

# Beaufort Comprehensive Plan Update

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## Focus Group Meeting - Group 2 – Community Leaders & Developers

### Meeting Information

Date:                »   December 8, 2020  
Time:                »   2:15 PM  
Location:           »   Zoom Meeting: Video / Conference Call  
Attendees:         »   Guy Copes, David Cartier, Bishop Donald Crooms, Charles Oliver, Craig Souza,  
                              Doug Brady, Kyle Garner (Beaufort), Kate Allen (Beaufort); Jay McLeod (Stewart),  
                              Jaquasha Colon (Stewart)

### Agenda Items

- Project Purpose and Schedule
- Introductions
- Input

### Summary of Input

- Opportunities/Assets
  - Small-town charm and character; needs to be maintained
  - Natural beauty is a huge draw for the Town
  - Residential units currently in development will provide solid residential growth for many years, but need to encourage commercial/non-residential growth
  - Economy heavily reliant upon tourism
- Concerns/Challenges
  - Infrastructure may not keep up with explosive growth that the Town is seeing
  - Developing in the area is difficult and involves a delicate balance between the needs of a growing community and existing residents
  - Short-term rentals are eroding sense of community; worried about losing community feel
  - Lack of affordable housing; cost of property and developing the property leads to expensive new development
    - Is “affordable” housing possible on the coast?
    - Need to allow taller development – high density and low impervious surfaces results in lower cost per unit
  - Lack of parking in/around downtown and waterfront areas

- Context/Suggestions
  - Expand study area for the plan to Core Creek
  - Town consists of three subareas: historic downtown, extraterritorial jurisdiction, and corporate limits – difficult to apply the same standards throughout all three
  - Building height is a concern
    - Flood zones and elevation requirements
    - Airport – can conflict with potential new development in the vicinity of NC-101 and US-70
  - Expand commercial areas on highways leaving town, especially US-70; potential for mixed use development
  - Following Hurricane Florence, the area lost many residents due to lack of affordable housing and employment