



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 Tuesday, January 16, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) PB Draft Minutes 121823

Public Comment

New Business

- [1.](#) Case #23-10 Special Use Permit for an Accessory Dwelling Unit at 118 Orange Street
- [2.](#) Case # 24-01 - Site Plan M&H Storage
- [3.](#) Case # 24-02 - Davis Bay Final Plat

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, December 18, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair Merrill called the December 18, 2023 Planning Board meeting to order at 6:00 p.m.

Roll Call

Prior to roll call, Chair Merrill announced an update to the Planning Board membership. He congratulated John LoPiccolo who had been elected to the Board of Commissioners, and he informed the Board that Aaron Willis had resigned from the Planning Board due to other commitments.

Members Present: Chair Merrill, Vice Chair Meelheim, Member Bowler, Member Stanziale, Member Vreugdenhil

A quorum was declared with five members present.

Staff Present: Kyle Garner, Town Attorney Arey Grady, and Laurel Anderson

Agenda Approval

Chair Merrill informed the Board that Item #3 on the Agenda had been withdrawn.

Member Vreugdenhil made the motion to approve the agenda as modified to withdraw Item #3 and Member Bowler made the second. Chair Merrill took a vote that was unanimously approved.

Voting yea: Chair Merrill, Vice Chair Meelheim, Member Bowler, Member Stanziale, Member Vreugdenhil

Minutes Approval

- 1. PB Draft Minutes for 9.18.23 and 10.16.23

Member Stanziale made the motion to approve the Minutes and Member Bowler made the second. Chair Merrill took a vote that was unanimously approved.

Voting yea: Chair Merrill, Vice Chair Meelheim, Member B 2 er, Member Stanziale, Member Vreugdenhil

Public Comment

Chair Merrill opened public comments and asked if anyone would like to speak. There were no public comments.

New Business

1. Final Plat – Beau Coast Phase III

Mr. Garner gave the Staff Report and explained that the final plat subdivided a 27.64-acre tract into 48 single-family residential lots and the preliminary plat for this area was approved in December 2022 for installation of infrastructure improvements. The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling \$880,605.56. Mr. Garner noted that 4.710 acres would be open space and stated that the town’s engineering department had reviewed the estimate as well as the other departments and recommended approval of the final plat.

Member Stanziale made a motion to approve the final plat.

Member Bowler noted that the plat would add 48 residential lots and asked how many total lots there would be. Mr. Joe Boyd, the engineer of record for this project, representing Withers and Ravenel, stated that there were 791 total lots. Member Bowler commented that Beau Coast allowed short-term rentals and that Beaufort needed to take a hard look at the percentage of residential properties are eligible for short term rentals as they are potentially a drain on infrastructure, cause increased traffic, and in some areas increase crime.

Chair Merrill asked if there was a second for the motion on the floor and there being none, the motion died.

Vice-Chair Meelheim also discussed short-term rentals.

Member Vreugdenhil stated that the plat met the standards of the subdivision ordinance and the covenants were not the Planning Board’s job to review, only to ensure the road standards, the water, the sewer, and the lot size met requirements of the ordinance. He further explained that this phase was a part of a master plan presented in 2008 and it is almost identical to what was approved back then, the town engineer has reviewed the standards and the planning staff has recommended approval.

Chair Merrill asked Mr. Garner why there were 150 pages of covenants in the application and Mr. Garner replied that the ordinance stated that they must be submitted as part of the application. Chair Merrill asked if they were supposed to ignore the covenants and Member Vreugdenhil said his opinion was that they gave additional information regarding how the HOA would operate and Mr. Garner added they were also for stormwater purposes and other infrastructure the town does not maintain and in this particular case those stormwater facilities were still under the HOA.

Vice-Chair Meelheim stated her concerns regarding areas of wetlands and easements through wetlands and Section 404 and asked if perhaps the initial plan could be redrawn to avoid more sensitive areas.

Mr. Boyd responded that wetlands are avoided as much as possible and there was one sewer connection that had been installed, all permits had been obtained, and that disturbance was completed and the area restored back to its natural state. He explained that drainage easements are platted to go to the end of lots. Vice-Chair Meelheim asked how it would be monitored after approval and if the HOA was the builder and Mr. Boyd explained that the area would be maintained by the HOA and there would be periodic inspections performed by the State. He further explained that the HOA was not the builder but were a group of homeowners. Mr. Garner then explained the town permitting process which ensures that there is no encroachment into those areas, and in regard to bulkheads permitting would be obtained from CAMA or the Army Corps of Engineers.

Member Bowler asked if there was any monitoring or prohibitions regarding pesticides in the subdivision, and Mr. Garner responded that he did not know but could ask the owner.

Chair Merrill stated that typically setbacks, buildable areas, and sidewalks would normally be shown on plans and Mr. Boyd explained that they were looking at a final plat and they had already approved the preliminary plats which showed those items.

After further discussion Member Vreugdenhil pointed out that wetlands in development areas are very small, and other agencies approve the wetlands inclusion on the plat. Planning staff review building plans in the permitting process to ensure footprints of houses stay outside the wetlands through plot plans and as-builts. He further stated that these concerns can be addressed in future new subdivisions and preliminary plats, but they must approve this final plat as it does meet the dimensional criteria.

Hearing no further discussion, Chair Merrill asked for a motion.

Member Stanziale made the motion to submit to the Board of Commissioners and recommend adoption and Member Vreugdenhil made the second. Chair Merrill requested a roll call vote and Secretary Anderson took a vote that was unanimously verbally approved.

Voting yea: Chair Merrill, Vice Chair Meelheim, Member Bowler, Member Stanziale, Member Vreugdenhil

2. 23-12 Final Plat -Beau Coast West Amenity Site

Mr. Garner gave the Staff Report and explained that the request was to subdivide a 6.203-acre tract into five single-family residential lots and the Amenity Center, The Amenity Center had already been built, and 5.145 acres of the total 6.203 is 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 \$357,804.89.

Chair Merrill asked about the amenity pond and Mr. Boyd stated that it was a feature but it does have drainage capacity. Member Stanziale asked if the plat met all of the requirements of the ordinance and Mr. Garner stated that it did.

Vice-Chair Meelheim made the motion to submit to the Board of Commissioners and recommend adoption and Member Stanziale made the second. Chair Merrill took a vote that was unanimously approved.

Voting yea: Chair Merrill, Vice Chair Meelheim, Member Bowler, Member Stanziale, Member Vreugdenhil

3. 2024 Planning Board Meeting and Submittal Calendar

Chair Merrill asked if there was any discussion or comments, and Vice-Chair Meelheim and Member Bowler both stated that they would not be at the February meeting. Member Stanziale asked if the calendar met the ordinance requirements and stated that the submittal dates did not seem to allow much time for staff review. Mr. Garner responded that Staff would be requesting a change to those dates in the new Land Development Ordinance. Member Vreugdenhil noted that the submission dates come from the Ordinance to meet the notification requirements to property owners and the newspaper. There was discussion regarding giving the board members more time to review larger packets.

Member Stanziale made the motion to approve the 2024 Calendar and Member Bowler made the second. Chair Merrill took a vote that was unanimously approved.

Voting yea: Chair Merrill, Vice Chair Meelheim, Member Bowler, Member Stanziale, Member Vreugdenhil

Commission / Board Comments

Member Stanziale recognized the Staff for the attention to detail and giving the Board enough information to make their decisions, and he appreciated the level of work accomplished in the short time frame given.

Vice Chair Meelheim stated her appreciation for the amount of work the staff does and the guidance given by Mr. Garner and Mr. Grady.

Chair Merrill also stated his appreciation of the level of detail and work completed by the staff. He also stated that the Board should be able to ask questions.

Member Bowler reiterated the statements made by other members and her appreciation of professional guidance.

Mr. Grady noted that the current Ordinance was standard and environmental issues were not included, and the updated Ordinance could include and address those issues.

Member Bowler asked about the Unified Development Ordinance (UDO) and a possible subcommittee being formed.

Staff Comments

Mr. Garner stated that the Town was waiting for the CAMA Land Use Plan to be certified and then they could move forward with the UDO, possibly in March or April, and Ms. Eitner would be heading that project. He noted that Mayor Harker had recommended two Commissioners and two Planning Board members serving on a subcommittee.

He also reminded the Board that he is always available if any Members have questions regarding items in upcoming packets or other topics.

Adjourn

Member Vreugdenhil made the motion to adjourn and Vice-Chair Meelheim made the second. Chair Merrill took a vote that was unanimously approved.

Voting yea: Chair Merrill, Vice-Chair Meelheim, Member Bowler, Member Stanziale, Member Vreugdenhil

Chair Merrill then declared the meeting adjourned.

Ralph Merrill, Chair

Laurel Anderson, Board Secretary



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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Tuesday, January 16, 2024 – 614 Broad Street Train Depot**

AGENDA New Business

CATEGORY:

SUBJECT: Case #23-10 Special Use Permit for an Accessory Dwelling Unit at 118 Orange Street

BRIEF SUMMARY:

The applicant wishes to apply for a Special Use Permit for an Accessory Dwelling Unit for 118 Orange Street.

REQUESTED ACTION:

Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner, Planner

BUDGET AMENDMENT REQUIRED:

N/A



PLANNING BOARD STAFF REPORT

To: Planning Board Members

From: Michelle Eitner, Planner

Date: January 16, 2024

Case No.: 23-10

THE REQUEST: Special Use Permit for Accessory Dwelling Unit

BACKGROUND:

Location:	118 Orange Street
Owner:	Sam and Meg Emrich
Applicant:	Dempsey Hodges Construction
Requested Action:	Provide Recommendation to Board of Commissioners
CAMA Land Use:	Medium Density Residential
PIN:	730617101688000
Size:	0.187 acres
Existing Land Use:	Single-family residential (DW & Minnie Morton House)
Adjoining Land Use & Zoning:	North - Single-Family Residence; Zoned R-8 South – Single-Family Residence – Zoned TR West – Single Family Residence - Zoned R-8 East – Single-Family Residence; Zoned R-8

SPECIAL INFORMATION: The Beaufort Historic Preservation Commission issued a revised Certificate of Appropriateness in October 2023 to construct an accessory structure at 118 Orange Street.

<u>Public Utilities:</u>	Water	Existing Service
	Sanitary Sewer	Existing Service

ACTION:

1. Provide recommendation of approval or denial to the Board of Commissioners; and
2. Provide recommended conditions of approval to the Board of Commissioners, if applicable



STAFF COMMENTS:

- This application is for a Special Use Permit for an Accessory Dwelling Unit per the R-8 Zoning District.
- There is an existing accessory structure in the backyard which is proposed for renovation and addition in order to establish the ADU.
- The property owner has obtained a Certificate of Appropriateness from the Historic Preservation Commission.
- Accessory Dwelling Units are not uncommon in the historic district.
- The request is consistent with the current and new Land Use Plans.
- Due to past concerns with Fire Department access to Accessory Dwelling Units, staff reached out to the Fire Marshal for preliminary review of the request. Fire Marshal Robert Smith replied, “I looked over this proposed addition and I have no issues with it.”
- On the fourth page of Attachment F – Application Package, the applicant suggests that “This SUP application and ADU design plan has been approved by the Beaufort Historical Preservation Commission.” This is incorrect – the Accessory Dwelling Unit use of the structure was not discussed with the Historic Preservation Commission. The HPC application materials refers to the structure as “detached structure” or “back building” and are provided for reference with the SUP application materials.

SECTION 20 Special Use Permit (*Town of Beaufort Land Development Ordinance*)

E) Required Findings.

- 1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:
 - a) The proposed use is an allowable special use in the zoning district it is being located within;
 - b) The application is complete;
 - c) The location and character of the use will be in conformity with the Town’s Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;
 - d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
 - e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
 - f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,
 - g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.



Exhibits:

Attachment B- Vicinity Map

Attachment C - Zoning Map

Attachment D - CAMA Land Use Map

Attachment E – Adjacent Neighbors

Attachment F – Application package, including:

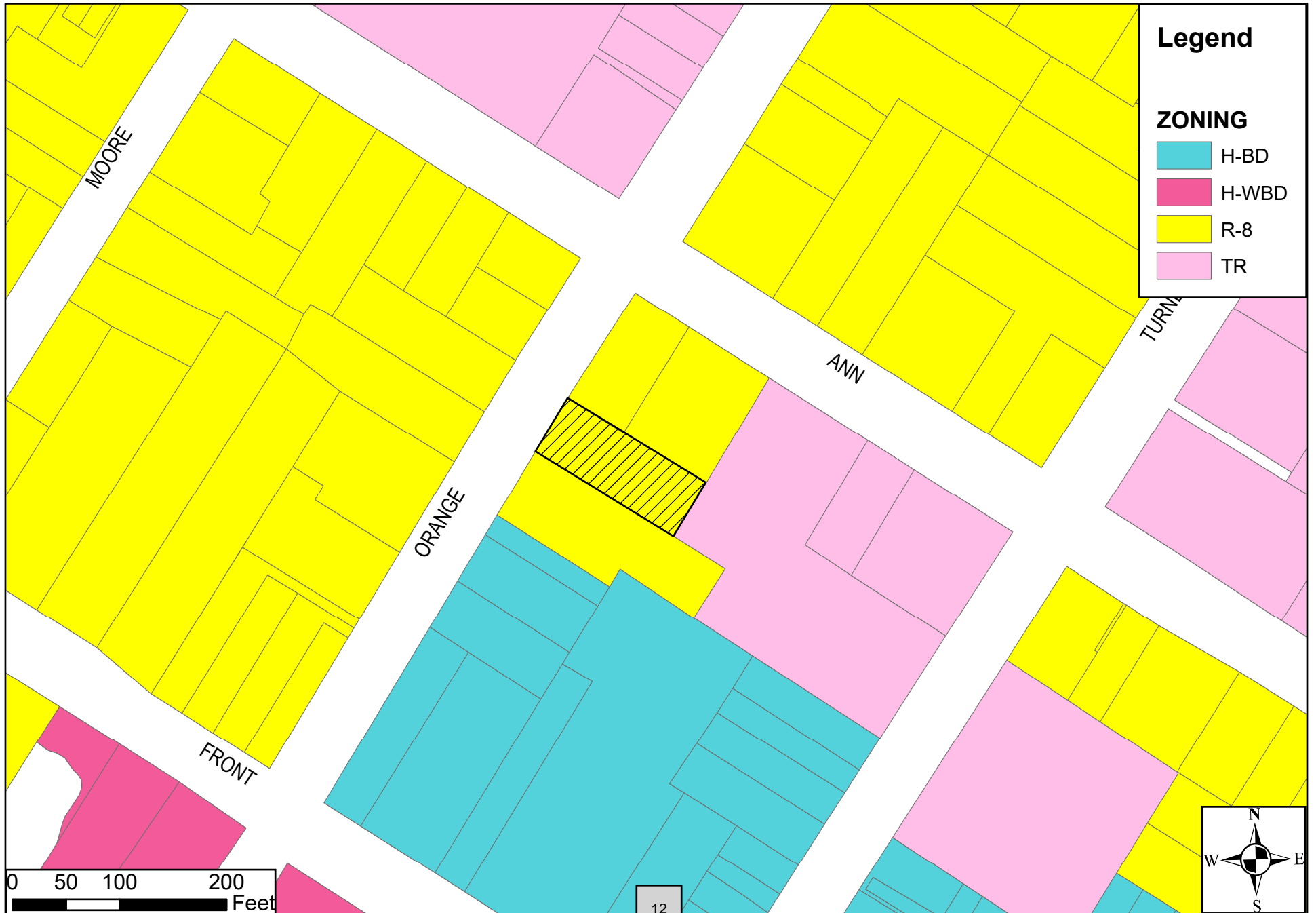
- Application Form
- Application information & narrative (3pgs)
- Site survey
- Proposed site plan
- Building Plans (6pgs)
- Project information as provided to Historic Preservation Commission (6pgs)
- Certificate of Appropriateness from Beaufort Historic Preservation Commission (3pgs)

Attachment G - Section 20 Special Use Permit Information

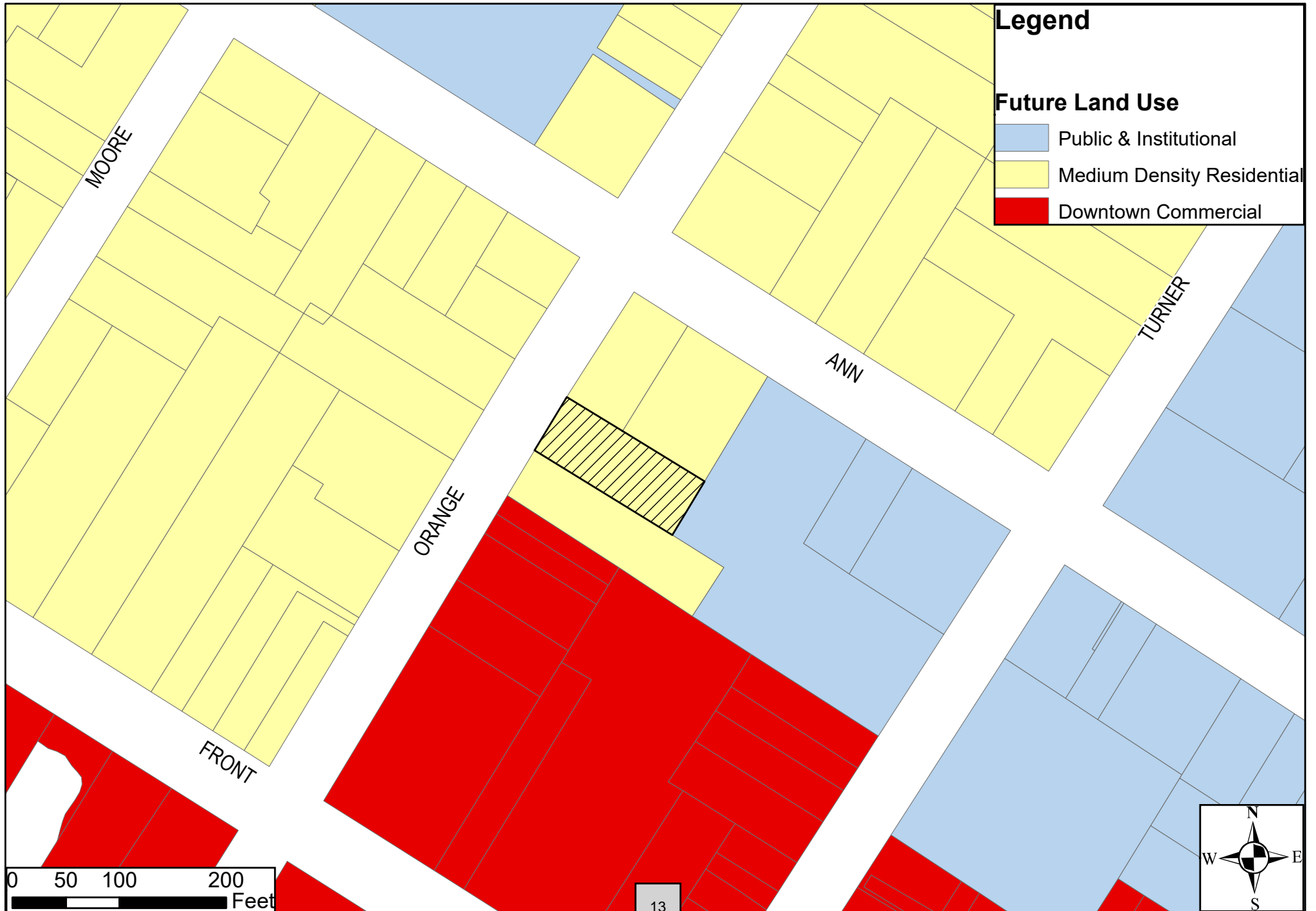
Case #23-10 118 Orange Street Vicinity Map
Special Use Permit request for Accessory Dwelling Unit



Case #23-10 118 Orange Street Zoning Map
Special Use Permit request for Accessory Dwelling Unit



Case #23-10 118 Orange Street Future Land Use Map
Special Use Permit request for Accessory Dwelling Unit





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**Case #23-10 118 Orange Street Adjacent Neighbors
Special Use Permit request for Accessory Dwelling Unit**

GLOVER ELAINE H ETVIR MICHAEL 12908 PECAN TERRACE MIDLOTHIAN, VA 23112	MOUNTCASTLE RICHARD ETUX AMAND 12121 CASTLE RIDGE ROAD RALEIGH, NC 27614
EMRICH MEGAN B ETVIR SAMUEL 2413 RIDGE ROAD RALEIGH, NC 27612	DAVIDSON ARIAIL SCOTT PO BOX 5141 ASPEN, CO 81612
THE '04 THOMAS O HOLLINSHED TR 100 S RIDGE STREET SOUTHERN PINES, NC 28387	FIRST BAPTIST CHURCH BEAUFORT 403 ANN STREET BEAUFORT, NC 28516
MARSHALL ROBERT ETUX LORENA 2804 ROTHGEB DRIVE RALEIGH, NC 27609	STEPHENSON CATHERINE POTTER 116 ORANGE ST BEAUFORT, NC 28516
JONES SUSAN O ETVIR ROSS 1820 PEACHTREE STREET NW #1912 ATLANTA, GA 30309	

Mayor Sharon Harker
Commissioner Bucky Oliver • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner John LoPiccolo • Commissioner Sarah Spiegler
Town Manager Todd Clark



APPLICATION FOR A SPECIAL USE PERMIT

Instructions:

Please complete the form below including all required attachments, a **\$400.00 application fee**, and return to the Beaufort Town Hall; 701 Front Street; P.O. Box 390; Beaufort, N.C.; 28516. Incomplete applications will not be processed but will be returned to the applicant. Please call Planning and Inspections at (252) 728-2142 if there are any questions.

APPLICANT INFORMATION

Applicant Name: Dempsey Hodges Construction

Applicant Address: PO BOX 17964, Raleigh, NC 27619

Phone Number: (919) 821-5199 Email: dempsey@dempseyhodges.com

Property Owner Name: Sam & Meg Emrich

Address of Property Owner: 2413 Ridge Road, Raleigh, NC 27612

Phone Number: (919) 260-3524 Email: sremrich@gmail.com

PROPERTY INFORMATION

Property Address: 118 Orange St., Beaufort NC 28516

15-Digit PIN: 730617101688000 Lot/Block #: Part L54 Beaufort

Size of Property (in square feet or acres): 8,276 Current Zoning: Residential Historic

Current Use of Property: Storage Shed Requested Use: 1 Bedroom & Bath

An application fee of **\$400.00**, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit card payment can be made in person at Town Hall). The complete application, payment, and supporting materials must be received by Town Staff at least 15 working days prior to a regularly scheduled Planning Board meeting date.

Please refer to the Town's **Land Development Ordinance**, Sections 20 & 27, and all other pertinent sections of the Ordinance for information required to accompany this application. Any plans or documents submitted should be submitted in an electronic or digital format and one printed color copy of such documents submitted with the application.

The town's website address is www.beaufortnc.org.

DocuSigned by: DEMPSEY HODGES III 10/11/2023

Applicant's Signature: [Signature] Date of Applicant's Signature: 10/11/2023

Property Owner's Signature (if different than above): [Signature] Date of Owner's Signature: _____

OFFICE USE ONLY Revised 8/2020

Date: _____ Reviewed for Completeness By: _____

Received by: _____ Date Deemed Complete and Accepted: _____

**Sam and Meg Emrich
2413 Ridge Road
Raleigh, NC 27612**

December 19, 2023

Ms. Michelle Eitner
Town Planner
Town of Beaufort

RE: 118 Orange Street Special Use Permit

Dear Michelle,

We are seeking a Special Use Permit to restore the existing back structure on our property. The original back structure was built circa 1900, and was rebuilt in 1996 as the existing structure now standing to serve as an art studio for previous property owner Al Goellner, a beloved local artist. We plan to preserve this history, while restoring and updating the structure, with a modest 12' addition on the back side. This addition will provide the studio with a small bedroom, bathroom, and additional outdoor storage. The plan is to replace the existing siding, as it is in disrepair, with weather resistant and long-lasting cedar shakes. We also plan to update the current roof with architectural asphalt shingles. The main goal is to keep the structure humble, as not to take away from the attraction of the main house - the DW and Minnie Morton house. The intended use of the new structure will be to provide office space, additional storage and a small sleeping area for occasional family guests. The structure is located in the rear of the property, with adequate private parking for both the main house and ADU with the existing driveway and carport.

Under our current plan, the space would match the characteristics described below so would require a Special Use Permit:

Accessory Dwelling Units/Structures. *Accessory Dwelling Units/Structures* are commonly understood to be a separate additional living unit or structure, including kitchen, sleeping, and bathroom facilities, attached to or detached from the primary residential unit, on a single-family lot. (Land Development Ordinance, page 16)

Attached are the materials supporting the Special Use Permit application. We hope this application may be included for consideration at your upcoming meeting.

Thanks for your assistance and please contact us with any questions.

Kind Regards,

Sam and Meg Emrich

Sam and Meg Emrich
919-622-1991

Comments in Support of Findings Required

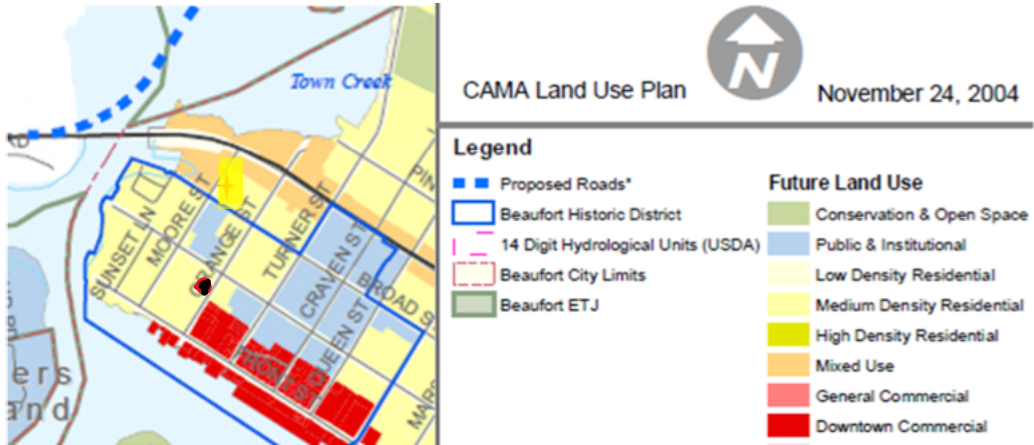
We considered below the findings required per Section 20 of the Land Development Ordinance:

a) The proposed use is an allowable special use in the zoning district it is being located within;
The property is within the R-8 Zoning District, and Accessory Dwelling Units are listed as a special use item with the Land Development Ordinance (page 82)

b) The application is complete;

c) The location and character of the use will be in conformity with the Town’s land use plan and other comprehensive planning elements;

This is a restoration of an existing structure on the property, including a new small addition to the rear of the structure. The proposed site design is consistent with Medium Density Residential as per the CAMA Land Use Plan



d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;

The existing private driveway and carport provide sufficient parking for the main house and intended use of ADU.

e) The proposed special use will not substantially injure the value of adjoining or abutting properties;

Inclusion of additional square footage, storage and a bath under the special use will not change the planned building aesthetics per the approval by the Historical Preservation Committee.

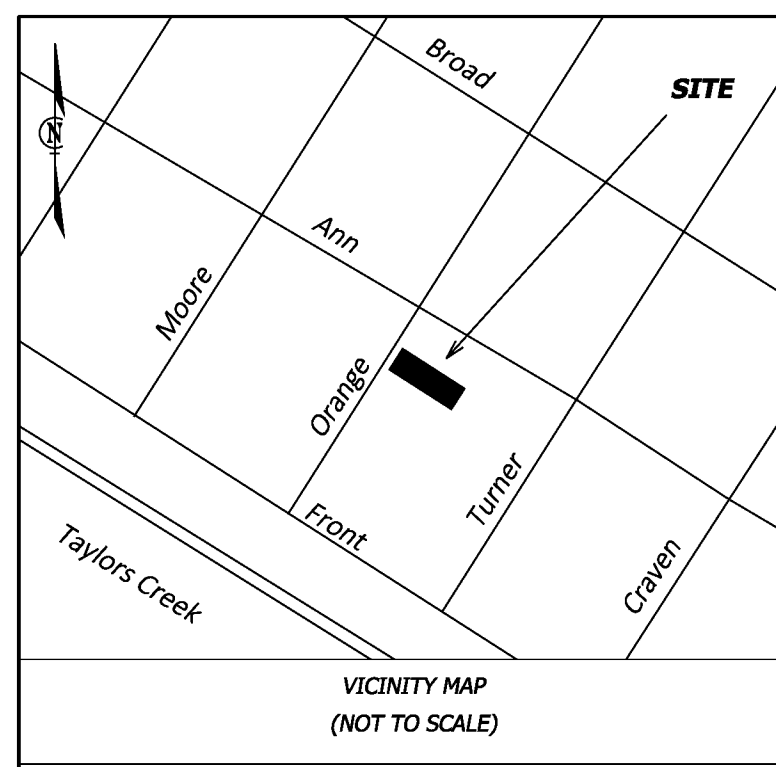
This SUP application and ADU design plan has been approved by the Beaufort Historical Preservation Commission.

f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,

We understand there are a number of accessory dwelling units in the downtown area and have designed the accessory building to be compatible with the main house and nearby homes. The design intention is to keep the structure humble, as not to take away from the attraction of the main house - the DW and Minnie Morton House.

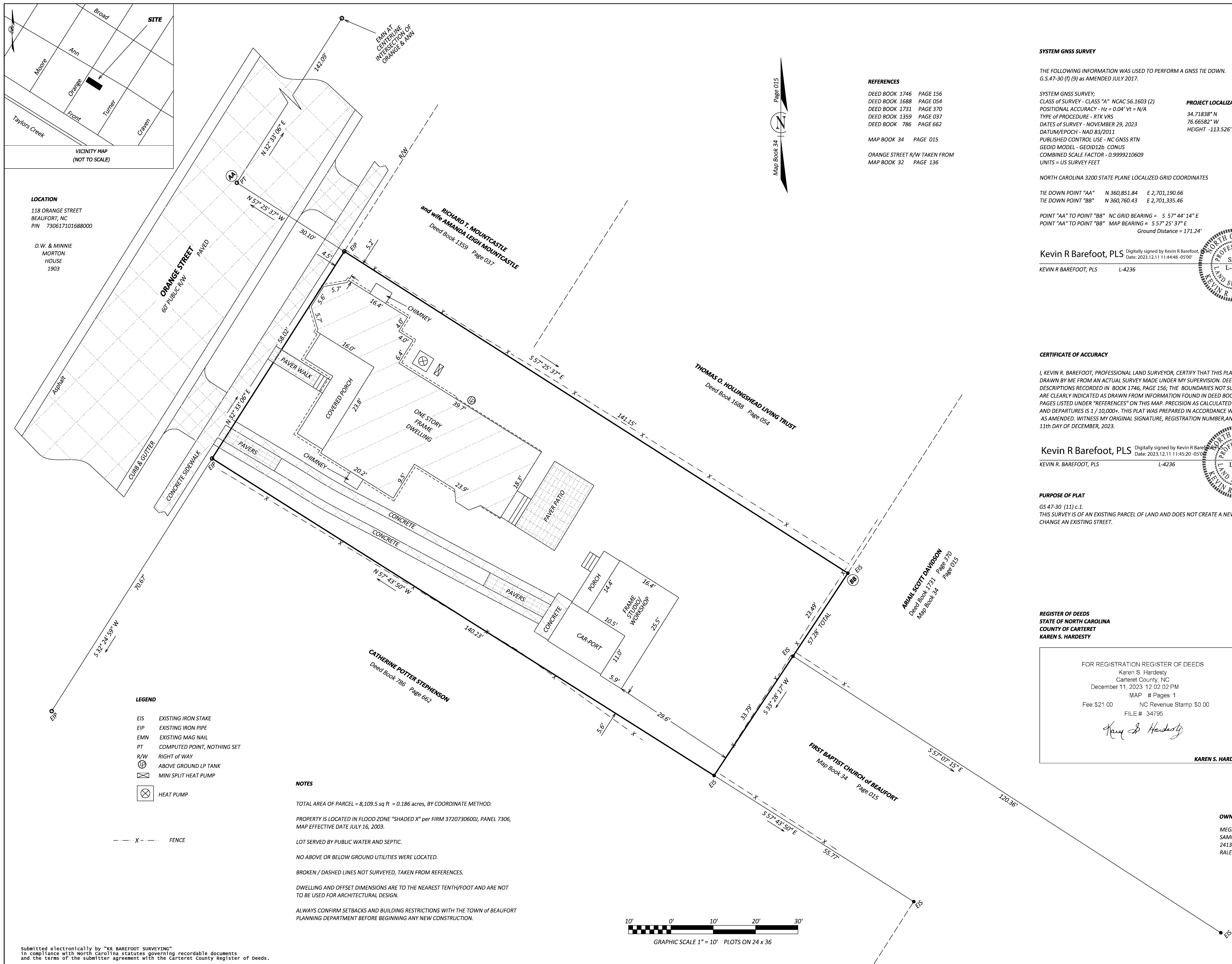
g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.

The proposed use is allowed per the Town of Beaufort, NC Land Development Ordinance, and the CAMA Core Land Use Plan.



LOCATION
118 ORANGE STREET
BEAUFORT, NC
PIN 730617101688000

D.W. & MINNIE
MORTON
HOUSE
1903



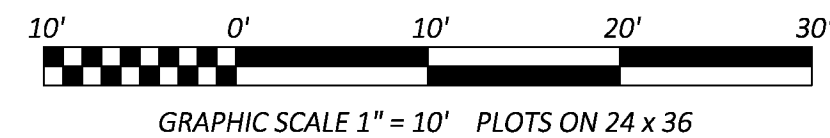
LEGEND

- EIS EXISTING IRON STAKE
- EIP EXISTING IRON PIPE
- EMN EXISTING MAG NAIL
- PT COMPUTED POINT, NOTHING SET
- R/W RIGHT OF WAY
- ⊕ ABOVE GROUND LP TANK
- ⊗ MINI SPLIT HEAT PUMP
- ⊗ HEAT PUMP

--- X --- FENCE

NOTES

- TOTAL AREA OF PARCEL = 8,109.5 sq ft = 0.186 acres, BY COORDINATE METHOD.
- PROPERTY IS LOCATED IN FLOOD ZONE "SHADED X" per FIRM 3720730600J, PANEL 7306, MAP EFFECTIVE DATE JULY 16, 2003.
- LOT SERVED BY PUBLIC WATER AND SEPTIC.
- NO ABOVE OR BELOW GROUND UTILITIES WERE LOCATED.
- BROKEN / DASHED LINES NOT SURVEYED, TAKEN FROM REFERENCES.
- DWELLING AND OFFSET DIMENSIONS ARE TO THE NEAREST TENTH/FOOT AND ARE NOT TO BE USED FOR ARCHITECTURAL DESIGN.
- ALWAYS CONFIRM SETBACKS AND BUILDING RESTRICTIONS WITH THE TOWN OF BEAUFORT PLANNING DEPARTMENT BEFORE BEGINNING ANY NEW CONSTRUCTION.



GRAPHIC SCALE 1" = 10' PLOTS ON 24 x 36

Submitted electronically by "KR BAREFOOT SURVEYING" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Carteret County Register of Deeds.



REFERENCES

- DEED BOOK 1746 PAGE 156
- DEED BOOK 1688 PAGE 054
- DEED BOOK 1731 PAGE 370
- DEED BOOK 1359 PAGE 037
- DEED BOOK 786 PAGE 662
- MAP BOOK 34 PAGE 015
- ORANGE STREET R/W TAKEN FROM MAP BOOK 32 PAGE 136

SYSTEM GNSS SURVEY

THE FOLLOWING INFORMATION WAS USED TO PERFORM A GNSS TIE DOWN.
G.S.47-30 (f) (9) AS AMENDED JULY 2017.

SYSTEM GNSS SURVEY;
CLASS OF SURVEY - CLASS "A" NCAC 56.1603 (2)
POSITIONAL ACCURACY - Hz = 0.04' Vt = N/A
TYPE OF PROCEDURE - RTK VRS
DATES OF SURVEY - NOVEMBER 29, 2023
DATUM/EPOCH - NAD 83/2011
PUBLISHED CONTROL USE - NC GNSS RTN
GEOID MODEL - GEOID12b CONUS
COMBINED SCALE FACTOR - 0.9999210609
UNITS = US SURVEY FEET

PROJECT LOCALIZATION

34.71838" N
76.66582" W
HEIGHT - 113.526'

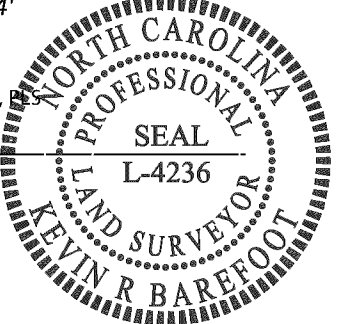
NORTH CAROLINA 3200 STATE PLANE LOCALIZED GRID COORDINATES

TIE DOWN POINT "AA" N 360,851.84 E 2,701,190.66
TIE DOWN POINT "BB" N 360,760.43 E 2,701,335.46

POINT "AA" TO POINT "BB" NC GRID BEARING = S 57° 44' 14" E
POINT "AA" TO POINT "BB" MAP BEARING = S 57° 25' 37" E
Ground Distance = 171.24'

Kevin R Barefoot, PLS

KEVIN R BAREFOOT, PLS L-4236

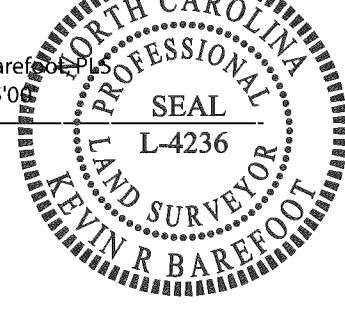


CERTIFICATE OF ACCURACY

I, KEVIN R. BAREFOOT, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTIONS RECORDED IN BOOK 1746, PAGE 156; THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK AND PAGES LISTED UNDER "REFERENCES" ON THIS MAP. PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1 / 10,000+. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 11th DAY OF DECEMBER, 2023.

