



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

Board of Commissioners
Regular Meeting
6:00 PM Monday, August 12, 2024
Train Depot, 614 Broad Street

Call to Order/Pledge of Allegiance

Roll Call

Agenda Approval

Presentations

1. First Tryon- Financial Advisors

Items of Consent

- [1.](#) Meeting Minutes
- [2.](#) Annual Rotary 10K Road Race - June 14, 2025

Quasi-Judicial Proceeding

- [1.](#) Case # 24-08: 609 Hwy 101 SUP Boat Storage

Public Hearing

- [1.](#) Voluntary Annexation- 233 Leonda Drive

Public Comment

New Business

- [1.](#) Case # 23-09 - 153 Kelly Drive Preliminary-Final Plat Subdivision
- [2.](#) Carteret County- Beaufort Airport Authority Appointment
- [3.](#) Sewer Allocation Reservation Request - Beaufort RV Resort
- [4.](#) Selection of Consultant to Provide Services for Town Manager Search

Manager Report

Mayor/Commissioner Comments

Adjourn



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**Board of Commissioners
Regular Meeting
6:00 PM Monday, August 12, 2024**

AGENDA CATEGORY: Items of Consent

SUBJECT: Meeting Minutes

REQUESTED ACTION:

Approval of draft minutes for the following meetings:

- June 26th Special Meeting (Discussion on Town Manager Hiring Process)
- June 26th Special Meeting (UDO)
- July 8th Regular Meeting
- July 22nd Work Session

SUMBITTED BY:

Elizabeth Lewis, Town Clerk



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Board of Commissioners
Special Meeting
5:00 PM Wednesday, June 26, 2024
Train Depot, 614 Broad Street

Call to Order

Pursuant to NC GS § 160A-71 (b); Mayor Harker called the Special Meeting to order at 5:00 p.m.

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

PRESENT:

Mayor Harker
Mayor Pro Tem Cooper
Commissioner Gillikin
Commissioner Oliver
Commissioner Spiegler
Commissioner LoPiccolo (participated remotely)

ABSENT: None

Agenda Approval

Commissioner Cooper made a motion to approve the agenda as presented.

The motion carried unanimously.

New Business

Discuss the hiring process for the Town Manager

The Mayor and Board of Commissioner's thanked Todd Clark, current Town Manager, for his service to the Town of Beaufort and wished him well on his next journey.

Mayor Harker asked if the Board would consider engaging in an agency to find a qualified individual to fill the Town Manager position.

Commissioner Cooper made a motion to direct the Mayor and Town Staff to investigate firms that provide services related to recruiting and hiring a Town Manager.

The motion carried unanimously.

Commissioner Gillikin made a motion to pursue an Interim Town Manager.

The motion carried unanimously.

Closed Session

Pursuant to NC GS §143-318.11 (a)(6)

Commissioner Cooper made a motion to enter to closed session, pursuant to NCGS 143-318.11 (a)(6) to discuss the appointment of an Interim Town Manager.

The motion carried unanimously.

Upon exiting closed session, the below action was taken:

Commissioner Oliver made a motion to direct the staff to pursue a contract with Charlie Burgess to serve as the Interim Town Manager for the Town of Beaufort.

Voting Yea: Commissioner LoPiccolo, Commissioner Gillikin, Commissioner Oliver

Voting Nay: Commissioner Cooper, Commissioner Spiegler

The motion was carried on a (3-2) vote.

Adjourn

Commissioner Cooper made a motion to adjourn the meeting at 6:00 p.m.

The motion carried unanimously.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk



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Board of Commissioners
Special Meeting
6:00 PM Wednesday, June 26, 2024
Train Depot, 614 Broad Street

Call to Order

Mayor Harker called the meeting to order at 6:05 p.m.

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

PRESENT:

- Mayor Harker
- Mayor Pro Tem Cooper
- Commissioner Gillikin
- Commissioner Oliver
- Commissioner Spiegler
- Commissioner LoPiccolo (participated remotely)

ABSENT: None

Agenda Approval

Commissioner Cooper made a motion to approve the agenda.

The motion carried unanimously.

Items for Discussion and Consideration

1. Unified Development Ordinance Presentation & Discussion with consultant White & Smith
Michelle Eitner, Town Planner, explained the Town of Beaufort was rewriting its Unified Development Ordinance (UDO) to address community, Town staff concerns and in preparation for future development. She noted input from residents was strongly encouraged. She explained the Town plans to consolidate multiple ordinances and plans within the UDO rewrite. She introduced Tyson Smith and Kelly Cousino, consultants with White & Smith. They provided a detailed timeline which explained the process of the UDO rewrite through several phases.

Mr. Smith shared they would develop an initial draft of the assessment document outlining topics to address in the UDO update. He noted they would schedule a follow-up meeting with the Board of Commissioners to present the draft assessment document.

The Board of Commissioners emphasized the need for affordable housing, environment protection, and comprehensive plans. They collectively discussed the challenges of managing short-term rentals, including the impact on the local housing market and the need for balance between property owners and the community's best interest. They also acknowledged the importance of preserving the Town's history and architecture, while emphasizing the need for aesthetically pleasing design standards.

They also requested to reassess floodplain freeboard and resilient dock building materials. Other suggestions highlighted include the importance of tree ordinances, mitigating stormwater issues in the community, with an emphasis on the need for incentives and accountability in implementing best practices for stormwater management. It was recommended other small coastal communities be examined to compare their zoning ordinances, codes, and standards.

The Board also discussed various public engagement and outreach strategies, noting the importance of inclusive community engagement and good communication. The public input sessions will provide ideas on the scope of revisions to incorporate in the draft document. The Board noted the importance of having an opportunity to provide feedback at each stage, to ensure technical accuracy and policy considerations. They also emphasized the importance of resilience in coastal town planning, particularly for socially vulnerable residents. Other Town priorities mentioned include walkability, bike-ability, sidewalks, and stormwater management in new developments.

Adjourn

Commissioner Cooper made a motion to adjourn the meeting at 7:20 p.m.

The motion carried unanimously.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk



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Board of Commissioners
Regular Meeting
6:00 PM Monday, July 08, 2024
Train Depot, 614 Broad Street

Call to Order/Pledge of Allegiance

Mayor Harker called the meeting to order at 6:00 p.m. and invited all to join in reciting the Pledge of Allegiance.

