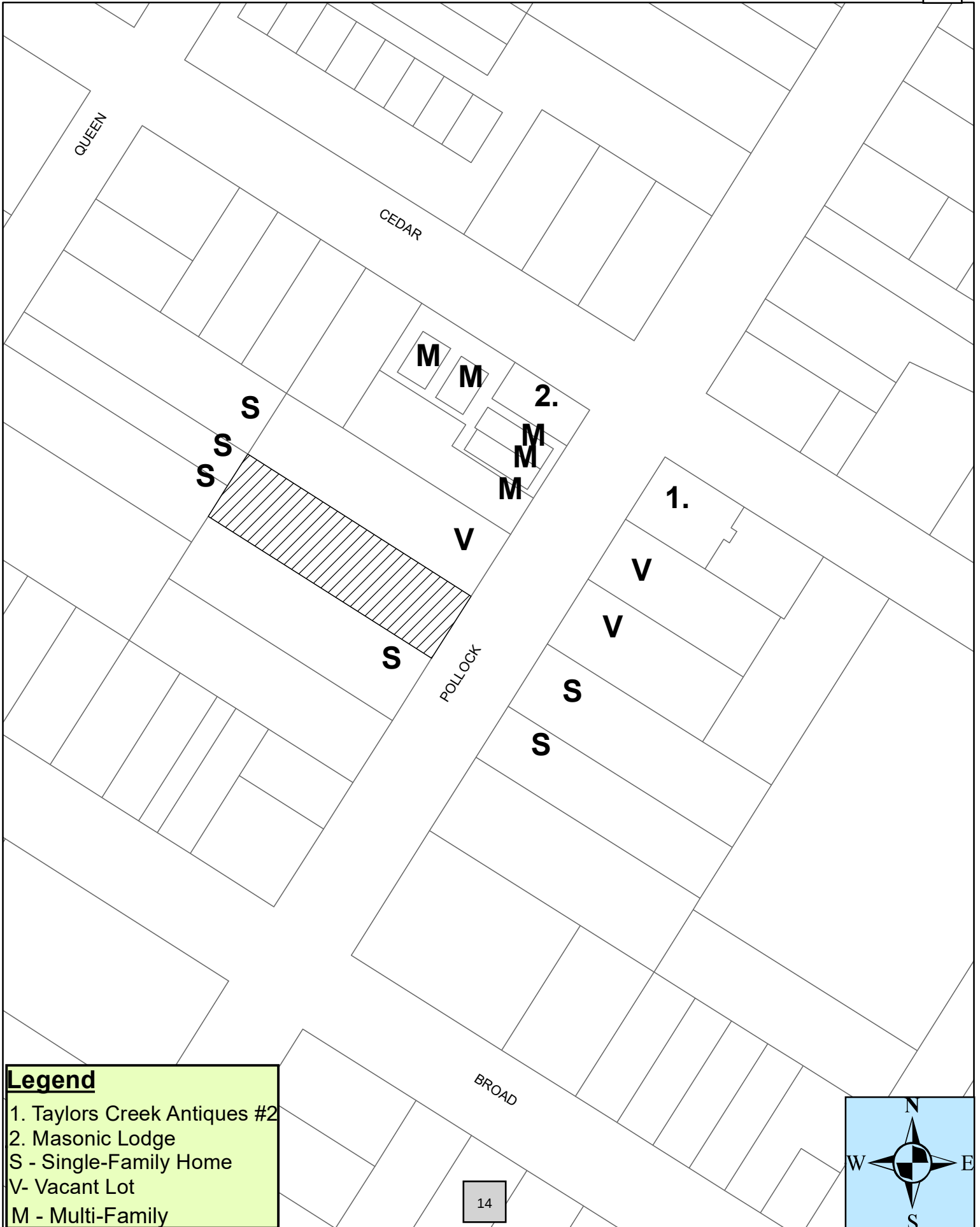
Attachment B - Vicinity Map
 Attachment C - Zoning Map
 Attachment D - CAMA Map
 Attachment E – CAMA Description
 Attachment F - Application Package
 Attachment G - CAMA Consistency Statement
 Attachment H - LDO Sections (R-8 & CS-MU)
 Attachment I - Abutting Property Owners
 Attachment J – Property Survey

**Comparison of Zoning Standards
Existing R-8 to Proposed TCA**

Item	Existing (R-8)	Proposed (TCA)
Minimum Lot Size	8,000 sq. ft.	2,750 sq. ft. per dwelling unit
Lot Width	60' Minimum	80' Minimum
Front Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Rear Setback	25 feet	25 feet
Building Height	35 Feet	35 Feet

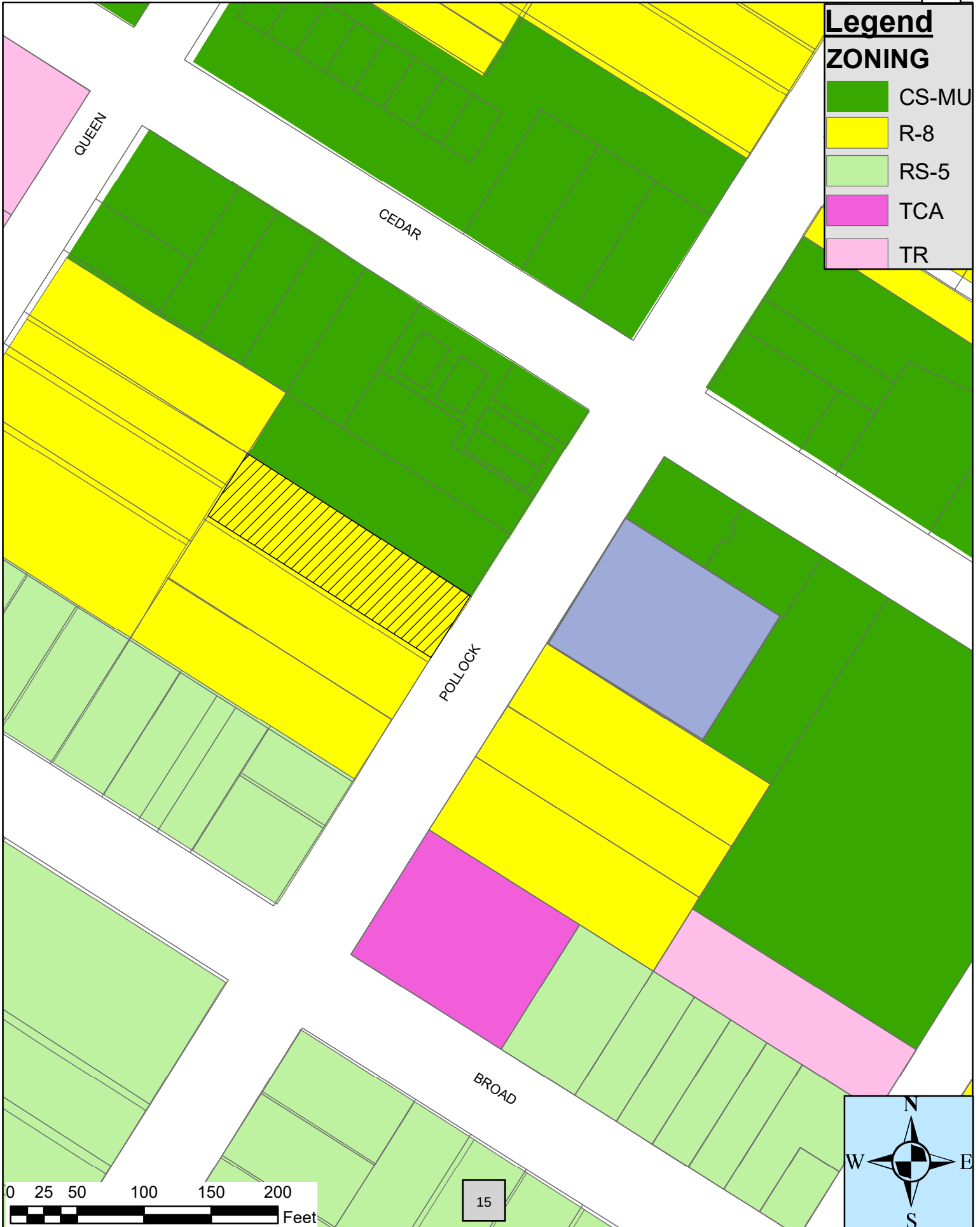
Attachment B - Vicinity Map

1.



Attachment C - Zoning Map

1.



Attachment D - CAMA Map

1.