Kevin R Barefoot, PLS

KEVIN R. BAREFOOT, PLS L-4236



PURPOSE OF PLAT

GS 47-30 (11) c.1.
THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

**REGISTER OF DEEDS
STATE OF NORTH CAROLINA
COUNTY OF CARTERET
KAREN S. HARDESTY**

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
December 11, 2023 12:02:02 PM
MAP # Pages: 1
Fee: \$21.00 NC Revenue Stamp: \$0.00
FILE # 34795
Karen S. Hardesty
KAREN S. HARDESTY

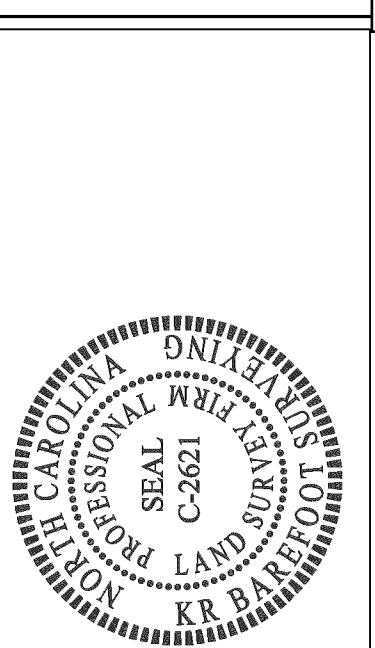
OWNER AT TIME OF SURVEY

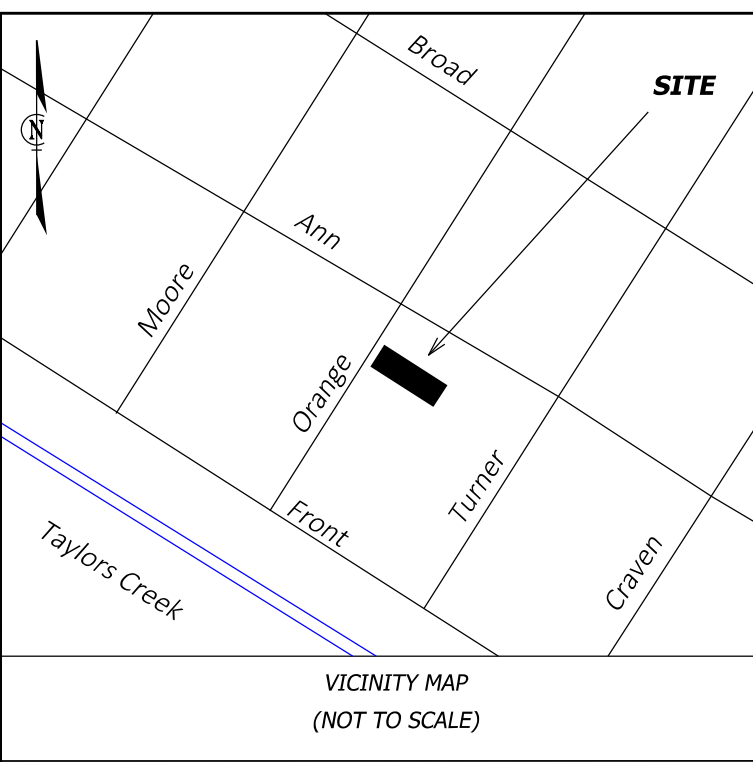
MEGAN BROWN EMRICH
SAMUEL RIDDICK EMRICH
2413 RIDGE ROAD
RALEIGH NC 27612

KR BAREFOOT SURVEYING
NC FIRM C-2621
KEVIN R. BAREFOOT, PLS L-4236
PO BOX 1751
NEWPORT NC, 28570
krp_surveying@outlook.com
(252)-342-6230

BEAUFORT
CARTERET COUNTY
NORTH CAROLINA
SCALE: 1" = 10'
DECEMBER 11, 2023

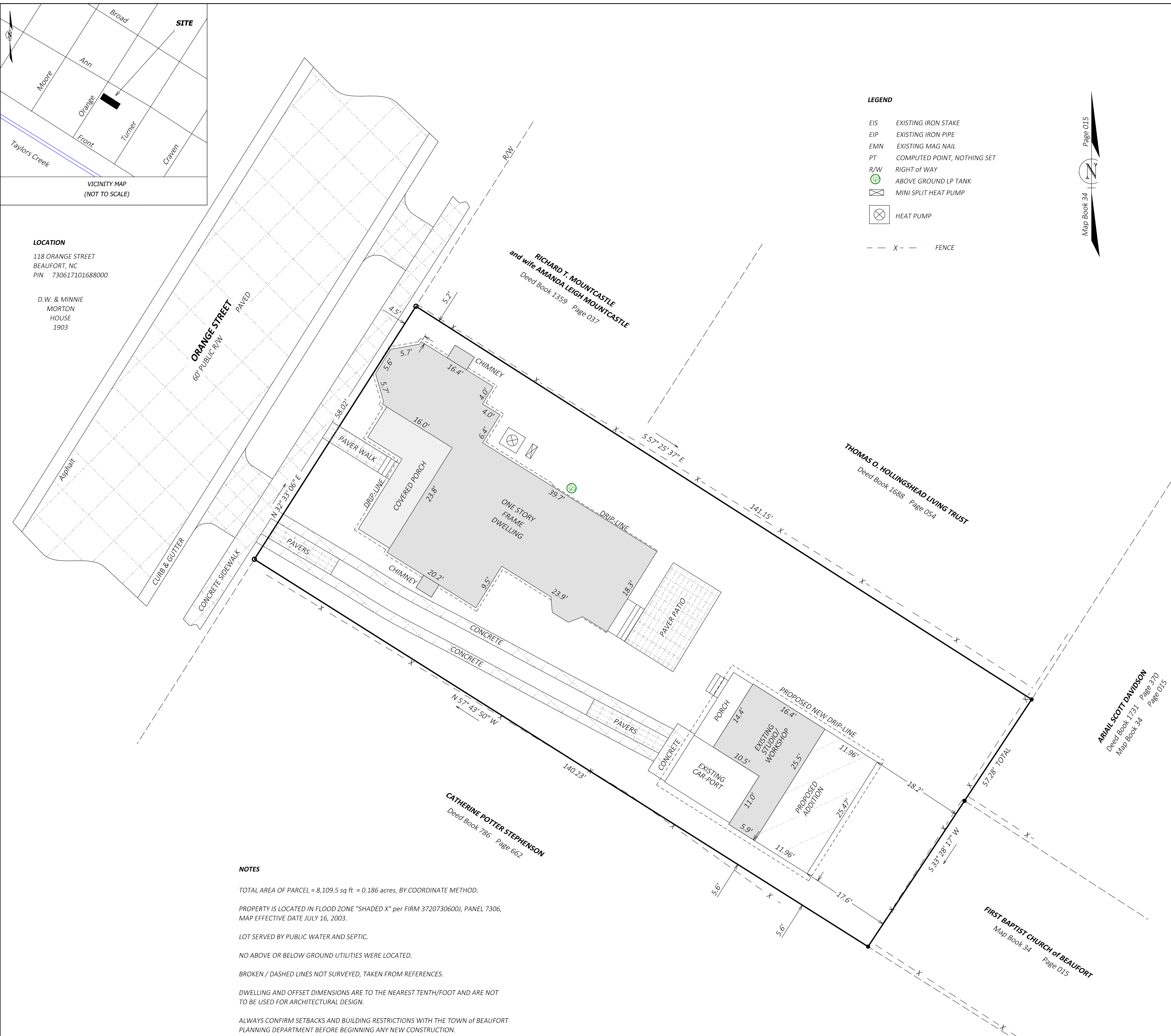
SURVEY FOR
MEGAN BROWN EMRICH
and husband
SAMUEL RIDDICK EMRICH
BEING THE SAME PROPERTY REFERRED TO IN DEED BOOK 1746
PAGE 156 RECORDED IN THE CARTERET COUNTY
REGISTER OF DEEDS.



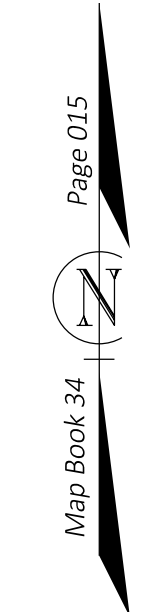


LOCATION
 118 ORANGE STREET
 BEAUFORT, NC
 PIN 730617101688000

D.W. & MINNIE
 MORTON
 HOUSE
 1903



- LEGEND**
- EIS EXISTING IRON STAKE
 - EIP EXISTING IRON PIPE
 - EMN EXISTING MAG NAIL
 - PT COMPUTED POINT, NOTHING SET
 - R/W RIGHT OF WAY
 - (Symbol) ABOVE GROUND LP TANK
 - (Symbol) MINI SPLIT HEAT PUMP
 - (Symbol) HEAT PUMP
 - - - X - - - FENCE



IMPERVIOUS
 LOT IS SUBJECT TO IMPERVIOUS RESTRICTIONS
 TOTAL AREA OF PARCEL 8,109.5 sq ft

EXISTING IMPERVIOUS DECEMBER 5, 2023

DWELLING & FRONT PORCH (DRIP-LINE)	1,627 sq ft
CHIMNEYS INCLUDED	
PAVER WALK & FRONT STEPS	48 sq ft
CONCRETE DRIVE	431sq ft
(PAVER SECTIONS INCLUDED)	
PAVER PATIO	197 sq ft
EXISTING STUDIO/WORKSHOP	524 sq ft
(ROOF LINE, INCLUDES PORCH & CAR-PORT)	
CONCRETE APRON AT CAR-PORT	42 sq ft
TOTAL EXISTING IMPERVIOUS	2,869 sq ft = 35.4%

TOTAL IMPERVIOUS COVERAGE WITH PROPOSED ADDITION

DWELLING & FRONT PORCH (DRIP-LINE)	1,627 sq ft
CHIMNEYS INCLUDED	
PAVER WALK & FRONT STEPS	48 sq ft
CONCRETE DRIVE	431sq ft
(PAVER SECTIONS INCLUDED)	
PAVER PATIO	197 sq ft
NEW STUDIO/WORKSHOP TO DRIP-LINE	954 sq ft
(INCLUDES PORCH & CAR-PORT)	
CONCRETE APRON AT CAR-PORT	31 sq ft (PARTIALLY COVERED BY NEW DRIP-LINE)
TOTAL PROPOSED IMPERVIOUS	3,288.0 sq ft = 40.5%

IMPERVIOUS MATERIAL DIRECTLY UNDER DRIP-LINE NOT COUNTED.

EXISTING STUDIO/WORKSHOP IN CURRENT CONFIGURATION DOES NOT HAVE EAVES, DRIP-LINE IS THE EXTERIOR WALL.

CERTIFICATE OF ACCURACY

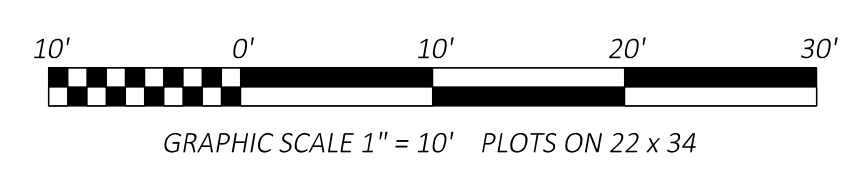
I, KEVIN R. BAREFOOT, PLS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; AND THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS "A", AND THAT THE ORIGINAL DATA WAS OBTAINED ON DECEMBER 11, 2023; THAT THE SURVEY WAS COMPLETED ON DECEMBER 11, 2023; ALL BEARINGS ARE BASED FROM MAP BOOK 34, PAGE 015, ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THIS 11th DAY OF DECEMBER, 2023.

KEVIN R. BAREFOOT, PLS



NOTES

- TOTAL AREA OF PARCEL = 8,109.5 sq ft = 0.186 acres, BY COORDINATE METHOD.
- PROPERTY IS LOCATED IN FLOOD ZONE "SHADED X" per FIRM 3720730600J, PANEL 7306, MAP EFFECTIVE DATE JULY 16, 2003.
- LOT SERVED BY PUBLIC WATER AND SEPTIC.
- NO ABOVE OR BELOW GROUND UTILITIES WERE LOCATED.
- BROKEN / DASHED LINES NOT SURVEYED, TAKEN FROM REFERENCES.
- DWELLING AND OFFSET DIMENSIONS ARE TO THE NEAREST TENTH/FOOT AND ARE NOT TO BE USED FOR ARCHITECTURAL DESIGN.
- ALWAYS CONFIRM SETBACKS AND BUILDING RESTRICTIONS WITH THE TOWN OF BEAUFORT PLANNING DEPARTMENT BEFORE BEGINNING ANY NEW CONSTRUCTION.



THIS IS NOT A BOUNDARY SURVEY, IT IS FOR DESIGN AND PERMITTING PURPOSES ONLY. FOR BOUNDARY INFORMATION, SEE MAP TITLED "SURVEY FOR MEGAN BROWN EMRICH and husband SAMUEL RIDDICK EMRICH" BY KR BAREFOOT SURVEYING, DATED DECEMBER 11, 2023 AND RECORDED IN MAP BOOK 34, PAGE 795.

MEGAN BROWN EMRICH
 and husband
SAMUEL RIDDICK EMRICH
 PROJECT SITUATED AT
 118 ORANGE STREET
 BEAUFORT, NC

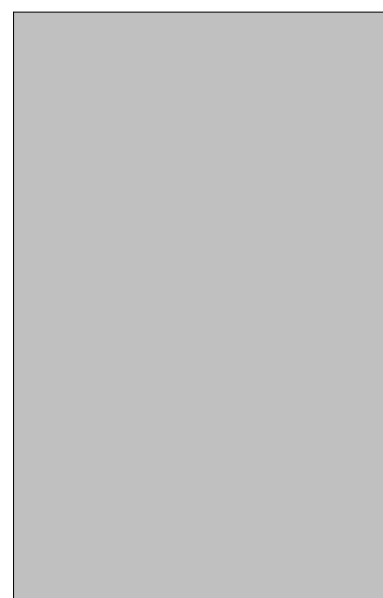
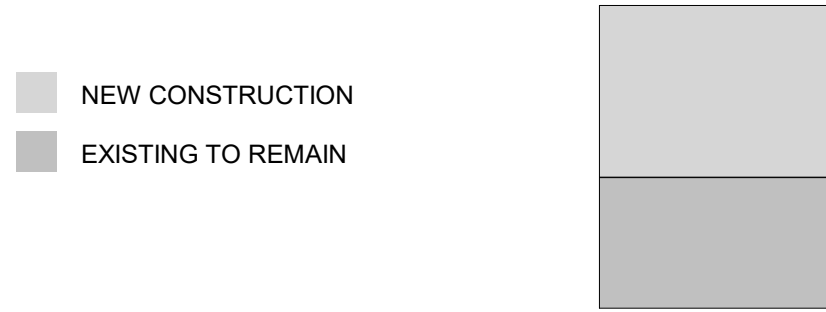
BEAUFORT
 CARTERET COUNTY
 NORTH CAROLINA
 SCALE: 1" = 10'
 DECEMBER 11, 2023

KR BAREFOOT SURVEYING
 NC FIRM C-2621
 KEVIN R. BAREFOOT, PLS L-4236
 PO BOX 1751
 NEWPORT NC, 28570
 krd_surveying@outlook.com
 (252)-342-6220

SHEET INDEX

- A001 - PROJECT INFORMATION
- A101 - FOUNDATION PLAN
- A102 - FLOOR PLAN
- A103 - LIGHTING + ELECTRICAL PLAN
- A104 - ROOF PLAN
- A201 - ELEVATIONS + DOOR SCHEDULE

GRAPHIC OVERVIEW



OVERVIEW SITE PLAN

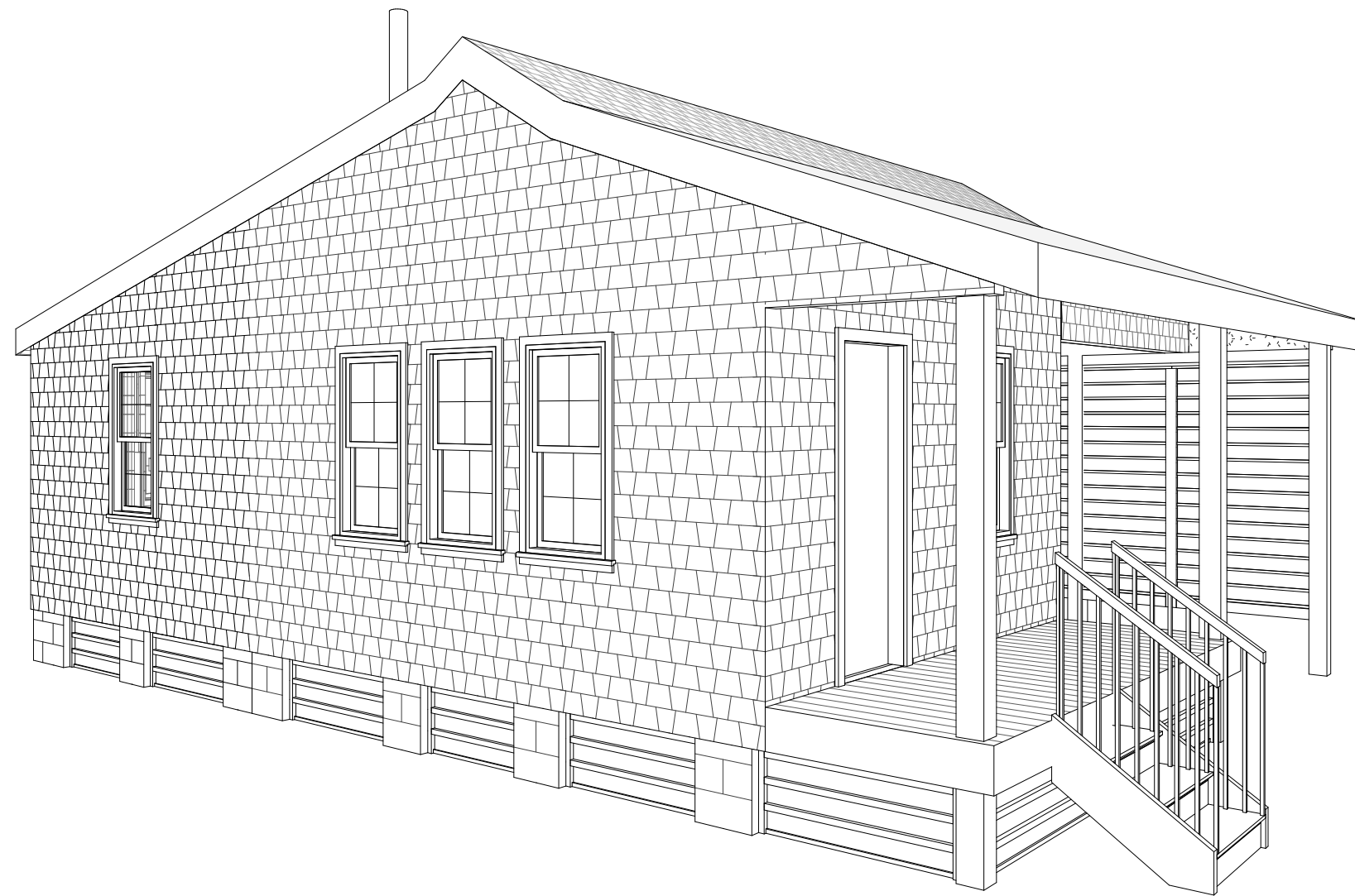
THE EXISTING BACK STRUCTURE WAS DESIGNED, CIRCA 1900, TO SERVE AS AN ART STUDIO FOR AI, A BELOVED LOCAL ARTIST. THE CURRENT OWNERS PLAN TO PRESERVE THIS HISTORY, WHILE RESTORING AND UPDATING THE STRUCTURE, WITH A MODEST 12' ADDITION ON THE BACK SIDE. THIS ADDITION WILL PROVIDE THE STUDIO WITH A SMALL BEDROOM, BATHROOM, AND ADDITIONAL OUTDOOR STORAGE. THE PLAN IS TO REPLACE THE EXISTING SIDING, AS IT IS DISREPAIR, WITH WEATHER RESISTANT AND LONG LASTING CEDAR SHAKES. THE OWNERS ALSO PLAN TO UPDATE THE CURRENT ROOF WITH ARCHITECTURAL ASPHALT SHINGLES. THE MAIN GOAL IS TO KEEP THE STRUCTURE HUMBLE, AS NOT TO TAKE AWAY FROM THE ATTRACTION OF THE MAIN HOUSE - THE DW AND MINNIE MORTON HOUSE.

VICINITY MAP



BEAUFORT, NC

PERSPECTIVE VIEW



3D VIEWS - FOR REFERENCE ONLY

PROJECT GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NC STATE BUILDING CODE.
2. ALL DIMENSIONS AND LOCATIONS SHALL BE CAREFULLY VERIFIED BY THE BUILDER PRIOR TO STARTING ANY DEMOLITION OR NEW CONSTRUCTION.
3. ALL ENGINEERED FLOOR OR ROOF TRUSSES SHALL BE ENGINEERED BY TRUSS MANUFACTURER AND INSTALLED IN ACCORDANCE WITH THEIR SPECIFICATIONS.
4. ALIGN IS NOT RESPONSIBLE FOR MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, OR STRUCTURAL ELEMENTS. THE CONTRACTOR SHALL COORDINATE WITH ALL DISCIPLINES AND REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS TO THE ARCHITECT PRIOR TO EXECUTION OF WORK.
5. WHERE CONFLICTS EXIST BETWEEN STRUCTURAL DOCUMENTS THE STRICTEST REQUIREMENTS, AS INDICATED BY THE STRUCTURAL ENGINEER SHALL GOVERN.
6. THESE DRAWINGS ARE THE PROPERTY OF ALIGN IAD LLC. AND MAY BE REPRODUCED ONLY WITH WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME AND SIGNATURE OF THE ARCHITECT

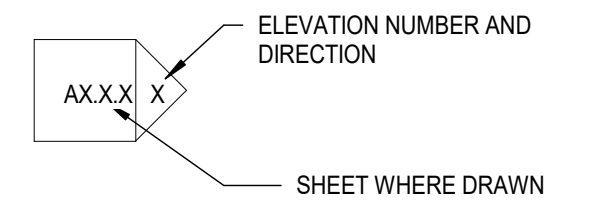
ALIGN

Interiors, Architecture + Design

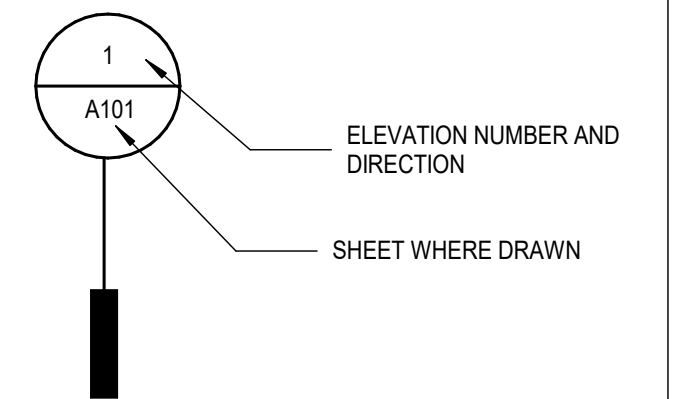
www.aligniad.com

DRAWING TAGS

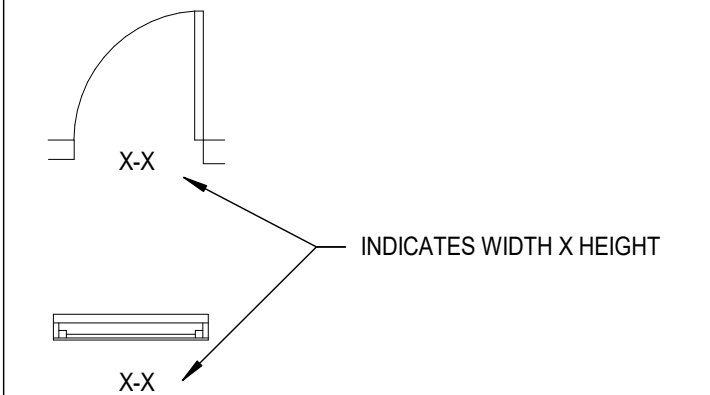
EXTERIOR ELEVATION



SECTION DETAIL REFERENCE



WINDOW AND DOOR TAG



DETACHED STRUCTURE

118 ORANGE ST, BEAUFORT, NC

PROJECT INFORMATION

Project Number	O.A.5
Date	10/30/23
Drawn By	COLUCCI
Checked By	SELF

A000

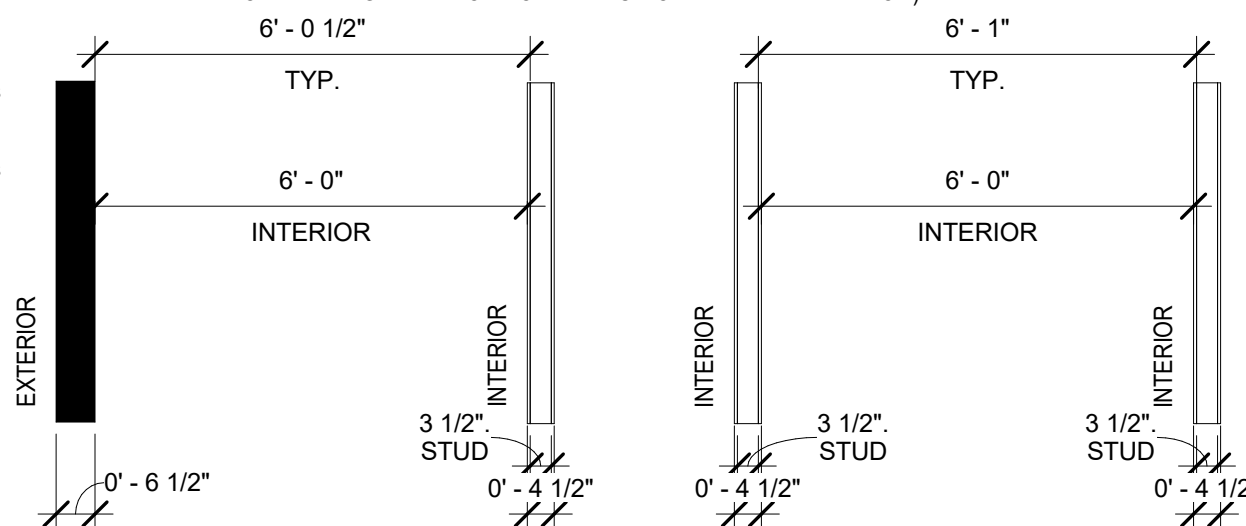
Scale As indicated

WALL TYPES

- 1 EXISTING 2X6 W/ ALL FINISHED LAYERS
- 2 EXISTING 2X4 W/ ALL FINISHED LAYERS
- 3 NEW 2X6 W/ (1) LAYER OF GYP + SHEATHING + SIDING
- 4 NEW 2X6 W/ (2) LAYERS OF GYP
- 5 NEW 2X4 W/ (2) LAYERS OF GYP
- 6 WOOD SLATTED EXTERIOR PARTITION.

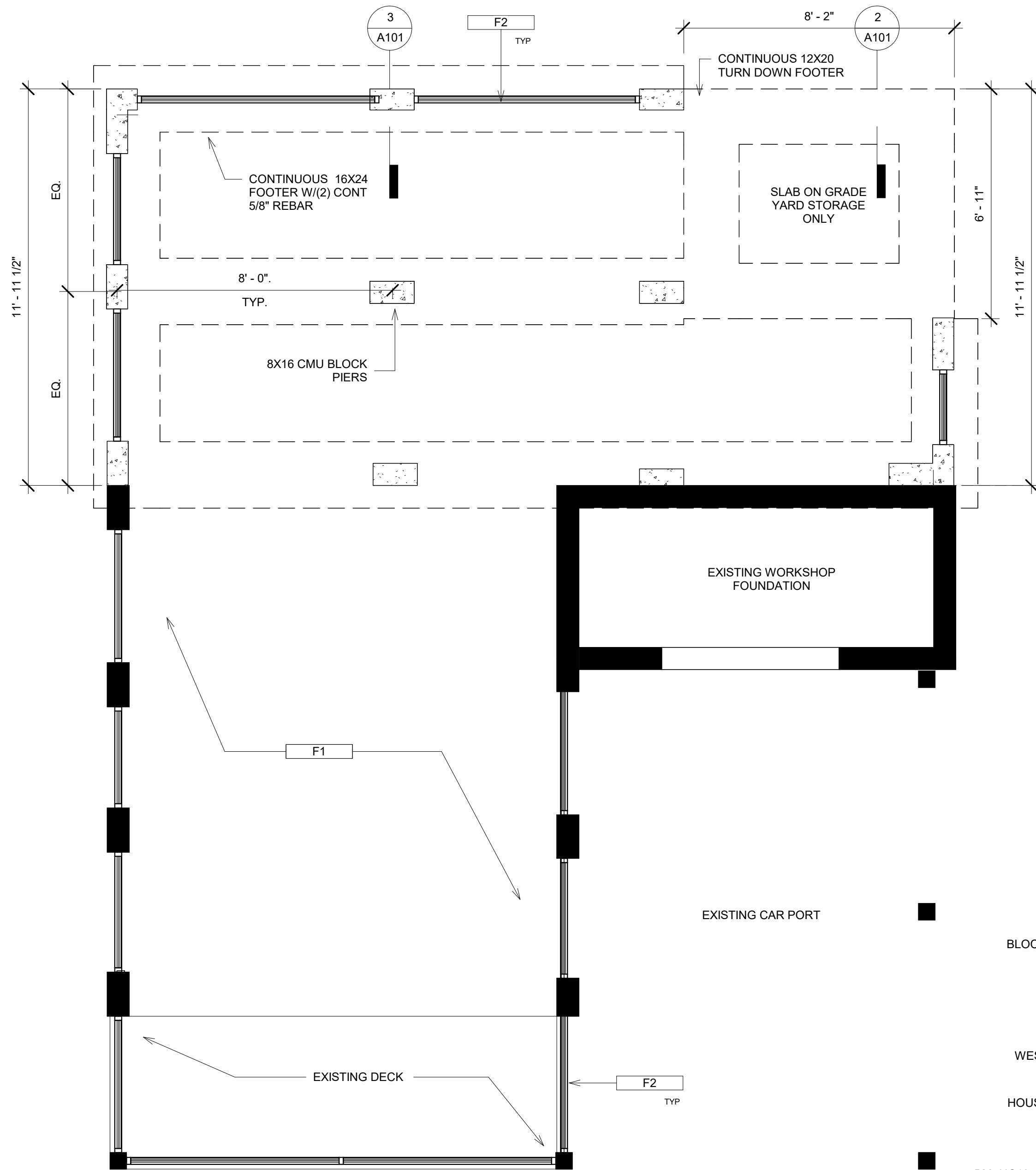
PROJECT DIMENSION

(ALL DIMENSION SHOWN FROM STUD TO STUD UNLESS NOTED AS "INTERIOR" OR IF MEASUREMENT IS FROM AN EXISTING WALL, IN WHICH CASE THE MEASUREMENT WILL BE PULLED FROM THE FINISHED SIDE OF EXISTING PARTITION TO THE STUD OF THE NEW PARTITION).



PROJECT KEY

- ITEMS FOUND ABOVE OR BEYOND
- /— CONTINUATION OF ITEM
- ⊕ CENTER LINE
- TYP TYPICAL
- VIF VERIFY IN FEILD
- EQ EQUAL
- O/C ON CENTER

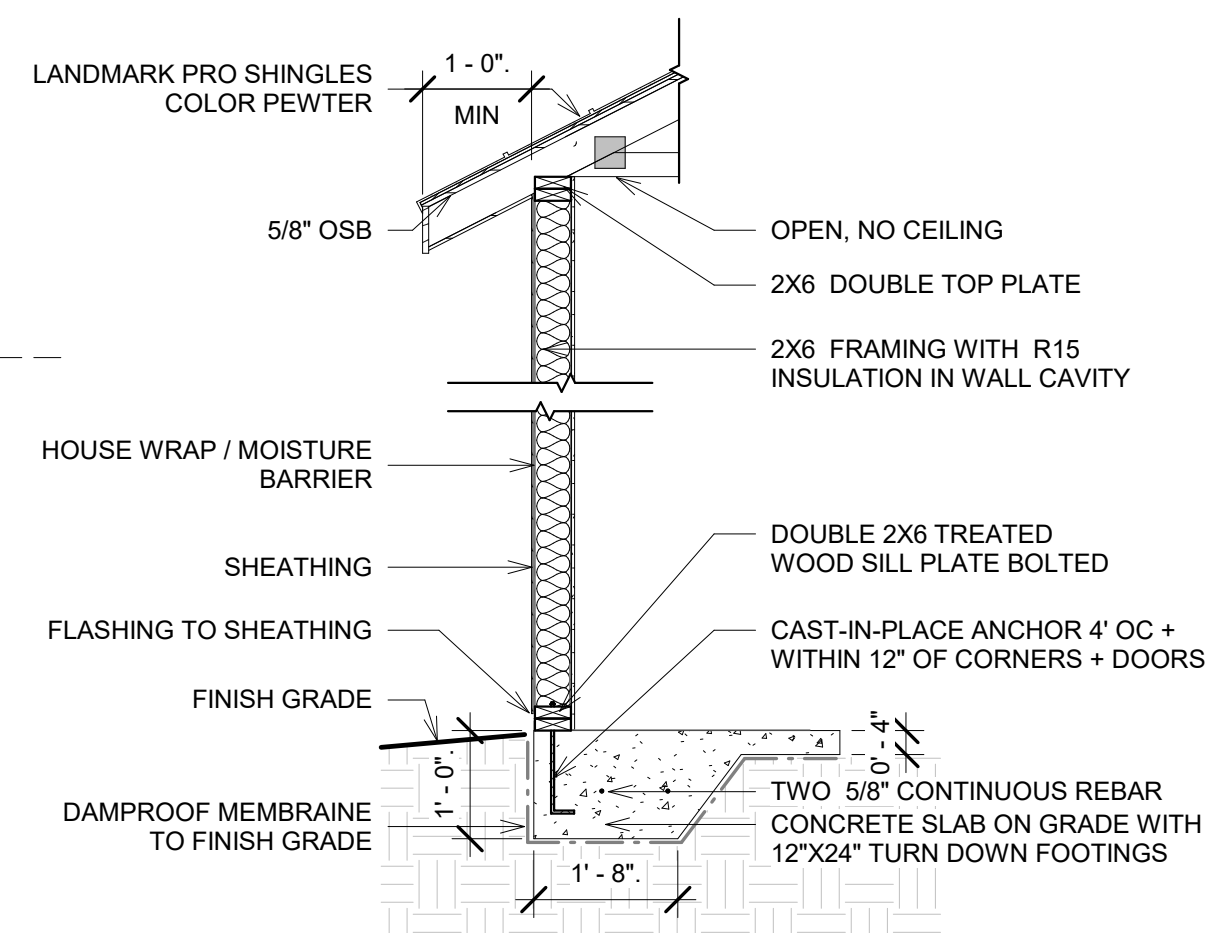


SHEET NOTES	
F1	THIS LOCATION IS EXISTING AND ONLY SHOWING THE PERIMETER PIERS. CHECK INTERIOR STRUCTURE AND FRAMING MEETS NC CODE FOR BOTH BUILDING AND DECK PRIOR TO CONSTRUCTION.
F2	ADD HORIZONTAL SLATTED WOOD BETWEEN PIERS TO CONCEAL CRAWL SPACE. IF POSSIBLE, PUT THE TWO FACING THE BACKYARD ON HINGES IN ORDER TO GIVE QUICK ACCESS BELOW THE STRUCTURE FOR STORAGE.

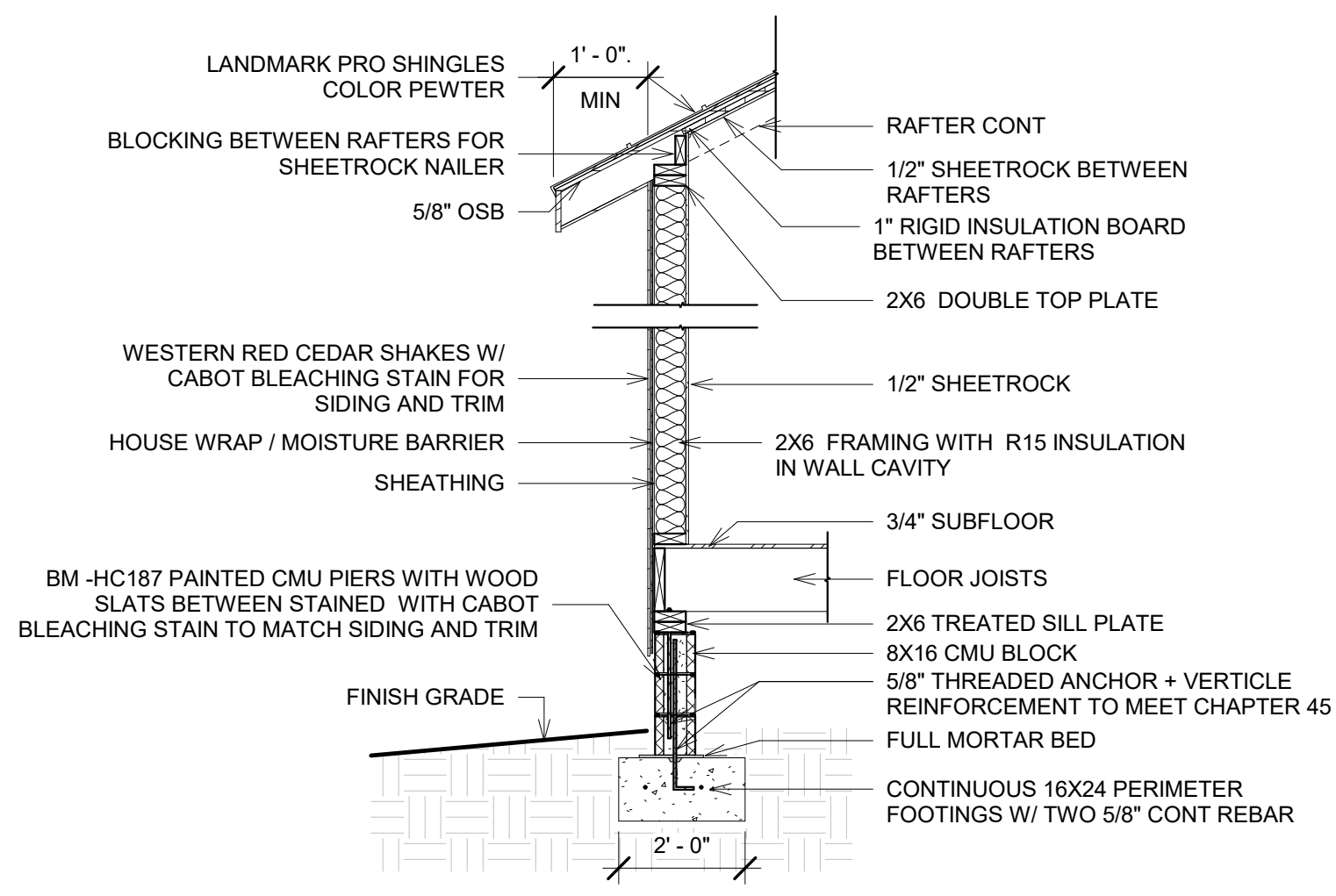
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KEY



② SLAB ON GRAD SECTION
3/8" = 1'-0"



③ TYPICAL WALL SECTION W/
SHEETROCK BETWEEN RAFTERS
3/8" = 1'-0"

① PIER & BRICK VENEER WITH
HORIZONTAL WOOD SLATS
3/8" = 1'-0"

DETACHED STRUCTURE

118 ORANGE ST, BEAUFORT, NC

FOUNDATION PLAN

Project Number	O.A.5
Date	10/30/23
Drawn By	COLUCCI
Checked By	Checker

A101

Scale 3/8" = 1'-0"

KEY

DETACHED STRUCTURE

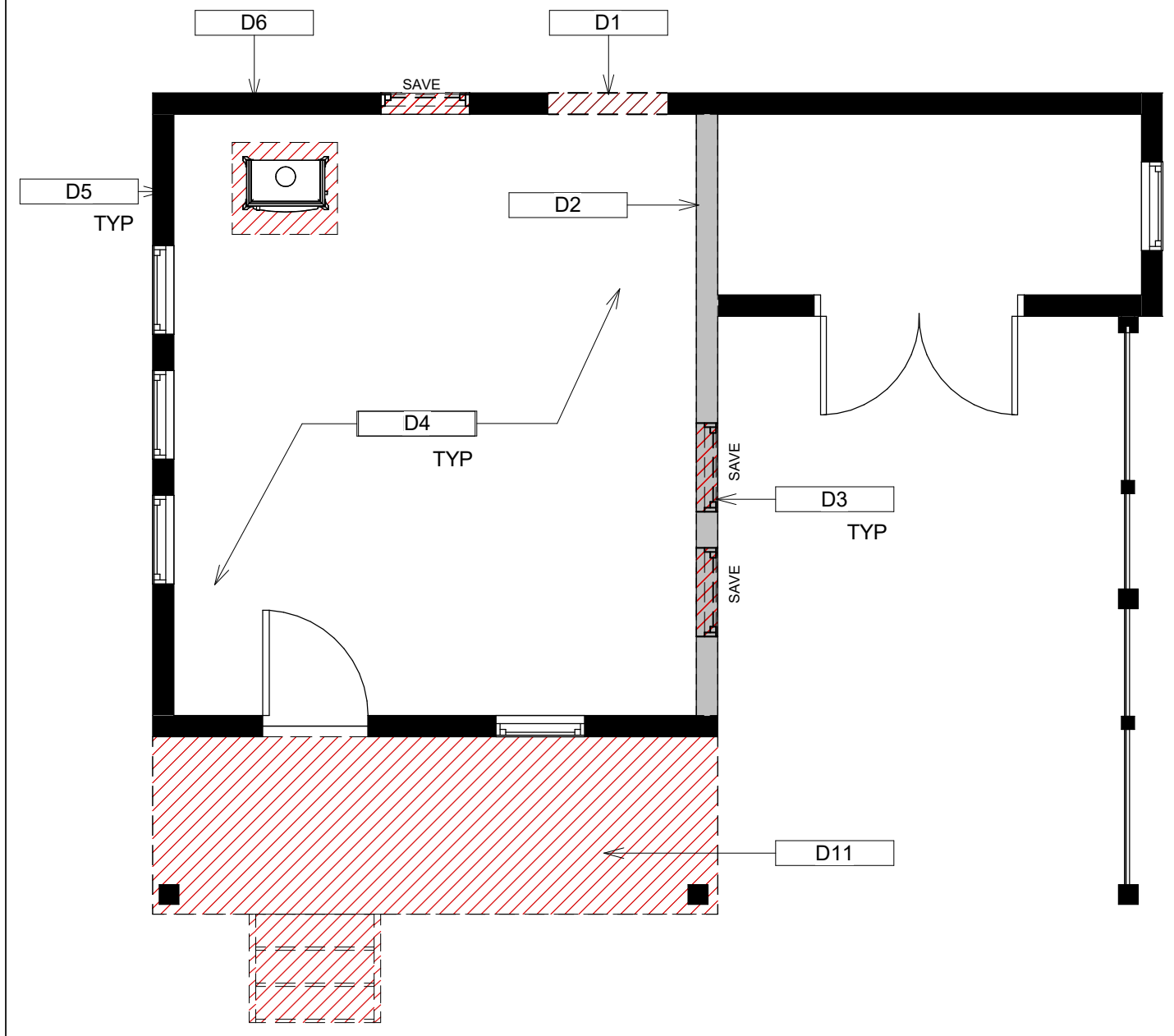
118 ORANGE ST, BEAFORT, NC

FLOOR PLANS

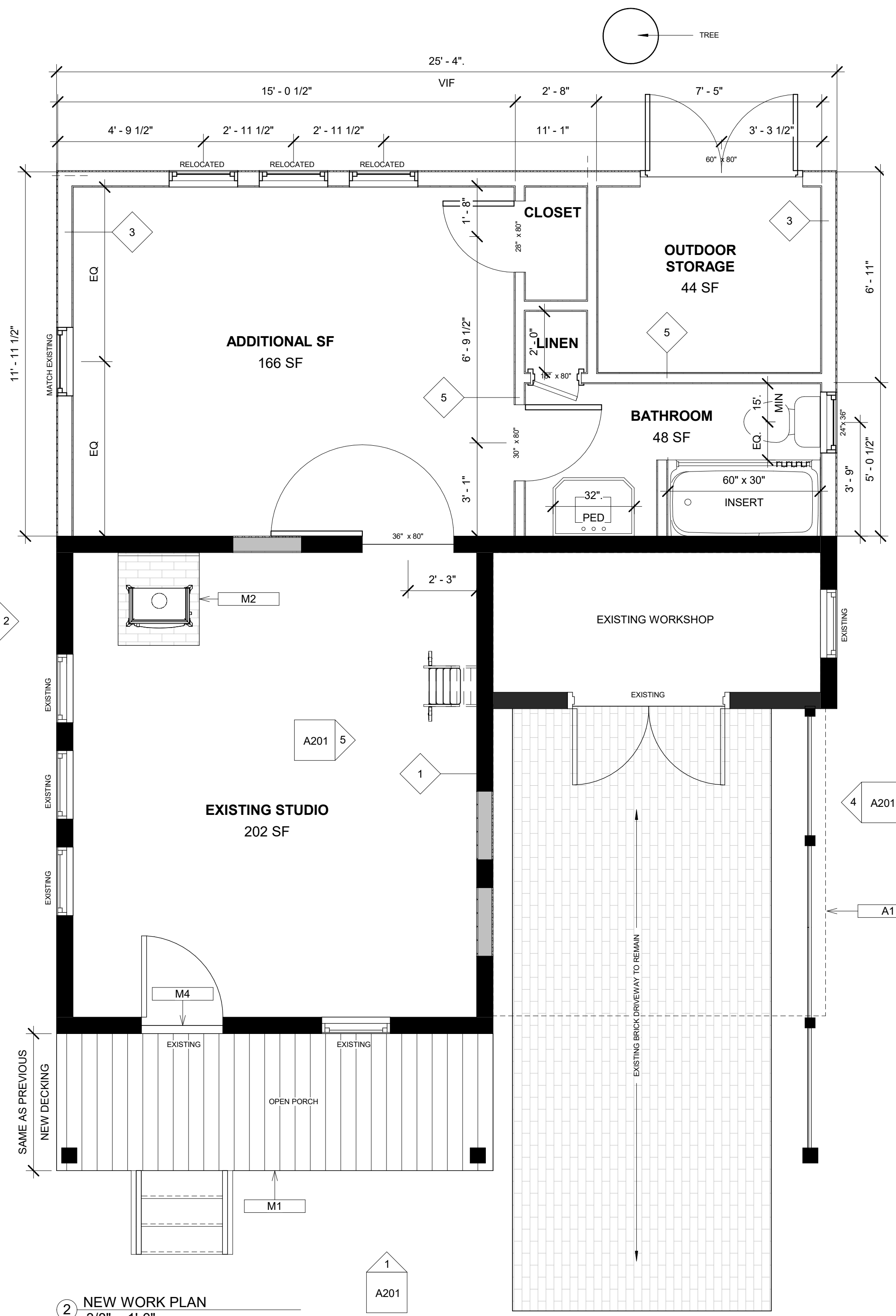
Project Number	O.A.5
Date	10/30/23
Drawn By	COLUCCI
Checked By	Checker

