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 Commissioners Work Session
4:00 PM Monday, October 26, 2026
Train Depot, 614 Broad Street

Call To Order

Roll Call

Agenda Approval

Presentations

1. F3 Marina Financial Report
2. Ann Street Closure- Halloween (Oct. 31, 2026)

Items for Discussion and Consideration

1.	Resolution Authorizing Donation of Personal Property to the Carteret County History Museum and Execution of Deed of Gift	E. Lewis
2.	FY 2027 Budget Amendment #3	J. Anderson
3.	PIVOT Parking Contract- Recommended Next Steps	M. Zapp
4.	Marsh Street and Queen Street Traffic Patterns	M. Zapp
5.	RCCP Phase 3 Grant Opportunity	M. Eitner
6.	Beaufort Crossing Development Agreement Process- Working Group	C. Rocci

Adjourn

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Board of Commissioners
Work Session
4:00 PM Monday, October 26, 2026

AGENDA CATEGORY: Presentations

SUBJECT: F3 Marina Financial Report

BRIEF SUMMARY:

Representatives from F3 Marina will present a financial performance report for the Town's marina operations, highlighting revenues, expenses, and occupancy trends for July, August, and September 2026.

The September 2026 F3 Financial Dashboard is attached for the Board's review.

REQUESTED ACTION:

For informational purposes only. No action is required.

EXPECTED LENGTH OF PRESENTATION: 10 Minutes

SUBMITTED BY: Julie Anderson, Finance Director

F3 DASHBOARD

SEPTEMBER 2026

Monthly Management Report | F3 Fund 14

FINANCIAL PERFORMANCE

		NET OPERATING INCOME	
REVENUE	EXPENSES	THIS MONTH	FYTD
$403,256	**$330,467**	**$72,788**	**$151,557**
+$259,064 vs. budget	+$180,376 vs. budget	+$78,689 vs. budget	+$169,257 vs. budget

	SEPTEMBER		FISCAL YEAR TO DATE		CALENDAR YTD
CATEGORY	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL
Slip Rentals	$75,824	$32,046	$206,681	$96,139	$873,941
Fuel Sales	$302,175	$100,000	$721,604	$300,000	$2,320,810
Other Sales/Fees	$25,256	$12,145	$70,670	$36,435	$231,989
TOTAL INCOME	**$403,256**	**$144,191**	**$998,956**	**$432,574**	**$3,426,740**
Cost of Goods Sold	$253,614	$75,100	$590,780	$225,300	$1,881,917
Other Expenses	$76,853	$74,991	$256,619	$224,974	$747,531
TOTAL EXPENSES	**$330,467**	**$150,091**	**$847,399**	**$450,274**	**$2,629,447**
NET OPERATING INCOME	**$72,788**	**($5,900)**	**$151,557**	**($17,701)**	**$797,293**

OCCUPANCY PERFORMANCE

SLIP OCCUPANCY	TARGET	ACTUAL	VARIANCE
July	60%	51%	-9%
August	60%	48%	-12%
September	60%	48%	-12%

Management focus: September occupancy was 48%, 12 percentage points below target. Identify practical opportunities to improve slip utilization and seasonal demand.

FUTURE TASKS & ASSET MANAGEMENT

Financial Monitoring

Review revenue, expense variances, and fuel margins.

Occupancy

Assess seasonal demand, pricing, retention, and marketing opportunities.

Fuel Infrastructure

Track maintenance, pump performance, reliability, and capital needs.

Capital Planning

Update asset inventory, deferred maintenance, and investment opportunities.

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Board of Commissioners
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4:00 PM Monday, October 26, 2026

AGENDA CATEGORY: Presentations

SUBJECT: Ann Street Closure- Halloween (Oct. 31, 2026)

BRIEF SUMMARY:

Police Chief Paul Burdette will provide a brief presentation and reminder regarding the planned closure of a portion of Ann Street on Saturday, October 31, 2026, from 4:00 p.m. to 9:00 p.m., to provide a safer environment for Halloween trick-or-treaters.

The closure will extend along Ann Street from 507 Ann Street east to Live Oak Street and will restrict both vehicle and golf cart traffic. Access to the DSS parking lots will remain available during this time.