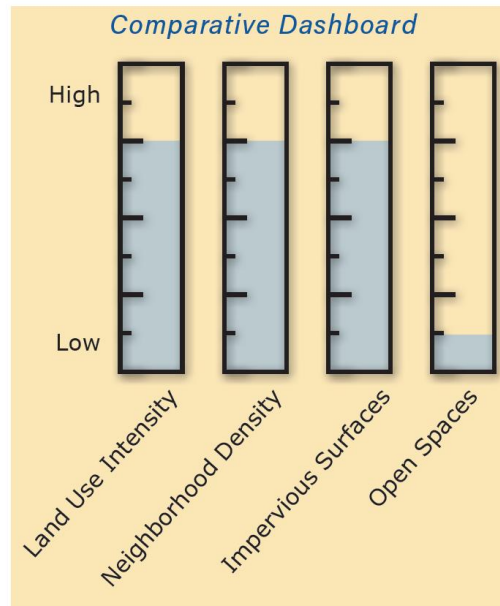
Traditional Neighborhood Residential

General Description:

These neighborhoods are walkable with structures situated close to each other. The residential areas exemplify the character found in the historic district and closer to downtown. Lots are typically smaller and closely packed with residential densities generally around 3 to 5 dwelling units per acre, although some areas may approach 7 dwelling units per acre. The historic development pattern prioritizes people and accommodates cars. Off-street parking is often to the side or around back, with homes pulled up close enough to the street to allow neighbors to engage with people on the sidewalk.

Streets and Circulation:

Streets are typically low volume and prioritize pedestrians, with sidewalks on both sides and street trees whenever possible. Connectivity is high because blocks are generally 500' or less. On-street parking is either formal or informal, depending on context. Low speed limits allow bicycles to share the travel lanes.



EXAMPLE USES:

Typical Uses:

Primarily single family detached residential, with a mix of other highly compatible residential uses scattered throughout, including duplexes, accessory dwellings, garage apartments, and occasionally even larger homes that have been converted to discrete multi-family structures or even small bed-n-breakfast businesses.

Traditional Neighborhood Residential

Other Concerns:

In the historic district, these neighborhoods have significant restrictions that preserve their quaint appearance and character. Although there may not be full support to extend all of these requirements to other areas, it may be possible to extract some of the more defining characteristics (buildings close to the street, parking in the rear, street trees, narrow streets, etc.) and bring those design elements to other neighborhoods.

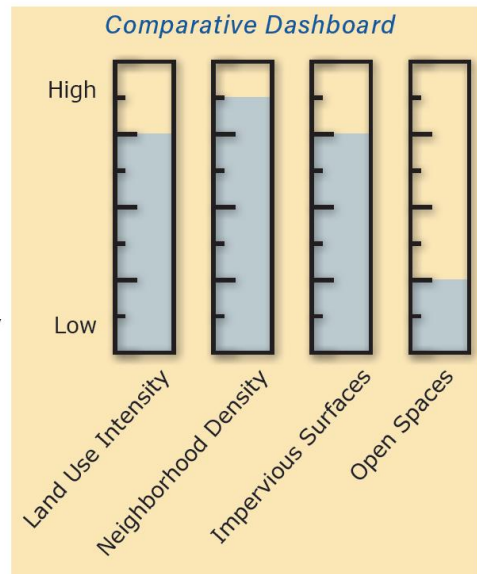


Examples of the traditional neighborhood development style.

Compact/Multi-Family Neighborhood

General Description:

These higher density areas are appropriate for multi-family residential dwellings such as apartments, condominiums, townhomes, duplexes or other attached residential. Densities should be higher than all other residential districts and as such will require less land to accommodate more households. Where waterfront adjacent, buildings are likely to be oriented to the water with their backs turned to the street. In all other locations, structures should be pulled up to and oriented to the street (e.g. – individual entrances for ground floor units, stoops or porches, living areas located on the street side of the unit, etc.) with parking in the rear or internal to the development and not visible from the street. Balconies, porches, and decks should also be provided to encourage interaction with neighbors. When these higher density neighborhoods are designed in this way, it enhances public safety by providing a sense of “eyes on the street” while also encouraging the sense of community that residents value so much. These neighborhoods should also have adequate pedestrian facilities and convenient access to public, semi-public, or private open spaces and recreational facilities. Location adjacent to commercial centers is a win-win because



EXAMPLE USES:

Typical Uses:

Primarily higher density (relatively speaking) attached residential uses (apartments, condominiums, townhomes, patio homes, etc.) with duplexes also appropriate as long as they can be provided at high enough densities to be context appropriate. Single family residential and other low density uses should be discouraged as it does not create the density of households to support adjacent commercial areas.

If Context Appropriate:

- » Institutional uses (churches, primary or secondary schools, hospital, government buildings, etc.)
- » Hotels
- » House-scale multi-family residential and duplexes, if higher density
- » Low-intensity neighborhoods serving commercial uses on the corners of higher activity intersections

Compact / Multi-Family Neighborhood



Examples of Compact/Multi-Family Neighborhoods.

it promotes walkability and creates easy access for businesses to the customers that support them. Public sewer is a requirement, but long extensions to distant properties should be avoided unless higher density uses are specifically desired, planned for, and immediately anticipated to fill in the stretch between activity nodes.

Streets and Circulation:

Streets are typically low volume and prioritize pedestrians through the provision of wider sidewalks on both sides. Street trees soften the streetscape and further enhance pedestrian comfort. Street trees may be in tree grates where sidewalks are paved up to the curb – occurs when adjacent to on-street parking. Because of the high density of pedestrians and proximity to commercial centers, connectivity should be high, utilizing a grid network which very rarely has blocks longer than 500'-600' on a side. On-street parking should be formalized (striping, landscaped tree islands every so often, etc.) and will typically serve visitors. Bicycles should have dedicated facilities but may share the vehicular travel lanes where speed limits and traffic volumes are low enough to accommodate them safely. Eventually, some of these areas may incorporate transit service. In the interim, it is important to consider centralized school bus stop locations.

Other Concerns:

In Beaufort, these higher density areas are often limited by density caps as well as minimum parking requirements and restrictions on structure height. Parking decks are typically not viable in the current market. These density-limiting factors reduce the potential for these areas to provide their maximum value in terms of maximizing public infrastructure investments (water, sewer, sidewalks, etc.), and being a potentially more affordable option for residents (less density means higher cost per dwelling because land costs are fixed). Clustering these higher density land uses directly adjacent to commercial nodes and public parks can maximize walkability and livability.



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APPLICATION FOR AN AMENDMENT TO THE BEAUFORT ZONING MAP

Instructions:

Please complete the application below, include all the required attachments and the **\$300.00** for Rezoning request with no Land Use Plan Change or **\$400.00** for Rezoning Request with Land Use Plan Change and return to the Beaufort Town Hall, 701 Front Street or P.O. Box 390, Beaufort, N.C., 28516. Incomplete applications will not be processed and will be returned to the applicant. Please contact Planning and Inspections at 252-728-2142 if there are any questions.

APPLICANT INFORMATION

Applicant Name: James Taylor
Applicant Address: 308 Steep Point Road
Phone Number: 252 723 9210 Email: ~~oldtaylor@gmail.com~~

Property Owner Name: Perry and Sharon Harker
Address of Property Owner: 309 Pollock Street
Phone Number: _____ Email: _____

PROPERTY INFORMATION

Property Address: 309 Pollock Street
15-Digit PIN: 73061820974000 Lot/Block Number: 1425/0047
Size of Property (in square feet or acres): 0.25ac
Current Zoning: R-8 Requested Zoning: TCA

Current Use of Property: ☒ Residential ☐ Vacant ☐ Commercial ☐ Other: _____

<u>James Taylor</u> Applicant Signature Perry Harker dotloop verified 06/24/26 6:11 PM EDT DDJY-DJRS-CHKF-6UCC Sharon Harker dotloop verified 06/24/26 6:12 PM EDT UD3X-VN8K-57BW-HQYD	<u>6/23/2026</u> Date of Applicant's Signature _____ Date of Owner's Signature
---	--

An application fee of **\$300.00** for Rezoning request with no Land Use Plan Change or **\$400.00** for Rezoning Request with Land Use Plan Change, either in cash, money order, or check made payable to the "Town of Beaufort," should accompany this application. Payments can be made in person on the day of submittal and at such time, a credit card can be used to make the payment. Credit card payments are subject to a 3% extra fee.

Please refer to the *Land Development Ordinance*, [Section 3](#) and all other pertinent sections for the information required to accompany this application.

REQUIRED ATTACHMENTS FOR AN AMENDMENT TO THE BEAUFORT ZONING MAP

Please provide the following as attachments to the zoning map amendment form:

1. A statement as to whether or not the proposed zoning amendment is consistent with the Beaufort Land Use Plan.
2. A statement as to how the zoning amendment will promote the public health, safety or general welfare of the Town of Beaufort.
3. Proof of ownership (For example: a copy of the deed or city tax statement).

If a property is owned by more than one individual or if multiple properties under different ownership are applying under one request, attach a statement and signatures indicating that all owners have given consent to request the zoning change.

