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, November 16, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. PB Draft Minutes 101926

Items of Consent

1. 2027 Planning Board Schedule

New Business

1. Case 26-27 – Beaufort Club Clubhouse Addition Site Plan

Commission / Board Comments

Staff Comments

Adjourn

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, October 19th, 2026
Train Depot, 614 Broad Street
Minutes

Call to Order

Chair Neve called the October 19th, 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, Tammy Hunsucker, Clark Patton, Jeff Vreugdenhil, Cameron White

Members Absent: Vic Fasolino, George Stanziale, Vice-Chair

A quorum was declared with five members present.

Town Staff Present:

Charlie Rocci, Senior Planner
Jeremy Ganey, Chief Building Inspector & Floodplain Administrator
Laurel Anderson, Board Secretary
Brad Fockler, Code Enforcement Officer
Arey Grady, Town Attorney

Agenda Approval

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

Voting yea: Chair Neve, Tammy Hunsucker, Clark Patton, Jeff Vreugdenhil, Cameron White

Minutes Approval

1. PB Draft Minutes 092126

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

Voting yea: Chair Neve, Tammy Hunsucker, Clark Patton, Jeff Vreugdenhil, Cameron White

New Business

1. Case #26-25 – Chapter 151 Flood Damage Prevention Ordinance Amendments

Mr. Ganey, Chief Building Inspector and Floodplain Administrator, presented proposed amendments to Chapter 151, the Town's Flood Damage Prevention Ordinance. The amendments are based primarily on the 2026 State NFIP model ordinance. They are intended to update the Town's regulations to reflect current floodplain management requirements and the upcoming state flood map changes. The updated Flood Insurance Rate Maps become effective February 5, 2027. The Town must have a compliant floodplain regulation in place by that date to remain in the National Flood Insurance Program (NFIP). Participation is essential for continued access to federal flood insurance, certain federal financing, and post-disaster assistance.

Mr. Ganey explained that the amendments distinguish between changes required for NFIP compliance and optional local standards proposed by staff. The Town currently holds a Class 7 rating in the Community Rating System (CRS), and the optional language would move the Town closer to a Class 6 rating. Staff asked the Board to review the amendments and provide direction on the optional provisions. The Board could recommend approval, approval with modifications, denial, or tabling for additional information.

In response to the Chair, Mr. Ganey clarified that the Board may accept or decline the optional provisions but may not change the required NFIP wording. He described the optional items as "low hanging fruit" for CRS credit, noting that many are practices already followed in-house, but the Town receives no credit until they are in writing. Mr. Ganey also stated that the document had been reviewed by the UDO steering committee and others and vetted by the State's legal staff. It is a standalone document that will be incorporated into the UDO, anticipated as Chapter 6, when the UDO nears final adoption.

Member Hunsucker asked about the section on page 80 and the top of page 81 of the packet concerning non-conversion agreements and points. Mr. Ganey explained that for an elevated structure in a flood zone, the homeowner signs an agreement, submitted to the tax office, promising not to convert the area below the elevated floor. The Town also reserves the right to inspect and must keep records of the agreements and inspections for CRS. Staff stated that language in the ordinance without inspections earns a lesser amount, while a full inspection program earns the maximum of roughly 30 points. He added that homes built below the required elevation are seldom encountered, but the language provides a remedy if one arises.

Chair Neve asked for background on how points relate to the community flood rating. Mr. Ganey explained that CRS has ten classes, and that points are earned through activities such as public outreach, stormwater and green space preservation, and higher regulatory standards. The Town is currently Class 7, which provides a 15 percent discount on flood insurance premiums for policyholders. Class 6 would provide a 20 percent discount. Mr. Ganey described the optional provisions as trading somewhat stricter regulations for savings on flood insurance.

Member White noted that only a portion of taxpayers carry flood insurance, though staff clarified that policyholders outside mapped flood zones also benefit. Member White asked whether the Town was doing everything possible on other fronts rather than increasing regulation of private property. Mr. Ganey responded that the Town already earns credit through outreach (social media, newsletters, and mailings to property owners in flood zones) and through documented ditch maintenance. He said the ordinance is the only CRS activity tied to higher regulation. Mr. Ganey added that practices such as requiring pre-construction, under-construction, and final elevation certificates are already followed but earn no credit unless written into the ordinance.

Chair Neve observed that the Town did not pursue the maximum points on every option and surmised that the administrative burden of annual inspections outweighed the points available. Mr. Ganey confirmed this, noting that inspections are cumbersome and time-consuming, and that going below Class 6 would require a full-time staff member dedicated to CRS. Chair Neve noted that the Town had reviewed all options a[illegible]hosen not to pursue some where the burden was not justified.

There was no further discussion.

Chair Neve referred the Board to the four options on page 10 of the packet and invited a motion.

Member Patton made the motion to adopt a resolution recommending approval of the proposed Chapter 151 amendments as presented and Member Vreugdenhil made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Tammy Hunsucker, Clark Patton, Jeff Vreugdenhil, Cameron White

Commission/Board Comments

Member White stated that when a proposal like this is put forward, it is important for the public to understand what the Town is already doing to maximize savings at no cost. He noted that, without that context, such a proposal could appear to simply add regulation.

Member Hunsucker, who was absent from the previous meeting, stated that she was aligned with the decision made by the committee at that meeting.

Member Patton thanked Mr. Ganey for the presentation, for explaining the material clearly, and for finding ways to help taxpayers save on flood insurance.

Chair Neve noted that the process appeared to be nearing its end and said the Board looked forward to final implementation.

Staff Comments

Mr. Rocci began a routine of providing monthly departmental updates for transparency. He reported that Mr. Ganey and Ms. Anderson are working on the Evolve Projects module update to the permitting software, which will tie zoning permits to building permits and improve departmental processes. Ms. Anderson is also updating the Historic Preservation Commission guidelines and streamlining permit reviews. Mr. Rocci and Mr. Fockler are working on code enforcement policy updates. Mr. Rocci invited the Board to ask about day-to-day departmental operations.

In response to Member Vreugdenhil's question, Mr. Rocci stated that the effective and preliminary flood maps may be viewed online at fris.nc.gov, where users can switch between effective maps and preliminary maps. The effective map reflects current conditions, and the preliminary map reflects the proposed changes. Member Patton asked that a link to the site be placed on the Town's website. Mr. Rocci noted that doing so would also earn CRS credit, and the request was agreed to.

Adjourn

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

Voting yea: Chair Neve, Tammy Hunsucker, Clark Patton, Jeff Vreugdenhil, Cameron White

Chair Neve then declared the meeting adjourned at 6:20 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary

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

Board of Adjustment Meeting
6:00 PM Monday, November 16, 2026 – 614 Broad Street- Train Depot

AGENDA CATEGORY: Items of Consent

SUBJECT: 2027 Planning Board Schedule

BRIEF SUMMARY:

Permit specialist, Laurel Anderson has provided the draft schedule for the Planning Board for calendar year 2027.

REQUESTED ACTION:

Please review and vote to approve the 2027 Planning Board meeting schedule.