Chief Burdette will also provide an overview of the Town's public communication efforts to notify residents and visitors of the closure, including the distribution of informational door hangers to affected properties and other public outreach efforts.

REQUESTED ACTION:

For informational purposes only. No action is required.

EXPECTED LENGTH OF PRESENTATION: 10 Minutes

SUBMITTED BY: Paul Burdette, Police Chief

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Board of Commissioners
Work Session
4:00 PM Monday, October 26, 2026

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Resolution Authorizing Donation of Personal Property to the Carteret County History Museum and Execution of Deed of Gift

BRIEF SUMMARY:

At the October 12, 2026, Regular Meeting, the Board of Commissioners considered the proposed donation of three historical items currently owned by the Town and on loan to the Carteret County History Museum since 2009.

In accordance with N.C.G.S. § 160A-280, public notice of the proposed conveyance was provided on October 16, 2026, through the Town's website, Town Hall bulletin board, social media platforms, and Sunshine List email distribution.

The required notice period has now been satisfied, and the resolution is being presented for formal adoption. Approval would authorize the Town Manager to execute the necessary documents, including the Deed of Gift, to transfer ownership of the historical items to the Carteret County Historical Society for their continued preservation and public display.

REQUESTED ACTION:

Adopt the resolution authorizing the conveyance of the three historical items to the Carteret County Historical Society and authorize the Town Manager to execute the associated Deed of Gift.

EXPECTED LENGTH OF PRESENTATION: 5 Minutes

SUBMITTED BY: Elizabeth Lewis, Assistant Town Manager/Town Clerk

RESOLUTION APPROVING CONVEYANCE OF PERSONAL PROPERTY TO THE CARTERET COUNTY HISTORICAL SOCIETY PURSUANT TO N.C.G.S. § 160A-280
RESOLUTION NO. 26-_____

WHEREAS, the Town of Beaufort owns three historical items that have been on loan to the Carteret County History Museum since 2009, specifically:

1. Aerial View of Beaufort Elementary School, ca. 1975;
2. Portrait of Coach McQuaid, ca. 1964; and
3. Photograph of NASA Astronaut Michael J. Smith and the Space Shuttle Crew, ca. 1986; and

WHEREAS, North Carolina General Statute § 160A-280 authorizes a municipality to convey personal property to a nonprofit corporation for nonmonetary consideration when the governing board determines that the property is surplus, obsolete, or unused; and

WHEREAS, the Town of Beaufort Board of Commissioners has determined that the aforementioned historical items are no longer needed for municipal purposes and are considered surplus property; and

WHEREAS, the Carteret County Historical Society has requested that the Town permanently donate the items to the Museum's collection through a Deed of Gift; and

WHEREAS, the Board of Commissioners finds that the conveyance will serve a public benefit by ensuring the continued preservation, maintenance, and public display of these historical items, allowing residents and future generations to learn about and appreciate the history of Beaufort and Carteret County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF BEAUFORT, NORTH CAROLINA, THAT:

1. The Town Manager is hereby authorized to execute the necessary documents, including the Deed of Gift, to convey ownership of the three historical items identified above to the Carteret County Historical Society.
2. The consideration for this conveyance shall be the continued preservation, maintenance, and public accessibility of the historical items for the educational and cultural benefit of the community.
3. In accordance with the notice requirements of N.C.G.S. § 160A-280, public notice of the proposed conveyance was provided on October 16, 2026, through the Town's official website, Town Hall bulletin board, social media platforms, and Sunshine List email distribution, at least five days prior to adoption of this resolution.

Adopted this 26th day of October, 2026.

_____ _____

Sharon E. Harker, Mayor Elizabeth Lewis, Town Clerk

History Museum
OF CARTERET COUNTY

Deed of Gift

Name Town of Beaufort Date 7/24/2024

Address 701 Front Street

City Beaufort State NC Zip 28516

Telephone 252 728-2141 Email

I hereby give, convey, and assign to the Carteret County Historical Society (the History Museum) all of my rights, title and interest in the property hereafter described, and give it as an outright and unconditional gift, free and clear of restrictions or agreements to be used or disposed of by the Society in its sole discretion. I hereby represent that the materials contained in this gift were to the best of my knowledge and belief, acquired legally and without encumbrances, and that I have the legal authority to transfer ownership to the Society by this deed of gift. It is clearly understood by me that it is my purpose and intention to vest any and all the incidents of absolute ownership, including but not limited to, all rights of copyright, of the property described below to the Carteret County Historical Society from the date of this document forward.