4. An area map of property to scale which includes:
 - North Arrow;
 - All Property lines and accurate property line dimensions;
 - Adjacent streets and names;
 - Location of all easements;
 - Location of all structures;
 - Zoning classifications of all abutting properties.
5. Please submit one digital/electronic copy of any drawings or plans associated with the amendment. At least one paper copy of the drawings or plans should also be submitted.
6. A TYPED list all property owners (with addresses) within 100 feet of the boundary lines of all properties requested to be rezoned (notification of adjacent property owners by the Town is required by North Carolina law).

**THE COMPLETE APPLICATION WITH SUPPORTING
DOCUMENTATION IS DUE TO TOWN STAFF AT LEAST 15 WORKING
DAYS PRIOR TO A SCHEDULED PLANNING BOARD MEETING.**

The Town's website is www.beaufortnc.org.

OFFICE USE ONLY

Revised 08/2020

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

Adjoining Addresses

HARKER PERRY
 LASENE
 HARKER SHARON

Addresses:

309 POLLOCK
 STREET

100 feet

PARCEL: 730618209625000 POLLOCK STREET PROPERTIES LLC
 C/O THOMAS J JOHNSON
 171 CHURCH ST STE 220 CHARLESTON, SC 29401-3137
 307 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618208691000 PARKER PHYLLIS
 305 POLLOCK STREET BEAUFORT, NC 28516

PARCEL: 730618207732000 LEWS PROPERTIES III LLC
 C/O LEON E SHARPE PA
 10671 SW 137TH ST
 MIAMI, FL 33176-6628
 306 QUEEN ST BEAUFORT NC 28516

PARCEL: 730618207778000 JOHNSON THOMAS J TRUSTEE
 2393 CHURCH STREET CONWAY, SC 29526
 308 QUEEN ST BEAUFORT NC 28516

PARCEL: 730618207891000 JOHNSON THOMAS J TRUSTEE
 2393 CHURCH STREET CONWAY, SC 29526
 310 QUEEN ST BEAUFORT NC 28516

PARCEL: 730618208815000 QUEEN ST PROPERTIES OF BFT LLC
 C/O THOMAS J JOHNSON 171 CHURCH ST STE 220
 CHARLESTON, SC 29401-3137
 312 QUEEN ST BEAUFORT NC 28516

PARCEL: 730618209818000 OWENS NELSON N ETUX PATRICIA A
 23 COMET DR BEAUFORT, NC 28516-979
 610 CEDAR ST BEAUFORT NC 28516

PARCEL: 730618208991000 MCDONALD PHEON ROYCELLA MCDONALD CHARLES STEVEN JR
 306 FALKIRK CT FREDERICKSBRG, VA 22406-6402
 608 CEDAR ST BEAUFORT NC 28516

PARCEL: 730618209866000 CEDAR STREET PROPERTIES LLC
 C/O THOMAS J JOHNSON

171 CHURCH ST STE 220 CHARLESTON, SC 29401-3137
612 CEDAR ST BEAUFORT NC 28516

PARCEL: 730618300703000 THOMAS DIMITRI M THOMAS SHERRIE W
4414 HUNTER OAKS CT HIGH POINT, NC 27265-8501
311 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618209787000 BEAUFORT TRACE HOMEOWNERS ASSOC INC
614 E FORT MACON RD ATLANTIC BCH, NC 28512-5422

PARCEL: 730618300749000 MEREDITH KATHLEEN FARLEY
315 POLLOCK ST UNIT 2 BEAUFORT, NC 28516-1946

PARCEL: 730618300850000 PERRY SAMANTHA
127 SPRUNT ST CHAPEL HILL, NC 27517-78
315 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618300853000
HUGHES DEVELOPMENT LLC
901-F PAVERSTONE DRIVE
RALEIGH, NC 27615

PARCEL: 730618301600000 POLLOCK ST INVESTMENT PARTNERSHIP
C/O DOUG BRADY
805 FRONT ST BEAUFORT, NC 28516-2230
312 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618301576000 MARKUNAS KIMBERLY A MARKUNAS MATTHEW G
4006 SMOKETOWN ROAD LEWISBURG, PA 17837
310 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618301542000
O'CONNELL STEPHEN O'CONNELL INGRID 2
114 WHITE OAK RD RALEIGH, NC 27608-1452
308 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618301417000 BEAUFORT FLATS LLC
608 ANN ST
C/O FREDERICK MCCUNE BEAUFORT, NC 28516-2204
306 POLLOCK ST BEAUFORT NC 28516

Statement of Proposed Rezoning 309 Pollock St from R8 to TCA

The lot is located in the Transitional Neighborhood Neighborhood Residential Future Land Use Character Areas but adjoins the Cedar Street Mixed Use Area.. The parcels adjacent to the include a mix of CSMU which is adjacent, TCA across the street as well as on the corner of Pollock and Broad St and R 8 which is adjacent to the parcel on the South side.

Below is a description generated by Google search . The specific page from the Land Use Plan is also attached.

Key characteristics of a Transitional Neighborhood generally include:

Primarily residential development.

Moderate residential densities, higher than traditional large-lot suburban neighborhoods but lower than downtown or mixed-use districts.

A mix of housing types may be encouraged, including single-family homes, duplexes, townhomes, and small-scale multifamily housing.

It is unclear if a change in the Land Use plan is needed for this rezoning. If so, one is requested.

Rezoning the property to TCA will provide additional opportunities allowed in the TCA versus the R 8 zone where many of the existing lots in this area do not meet requirements for construction in the R 8 zones. TCA zoning is more compatible with the adjacent CSMU zoning and TCA and RS 5 constitutes the majority of the zoning uses in the immediate area. These are all more dense than R 8.



**TOWN OF BEAUFORT
PLANNING BOARD**

**RESOLUTION ADVISING THAT PROPOSED AMENDMENT
TO THE TOWN OF BEAUFORT ZONING MAP IS IN ACCORDANCE
WITH ALL OFFICIALLY ADOPTED PLANS;
IS REASONABLE; AND IS IN THE PUBLIC INTEREST.**

WHEREAS, the North Carolina General Assembly has given the Town of Beaufort (“Town”) the authority to adopt and amend zoning and development regulation ordinances, of which the zoning map is part, for the purpose of promoting the health, safety, morals, and general welfare of its citizens;

WHEREAS, N.C.G.S. §160D-604(d) requires the Town of Beaufort Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort CAMA Land Use Plan that has been adopted and any other officially adopted plan that is applicable, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board; and

WHEREAS, the Planning Board has in fact met to consider and evaluate the proposed zoning map amendment; and

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendment to the zoning map and the Future Land Use Map is in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Case 26-15 and therefore recommends adoption by the Board of Commissioners. The Planning Board finds that the proposed amendment reasonable and in the public interest and is in furtherance of the Town plans, ordinances and regulations.

This Resolution is effective upon its adoption this 20th day of July 2026.

**TOWN OF BEAUFORT
PLANNING BOARD**

_____, Chairman

ATTEST:

_____, Secretary

o) Management of the Recreational Vehicle Park.

- i) It shall be unlawful for a person to park or store a manufactured home in a recreational vehicle park for longer than seven days. However, one manufactured home may be allowed within an RV park to be used as an office and/or residence of the persons responsible for the operation and maintenance of the park.
- ii) It shall be the duty of the operator of an RV park to keep an accurate ledger containing a record of all occupants of the RV park. The operator shall keep the ledger available at all times for inspection by law enforcement officials, public health officials, and other officials whose duties necessitate acquisition of the information contained in the ledger.
- iii) The ledger shall contain the following information:
 - Name and permanent address of the occupants of each space;
 - Dates entering and exiting the park; and,
 - The vehicle license plate number with the state of issuance for the license plate, make, and type of vehicle for each car, truck, camping vehicle, etc. staying within the RV park.

C) ***R-8 Residential Medium Density District.***

This residential zoning district is established as a medium density zoning district in which the principle use of the land is for single-family dwelling units. The regulations of this zoning district are intended to provide areas of the community for those persons desiring residences in relatively medium density areas. No buildings, houses, or structures, excepting noncommercial docks or piers as specified in Section 2(H) of this Ordinance, will be erected on the south side of Front Street in this district. Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

1) Minimum Lot Size.

All lots in the R-8 district shall be a minimum of eight thousand square feet (8,000 ft²).

2) Minimum Lot Width.

All lots in the R-8 district shall have a minimum lot width of sixty feet (60') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.

Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

Table 7-9 Interior Lot Requirements

District	Front Setback (Right-of-Way)	Rear Setback	Side Setback	Building Height Limitation
R-8	25 feet	25 feet	8 feet	35 feet

Table 7-10 Corner Lot Requirements

District	Designated Front (Right-of-Way) Setback	Designated Side (Right-of-Way) Setback	Rear Setback	Side Setback	Building Height Limitation
R-8	25 feet	20 feet	25 feet	8 feet	35 feet

Table 7-11 Double Frontage Lot Requirements

District	Designated Front (Right-of-Way) Setback	Designated Rear (Right-of-Way) Setback	Side Setback	Building Height Limitation
R-8	25 feet	15 feet	8 feet	35 feet

Where a lot extends across Front Street, the above setbacks shall apply to the portion of the lot north of Front Street. The docks or piers permitted on the south side of Front Street will be subject to an eight feet (8') side setback, or any more restrictive setback required by CAMA or the regulations promulgated thereunder.