A102

Scale As indicated



1 DEMO PLAN
1/4" = 1'-0"

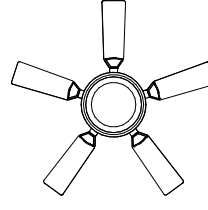
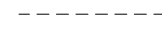
















2 NEW WORK PLAN
3/8" = 1'-0"

SHEET NOTES

A1	DASHED LINE REPRESENTS NEW FLOOR BUILT ABOVE CARPORT, NEEDED FOR FINISHED LOFT, ACCESSIBLE ONLY FROM INSIDE THE MAIN STRUCTURE. SEE A202.5
D	TRENCHING WILL BE REQUIRED TO CONNECT WATER AND SEWAGE LINES TO THE NEW ADDITION, AS NONE CURRENTLY EXIST
D1	REMOVE SECTION OF WALL TO PREP FOR NEW INTERIOR FULL SWING DOOR. SEE NEW WORK PLAN
D2	PORTION OF THIS WALL MUST BE REMOVED TO CREATE A LOFT ABOVE THE CARPORT AND EXISTING WORKSHOP. ROUGHLY 7'6" FROM FINISHED FLOOR SHOULD REMAIN OF THIS WALL. SAVE INTERIOR WALL PANELING TO USE FOR PATCHING. SEE A202.5 FOR THE DESIRED INTERIOR ELEVATION
D3	REMOVE WINDOWS CAREFULLY AND PREP WINDOWS TO BE RE INSTALLED IN THE ADDITION. SEE "RELOCATED" ON THE NEW WORK PLAN. PATCH OPENINGS WITH THE PANELING REMOVED TO BUILD THE LOFT. SEE NOTE D2.
D4	IF POSSIBLE, LEAVE FLOORS, CEILINGS AND INTERIOR FINISHED WALLS AS IS. INSULATE EXISTING WALLS FROM THE EXTERIOR, PRIOR TO SHEATHING AND NEW SIDING
D5	REMOVE ALL EXTERIOR SIDING TO STUDS. ENSURE FRAMING IS TO CODE AND THEN PREP FOR INSULATION, SHEATHING AND NEW EXTERIOR SIDING
D6	REMOVE EXTERIOR SIDING TO STUDS AND PREP WALL FOR INTERIOR FINISH. SEE NEW WORK PLAN
D11	IF POSSIBLE, KEEP EXISTING FRAMING AND ONLY REMOVE EXISTING DECK BOARDS. IF NOTHING IS SALVAGEABLE REMOVE IN TOTAL AND PREPARE TO BUILD NEW IN THE SAME LOCATION
M1	USE IPE HARDWOOD DECKING FOR THIS OPEN FRONT PORCH
M2	REBUILD STOVE SURROUND TO MEET NC CODE. ENSURE NON COMBUSTIBLE MATERIAL EXTENDS TO AND UP THE WALL. VERIFY W/ CLIENT WHAT MATERIAL THEY PREFER
M4	SAVE EXISTING FRONT DOOR IF POSSIBLE AND PAINT: BM HC-187 SEMI GLOSS

KEY

-  CEILING FAN
-  BEAM OR WALL CONT. ABOVE
-  STANDARD DUPLEX RECEPTACLE
-  RECEPTACLE 42" ABOVE FINISHED FLOOR
-  GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
-  STANDARD SINGLE LIGHT SWITCH
-  STANDARD TWO WAY LIGHT SWITCH
-  STANDARD SINGLE SWITCH W/ DIMMER
-  6" LED FLUSH MOUNT CAN LIGHT
-  SINGLE WALL SCONCE
-  FAN/LIGHT COMBO
-  3 BULB WALL SCONCE
-  2" x 4" LED TROFFER LIGHT
-  EXPOSED ROOF RAFTERS
-  FINISHED DRYWALL CEILING
-  BEADBOARD CEILING

DETACHED STRUCTURE

118 ORANGE ST, BEAUFORT, NC

LIGHTING + ELECTRICAL PLANS

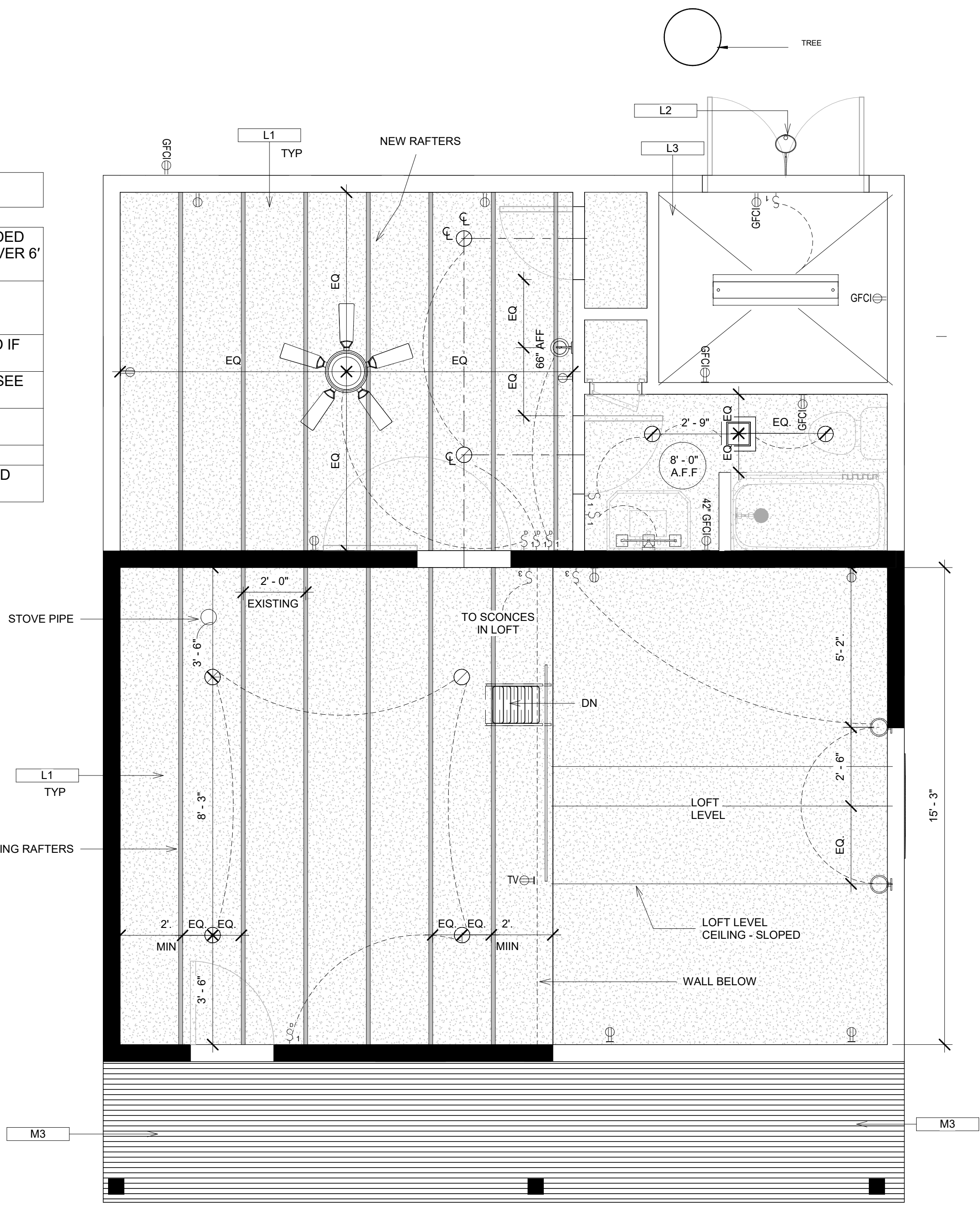
Project Number	O.A.5
Date	10/30/23
Drawn By	COLUCCI
Checked By	Checker

A103

Scale As indicated

SHEET NOTES

- E ALL OUTLETS SHOWN IN DESIRED LOCATION. SUPPLEMENT AS NEEDED TO MEET NC CODE AND ENSURE THAT NO POINT ON ANY WALL IS OVER 6' FROM A RECEPTACLE.
- E1 MINI SPLITS ARE DESIRED FOR BOTH THE NEW AND EXISTING STRUCTURE. VERIFY EXACT LOCATION OF EACH UNIT WITH CLIENT PRIOR TO INSTALLATION.
- L ENSURE ALL LIGHTING IS CENTERED BETWEEN RAFTERS WHEN AND IF POSSIBLE.
- L1 SLOPED CEILING WITH SHEETROCK BETWEEN EXPOSED RAFTERS. SEE SECTION A101.3
- L2 GOOSE NECK LIGHT CENTERED ABOVE DOOR. SAME AS ABOVE WORKSHOP DOORS. SEE ELEVATIONS ON A201
- L3 NO CEILING. OPEN TO RAFTERS. SEE SECTION A101
- M3 ATTACH BEADBOARD BELOW DECK RAFTERS AND CARPORT. EXTEND BACK BELOW THE NEW LOFT UP TO THE WORKSHOP WALL.



1 LEVEL 1 + LOFT CEILING PLAN
3/8" = 1'-0"

KEY

DETACHED STRUCTURE

118 ORANGE ST, BEAFORT, NC

ROOF PLAN

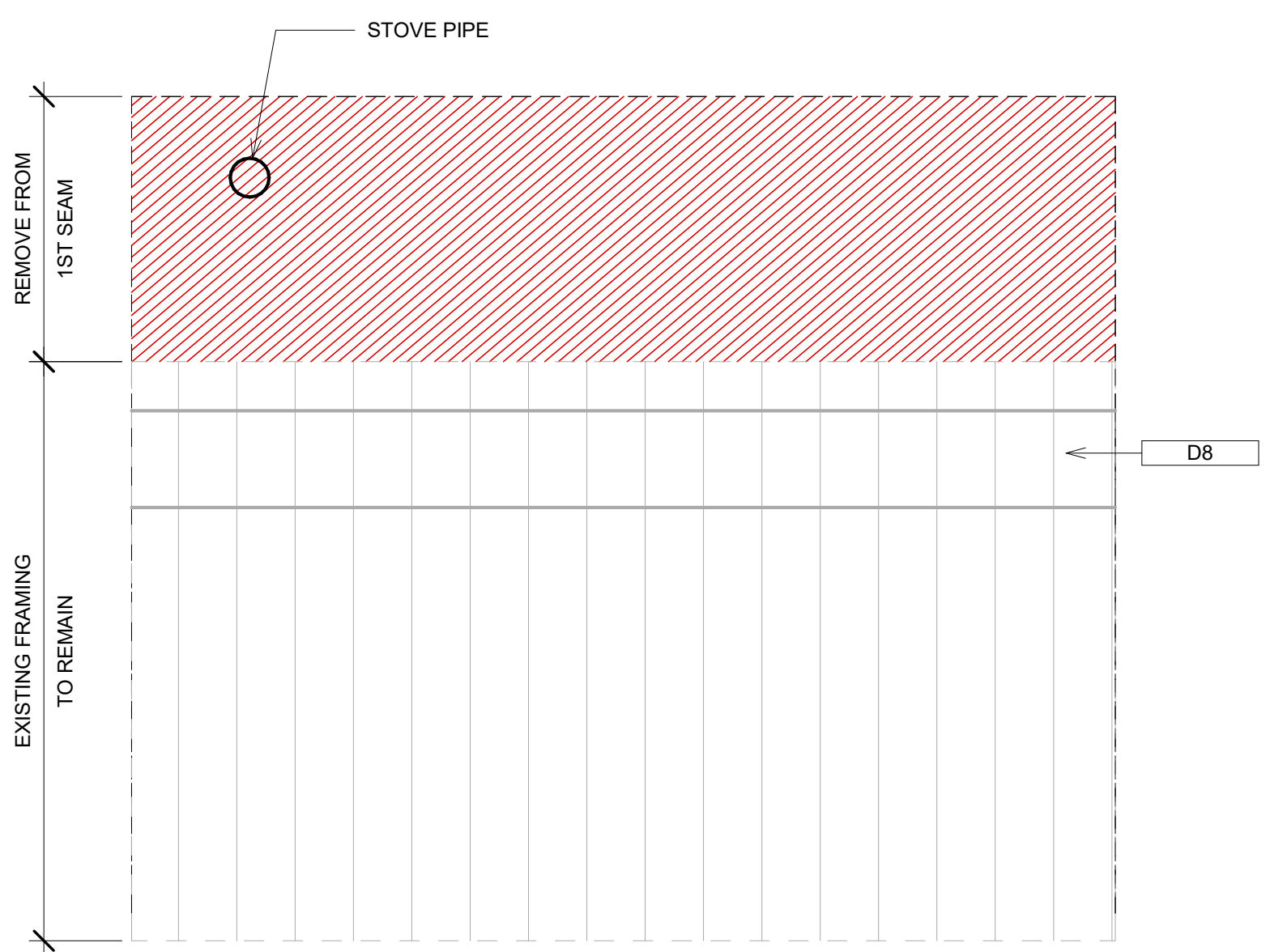
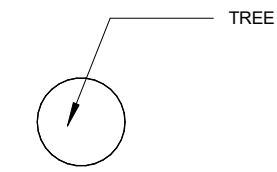
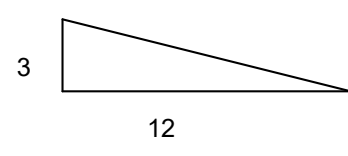
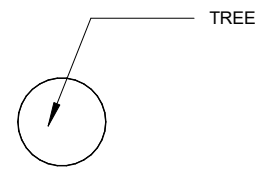
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Date	10/30/23
Drawn By	COLUCCI
Checked By	Checker

A104

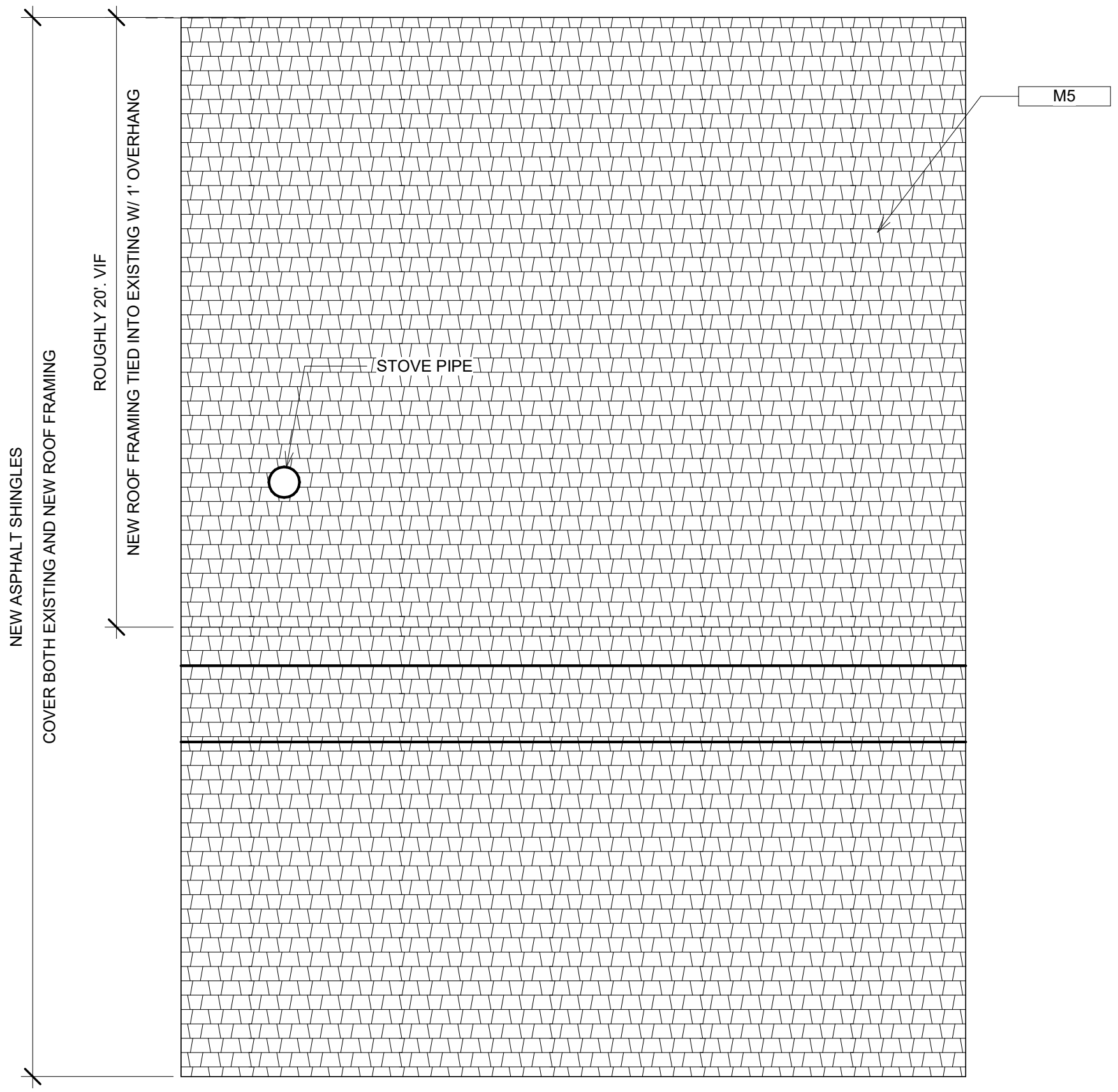
Scale 1/4" = 1'-0"

SHEET NOTES

- D8 THE EXISTING METAL ROOF IS TO BE REMOVED OFF THE ENTIRE STRUCTURE. THE ROOF FRAMING HOWEVER, IS ONLY TO BE REMOVED IN THE AREA REPRESENTED BY THE RED HATCH. PREP THE REMAINING FRAMING FOR A TIE IN ROOF EXTENSION. SEE NEW ROOF PLAN.
- M5 PREP FRAMING OF ROOF FOR CERTAINTEED LANDMARK PRO SHINGLES, MAX DEF, IN PEWTER

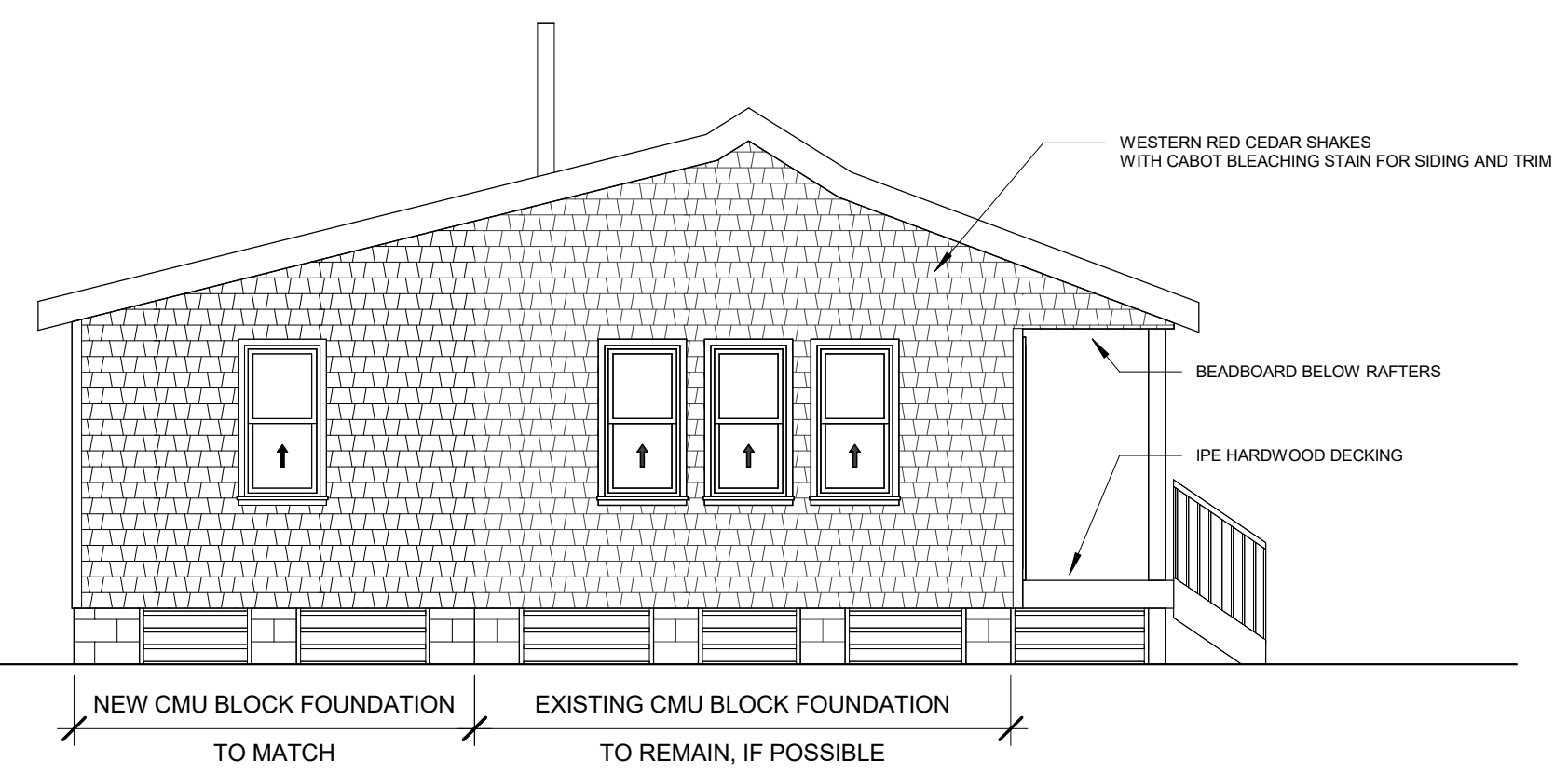
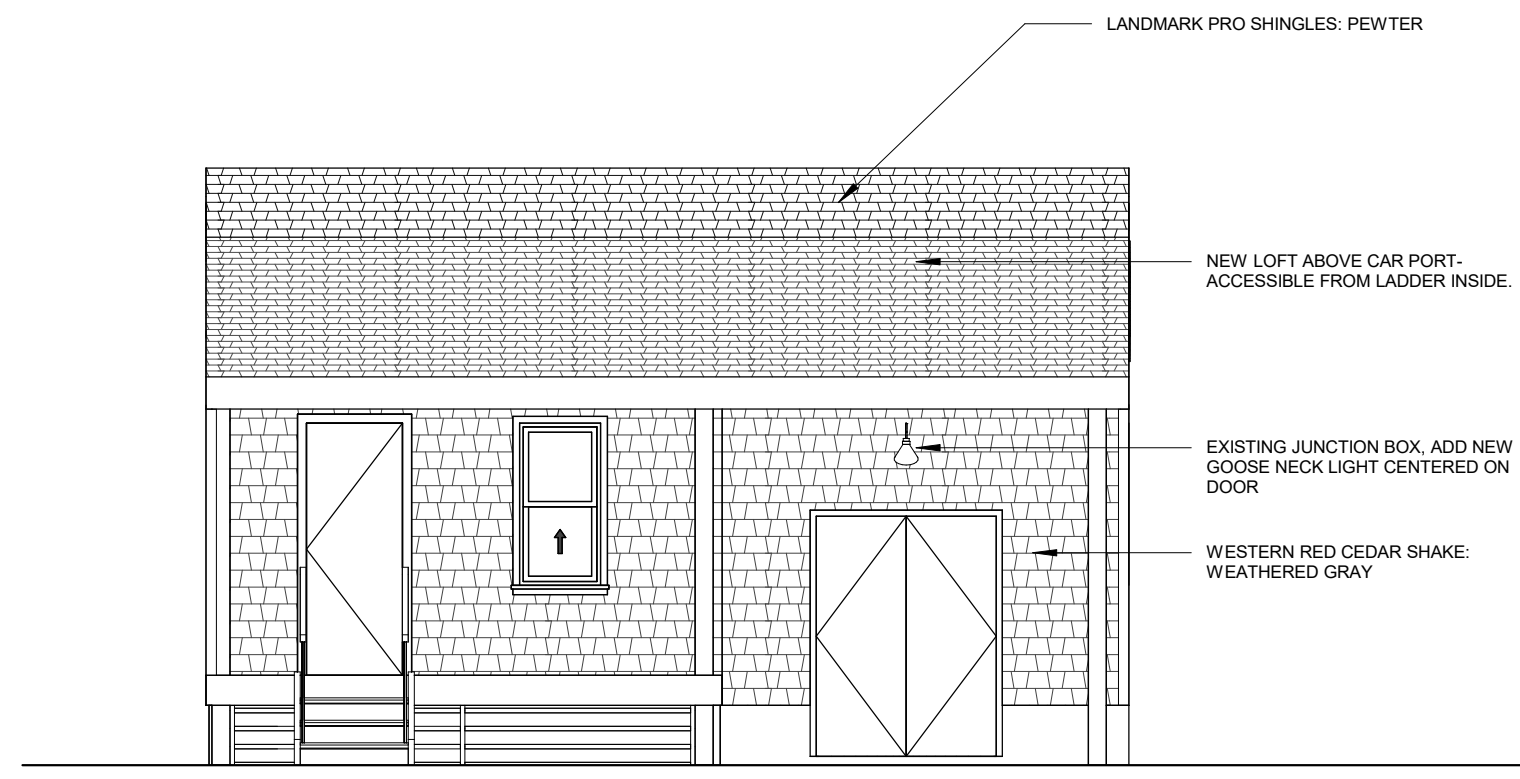


① ROOF DEMO PLAN
1/4" = 1'-0"



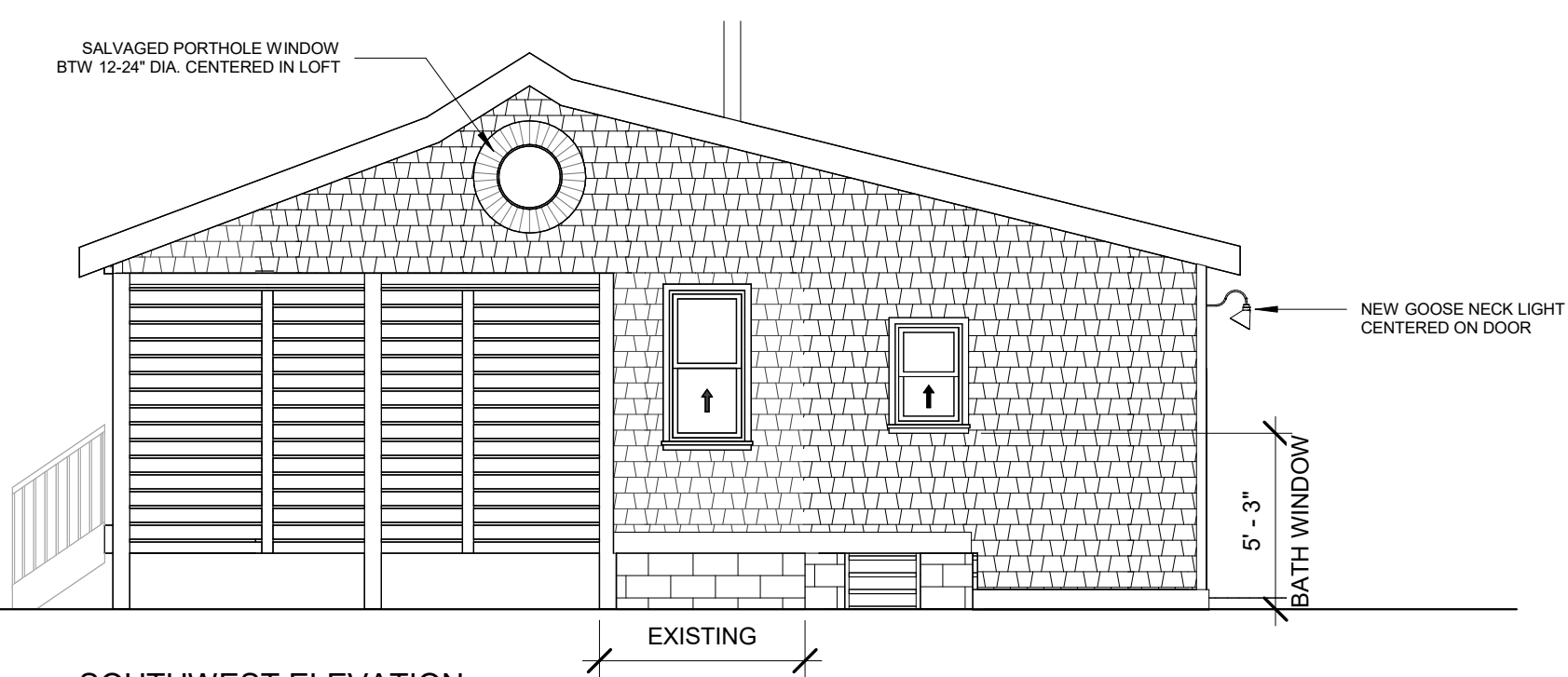
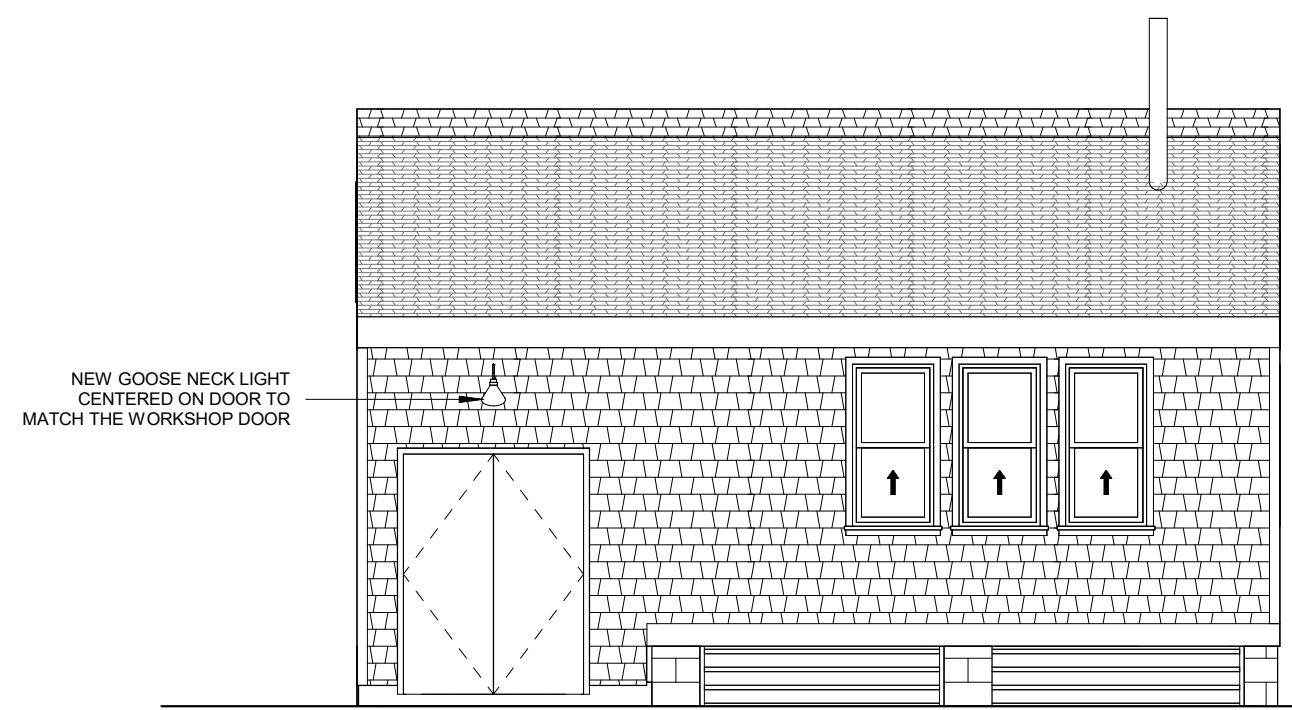
② NEW ROOF PLAN
1/4" = 1'-0"

KEY



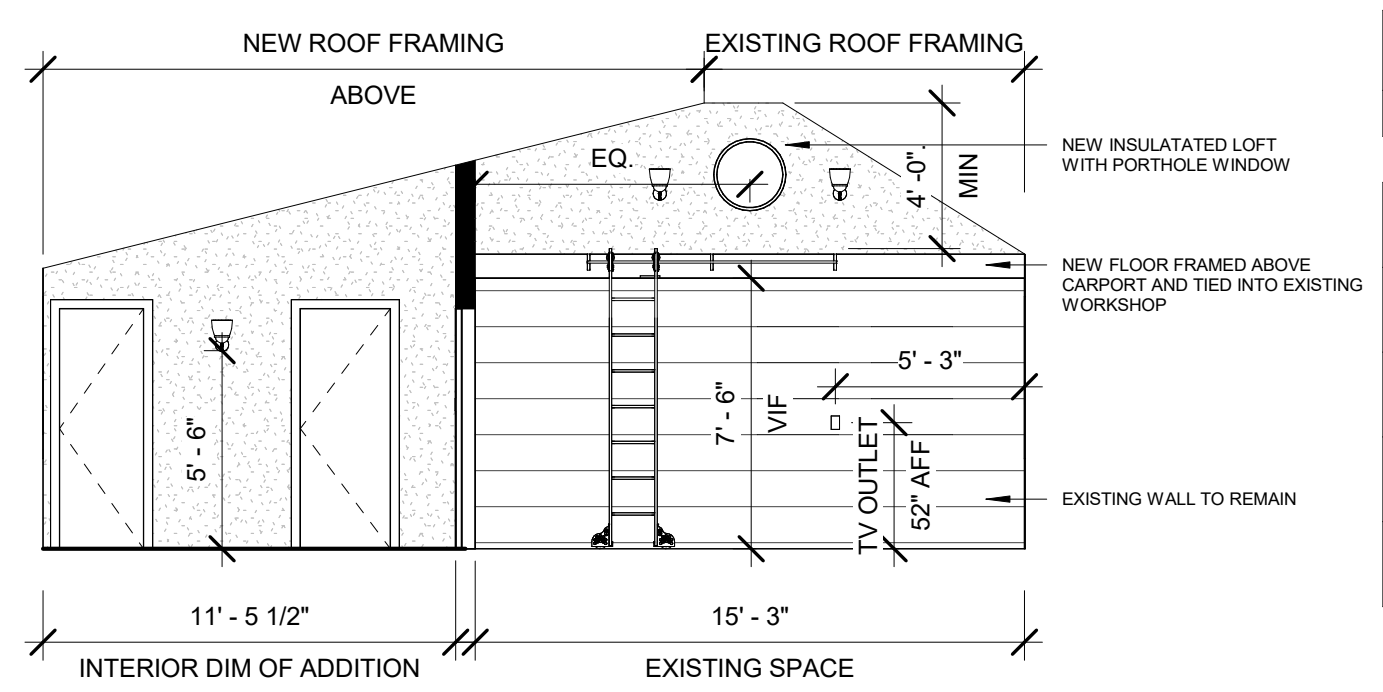
1 FRONT ELEVATION
3/16" = 1'-0"

2 NORTH EAST ELEVATION
3/16" = 1'-0"



3 BACK ELEVATION
3/16" = 1'-0"

4 SOUTHWEST ELEVATION
3/16" = 1'-0"



5 LOFT INTERIOR ELEVATION
3/16" = 1'-0"

DOOR SCHEDULE					
ROOM	H	W	HINGE	TYPE	FINISH
BEDROOM	6' - 8"	3' - 0"	LEFT HAND IN SWING -180 DEGREE	SOLID CORE - RAISED PANEL	BM OC-152 SEMI GLOSS
LINEN	6' - 8"	1' - 6"	RIGHT HAND OUT SWING -TYP	HOLLOW CORE - RAISED PANEL	BM OC-152 SEMI GLOSS
CLOSET	6' - 8"	2' - 4"	RIGHT HAND OUT SWING -TYP	HOLLOW CORE - RAISED PANEL	BM OC-152 SEMI GLOSS
YARD STORAGE	6' - 8"	5' - 0"	DOUBLE DOOR	CUSTOM TONGUE & GROOVE TO MATCH EXISTING WORKSHOP DOOR	BM HC-187 SEMI GLOSS
BATH	6' - 8"	2' - 6"	LEFT HAND IN SWING -TYP.	SOLID CORE - RAISED PANEL	BM OC-152 SEMI GLOSS

Grand total: 5

DETACHED STRUCTURE

118 ORANGE ST, BEAFORT, NC

ELEVATIONS + DOOR SCHEDULE

Project Number	O.A.5
Date	10/30/23
Drawn By	COLUCCI
Checked By	SELF

A201

Scale 3/16" = 1'-0"

BACK BUILDING 118 ORANGE ST



CHANGES FROM NOV 2022
SUBMISSION:

- Window locations moved
- Porthole window added
- Asphalt Shingles instead of metal
- Wood slats between foundation pairs
- Double exterior storage door

PREPARED FOR BEAUFORT TOWN
COMMISSION

15 AUGUST 2023

LOCATION AND NEIGHBORS

Concealed from the neighbors and tucked away from the street this back structure is very private. Below are a list of adjacent property owners:

Marshall, Robert & Lorena

Physical Address: 119 ORANGE ST, BEAUFORT, NC 28516

Mailing Address: 2804 ROTHGEB DRIVE

RALEIGH NC 27609

Stephenson, Catherine Potter 116 ORANGE ST, BEAUFORT, NC 28516

Mountcastle, Richard & Amand

Physical Address: 300 ANN ST, BEAUFORT, NC 28516

Mailing Address: 12121 CASTLE RIDGE ROAD, RALEIGH NC 27614

Thomas O Hollinshed

Physical Address: 306 ANN ST, BEAUFORT, NC 28516

Mailing Address: 100 S RIDGE STREET

SOUTHERN PINES NC 28387

Davison, Ariail Scott

Physical Address: 308 ANN ST, BEAUFORT, NC 28516

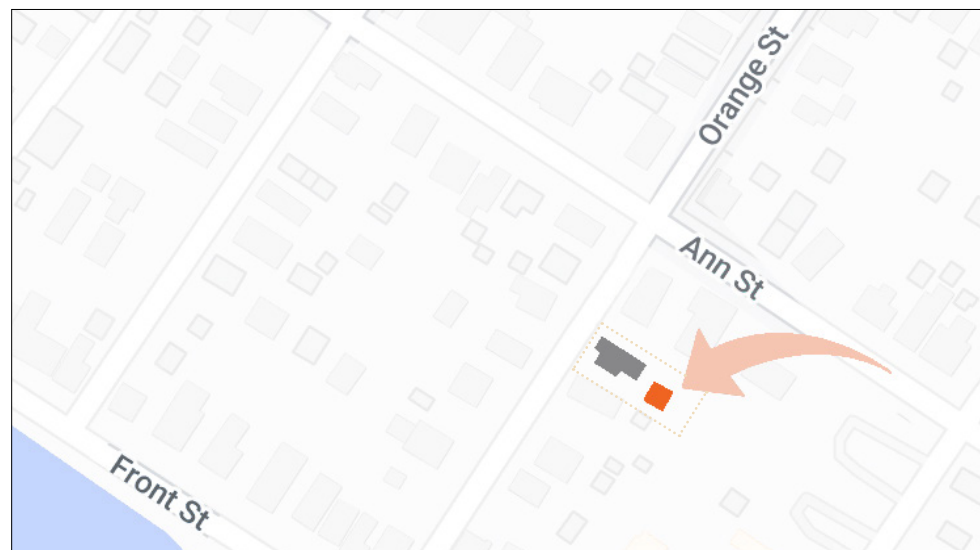
Mailing Address: PO BOX 5141, ASPEN CO 81612

First Baptist Church Beaufort

Physical Address: 0 ANN ST, BEAUFORT, NC 28516

Mailing Address: 403 ANN STREET, BEAUFORT NC 28516

CHANGES FROM NOV 2022 SUBMISSION:
• None on this page



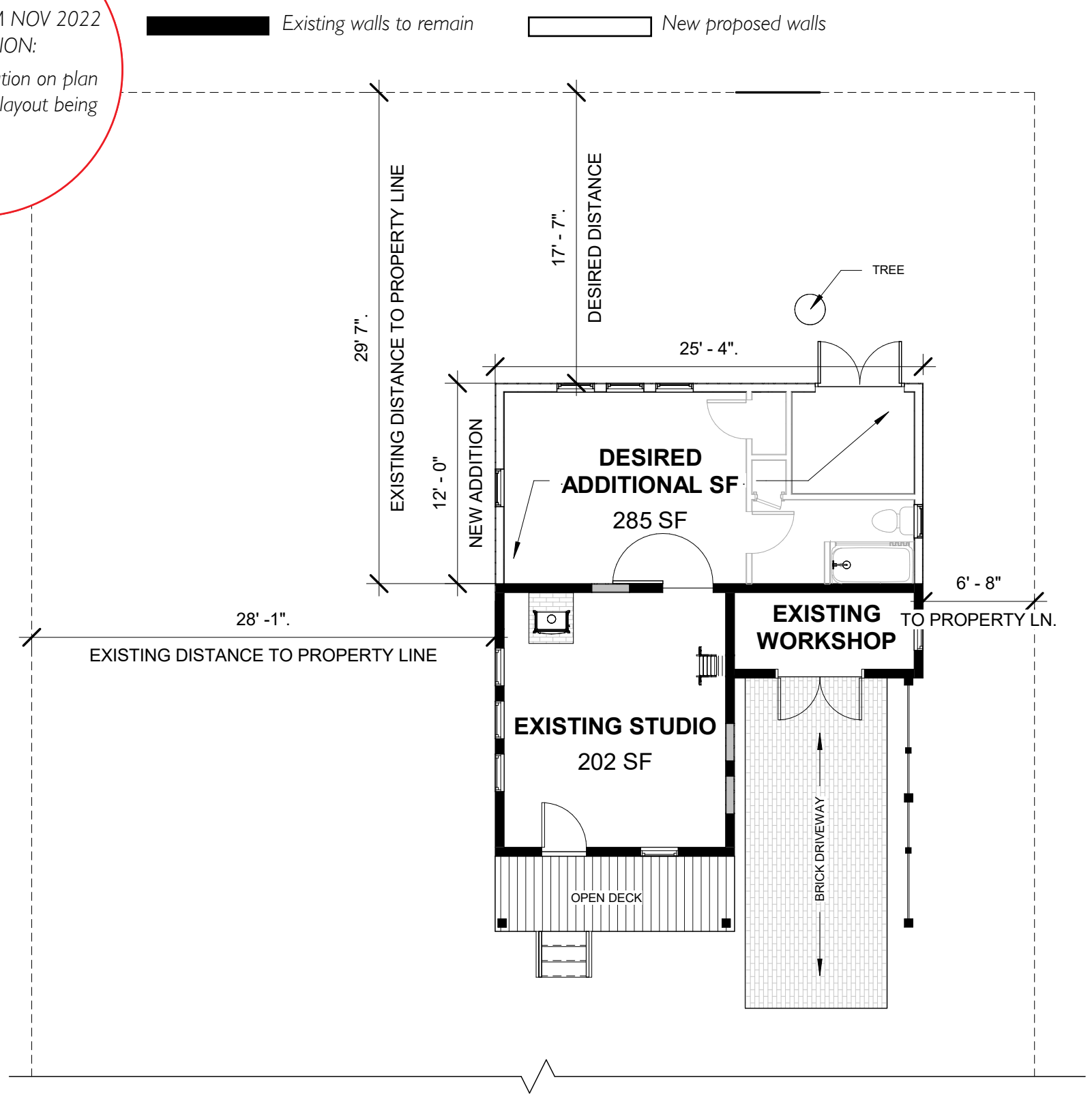
PLAN

The intent of this project is to restore and update the current back house that was added to the property by the previous owners, Al and Ann Goellner. Replacing the original "side gabled garage and shed circa 1900 (per 1997 historical survey)," the current back house was built to serve as an art studio for Al, a beloved local artist, and aptly named the Sycamore Studio paying homage to the beautiful Sycamore tree on the property. We plan to preserve some of this special history while restoring and updating the structure; and maintaining its modest presence on the property so as not to take away from the attraction of the main house - the DW and Minnie Morton House. The existing back house structure currently has rough sawn cypress board and batten that is cracked, rotting and in disrepair after only 30 years of being in use. We would like to side the current structure with a modest addition on the back of the structure, replacing the existing roof with an architectural asphalt shingles, and replacing the siding of the structure with weather resistant and long lasting cedar shake siding, like that of the Maritime Museum and the Wooden Boat Center.