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY: Charlie Rocci, Senior Planner

Proposed
Planning Board Meeting Dates
2027
(Third Monday of the Month)

Submission Deadline	Meeting Date
12.29.2026	*1.19.2027
1.25.2027	2.15.2027
2.22.2027	3.15.2027
3.29.2027	4.19.2027
4.26.2027	5.17.2027
5.31.2027	6.21.2027
6.28.2027	7.19.2027
7.26.2027	8.16.2027
8.30.2027	9.20.2027
9.27.2027	10.18.2027
10.25.2027	11.15.2027
11.29.2027	12.20.2027

* Meeting date changed due to Holiday Schedule

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, November 16, 2026 – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case 26-27 – Beaufort Club Clubhouse Addition Site Plan

BRIEF SUMMARY:

To recommend to the Board of Commissioners approval or denial of the proposed site plan for renovation and addition to the Beaufort Club clubhouse at 300 Links Drive.

REQUESTED ACTION:

Presentation and discussion of site plan request

Recommendation to Board of Commissioners to approve or deny the proposed site plan

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner

Town Planner

STAFF REPORT

To: Planning Board Members

From: Michelle Eitner, Town Planner

Date: November 16, 2026

Case No. 26-27 – Beaufort Club Clubhouse Addition Site Plan

THE REQUEST: To recommend to the Board of Commissioners approval or denial of the proposed site plan for renovation and addition to the Beaufort Club clubhouse at 300 Links Drive.

INFORMATION:

Location:	300 Links Drive
Property Owner:	Beaufort Golf Group LLC (Steve Saieed)
Applicant:	Filter Design Studio (Ryan Edwards, Architect and Jay Horton, Landscape Architect)
Zoning District:	Planned Unit Development (PUD)
Existing Land Use:	Clubhouse (restaurant, pro shop, offices, and associated facilities)
Proposed Project:	Renovate and expand clubhouse to 8,782sf in order to improve commercial kitchen space and restaurant, with rerouting of nearby cart paths and other site adjustments
Utilities:	Water and wastewater provided by Town

OPTIONS:

1. Recommend approval of the Site Plan
2. Recommend denial of the Site Plan based on specific failures to meet requirements of the LDO.

ATTACHMENTS:

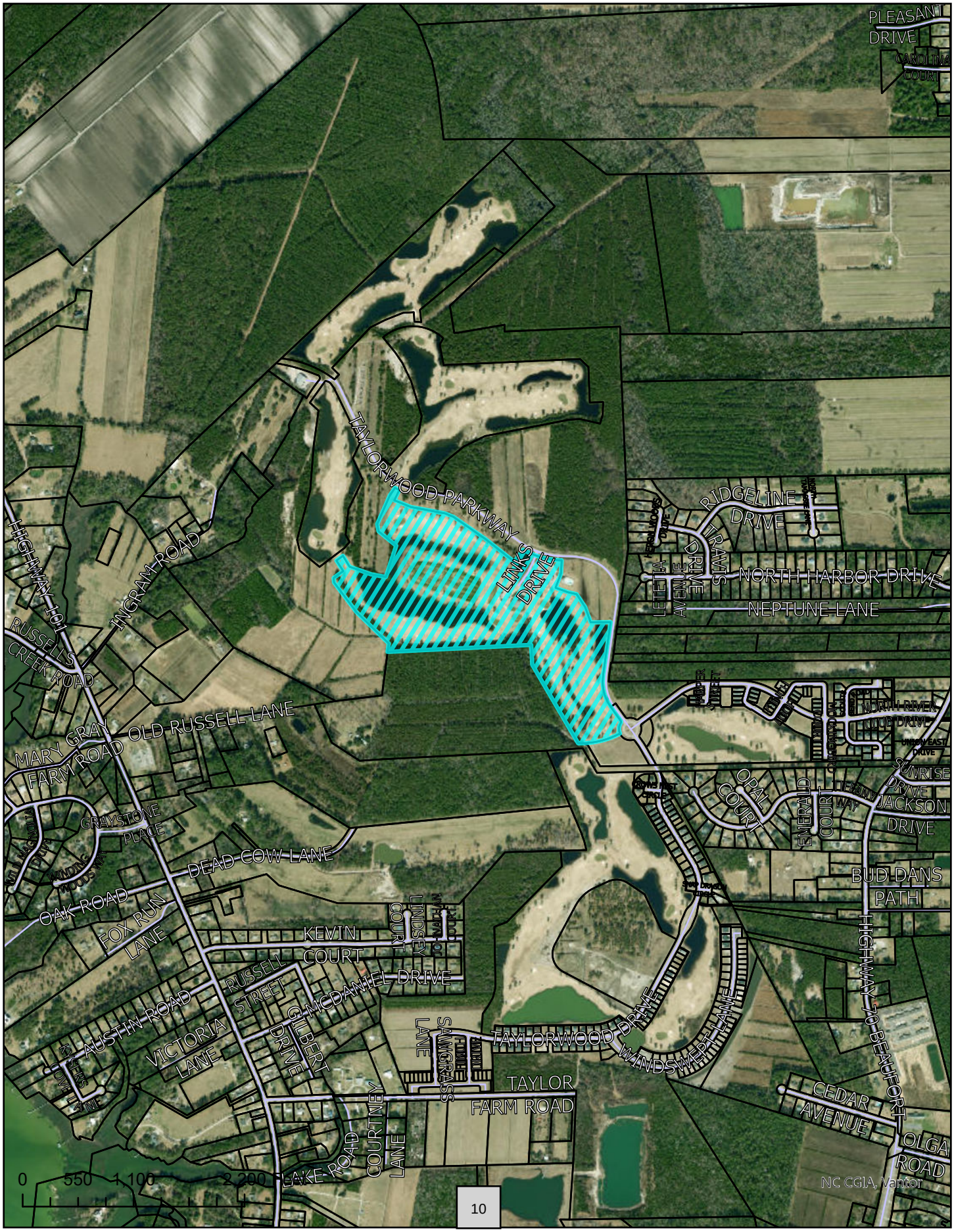
- Attachment A – Staff Report
- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Site Plans

STAFF COMMENTS:

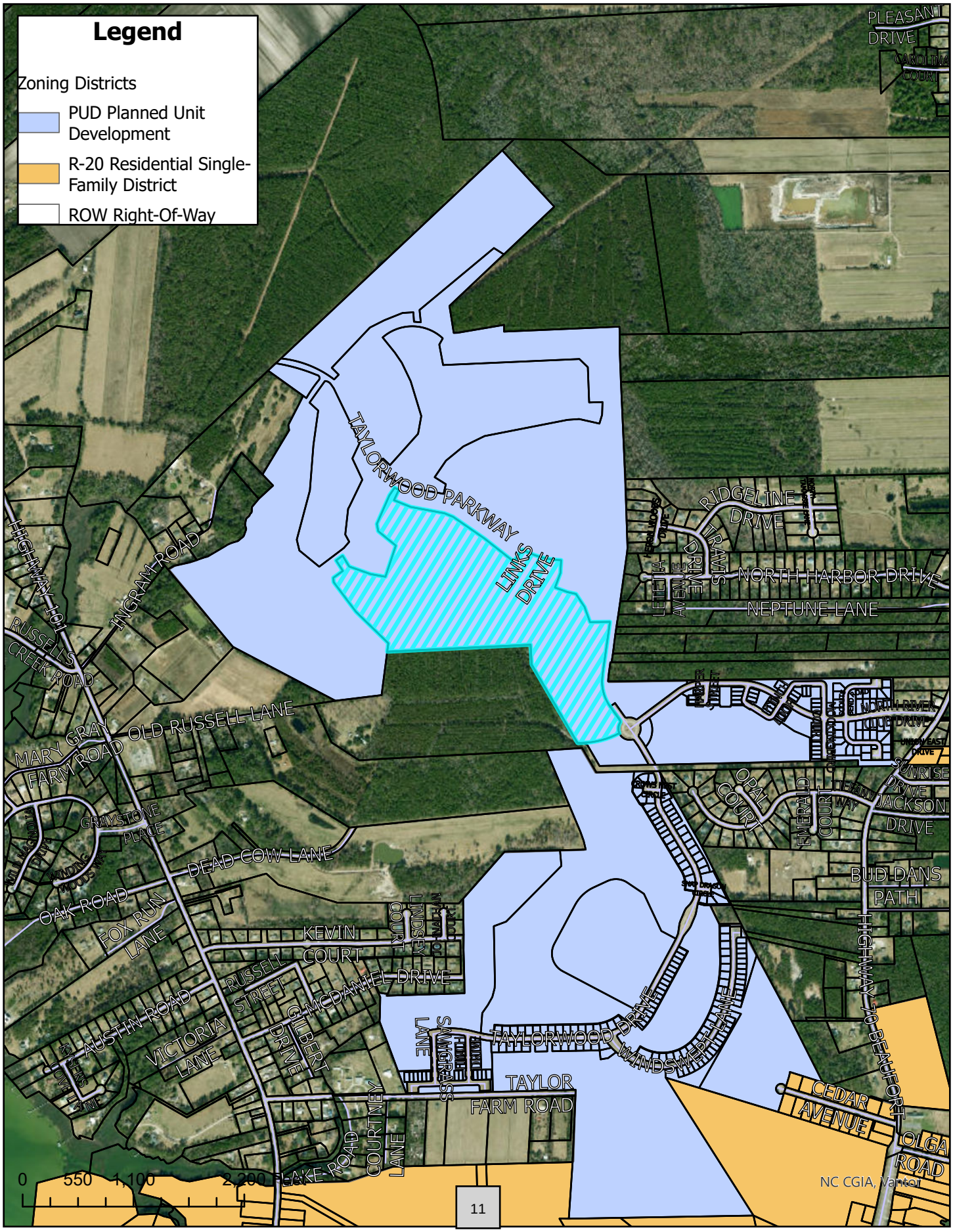
Ryan Edwards of Filter Design Studio, agent for Steve Saieed of Beaufort Golf Group LLC, has applied for site plan review for renovation and addition to the Beaufort Club clubhouse at 300 Links Drive. The site plan for this project must be reviewed by the Planning Board and Board of Commissioners because it results in a structure or building of 5000sf or more in gross floor area (LDO Section 18.B.2.b).

The Technical Review Committee addressed these plans virtually and responded either that they had no comments or that their comments would be addressed at the building permit phase (Inspections and Fire). An application for additional wastewater capacity to account for the additional seating has been submitted to Engineering and is under review. Planning staff finds that the proposed site plan meets the applicable requirements of the Land Development Ordinance.

Case 26-27 Site Plan - Beaufort Club Clubhouse Addition
Vicinity Map



Case 26-27 Site Plan - Beaufort Club Clubhouse Addition
Zoning Map



GENERAL NOTES

1. THESE ARCHITECTURAL DRAWING REQUIRE COORDINATED STRUCTURAL DRAWINGS, PRIOR TO FRAMING. ALL STRUCTURAL DRAWINGS AND LETTERS ARE TO BE REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
2. THESE ARCHITECTURAL DRAWINGS ARE BASED ON FIELD MEASUREMENTS, ACTUAL CONDITIONS MAY VARY. ANY DEVIATION FROM THE DRAWINGS, SHALL REQUIRE NOTIFICATION OF THE ARCHITECT.
3. ADJUSTMENTS TO BEARING PLATES AND ROOF SLOPES MAY NEED TO BE MADE TO KEEP FASCIA ALIGNMENTS IN THE FIELD. THE ALIGNMENT OF FASCIAS IN THE ELEVATIONS IF FOR DESIGN INTENT.
4. CONTRACTOR SHALL COMPLY WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE 2018.
5. ALL MEMBER SIZES, FOOTINGS, FOUNDATIONS, REINFORCEMENTS, AND ATTACHMENTS ARE FOR DESIGN INTENT ONLY AND SHALL BE ENGINEERED BY STRUCTURAL ENGINEER. IN THE EVENT OF CONFLICTS BETWEEN ENGINEERING AND ARCHITECTURE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
6. ARCHITECT SHALL BE NOTIFIED OF DIMENSION AND OTHER CONFLICTS WITHIN THE DRAWINGS PROMPTLY AND PRIOR TO CONSTRUCTION.
7. ARCHITECT SHALL BE NOTIFIED OF CLIENT OR CONTRACTOR INITIATED CHANGES TO THESE DOCUMENTS PRIOR TO CONSTRUCTION OF SAID CHANGES.
8. CONTRACTOR RESPONSIBLE FOR PROVIDING STRUCTURAL DRAWINGS AND SHOP DRAWINGS FOR ARCHITECT AND OWNER FOR REVIEW, REGARDLESS OF PERMIT APPROVAL.
9. STRUCTURAL ENGINEER MUST REVIEW TRUSS AND PRE-ENGINEERED ROOF AND FLOOR SHOP DRAWINGS FOR DESIGN INTENT.
10. IN ANY CASE OF CONFLICT BETWEEN THE NOTES, DETAILS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED CONTRACTOR SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL OF THE ENGINEER AND ARCHITECT.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND COORDINATE WITH ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER CONSULTANTS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS
12. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE
13. ALL PRODUCTS MUST BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS FOR HIGH WIND AREAS AND OTHER REQUIREMENTS AND CODES. IN THE EVENT THERE IS A CONFLICT BETWEEN PRODUCT REQUIREMENTS OR RECOMMENDATIONS, CONTACT THE ARCHITECT. THIS APPLIES TO SIDING, WINDOWS, DOORS, ROOFING, AND ALL OTHER PRODUCTS USED IN THE PROJECT.