- 4) Accessory Building Setback Requirements.
All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.
- 5) Permitted Uses.

Antenna Co-Location on Existing Tower

Athletic Field, Public

Carport

Community Garden

Dock

Dwelling, Single-Family

Family Care Homes

Garage, Private Detached

Government/Non-Profit Owned/
Operated Facilities & Services

Group Home

Home Occupation

Neighborhood Recreation Center,
Indoor/Outdoor, Private

Neighborhood Recreation Center,
Public

Park, Public

Public Utility Facility

Resource Conservation Area

Shed

Swimming Pool (Personal Use)

Temporary Construction Trailer

Utility Minor

Vehicle Charging Station
- 6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

Accessory Dwelling Unit

Athletic Field, Private

Bed & Breakfast

Cemetery/Graveyard

Club, Lodge, or Hall

Concealed (Stealth) Antennae & Towers

Day Care/Child Care Home

Golf Course, Privately-Owned

Golf Driving Range

Marina

Outdoor Amphitheater, Public

Preschool

Produce Stand/Farmers' Market

Public Safety Station

Religious Institution

Satellite Dish Antenna

School, Post-Secondary

Utility Facility

SECTION 8 Transitional Zoning Districts

A) *TCA Townhomes, Condominiums, Apartments District.*

This district is established to provide a high density district in which the primary uses are multi-family residences and duplexes. Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

1) Maximum Overall Density.

The TCA district shall have a maximum density of twelve units per acre.

2) Minimum Lot Size.

All lots in the TCA district shall be a minimum of two thousand, seven hundred, and fifty square feet (2,750 ft²) per dwelling unit.

3) Minimum Lot Width.

All lots in the TCA district shall have a minimum lot width of eighty feet (80') at the minimum building line.

4) Building Setback and Building Height Requirements and Limitations.

Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

Table 8-1 Interior Lot Requirements

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setbacks</i>	<i>Building Height Limitation</i>
TCA	25 feet	25 feet	8 feet	35 feet

Table 8-2 Corner Lot Requirements

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Side (Right-of-Way) Setback</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
TCA	25 feet	15 feet	30 feet	8 feet	35 feet

Table 8-3 Double Frontage Lot Requirements

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Rear (Right-of-Way) Setback</i>	<i>Side Setbacks</i>	<i>Building Height Limitation</i>
TCA	25 feet	15 feet	8 feet	35 feet

5) Accessory Building Setback Requirements.

All accessory buildings must comply with the lot setback requirements as set forth in section 2-F, section 6, section 15, and all the other sections of this Ordinance.

6) Covenants.

In any development proposing common areas, jointly-used structures, or private streets, restrictive and protective covenants which provide for party wall rights, harmony of external design, continuing maintenance of building exteriors, grounds, or other general use improvements and similar matters, shall be submitted to the Town and approved by the BOC. Condominium development must submit evidence of compliance with the North Carolina Condominium Act.

7) Permitted Uses.

Antenna Co-Location on Existing Tower	Home Occupation
Assisted Living	Neighborhood Recreation Center
Athletic Field, Public	Indoor/Outdoor, Private
Carport	Neighborhood Recreation Center, Public
Community Garden	Nursing Home
Concealed (Stealth) Antennae & Towers	Park, Public
Dock	Public Safety Station
Dormitory	Public Utility Facility
Dwelling, Duplex/Townhome	Resource Conservation Area
Dwelling, Multi-Family	Shed
Garage, Private Detached	Signs, Commercial Free-Standing
Government/Non-Profit Owned/Operated Facilities & Services	Temporary Construction Trailer
Group Home	Utility Minor
	Vehicle Charging Station

8) Special Uses (*Special Uses* text may be found in section 20 of this Ordinance).

Athletic Field, Private	Restaurant with Indoor Operation
Dwelling, Single-Family	Restaurant with Outdoor Operation
Golf Course, Privately-Owned	Retail Store
Golf Driving Range	Satellite Dish Antennas
Hotel or Motel	School, Post-Secondary
Marina	Tavern/Bar/ Pub with Indoor Operation
Mixed Use	Tavern/Bar/ Pub with Outdoor Operation
Outdoor Amphitheater, Public	Theater, Small
Personal Service Establishment	Transportation Facility
Preschool	Utility Facility
Religious Institution	
Restaurant with Drive-Thru Service	



Town of Beaufort
 701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
 252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

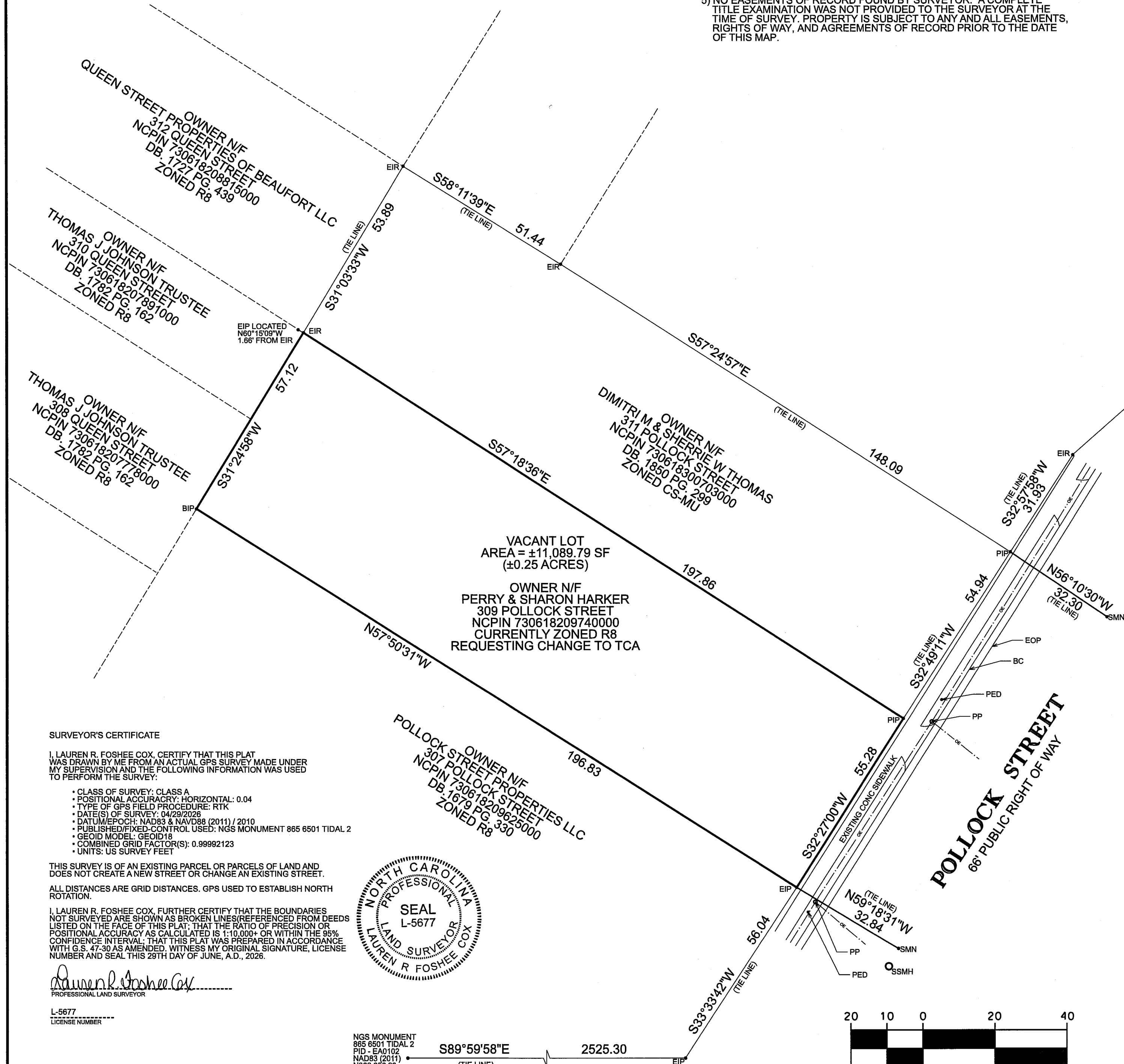
Case 26-15 - 309 Pollock Street Rezoning R-8 to TCA – Abutting Neighbors

PERRY & SHARON HARKER 512 POLLOCK STREET BEAUFORT, NC 28516	THOMAS J. JOHNSON TRUSTEE 2393 CHURCH STREET CONWAY, SC 29526
KIMBERLY MARKUNAS 4006 SMOKETOWN ROAD LEWISBURG, PA 17837	STEPHEN O'CONNELL 2114 WHITE OAK ROAD RALEIGH, NC 27608
POLLOCK ST. INVESTMENT PARTNERSHIP C/O DOUG BRADY 805 FRONT STREET BEAUFORT, NC 28516	DIMITRI THOMAS 4414 HUNTER OAKS COURT HIGH POINT, NC 27265

NOTES:
1) AREA BY COORDINATES.
2) TRACT IS VACANT.
3) FLOOD ZONE SHADED X.
4) UTILITIES LOCATED AS NOTED, OTHERWISE NOT LOCATED. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES. ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
5) NO EASEMENTS OF RECORD FOUND BY SURVEYOR. A COMPLETE TITLE EXAMINATION WAS NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS MAP.