CHANGES FROM NOV 2022 SUBMISSION:

- Window relocation on plan due to interior layout being finalized



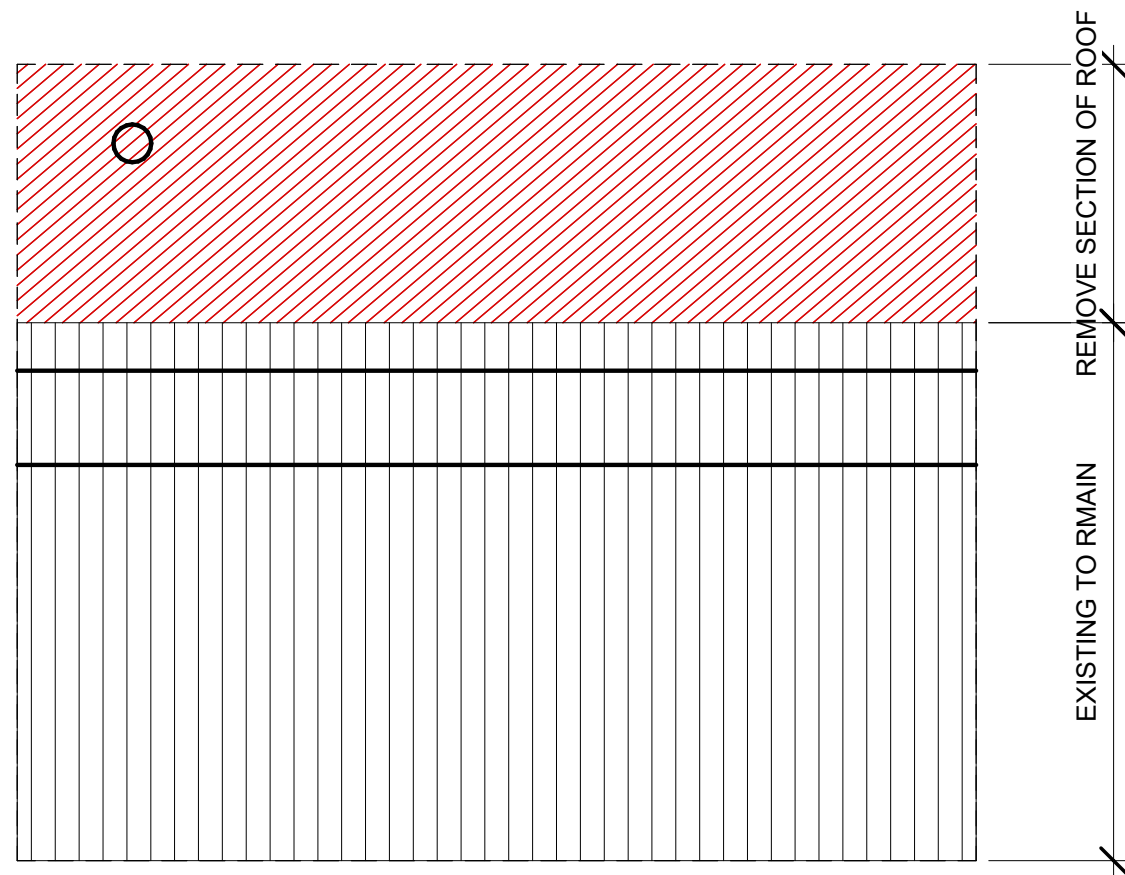
1 DESIRED PLAN
1/8" = 1'-0"

DEMOLITION

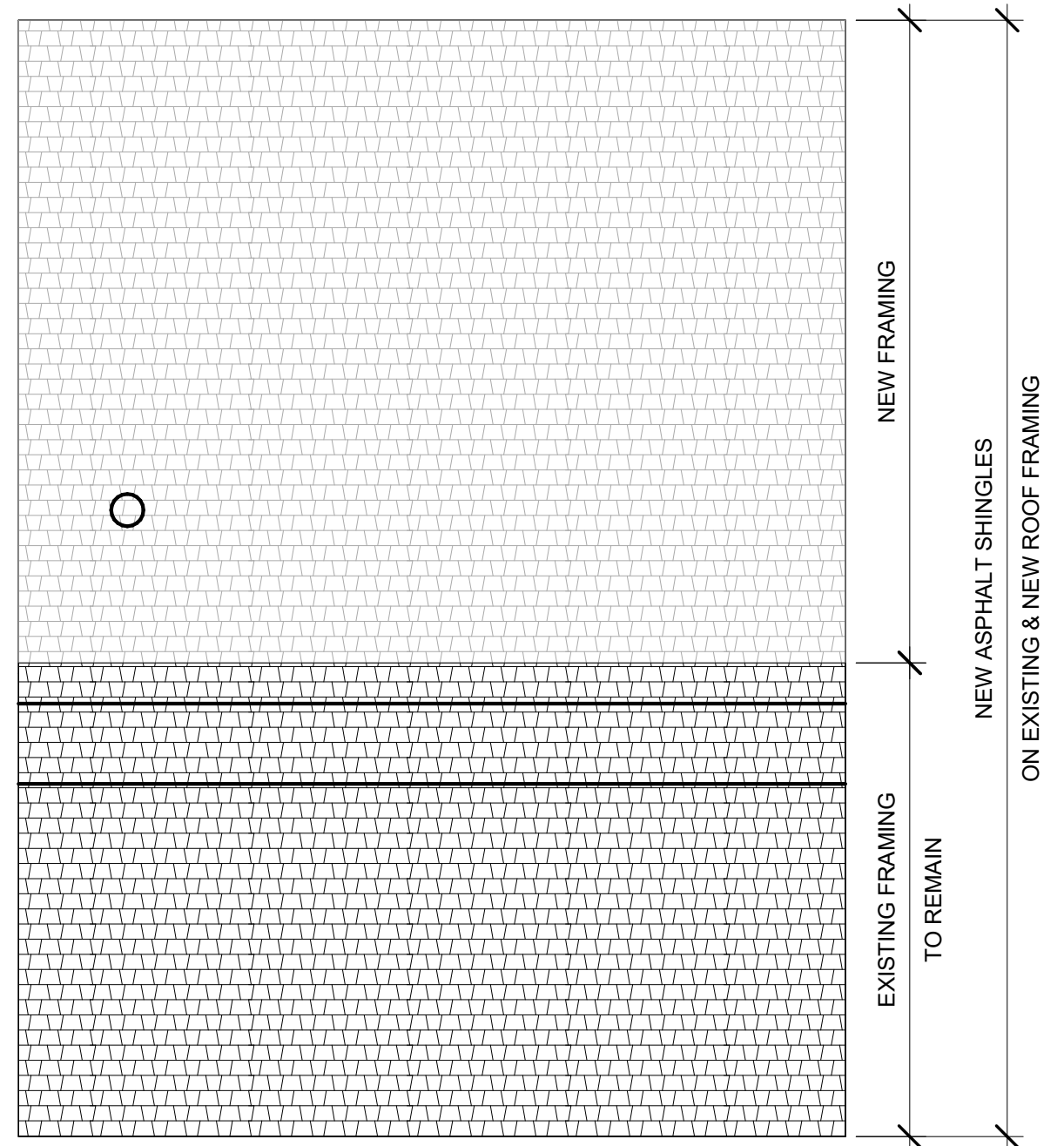
Minimal demolition is scheduled for this project. The majority of demolition will be the done to the roof (see attached drawing). Additional demo will involve the removal of all siding. However, exterior framing will remain as is. Windows will be restored and relocated when possible or replaced to match the existing. Lastly, the deck will removed and re-built using IPE hardwood decking.

CHANGES FROM NOV 2022 SUBMISSION:

- Asphalt shingles instead of a standing seam metal roof



① ROOF DEMO PLAN
3/16" = 1'-0"



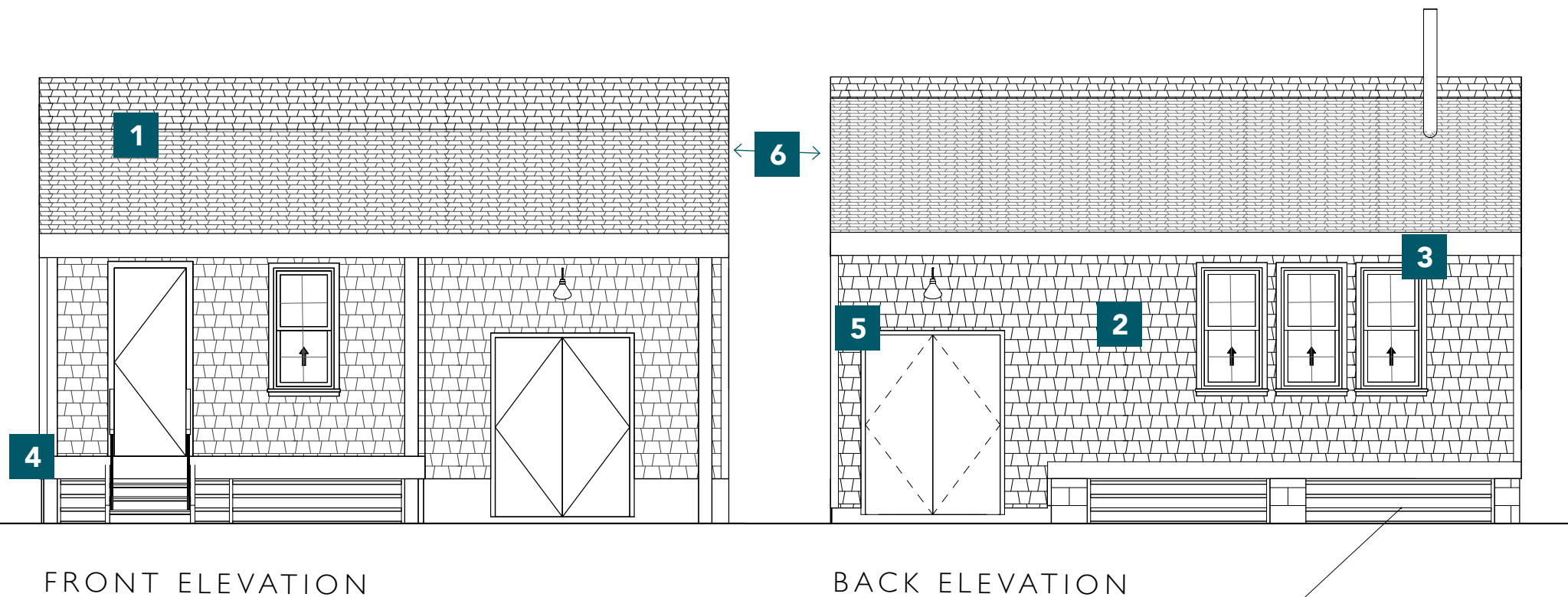
② DESIRED ROOF PLAN
3/16" = 1'-0"

MATERIALS

We are choosing long lasting materials to honor the historical district and blend with similar materials already seen throughout the district, as well as complement the main house without drawing attention to the back structure.

CHANGES FROM NOV 2022 SUBMISSION:

- Custom double door
- Asphalt shingles
- Window relocation
- Porthole Window Spec
 - Wood slats



Wood slats between foundation pairs to be finished with Cabot bleaching stain

SPECIFICATION



1. Certainteed Landmark Pro Shingles. Color: Pewter [\(link\)](#)
2. Western Red Cedar Shake_Color: Weathered Gray [\(link\)](#)
3. Clad Wood Double Hung Window. Color: Green [\(link\)](#)
4. IPE Hardwood Decking. Color: Naturally Weathered [\(link\)](#)
5. Custom fabricated tongue and groove double hinged doors to match existing workshop door. Painted Forest Green [\(link\)](#)
6. Salvaged ship porthole window between 12-24" in diameter. Exact window TBD.

FINISHES

We are choosing comparable finishes to the original structure, that maintain the subtle and unobtrusive look to allow the main house to remain the focal point of the property.

- CHANGES FROM NOV 2022 SUBMISSION:
- Asphalt shingles
 - Window relocation
 - Porthole Window Spec
 - Wood slats

PALETTE

Benjamin Moore Black Forest Green accent color, incl CMU blocks [\(link\)](#)

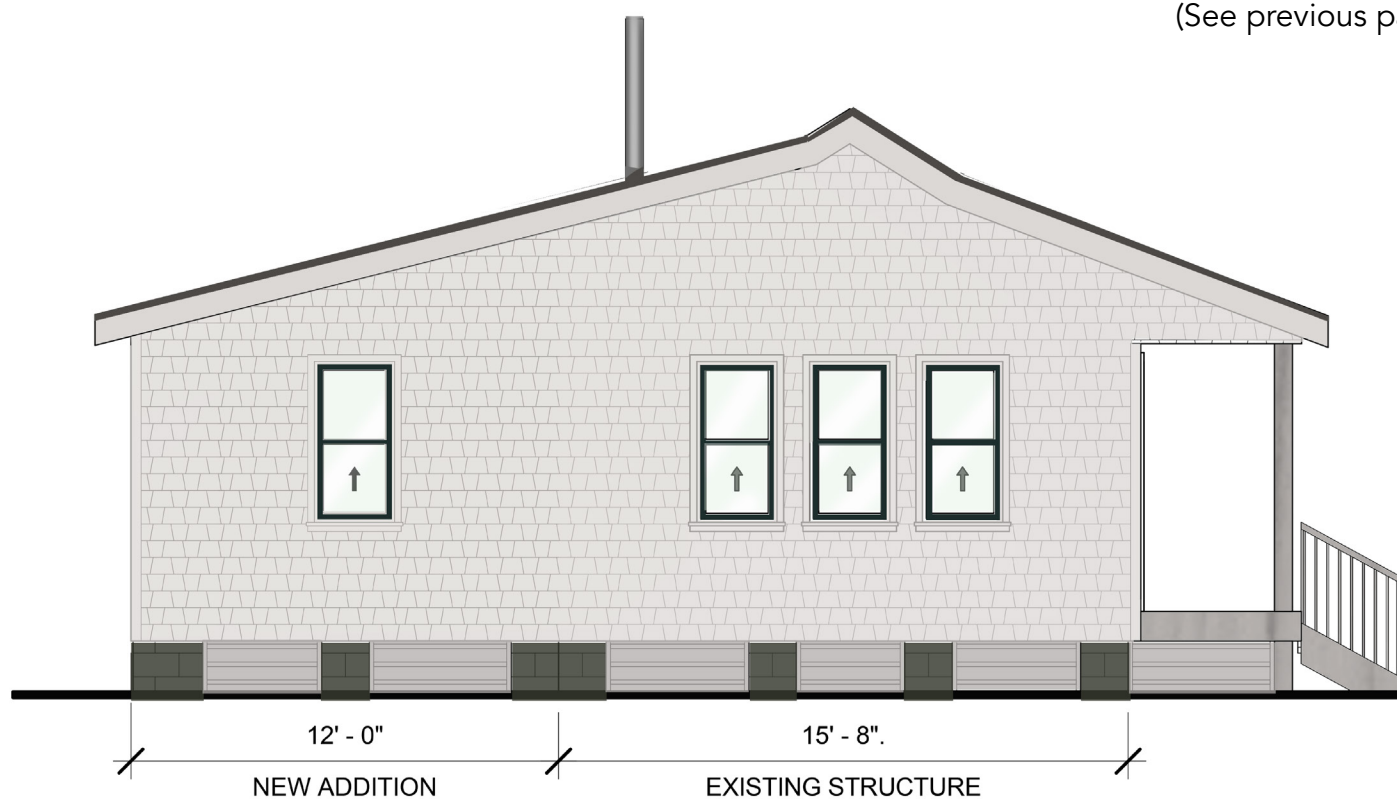
Long Lasting IPE Wood for deck, naturally weathered



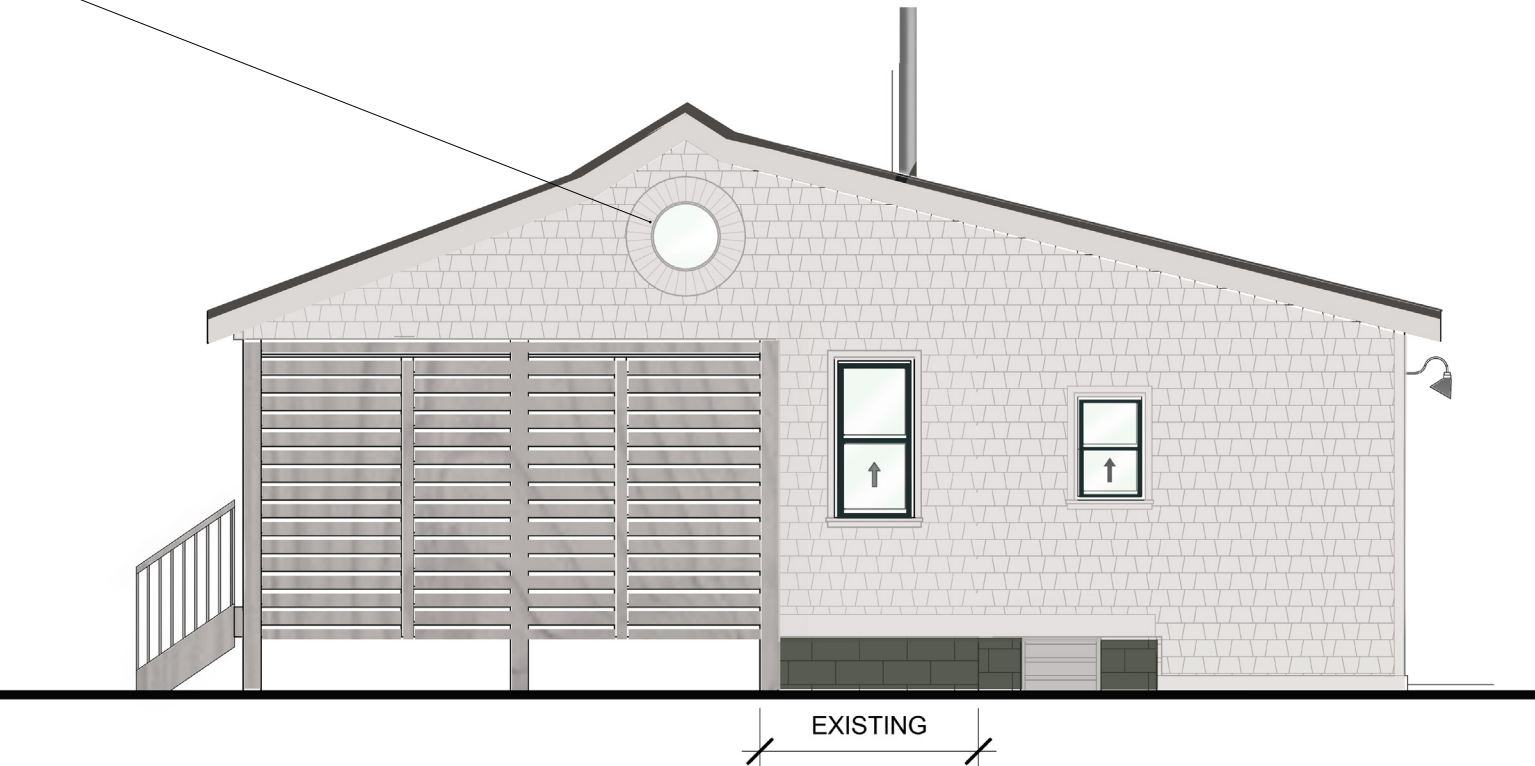
Cabot bleaching stain for siding & trim and wood slats [\(link\)](#)

Asphalt Shingles
Landmark Pro: Pewter [\(link\)](#)

Salvaged ship porthole window
(See previous page)



NORTH ELEVATION



SOUTHWEST ELEVATION



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

October 3, 2023

Sam & Megan Emrich
2413 Ridge Road
Raleigh, NC 27612

RE: Case # 23-25 118 Orange Street – Accessory Structure – Revised COA

Dear Mr. and Mrs. Emrich:

Beaufort's Historic Preservation Commission wishes to thank you for your recent application for a revision of a Certificate of Appropriateness dated December, 2022 regarding the property referenced above which is in the Town's Historic District. We appreciate you taking the time to come before the Commission, as well as your willingness to work with us to preserve the distinctive character of Beaufort. Your commitment will help ensure the many historic and cultural resources that we enjoy today will be preserved for future generations.

You have been issued a Certificate of Appropriateness for your project as specified on the enclosed certificate. Please read it carefully. As you proceed with your project, you must comply with all the specifications stated, including provisions in the relevant Historic District Guidelines enumerated on the certificate. Please note the COA must be visibly displayed at the site during the entire duration of the project. Also note that a building permit with the Town may be needed depending on the scope of the work.

Your certificate is valid for the work which must begin within six (6) months from the date of issuance of the COA by the Commission and must be completed no later than one year thereafter. An extension of the COA can be granted upon the Town receiving a written request from the applicant prior to the application expiration date. An extension may only be granted once for a time period of six additional months if the work has been started but not completed within the one-year validation period. Upon completion of your project please contact our office in case an inspection of the project is required.

Thank you for the thought and care that you have dedicated to your project. Your contribution to the preservation of Beaufort's Historic District is greatly appreciated.

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on September 5, 2023 to consider a revised Certificate of Appropriateness (“COA”) application submitted by Sam & Megan Emrich for **CASE # 23-25 118 ORANGE STREET – ACCESSORY STRUCTURE – REVISED COA** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on September 5, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Landscaping Guidelines

8.1.5. All new plant materials selected for replanting or new planting in publicly visible areas should complement as much as possible those found on the site and in the surrounding area of the district.

8.1.8. New construction and additions should be sited in locations that will not require the removal of mature plantings, if possible.

8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

Roof Guidelines

6.1.3 New roofing materials should be compatible with either the existing or original roofing material. Match the historic material as closely as possible in color, shape, size, and texture. Asphalt or fiberglass asphalt shingles are acceptable substitutes for standing-seam tin, wood shingles, or metal shingles. Any distinctive patterns of shingles or slates shall be retained and/or replicated exactly. Galvanized standing seam with a large “agricultural” ridge, usually for ventilation, is not acceptable in the historic district. Instead, use standing seam metal with a crimped edge.

Foundations Guidelines

6.6.6. Wood grilles or lattice are appropriate for infill if compatible with the period or style of the structure. Stock lightweight lattice is not appropriate in areas in the public view.

Window and Door Guidelines

6.4.7. New windows must match original in overall size and opening area and should have three dimensional muntin’s with either true divided lights (TDL) or three-dimensional grilles on both the interior and exterior sides (SDL). Snap-in grilles or grilles between glass are not appropriate for windows visible from public view.

6.4.10. New window and door openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure.

Off-street Parking Guidelines

8.5.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are typical driveway treatments. Use bricks, stone, or metal to contain loose paving materials. Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

Exterior Lighting Guidelines

8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

8.4.5. All lighting should be directed toward the property for which it was intended and should not spill over onto adjacent properties.

Fences and Walls Guidelines

8.2.2. Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material and design. Substitute fence materials are not allowed along front or visible side property lines in the historic district. Fence types such as wire, hurricane, chain-link, vinyl, corrugated metal, stockade, and wooden post and rail are not allowed in public view.

8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as far to the rear of the enclosed structure or yard as possible, and no more than half the depth of the yard forward of the principal structure. Avoid attaching a portion of the fence to a building because of possible termite damage.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for CASE # 23-25 118 ORANGE STREET – ACCESSORY STRUCTURE – REVISED COA

This the 3rd day of October, 2023.

Joyce McCune, Chair
Beaufort Historic Preservation Commission

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Beaufort Board of Adjustment within 30 days after the date this order is served on you.

SECTION 20 Special Use Permits

A) *General.*

Special uses are practices which are not permitted by right in any zoning district in the Town but may only be granted after due consideration by the BOC. The consideration of a special use application is a quasi-judicial function to be conducted in accordance with the procedure set forth in Section 32, Quasi-Judicial Procedure. Special use permits may only be granted by the BOC following a recommendation by the Planning Board and the completion of the quasi-judicial review process by the BOC as outlined in Section 32.

A Special Use Permit is a permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards.

B) *Special Use Permit Application Procedures.*

- 1) A written application for a special use permit in all zones shall be submitted to the Town's Planning and Inspections Department in accordance with the requirements of Section 1 and Section 31 of this Ordinance and all applicable administrative regulations. The application shall include:
 - a) A proposed use site plan which contains information documented in Section 18(C) of this Ordinance and the specific information below:
 - i) A vicinity map and survey of the parcel which shall include the zoning and use of all adjacent properties;
 - ii) A legend identifying all symbols on the map;
 - iii) A North arrow and a scale;
 - iv) A preliminary design of the proposed use which shows all existing and proposed structures, parking layouts, driveways, buffering, landscaping, points of ingress and egress, easements, minimum building lines, and street rights-of-way;
 - v) A site data block of features which includes the proposed use(s), square footage of the proposed and existing structure(s), site zoning, total acreage, number of lots, minimum lot size, and average lot size;
 - vi) The map book, page number, and deed book information;
 - vii) A note stating whether any portion of the property is included in any adopted Town plan; and,
 - viii) Any other related information requested by Town staff, the Planning Board, or the BOC.
 - ix) All required environmental permit improvements needed for the property.
 - b) The special use permit sought; and,
 - c) Information supporting the existence of the required findings, and providing such plans or other relevant data as may be required by the Town.

- 2) Whenever an application is submitted for a special use permit in a residential zone, the applicant shall also include:
 - a) A narrative which illustrates the appropriateness of the proposed use in a residential zone. This narrative shall also describe all the architectural design features which make the proposed use and associated building compatible with the urban character of the residential neighborhood;
 - b) The submitted site plan shall also include all street front architectural elevation drawings to ensure the compatibility of the building(s) with the surrounding residential structures; and,
 - c) Additionally, the BOC and Town staff may require a professional rendering or any other graphic illustration of the proposed structure.
- 3) The application shall be reviewed by Town staff and submitted with comments and recommendation to the Planning Board for review. The Planning Board shall review the application for a special use permit and make a recommendation as to whether it should be approved or denied. After the Planning Board makes its recommendation, the application shall be forwarded to the BOC for consideration.

C) *Quasi-Judicial Proceeding Notification Requirements.*

The Planning Board will review and make recommendations regarding all applications for a special use permit. The BOC shall schedule a quasi-judicial proceeding for the application and BOC consideration after reasonable opportunity for staff and Planning Board review. In considering the application, the BOC shall follow the procedures set forth in Section 32, Quasi-Judicial Procedure.

D) *Procedures on Special Use Applications.*

In considering whether to approve an application for a special use permit, the BOC shall proceed as follows:

- 1) The BOC shall conduct an evidentiary hearing in accordance with the provisions of Section 32, Quasi-Judicial Procedure, herein. And consider relevant information regarding whether the required findings under Section 20(E) exist and whether the special use is appropriate in the proposed location.
- 2) The BOC shall consider whether the application complies with each individual required finding specified in Section 20(E). The BOC need not make the required findings at the time of the hearing and may vote to table the matter and request information if needed. If the special use permit application is approved, the BOC motion shall contain language showing all the required findings under Section 20(E) have been met, and in the absence of specific findings, it shall be conclusively presumed the application complies with all the findings in Section 20(E).
- 3) The BOC shall render a decision within a reasonable period of time not to exceed ninety days after holding the evidentiary hearing for the proposed special use application. The BOC need not issue a decision at the time of the hearing if additional information is needed and may table the matter until a later date.
- 4) If the application is found not to be in compliance with one or more of the required findings of Section 20(E) or any other applicable section of this Ordinance, the application shall be denied. Such motion shall specify the particular findings the application fails to meet.

- 5) Notwithstanding the specific requirements of this Ordinance, the BOC may impose additional conditions and reasonable requirements upon the requested special use permit in order to ensure the use is consistent with the required findings as specified under Section 20(E).
- 6) The BOC shall render its decision on the special use permit application, in writing, in accordance with the provisions of Section 32 herein.

E) Required Findings.

- 1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:
 - a) The proposed use is an allowable special use in the zoning district it is being located within;
 - b) The application is complete;
 - c) The location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;
 - d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
 - e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
 - f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,
 - g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.
- 2) The BOC shall make its findings based on "competent, material and substantial evidence" as described in N.C. Gen. Stat. §160D-406 in accordance with the procedures set forth in Section 32 herein.
- 3) Compatibility Standards for Special Uses in Residential Zones:
In deciding whether the architectural elements of the proposed special use in a residential zone will be compatible with the adjoining buildings, the BOC shall review said proposal in reference to the following architectural elements:
 - a) Size (footprint);
 - b) Height;
 - c) Proportion and scale;
 - d) Roof shape(s);
 - e) Setbacks;
 - f) Location, size, and number of openings (doors and windows);
 - g) Materials;
 - h) Color; and,
 - i) Texture.

F) ***Special Use Guidelines.***

1) Adult Establishments.

- a) No building, structure, or any portion thereof nor any portion of a lot or parcel or property shall be used for an adult establishment at a location closer than one thousand feet (1000') from any other adult establishment; or closer than one thousand feet (1000') from any residentially zoned property, pre-school, childcare, nursery school, day care, K-12 school, public playground, or church situated within the Town's planning and development regulation jurisdiction.
- b) Plans are required and must show:
 - i) Locations of buildings and signs and the size of the plan;
 - ii) Proposed points of access and egress and patterns of circulation;
 - iii) Layout of parking spaces;
 - iv) Lighting plan inclusive of wattage and illumination; and,
 - v) Landscape plan.

2) Day Care Centers (Including Kindergarten).

- a) One parking space shall be provided for each adult attendant and one parking space provided for every six children or fraction thereof.
- b) Section 19 of this Ordinance gives the screening/buffering and fencing guidelines required for this application.
- c) Plans are required and must show:
 - i) Location and approximate size of all existing and proposed structures and buildings within the site and on the lots adjacent thereto;
 - ii) Proposed points of access and egress and pattern of circulation;
 - iii) Layout of parking spaces;
 - iv) Location and extent of open play area(s);
 - v) Day care center shall provide one hundred square feet (100 ft²) of play area space per pupil.
 - vi) Outdoor play area shall be enclosed by a solid or open fence or wall at least four feet (4') in height. Where the outdoor play area is directly adjacent to a residentially used or zoned lot, a solid fence or wall at least six feet (6') high or the maximum applicable fence or wall height limitation for the district or an open fence at least four feet high (4') and a screen planting designed to grow three feet (3') thick and six feet (6') high shall be created. The BOC may at its discretion, require additional screening/buffering and/or fencing elements to be located adjacent to abutting nonresidential land uses.
 - vii) In residential districts, a day care center shall not be operated between the hours of 7:00 p.m. and 7:00 a.m. unless permitted under the special use permit as issued.
 - viii) Landscape plan.

3) Radio or Television Transmitter.

- a) Minimum lot area – at least three acres in area.
- b) One parking space is required at the site.
- c) Plans are required and must show:

- i) Location and approximate size of all existing and proposed structures within the site and within one thousand linear feet in all directions;
 - ii) Proposed points of access and egress;
 - iii) Proposed off-street parking spaces; and,
 - iv) Protective fencing at least six feet (6') high with three stands of barbed wire turned out and ten feet (10') from the perimeter of the antenna base shall be established.
- 4) Telecommunication Tower.
- a) Guy-wire towers shall not be permitted.
 - b) Co-location towers shall be permitted in accordance with the provisions of N.C. Gen. Stat. §160D-935.
 - c) Height of communication towers shall be regulated by the Federal Aviation Administration (FAA).
 - d) Communication towers are prohibited in front yards and shall be in compliance with the Telecommunication Act of 1996.
 - e) Local governments have no ability to prohibit towers on the basis of environmental or health issues according to the Federal Radio Frequency Emission Standards.
 - f) The BOC may deny a permit based upon a tower's influence on property value or aesthetics.
 - g) A minimum lot size of one-half acre per tower shall be met; however, the Telecommunication Tower shall be placed on a lot of sufficient size, and in a position on the lot, if the tower falls, no part of it will fall onto adjacent property. Variances of this requirement shall not be allowed.
 - h) Landscaping and screening/buffering are required as approved by the Planning Board and according to Section 15 and Section 19 of this Ordinance.
 - i) A six-foot (6') high protective barrier shall be required around the base of the tower. The barrier shall be a masonry wall, chain link fence, solid wood fence, or opaque barrier as described in Section 19 of this Ordinance.
 - j) Setback requirements shall be according to the zoning district in which the tower is located.
 - k) Towers shall be lighted to satisfy the FAA requirements.
 - l) Towers shall be removed within one hundred eighty days following abandonment of such towers.
 - m) Towers shall be removed by the property owner within one hundred eighty days following damage or termination of operation resulting in inoperable towers or towers where the owner of the tower shows no intent to repair said tower. Blown over towers shall also be removed by the owner of such tower under this guideline.
 - n) Any advertising signage is strictly prohibited on towers.
 - o) Towers shall be painted blue or gray if not otherwise required by the FAA.
 - p) The owner must provide adequate insurance coverage for any potential damage caused by or caused to the tower.
 - q) For permitting purposes, site plans are required as defined in Section 18 of this Ordinance and shall show all of the following additional features:
 - i) Identification of intended user of tower.

- ii) Documentation by registered engineer shows tower has sufficient structural integrity to accommodate more than one user.
 - iii) Statement from owner indicating his intent to allow shared use of the tower and how others will be accommodated.
 - iv) Evidence the property owners of residentially zoned/used property within three hundred feet of the base of the proposed tower would be notified prior to the special use application being heard by the BOC in addition to those parties entitled to receive notice under Section 32(B).
 - v) Documentation which shows towers over a certain height are absolutely necessary for the provision of service (i.e., a tower up to one hundred ninety-six feet (196') cannot provide a reasonable level of service).
- r) The BOC shall determine if a tower is in harmony with the area and compatible with adjacent properties and may consider the aesthetic effects of the tower as well as mitigating factors concerning aesthetics. The BOC may disapprove a tower based on the grounds the aesthetic effects are unacceptable and a new site should be proposed. The following factors shall be considered:
- i) Protection of the view in scenic areas, unique natural features, scenic roadways, historic sites, etc.
 - ii) Prevention of a concentration of towers in one certain area; and,
 - iii) Height, design, placement, and other characteristics could be modified to have a less intrusive visual impact.
- s) In considering an application for a telecommunication tower, the Town shall comply with the standards set forth in N.C. Gen. Stat. §160D-930 through N.C. Gen. Stat. §160D-938.
- 5) Marina.
The requirements below are for marinas and for proper disposal of sewage from boats:
- a) All slips over thirty feet (30') shall provide a permanent pump-out connection so a hose of not more than thirty feet (30') can reach the mid-point of the slip.
 - b) Any vessel with a permanently installed marine sanitation devise shall be located so the holding tank can be pumped-out using a hose not to exceed thirty feet (30').
 - c) Mobile pump-out equipment may not be used to meet the requirements of Sections 20(F)(5)(a) and 20(F)(5)(b).
 - d) A marina may not charge marina tenants an additional fee to pump-out their holding tanks.
 - e) When a T-head of a dock is unoccupied during regular business hours, the marina shall provide public access to the pump-out facility for a nominal fee.
- 6) Office: Small Business.
Property owners may be granted a special use permit for an Office: Small Business in a residential zoning district if identified as a *Small Business* as defined in Section 4 of this Ordinance.
- a) In addition to application requirements outlined in Section 20(B), special use permit applications must include the following:
 - i) Detailed narrative describing the activities associated with the requested use;
 - ii) Number of employees requested to work on site;
 - iii) Requested business hours of operation;

- iv) Estimated number of clients served on site per day; and,
 - v) Detailed drawing or photographs, including measurements of signage if requested.
- b) Signage will be reviewed by the BOC at the time of the special use permit and will meet the following standards:
- i) Not more than one sign is permitted;
 - ii) Sign will not exceed an area of two square feet (2 ft²);
 - iii) Colors will be compatible with those of the structure and will not detract from the residential characteristics of the structure;
 - iv) Sign will be affixed flatly against the building; and,
 - v) Directly lighted and/or neon signage is not permitted.
- c) Conditions: The BOC may impose reasonable conditions as it deems necessary for the protection of the public health, general welfare, and public interest regarding:
- i) Compatibility. The compatibility of the proposal, regarding both use and appearance, with the surrounding neighborhood;
 - ii) Hours of Operation. The frequency and duration of indoor/outdoor activities and the impact of the surrounding area;
 - iii) Noise. The added noise level created by activities associated with the request;
 - iv) Parking. The request will not generate a need for additional parking; and,
 - v) Appearance. The general appearance will not be adversely affected by the location of the proposed use on the property.



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

**Beaufort Planning Board Regular Meeting
6:00 PM Tuesday, January 16, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: To recommend approval or denial to the Board of Commissioners for the proposed M&H Storage Site Plan

BRIEF SUMMARY:

The Cullipher Group, agent for property owner M&H Storage LLC, has applied for site plan review to construct a 129,360sf mini storage facility including:

- 2 one-story climate-controlled mini storage prefabricated metal buildings, one with 900sf office (49,680sf each)
- 1 one-story open air RV and boat parking prefabricated metal structure (30,000sf)

A Special Use Permit was granted for the mini-storage use in August 2022. This review is just for the site plan.

REQUESTED ACTION:

Discussion on Proposed Site Plan

Recommendation to Board of Commissioners for Site Plan

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner

Town Planner

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT



To: Planning Board Members
From: Michelle Eitner, Town Planner
Date: January 16, 2024
Project 1783 Live Oak - Site Plan – M&H Storage

THE QUESTION: To recommend approval or denial to the Board of Commissioners for the proposed M&H Storage Site Plan

BACKGROUND: This site currently is an undeveloped tract separated from the ABC Store at the frontage of the property. A Special Use Permit for Mini-Storage Facility was issued in 2022. This administrative site plan review is the next step in the process.