Description of Gifts:

1. Aerial view of Beaufort Elementary School, ca 1975
2. Portrait of Coach McQuaid, ca 1964
3. Photograph of NASA Astronaut Michael J. Smith and the Space Shuttle Crew, ca 1986

By my signature below I accept the foregoing conditions and acknowledge reading any attached information.

This gift is in memory /honor of: _____

Received from: _____

Print Name Signature Date

Received by: _____

Print Name /Title Signature Date

Carteret County Historical Society, 1008 Arendell St., Morehead City, NC 28557
252-247-7533 www.carterethistory.org

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Board of Commissioners
Work Session
4:00 PM, Monday, October 26, 2026
Train Depot, 614 Broad Street

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: FY 2027 Budget Amendment #3

BRIEF SUMMARY:

This amendment represents budgetary appropriations for the following:

State Funded Law Enforcement Officer Bonus Program

- Included in the state budget was a one-time $1,750 bonus for local law enforcement officers. The town received funds to distribute this bonus to 20 eligible law enforcement officers. This budget amendment accounts for the receipt of those funds and the disbursement of the bonus program inclusive of the employer's social security and medicare tax liability.
- General Fund Expenditure = $38,000
- Funding Source(s): NC State Budget administered through NCSBI $38,000

Water and Sewer System Infrastructure Maintenance & Capital Improvements

- Sewer Department expenses include repairs to the vacuum truck, a replacement pump at lift station #9, influent pump replacement at the wastewater treatment plant, and rental of bypass pumps.
- Water Department expenses include an additional meter reading kit for improved efficiency, replacement of meter antennae that were deemed inoperable, and an order of meters with automatic shut-off valves.
- Utility Fund Expenditure(s) = $200,000
- Funding Source(s): Transfer of $200,000 from System Development Fee Fund

REQUESTED ACTION:

Approve Budget Amendment #3

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Julie Anderson – Finance Director

BUDGET AMENDMENT REQUIRED: Yes

TOWN OF BEAUFORT
Board of Commissioners

BUDGET AMENDMENT

Be it ordained by the Board of Commissioners of the Town of Beaufort, North Carolina, that the following amendment be made to the budget ordinance for the fiscal year ending June 30, 2027:

GENERAL FUND

REVENUES	INCREASE/ (DECREASE)	EXPENDITURES	INCREASE/ (DECREASE)
Property Taxes		Governing Body	
Intergovernmental	$38,000	Administration	
Permits & Fees		Human Resources	
Sales & Service		Information Technology	
Other Revenues		Finance	
Transfers In		Fire	
Fund Balance Appropriation		Planning & Inspections	
TOTAL:	**$38,000**	Parking	
		Police	$38,000
		Engineering	
		Public Works	
		Community Engagement	
		Non-Departmental	
		Transfers Out	
		TOTAL:	**$38,000**
IMPACT ON ANNUAL BUDGET:	**$38,000**		

UTILITY FUND

REVENUES	INCREASE/ (DECREASE)	EXPENDITURES	INCREASE/ (DECREASE)
Permits & Fees		Water	$25,000
Sales & Service		Sewer	175,000
Other Revenues		Non-Departmental	
Transfers In	$200,000	**TOTAL:**	**$200,000**
Fund Balance Appropriation			
TOTAL:	**$200,000**		
IMPACT ON ANNUAL BUDGET:	**$200,000**		

SYSTEM DEVELOPMENT FEE FUND

REVENUES	INCREASE/ (DECREASE)	EXPENDITURES	INCREASE/ (DECREASE)
Permits & Fees		Transfers Out	$200,000
Fund Balance Appropriation	$200,000	**TOTAL:**	**$200,000**
TOTAL:	**$200,000**		

IMPACT ON ANNUAL BUDGET: **$200,000**

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds.

Adopted this 26th day of October, 2026.