Beaufort Club Renovation - Site Plan

Construction Documents 2026-09-29

CONTACT INFORMATION

ARCHITECT

FIRM NAME: FILTER DESIGN STUDIO, P.L.L.C.
CONTACT: RYAN EDWARDS, AIA, NCARB
EMAIL: RYAN@FILTERDESIGNSTUDIO.COM
PHONE: (252) 622-4119
MAIL: 707 BRIDGES STREET
MOREHEAD CITY, NC 28557

STRUCTURAL ENGINEER

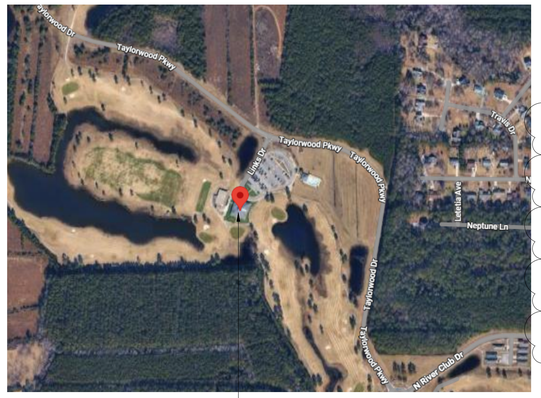
FIRM NAME: STILLWATER ENGINEERING INCORPORATED
CONTACT: KYLE SHEPARD
EMAIL: STILLWATERENGINEERING@CHARTER.NET
PHONE: (910) 200-7978
MAIL: PO BOX 477
HAMPSTEAD, NC 28443

SITE DEVELOPER/PROPERTY OWNER

NAME: BEAUFORT GOLF GROUP L.L.C.
CONTACT: STEVE SAIEED
EMAIL: SSAIEED@RENLIFESTYLELLC.COM
PHONE: (910) 520-4044
MAIL: 300 LINKS DRIVE
BEAUFORT, NC 28516

3

PROPERTY INFORMATION



PROJECT LOCATION

NORTH

PROPERTY MAILING ADDRESS

300 LINKS DRIVE
BEAUFORT, NC 28516

PIN

730702777325000

PROJECT DESCRIPTION

SITE IS CURRENTLY ZONED P.U.D. AND ENCOMPASSES 68.23 ACRES. GOLF COURSE, CLUBHOUSE, AND CART BUILDINGS CURRENTLY OCCUPY SITE. 153 PARKING SPACES ARE PROVIDED, AND SHARED WITH POOL ON ADJOINING PARCEL.

EXISTING CLUBHOUSE CONTAINS RESTAURANT, PRO SHOP, OFFICES AND ASSOCIATED FACILITIES TO SERVICE THE GOLF COURSE AND RESTAURANT. THE ONE STORY BUILDING IS CONSTRUCTION TYPE VB

THE PROPOSED RENOVATION OF EXISTING CLUBHOUSE IS IN ORDER TO IMPROVE COMMERCIAL KITCHEN SPACE AND RESTAURANT. SITE MODIFICATIONS INCLUDE RE-ROUTING GOLF CART PATH AND WIDENING CART PATH FOR EMERGENCY ACCESS

3

Site Submittal Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
00-GENERAL				
G101	Building Area Calculations	2026-09-29	2	2026-09-17
01-RENDERS				
R201	Exterior Renders	2026-09-29	3	2026-10-27
02-LANDSCAPE				
LA101	Overall Site Plan	2026-09-29	3	2026-10-27
LA102	Enlarged Site Plan	2026-09-29	3	2026-10-27
LA103	Site Plan - Grading	2026-09-29		
LA104	Existing Survey	2026-09-29	3	2026-10-27
LA105	Site Plan - Impervious	2026-09-29	3	2026-10-27

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal

Thomas J. Horton Jr. Landscape Architect 1538 Registered North Carolina

Firm Seal

Filter Design Studio, P.L.L.C. C-573 Registered North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed Renovation
The Beaufort Club
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date
3	Zoning Comments	2026-10-27

Cover

Project number	25-040
Sheet Issue Date	2026-08-20
Print Date	10/27/2026 2:22:10 PM

LA000

Scale 1/4" = 1'-0"

10/27/2026 2:22:10 PM

3

NOTE: PLANTINGS, MATERIALS, COLORS, TEXTURES, SHOWN IN THESE RENDERINGS ARE ARTISTIC REPRESENTATIONS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL PLANT SPECIES, MATERIAL SELECTIONS, COLORS, FINISHES, AND FINAL APPEARANCE MAY VARY FROM THOSE DEPICTED









filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal

Ryan Edwards
Registered Architect
North Carolina
13336

NOT FOR CONSTRUCTION

Firm Seal

Filter Design Studio, P.L.L.C.
Registered Architecture Company
North Carolina
53625

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed Renovation
The Beaufort Club
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date
3	Zoning Comments	2026-10-27

Exterior Renders

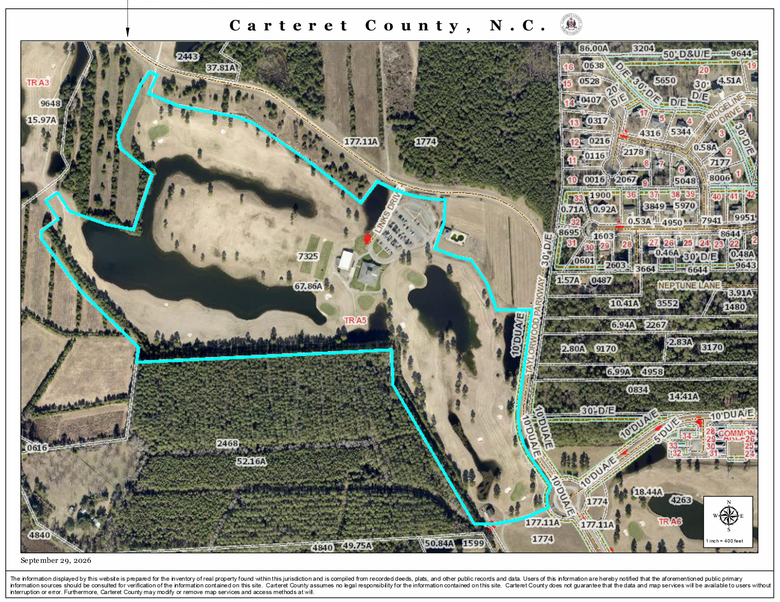
Project number	25-040
Sheet Issue Date	2026-09-29
Print Date	10/27/2026 2:22:10 PM

R201

Scale

10/27/2026 2:22:10 PM

TRASH TRANSPORTED TO OFFSITE LOCATION FOR COLLECTION, TO REMAIN AS EXISTING (3)



The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. Carteret County assumes no legal responsibility for the information contained on this site. Carteret County does not guarantee that the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.