Location: 1783 Live Oak Street (1791 Live Oak is the ABC Store in front)
 Applicant: The Cullipher Group
 Owners: M&H Storage LLC
 Requested Action: To recommend approval or denial to the Board of Commissioners
 Existing Zoning: B-1
 PIN: 730612866063000
 Size: 7.47 acres
 Building Square Footage: 129,360 Square Feet
 Existing Land Use: Undeveloped

PUBLIC UTILITIES & WORKS:

Water: Town of Beaufort
 Sanitary Sewer: Town of Beaufort

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.

Exhibits:

- Attachment A - Planning Board Staff Report
- Attachment B - Vicinity Map
- Attachment C - Site Plan – M&H Storage
- Attachment D - SUP Case 22-16 Signed Order

Staff Comments:

The Cullipher Group, authorized agent for property owner M&H Storage LLC, has applied for site plan review to construct a 129,360sf mini storage facility including:

- 2 one-story climate-controlled mini storage prefabricated metal buildings, one with a 900sf office in it (49,680sf each)
- 1 one-story open air RV and boat parking prefabricated metal structure (30,000sf)
- Paved driveways, parking spaces, and loading/unloading areas with
- Two routes of ingress/egress connecting to the ABC Store parking lot and Beaufort Spring driveway (access easements already recorded)
- Buffer landscaping on north and east property lines with 6’-tall opaque fence and 10’-wide Type A opaque landscaping buffer
- Vehicle Accommodation Area landscaping on the west property line adjacent to parking area
- Sidewalk along frontage of M&H Storage and ABC Store properties (within existing easement)
- Stormwater conveyance and retention in accordance with NCDEQ State Stormwater Management Permit No. SW8070323 (joint with ABC Store property).
- Filling and grading in accordance with NCDEQ Approved Erosion & Sedimentation Control Plan CARTE-2024-007 (joint with ABC Store property).

The Technical Review Committee reviewed this project, provided comments, and requested additional information and revised site plans. Updated information and plans were provided. The Fire Marshal, Public Works Director, Public Utilities Director, and Assistant Town Engineer have confirmed that the updated project complies with applicable requirements.

The Town Manager requested that the applicant consider coordinating stormwater management with the Town’s newly purchased property directly west of the subject property. The applicant identified that they would like to move forward with their proposed development review at this time, but will consider joint stormwater management in the future, stating “We are open to discussion at the point the Town has a plan and a concept presented for them to review.”

A Special Use Permit without site plan was issued for the Mini-Storage Facility in August 2022. Two conditions were placed on the SUP: a five-year expiration date, and a requirement to resolve the boundary line dispute between the subject property and the eastern abutting property (Beaufort Spring Housing Association). This property line dispute was resolved in November 2022, rendering the SUP effective.

Conclusion

This project meets the design criteria required in the LDO and staff recommends approval.

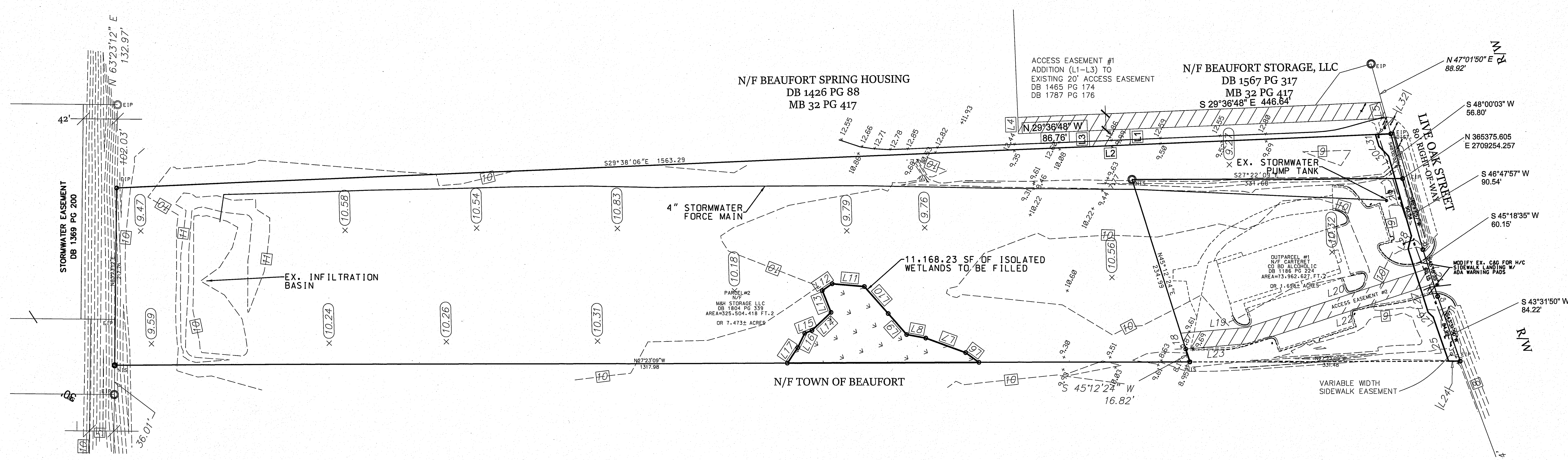
M & H Storage Site Plan Vicinity Map

1783 Live Oak Street





VICINITY MAP N.T.S.



ACCESS EASEMENT # 1 LINE TABLE

LINE #	LENGTH	DIRECTION
L1	19.34'	S 60°23'12\" W
L2	50.02'	N 29°38'06\" W
L3	19.36'	N 60°21'54\" E
L4	20.00'	N 60°55'06\" E
L5	20.56'	S 47°01'50\" W

ACCESS EASEMENT # 2 LINE TABLE

LINE #	LENGTH	DIRECTION
L18	20.49'	S 45°12'24\" W
L19	81.91'	N 32°13'43\" W
L20	233.95'	N 45°13'20\" W
L21	20.00'	N 45°18'35\" E
L22	236.05'	S 45°13'20\" E
L23	79.73'	S 32°13'43\" E

UTILITY EASEMENT LINE TABLE

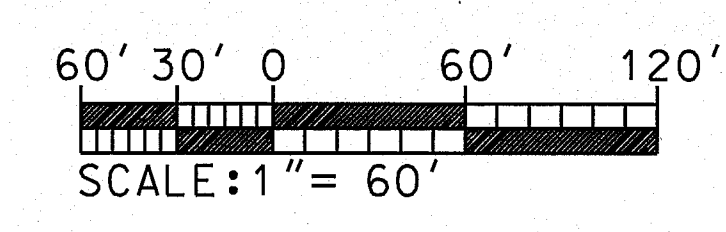
LINE #	LENGTH	DIRECTION
L24	14.29'	S 27°23'09\" E
L25	57.47'	S 43°31'50\" W
L26	8.57'	S 16°01'42\" W
L27	81.50'	S 45°18'35\" W
L28	16.40'	N 76°37'52\" E
L29	101.60'	S 46°47'57\" W
L30	17.05'	N 18°50'23\" E
L31	14.94'	S 46°26'19\" W
L32	18.81'	S 29°38'06\" E

WETLANDS LINE TABLE

LINE #	LENGTH	DIRECTION
L6	20.38'	N 09°12'25\" E
L7	52.05'	N 07°06'08\" W
L8	23.81'	N 16°40'22\" W
L9	34.54'	N 21°36'05\" E
L10	44.21'	N 21°35'28\" E
L11	39.64'	N 22°16'13\" W
L12	14.76'	N 61°40'28\" W
L13	28.92'	S 40°55'14\" W
L14	32.31'	N 70°48'31\" W
L15	9.49'	N 48°45'39\" W
L16	19.60'	S 88°36'00\" W
L17	23.03'	N 83°25'32\" W

LEGEND

AC - ACRE	LF - LINEAR FEET
BLDG - BUILDING	MAX - MAXIMUM
BRG - BEARING	MBL - MINIMUM BUILDING LINE
CB - CATCH BASIN	MH - MANHOLE
CF - CUBIC FEET	MIN - MINIMUM
CL - CENTERLINE	N/F - NOW OR FORMERLY
DR - DRIVE	NTS - NOT TO SCALE
D1 - DROP INLET	O.C. - ON CENTER
DIP - DUCTILE IRON PIPE	R - RADIUS
EL - ELEVATION	RCP - REINFORCED CONCRETE PIPE
EIR - EX. IRON ROD	R/W - RIGHT-OF-WAY
EOP - EDGE OF PAVEMENT	SDMH - STORMDRAIN MANHOLE
EX - EXISTING	SH - SHEET
FE - FINISHED ELEVATION	SIR - SET IRON ROD
FES - FLARED END SECTION	STA - STATION
FF - FINISHED FLOOR	TC - TOP OF CURB
FT - FEET	TSW - TOP OF SIDEWALK
GV - GATE VALVE	TYP - TYPICAL
INV - INVERT	



DRAWING INDEX

SHEET C01	EXISTING CONDITIONS PLAN
SHEET C02	SITE PLAN
SHEET C03	EROSION CONTROL PLAN PHASE 1
SHEET C04	EROSION CONTROL PLAN PHASE 2
SHEET C05	GRADING AND DRAINAGE PLAN
SHEET C06	UTILITY PLAN
SHEET C07	BMP DETAILS
SHEET C08	UTILITY DETAILS
SHEET C09	GROUND STABILIZATION AND MATERIAL HANDLING
SHEET C10	SELF INSPECTION, RECORDKEEPING, AND REPORTING

REVISIONS:

NO.	BY	DATE	DESCRIPTION
1	RDC	12/6/23	TFC COMMENTS

NOTE: WETLAND AND TOPOGRAPHIC SURVEY BY STROUD ENGINEERING, PA

EXISTING CONDITIONS PLAN

M&H STORAGE

1783 LIVE OAK STREET

BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

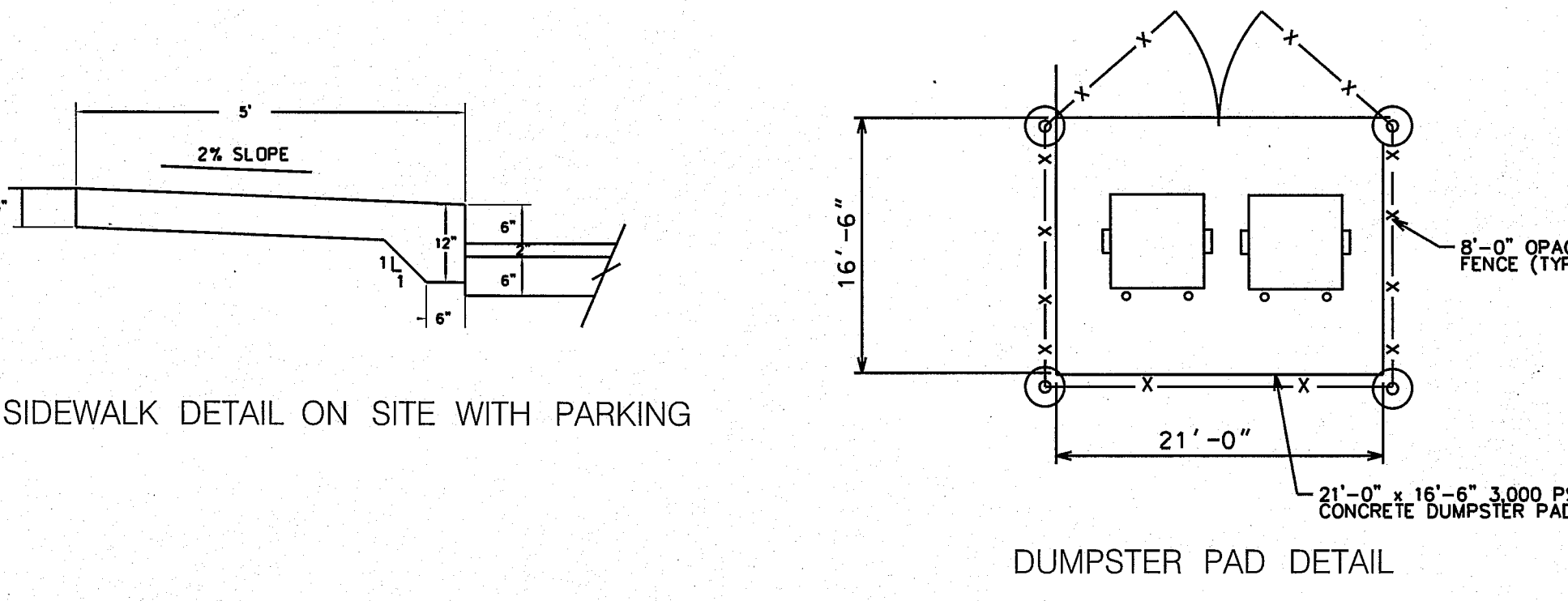
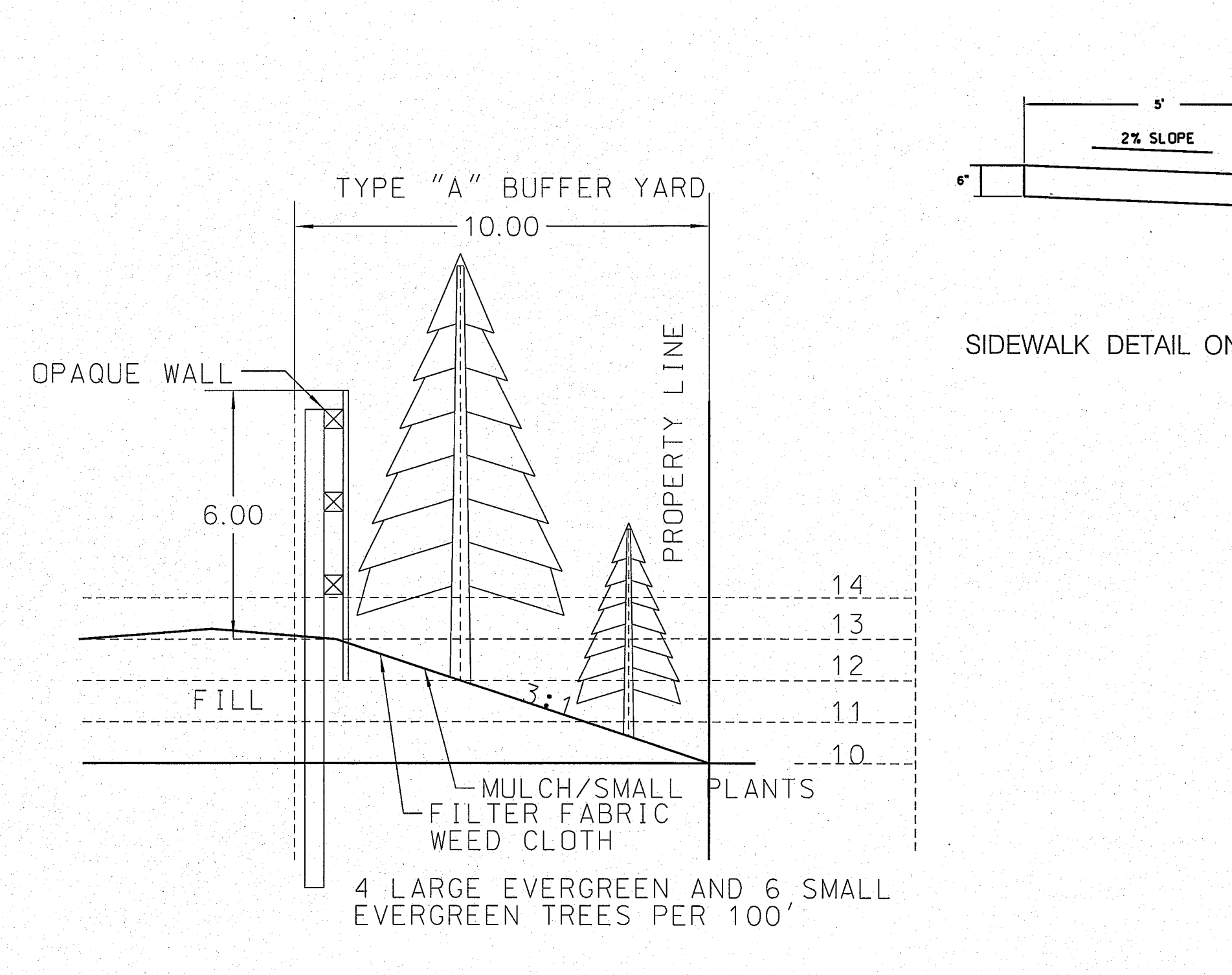
CLIENT: M&H STORAGE, LLC
 ADDRESS: 3700 COMPUTER DRIVE SUITE 280 RALEIGH, NC 27609
 PHONE: 919-645-1660

DESIGNED: CDI
 DRAWN: CDI
 CHECKED: RDC
 APPROVED: RDC

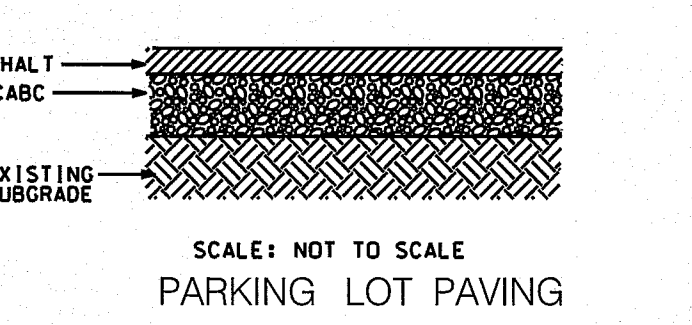
THE CULLIPHER GROUP, P.A.
 ENGINEERING & SURVEYING SERVICES
 151A HIGHWAY 24
 MOREHEAD CITY, N.C. 28557
 LICENSE NO. C-4482
 RONALD D. CULLIPHER, P.E.

DATE: 10/19/2023
 SCALE: 1" = 60'

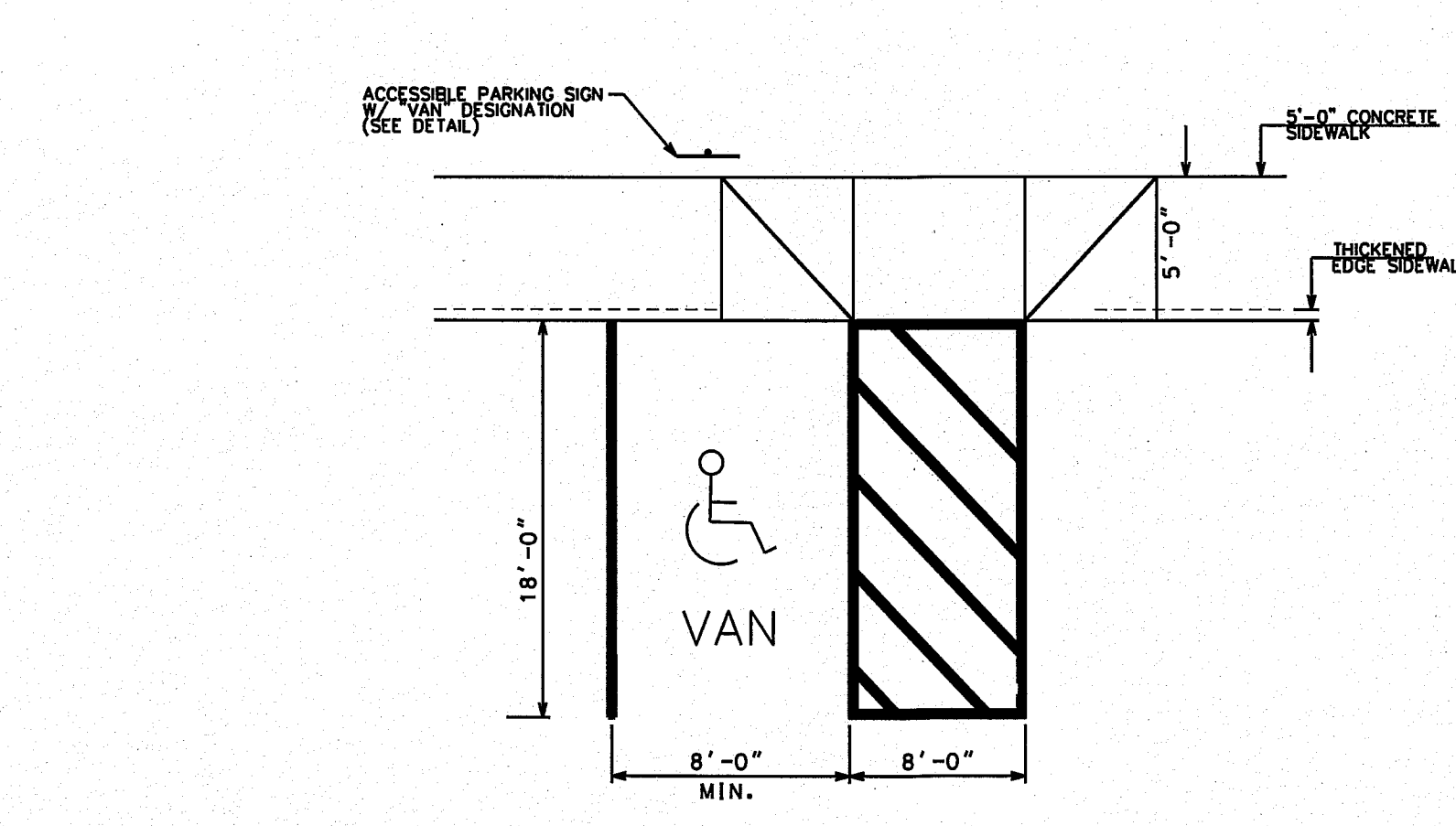
STORMWATER EASEMENT DB 1467 PG 200
STORMWATER EASEMENT DB 1467 PG 270
SHEET # 2 OF 10



CENTERLINE CURVE DATA table with columns: Curve No., Chord Bearing, Chord Length (ft), Length (ft), Radius (ft). Lists 10 curves with their respective data.



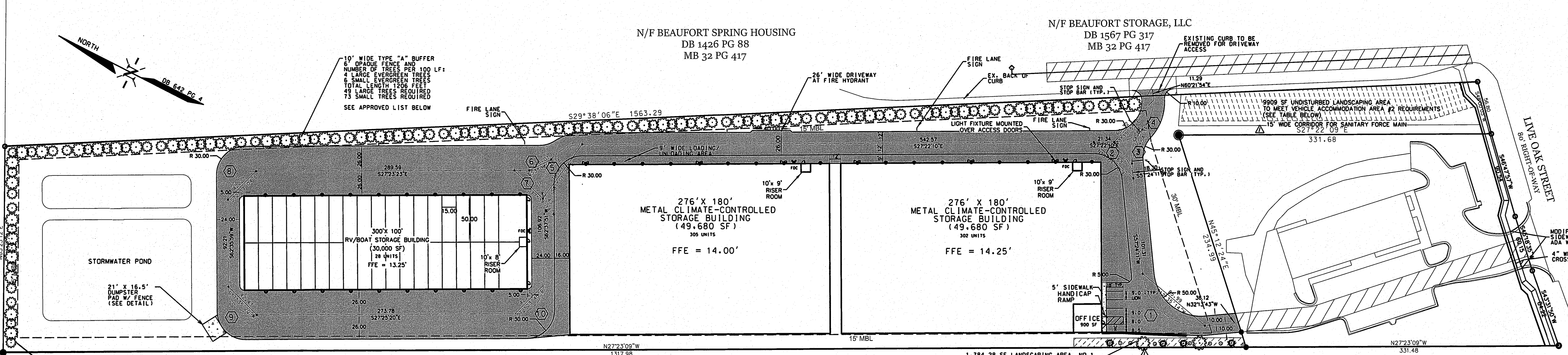
SITE DATA
PIN: 730612866063000
DEED BOOK/PAGE: DB 1792 PG 335
MAP BOOK/PAGE: MB 34 PG 597
OUTPARCEL #1 AREA = 1.10 AC
PARCEL #2 AREA = 7.47 AC
TOTAL IMPERVIOUS AREA = 207,360 SF
APPROXIMATE LAND DISTURBANCE AREA = 7.11 AC
PROPOSED USE: BOAT/RV AND CLIMATE-CONTROLLED STORAGE
FLOOD ZONE: NONE
ZONE - B-1 GENERAL BUSINESS DISTRICT
PROPOSED BUILDINGS
(1) ONE-STORY 276' X 180' CLIMATE CONTROLLED MINI-STORAGE
PREFABRICATED METAL BUILDINGS (49,680 SF EACH)
(1) ONE-STORY 300' X 100' COVERED, OPEN AIR RV AND BOAT PARKING
PREFABRICATED METAL STRUCTURE (130,000 SF)
TOTAL BUILDING AREA = 129,360 SF
SETBACKS:
FRONT = 30'
REAR = 15'
SIDE = 5'
DEED BOOK/PAGE = 1186-224
PIN = 730612866063000
MAP BOOK 34 PG 553
SITE DRAINS TO TOWN CREEK. WATER CLASSIFICATION SC PART OF THE WHITE OAK RIVER BASIN
THERE ARE NO SURFACE WATERS, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS LOCATED ON THE PROPERTY.
STORAGE OF HAZARDOUS CHEMICALS SHALL BE PROHIBITED.
PARKING REQUIREMENT- 1 SPC PER 250 SF OF OFFICE- 4 REQUIRED
PARKING PROVIDED - 5 SPACES
TOTAL IMPERVIOUS AREA = 247,360 SF
% IMPERVIOUS = 62.08%



NOTES: GRADE SHALL NOT EXCEED 2.0% IN ANY DIRECTION WITHIN THE AREA OF ACCESSIBLE PARKING.
SEE SHEET C-10 FOR RAMP AND SIGN DETAILS.
TYPICAL ACCESSIBILITY PARKING STALL LAYOUT (NTS)

LANDSCAPING AND BUFFER YARD NOTES
VEHICULAR SURFACE AREA (VSA) = 77,851 SF
BUILDING IMPERVIOUS AREAS = 129,360 SF
CONCRETE S/W IMPERVIOUS AREAS = 336 SF
TOTAL IMPERVIOUS AREA = 207,360 SF
TOTAL TRACT AREA = 325,504.4 SF
IMPERVIOUS SURFACE AREA RATIO = 0.63
IMPERVIOUS SURFACE INTENSITY CLASSIFICATION = MODERATE
GROUND COVER IN LANDSCAPE AREAS WILL CONSIST OF MULCH OR PINE STRAW.
TYPE "A" BUFFER YARD REQUIREMENTS:
NUMBER OF TREES REQUIRED FOR 1,206 LF OF 10' WIDE BUFFER
LARGE EVERGREEN TREES = 49
SMALL EVERGREEN TREES = 73
6" TALL OPAQUE FENCE
REFER TO TABLE BELOW FOR REQUIRED NUMBER OF PLANTINGS AND APPROVED PLANTINGS LIST PER TOWN OF BEAUFORT RULES

STORMWATER INFORMATION
CURRENT STORMWATER PERMIT: SWB 070323
IMPERVIOUS AREAS:
OUTPARCEL #1 = 40,000 SF TO BE ALLOTTED (35,297 SF EXISTING)
% IMPERVIOUS = 54.01%
PARCEL #2
PROPOSED DRIVES/PARKING = 77,851 SF
PROPOSED BUILDINGS = 129,360 SF
PROPOSED SIDEWALK = 336 SF
PARCEL #2 IMPERVIOUS AREA = 207,360 SF
% IMPERVIOUS = 63.72%
TOTAL IMPERVIOUS AREA = 247,360 SF
% IMPERVIOUS = 62.08%



10' WIDE TYPE "A" BUFFER
6" OPAQUE FENCE AND
NUMBER OF TREES PER 100 LF:
4 LARGE EVERGREEN TREES
6 SMALL EVERGREEN TREES
TOTAL LENGTH 1200 FEET
9 LARGE TREES REQUIRED
15 SMALL TREES REQUIRED
SEE APPROVED LIST BELOW

Special Characteristics Key table with columns: Code, Special Characteristics Key, Code, Special Characteristics Key. Lists various plant characteristics.

Small Native Trees and Medium Native Trees tables listing botanical names, special characteristics, and requirements for landscaping areas.

1-784.28 SF LANDSCAPING AREA NO. 1 FOR VEHICLE ACCOMMODATION AREA...
PROVIDE VAA PLANTINGS:
LARGE DECIDUOUS TREES 0.2/1000SF X 9342 SF = 2 TREES
LARGE SHRUBS 0.4/1000SF X 9342 SF = 4 LARGE SHRUBS
SMALL SHRUBS 0.6/1000SF X 9342 SF = 6 SMALL SHRUBS
SEE TABLE BELOW

LEGEND table listing symbols for various features: AC - ACRE, BLDG - BUILDING, CB - CATCH BASIN, etc.

LEGEND table listing symbols for various features: LF - LINEAR FEET, MAX - MAXIMUM, MIN - MINIMUM, etc.

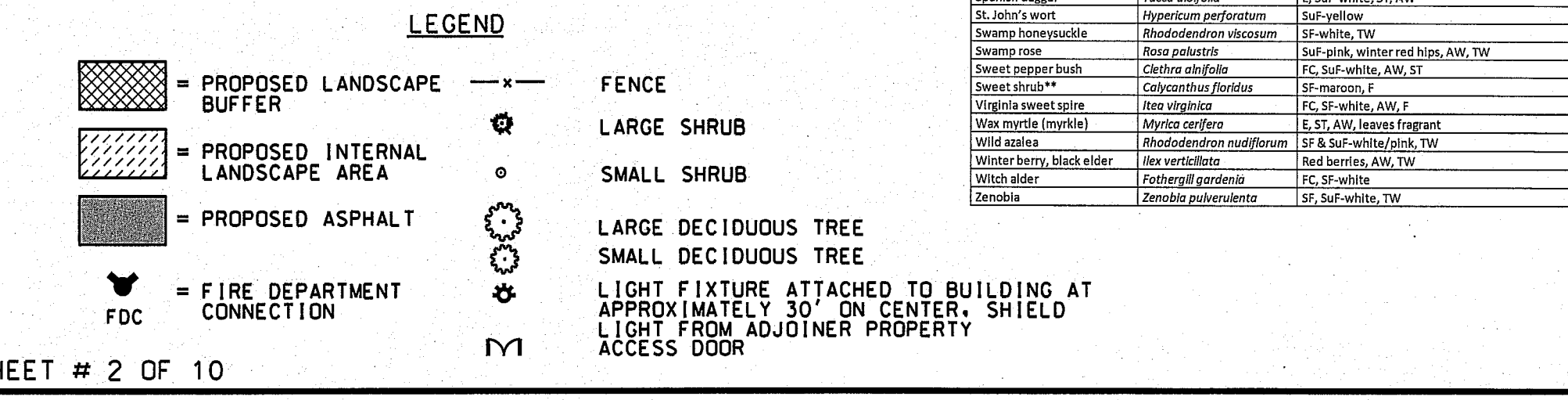
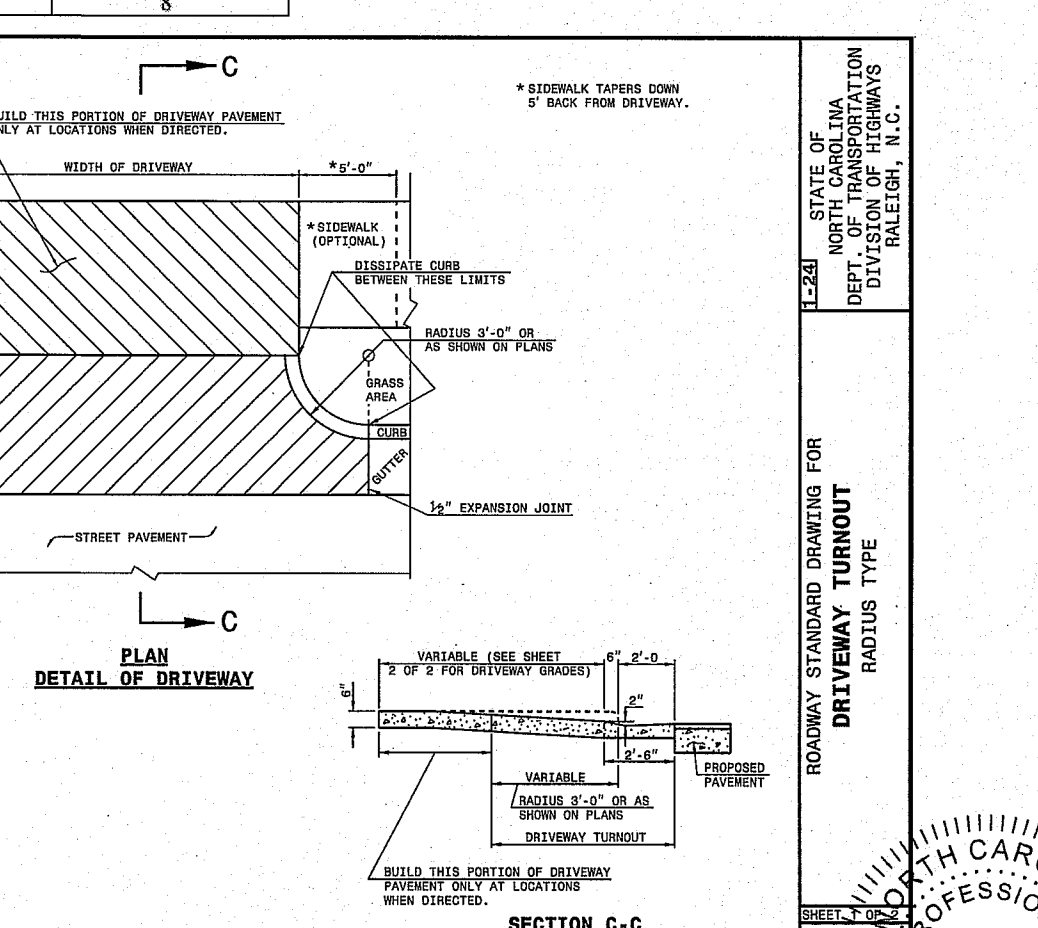
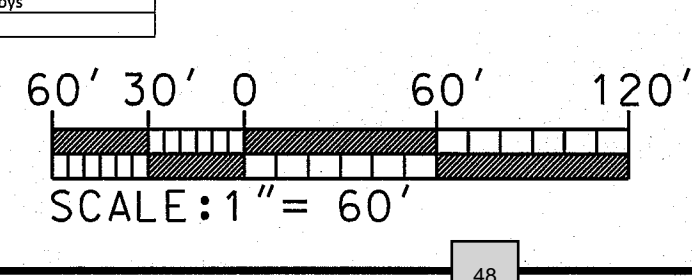
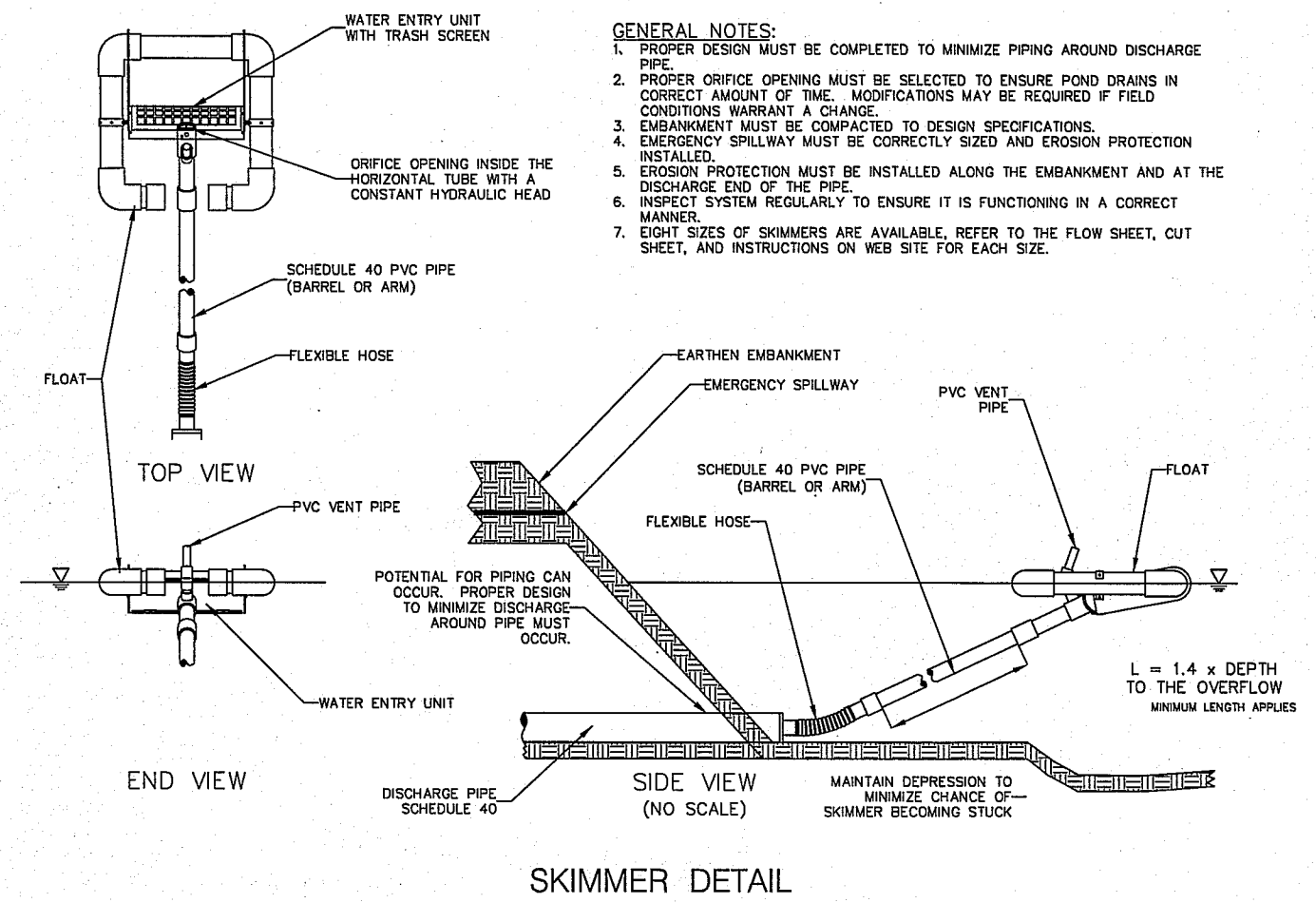
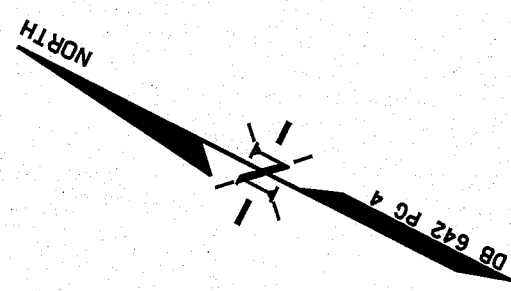


Table 14.2 Minimum Installed Tree Dimensions with columns: Tree Size Category, Minimum DBH, Minimum Height. Lists sizes for Small, Medium, and Large trees.



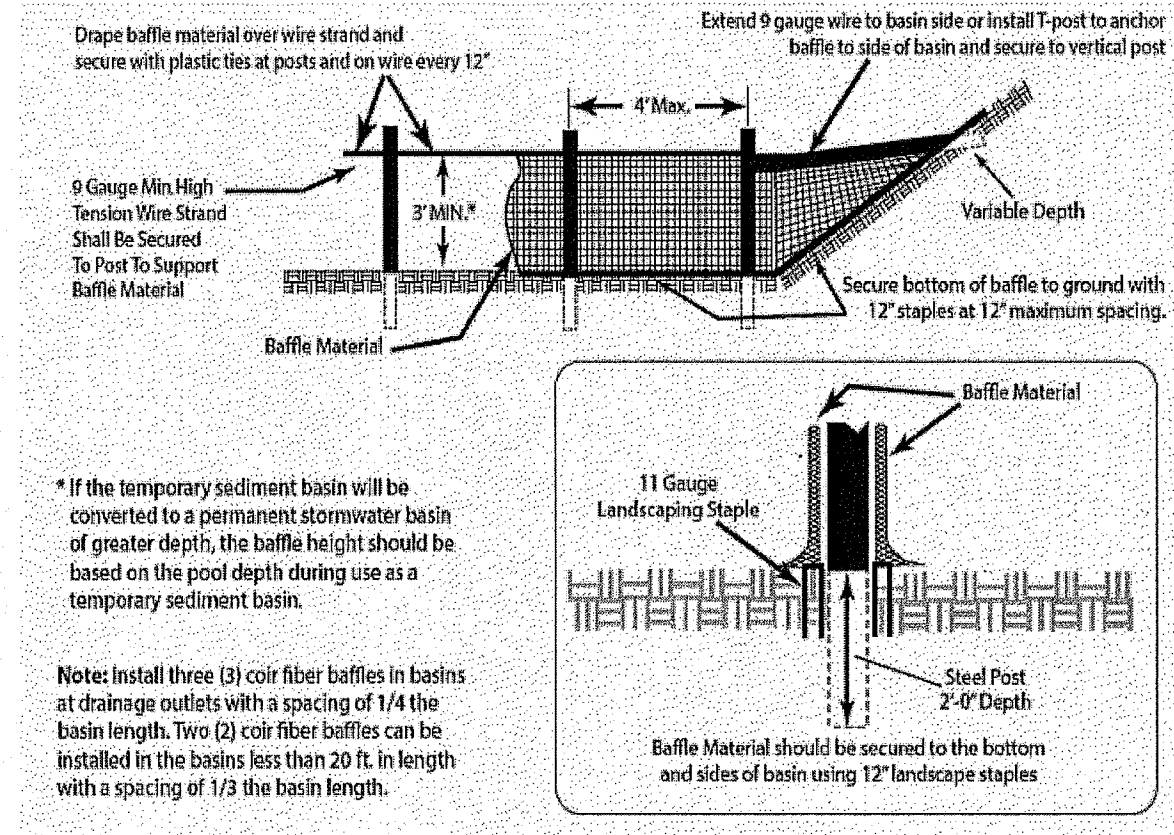
REVISIONS table with columns: No., By, Date, Description.
SITE AND LANDSCAPING PLAN
M&H STORAGE
1783 LIVE OAK STREET
BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
CLIENT: M&H STORAGE, LLC
ADDRESS: 3700 COMPUTER DRIVE SUITE 280 RALEIGH, NC 27609
PHONE: 919-645-1660
DESIGNED: CDI
DRAWN: CDI
CHECKED: RDC
APPROVED: RDC
DATE: 10/19/2023
SCALE: 1" = 60'
THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
1514 HIGHWAY 24 MOREHEAD CITY, N.C. 28557
LICENSE NO. C-4482
RONALD D. CULLIPHER, P.E.