ATTEST:

Elizabeth Lewis
Town Clerk

Sharon E. Harker
Mayor

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Board of Commissioners
Work Session
4:00 PM Monday, October 26, 2026

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: PIVOT Parking Contract- Recommended Next Steps

BRIEF SUMMARY:

The Town of Beaufort's current agreement with PIVOT Parking is scheduled to expire in March 2027. In preparation for the 2027 paid parking season, staff recommends exercising the agreement's termination provision, effective December 31, 2026, with the required 60-day notice.

Staff's recommendation is based on several financial and operational considerations:

- **Reduction in Off-Season Expenses:** Terminating the agreement effective December 31 would eliminate the Town's contractual obligation to compensate PIVOT for maintaining a parking manager in the Town Hall lobby during the off-season, when paid parking is not operational.
- **Competitive Procurement:** Issuing a Request for Proposals (RFP) for parking management services would allow the Town to evaluate available providers, compare service models, and negotiate contractual terms that better align with the Town's financial and operational needs.
- **Program Consistency:** Staff recommends maintaining the existing paid parking season of May 1 through October 1, with no changes to the current parking rates.
- **Revenue Optimization:** The Town's paid parking program generated more than $500,000 in gross revenue during the 2026 season. Staff believes opportunities exist to improve the program's financial performance by reducing management expenses and increasing the percentage of revenue retained by the Town.

The intent of this recommendation is not to eliminate or significantly modify the Town's paid parking program, but rather to improve its financial performance and operational efficiency while maintaining a consistent experience for residents, businesses, and visitors.

Taking action at this time would allow the Town to avoid unnecessary off-season expenditures and provide sufficient time to complete a competitive procurement process and establish a new parking management agreement ahead of the May 1, 2027, season.

REQUESTED ACTION:

Staff requests that the Board of Commissioners authorize the Town Manager to provide the required 60-day notice to terminate the existing agreement with PIVOT Parking, effective December 31, 2026, and direct staff to initiate a competitive Request for Proposals (RFP) process for parking management services for the 2027 season.

EXPECTED LENGTH OF PRESENTATION: 10 Minutes

SUBMITTED BY: Matt Zapp, Town Manager

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Board of Commissioners
Work Session
4:00 PM Monday, October 26, 2026

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Marsh Street and Queen Street Traffic Patterns

BRIEF SUMMARY:

Several residents have expressed concerns regarding traffic circulation along the 100 block of Marsh Street and have requested that the Town consider designating this section as one-way. In response, staff from the Police, Fire, and Public Works departments reviewed the request and evaluated traffic circulation within the surrounding street network. Based on this review, staff supports the following proposed changes:

- **Marsh Street:** Designate the 100 and 200 blocks as one-way, with traffic traveling southbound from Broad Street toward Front Street.
- **Queen Street:** Extend the existing one-way designation from Broad Street to Front Street, maintaining the current southbound direction of travel.

The Police Chief and Fire Chief support the proposed changes, noting potential improvements to traffic circulation and emergency vehicle access. Public Works has also reviewed the proposed changes and supports the recommendation. Staff believes these modifications would provide a more consistent traffic pattern in the area while addressing concerns raised by residents.

REQUESTED ACTION:

Staff requests that the Board of Commissioners discuss the proposed one-way traffic designations for Marsh Street and Queen Street and provide direction on moving forward with the recommended changes.

EXPECTED LENGTH OF PRESENTATION: 10 Minutes

SUBMITTED BY: Matt Zapp, Town Manager

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Board of Commissioners Work Session
4:00 PM Monday, October 26, 2026 – Train Depot

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: RCCP Phase 3 Grant Opportunity

BRIEF SUMMARY:

The NC Resilient Coastal Communities Program (RCCP) helps coastal communities identify, design, and implement projects that reduce vulnerability to coastal hazards. Beaufort completed RCCP Phases 1 and 2 in 2022 through the Resilient Beaufort plan. Current Phase 3 funding is focused on advancing nature-based solutions; applications are due November 10, 2026. The current round provides an 18-month project period and requires no local match. NC Coastal Federation would serve as subawardee and manage the project, including the technical subcontractors, contracting, invoicing, public engagement, and day-to-day coordination. Town staff would provide local input, participate in project meetings and stakeholder sessions, review deliverables, and administer the RCCP grant with DCM.