SITE DATA

300 LINKS DRIVE, BEAUFORT NORTH CAROLINA 28516

PIN:	7307027777325000
DEED BOOK:	1451 PG. 363
PLAT BOOK:	30 PG. 556
ZONING DESIGNATION:	PUD (PLANNED UNIT DEVELOPMENT)
FLOOD ZONE:	ZONE X (MINIMAL FLOOD RISK)
FLOOD PANEL:	7307
FLOOD MAP NUMBER:	3720730700J

PARKING REQUIREMENTS

PER LAND DEVELOPMENT ORDINANCE FOR THE TOWN OF BEAUFORT, **TABLE 13-1** REQUIRES 1 PARKING SPACE FOR EVERY 250 SQFT OF AREA WITHIN ENCLOSED BUILDINGS AND 1 SPACE FOR EVERY 4 PEOPLE THAT THE OUTDOOR FACILITIES ARE DESIGNED TO ACCOMMODATE AT MAX CAPACITY

DATA FOR OUTBUILDINGS DETERMINED VIA GIS PROPERTY TAX CARD INFORMATION

PARKING CALCULATIONS

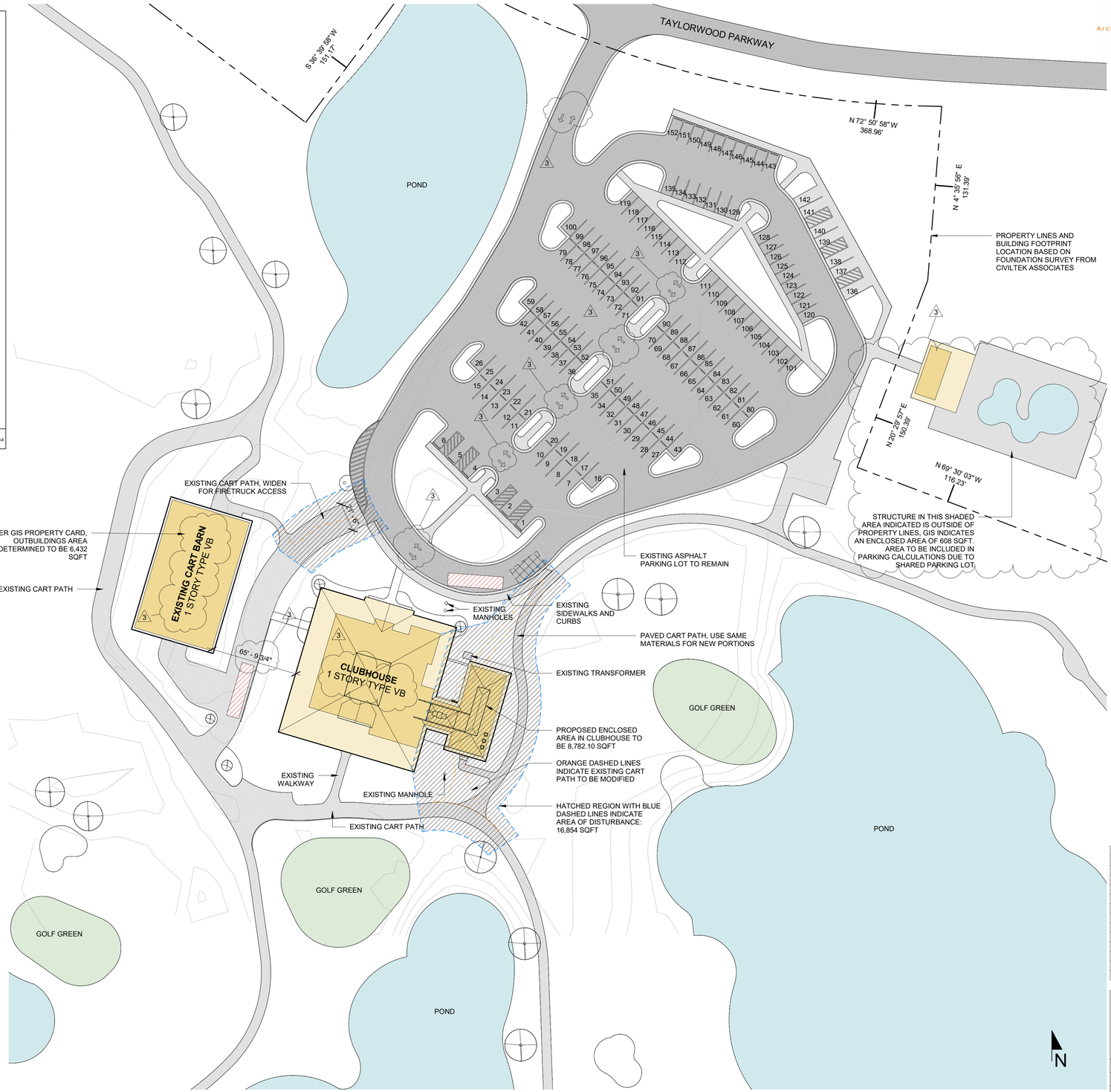
TOTAL PROPOSED AREA OF CLUBHOUSE ENCLOSED SPACE	8,782.10 SQFT
TOTAL ENCLOSED AREA WITHIN OUTBUILDINGS	6,432.00 SQFT
TOTAL ENCLOSED AREA WITHIN ADJACENT PARCEL (SHARED PARKING)	+ 608 SQFT
	15,822.1 SQFT
1 PARKING SPOT FOR EVERY 250 SQFT OF ENCLOSED AREA	15,822.1 / 250 = 63.29
+ 1 PARKING SPOT FOR EVERY 4 PEOPLE OUTDOORS	UP TO 356 / 4 = 89

64 PARKING SPACES + MAXIMUM OUTDOOR OCCUPANTS (356) BASED ON EXISTING SPACES = 153 SPACES

EXISTING PARKING SPACES PROVIDED **153 SPACES**

LEGEND

- ENCLOSED HEATED AREAS
- UNHEATED AREAS, UNENCLOSED
- WALKS (SIDEWALK, CART PATH, ETC.)
- PAVED ROADS AND/OR PARKING AREAS
- GOLF GREENS
- PONDS
- DISTURBED AREA
- EXISTING CONDITIONS
- EXISTING TREE
- FIRE HOSE LENGTH
- FIRE TRUCK ACCESS POINT
- LOADING ZONE



filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal

Thomas J. Horton — 1538 — Registered Landscape Architect — North Carolina

Firm Seal

Filter Design Studio, P.L.L.C. — C-573 — Registered Landscape Architecture Firm — North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street, Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street, Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed Renovation
The Beaufort Club
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date
3	Zoning Comments	2026-10-27

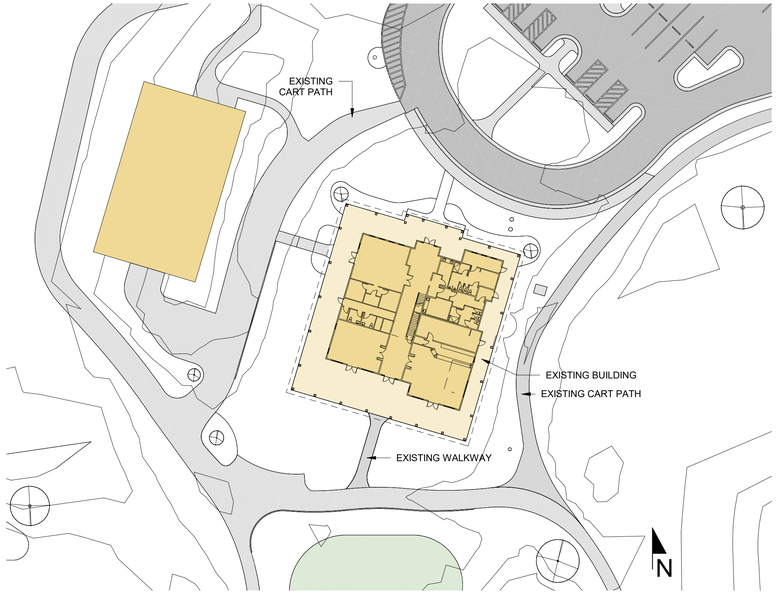
Overall Site Plan

Project number	25-040
Sheet Issue Date	2026-09-29
Print Date	10/28/2026 7:28:12 AM