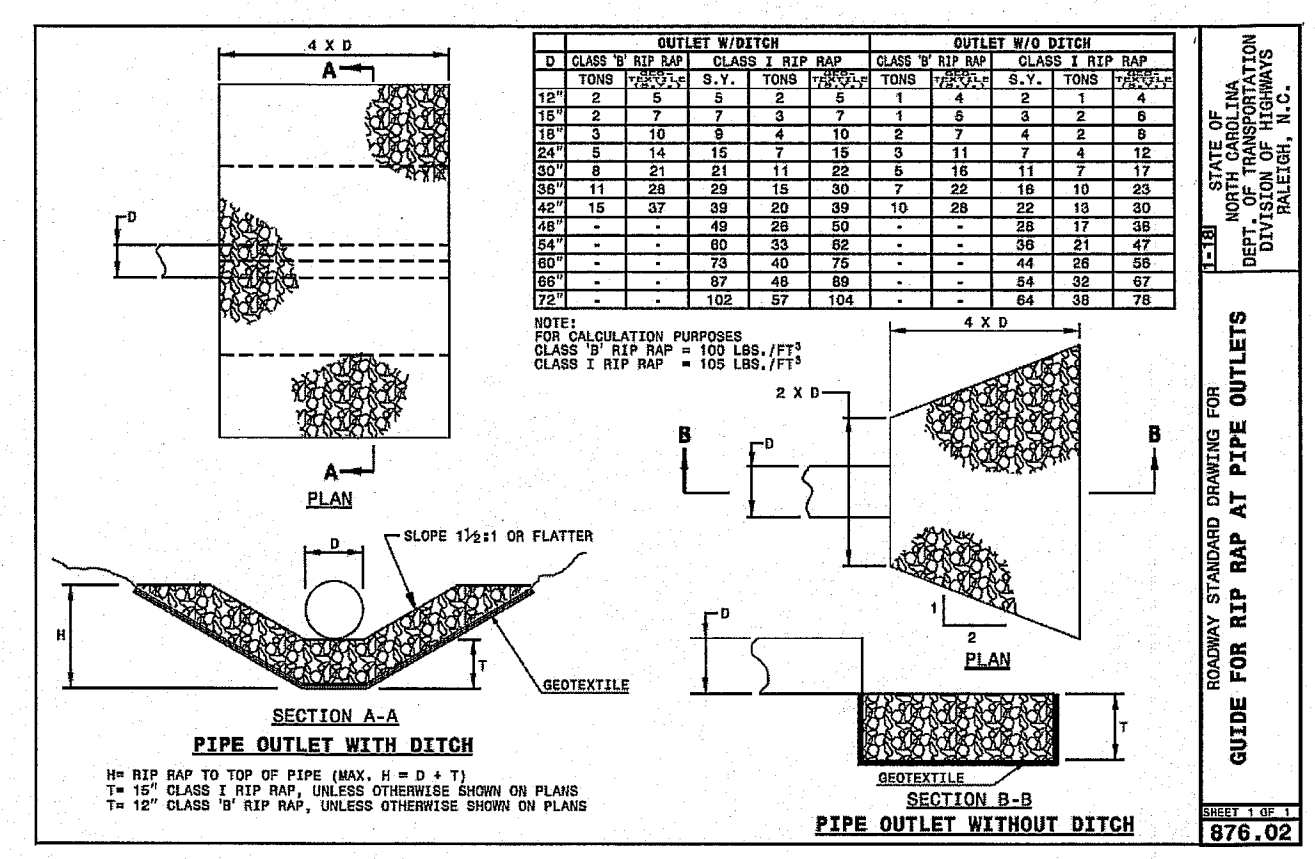
- GENERAL NOTES**
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PILING AROUND DISCHARGE
 2. PROPER ORIFICE MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT MANNER. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE
 3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED
 4. DISCHARGE PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE
 5. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER
 6. COST SIZES OF SKIMMERS ARE AVAILABLE. REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE

SKIMMER DETAIL

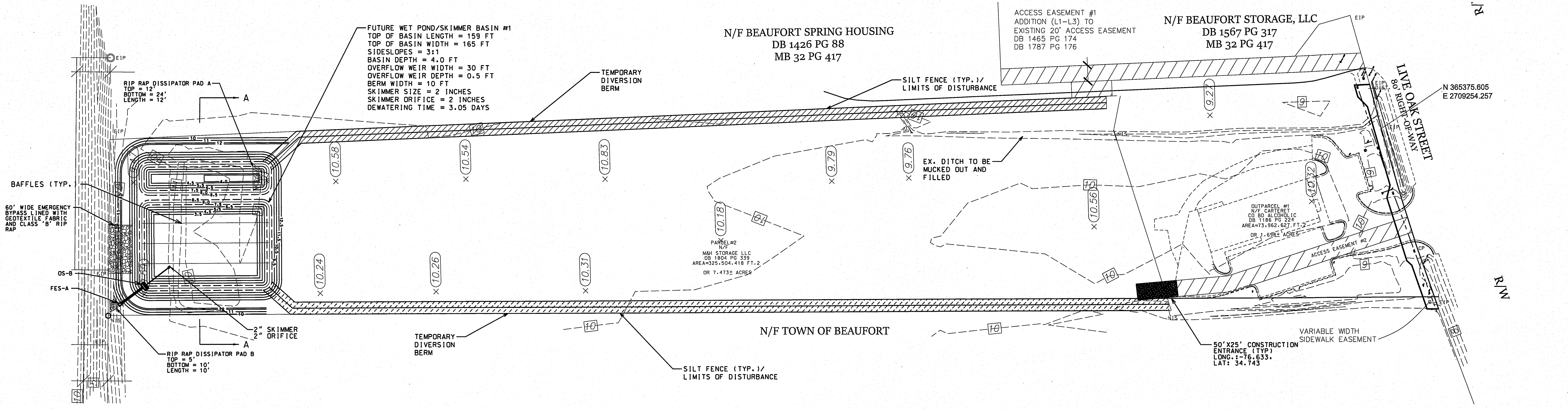


Notes: Install three (3) coir fiber baffles in basins at drainage outlets with a spacing of 1/4 the basin length. Two (2) coir fiber baffles can be installed in the basins less than 20 ft in length with a spacing of 1/3 the basin length.

Figure 6.65b Coir Fiber Baffle Detail
Cross section of a porous baffle in a sediment basin.



- NOTES:**
1. FES-100 RIP RAP DISSIPATOR PAD SHALL CONSIST OF 32 S.Y. (20 TONS) OF CLASS 1 RIP RAP IN 15" LAYER OVER TOP OF 46 S.Y. OF GEOTEXTILE FABRIC.
 2. FES-A RIP RAP DISSIPATOR PAD SHALL CONSIST OF 11 S.Y. (7 TONS) OF CLASS 1 RIP RAP IN 15" LAYER OVER TOP OF 17 S.Y. OF GEOTEXTILE FABRIC.

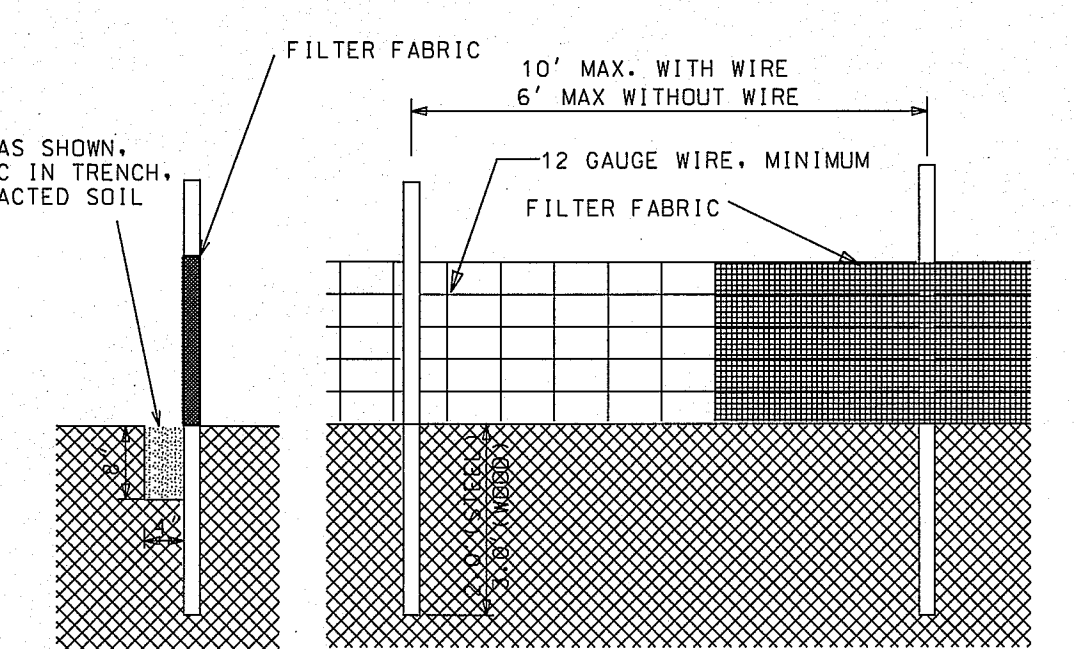
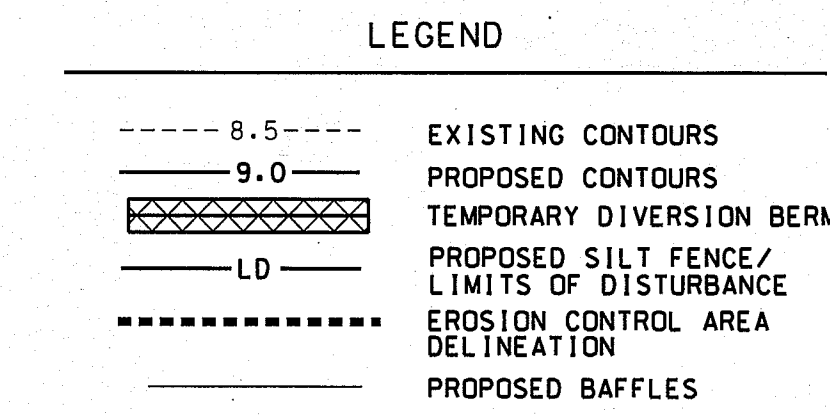


- CONSTRUCTION SEQUENCE - PHASE 1**
1. INSTALL STONE CONSTRUCTION ENTRANCES.
 2. CONTRACTOR SHALL INSTALL SILT FENCE, SILT FENCE OUTLETS, AND CHECK DAMS AS SHOWN ON THE APPROVED PLANS. SILT FENCE OUTLETS SHALL BE PLACED AT ALL LOCALIZED LOW POINTS ALONG THE SILT FENCE. CONTRACTOR SHALL LIMIT INITIAL CLEARING FOR INSTALLATION OF THESE DEVICES ONLY. CONSTRUCT FUTURE WET POND FOR SEDIMENT STORAGE BASIN.
 3. INSTALL TEMPORARY DIVERSION BERMS AND SKIMMER BASIN.
 4. BEGIN CLEARING AND GRUBBING BALANCE OF SITE.
 5. BEGIN BRINGING IN FILL MATERIAL AND GRADING AS NECESSARY.
 6. SEED SITE.

EROSION CONTROL NOTES

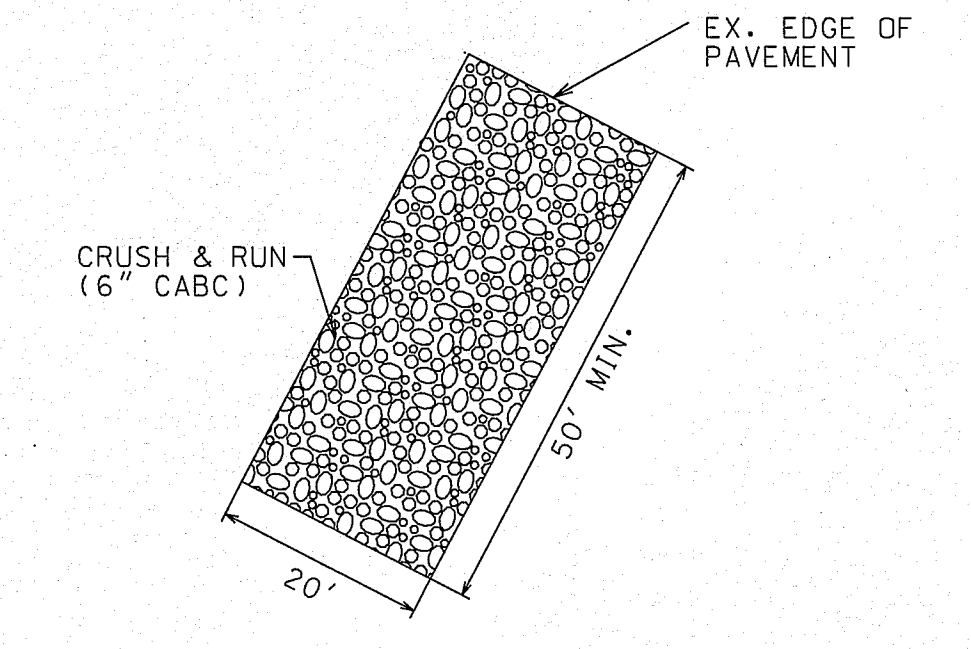
- MAINTENANCE PLAN**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE A WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLAN.
 2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE FENCE SHALL BE REPLACED OR REPAIRED AS NECESSARY TO MAINTAIN BARRIER.
 3. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AND MULCHED AS NECESSARY ACCORDING TO THE CONTRACT DOCUMENTS TO ESTABLISH AND MAINTAIN A DENSE VEGETATIVE COVER.
 4. ANY AREAS STEEPER THAN 3:1 SLOPE SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

- NOTES**
1. PERSON RESPONSIBLE FOR LAND DISTURBING ACTIVITY: M&H STORAGE, LLC 3700 COMPUTER DRIVE SUITE 280 RALEIGH, NC 27609
 2. BORROW ACTIVITY TO BE OBTAINED FROM A PERMITTED MINE.
 3. ANY MATERIAL REMOVED FROM THE SITE MUST BE HAULED TO A PERMITTED SITE.
 4. PROJECT SITE IS LOCATED WITHIN THE WHITE OAK RIVER BASIN.

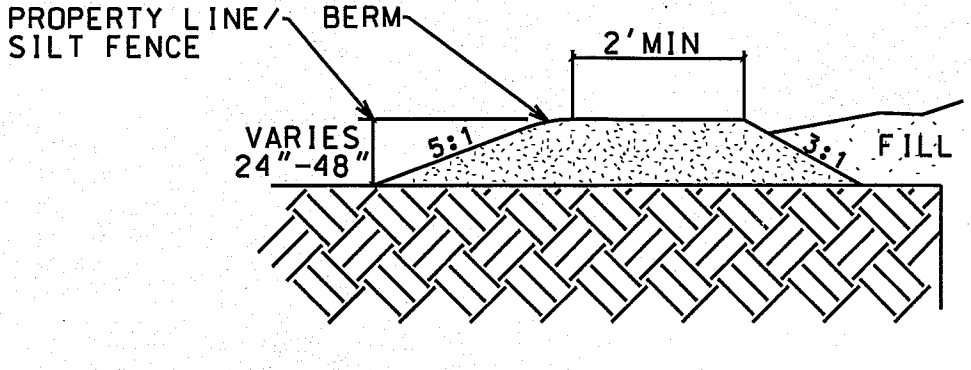


- NOTES:**
1. USE WIRE A MINIMUM OF 3/8" IN WIDTH, AND A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
 2. USE FILTER FABRIC A MINIMUM OF 36" IN WIDTH AND FASTEN ADEQUATELY TO THE WIRES.
 3. PROVIDE 5" STEEL POST OF THE SELF-FASTENER ANGLE STEEL TYPE, 4" DIAMETER PINE OR 2" DIAMETER OAK.
- MAINTENANCE:**
1. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
 2. SHOULD THE FABRIC COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE REPLACE IMMEDIATELY.
 3. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN EVENT TO REDUCE PRESSURE ON THE FENCE.
 4. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

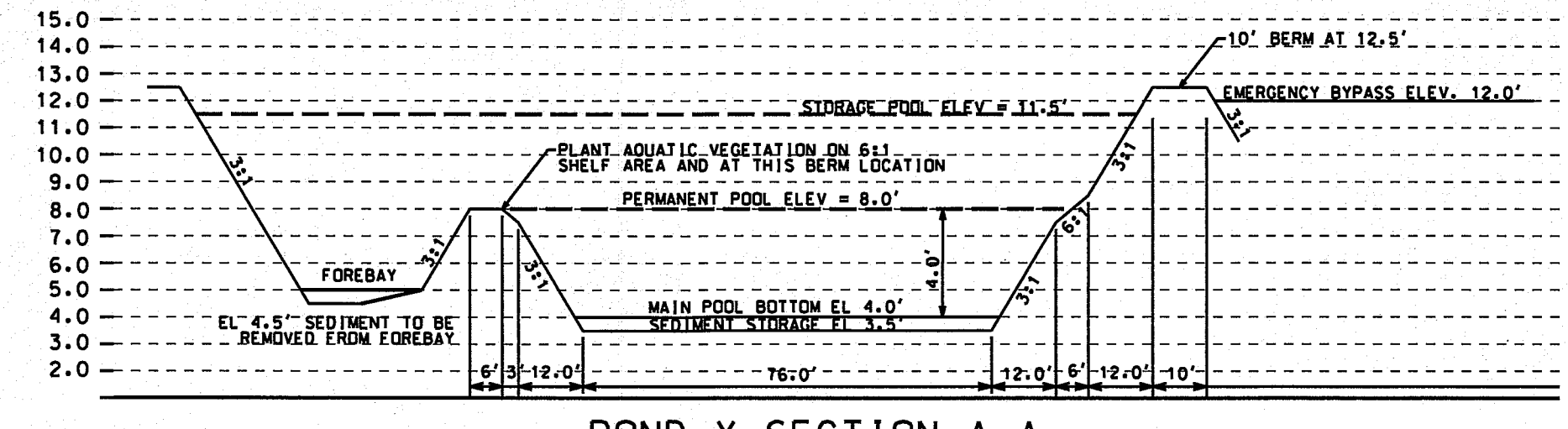
SILT FENCE DETAIL
SCALE: NOT TO SCALE



STONE CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE



TEMPORARY DIVERSION
SCALE: NOT TO SCALE



POND X-SECTION A-A

NO CONCRETE WASHDOWN ALLOWED
LAND DISTURBANCE = 7.11 AC
ALL DENUDED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING BROUGHT TO ROUGH FINAL GRADE

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	RDC	12/6/23	TAC COMMENTS

EROSION CONTROL PHASE 1

M&H STORAGE
1783 LIVE OAK STREET

BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

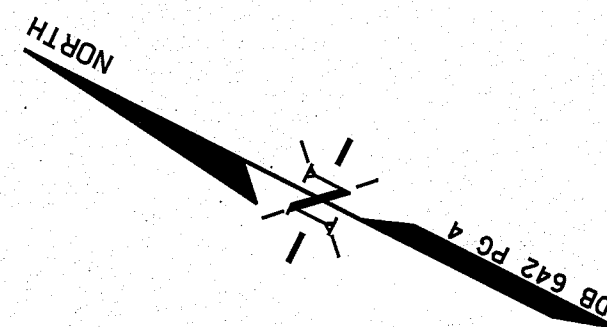
CLIENT: M&H STORAGE, LLC
ADDRESS: 3700 COMPUTER DRIVE SUITE 280 RALEIGH, NC 27609
PHONE: 919-645-1660

DESIGNED: CD1
DRAWN: CD1
CHECKED: RDC
APPROVED: RDC

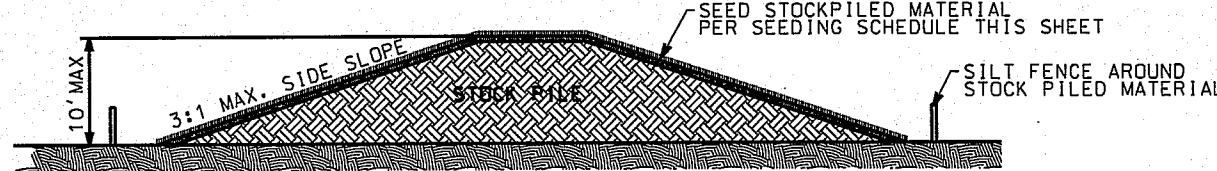
DATE: 10/19/2023
SCALE: 1" = 60'

THE CULLIPHER GROUP P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24 MOREHEAD CITY, N.C. 28557
LICENSE NO. C-4482

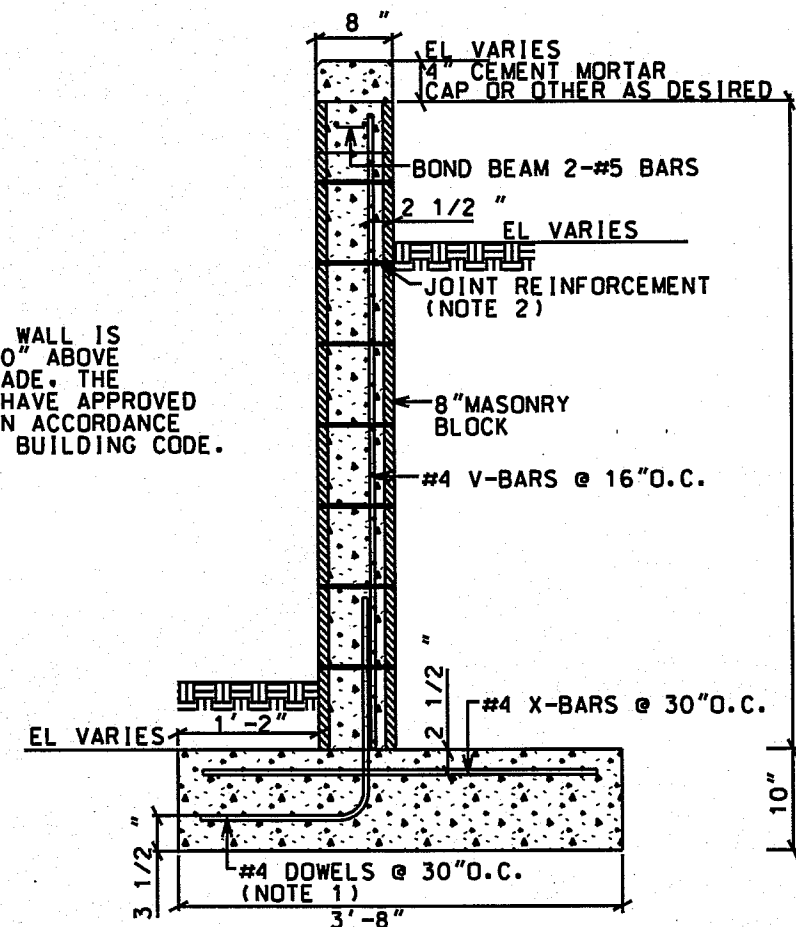
RONALD D. CULLIPHER P.E.



CONTRACTOR SHALL STOCK PILE SPOILS WITHIN THE LIMITS OF DISTURBANCE PER THIS DETAIL. IF REQUIRED.



STOCK PILE
SCALE: NOT TO SCALE



NOTE: WHERE WALL IS MORE THAN 30' ABOVE FINISHED GRADE, THE WALL SHALL HAVE APPROVED HANDRAILS IN ACCORDANCE WITH THE NC BUILDING CODE.

1. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIAMETERS INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
2. JOINT REINFORCEMENT CONSISTING OF 3 #4 LONGITUDINAL WIRES AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.

SCALE: NOT TO SCALE

SEED BED PREPARATION

LIME----- 2 TONS/AC
 10-10-10----- 1,000 LBS/AC
 SURFACE ROUGHENING: IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING OR HARROWING. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

TEMPORARY SEEDING MIXTURE

DECEMBER 1 - APRIL 15
 RYE (GRAIN)----- 120 LBS/AC
 KOBE LESPEDEZA (SCARIFIED)----- 50 LBS/AC
 (OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE)
 (APRIL 15 - AUGUST 15)
 GERMAN MILLET----- 40 LBS/AC
 (AUGUST 15 - DECEMBER 30)
 RYE (GRAIN)----- 25 LBS/AC
 (IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50LBS/AC KOBE.)

PERMANENT SEEDING MIXTURE

TALL FESCUE----- 60 LBS/AC
 PENSACOLA BAHIA GRASS----- 50 LBS/AC
 SERICEA LESPEDEZA----- 30 LBS/AC
 KOBE LESPEDEZA----- 10 LBS/AC

1. FROM SEEDING 1 - MARCH 1, USE UNSCARIFIED SERICEA SEED
2. ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 LBS/AC
3. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE TO 40 LBS/AC.
4. BETWEEN APRIL 15 AND AUGUST 15, ADD 10 LB/AC GERMAN MILLET OR 15 LB/AC SUDAGRASS. PRIOR TO MAY 1 OR AFTER AUG 15, ADD 25 LB/AC RYE (GRAIN).

PERMANENT SEEDING MIXTURE (SWALES & DITCHES)

COMMON BERMUDAGRASS----- 80 LBS/AC

MULCHING

STRAW (WHEAT, OATS, BARLEY, RYE)----- 1-2 TONS/AC (AFTER SEEDING)
 (STRAW QUALITY SHALL BE DRY, UNCHOPPED & UNWEATHERED)
 ASPHALT TACK----- 200 GAL./TON OF MULCH

1. APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT. NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
2. A CHANNEL LINING MATERIAL (SEE DETAIL BELOW) SHALL COVER THE BOTTOM OF SWALES & DITCHES. THE LINING SHALL EXTEND ABOVE THE HIGHEST DEPTH OF FLOW WITHIN GIVEN CHANNEL. ON CHANNEL SIDE SLOPES ABOVE THIS HEIGHT APPLY STRAW AS PREVIOUSLY INSTRUCTED.

MAINTENANCE

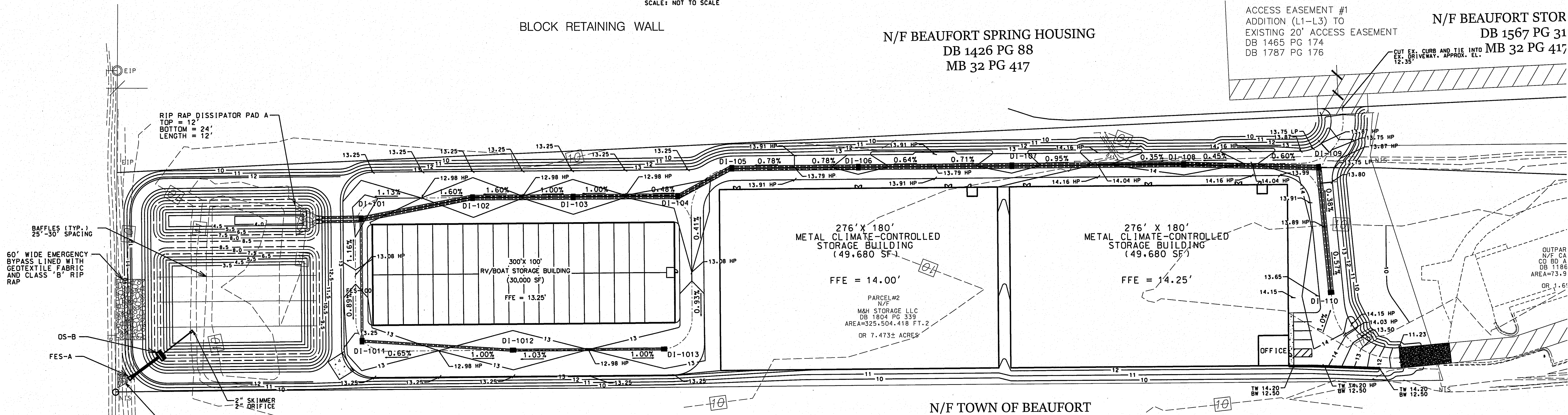
IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR WITH 500 LB/AC 10-10-10 FERTILIZER. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

BLOCK RETAINING WALL

N/F BEAUFORT SPRING HOUSING
 DB 1426 PG 88
 MB 32 PG 417

ACCESS EASEMENT #1
 ADDITION (L1-L3) TO
 EXISTING 20' ACCESS EASEMENT
 DB 1465 PG 174
 DB 1787 PG 176

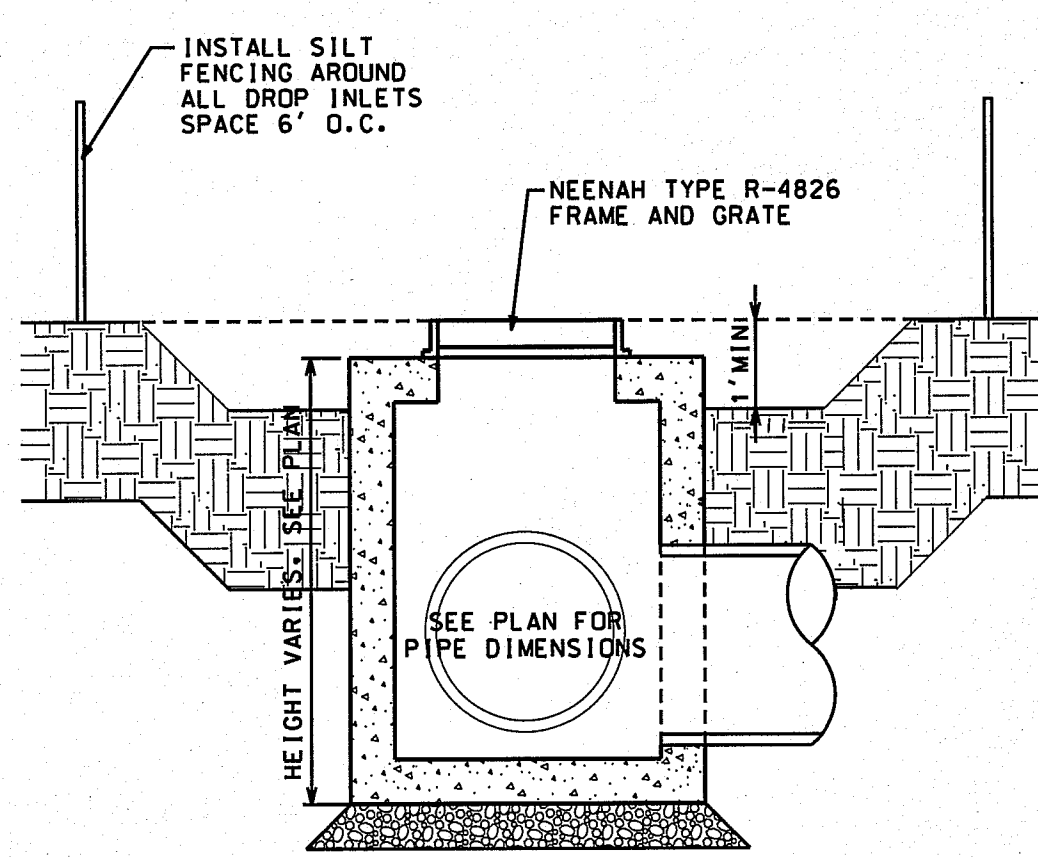
N/F BEAUFORT STOR
 DB 1567 PG 31
 MB 32 PG 417



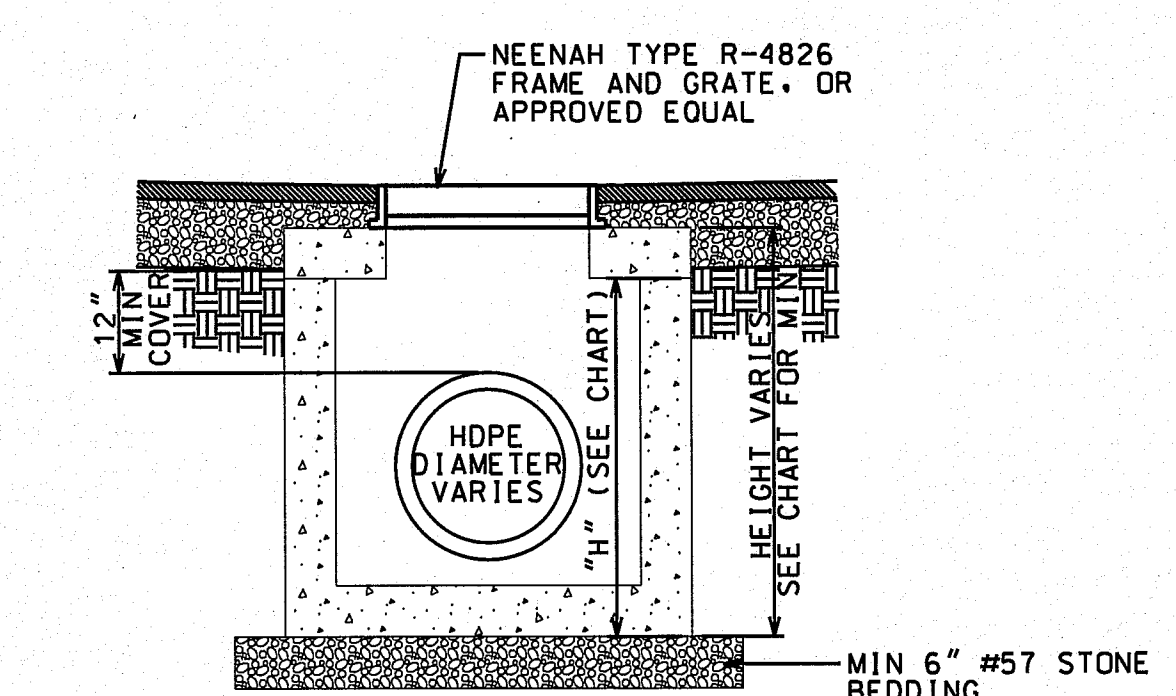
60' WIDE EMERGENCY BYPASS LINED WITH GEOTEXTILE FABRIC AND CLASS 'B' RIP RAP

RIP RAP DISSIPATOR PAD A
 TOP = 12'
 BOTTOM = 24'
 LENGTH = 12'

RIP RAP DISSIPATOR PAD B
 TOP = 5'
 BOTTOM = 10'
 LENGTH = 10'



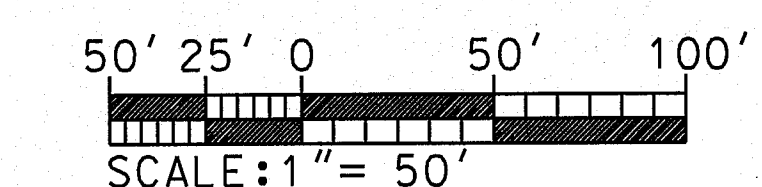
STORM STRUCTURE W/ INLET PROTECTION
 SCALE: NOT TO SCALE



NOTE: ALL STORMDRAIN PIPING TO BE INSTALLED ON MINIMUM 6" CLASS 11 OR HIGHER GRANULAR FILL BEDDING

DIMENSION "H"	MAXIMUM PIPE DIAMETER		
	36" WALL	48" WALL	60" WALL
3'-6"	18"	18"	18"
4'-6"	24"	30"	30" OR DUAL 18"

DROP INLET
 SCALE: NOT TO SCALE



EROSION CONTROL NOTES

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE A WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLAN.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. WHEN DAMAGED, THE FENCE SHALL BE REPLACED OR REPAIRED TO MAINTAIN BARRIER.
3. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AND MULCHED ACCORDING TO THE CONTRACT DOCUMENTS TO ESTABLISH AND MAINTAIN A DENSE VEGETATIVE COVER.
4. ANY AREAS STEEPER THAN 3:1 SLOPE SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

NOTES

1. PERSON RESPONSIBLE FOR LAND DISTURBING ACTIVITY:
 M&H STORAGE, LLC
 3700 COMPUTER DRIVE SUITE 280
 RALEIGH, NC 27609
2. BORROW ACTIVITY TO BE OBTAINED FROM A PERMITTED MINE.
3. ANY MATERIAL REMOVED FROM THE SITE MUST BE HAULED TO A PERMITTED SITE.

CONSTRUCTION SEQUENCE - PHASE 2

AS SITE COMES UP TO GRADE, CONTRACTOR SHALL INSTALL STORM DRAIN NETWORKS PER THE APPROVED PLANS. ALL STRUCTURES SHALL HAVE INLET PROTECTION PER DETAILS. INSTALL UTILITIES AND BEGIN BUILDING CONSTRUCTION. STABILIZE SITE PER CIVIL SHEET - GROUND STABILIZATION DURING CONSTRUCTION. WHEN SITE IS STABILIZED AND CONSTRUCTION IS NEAR COMPLETE, CALL NCDRO AND THE CULLIPHER GROUP, P.A. FOR SITE INSPECTION. UPON APPROVAL, MUCK OUT SKIMMER BASIN AND CONVERT BASIN INTO STORMWATER DETENTION POND PER APPROVED PLANS. STABILIZE ALL REMAINING SURFACES AND CALL FOR FINAL INSPECTION.

LEGEND

-18.5-	EX. CONTOURS
-19.5-	PROPOSED CONTOURS
→	FLOW DIRECTION
HP	HIGH POINT
---	PROPOSED STORM DRAINAGE
CB	CATCH BASIN
DI	DROP INLET
SDMH	STORM DRAIN MANHOLE
OS	OUTLET STRUCTURE
TW 14.20 BW 12.50	TOP OF WALL BOTTOM OF WALL

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	RDC	12/16/23	TRC COMMENTS

EROSION CONTROL PHASE 2

M&H STORAGE
 1783 LIVE OAK STREET

BEAUFORT TWP., CARTER COUNTY, NORTH CAROLINA

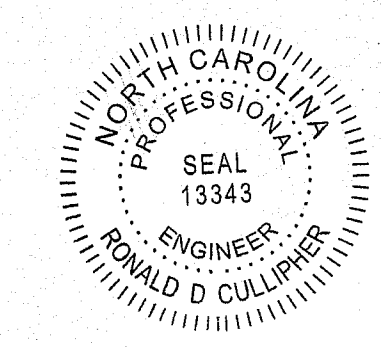
CLIENT: M&H STORAGE, LLC
 ADDRESS: 3700 COMPUTER DRIVE SUITE 280
 RALEIGH, NC 27609
 PHONE: 919-645-1660

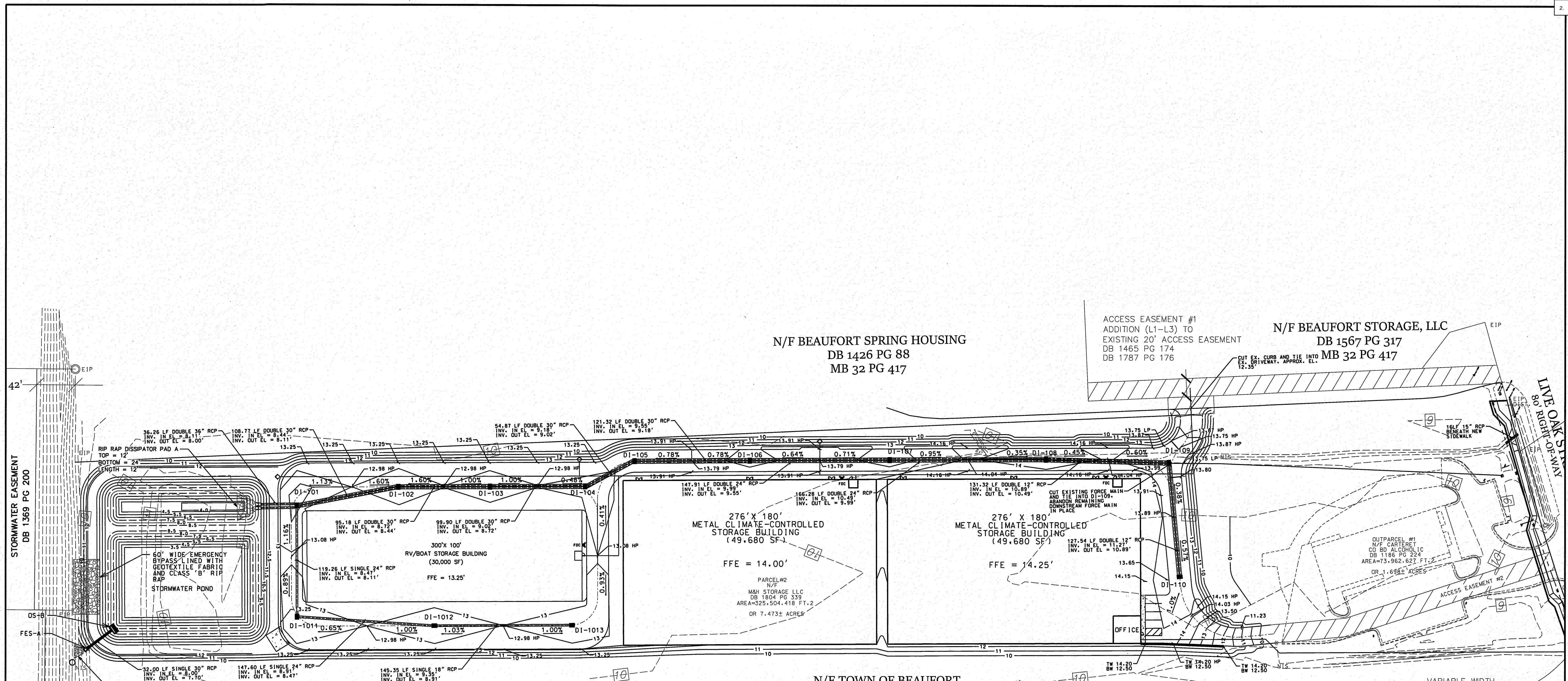
DESIGNED: CD1
 DRAWN: CD1
 CHECKED: RDC
 APPROVED: RDC

THE CULLIPHER GROUP, P.A.
 ENGINEERING & SURVEYING SERVICES
 151A HIGHWAY 24
 MOREHEAD CITY, N.C. 28557
 LICENSE NO. C-44882

RONALD D. CULLIPHER, P.E.