Staff reviewed the Town's existing resilience priorities, Commissioners' priorities for this year, current workload, and several potential projects. Some concepts do not fit the current nature-based-solution criteria, are not sufficiently developed, or present implementation issues such as ownership/site control and permitting. Staff did not want to add work simply because grant funding was available unless it advanced an existing Town priority or adopted plan.

After staff contacted the NC Coastal Federation, Coastal Fed recommended a Beaufort Shoreline Management Plan based on the approach currently being used in Morehead City. Of the concepts reviewed, this appears to be the best fit for the current RCCP funding round. The concept implements priorities in Resilient Beaufort and the 2023 Comprehensive & CAMA Land Use Plan, would assess shoreline conditions and management suitability Town-wide, establish a prioritized future project pipeline, and advance three priority sites into design, including at least one to 90% design. The current working estimate is approximately $275,000 over 18 months, with no local match. Staff can proceed with the application if the Board concurs; otherwise the concept can be retained for a future funding opportunity.

Attachments:

- Attachment A – NC Coastal Federation Draft Beaufort Shoreline Management Plan Outline
- Attachment B – Morehead City Shoreline Restoration Plan Overview Flyer

REQUESTED ACTION:
Review the proposed RCCP Phase 3 Shoreline Management Plan concept and provide direction on whether staff should proceed with the application.

EXPECTED LENGTH OF PRESENTATION: 30 Minutes

SUBMITTED BY: Michelle Eitner, Town Planner

Beaufort Shoreline Management Plan
Outline
October 13, 2026; Updated: October 20, 2026

Summary and Purpose

The Town of Beaufort is seeking funding to develop a shoreline management plan that will identify erosion concerns, evaluate opportunities for living shorelines and other nature-based approaches, and establish priorities for future shoreline restoration projects. Beaufort's waterfront includes developed shorelines, tidal creeks, coastal wetlands, and public spaces that contribute to the Town's character, economy, and natural environment. Managing these shorelines requires an understanding of existing conditions, areas experiencing erosion, and locations where restoration could provide benefits to both the community and coastal habitats.

The Town of Beaufort developed the Resilient Beaufort Plan in 2022 with funding from the NC Division of Coastal Management's North Carolina Resilient Coastal Communities Program (RCCP) for Phases 1 and 2. The Plan included 1) a data- and community-driven risk and vulnerability assessment and 2) a project portfolio of well planned and prioritized solutions to address risks. These projects were identified to seek additional funding for RCCP Phases 3 (design) and 4 (construction). As part of the community engagement efforts in the planning process, the public was introduced to non-structural and structural interventions at a public workshop to reduce Beaufort's exposure and sensitivity to identified hazards. The non-structural interventions include policies, programs, behaviors, planning efforts, studies, and other interventions that do not necessarily involve physical construction, although they may lead to future construction or other structural interventions. Following this meeting, the public was asked to further study the projects and rank them by priority to help inform decision-makers about the public's priorities should any of the projects be pursued for further funding. One of the top non-structural priorities identified was developing a Estuarine Shoreline Management Plan to comprehensively address the management of the Town's estuarine shoreline by assessing erosion and balance land use, coastal and climate hazards, ecosystem health, public health, and recreational opportunities.

The Beaufort Shoreline Management Plan will provide a science based roadmap to help the Town protect its shoreline, restore habitat, and plan for long-term coastal resilience. The proposed project will assess shoreline conditions throughout the selected planning area, identify potential restoration sites, and develop recommendations to guide future projects. The planning process will incorporate available shoreline data, field observations, and input from Town staff, local stakeholders, and coastal resource professionals. The completed plan will help the Town make informed decisions about shoreline management, identify restoration opportunities, and establish a path for advancing projects from initial planning through design, permitting, and construction. The Town will be able to use the findings to coordinate with project partners, pursue restoration funding, and incorporate shoreline restoration priorities into future municipal planning and capital improvement efforts. The plan will also help guide the community on private property shoreline management with recommendations for nature-based solutions.

Goals and Deliverables

- A Town-wide shoreline assessment - Mapping and analysis of shoreline types, erosion trends, and wave conditions within the Town limits and Extraterritorial Jurisdiction (ETJ)
- A toolkit of shoreline nature-based solutions - Guidance on approaches such as living shorelines, habitat restoration, and resilient shoreline designs.
- Identification of priority restoration areas - Data-driven identification of shoreline "hotspots" where erosion and habitat loss are most severe.