VICINITY MAP NTS



LEGEND

EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
PIP	EXISTING IRON PIPE
BIP	BENT IRON PIPE
SMN	SET MAG NAIL
WM	EXISTING WATER METER
CP	COMPUTED POINT
PP	POWER POLE
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
CD	SANITARY SEWER CLEAN OUT
EX	EXISTING
WM	WATER METER
WV	WATER VALVE
PE	TELEPHONE PEDESTAL
DB	DEED BOOK
MB	MAP BOOK
PG	PAGE
CONC	CONCRETE
ECM	EXISTING CONCRETE MONUMENT
OE	OVERHEAD ELECTRIC
N/F	NOW OR FORMERLY
FOWP	FIBER OPTIC WARNING POST
RCP	REINFORCED CONCRETE POST
EDP	EDGE OF PAVEMENT
BC	BACK OF CURB
TV	CABLE TELEVISION PEDESTAL
FH	FIRE HYDRANT
NTS	NOT TO SCALE
TBR	TO BE REMOVED

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	LFC	6/29/26	UPDATE REZONING REQUEST FROM CS-MU TO TCA

REFERENCES:
OWNER: N/F PERRY L HARKER & SHARON HARKER
D.B. 1425 PG. 47
M.B. 35 PG. 16
NCPIN 730618209740000

BOUNDARY SURVEY FOR REZONING: R8 TO TCA

309 POLLOCK STREET

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: CROATAN INVESTMENTS
C/O JAMES TAYLOR

ADDRESS: 308 STEEP POINT ROAD
BEAUFORT, NC 28516

PHONE: 252-723-9210

THE CULLIPHER GROUP, P.A. C-4482
ENGINEERING & SURVEYING SERVICES

151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090

LAUREN R. FOSHEE COX, P.L.S.

SURVEYED:

TP 04/28/26

DRAWN:

LFC

APPROVED:

LFC

DATE:

04/29/26

SCALE:

1" = 20'

SURVEYOR'S CERTIFICATE

I, LAUREN R. FOSHEE COX, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: HORIZONTAL: 0.04
- TYPE OF GPS FIELD PROCEDURE: RTK
- DATE(S) OF SURVEY: 04/29/2026
- DATUM/EPOCH: NAD83 & NAVD88 (2011) / 2010
- PUBLISHED/FIXED-CONTROL USED: NGS MONUMENT 865 6501 TIDAL 2
- GEOID MODEL: GEOID18
- COMBINED GRID FACTOR(S): 0.99992123
- UNITS: US SURVEY FEET

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

ALL DISTANCES ARE GRID DISTANCES. GPS USED TO ESTABLISH NORTH ROTATION.

I, LAUREN R. FOSHEE COX, FURTHER CERTIFY THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES (REFERENCED FROM DEEDS LISTED ON THE FACE OF THIS PLAT); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+ OR WITHIN THE 95% CONFIDENCE INTERVAL; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF JUNE, A.D., 2026.

Lauren R. Foshee Cox
PROFESSIONAL LAND SURVEYOR

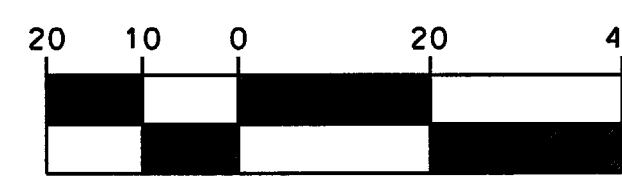
L-5677
LICENSE NUMBER



NGS MONUMENT
865 6501 TIDAL 2
PID - EA0102
NAD83 (2011)
N360.856.93
E2,700,551.83

S89°59'58"E
(TIE LINE)

2525.30





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 Planning Board Regular Meeting 6:00 PM Monday, July 20, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business
SUBJECT: Case # 26-19 Final Plat - Enclave at Beaufort Club

BRIEF SUMMARY:

The applicant wishes to subdivide a 25.93-acre tract into 84 Lots (79 Single-Family & 5 Open Space).

The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling **\$143,950** (See estimated cost of improvement sheet from engineer).

REQUESTED ACTION:

Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Planning Board Members
From: Kyle Garner, AICP, Town Planner
Date: July 3, 2026
Case No. 26-19 Enclave at Beaufort Club - Final Plat

THE QUESTION: Subdivide a 25.93-acre tract into 84 Lots (79 Single-Family & 5 Open Space).

BACKGROUND: The preliminary plat for this area was approved in June 2025 for installation of infrastructure improvements.

Location: Beaufort Club Subdivision – Adjacent to Taylorwood Drive
 Owners: Beaufort Investment Holdings, LLC
 Requested Action: Subdivide a 25.93-acre tract into 84 Lots (79 Single-Family & 5 Open Space).
 Existing Zoning: PUD
 Size: 25.93 acres
 Amount of Open Space: 2.02 Acres
 Existing Land Use: Undeveloped

SPECIAL INFORMATION: As part of the Final Plat process the infrastructure can be either installed or bonded through a financial guarantee process to ensure completion of the project. The applicant has chosen to request bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling **\$143,950** (See estimated cost of improvement sheet from engineer).

Public Utilities:
 Water: Town Of Beaufort
 Sanitary Sewer: Town Of Beaufort

OPTIONS:

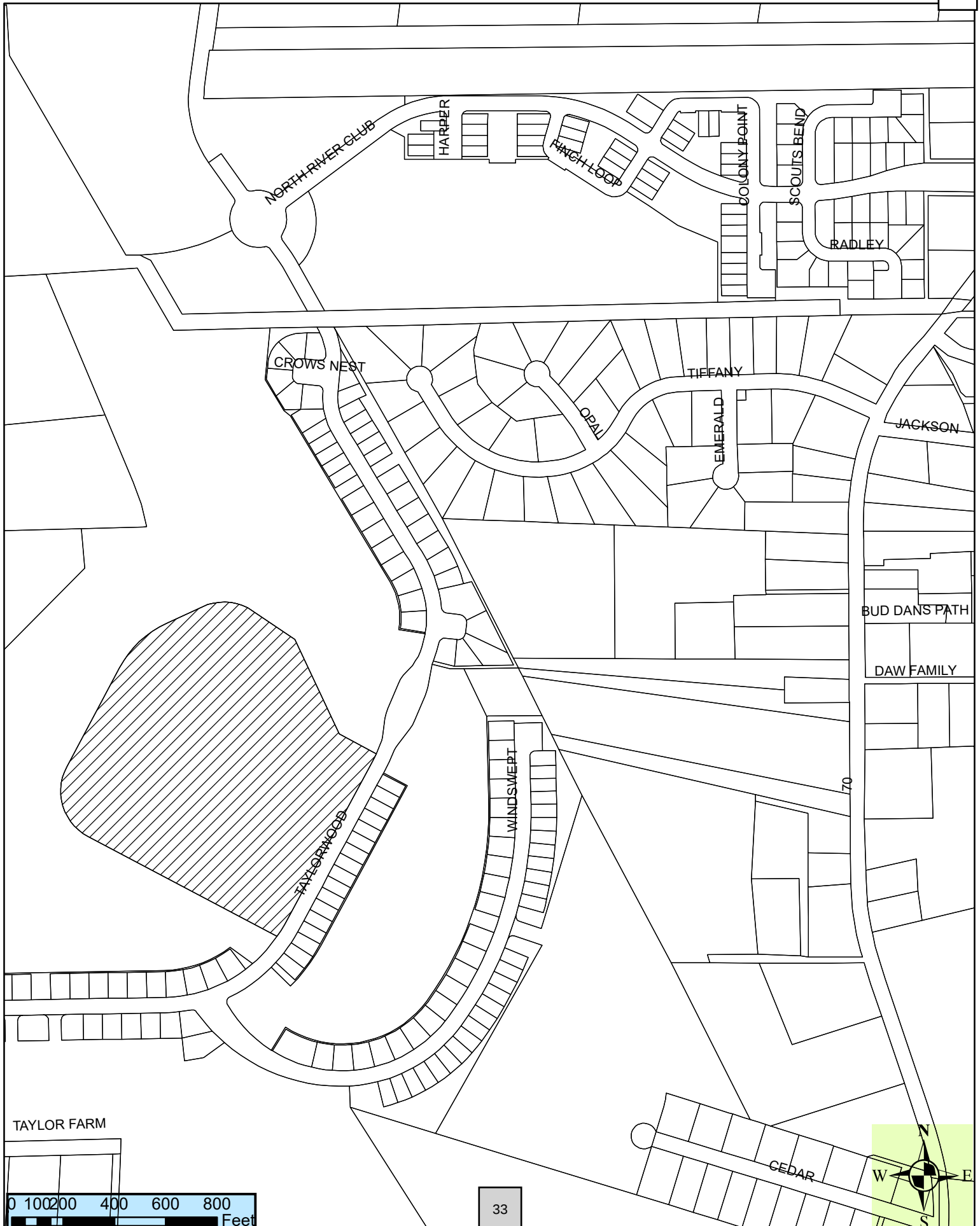
1. Recommend approval of the Final Plat
2. Deny the request

Attachments:

- Attachment A - Vicinity Map
- Attachment B - Final Plat for Enclave at Beaufort Club
- Attachment C - Bond Estimates
- Attachment D – Bond Approval from Town Engineer

Vicinity Map - Case #26-19 Enclave @ Beaufort Club - Final Plat

2.