DATE: 10/19/2023
 SCALE: 1" = 50'





STORM PIPING DATA

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	LENGTH (FT)	SLOPE	PIPE DIA. (IN)	NUMBER OF PIPES
DI-110	DI-109	127.54	0.30%	12	2
DI-109	DI-108	131.32	0.30%	12	2
DI-108	DI-107	166.28	0.30%	24	2
DI-107	DI-106	147.91	0.30%	24	2
DI-106	DI-105	121.32	0.30%	30	2
DI-105	DI-104	54.87	0.30%	30	2
DI-104	DI-103	99.90	0.30%	30	2
DI-103	DI-102	95.18	0.30%	30	2
DI-102	DI-101	108.77	0.30%	36	2
FES-100	FES-A	32.00	0.94%	30	1
DI-1013	DI-1012	145.35	0.30%	24	1
DI-1012	DI-1011	147.60	0.30%	24	1
DI-1011	DI-101	119.26	0.30%	24	1

STORM STRUCTURE DATA

STRUCTURE	INVERT EL (FT)	RIM EL (FT)
DI-110	11.27	13.54
DI-109	10.89	13.65
DI-108	10.49	13.76
DI-107	9.99	13.86
DI-106	9.55	13.32
DI-105	9.18	13.31
DI-104	9.02	12.78
DI-103	8.72	12.48
DI-101	8.11	12.36
OS-B	8.00	
FES-A	7.70	
DI-1012	8.91	12.25
DI-1011	8.47	12.24
DI-101	8.11	

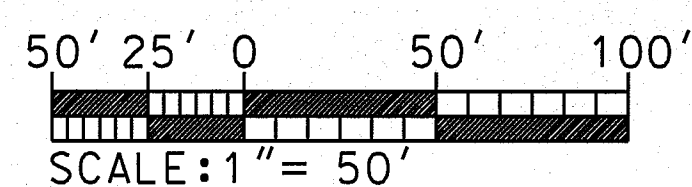
NOTE: STORAGE BUILDING DOWNSPOUTS SHALL BE PIPED TO DROP INLETS

LEGEND

- 18.5-- EX. CONTOURS
- 19.5-- PROPOSED CONTOURS
- FLOW DIRECTION
- HP HIGH POINT
- PROPOSED STORM DRAINAGE
- CB CATCH BASIN
- DI DROP INLET
- SDMH STORM DRAIN MANHOLE
- OS OUTLET STRUCTURE
- TW 14.20 TOP OF WALL
- BW 12.50 BOTTOM OF WALL

REVISIONS:

NO.	BY	DATE	DESCRIPTION
1	RDC	12/6/23	TRC COMMENTS



GRADING AND DRAINAGE PLAN

M&H STORAGE
1783 LIVE OAK STREET

BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

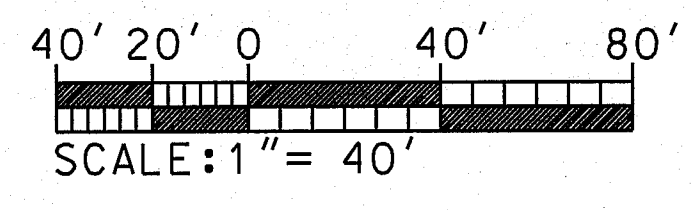
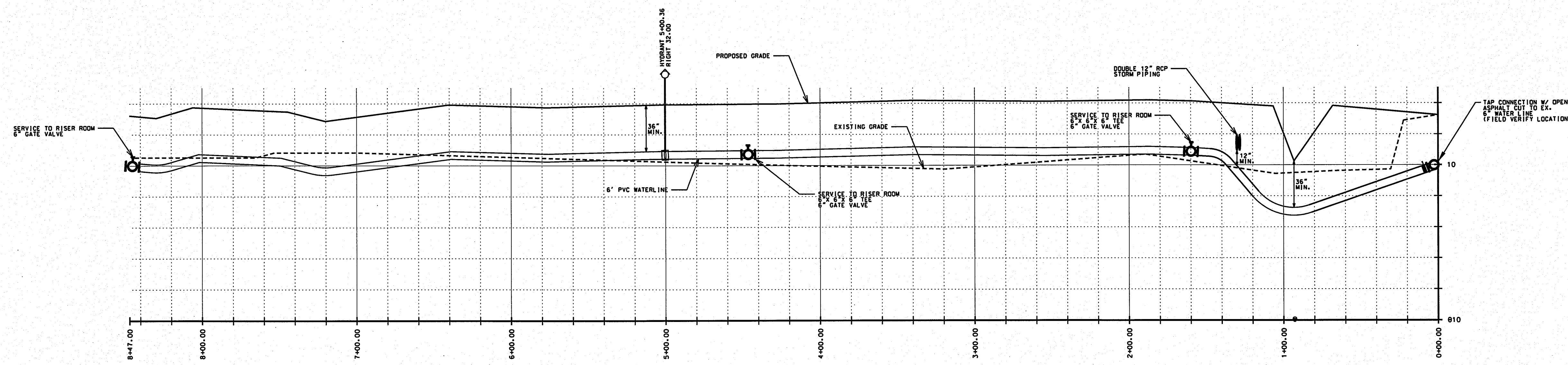
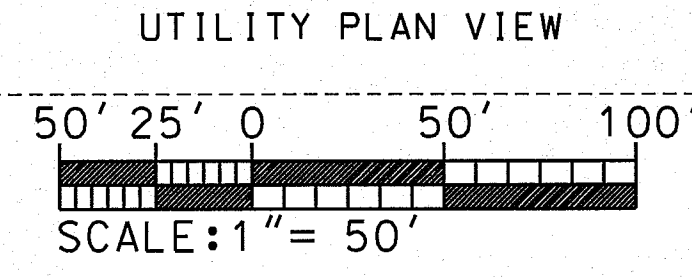
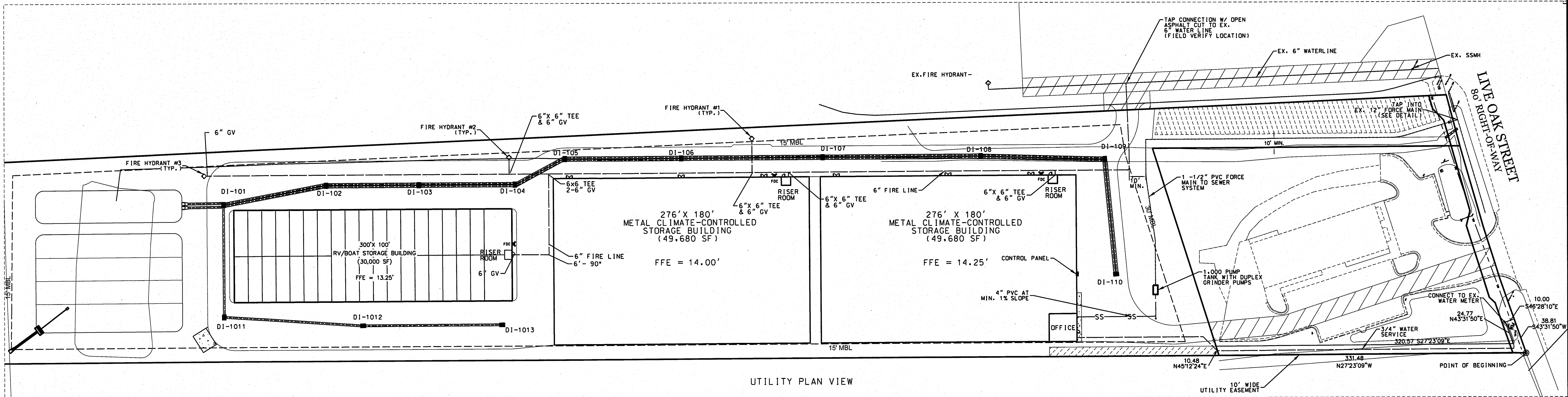
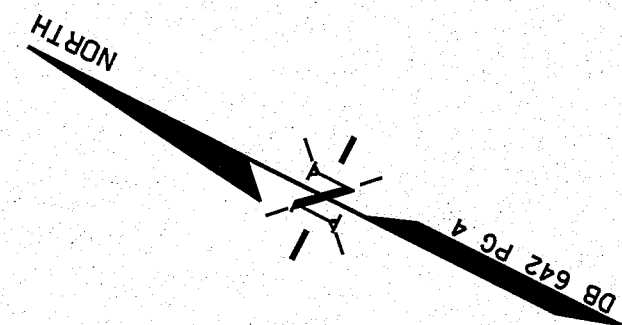
CLIENT: M&H STORAGE, LLC
ADDRESS: 3700 COMPUTER DRIVE SUITE 280 RALEIGH, NC 27609
PHONE: 919-645-1660

DESIGNED: CDI
DRAWN: CDI
CHECKED: RDC
APPROVED: RDC

DATE: 10/19/2023
SCALE: 1" = 50'

THE CULLIPHER GROUP P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
LICENSE NO. C-4482
252-773-0090

RONALD D. CULLIPHER P.E.



LEGEND

- W — = EXISTING WATER
- W — = EXISTING FORCE MAIN
- W — = PROPOSED WATER
- W — = PROPOSED FORCE MAIN
- SS — = PROPOSED SEWER SERVICE

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	RDC	12/6/23	TRC COMMENTS

NOTE: WETLAND AND TOPOGRAPHIC SURVEY BY STROUD ENGINEERING, PA

- NOTES:
- 1) FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 26'.
 - 2) THE UNOBSTRUCTED VERTICAL CLEARANCE SHALL NOT BE LESS THAN 13' 6".
 - 3) ALL UNDERGROUND PIPING AND THRUST BLOCKS MUST BE INSPECTED BY THE TOWN OF BEAUFORT FIRE MARSHAL PRIOR TO CONCEALMENT.
 - 4) PRESSURE TESTING AND FLUSHING FOR THE NEW FIRE LINE SHALL BE WITNESSED BY THE TOWN OF BEAUFORT FIRE DEPARTMENT.
 - 5) FIRE LANE SIGNAGE SHALL BE POSTED ON BOTH SIDES OF THE FIRE APPARATUS ROADS.
 - 6) ANY SECURITY OR ACCESS CONTROL GATES MUST COMPLY WITH UL325 AND ASTM F2200. THESE GATES SHALL HAVE A MEANS OF FOR EMERGENCY OPERATION SUCH AS SIREN ACTIVATION.

UTILITY PLAN

M&H STORAGE
1783 LIVE OAK STREET

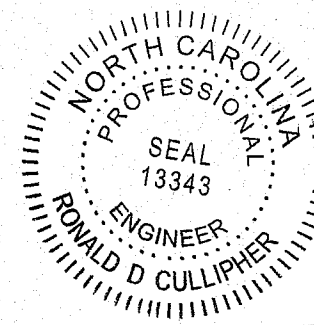
BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

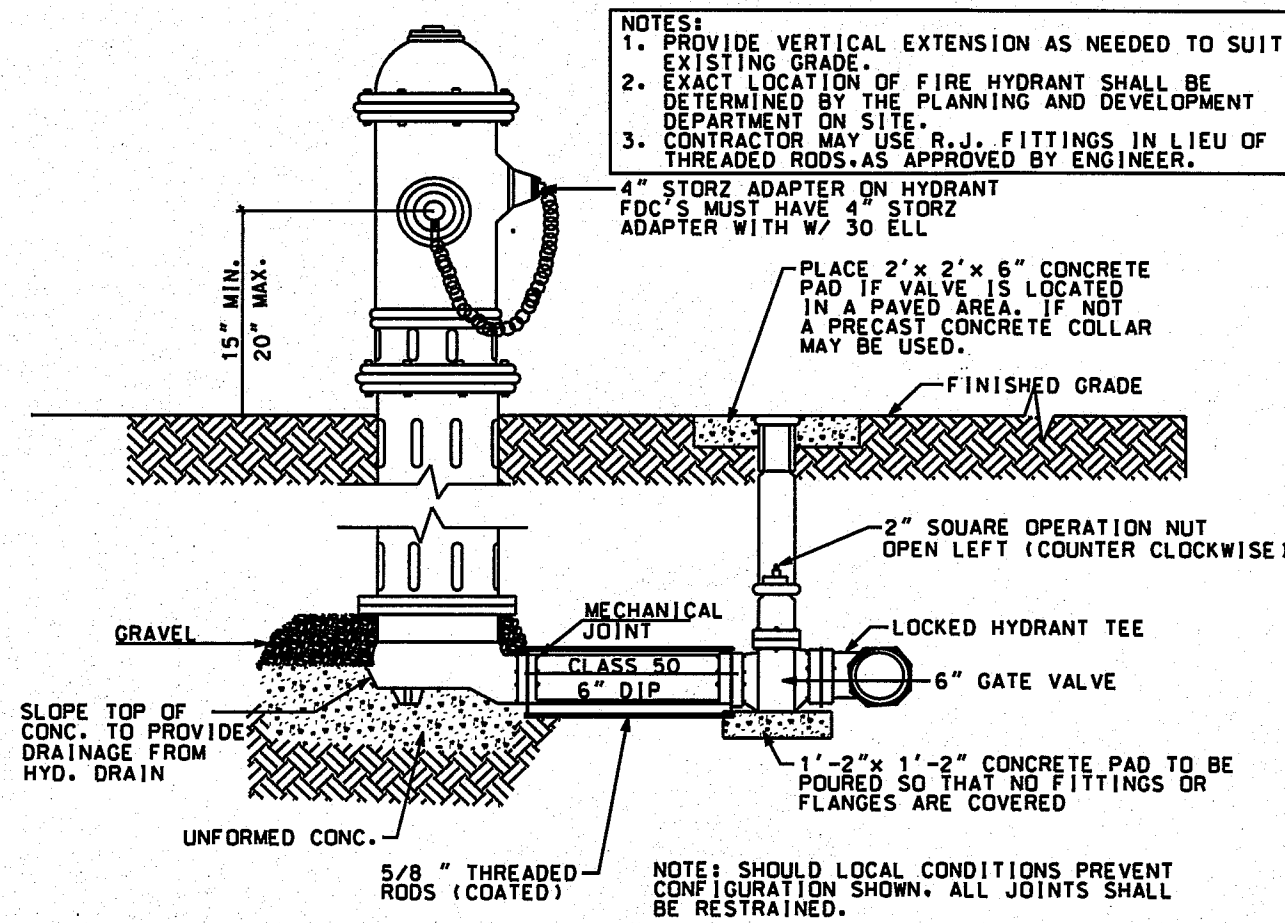
CLIENT: M&H STORAGE, LLC
ADDRESS: 3700 COMPUTER DRIVE SUITE 280 RALEIGH, NC 27609
PHONE: 919-645-1660

DESIGNED: CDJ
DRAWN: CDJ
CHECKED: RDC
APPROVED: RDC

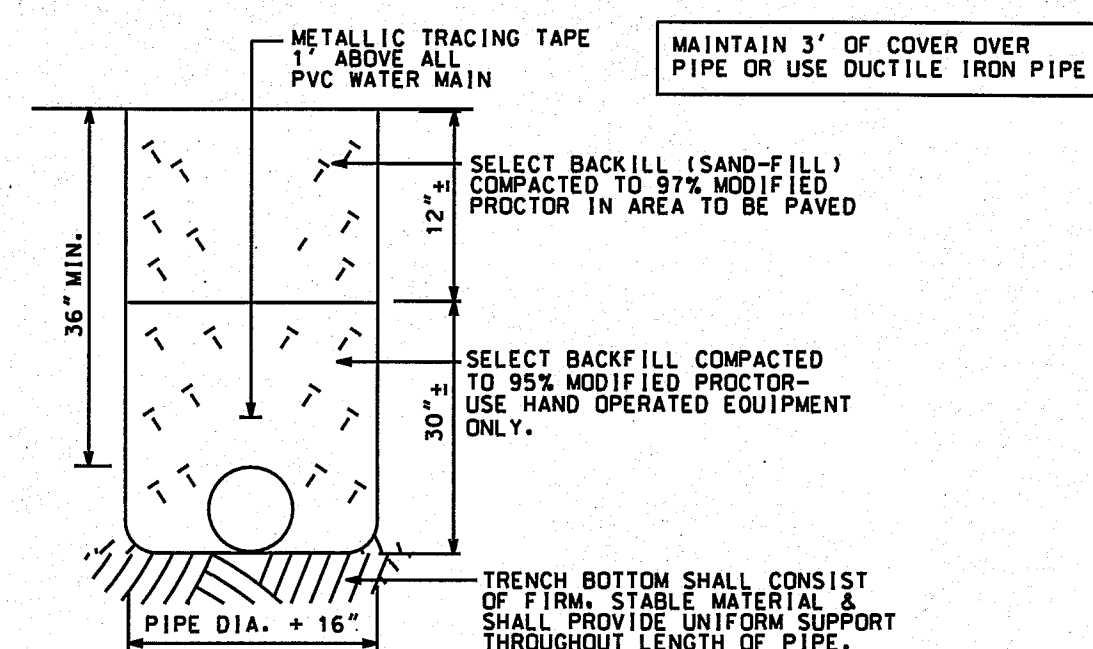
DATE: 10/19/2023
SCALE: AS NOTED

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MORRHEAD CITY, N.C. 28557
LICENSE NO. 0-4482
RONALD D. CULLIPHER, P.E.

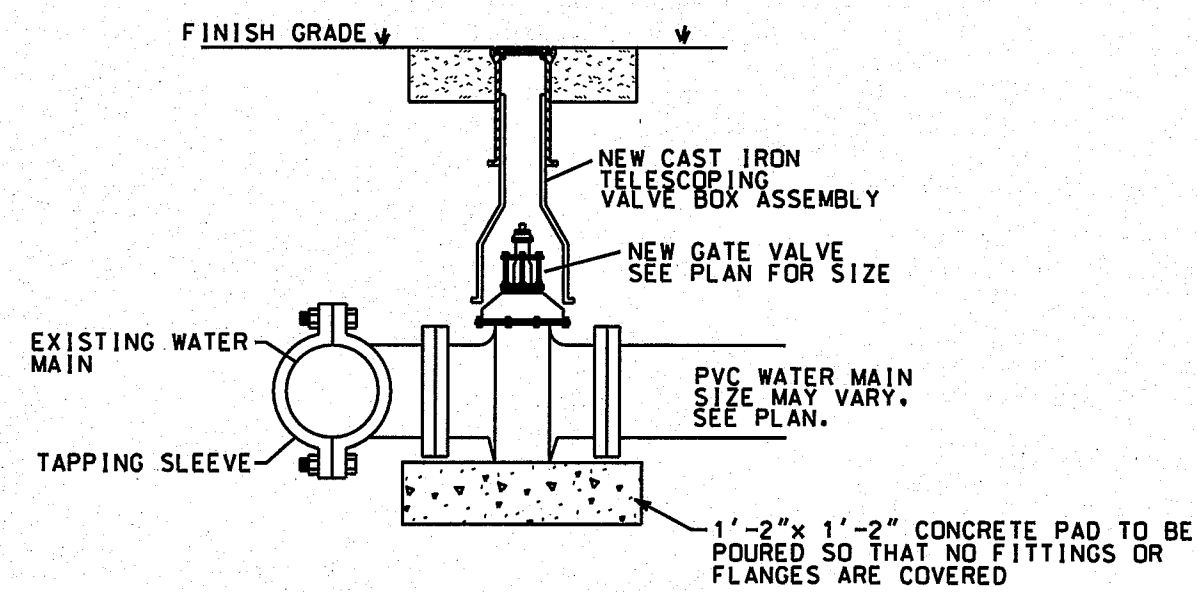




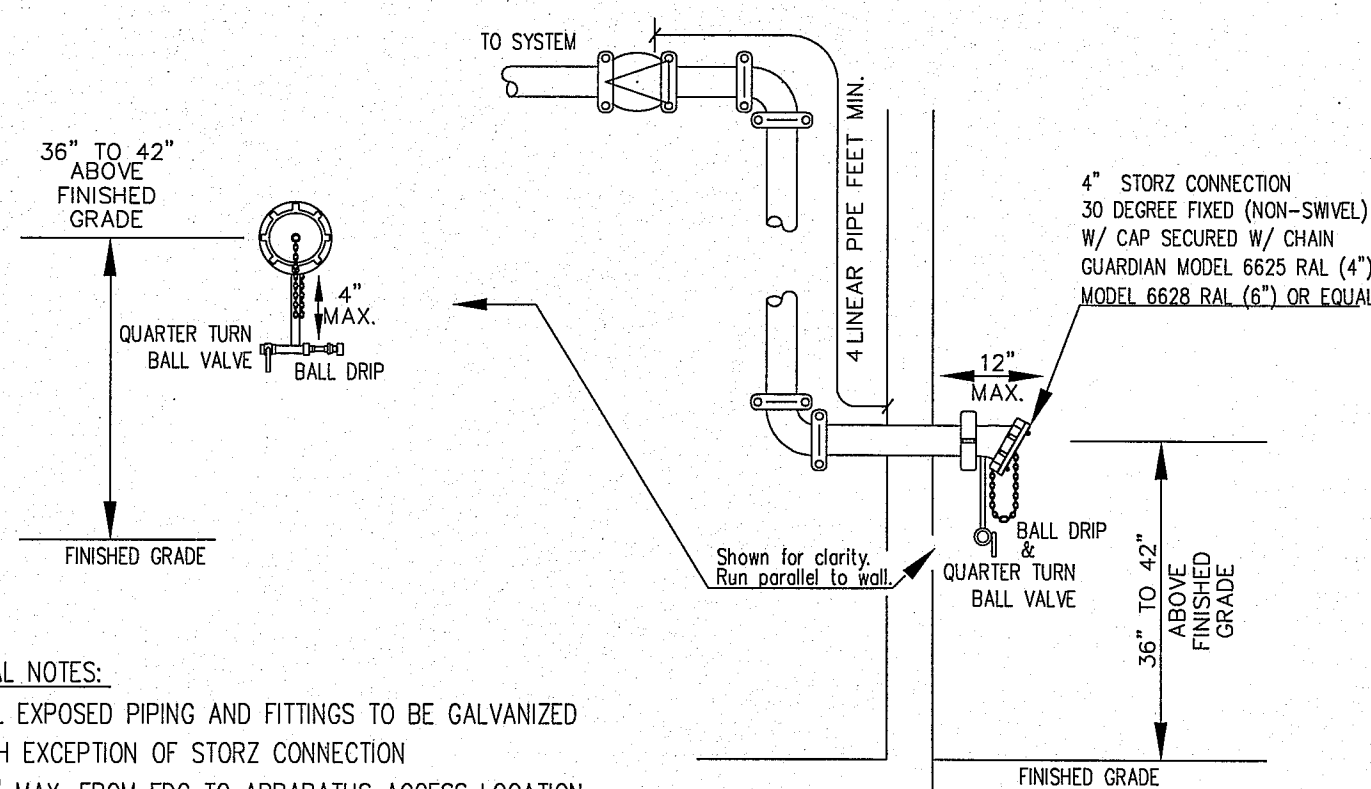
TYPICAL FIRE HYDRANT ASSEMBLY



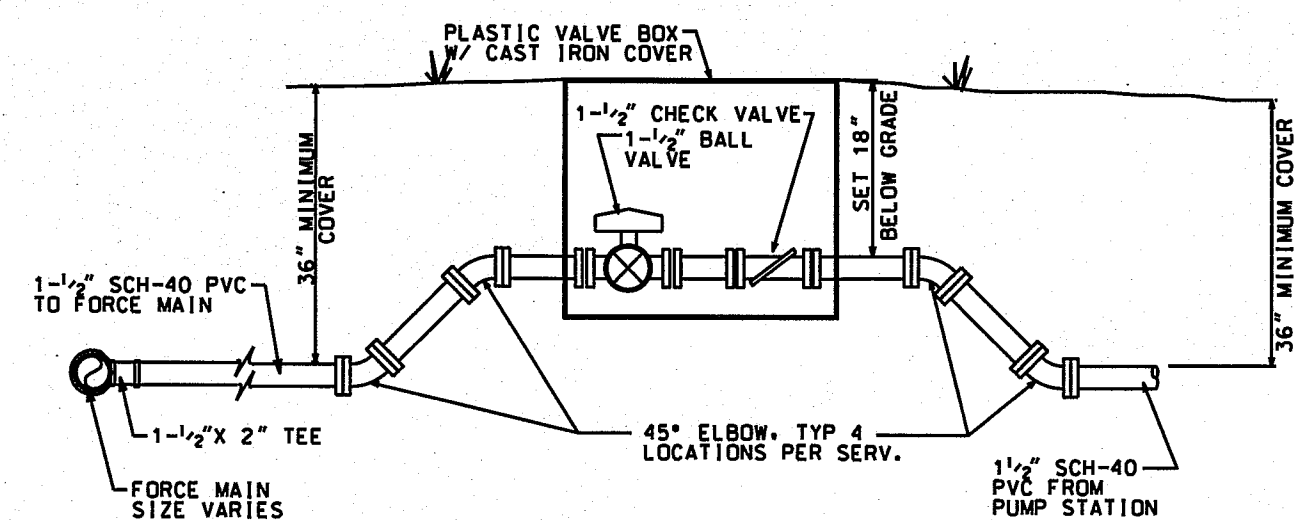
WATER PIPE TRENCH DETAIL AREA TO BE PAVED



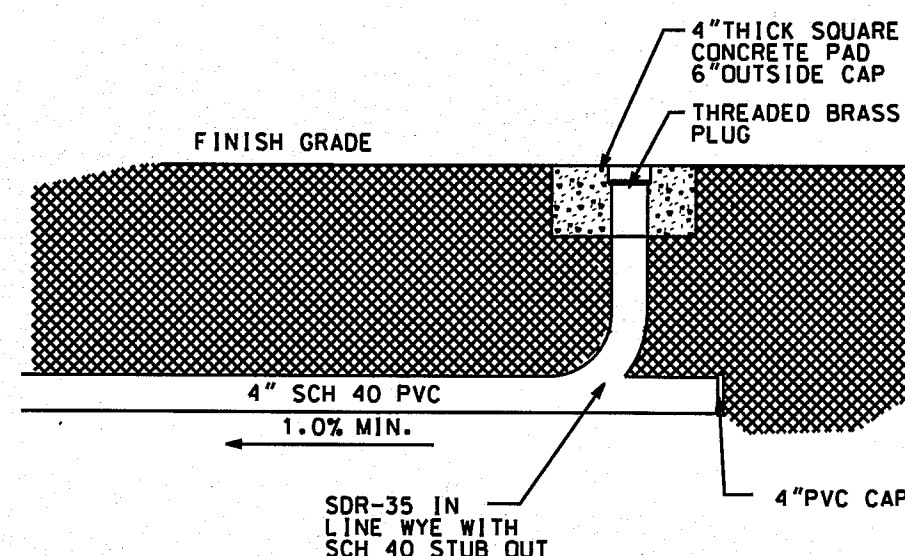
TAPPING DETAIL



FLUSH FDC DETAIL



TYP. SERVICE CONNECTION



- NOTE:
 1. INSTALL SQUARE CONCRETE PAD 6" OUTSIDE BRASS PLUG.
 2. IF LESS THAN 36" COVER, MAIN & SERVICE PIPE SHALL BE DUCTILE IRON PIPE.
 3. SERVICE LINES BETWEEN 14 FT AND 20 FT IN DEPTH SHALL REQUIRE CLASS 1 BEDDING IN ACCORDANCE WITH SPECIFICATIONS FOR FLEXIBLE PIPE SERVICE LINES.
 4. SERVICE LINES GREATER THAN 20 FT OR LESS THAN 3' FT IN DEPTH MUST BE DUCTILE IRON.

SANITARY SEWER SERVICE

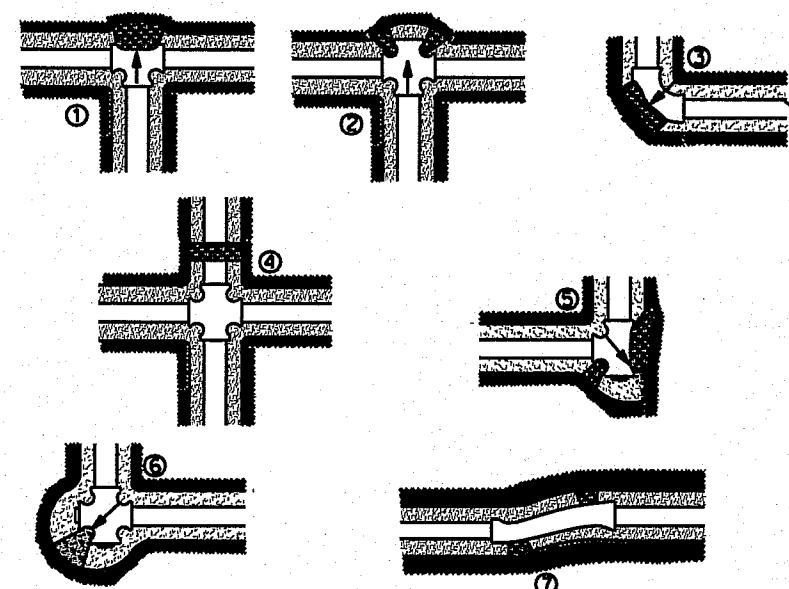
RESULTANT THRUST AT FITTING AT 150 P.S.I. WATER PRESSURE

NORMAL PIPE DIA.	TOTAL POUNDS				
	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	
4"	2,700	3,800	2,100	1,100	530
6"	5,600	8,000	4,300	2,200	1,100
8"	9,700	13,600	7,400	3,600	1,900
10"	14,500	20,500	11,100	5,700	2,800
12"	20,500	29,000	15,700	8,000	4,000
14"	27,600	39,000	21,100	11,000	5,400
16"	35,700	50,400	27,300	14,000	7,000
18"	44,800	63,400	34,400	17,500	8,800
20"	55,000	77,800	42,100	21,500	10,800
24"	78,500	111,000	60,000	31,600	15,400
30"	120,800	170,600	98,300	47,100	23,600
36"	172,800	274,400	132,300	67,500	33,900
42"	233,300	330,000	178,600	91,000	45,700
48"	304,000	430,000	232,700	118,600	59,800
54"	384,100	543,200	294,000	149,000	75,300

SOIL	BEARING LOAD (LB./SQ FT.)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	2,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000

TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUES OF THE SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOILS ARE LISTED IN THE TABLE. NO RESPONSIBILITY CAN BE ASSUMED FOR THE ACCURACY OF THE DATA IN THIS TABLE DUE TO THE WIDE VARIATION OF BEARING LOAD CAPACITIES FOR EACH SOIL TYPE.

TYPES OF THRUST BLOCKING



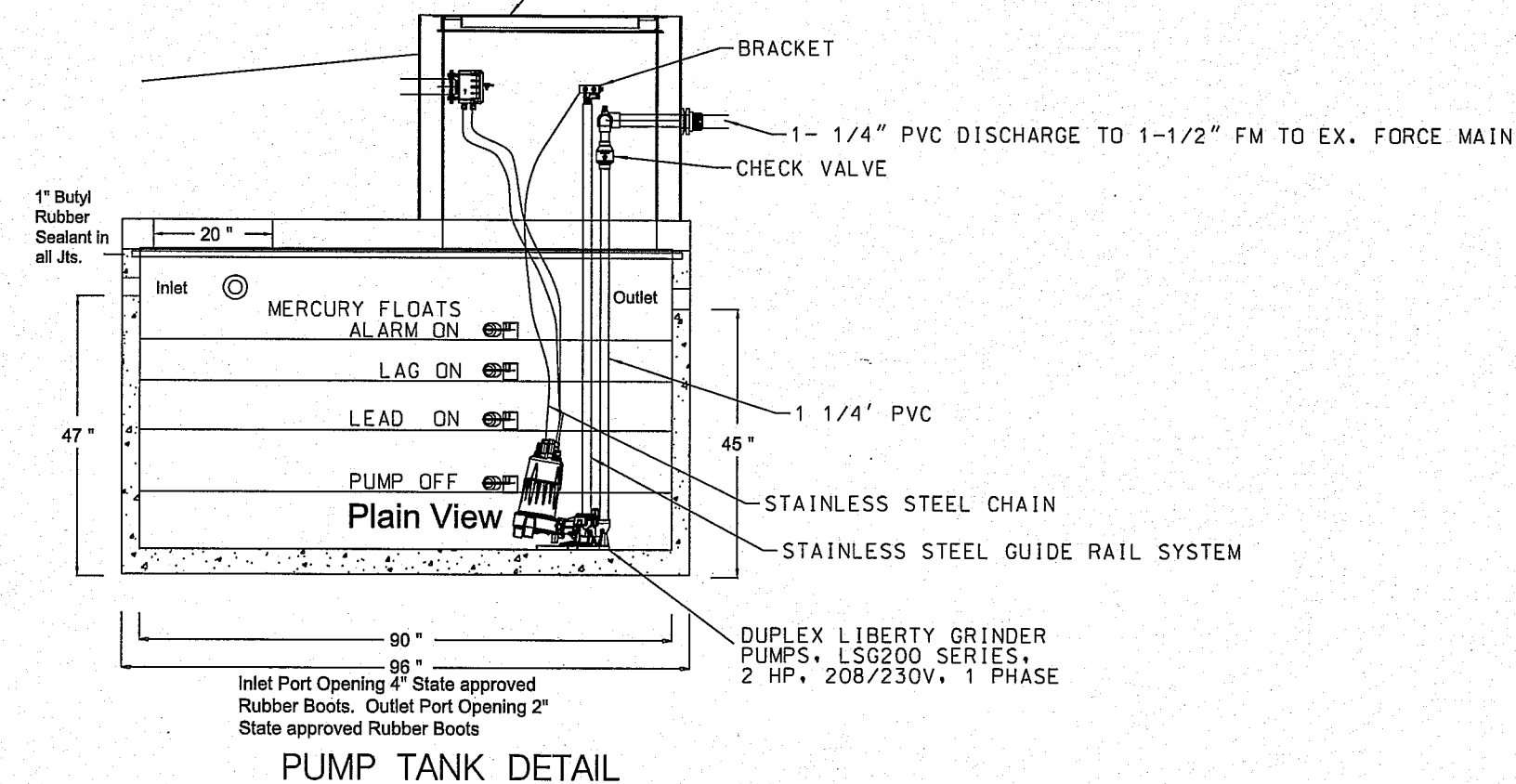
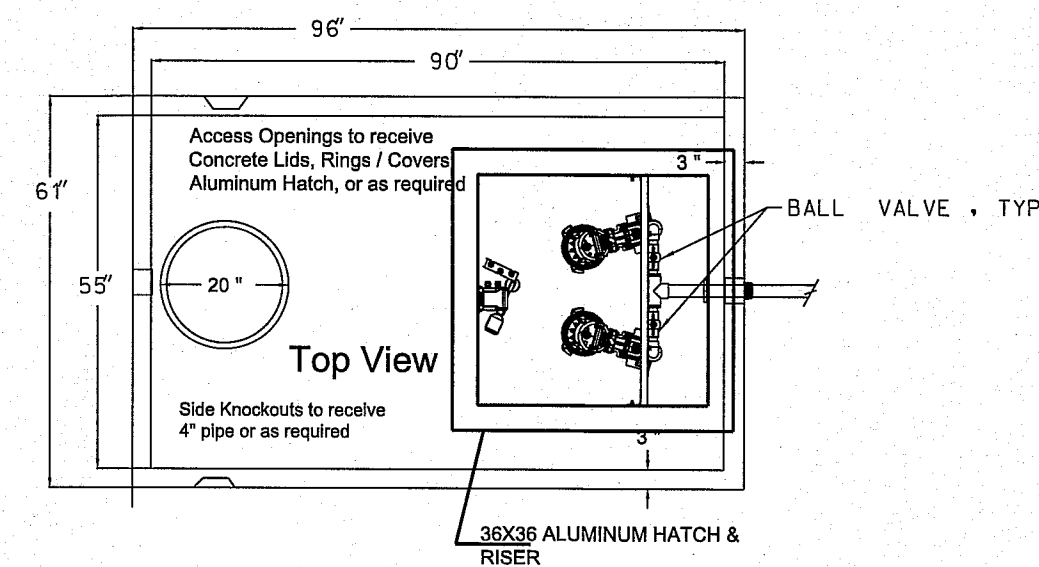
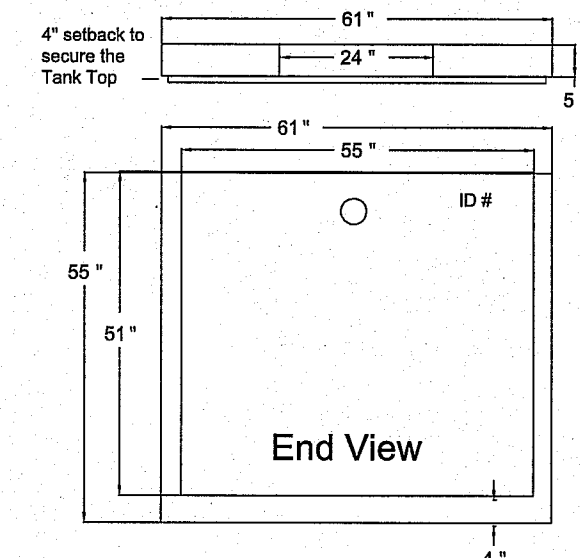
- THRU LINE CONNECTION. TEE
- THRU LINE CONNECTION. CROSS USED AS TEE.
- DIRECTION CHANGE. ELBOW
- CHANGE LINE SIZE. REDUCER
- DIRECTION CHANGE. TEE USED AS ELBOW
- DIRECTION CHANGE. CROSS USED AS ELBOW
- DIRECTION CHANGE

SEE BEAUFORT MANUAL FOR ADDITIONAL DETAILS ON THRUST BLOCKING

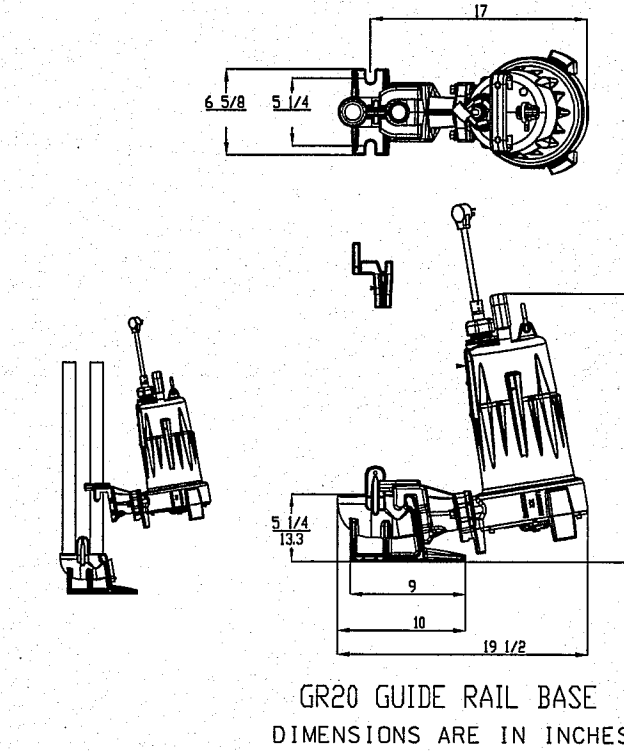
THRUST BLOCKING DETAIL

PT - 214
 Date: 12-16-93
 Non Traffic Rated
 Liquid Capacity 1,028 Gallons
 18 gals. per inch
 Reinforcing Schedule: # 3 Grade 60 Rebar
 4500 PSI Concrete w/ State Approved Structural Fiber
 Est Weight 8200 lbs

Manufactured By
 Blackwelder Tank Service, Inc.
 121 Stanton Hill Rd
 Carthage NC 28327
 Phone 919 718-5181
 Fax 919-775-2229
 blackwelder tank.com



PUMP TANK DETAIL



LIBERTY DETAILS

REVISIONS:

NO.	BY	DATE	DESCRIPTION

UTILITY DETAILS

M&H STORAGE
 1783 LIVE OAK STREET

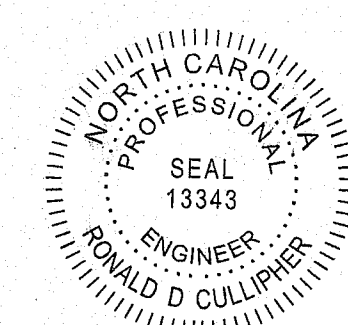
BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: M&H STORAGE, LLC
 ADDRESS: 3700 COMPUTER DRIVE SUITE 280 RALEIGH, NC 27609
 PHONE: 919-645-1660

DESIGNED: CDI
 DRAWN: CDI
 CHECKED: RDC
 APPROVED: RDC

THE CULLIPHER GROUP, P.A.
 ENGINEERING & SURVEYING SERVICES
 1514 HIGHWAY 24 MORRHEAD CITY, N.C. 28557
 (252) 773-0090 LICENSE NO. C-4482
 RONALD D. CULLIPHER P.E.