- Stakeholder engagement using a variety of methods - Solicit feedback on project locations and overall long-term goals for estuarine shoreline management including education and outreach opportunities, identifying future land use concerns, policy and land use objectives, and managing public access.
- Designs for 3 priority projects - These sites will include field surveys, consultation with regulatory agencies, and advanced to 60% design with at least one advanced to 90% design, receiving more detailed design concepts and cost estimates to support future funding and permitting for projects.
- A prioritized list of 5 additional potential projects - Each site will include an evaluation of current shoreline conditions, feasibility, public benefits, possible restoration approaches, Town priorities, and rough estimates of intervention costs.

Entities and Roles

- Beaufort
  - Town staff - provide input on priority projects, events/workshops, report, and other deliverables; meet with Consultant Team for check-ins at determined frequency (i.e., monthly); participate in two facilitated sessions (see Phase 2)
  - Plan Committee - Town staff and Federation identify to include appropriate SMEs, local knowledge, appropriate stakeholders, etc.
- Consultant Team
  - North Carolina Coastal Federation (subawardee) - project management/administration, coordination, and public engagement; complete administrative tasks (i.e., contracting, invoicing)
  - TBD (subcontractor) - analysis and plan development

Funding and Timeline

- 18 months; total: $275,000

Foundational Documents

- Beaufort Comprehensive and CAMA Land Use Plan 2023
- Resilient Beaufort Plan 2022

Proposed Scope of Work

The work is organized into phases which may overlap to account for parallel workstreams.

Phase 1: Town-Wide Analysis and Shoreline Assessment

Conduct an assessment of shorelines within the designated Town of Beaufort planning area (Town limits and ETJ). The assessment will use existing data, available mapping and analysis tools, and field observations to identify shoreline conditions, erosion concerns, existing shoreline typologies, and potential restoration opportunities. The findings will provide a starting point for identifying areas where shoreline management or restoration may be appropriate.

Phase 2: Restoration Opportunities and Stakeholder Engagement

Facilitated sessions (2-3) led by the Consultant Team with Town representatives, coastal resource professionals, and local stakeholders to review shoreline assessment findings, integrate in-the-ground knowledge, and identify potential restoration sites. Candidate sites will be evaluated based on property ownership (private vs. public), existing conditions, restoration potential, access, feasibility, and anticipated community and environmental benefits. Living shorelines and other nature-based approaches will be considered where site conditions support their use. The facilitated sessions can be completed through distinct events/workshops or incorporated into

existing events.

Phase 3: Project Prioritization and Restoration Planning

Develop preliminary recommendations for selected shoreline restoration opportunities. Recommendations will include potential restoration approaches, conceptual project layouts, planning-level cost estimates, and anticipated next steps for design, permitting, and construction. Projects will be prioritized based on Town needs, property ownership, feasibility, environmental benefits, and opportunities for future funding, ultimately building a pipeline of shoreline restoration projects the Town can advance over time. Potential projects identified (5) will include conducting geospatial evaluations including rough estimates of intervention cost and feasibility. Priority projects identified (3) will include field surveys, natural resource evaluations, 60% designs (conceptual level) with at least one advanced to 90% design (ready for submission to permitting agencies), and probable cost estimates for construction. Designs for the priority projects will also take into account future conditions including sea-level rise. Early permitting consultation with regulatory agencies will be led by the Consultant Team to help inform priority project development and proactively identify potential issues needing addressed. Priority projects will be on town owned or controlled properties or properties that include necessary easements.