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

PRESENT:

- Mayor Harker
- Mayor Pro Tem Cooper
- Commissioner Gillikin
- Commissioner LoPiccolo
- Commissioner Oliver
- Commissioner Spiegler

ABSENT: None

Agenda Approval

Commissioner Cooper made a motion to approve the agenda as presented.

The motion carried unanimously.

Charters of Freedom Display

Mayor Harker shared information regarding a display borrowed from Carteret County, which highlights several amendments to the United States Constitution. The permanent replica of the Charters of Freedom is located in front of the courthouse in Beaufort.

Items of Consent

1. Meeting Minutes- June 10th
Commissioner Cooper made a motion to approve the Items of Consent.
The motion carried unanimously.

Old Business

1. Case # 24-10 - Towns at Live Oak Site Plan

Michelle Eitner, Town Planner, shared the updated site plan for Case #24-10. She confirmed that the solid waste collection method of dumpsters was deemed most appropriate. She noted the site plan had been updated to include additional parking spaces; each of the 135 units will have individual landscaping in the front yard to include a tree. She explained that sidewalks and walking trails now offer additional connection from the secondary entrance at Food Lion. She shared the restrictive covenants had been updated to address new parking driveways, prohibit street parking, and restrict short term rentals to a minimum of 30 days.

Commissioner Spiegler spoke of her concerns regarding the lack of sidewalks in the interior.

Dale Britt , developer of the project, spoke on the updated site plan. He shared that he misspoke at the last meeting in terms of the interior sidewalks. He explained the width of the streets cause an issue with the setbacks, making it unpractical to have sidewalks among the interior area. He also shared drainage concerns associated with increasing the impervious surface to include sidewalks.

Commissioner LoPiccolo asked what the speed limit would be in the entrance road to the development.

Chief Burdette shared unless otherwise posted, it would be 35 mph.

Mr. Britt shared the road coming in would be a Town maintained road.

Commissioner Oliver made a motion to approve the Towns at Live Oak Site Plan subject to the current submissions offered and to include a 20 mph interior speed limit on the private streets.

The motion carried unanimously.

2. Sewer Allocation Request - The Towns at Live Oak

Sam Bell, Assistant Town Engineer, shared the sewer allocation request went along with the previous development, The Towns at Live Oak. He explained the applicant was requesting 24,300 gallons per day (gpd) of sewer treatment capacity to be allocated to the residential subdivision. He noted it was a Priority Level 1 project and the capacity being requested was for 135 residential units with 3 bedrooms.

Commissioner Gillikin made a motion to approve the sewer allocation at The Towns at Live Oak.

The motion carried unanimously.

3. Capital Reserve Fund Amendment #19- 1809 Live Oak St.

Christi Wood, Finance Director, explained the request was associated with the same project that had been discussed at 1809 Live Oak Street in which the Town made prior commitments to fulfill water and sewer line extensions. She noted the budget amendment request a transfer of \$400,000 from the capital reserve fund that is designated for utility projects to the capital project that is already set up for 1809 Live Oak Street for water and sewer line extension. She shared that the paving for that road is covered under a separate capital project that is set up with funds allocated under the street project.

Commissioner Cooper made a motion to approve the proposed budget amendment.

The motion carried unanimously.

4. 233 Leonda Drive- Certificate of Sufficiency

Ms. Lewis presented the below Certificate of Sufficiency regarding voluntary annexation of 233 Leonda Drive.

To the Board of Commissioners of the Town of Beaufort of Carteret County, North Carolina:

I, Elizabeth Lewis, Town of Beaufort Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

a) The petition for Voluntary Annexation of 233 leonda Drive, 0.341 acres, contains an adequate boundary of requested area to be annexed, via the survey map.

b) The area described in the petition is contiguous to the Town of Beaufort's primary corporate limits, as defined by G.S. 160A-31.

c) The petition is signed by the owner of the referenced parcel above and includes the addresses of all owners of real property lying in the area described therein.

Commissioner Cooper made a motion to set a public hearing for the August 12th Regular Meeting, on the question of annexation of 233 Leonda Drive.

The motion carried unanimously.

Public Comment

Kyle McLaughlin: 511 Turner Street, Beaufort NC

This is in response to the speed limit on Turner Street, which is 35. I believe I reached out to everybody on the Board already, to express how unsafe the situation is in our community. I have a 10 month old that has just started walking and the traffic comes around the corner on Turner Street so fast there is no way anybody could stop from hitting the child in the road. I have walked through the community and have 40 signatures on a petition; everyone around us feels like it is a dangerous situation. So, I would really like to see that brought up for a motion to vote to lower it. I am not sure what the process would be, but certainly would like to see the speed limit lowered to 25 mph.

Mayor Harker shared the Board planned to take up the issue at the next meeting, July 22nd and instructed Mr. McLaughlin to provide a copy of the petition to the Town Clerk for reference.

Barney McLaughlin: 509 Turner Street, Beaufort NC

Mr. McLaughlin shared minutes from 2018, where he suggested the topic had already been voted upon by a prior Board to reduce the speed limit on Turner Street. He explained the way people would speed off the bridge and into his residential area, coming downhill into Town. He suggested he had talked to multiple people who wanted to see the speed limit lower and could not see a reason why it should not be reduced. He provided a recent example where people were trying to use the crosswalk but the cars were moving too fast and would not stop. He noted the process was confusing for a citizen and he thought it had already been voted upon.

New Business

1. FY 2025 Budget Amendment #1

Mr. Clark shared the proposed budget amendment request the appropriation of pcard reward dollars in the amount of \$65,000, as well as the General Fund- Fund Balance of \$123,300 for, the unfit of Town Hall to create additional office space within the space previously utilized by the National Park Service: \$125,000; Town Manager Consultant:

\$25,000; and Personnel Salary Adjustments: \$38,300. She noted the total increase as \$188,300.

Commissioner Cooper made a motion to approve FY 2025 Budget Amendment #1.

The motion carried unanimously.

Mayor/Commissioner Comments

Commissioner Spiegler thanked those who spoke during public comment.

Commissioner Oliver thanked the Fire Department and Police Department for their help with the July 4th Fireworks.

Commissioner Cooper also thanked Town staff for their work during the July 4th celebrations.

Commissioner Gillikin also noted the great success of the July 4th holiday through the parade and fireworks celebration.

Commissioner LoPiccolo reiterated the July 4th comments and thanked the Beaufort Business Association.