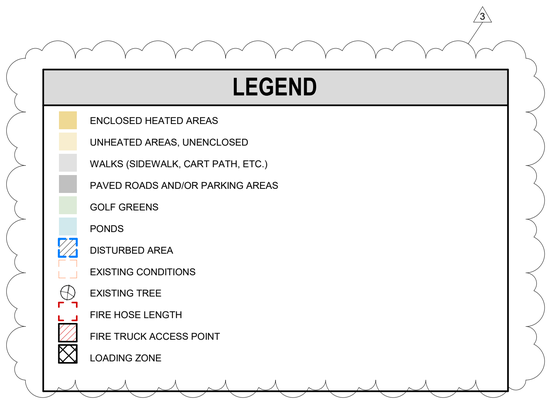
LA101

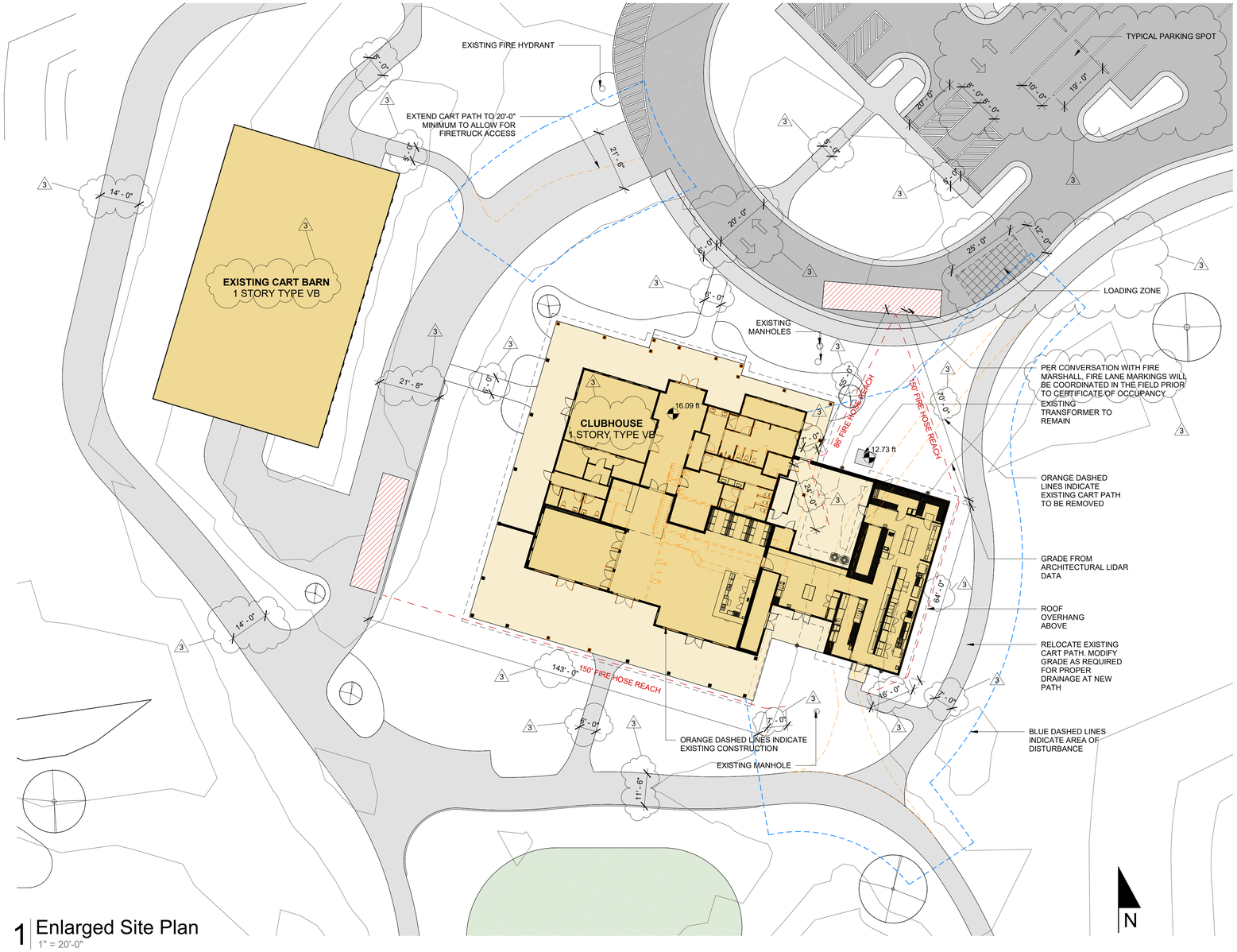
Scale: As indicated

10/28/2026 7:28:12 AM



2 Existing Site Plan
1" = 40'-0"





1 Enlarged Site Plan
1" = 20'-0"

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal

Thomas J. Horton Jr. 1538 Registered Landscape Architect North Carolina

Firm Seal

Filter Design Studio, P.L.L.C. C-573 Registered Corporation North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street, Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street, Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed Renovation
The Beaufort Club
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date
3	Zoning Comments	2026-10-27