Q:\22-0016-742\NC\DWG\Production Drawings\SURVEY\0016-742-Final Plat.dwg COVER Jun 15, 2026 -- 5:33:47pm Shutcheson

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	030°15'24"	625.00'	330.05'	S43°27'58"W	326.23'
C2	015°31'36"	245.00'	66.39'	N66°21'29"E	66.19'
C3	080°47'55"	245.00'	345.50'	S65°28'46"E	317.57'
C4	043°12'11"	225.00'	169.66'	S46°40'54"E	165.67'
C5	005°30'03"	225.00'	21.60'	S71°02'02"E	21.59'
C6	012°17'45"	225.00'	48.29'	S67°38'11"E	48.19'
C7	044°12'59"	175.00'	135.05'	N06°13'46"E	131.73'
C8	036°34'55"	175.00'	111.73'	S46°37'44"W	109.85'
C9	090°00'00"	20.00'	31.42'	N16°39'44"W	28.28'
C10	024°33'37"	15.00'	6.43'	N73°56'32"W	6.38'
C11	031°24'30"	15.00'	8.22'	S78°24'20"W	8.12'
C12	070°48'13"	50.00'	61.79'	N77°06'29"W	57.93'
C13	035°00'20"	50.00'	30.55'	N24°12'12"W	30.08'
C14	035°00'20"	50.00'	30.55'	S10°48'08"W	30.08'
C15	052°03'11"	50.00'	45.42'	N54°19'53"E	43.88'
C16	057°46'09"	13.62'	13.73'	N54°20'52"E	13.16'
C17	006°36'40"	650.00'	75.00'	N31°38'36"E	74.96'
C18	006°36'40"	650.00'	75.00'	N38°15'16"E	74.96'
C19	006°36'40"	650.00'	75.00'	N44°51'55"E	74.96'
C20	006°36'40"	650.00'	75.00'	N51°28'35"E	74.96'
C21	003°48'45"	650.00'	43.25'	N56°41'18"E	43.24'
C22	009°42'57"	270.00'	45.78'	N63°27'09"E	45.73'
C23	015°54'56"	270.00'	75.00'	N76°16'05"E	74.76'
C24	015°54'56"	270.00'	75.00'	S87°48'59"E	74.76'
C25	015°54'56"	270.00'	75.00'	S71°54'04"E	74.76'
C26	015°54'56"	270.00'	75.00'	S55°59'08"E	74.76'
C27	015°54'56"	270.00'	75.00'	S40°04'12"E	74.76'
C28	007°01'56"	270.00'	33.14'	S28°35'46"E	33.12'
C29	018°23'56"	200.00'	64.22'	S34°16'47"E	63.95'
C30	015°06'00"	200.00'	52.71'	S51°01'44"E	52.56'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	201.96'	N65°32'55"W
L2	111.32'	N87°51'22"W
L3	46.99'	N59°21'20"W
L4	48.89'	N13°38'43"W
L5	63.74'	N29°56'14"E
L6	202.80'	N36°06'32"E
L7	139.18'	N43°32'30"E
L8	87.20'	N33°42'43"E
L9	91.47'	N30°43'20"E
L10	183.04'	N42°30'08"E
L11	74.41'	N45°18'56"E
L12	99.13'	N53°56'34"E
L13	90.39'	N61°30'10"E
L14	44.00'	N45°36'19"E
L15	92.42'	N55°32'28"E
L16	37.68'	N51°18'52"E
L17	400.55'	S54°34'26"E
L18	27.62'	S25°04'41"E
L19	407.69'	S25°04'41"E
L20	163.51'	S62°01'03"E
L21	19.36'	S26°41'44"W
L22	36.26'	S26°47'08"W
L23	74.61'	S28°17'29"W
L24	625.51'	S28°20'16"W
L25	53.83'	S31°11'45"W
L26	834.96'	N62°11'59"W

ENGINEER/SURVEYOR

ADVANCED CIVIL DESIGN, INC.
51 KILMAYNE DRIVE, SUITE 102
CARY, NORTH CAROLINA 27511
PHONE: 919-481-6290



OWNER

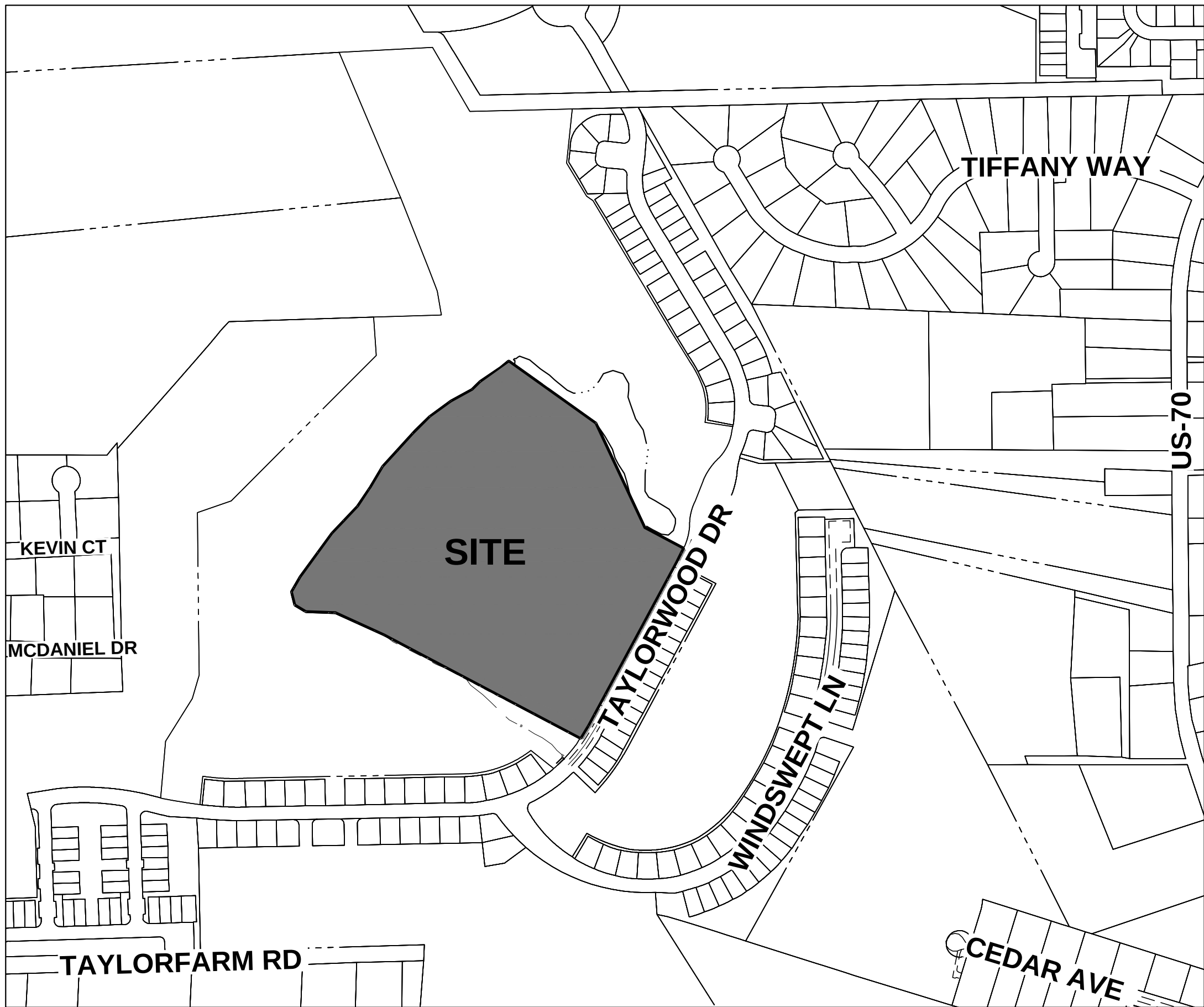
BEAUFORT INVESTMENT
HOLDINGS LLC
1000 Social Street, Ste 1200
RALEIGH, NORTH CAROLINA 27609
PHONE: 919-863-1000