Mayor Harker thanked Town staff for their hard work.

Manager Report

Mr. Clark provided a monthly manager's report, as provided on the Town's website:

www.beaufortnc.org/boardofcommissioners/page/managers-report

Notable areas highlighted by Mr. Clark include the High-Rate Infiltration Basin; USDA Funded Projects; FY23 Streets Rehabilitation Projects; and Community Rating System (CRS). He encouraged the Board and public to utilize the Town's project page for updates regarding construction around Town. He also shared the importance of following the Town website calendar that shows upcoming events and meetings.

Closed Session

- 1. Pursuant to NCGS 143-318.11 (a) (3) and NCGS 143-318.11 (a) (4)

Commissioner LoPiccolo made a motion to enter closed session pursuant to NCGS 143-318.11 (a) (3) and NCGS 143-318.11 (a) (4).

The motion carried unanimously.

Adjourn

Commissioner Cooper made a motion to adjourn the meeting at 10:00 p.m.

The motion carried unanimously.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk



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**Board of Commissioners
Work Session Meeting
4:00 PM Monday, July 22, 2024
Train Depot, 614 Broad Street**

Call To Order

Mayor Harker called the meeting to order at 4:00 p.m.

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

PRESENT:

- Mayor Harker
- Commissioner Gillikin
- Commissioner LoPiccolo
- Commissioner Oliver
- Commissioner Spiegler

Mayor Pro Tem Cooper participated in the meeting remotely.

Agenda Approval

Commissioner Spiegler made a motion to amend the agenda to add public comment.

Commissioner Gillikin made a motion to approve the amended agenda to add public comment.

Mayor Harker asked for a roll call vote.

Voting Yea: Commissioner LoPiccolo, Commissioner Gillikin, Commissioner Spiegler

Voting Nay: Commissioner Oliver

Commissioner Cooper was having audio issues and did not participate in the vote.

The motion was carried with a (3-1) vote.

Mayor Harker noted that public comment would be added to the agenda to follow, Items for Review and Discussion.

Town Manager, Todd Clark, provided an update regarding the status of the Waterfront Improvement Project. The following statement was read into the record:

The Town of Beaufort has enjoyed a relationship with Beaufort Waterfront Enterprises (BWE) for the last 45 years. The nature of the relationship has been beneficial to both parties. It's enabled BWE to successfully operate the Town docks as an independent business operation. In return, the Town has received national and international accolades as a destination. The Town has also received compensation for the use of the waterfront through lease payments and contributions from BWE for annual dredging operations to keep the Beaufort Harbor accessible to boaters.

However, the agreement with BWE will come to an end on December 31, 2024, when the lease agreement expires. The owner of BWE does not desire to continue operating the docks after a long and successful career.

In anticipation of this partnership ending, the Town appointed the Harbor & Waterways Master Planning Advisory Committee in July of 2021, to evaluate needed improvements. After considerable review, the Committee presented the Board of Commissioners with a set of recommendations in September of 2022.

Armed with these recommendations, the Board decided to investigate whether a private market exists for a third-party operator with sufficient capital to invest in and manage the Town's docks. Consequently, the Town set forth to explore these questions in the context of a long-term lease or in the form of a public-private partnership.

Although it was determined that a private market does exist, it became apparent very quickly that the Town is not financially positioned to invest \$10-15 million in the rehabilitation of the waterfront. In determining estimated costs, we considered the complete replacement of the docks and the associated infrastructure including potable water lines, sewer pump outs, in-slip fueling, and electrical and plumbing connections. Additional investments to the waterfront were also considered to include the reconstruction of our iconic wooden boardwalk and developing a long-term solution for the storage and dispensing of fuel.

In consideration of these expenses, along with those outlined in the Town's comprehensive capital improvement program, we easily determined that the Town simply does not have available cash resources to fund the desired improvements. With this understanding, the town investigated the possibility of financing the improvements through commercial lending as an alternative to a third party.

In consultation with First Tryon Advisors, the Town's financial consultant, it was determined that commercial lending would be very difficult given collateral required for a loan requires the pledge of Town owned assets other than the waterfront assets themselves. As such, a comprehensive review was conducted to determine what other fixed assets of the Town could be used as collateral. Unfortunately, the fixed assets that have an appreciable value are obligated. As such, they represent encumbrances and therefore cannot be used as collateral for a loan to improve the docks.

Another alternative considered to fund improvements included a bond referendum which requires voter approval. This option, if approved by the voters, requires an increase in property tax rates to satisfy the associated debt service. The Board has not expressed an interest in pursuing this alternative as the tax burden for improvements would be distributed to all property owners, and not just those who use and/or enjoy the docks.

The review process has also included a discussion of grant funding to offset the expected \$10-15 million of improvements. Although grant funding would produce an estimated \$3 million for the project, the Town will still have an appreciable balance that cannot be funded through cash reserves or commercial lending.

1.
Assuming for a moment that the Town was to successfully locate a source of funding to complete the improvements, the fact remains that a catastrophic event could result in complete devastation of the waterfront. In that scenario, the town will be in a financially vulnerable position with looming debt service payments with no revenue from the docks. It should also be recognized that any reimbursement through FEMA or insurance claims with the Town's carrier will take months, if not years, to realize. The Town cannot afford to wait 12-36 months, or longer, for restitution and reconstruction when the docks need to be producing revenue within 30 days of a significant storm. How would the town meet its financial obligations without that revenue stream?

As mentioned previously, the Town needs to consider long-term fueling options for the docks. The current system is antiquated and represents environmental concerns which are not a town responsibility currently. A long-term solution is needed and must be solved for the economic vitality of the docks.

Aside from the availability of capital and a needed solution for fueling, the Town has recognized various other aspects of dock operation that need to be weighed in the decision-making process.

This includes the liability for damaged boats and personal injury as the result of any failure of the town to operate the docks safely. Insurance coverage must be a consideration and can cost in the hundreds of thousands of dollars for an operation of this nature given the Town would be trying to insure only one asset versus a pool of diversely located waterfront assets. Environmental hazards such as the release of fuel, human waste, and any other chemical agents must also be included under an insurance policy.

The Town must also consider the level of service delivered through whomever is responsible for the management and operation of the docks. Additionally, the character and charm of Beaufort must be preserved while meeting the public's expectation to ensure the existing vistas of Rachel Carson Reserve.