DATE: 12/6/2023
 SCALE: NTS



GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes

Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Roller erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Roller erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

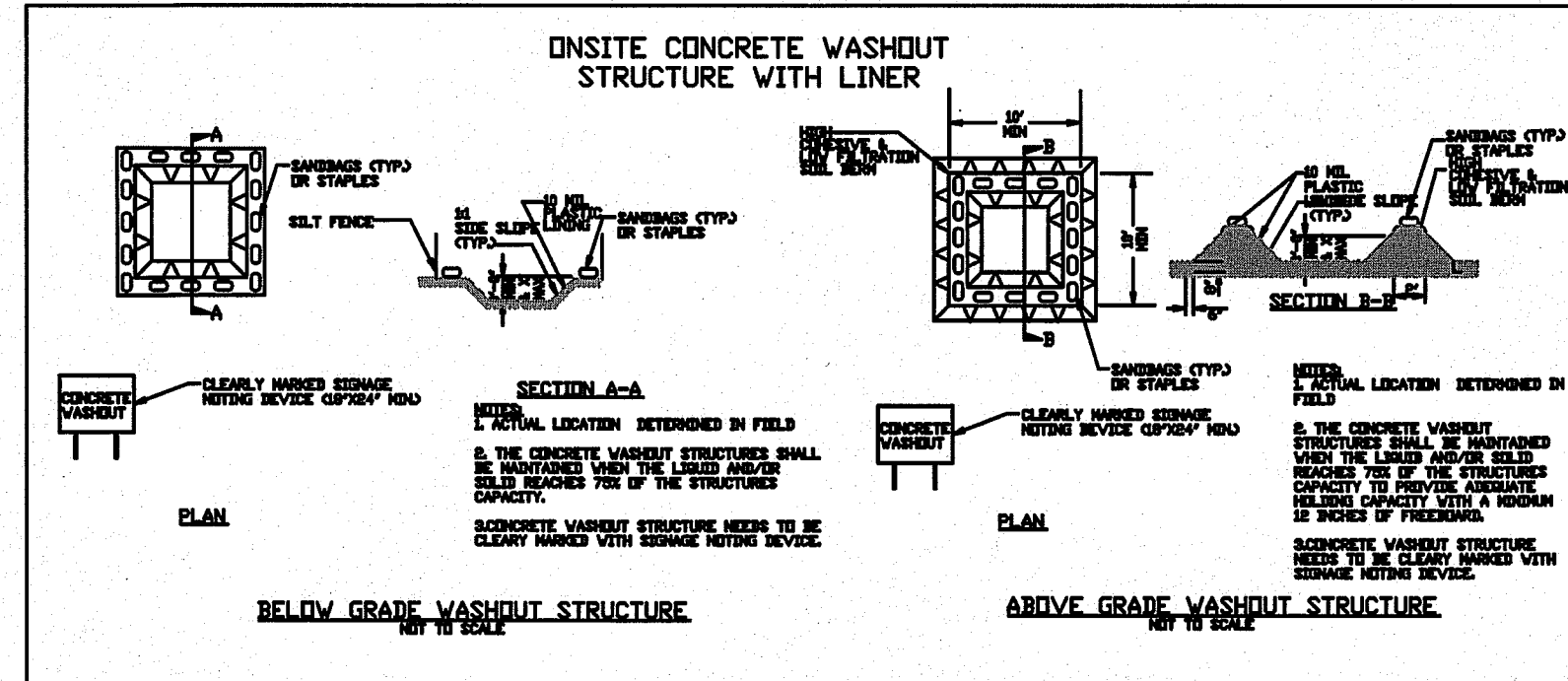
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	RDC	11/22/23	TRC COMMENTS

GROUND STABILIZATION AND MATERIALS HANDLING

M&H STORAGE
1783 LIVE OAK STREET

BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: M&H STORAGE, LLC
ADDRESS: 3700 COMPUTER DRIVE SUITE 280 RALEIGH, NC 27609
PHONE: 919-645-1660

DESIGNED: CD1
DRAWN: CD1
CHECKED: RDC
APPROVED: RDC

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482
RONALD D. CULLIPHER, P.E.

DATE: 10/19/2023
SCALE: 1" = 50'

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event \geq 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event \geq 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event \geq 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event \geq 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item 2(a) of this permit of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be documented in the manner described:

Item to Document	Documentation Requirements
(a) Each E&SC Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC Plan.	Initial and date each E&SC Measure on a copy of the approved E&SC Plan or complete, date and sign an inspection report that lists each E&SC Measure shown on the approved E&SC Plan. This documentation is required upon the initial installation of the E&SC Measures or if the E&SC Measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC Plan.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC Measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC Measures.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation

In addition to the E&SC Plan documents above, the following items shall be kept on the site and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- (a) This general permit as well as the certificate of coverage, after it is received.
- (b) Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
- (c) All data used to complete the Notice of Intent and older inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION C: REPORTING

1. Occurrences that must be reported

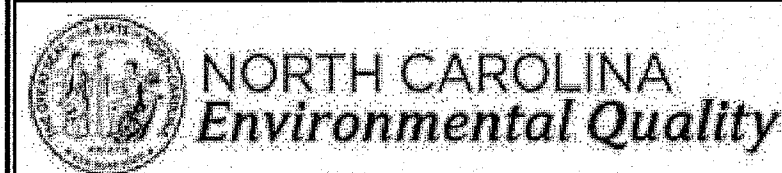
Permittees shall report the following occurrences:

- (a) Visible sediment deposition in a stream or wetland.
- (b) Oil spills if:
 - They are 25 gallons or more,
 - They are less than 25 gallons but cannot be cleaned up within 24 hours,
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- (a) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
- (b) Anticipated bypasses and unanticipated bypasses.
- (c) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) 662-7956, (800) 858-0368 or (919) 733-3300.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland.	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the <u>NC 303(d) list</u> as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above.	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> • A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(l)(7)]	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6)]. • Division staff may waive the requirement for a written report on a case-by-case basis.

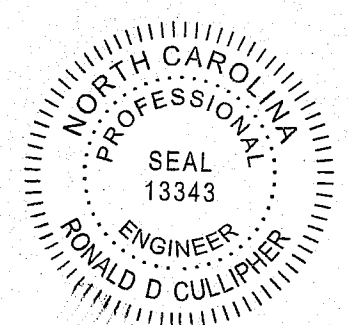


NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	RDC	11/22/23	THE COMMENTS

SELF INSPECTION, RECORDKEEPING, AND REPORTING	
M&H STORAGE 1783 LIVE OAK STREET	
BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA	
CLIENT: M&H STORAGE, LLC	DESIGNED: CD1
ADDRESS: 3700 COMPUTER DRIVE SUITE 280 RALEIGH, NC 27609	DRAWN: CD1
PHONE: 919-645-1660	CHECKED: RDC
	APPROVED: RDC
DATE: 10/19/2023	SCALE: 1" = 50'



TOWN OF BEAUFORT
ORDER APPROVING A SPECIAL USE PERMIT

The Board of Commissioners for the Town of Beaufort, having held an evidentiary hearing on June 27, 2022, to consider Case 22-16, an application for a special use permit submitted by the Carteret County ABC Board, to allow a Mini-Storage facility on the property located at 1791 Live Oak Street owned by the Carteret County ABC Board and identified by PIN # 730612856893000, Beaufort, NC, considering the standards outlined in the Town’s *Land Development Ordinance* (hereby known as “the *Ordinance*”), and having heard all of the evidence and arguments presented at the hearing, makes the following **FINDINGS OF FACT** and draws the following **CONCLUSIONS**:

1. It is the Board’s **CONCLUSION/FINDINGS OF FACT** after hearing testimony and reviewing the staff report and exhibits that:
 - a. The proposed use is an allowable special use in the B-1 Zoning District in which it is located;
 - b. The application is complete;
 - c. The location and character of the use will be in conformity with the Town’s Land Use Plan and other comprehensive planning elements;
 - d. Streets, driveways, parking lots, traffic control, and any other traffic circulation features have been designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
 - e. The proposed special use will not substantially injure the value of adjoining or abutting properties;
 - f. The proposed special use is compatible and in harmony with the adjoining land uses and the development patterns of the immediate area; and
 - g. The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.

2. It is the Board’s **CONCLUSION/FINDING OF FACT** after hearing testimony and reviewing the staff report and exhibits that the following conditions are reasonable and necessary to ensure that the use is consistent with the required findings in Paragraph 1 herein, as required by Section 20 (D)(5) of the Land Development Ordinance:
 - a. This Order Approving a Special Use Permit will expire 5 years from the date of the Town’s final review and approval of the project Site Plan; and
 - b. This Order Approving a Special Use Permit will not become effective until the existing property boundary line dispute between Carteret County ABC and Beaufort Spring Housing Association is resolved.

Therefore, on the basis of all the foregoing, **IT IS ORDERED** that the application for a **SPECIAL USE PERMIT BE APPROVED TO ALLOW THE CONSTRUCTION AND OPERATION OF A MINI-STORAGE FACILITY AT 1791 LIVE OAK STREET SUBJECT TO THE CONDITIONS STATED HEREIN.**

Ordered this 22nd day of August, 2022.

Sharon Harker

Mayor Sharon Harker
Chair



Elizabeth Lewis

Elizabeth Lewis
Town Clerk

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Carteret County within thirty (30) days after the date this order is served on you pursuant to N.C.Gen. Stat. Sec. 160D -1405(d).



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, December 18, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Final Plat – Davis Bay

BRIEF SUMMARY:

The applicant wishes to subdivide two tracts totaling 20.08 Acres into 4 Lots. These lots would be served by Phase 3 of the Beau Coast Development. The preliminary plat for this area was approved in January 2023 for installation of infrastructure improvements.

REQUESTED ACTION:

Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Michelle Eitner
Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Planning Board Members
From: Michelle Eitner, Town Planner
Date: January 16, 2024
Case No. 24-02 Davis Bay - Final Plat

THE QUESTION: Subdivide two tracts totaling 20.08 Acres into 4 Lots (These lots would be served by Phase 3 of the Beau Coast Development)

BACKGROUND: The preliminary plat for this area was approved in January 2023 for installation of infrastructure improvements.

Location: Davis Bay – Davis Bay Drive - Off Lewistown Road
 Owners: The Burdett Family Trust
 Requested Action: Subdivide two tracts totaling 20.08 acres tract into four lots
 Existing Zoning: R-20
 Size: 20.08 Acres
 Amount of Open Space: 0 Acres
 Existing Land Use: Undeveloped

SPECIAL INFORMATION:

Public Utilities:

Water: Town Of Beaufort
 Sanitary Sewer: Town Of Beaufort

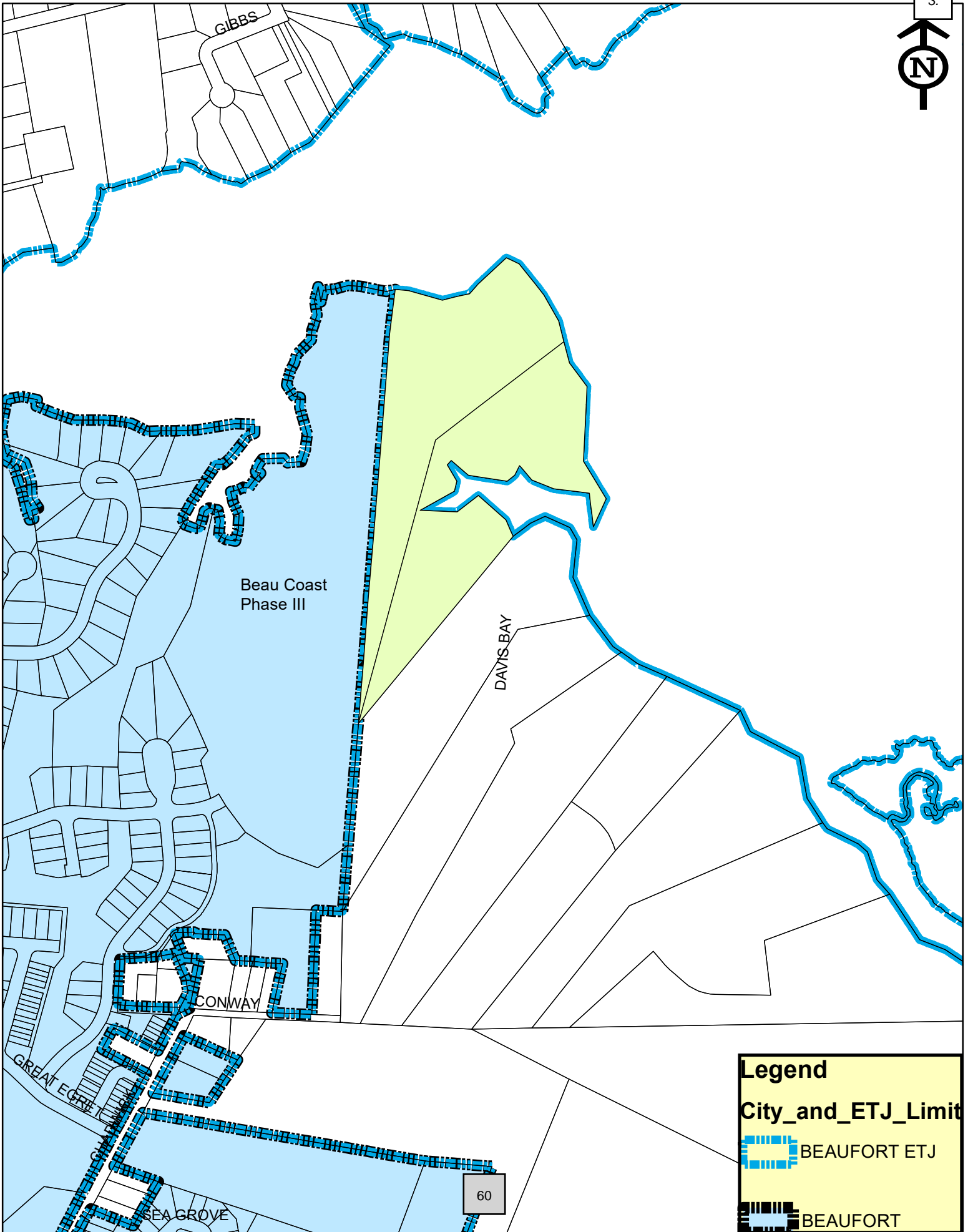
OPTIONS:

1. Recommend approval of the Final Plat for Davis Bay.
2. Deny the request

Attachments:

- Attachment B - Vicinity Map
- Attachment C - Final Plat for Davis Bay
- Attachment D – Draft Covenants

Case #24-02 Vicinity Map - Final Plat - Davis Bay





FILE # 1640324

FOR REGISTRATION REGISTER OF DEEDS
Karen S Hardesty
Carteret County, NC
June 12, 2019 03:23:31 PM
ANNA ADMT 12 P
FEE: \$26 00
FILE # 1640324

✓ PREPARED BY: M. DOUGLAS GOINES, BESWICK & GOINES, PLLC, 911 ARENDELL STREET, MOREHEAD CITY, NC 28557
RETURN TO: M. DOUGLAS GOINES, BESWICK & GOINES, PLLC, 911 ARENDELL STREET, MOREHEAD CITY, NC 28557

**AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND EASEMENTS
FOR
DAVIS BAY SUBDIVISION**

THIS AMENDED AND RESTATED PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS, dated of purpose of reference only this 10 day of June, 2019, for the lots in the Subdivision known as Davis Bay Subdivision, located in Carteret County, North Carolina, as shown on a plat thereof recorded in Plat Book 28, Page 889, Carteret County Registry, and

WHEREAS, the Declarant originally recorded the Declaration of Protective Covenants, Restrictions, and Easements for Davis Bay Subdivision in Deed Book 772, Page 172, Carteret County Registry;

WHEREAS, Declarant subsequently sold all lots in said Subdivision and relinquished control of the same to Davis Bay Subdivision Homeowners Association, Inc., and

WHEREAS, Davis Bay Subdivision Homeowners Association, Inc. subsequently recorded an Amendment to Restrictive Covenants for Davis Bay Subdivision in Deed Book 972, Page 372, Carteret County Registry; and

WHEREAS, Davis Bay Subdivision Homeowners Association, Inc. subsequently recorded a Modification of Protective Covenants for Davis Bay Subdivision in Deed Book 1293, Page 181, Carteret County Registry; and

WHEREAS, in accordance with North Carolina General Statute 55A-7-08, written ballots were submitted by the owners of all lots subjected to the Protective Covenants regarding the amendments and restatement of Protective Covenants set forth herein; and

12

WHEREAS, Davis Bay Subdivision Homeowners Association, Inc., pursuant to Paragraph 9 of said Protective Covenants and with the approval of more than 67% of all current owners of Lots in said Subdivision does hereby amend and restate said Protective Covenants as follows:

1. **DESCRIPTION.** This Declaration shall run with the land and shall bind and insure to the benefit of the owner of each Lot within the Subdivision, and the property made subject to these Protective Covenants is all of the property shown on that Plat of Davis Bay Subdivision recorded in Map Book 28, Page 889, Carteret County Registry, as the same may be amended from time to time.

2. **ADDITIONAL PROPERTIES.** Declarant reserves the right to annex adjoining property which is now owned, or may be hereafter acquired or developed by Declarant, to the Subdivision, and to subject such additional property to the terms and provisions of these Protective Covenants without the consent of the members of the Association. Annexation provided for in this section shall become effective upon the filing by the Declarant of a supplemental or amended Declaration in the Office of the Register of Deeds of Carteret County.

3. **SINGLE FAMILY UTILIZATION.** These Protective Covenants restrict all numbered Lots within the Subdivision to be used only for single family residential purposes. No home or other structure constructed within the Subdivision will be utilized for commercial purposes, except that home offices shall be permitted as long as such offices do not induce traffic, require signage, or include retail space.

4. **BUILDING AND SITE RESTRICTIONS.** The Architectural Control Committee must give prior approval for the construction, reconstruction or any addition to any improvement or structure on any Lot, or any subdivision of any existing Lot, in accordance with the procedures described in Paragraph 5 of these Protective Covenants. Furthermore, the Architectural Control Committee must approve the removal of any hardwood tree of a size of four inches in diameter or greater, measured two feet above natural grade at the base of the tree. Pine trees may be removed without prior permission of the Architectural Control Committee, except that no general clear cutting of pines shall be allowed on any Lot (other than as necessary to construct approved improvements or structures) without prior approval of the Architectural Control Committee. In addition, the following restrictions shall apply:

(a) Any owner of a Lot existing at the time this Amended and Restated Protective Covenants are adopted and recorded may, but is not required to, subdivide his Lot to create two lots, after approval by the Architectural Control Committee using the same procedure as described in Paragraph 5 of these Amended and Restated Protective Covenants. Any Lot divided pursuant to this subsection may not be divided again. For any divided Lots created pursuant to this subsection, one divided lot shall bear the original Lot number and the suffix B, and the other divided Lot shall bear the original lot number and the suffix C. The minimum lot size is one acre.

(b) No more than one (1) single family house shall be allowed per Lot. No detached garage, carport, utility building, greenhouse, storage shed or other ancillary or

outbuilding shall be permitted unless architecturally compatible with the primary dwelling structure on the Lot. For any original Lot that remains undivided, a one (1) bedroom guest house may be constructed on said Lot, provided that approval is first obtained from Carteret County and the Carteret County Health Department for the construction of such structure. No guest house shall be used for rental purposes. No guest house shall be permitted on any Lot that is subdivided pursuant to this Paragraph 4.

(c) Unless specifically approved in writing by the Architectural Control Committee, all homes must be constructed substantially on site, and no modular home shall be located within the Subdivision and no homes constructed elsewhere shall be allowed to be conveyed into and located on a Lot within the Subdivision. No temporary structures shall be allowed. Construction of garages, guest homes or out buildings shall not be commenced until such time as construction of the primary residence on a Lot has been undertaken.

(d) The minimum square footage of heated, enclosed living space for each approved residential structure shall be 2000 square feet for all homes. Carports, garages, attics, porches, patios and decks shall not be considered heated, enclosed living space. No home shall contain more than four (4) bedrooms, inclusive of the bedroom contained in any guest house constructed on a Lot, unless specific prior approval is granted by the Carteret County Department of Health. No Lot has been approved by the Carteret County Department of Health for a septic waste treatment system servicing more than four bedrooms.

(e) No structure will be allowed within 20 feet of the Road or within 20 feet of any access easement, 50 feet of any side Lot line, 50 feet of any waterway, and 50 feet of any rear Lot line, unless alternatives are approved by the Board of Directors of the Association upon a showing by a Lot owner of hardship resulting from the configuration of wetlands on a Lot.

(f) The construction of bulkheads, piers and docks shall only be allowed after approval by the Architectural Control Committee and all applicable governmental permitting agencies, including the North Carolina Division of Coastal Management. No such structures will be allowed unless said structures are compatible with similar or proposed improvements on other Lots and after a finding that the construction of such structures will not unduly interfere with the riparian rights or reasonable property expectations of the owners of other Lots within the Subdivision. The type of construction utilized for bulkheads may be controlled by the Architectural Control Committee based on appearance, function and environmental engineering criteria. Declarant, by recordation of these Protective Covenants, makes no representation that a pier or dock constructed in accordance with the aforesaid provisions shall be sufficient to provide access to deep water. There is included as an appurtenant part of Lots 4 through 9 a non-contiguous tract of land designated on the Plat by the corresponding Lot number by the letter "A." The sole purpose and use of these portions of Lots shall be to construct docks or piers (one per Lot), which shall be used only for the benefit of the Lot owner, and his guests and invitees. No commercial use of such dock or pier shall be allowed. The portions of the Lots designated by "A" cannot be conveyed separately from the remaining portions of the Lot to which they are appurtenant again. If any of Lots 4 through 9 as shown on the Plat recorded in Plat Book 28, Page 889, Carteret County Registry are subdivided pursuant to this Paragraph 4, the deed of conveyance for the new divided Lot shall specify which new divided Lot, either suffix "B" or "C", shall have the appurtenant water access described above. Only one of the divided lots shall have the appurtenant

water access; it shall not be shared by Lots created by subdivision pursuant to this Paragraph 4. All improvements located on any Lot, including that portion of the Lot designated with "A", shall be maintained in a good and sightly condition at all times, by and at the sole expense of the owner of said Lot.

(g) The United States Army Corps of Engineers, in accordance with the provisions of the Clean Water Act enacted by the United States Congress, must issue permits prior to any site alteration of any area designated as a Section 404 wetland. Furthermore, the Department of Environmental Management of the State of North Carolina must also approve any such site alteration. Site alteration within these jurisdictional wetlands without a permit is a violation of state and federal law. Therefore, no Lot owner shall alter any area on a Lot delineated as a Section 404 jurisdictional wetlands without approval of the Architectural Control Committee and without specific permission and/or permits having been issued by the United States Army Corps of Engineers and the Department of Environmental Management of the State of North Carolina. LOT OWNERS ARE SPECIFICALLY CAUTIONED THAT, UNDER APPLICABLE LAW, JURISDICTIONAL WETLANDS NEED NOT BE OR APPEAR TO BE WET. Lot owners are also cautioned that the area of jurisdictional wetlands shown on the Plat is subject to change over time.

(h) Each Lot owner shall keep the grounds on his Lot and all structures located thereon in a clean, neat and sightly condition, and shall provide for the regular removal of all trash or refuse from the Lot.

(i) No animals, livestock or poultry of any kind shall be kept or maintained on any Lot or in any dwelling unless said animal is maintained as a domestic pet, and is not maintained for commercial purposes. All domestic pets must conform to all local laws and must not be a nuisance or cause damage to any property within the Subdivision. Non-commercial equine animals shall be specifically permitted.

(j) In order to comply with the North Carolina Coastal Stormwater Regulations enacted by the Department of Environmental Management of the State of North Carolina, no more than 104,980 square feet of any Lot shall be covered by impervious surfaces as defined by the Department of Environmental Management. Impervious surfaces include structures, paved surfaces, walkways, patios of brick, stone, slate and similar materials, and use of other materials that substantially negatively impact the ability of water to be assimilated into the soil. This provision of the Protective Covenants is intended to insure continued compliance with stormwater runoff regulations, and therefore this covenant may be enforced by the State of North Carolina, as well as any other party designated in Paragraph 7 hereunder. This provision, as well as all other provisions of the Protective Covenants, runs with the land and is binding on all persons owning any Lot as shown on the Plat.

5. **ARCHITECTURAL CONTROL COMMITTEE PROCEDURES.** At least thirty (30) days prior to the anticipated commencement of any landscaping or construction of any structure or improvement on any Lot, the owner of such Lot (or his duly appointed agent) shall submit to the Chairman of the Architectural Control Committee a plat of the Lot, which plat shall

show each Lot corner. There shall further be shown on each such plat the proposed location of all proposed and existing structures or improvements, including driveways, bulkheads, piers, patios, decks and walkways. There shall further be provided to the Architectural Control Committee sufficient building elevations and other site plans, including a statement of exterior building materials and proposed exterior colors, to allow the Architectural Control Committee to appropriately and accurately evaluate what is proposed for construction on the Lot. The plat shall be professionally prepared, but there shall be no requirement that it be prepared by a registered surveyor or licensed architect. There shall be submitted two (2) copies of all information required to be submitted.

Within thirty (30) days after receipt of all required information, the Architectural Control Committee shall submit in writing to the owner of the Lot whether or not the requested improvements and landscape plan are approved. Unless a response is given by the Architectural Control Committee within thirty (30) days, the plan shall be deemed approved. The response of the Association may be an approval, a denial, an approval with conditions or a request for additional information. A request for additional information shall be deemed a determination that the information submitted was inadequate, and the thirty (30) day time for response shall only commence upon receipt of the requested additional information. If approval with conditions is granted, and construction then begins, the construction shall be deemed acceptance by the owner of the Lot of the conditions imposed. Nothing shall prohibit the owner of a Lot from leaving portions of his Lot in a natural condition.

The Architectural Control Committee shall approve the plans as submitted, if all required information is submitted, and the following affirmative findings are made by the Architectural Control Committee:

- (a) that the improvements sought to be constructed will not have negative economic impact on any other Lot within the Subdivision;
- (b) that all required specific building standards and other conditions contained within the Protective Covenants and other applicable legal documents have been complied with;
- (c) that the improvements are architecturally compatible with proposed or constructed improvements on other Lots within the Subdivision; and
- (d) that the natural features of the Lot have been retained to the maximum extent feasible.

Following assignment of architectural review authority from Declarant to the Association, any owner of any Lot disagreeing with the finding of the Architectural Control Committee may appeal the decision to the Board of Directors of the Association by giving written notice of appeal to the President of the Association within fifteen (15) days following receipt of notice of denial. The Board of Directors of the Association shall then review the plans, giving the Chairman of the Architectural Control Committee the opportunity to present to the Board of Directors of the Association specific reasons why the plans were denied, in the presence of the owner of the Lot or his agent, and the owner of the Lot or his agent may present information challenging the findings

of the Architectural Control Committee. The decision of the Architectural Control Committee shall only be overridden by unanimous vote of the Board of Directors of the Association.

All notices required to be given herein shall be given in writing, hand-delivered or mailed postage prepaid, return receipt requested, and the Architectural Control Committee shall be obligated to specify the particular grounds upon which denial of any application is founded. One set of plans, denoted as approved (or approved with specified conditions) shall be retained by the Architectural Control Committee and the other shall be returned to the applicant.

6. **ASSOCIATION.** The owner or owners of every Lot shall be a voting member of the Association. Two votes shall be allowed per original Lots 1 through 9. In the event one of the original Lots 1-9 is subdivided in accordance with the provisions of Paragraph 4 above, each new lot so created shall be allowed one vote. To the extent that there is more than one owner of any one Lot, whether subdivided or not, said owners shall determine among themselves, and designate, one voting member, which voting member shall cast the vote(s) allocated to said Lot. If the owners cannot agree among themselves, the Board of Directors of the Association shall determine and designate a voting member from among the owners of the Lot.

The Association shall be governed by a Board of Directors, selected in accordance with the By-Laws of the Association, and the Association shall operate and do business in accordance with the terms of its By-Laws.

Access to the Subdivision is provided by a sixty foot access easement ("Access Easement") crossing the lands of Atlantic Veneer Company, and connecting the Subdivision to Lennoxville Point Road. The Association shall maintain in good and usable condition the Access Easement. The Access Easement joins within the Subdivision a sixty foot right-of-way, which right-of-way is herein referred to as the "Road". The Road connects and transverses Lots 1 through 7. The Association shall maintain the Road in good and functional condition. Declarant shall cause electric and telephone utilities to be installed in the Road, and shall cause the Road to be paved.

Access to any Lot may be obtained by the owner(s) of that Lot from adjoining property other than Davis Bay Drive. However, such access must be in the nature of a driveway and shall not be a through street.

There is shown on the Plat a twenty foot sewer easement across Lots 5 and 6, connecting the Road to an area designated as Sewer Treatment Area. This Sewer Treatment Area may be utilized as more fully set out hereinafter to provide either primary septic sewage treatment for the benefit of two named Lots in the Subdivision, or as replacement area for systems constructed on such Lots. All cost of maintenance of any of the distribution, treatment or disposal systems constructed within the Sewer Easement or the Sewer Treatment Area shall be borne by those actually making utilization of such areas for septic sewage treatment or disposal. The owners of Lots 6 and 7 may make any use of those reserved areas not inconsistent with the primary purpose thereof.

There is also reserved a fifty foot right-of-way crossing Lot 2 and joining Lot 3 to the Road. The only access currently allowed to Lots 2 and 3 is across said right-of-way. The owners of Lots 2 and 3 shall maintain said right-of-way, at their own expense, and shall be equally responsible for the cost thereof. Declarant shall not be obligated to provide any improvements within such right-of-way. Nothing shall prohibit the owner of Lot 2 or the owner of Lot 3 from procuring permits necessary to fill wetlands to allow other access to either of such Lots, or from constructing a bridge to provide access to either of said Lots. The Declarant makes no warranty or representation that such permits can be procured. Should the owner of Lot 3 procure such approvals, and provide access to Lot 3 directly from the Road, said owner may relieve himself of maintenance obligations from said access easement by recording in the office of the Register of Deeds of Carteret County a withdrawal of his right (and the right of his successors and assigns) to utilize said access easement for any purpose.

There is no access provided to Lots 8 and 9 at the time of the recording of this Plat. It is the intent of Declarant, assuming permits can be procured allowing construction thereof, to construct a bridge across wetlands, connecting the Road to Lots 8 and 9. There is herein reserved an easement across Lot 8 for the purpose of providing access to Lot 9, which easement shall be fifty feet in width, and which easement shall be located at the discretion of Declarant, but not so as to limit the reasonable utilization of Lot 8 for building purposes. The conveyance of Lot 8, when made, shall specify the location of said easement, which easement cannot then be relocated without the permission of the owner of Lot 8. Once constructed, the cost of maintenance of said bridge, and all access easements, shall be borne equally by the owners of Lots 8 and 9, and the owners of Lots 8 and 9 shall have an affirmative obligation to bear such maintenance cost.

The Association shall have the responsibility of maintaining a sightly appearance along the Access Easement and along the Road. Those entitled to utilize or receiving benefit from any of the other easements named herein shall maintain such easements in a good, functional and sightly condition.

The Association shall have the obligation to provide for itself and for the benefit of the owner of each Lot all necessary professional services to promote the proper maintenance of all roads, driveways and access easements, and to provide a smooth, proper and legal administration of the Association. These services may include services of an engineer, lawyer, accountant or other professional. The Association is specifically authorized to provide such other incidental services for the benefit of the Subdivision and in the management of the Association as deemed reasonably necessary by the Board of Directors of the Association. The Association shall maintain all insurance coverage it believes desirable, including, but not limited to officers and directors liability insurance, general liability insurance, workmen's compensation insurance and casualty insurance.

The Association shall have the optional authority to provide any service to the Lots it believes desirable, including, but not limited to cable television, waste collection or utility service. Such services may be provided by the Association directly, by a subsidiary owned by the Association or by contract with a third party. Assessments may be collected to pay for the provision of such services.

In order to fund its obligations, the owner of every Lot is obligated and bound, whether or not expressly stated in any instrument of conveyance, to pay the Association the following:

- (a) annual charges or dues; and
- (b) special assessments.

All such assessments, charges, and dues, together with any interest thereon, shall be a charge on the lands and shall be a continuing lien upon the Lot against which assessments are made. Liens shall be perfected in the manner of a mechanics or materialmens lien under North Carolina General Statutes, and any lien for dues unpaid shall be filed within nine (9) months after the due date of the payment of such assessment. The due date shall be the first day of the fiscal year of the Association, as to annual dues; and the date established for payment of a special assessment, as more fully set out hereinafter. Any such lien may be enforced in the manner of a deed of trust with power of sale, as allowed by North Carolina General Statutes, through a foreclosure proceeding. This instrument shall be deemed to give to the President of the Association said power of sale. To the extent that the owner of any Lot has an obligation to maintain any easement or improvement as contained herein, and fails to do so after receiving written notice from the Association, or in the event said owner fails to contribute his required pro rata cost of such improvement, the Association may collect such charge, or may cause such maintenance or upkeep to be provided, at the expense of the owner of said Lot, and may collect its expenses in doing so, plus a fifteen percent administrative fee, from the defaulting owner, which may be collected in the nature of a special assessment as more fully set out herein.

Annual assessments shall be in an amount determined by a majority vote of the Directors of the Association. Annual charges, dues, or special assessment shall be divided into 18 shares. For any original Lot 1 through 9 which remains undivided, each undivided Lot shall pay two shares of annual charges, dues, or special assessments. For any original Lot 1 through 9 which is later divided pursuant to Paragraph 4 above, each new lot so created shall pay one share of annual charges, dues, or special assessments. The fiscal year of the Association shall be the calendar year; dues for the first year of the Association, prorated by date of closing, shall be payable to the Association as closing. Declarant shall pay dues for all unsold Lots beginning on the first day of the year following the first conveyance of a Lot. Beginning with January 1 of the year following issuance of a building permit for construction of a home on a Lot, the dues for each such Lot for which a building permit for construction of a home has been issued shall be twice the then determined assessment for each unimproved Lot. No amendment to these Protective Covenants, unless approved by Declarant and all owners of Lots within the Subdivision, shall alter the ratio of dues paid by the Owner of an unimproved Lot compared to the dues paid by an owner of an improved Lot. No assessment shall be paid relating to Lots 8 or 9, however, until such time as the access bridge as above set out has been completed, and the first of said two Lots has been conveyed.

Notwithstanding any provisions of these Protective Covenants, including this Paragraph 6, the Board of Directors shall have authority to levy any special assessment against any or all of the Lots within the Subdivision if, in the sole discretion of said Directors, the assessment is reasonably required to protect properties impacted in case of any emergency, such as a storm

causing severe erosion. In such event, the Directors shall give written notice to the members so affected as promptly as possible after the determination of said assessment and the action shall be binding as though ratified by the requisite vote of the owners of Lots. All other special assessments must be approved by a majority of the owners of all the Lots, and such assessments shall be equally assessed against each Lot.

7. **ENFORCEMENT.** These Protective Covenants, including any amendment hereto, may be enforced by any individual Lot owner; by the Association, upon action by its Board of Directors; or by Declarant, as long as Declarant owns any Lot within the Subdivision. Appropriate remedies shall include, but not be limited to, specific performance. In any action to enforce these Protective Covenants, including any action to collect assessments, either regular or special, or to foreclose upon any real property for payment of such assessment, all costs associated with said collection, including court costs and reasonable attorney's fees, shall be collected as an additional assessment. In addition, interest at the rate of twelve percent (12%) per annum shall be collected from the due date of any assessment, until the assessment is paid in full.

8. **SETBACKS.** All setback and building restriction areas, and allowable building areas, as shown on the Plat of the Subdivision, shall be incorporated herein by reference.

9. **AMENDMENTS.** These Protective Covenants shall continue in full force and effect until 12:00 noon on January 1, 2030, at which time it shall automatically extend for additional successive periods of ten (10) years, unless a document terminating or modifying these Protective Covenants is recorded prior to any renewal date in the office of the Register of Deeds of Carteret County which amendment shall require approval of the owners of sixty-seven percent (67%) of the Lots subjected to these Protective Covenants (including any amendments hereto).

10. **BINDING EFFECT.** All covenants, restrictions, reservations, easements and privileges contained herein shall run with the land and the grantee, by accepting any deed to any portion of such land described herein, accepts the same subject to these Protective Covenants and its terms and conditions and agrees for himself, his heirs, successors and assigns, to be fully bound by each and all of the terms and conditions of these Protective Covenants, jointly, separately, and severally.

11. **RESERVATION OF RIGHTS.** Declarant hereby reserves the right to utilize all roads and easements within the Subdivision for purposes of ingress and egress to Lots within such Subdivision owned by it, for purposes of providing access to other contiguous properties owned by it. This right shall be assignable by Declarant to successors in interest to it of other contiguous properties. Any utility easements reserved as shown on any recorded plat (and all roads and easements shown on the Plat shall be deemed for this purpose a utility easement) shall be available for utilization by Declarant, authorized utility companies, or by the owner of any Lot within Davis Bay Subdivision, for purposes of providing utility services or necessary drainage, but only upon approval of the Association given by its Board of Directors.

12. **UTILITY EASEMENT.** There is hereby reserved for the benefit of the

Association and the owner of each Lot within the Subdivision a utility, drainage and maintenance easement running parallel to the Road a width of ten feet. There is further reserved an additional easement for purposes of locating off site sewage disposal facilities for the benefit of Lots 2 and 3, as more fully described hereinbefore, and as is shown on the Plat. There is reserved, and shown on the Plat, a thirty foot utility easement running along the south boundary of Lots 2, 3, 4, 5 and 6. Said easement (ten feet in width) then runs along the joint property line of Lots 1 and 2, until such time as it connects to the right-of-way and sewer easement, may be utilized for installation of electrical service to the lots shown on the Plat, and no owner will take any action to interfere with such service, whether above ground or below ground.

13. **MINOR AMENDMENT.** Declarant, their successors or assigns, shall be allowed to amend these Protective Covenants, notwithstanding any other provision contained herein, and without joinder of any other party, for the purpose of correcting any discovered error contained herein, clarifying any ambiguity contained herein, or adding or deleting any incidental provisions deemed in the sole discretion of Declarant to be in the best interest of the Subdivision, and the owners therein. This right may be exercised, and shall be effective, only upon the recordation of a "Corrected Declaration" in the office of the Register of Deeds of Carteret County, which Corrected Declaration shall specifically reference this document, and the provision impacted.

14. **RULES.** The Board of Directors may from time to time establish rules for use of any property within the Subdivision in order to protect the value of Lots, the aesthetic qualities of the Subdivision and the tranquility of the owners of Lots. Said rules may include, but are not limited to, reasonable restrictions on pets, rental use of homes, and parking of cars, trailers, boats, campers and other vehicles on Lots, easement and the Road. All such rules shall be effective after written notice of adoption is mailed to the record owners of all Lots. All such rules shall be enforceable as though set out within these Protective Covenants.

15. **DECLARANT CONTROL.** Notwithstanding any other provision contained herein or in the By-Laws of the Association, Declarant shall elect all directors of the Association and shall act as the Architectural Control Committee until the earlier of the following:

- (a) Assignment of such rights to the Association;
- (b) Sale of five (5) Lots; or
- (c) December 31, 2000.

16. **WAIVER.** The owner of each of the Lots, which Lots include an appurtenant part thereof designated by "A", hereby agree to waive any sideline setbacks relating to the utilization of any portion of any of the Lots designated "A" as setbacks relate to the construction of a dock or pier thereon, it being understood and agreed that there may be constructed on any portion of any Lot following by "A" a dock or pier which may be constructed up to and within one foot of the property line thereof. Nothing contained herein shall be deemed a waiver of the setback for construction of a dock on Lots 1, 2 or 3.

17. **PRIOR AMENDMENTS SUPERSEDED.** The Amendment to Restrictive Covenants recorded in Deed Book 972, Page 372 and the Modification of Protective Covenants for Davis Bay Subdivision recorded in Deed Book 1293, Page 181, Carteret County Registry are superseded and replaced by this Amended and Restated Protective Covenants, Restrictions and Easements and shall have no further effect.

IN WITNESS WHEREOF, the undersigned have executed this Amended and Restated Protective Covenants, Restrictions and Easements and caused the same to be recorded in the Register of Deeds for Carteret County, North Carolina, this 12 day of JUNE 2019.

DAVIS BAY SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

BY: [Signature] (SEAL)
ROBERT GARRISON, PRESIDENT

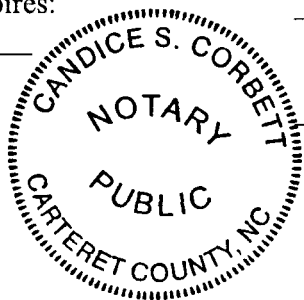
BY: [Signature] (SEAL)
REINALDO VALLECILLO, SECRETARY

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, Candice S. Corbett, a Notary Public in and for said County and State do hereby certify that ROBERT GARRISON, President of Davis Bay Subdivision Homeowners Association, Inc., a North Carolina Non-Profit Corporation, personally appeared before me this date and acknowledged the due execution of the foregoing instrument for the purposes and intents therein expressed.

Witness my hand and official seal, this the 12 day of JUNE, 2019.

My Commission Expires:
4.17.21



Candice S. Corbett
Notary Public

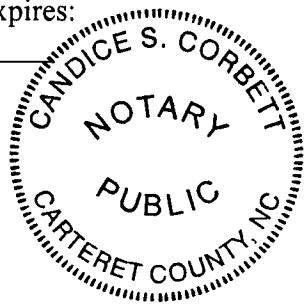
Candice S. Corbett
Printed Name of Notary

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, Candice S. Corbett, a Notary Public in and for said County and State do hereby certify that REINALDO VALLECILLO, Secretary of Davis Bay Subdivision Homeowners Association, Inc., a North Carolina Non-Profit Corporation personally appeared before me this date and acknowledged the due execution of the foregoing instrument for the purposes and intents therein expressed.

Witness my hand and official seal, this the 12 day of June, 2019.

My Commission Expires:
4.17.21



Candice S. Corbett
Notary Public

Candice S. Corbett
Printed Name of Notary