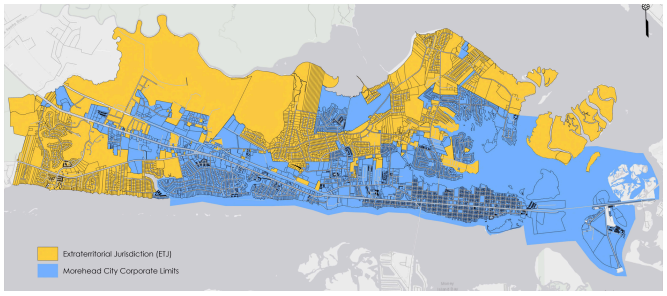
Phase 4: Final Shoreline Management Plan

Prepare a final plan documenting shoreline assessment findings, stakeholder input, restoration opportunities, and recommended priorities. The plan will include reports for each potential project synthesizing findings from the analysis into a concise 2-3 page summary report per site that will include actionable nature-based solutions recommendations. Reports for each priority site will also include 60% and 90% design documents. The plan will provide the Town with a practical resource for shoreline management decisions, future grant applications, and the development of restoration projects.

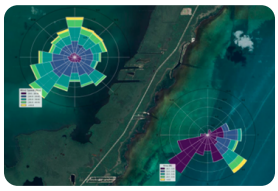
Morehead City
Shoreline Restoration Plan

Morehead City is home to more than 75 miles of estuarine shoreline along creeks, rivers, and sounds. These shorelines provide important habitat for fish and wildlife, protect property and infrastructure, and help define the character of our coastal community. However, erosion, stronger storms, and rising sea levels are placing increasing pressure on these areas. The **Morehead City Shoreline Restoration Plan** will provide a science-based roadmap to help the City protect its shoreline, restore habitat, and plan for long-term coastal resilience.

The Plan will address shoreline erosion, habitat loss, and increased risk from sea-level rise and storms along Morehead City's 75 miles of estuarine shoreline to provide a framework for long-term regional planning and actionable project opportunities.







By combining science, engineering, and community input, the plan will help Morehead City:

- Prepare for future coastal challenges
- Protect important natural resources
- Identify realistic restoration projects
- Position the City to pursue future funding



Plan Goals and Deliverables

- A City-wide shoreline assessment
  - Mapping and analysis of shoreline types, erosion trends, and wave conditions.
- A toolkit of shoreline nature-based solutions
  - Guidance on approaches such as living shorelines, habitat restoration, and resilient shoreline designs.
- Identification of priority restoration areas
  - Data-driven identification of shoreline "hotspots" where erosion and habitat loss are most severe.
- A prioritized list of 15 potential projects
  - Each site will include an evaluation of current conditions and possible restoration approaches.
- Conceptual designs for 5 priority projects
  - These sites will receive more detailed design concepts and cost estimates to support future funding and permitting for projects.

The Plan is part of the Sugarloaf Island Shoreline Stabilization project funded by the Department of Public Safety Directed Grant, NC Appropriations Act of 2023

MOREHEAD CITY
NORTH CAROLINA

North Carolina Coastal Federation
Working Together for a Healthy Coast

WithersRavenel
Our People. Your Success.

NATRX
ADAPTIVE INFRASTRUCTURE

Town of Beaufort, NC
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Board of Commissioners
Work Session
4:00 PM Monday, October 26, 2026

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Beaufort Crossing Development Agreement Process-Working Group

BRIEF SUMMARY:

At the October 12, 2026, Board of Commissioners Regular Meeting, the Board voted in favor of tabling the proposed rezonings and annexations for properties associated with Baran Properties 82-acre commercial project titled “Beaufort Crossing.” In a separate motion, the Board of Commissioners requested Town staff and the Town Attorney to enter into negotiations with the developer regarding a potential development agreement for Beaufort Crossing and to develop a process for the Board’s future consideration of the project. To achieve the objectives of both the Town and the developer within the development agreement, staff recommends the Board of Commissioners establish a working group consisting of two commissioners, two planning board members, the Baran Properties development team, and town staff representatives consisting of Matt Zapp, Elizabeth Lewis, Arey Grady, and Charlie Rocci.

This group will be tasked with narrowing the scope of the requests to be included in a development agreement, collaborate on the terms of both parties, and develop a final proposal to be presented to the full Planning Board for a recommendation followed by the Board of Commissioners for a final vote.

REQUESTED ACTION:

Nominate two Commissioners and two Planning Board members to participate in this working group with the objective of providing recommendations for a development agreement for the Beaufort Crossing project. The group will disband following review of a development agreement by the Planning Board and Board of Commissioners.

EXPECTED LENGTH OF PRESENTATION: 15 Minutes

SUBMITTED BY: Charlie Rocci, Senior Planner