As a functional consideration, the Town must consider the availability of dock space for day boaters, the continuance of existing commercial activities, and the creation of mooring space in the harbor.

Each of these issues is being considered by the Board of Commissioners along with the public feedback received throughout the process including the charette conducted in May of this year.

This is not an easy decision. However, the Board is cognizant of the issues and is taking into consideration the use of taxpayer dollars.

Items for Review and Discussion

1. Lease Agreement- Island Express Ferry Service

Mr. Clark shared provided the following background:

The National Park Service notified the Town on May 28, 2024, of their decision to cancel the lease contract with the Town for the visitor's center. The termination of the contract resulted in the loss of use of the Town docks. Therefore, Island Express Ferry Service no longer has a right of use of the docks as the Park Service concessionaire to Cape Lookout and Shackleford Banks. Despite termination of the contract, Island Express Ferry Service has been allowed to continue using the docks for normal operations as the Park Service concessionaire. However, in lieu of a lease agreement, the Town has potential liability for risks associated with the ferry service operation. Furthermore, there is no formal agreement in place that assures the ferry service the express right to use the docks.

Mr. Clark noted that a lease agreement had been drafted by the Town Attorney for consideration and was included in the meeting packet. The Board is advised that the operator of the ferry service has verbally agreed to the terms of the lease agreement which expires on December 31,

Commissioner Oliver made a motion to approve the lease as drafted.

Voting Yea: Commissioner LoPiccolo, Commissioner Gillikin, Commissioner Oliver, Commissioner Spiegler, Commissioner Cooper

Voting Nay: None

The motion was carried unanimously with a (5-0) vote.

2. Speed Limit Reduction- Turner Street

Mr. Clark explained residents had expressed concern about the speed limit on Turner Street. He noted Town Staff had reached out to NCDOT and they confirmed they were good with Turner Street having a Speed Limit of 35 from US 70 to 400' northeast of Pine Street. The speed would then be reduced to a Speed Limit of 25 from 400' northeast east of Pine Street to Cedar Street. He explained this would reduce the speed before you get to the developed residential part of Turner Street.

Mr. Clark asked the Board to consider adopting the draft resolution in their meeting packet that requested NCDOT reduce the speed on Turner Street as discussed.

Commissioner LoPiccolo made a motion to approve the resolution as presented.

Voting Yea: Commissioner LoPiccolo, Commissioner Gillikin, Commissioner Oliver, Commissioner Spiegler, Commissioner Cooper

Voting Nay: None

The motion was carried unanimously with a (5-0) vote.

Public Comment

Daphne Littiken: 102 Stanton Road, Beaufort NC

Beaufort is really unique, and we want to try to keep it that way. We do not want it to become generic. We realize that we are going to have to do something, it is evident. The taxpayers can't afford it but something has to be done. We do need a corporation to come in and help us or business of some type. But please, not this one.

Susan Schmidt: 1527 Ann Street, Beaufort NC

I want local control, local management, and the local workforce for dock construction, maintenance and operation. As well as local access, small town ambiance, flavor and architecture. If the town can't afford litigation, don't work with Safe Harbor, because Beaufort and Port Royal, South Carolina, are now suing them.

Robert Harper: 1020 Broad Street, Beaufort NC

There are two parts to this, and one is that we have a very good contract, and we have good people working on a very good contract; the contract could be iron clad, but what happens is that if you have a contract, and you're not willing to enforce it, you might as well not have the contract. The history of this Town enforcing its contracts is abysmal, and if you want an example of that, I can give you plenty. This Town will not litigate, this Town will not stand up for the rules that have passed or the ordinances that it has, therefore, that is the issue. You know, if you can assure us that you will stand up, and you will enforce the agreement that you hammered out, then we will feel a lot better about that. But we have no information; it is all a void. There is this mysterious black box where all this conversation is going on, but the public has no idea, and what we are afraid of is that you guys will come out one day and say, this is our decision. We will have no recourse; we have no idea. So, what I would like to hear is some reassurance that once this perfect contract is finalized, that it gets put out there so we can see what it is that you are going to vote on. After all, you all represent us. You are not there for your own good, you are there for us. We put you there for that reason. So, we would like to see what you are doing on our behalf.

David Talbot: 120 Moore Street, Beaufort NC

I would second that first comment and just add one thing that is also confusing. In addition to the sort of black box issue, which generates a lot of unnecessary anxiety in my opinion, it would be very helpful to have a structured period of time prior to the signing of the contract. This would be where the actual details of the contract, down to the granular level, are released if possible. This would ensure there is adequate time to both study the proposal and make redress to the issues that come up. I think there are all these rumors flying around about the contract and when it will be signed, we know none of those are probably true. However, if we don't know, we are going to get anxious, and I think anxiety is appropriate based on the topic.

Martha Kenworthy: 109 Holly Lane, Beaufort NC

I would like to thank Todd for his update that he gave tonight. That was very informational, and it is the first that we have heard, so I would just like to thank you for that transparency. I hope that maybe some more of the meetings can be open to the public, we understand that it is not required that they be confidential. Todd, this might be your last meeting, so thank you and good luck to you.

JP Gooch: 107 Live Oak Street. Beaufort NC

I just want to talk about the Town docks. So, you know, for the past year or year and a half, I've talked to a lot of people in Town about this issue. I would tell you that two out of three people that I talked to do not have any clue as to what is going on here; what decision must be made. I think that is because of what the lady just talked about, the lack of transparency that we are seeing. I have three themes that I want to talk about: transparency, trust and timing. So, transparency first, like I said, two out of three people do not know this is even going on, they do not know what the issue is. They do not know what is being decided; that needs to change, and you guys can help make that happen. Just be more public about the things that you are talking about. When we talked about the contract being reviewed before there is the actual vote, let's do that. You have a lot of really smart people in this room. They are lawyers, doctors, engineers, and business owners. They have negotiated contracts before and they understand what they are talking about. So, they might have input into what that contract needs to look like. Transparency is the first thing. We have had a Harbor Committee, where we had volunteers that spent a year looking at the options on this. Thank you for that update that we got earlier. I did not know about the \$3 million figure for the grant; that is a really good start. Why can't we build upon that, look at other bond referendums, look at other options that the Harbor Committee suggested. It just seems that this has been very quickly put to rest and decided to press the easy button and hire Safe Harbor. However, we do not know if it is Safe Harbor that you are even talking to, because there is a lack of transparency. It is a publicly owned company, owned by Sun Communities, we all know that. I do not trust them because they are beholden to their stockholders. They are not interested in what Beaufort has to say. If we look at what kind of things they have done in other communities, like Beaufort, South Carolina, I don't want 47 Jet Skis riding up and down Front Street. In those communities, you have to look at the other things they have done and are going to do to maximize the shareholder value that they have. That is the only thing that they are required to do as a publicly traded company. I know that this Town is changing, I don't have my head in the sand or anything like that. It breaks my heart to see some of the things that are going on, but this is a big one; it is a big decision. So, trust us and involve us in the decisions that you are making is the thing that I ask. I have a 17-year-old son, and you know, I would prefer that when he looks across Taylors Creek that he sees horses, dolphins, water and beautiful things, instead of a \$20 million dollar boat that is owned by somebody that is not from here.