DEVELOPER

DEWITT CAROLINAS, INC.
1000 Social Street, Ste 1200
RALEIGH, NORTH CAROLINA 27609
PHONE: 919-863-1000



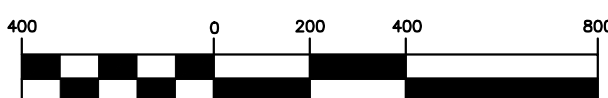
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C31	022°46'10"	50.00'	19.87'	S69°57'49"E	19.74'
C32	019°41'10"	50.00'	17.18'	S71°30'19"E	17.09'
C33	091°38'32"	20.00'	31.99'	N72°31'00"E	28.69'
C34	089°49'35"	20.00'	31.36'	N16°34'31"W	28.24'
C35	090°10'25"	15.00'	23.61'	S73°25'29"W	21.25'
C36	090°00'00"	15.00'	23.56'	S16°39'44"E	21.21'
C37	090°00'00"	20.00'	31.42'	N73°20'16"E	28.28'
C38	090°00'00"	15.00'	23.56'	N73°20'16"E	21.21'
C39	090°00'00"	19.00'	29.85'	S16°39'44"E	26.87'
C40	090°00'00"	15.00'	23.56'	S73°20'16"W	21.21'
C41	090°00'00"	15.00'	23.56'	N16°39'44"W	21.21'
C42	092°56'34"	15.00'	24.33'	S15°11'27"E	21.75'
C43	008°14'08"	600.00'	86.24'	S35°23'54"W	86.17'
C44	008°44'00"	600.00'	91.46'	S43°52'58"W	91.37'
C45	009°14'07"	600.00'	96.71'	S52°52'02"W	96.61'
C46	001°06'35"	600.00'	11.62'	S58°02'23"W	11.62'
C47	004°16'30"	220.00'	16.41'	S60°43'55"W	16.41'
C48	101°15'07"	15.00'	26.51'	N66°30'17"W	23.19'
C49	044°12'59"	150.00'	115.76'	N06°13'46"E	112.91'
C50	090°00'00"	15.00'	23.56'	N73°20'16"E	21.21'
C51	101°15'07"	15.00'	26.51'	S34°44'50"W	23.19'
C52	063°45'53"	220.00'	244.84'	N62°44'40"W	232.40'
C53	095°46'55"	15.00'	25.08'	N17°01'44"E	22.26'
C54	099°12'05"	20.00'	34.63'	S65°28'46"E	30.46'
C55	090°00'00"	15.00'	23.56'	N70°04'49"W	21.21'
C56	004°50'20"	250.00'	21.11'	N27°29'59"W	21.11'
C57	015°58'02"	250.00'	69.67'	N37°54'10"W	69.44'
C58	012°44'07"	250.00'	55.57'	N52°15'14"W	55.45'
C59	086°57'34"	15.00'	22.77'	N15°08'31"W	20.64'
C60	090°00'00"	15.00'	23.56'	N73°20'16"E	21.21'



VICINITY MAP

SCALE: 1" = 400'

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

SURVEY CERTIFICATION

I, James D. Whitacre, certify that this plat was drawn under my supervision from an actual survey made under my supervision. That the ratio of precision as calculated from coordinates is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from cited references, that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and official seal this ____ day of _____, 2026.

DRAFT

Professional Surveyor L-5273



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town and that I hereby adopt this plan of subdivision with my free consent, established minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as note. Furthermore, I hereby dedicate all sanitary sewer, storm sewer and water lines to the Town.

Date

Owner(s)

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Date

Owner(s)

CERTIFICATE OF SURVEY AND ACCURACY

I, _____, certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description recorded in Book _____ Page _____ Book _____ Page _____ etc.); that the error of closure as calculated by latitudes and departures is 1:____; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ Page _____ that this map was prepared in accordance with N.C. Gen. Stat. §47-30, as amended. Witness my hand and seal this ____ day of ____, A.D., ____.

Surveyor or Engineer

License or Registration Number

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to the Town specifications and standards in the ____ Subdivision or that guarantees the installation of the required improvements in an amount and manner satisfactory to the Town have been received, and that the filing fee for this plat, in the amount of \$____ has been paid.

Date

Town Manager

SITE DATA TABLE

PROPERTY INFORMATION:

PIN:	730704847177000 & 730704841599000
ADDRESS:	TAYLORWOOD DRIVE
EXISTING SITE AREA (730704847177000):	22.52 ACRES
EXISTING SITE AREA (730704841599000):	3.41 ACRES OF 54.40 ACRES
TOTAL PROPOSED SITE AREA:	25.93 ACRES

OPEN SPACE LOTS:	5
SINGLE FAMILY LOTS:	79
TOTAL PROPOSED LOTS:	84

OPEN SPACE AREA:	2.02 ACRES
SINGLE FAMILY LOT AREA:	18.41 ACRES
R/W DEDICATION:	5.50 ACRES
TOTAL SITE AREA:	25.93 ACRES

PROPOSED STREET LINEAR FOOTAGE:	4920'
---------------------------------	-------

BUILT UPON AREA:	
WITHIN R/W (PAVEMENT/SIDEWALK)	126,650 SF; 2.91 AC
LOT MAXIMUM (4,500± SF PER LOT)	378,000 SF; 8.67 AC
TOTAL:	504,650 SF; 11.58 AC

BUA PERCENTAGE:	44.67%
-----------------	--------

ZONING INFORMATION:

EXISTING ZONING:	PUD
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SETBACKS:

FRONT	20'
REAR	10'
SIDE	5'
SIDE (CORNER)	10'

FLOOD NOTE

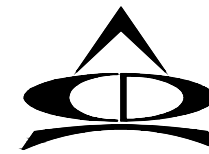
By graphic plotting, this property is located in Zone "X" (Areas determined to be outside of the 100-year flood plain) by the Federal Emergency Agency on Flood Insurance Rate Map, Community Panel No. 3720730700J, with an effective date of July 16, 2003, in Carteret County, North Carolina. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Enclave at Beaufort Club
Final Subdivision Plat

for
Beaufort Investment Holdings, LLC.

TOWN OF BEAUFORT CARTERET COUNTY NORTH CAROLINA

PLAN PREPARED BY:



51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798

ENGINEERS SURVEYORS

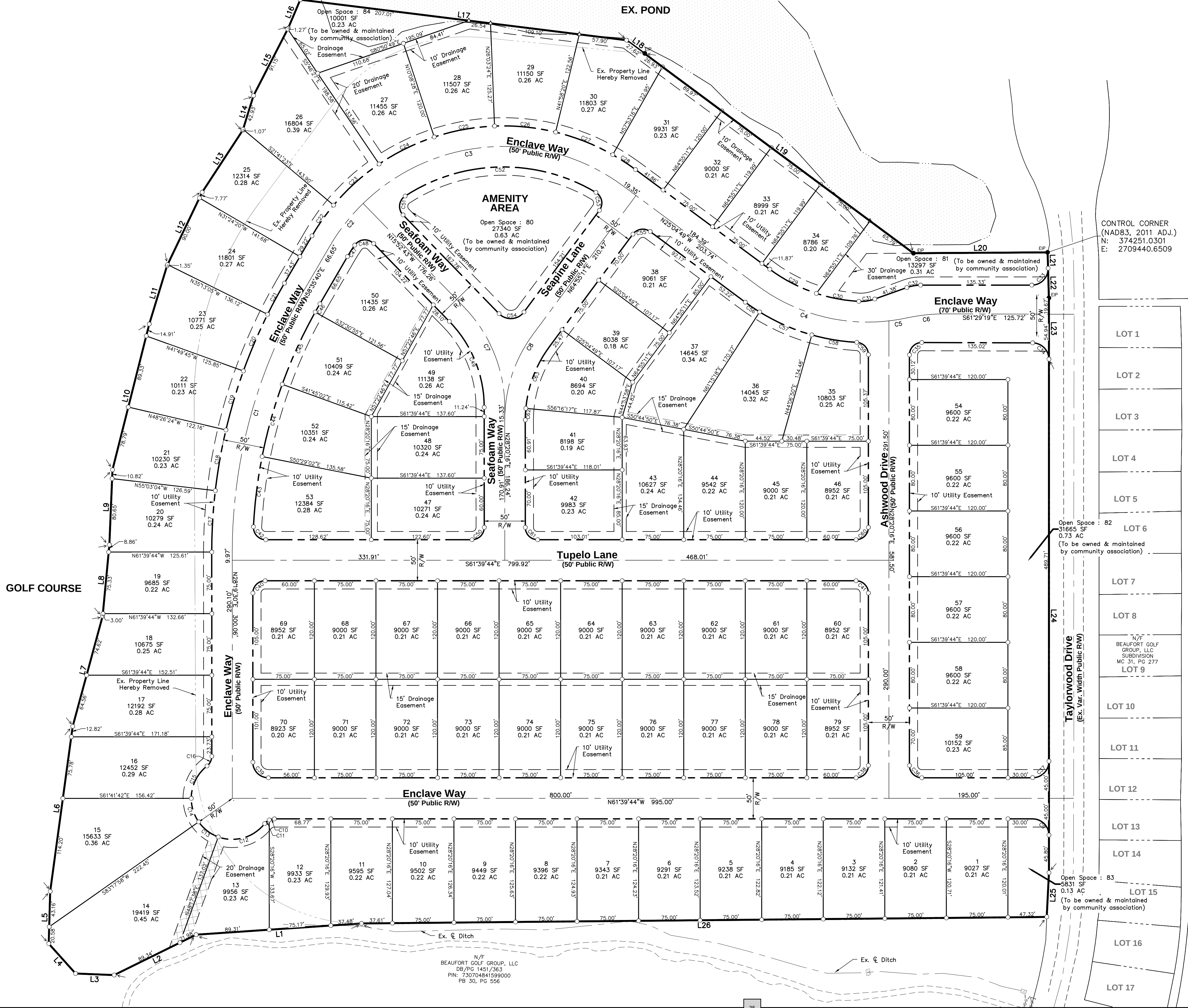
DRAWN BY: SCH

CHECKED BY: JLB

SCALE: AS NOTED

DATE: 06/15/2025

SHEET 1 / 2



SITE DATA TABLE	
PROPERTY INFORMATION:	
PIN:	730704847177000 & 730704841599000
ADDRESS:	TAYLORWOOD DRIVE
EXISTING SITE AREA (730704847177000):	22.52 ACRES
EXISTING SITE AREA (730704841599000):	3.41 ACRES OF 54.40 ACRES
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TOTAL PROPOSED LOTS:	84
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SINGLE FAMILY LOT AREA:	18.41 ACRES
R/W DEDICATION:	5.50 ACRES
TOTAL SITE AREA:	25.93 ACRES
PROPOSED STREET LINEAR FOOTAGE:	4920'
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WITHIN R/W (PAVEMENT/SIDEWALK)	126,600 SF; 2.91 AC
LOT MAXIMUM (4,500+ SF PER LOT)	378,000 SF; 8.67 AC
TOTAL:	504,600 SF; 11.58 AC
BUA PERCENTAGE:	44.67%
ZONING INFORMATION:	
EXISTING ZONING:	PUD
SETBACKS:	
FRONT	20'
REAR	10'
SIDE	5'
SIDE (CORNER)	10'

FLOOD NOTE

By graphic plotting, this property is located in Zone "X" (Areas determined to be outside of the 100-year flood plain) by the Federal Emergency Agency on Flood Insurance Rate Map, Community Panel No. 3720750700J, with an effective date of July 16, 2003, in Carteret County, North Carolina. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGEND:

- Boundary Line
- Lot Line
- Existing Parcel Line
- Easement Line
- Street Center Line
- Iron Pipe Set
- Iron Pipe Found (EIP)
- Calculated Point

NOTES

Areas calculated by coordinate geometry. All distances are horizontal ground distances.

Basis of Bearing NC GRID 1983, 2011 Adjustment Horizontal Datum.

Boundary information shown hereon was prepared from an actual field survey and from existing records as referenced hereon.

There is no observable evidence of this site being used as a solid waste dump, sump or any kind of sanitary land fill.

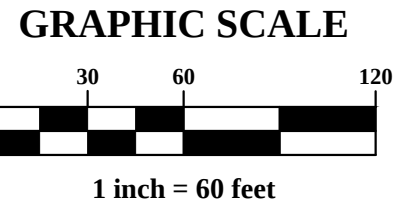
At the time of survey there was no observable evidence of recent earthmoving work, building construction or building additions.

At the time of the survey was no observable evidence or provided information on proposed changes in street right-of-way lines.

This survey does not include nor depict any environmental evaluations by this office. At the time of the survey no evidence of wetlands were observed.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of under ground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

Coordinates shown on this plat were derived by Real Time Network (RTN) Global Positioning System (GPS). This results in NAD 1983, 2011 Adjustment (CORS 96) using the continually operating reference stations (CORS) maintained by the North Carolina Geodetic Survey, Class A Survey, 0.10 feet positional accuracy, VRS Field Procedure, Geoid 18.



Enclave at Beaufort Club
Final Subdivision Plat
for
Beaufort Investment Holdings, LLC.
TOWN OF BEAUFORT CARTERET COUNTY NORTH CAROLINA

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798

DRAWN BY: SCH

CHECKED BY: JLB

SCALE: 1" = 60'

DATE: 06/15/2025

SHEET 2 / 2

 ADVANCED CIVIL DESIGN	Project:	Enclave at Beaufort Club		BOND ESTIMATE	
	Owner:	Beaufort Investment Holdings, LLC		Date:	6/15/2026
		1000 Social Street, Ste 1200		Revised:	
		Raleigh, NC 27609		Revised:	
	Contact:	919-863-1000		Revised:	
	Job No.:	22-0016-742NC		Revised:	
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION	
		EARTHWORK & PAVING			
1	LS	FINAL DITCHES AND GRADING	\$ 28,000.00	\$ 28,000.00	
6,250	TON	ABC STONE FOR ROADWAYS	\$ 50.00	\$ 312,500.00	
1	LS	SIDEWALKS - TAYLORWOOD	\$ 18,000.00	\$ 18,000.00	
1	LS	HANDICAP RAMPS - TAYLORWOOD	\$ 2,000.00	\$ 2,000.00	
12,240	SY	FINE GRADING	\$ 0.75	\$ 9,180.00	
12,240	SY	PAVING 2" SF9.5b SURFACE	\$ 15.00	\$ 183,600.00	
1	LS	CROSSWALK STRIPING	\$ 1,000.00	\$ 1,000.00	
		TOTAL		\$ 554,280.00	
		STORM WATER			
1	LS	STORM CULVERTS	\$ 20,000.00	\$ 20,000.00	
		TOTAL		\$ 20,000.00	
		SANITARY SEWER			
880	LF	4" VACUUM	\$ 40.00	\$ 35,200.00	
345	LF	8" VACUUM	\$ 60.00	\$ 20,700.00	
2	EA	GATE VALVES	\$ 2,200.00	\$ 4,400.00	
27	EA	SEWER SERVICE	\$ 500.00	\$ 13,500.00	
27	EA	VALVE ASSEMBLY	\$ 1,200.00	\$ 32,400.00	
		TOTAL		\$ 106,200.00	
		WATER			
520	LF	6" WATER MAIN	\$ 30.00	\$ 15,600.00	
1,750	LF	8" WATER MAIN	\$ 45.00	\$ 78,750.00	
1	LS	10 x 8 TAP	\$ 8,000.00	\$ 8,000.00	
1	EA	8" GV	\$ 2,800.00	\$ 2,800.00	
1	EA	6" GV	\$ 2,200.00	\$ 2,200.00	
4	EA	FIRE HYDRANT	\$ 5,400.00	\$ 21,600.00	
30	EA	WATER SERVICES	\$ 500.00	\$ 15,000.00	
		TOTAL		\$ 143,950.00	

Spence C. Hutcheson
 Spence C. Hutcheson



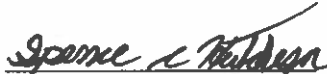
TOTAL ESTIMATE \$ 824,430.00

6/15/26
 Date

Town of Beaufort Approval

Date

 ADVANCED CIVIL DESIGN	Project:	Enclave at Beaufort Club	BOND ESTIMATE	
	Owner:	Beaufort Investment Holdings, LLC	Date:	6/15/2026
		1000 Social Street, Ste 1200	Revised:	
		Raleigh, NC 27609	Revised:	
	Contact:	919-863-1000	Revised:	
	Job No.:	22-0016-742NC	Revised:	
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
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12,240	SY	PAVING 2" SP9.5b SURFACE	\$ 15.00	\$ 183,600.00
1	LS	CROSSWALK STRIPING	\$ 1,000.00	\$ 1,000.00
			TOTAL	\$ 554,280.00
		STORM WATER		
1	LS	STORM CULVERTS	\$ 20,000.00	\$ 20,000.00
			TOTAL	\$ 20,000.00
		SANITARY SEWER		
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4	EA	FIRE HYDRANT	\$ 5,400.00	\$ 21,600.00
30	EA	WATER SERVICES	\$ 500.00	\$ 15,000.00
			TOTAL	\$ 143,950.00


Spence C. Hutcheson


Town of Beaufort Approval



TOTAL ESTIMATE \$ 824,430.00

6/15/26
Date

6/19/26
Date