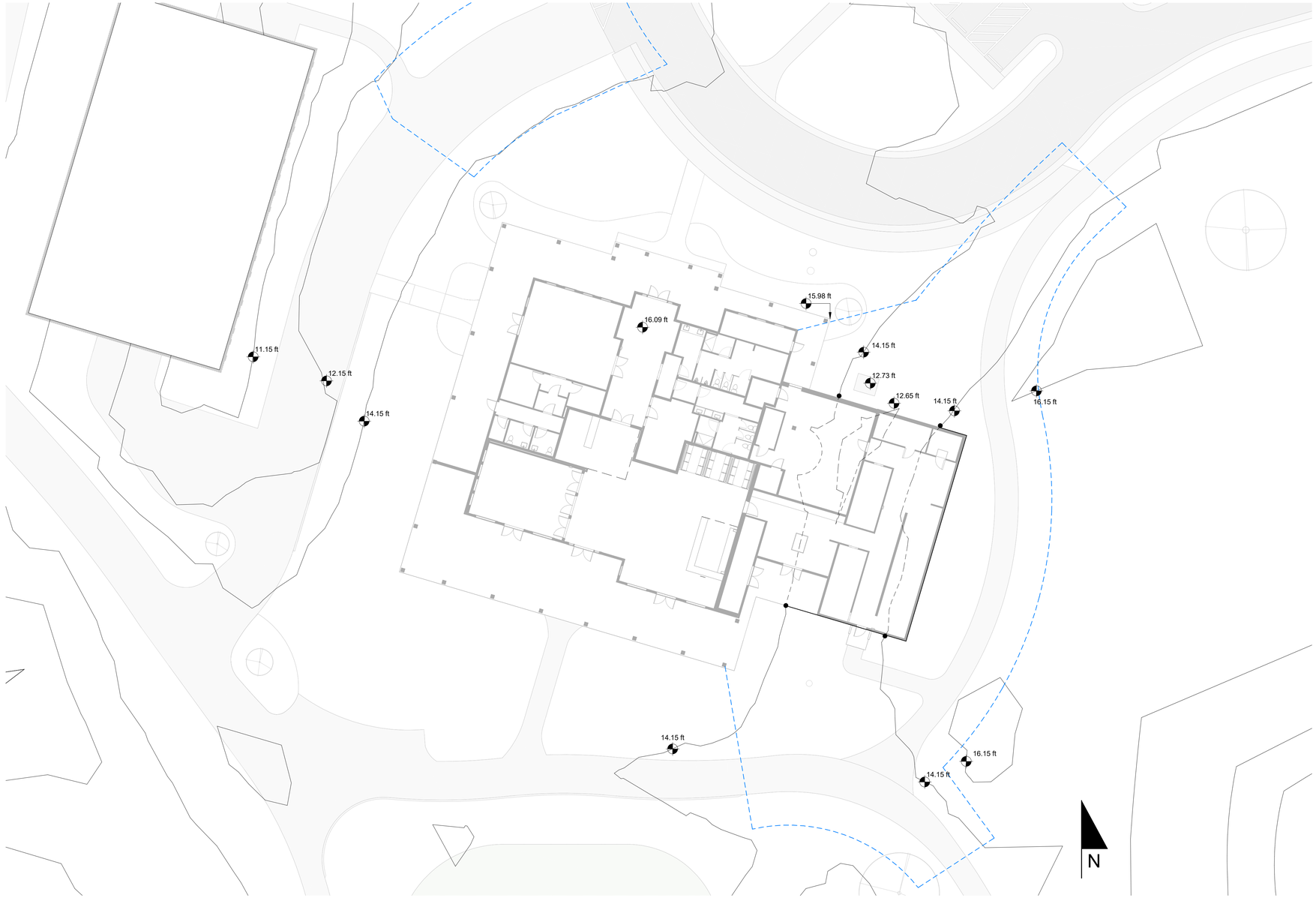
Enlarged Site Plan

Project number	25-040
Sheet Issue Date	2026-09-29
Print Date	10/27/2026 2:22:19 PM

LA102

Scale: As indicated

10/27/2026 2:22:19 PM



filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal

Thomas J. Horton
1538
Beaufort
North Carolina

Firm Seal

Filter Design Studio, P.L.L.C.
C-573
Morehead City
North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed Renovation

The Beaufort Club

Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

Site Plan - Grading

Project number	25-040
Sheet Issue Date	2026-09-29
Print Date	10/27/2026 2:22:21 PM

LA103

Scale 1/16" = 1'-0"

10/27/2026 2:22:21 PM

I, TED S. HOPKINS CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1451 PAGE 363 CARTERET COUNTY REGISTER OF DEEDS. AND THAT ENCROACHMENTS, IF ANY AT THE TIME OF THE SURVEY ARE SHOWN.