Jud Kenworthy: 109 Holly Lane, Beaufort NC

Thanks for the opportunity to comment and thank you Todd for the update, which is kind of refreshing. I just have two comments. Following this process over the years, and having lived here for 45 years, I have seen the evolution of the development of the waterfront from the very beginning. I think right now, my sense is that you really have not tested the public on what they really want or what they are willing to spend or pay for. It is just like anything else; you have a valuable asset. If you have an expensive car, you are going to pay more insurance and pay more for maintenance. If you have an expensive home, it is the same thing. What we have in Beaufort is the waterfront and it is a very valuable asset, and it is going to cost money to operate. I do

what the public feelings are for that valuable asset, or what they are willing to pay. You know, it might take a lot of work to staff up a department, and the expenses and everything, but I just do not think you have looked at both sides of the equation. My other comment is, I am a biologist, so I look through the lens of biology when I look at things like this. What I see here is a classic predator prey relationship and what we are, the Town of Beaufort, and what you are, our representatives and the entire community is, is in fact the prey. Unfortunately, we have not had the foresight and looked ahead to plan for this actual event. We have had a lot of time for it, and I think a lot of people saw it coming down the road. The predator is those folks in the giant corporation that are going to take advantage of this situation. I think you should think hard about this. There are things you can do to bring the public in, and I think you can make a wise and informed decision if you allow a greater scope of consideration.

Grey Sabiston: 305 Marsh Street, Beaufort NC

I am a lifetime resident of Beaufort; I grew up one block from here. My great grandmother had eleven children. So, I was born and raised here. I was actually run off from the original boardwalk being built when I was a young child because my father was crazy enough to lure me down with a pair of waders on and a rope around my shoulders to get antique bottles. We built the boardwalk back then somehow and raised the money a long time ago. It is beyond me how we can't get more grant money or put off the phases to build this in a public way, open and transparent to everybody in this room and everybody that lives in the town of Beaufort. If it has got to be decided behind closed doors, I can't be a part of that. I sat on the Planning Board for almost four years for this Town and had to have standards that I stood by, so I trust everybody on this board to do the right thing. This is a big decision; a 50-year lease with an automatic 50 year renew scares me to death and I have never heard of such thing in my life. Haywood Weeks and Jeb Breary that run the dock right now, have been there without a designated parking place for them to come to work, and I think they have done a great job. I've read through all the books, and all the reports you all have done. I have a 23-foot boat; I am automatically not going to be able to use the boardwalk anymore, right? It is just the little, small things like that. Transparencies highlighted, open forums to communicate with people, is important. Is this the only bidder that can come and fix this issue for us? Has it been sent out to other people? Is this a last-ditch effort and we have to vote today? The lease does not expire until December of this year, if I am not wrong. We still have a few months; I think we can get the conversation out in the open and do the right thing. There are a lot of concerned citizens, and I don't think this is the right thing. This company is too big for Beaufort.

Mayor Harker and the Commissioners thanked all those who participated in the Public Comment period. The Board expressed their appreciation for the community and the feedback received throughout the entire process.

Closed Session

1. Pursuant to NCGS 143-318.11 (a) (3) and NCGS 143-318.11 (a) (4)

Commissioner Gillikin made a motion to enter closed session pursuant to NCGS 143-318.11 (a) (3); NCGS 143-318.11 (a) (4); NCGS 143-318.11 (5); NCGS 143-318.11 (a) (6).

Voting Yea: Commissioner LoPiccolo, Commissioner Gillikin, Commissioner Oliver, Commissioner Spiegler, Commissioner Cooper

Voting Nay: None

The motion was carried unanimously with a (5-0) vote.

Upon exiting closed session, the following actions were taken:

Commissioner Gillikin made a motion to authorize the Mayor and Town Staff to finalize an employee agreement with Charlie Burgess as a limited-service employee at the compensation rate of \$84,000 per year.

Voting Yea: Commissioner LoPiccolo, Commissioner Gillikin, Commissioner Oliver, Commissioner Spiegler, Commissioner Cooper

Voting Nay: None

The motion was carried unanimously with a (5-0) vote.

Commissioner LoPiccolo made a motion to authorize the execution and delivery of a purchase contract for 611 Front Street in the amount of \$1.5 million dollars: earnest money of \$60,000 half payable at contract signing and the other half payable upon due diligence expiration. The due diligence expiration date was noted as October 1, 2024, and the closing date was noted to be on or before January 8, 2025. Included in the motion was Board authorization to transfer the funds within the FY 25 Budget, a transfer from Capital Projects to Capital Outlay-Land Purchases.

Voting Yea: Commissioner LoPiccolo, Commissioner Gillikin, Commissioner Oliver, Commissioner Spiegler, Commissioner Cooper

Voting Nay: None

The motion was carried unanimously with a (5-0) vote.

Adjourn

Commissioner Gillikin made a motion to adjourn the meeting at 8:00 p.m.

The motion was carried unanimously with a (5-0) vote.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk



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 Board of Commissioners Meeting
6 p.m. Monday, Aug. 12, 2024**

AGENDA CATEGORY: Items of Consent
SUBJECT: Historic Beaufort Road Race

BRIEF SUMMARY:

Event organizers for the Historic Beaufort Road Race run by the Beaufort Ole Towne Rotary have submitted an event application to host the annual event on Saturday, June 14, 2025.

