

Beaufort Comprehensive Plan Update

Focus Group Meeting - Group 3 – Planning Board

Meeting Information

Date: » December 8, 2020
Time: » 3:15 PM
Location: » Zoom Meeting: Video / Conference Call
Attendees: » Ryan Neve, Diane Meelheim, Jeff Vreugdenhil, Aaron Willis (joined at the very end), 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
- Location is the biggest asset and biggest challenge – high demand for new development and growth

Concerns/Challenges

- The US-70 bypass reduced through-traffic in town; some would like to see new commercial development north of town which could negatively impact existing business
- Sea level rise; resiliency should be considered in all decisions; especially as residential density relates to elevation or new construction/investment in low-lying areas
- Land Development Ordinance should include a focus on
 - Consistency and ease of use – illustrations are helpful
 - Light and noise pollution
 - Tree preservation where possible
- Future Land Use Map has three residential density classifications – high density, medium density and low density

- RS-5 is considered high density, could arguably be considered medium density based on impervious surface restrictions; results in a number of inconsistencies with rezoning decisions
- Small-scale multi-family development would likely receive pushback in existing neighborhoods
- Short-term rentals are negatively impacting neighborhoods; some support exists for regulating it
- Lack of affordable housing and rental homes

Context/Suggestions

- Plan should accomplish and encourage:
 - Sustainable growth that does not degrade the environmental quality of estuaries, tributaries and other natural areas
 - Accommodate the mobility and accessibility of citizens, especially older and disabled
 - Older citizens use golf carts more than bicycles or sidewalks
 - Road maintenance
 - Note: Town has made big improvements to non-vehicular transportation infrastructure in recent years