Ted S. Hopkins

TED S. HOPKINS, PROFESSIONAL LAND SURVEYOR L-3976

SITE DATA

PHYSICAL ADDRESS:
300 LINKS DRIVE
BEAUFORT, NC 28516

ZONING: PLANNED UNIT DEVELOPMENT

CURRENT OWNER:
BEAUFORT GOLF GROUP LLC

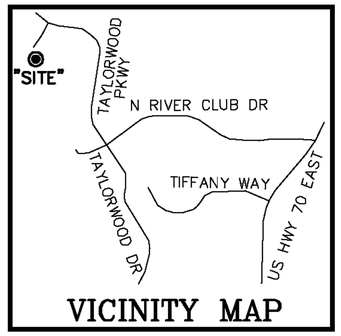
D.B. 1451 PG. 363

PIN: 730702777325000

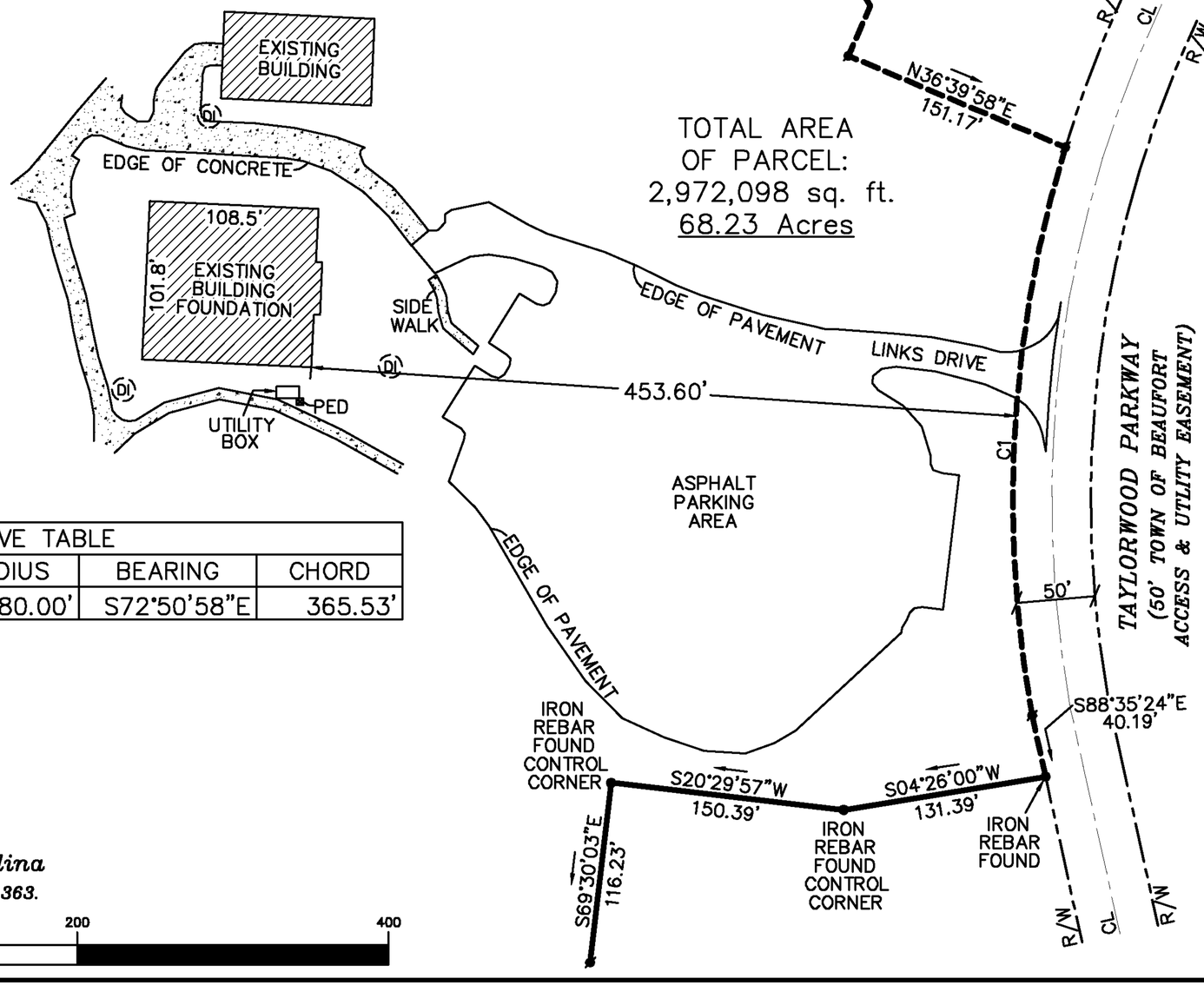
D.B. 1451 PG. 363

Civiltek East
Surveying Planning Subdivision Design
602 EAST NASH STREET
SPRING HOPE, N.C. 27882
FIRM C-2000
(252) 478-5005
E-Mail: Civiltekeast@embarqmail.com

FILE: NORTHRIVERFOUNDATION.DWG



VICINITY MAP



TOTAL AREA OF PARCEL:
2,972,098 sq. ft.
68.23 Acres

* LEGEND
ISS ● IRON STAKE SET
EIP ○ EXISTING IRON PIPE
EPK ▲ EXISTING PK NAIL
PP POWER POLE
PED PHONE PEDISTAL
WM WATER METER
R/W RIGHT OF WAY
OHE OVERHEAD ELECTRIC
WOOD LINE
CP ⌀ COMPUTED POINT
DI DROP INLET

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	368.96'	780.00'	S72°50'58"E	365.53'

NORTH CAROLINA PROFESSIONAL SEAL L-3976 LAND SURVEYOR TED S. HOPKINS

Ted S. Hopkins

FOUNDATION SURVEY
FOR
300 LINKS DRIVE
BEAUFORT, NC 28516

Beaufort Township
Carteret County, North Carolina
Deed Recorded In Book 1451 At Page 363.

100 0 50 100 200 400

Civiltek Associates

3

1-30-15

Scale: 1" = 100'

PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com

EXISTING IMPERVIOUS AREA

300 LINKS DRIVE, BEAUFORT NORTH CAROLINA 28516

PARCEL ID # 730702777325000

EXISTING CONDITIONS SITE DATA

TOTAL AREA IN LOT 68.23 ACRES (2,972,098 SQFT)
LOT AREA FOR CALCULATIONS BASED ON SURVEY BY TED S. HOPKINS

TOTAL IMPERVIOUS

Existing Impervious Area	
Name	Area
Asphalt	66822 SF
Cart Barn	6747 SF
Clubhouse	12096 SF
Concrete	88768 SF
Shed	1600 SF
	176033 SF

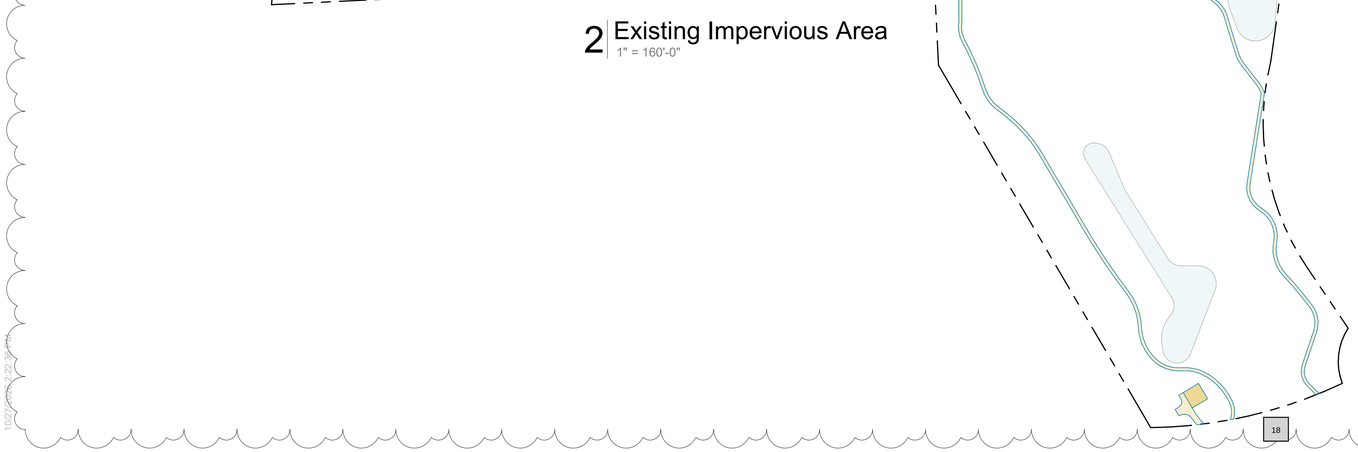
TOTAL IMPERVIOUS ON SITE 176,033 SQFT
TOTAL % IMPERVIOUS ON SITE 5.92%



1 Proposed Impervious Area
1" = 160'-0"

Impervious Area

- Clubhouse
- Cart Barn
- Shed
- Concrete
- Asphalt
- Site Walls



2 Existing Impervious Area
1" = 160'-0"

PROPOSED IMPERVIOUS AREA

300 LINKS DRIVE, BEAUFORT NORTH CAROLINA 28516

PARCEL ID # 730702777325000

PROPOSED CONDITIONS SITE DATA

TOTAL AREA IN LOT 68.23 ACRES (2,972,098 SQFT)
LOT AREA FOR CALCULATIONS BASED ON SURVEY BY TED S. HOPKINS

TOTAL IMPERVIOUS

Proposed Impervious Area	
Name	Area
Asphalt	66825 SF
Cart Barn	6747 SF
Clubhouse	14763 SF
Concrete	89956 SF
Shed	1600 SF
Site Walls	24 SF
	179915 SF

TOTAL IMPERVIOUS ON SITE 179,915 SQFT
TOTAL % IMPERVIOUS ON SITE 6.05%

NOTE: PER SEC 15.C.3.C OF BEAUFORT LAND DEVELOPLMENT ORDINANCE. NO LANDSCAPING PLAN IS REQUIRED. LESS THAN 1% CHANGE IN IMPERVIOUS AREA

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal

Thomas J. Horton Jr. 1538 Registered Landscape Architect North Carolina

1538

Firm Seal

Filter Design Studio, P.L.L.C. C-573 Morehead City North Carolina

C-573

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed Renovation
The Beaufort Club
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date
3	Zoning Comments	2026-10-27

Site Plan - Impervious

Project number	25-040
Sheet Issue Date	2026-09-29
Print Date	10/27/2026 2:22:36 PM

LA105

Scale As indicated