The event requests the closure of roads and the use of John Newton park. The event hours are 6:00 AM to 10:30 am. the event organizers request the delay of paid parking until 10:30 AM. The event will require 4 off-duty officers to work 4 hours at the for hire rate.

The following is an outline of the requests for the event:

- * June 14, 2025
- * Set-up 6 a.m.- Race start at 7:30 a.m. – Finished by 10:30 a.m.
- * Request traditional 10K route – map attached
- * Request Turner Street be closed from Middle Lane to Front Street from 6 -10 a.m.
- * Request Front Street be closed from Orange to Queen Streets during race
- * Request paid parking be suspended until 10:30 a.m.
- * Event will provide volunteers to help supplement public safety personnel at intersections along Front Street

REQUESTED ACTION:

Approval as presented

SUBMITTED BY:

Rachel Johnson, PIO/Parks & Events Coordinator

BUDGET AMENDMENT REQUIRED:

No

Date Application Received:

2.

Permit Number:



APPLICATION FOR SPECIAL EVENT PERMIT

Please return completed application form with permit fee and paperwork to:

Events Coordinator, Town of Beaufort
 701 Front Street
 P.O. Box 390
 Beaufort, NC 28516
 Phone: (252) 728-2141 Email: r.johnson@beaufortnc.org

Applications submitted late or incomplete may not receive approval and may not be issued a permit.

EVENT BASICS

Event Name: Rotary Historic Beaufort Road Race

Location of Event Site: Front Street

(If more than one site is being requested please be specific and list each one individually below)

Racers will start and end at the corner of Front and Turner Street

Run by: Beaufort Ole Towne Rotary

Applicant (Organizer) Name: Christine Lamb Contact # 303-907-2735

Day of Event Contact #: Christine Lamb Email: info@beaufortoletownerotary.com

Type of Event:

- Festival
- Parade
- 5K Race
- 10K Race
- 1 mile race/walk

- Music Event
- Other _____

Actual Event Date(s): June 14, 2025 Time of Event: 6 am -10:30 am

Set-Up Date: June 14, 2025 Start Time: 6am

Tear Down Date: June 14, 2025 End Time: 10:30

Estimated Attendance: 300-400 Admission Fees: n/a

Event Description:

Charity Road Race 10K, 5K,Race, 1 mile walk

ORGANIZER/APPLICANT INFORMATION

Name of Organization: Beaufort Ole Towne Rotary

Primary Contact Person: Christine Lamb

Mailing Address: PO Box 737, Beaufort, NC 28516

Email: info@beaufortoletownerotary.com

Daytime Phone #: 303-907-2735 Cell Phone #: 303-907-2735

Alternate Contact Person: _____ Phone #: _____

Is your group a non-profit organization? yes If yes, please provide documentation with your application.

SITE PLAN

Site Plan Attached

- Yes
- No

(If you need help, please set up a meeting with the Town of Beaufort’s Events Coordinator)

A detailed site plan must be included with your event application. The following, should they be relevant, must be included in your Site Plan.

- Location of all tents and temporary structures
- Location of requested barricades and road closures
- Emergency exits
- Fire extinguishers, propane storage
- Location of command post, medical & first aid station, emergency vehicle access points and all exits and entrances (both emergency and for the public)
- Fencing, staging, bleachers, stages, inflatables, etc.
- Food/refreshment tent vendors, refreshment tents
- Food Trucks
- Location of Restrooms
- 5K/10K race routes

If the Site Plan is not submitted with the event application, the deadline is 45 days before the event, otherwise a permit will not be issued.

PARKS & PARKING LOTS REQUESTED

Please mark all that apply:

- East Parking Lot
- West Parking Lot
- Craven Street Parking
- Middle Lane
- John Newton Park
- Lynn Eury Park
- Grayden Paul Park
- Topsail Marine Park
- Other Please list: _____

Specific Requirements: (Extra trash cans/recycling/electrical etc.) Please be specific and include each item on the Site Plan for the desired location. Please note extra charges may apply in accordance to the fee schedule. (Trash/Recycling Carts: \$10 each, Electricity: \$50)

Recycle cans X 2 (\$20)

OTHER EVENT DETAILS

Please provide the name and contact information of all outside companies who are providing services during your event. IE: Tent Rentals, Inflatable Rentals, Port-A-Pottie Rentals, etc.

Run the East (race management) Jamie Orr 252-902-9717
Port A Pottie Rentals - Blu site solutions (800) 682-7023

Will there be canon/re-enactment fire during your event? N/A If yes, please coordinate with the Beaufort Fire Department for safety procedures.

ALCOHOL

Alcohol at the event YES _____ NO X Attach all required paperwork. Applicant is responsible for obtaining applicable ABC License and Liquor Liability Insurance. Applicant must provide a clearly marked and contained area for alcohol consumption and hire two Town of Beaufort police officers at a rate of \$35 per hour for the duration. (The Police Chief will review the application for exceptions.) All local, state and Federal laws must be adhered to.

I/we have read, understand and will comply with the rules outlined by the Town of Beaufort in the Town Code of Ordinances as well as in the Event Procedures.

X _____ (Applicant's Signature)

ROAD CLOSURES

Does your event require a road closure? X YES _____ NO

Please provide specifics below:

Road	Set-Up Time	Event Start Time	Finish Time	Tear Down Time
Turner Street	6 am	7:30 am	10:00 am	10:30 am
Front Street	6 am	7:30 am	10 AM	10:30 am
Turner Street Bridge			residents and visitors of	Racers on Turner and
	Broad due to high traffic	In this area during the	Farmers Market)	

If a road closure has any impact on area businesses and/or residents, the applicant will be required to inform all residents and/or businesses in the area of the road closure, by letter or hand-delivered flyer at least 14 days in advance of the event, of the particulars of the approved temporary road closure and any detour route available.

Emergency Vehicle Access Requirements: A road may be closed to regular traffic during an event, but an unobstructed fire lane must be left open at all times for emergency vehicles.

PARKING/PARKING LOTS

2.

Parking lots required for Event set-up: (Please mark on the site map if applicable) (Please note charges may apply. The rate is \$18 per day per space in the East & West parking lots and \$9 per on street parking space per day for special event closure during Pay-To-Park season).

Please list all parking lots and spaces you are requesting. Spaces are numbered so please be specific. Also please note that parking space closures MUST be approved by the Board of Commissioners. Event organizers are not permitted to acquire additional spaces without Town permission prior to an event.

We are requesting town parking fees collection be delayed until 10:30 am the day of the race.

Please list off-site Parking Location for Vendors & Event Staff: A letter of permission is required for the use of private property per the event procedures. Please include this with your event application.

N/A

Bicycle Parking: Yes _____ No x _____

Additional Handicap Parking: Yes _____ No x _____ Location: _____

Event Parking: (Please outline your plan for day of parking for event attendees. Please include parking lot locations and the name/contact information for any shuttle/trolley service):

Event participants will park on Turner Street, Ann Street and side streets adjacent to Front Street

PARADE/WALK INFORMATION

Parade Assembly Area: _____ Time: _____

Parade Dismissal Area: _____ Time: _____

Parade Start Time: _____

EMERGENCY MANAGEMENT

Route Map Attached: x YES _____ NO (Please note a route map is required)

Designated Emergency personal/liaison (onsite): Christine Lamb

Cell #: 303-907-2735 Other Contact: _____

How will your event staff react to severe weather?

Event will be canceled or delayed in the event of severe weather

How will you alert visitors to the event to evacuate the site? (If multiple sites are being requested, a plan must be submitted for each location)

Local announcement via megaphone or by email prior to event date

RISK ASSESSMENT

It is important for Event Organizers to identify risks and hazards associated with their event and know how to prevent these risks. Please identify possible risks for your event and list below (weather, food, fire, etc.) Please provide details.

Primary risks: Extreme hazardous weather
Participants Medical Emergencies

What training will you provide to your volunteers/staff/participants regarding emergencies?

Volunteers have years of experience new volunteers will receive training prior to event.

TENTS

Will you have tents at your event? YES NO

Please list the tent sizes: _____

If your event includes tents, you must make arrangements with the Beaufort Fire Department for a tent permit. There is a \$50 fee. Please contact Tammy Turek at (252) 728-4325 to make arrangements. The Tent Permit Application and a list of requirements are available online at www.beaufortnc.org.

FOOD

Will there be food served at your event? YES NO

If yes, please provide a detailed list of all food vendors. Farm Bureau will provide free watermelon.

If yes, have you contacted the Carteret County Health Department to set up inspections? YES NO

All food vendors must have proper licensing, inspections, etc.

VENDORS

Will there be vendors selling items at your event? X _____ Yes _____ No

Please note vendors are only permitted to sell during the event hours listed on this application. Any vendor selling before or after the listed hours is in violation and subject to being shut-down.

All vendors must have proper certifications and licenses. They must display the required state sales and use tax information and the event organizer must keep all of this information on file pursuant to North Carolina State laws.

CHECKLIST

Please submit the following documents with your event application. Once all forms (if applicable) are received and the event is approved an Event Permit will be issued.

- Tent Permit
- Detailed Site Plan
- Detailed Route Map (Parade/5K/10K)
- Map of Road Closures
- ABC Permit
- Health Inspection Documentation
- Insurance
- Non-profit documentation
- Private property parking permission letter
- List of food vendors
- List of vendors
- Application Fee
- Application Signature

I/We the event organizer Christine Lamb, on behalf of Beaufort Ole Towne Rotary, the party requesting the use of the Town of Beaufort facilities noted in the above application do hereby hold and save harmless and agree to indemnify the Town of Beaufort and its elected officials, directors, officers, employees, servants, agents, contractors and their respective heirs, executors, successors with respect to any and all liability, actions, debts, suits, demands, costs, damages and expenses whatsoever arising wither directly or indirectly as a result of the use of the Town of Beaufort's facilities, park, road or other and in accordance with the provisions contained in this policy. I/We have read and understand this application, the event procedures and the requirements placed upon this applicant and organization. I agree to abide by the Town of Beaufort rules, regulations and ordinances.

Applicant's Signature Christine Lamb Date 6/25/2024

Internal Use Only

Permission is granted to the applicant and/or sponsoring organization to use the streets/facilities/parks as listed in the application for the special event described.

Permit Issue Date: _____
 Authorized Signature: _____

Insurance Certificate: Yes _____ No _____
 Permit Fee: Yes _____ No _____
 BOC Approval Date: _____
 Police Chief Approval: _____
 Fire Chief Approval: _____

Beaufort Waterfront 1 Mile 2019

Beaufort, NC

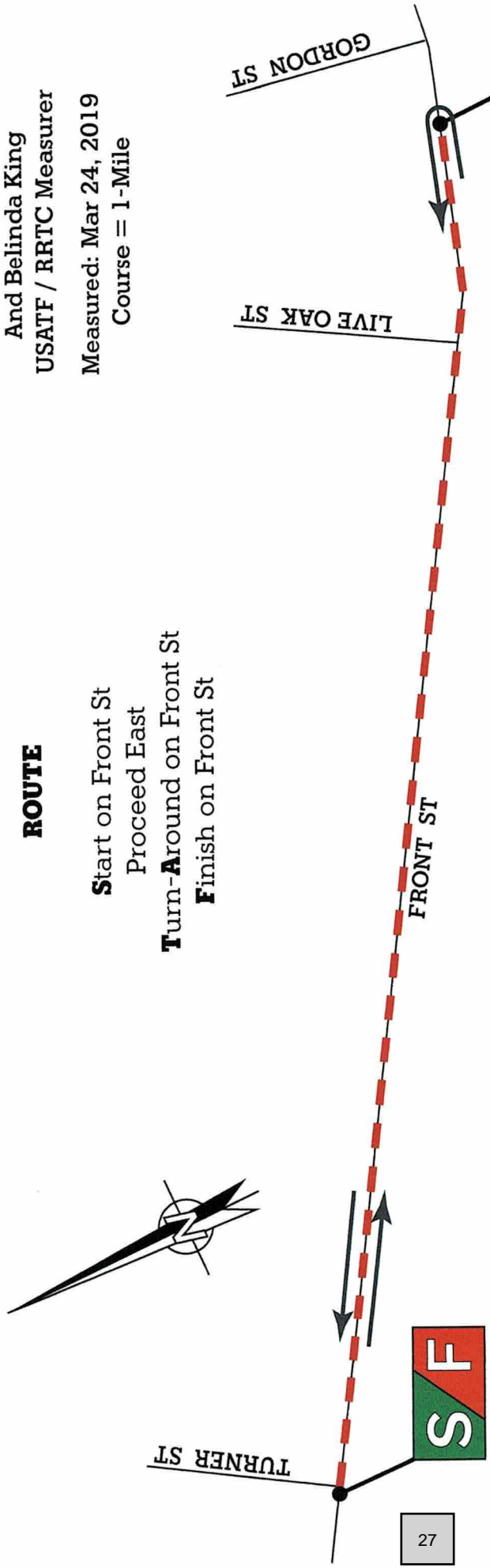
Brandon Wilson
 Measured By: Brandon Wilson
 USATF / RRTC Certifier
 IAAF / AIMS Grade A

And Belinda King
 USATF / RRTC Measurer

Measured: Mar 24, 2019
 Course = 1-Mile

ROUTE

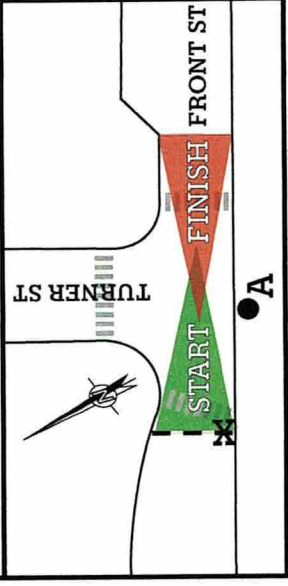
S Start on Front St
 Proceed East
T Turn-Around on Front St
F Finish on Front St



27

START FINISH DETAIL

The Start/Finish are collocated on Front St and form an imaginary line perpendicular to the roadway intersecting a mag nail and washer ("X"). The nail is 43' 10" West of Duke Energy Light Pole# N9D80 ("A") at the intersection of Turner St and Front St

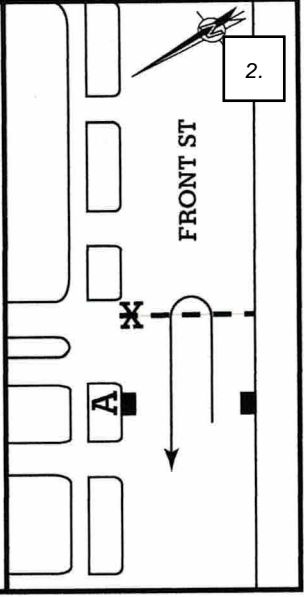


USATF Certificate #NC19004BW
 Effective Apr 2, 2019 to Dec 31, 2029



TURN-AROUND DETAIL

The 1-Mile Turn-Around (TA) is located on Front St marked with a mag nail and washer ("X") at the northern road edge and is 23' 8" East of the iron storm drain ("A") in-front of 917 Front St



2.

Beaufort Waterfront 5k 2019

Beaufort, NC

Brandon Wilson
 Measured By: Brandon Wilson
 USATF / RRTC Certifier
 IAAF / AIMS Grade A

SPLITS

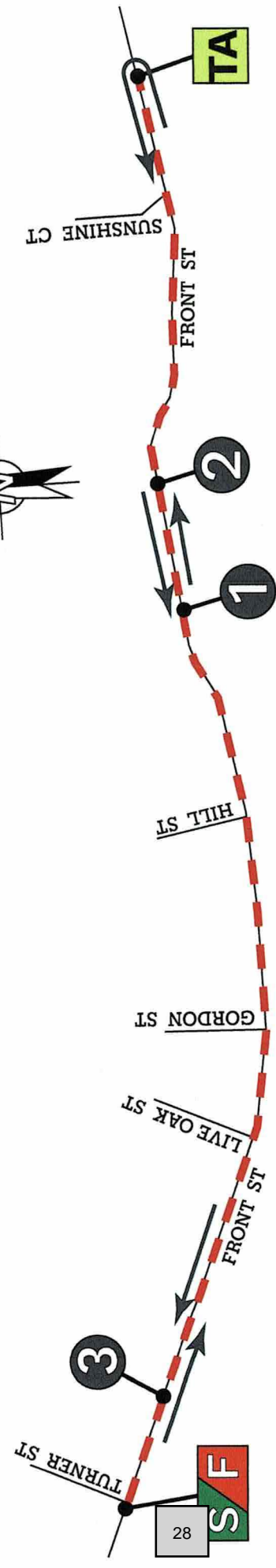
- Mile 1** - At 1506 Front St
- Mile 2** - At 1531 Front St
- Mile 3** - On Front St 50' East of Craven St

ROUTE

- Start** on Front St
Proceed East
- Turn-Around** on Front St
Finish on Front St

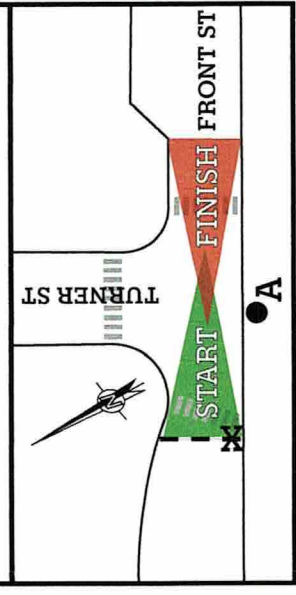
Measured: Mar 24, 2019
 Course = 5 km

And Belinda King
 USATF / RRTC Measurer



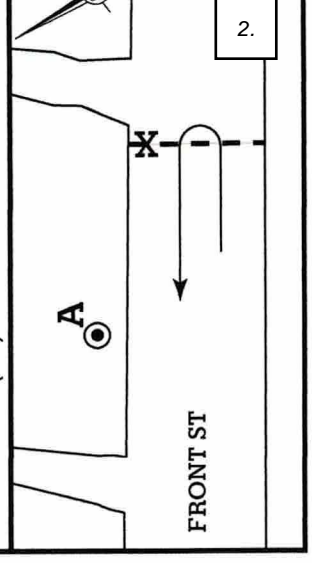
START FINISH DETAIL

The Start/Finish are collocated on Front St and form an imaginary line perpendicular to the roadway intersecting a mag nail and washer ("X"). The nail is 43' 10" West of Duke Energy Light Pole# N9D80 ("A") at the intersection of Turner St and Front St



TURN-AROUND DETAIL

The 5k Turn-Around (TA) is located on Front St marked with a mag nail and washer ("X") at the northern road edge and is 58' 2" East of the center of iron sewer cover ("A") in-front of 1907 Front St



USATF Certificate #NC19005BW
 Effective Apr 2, 2019 to Dec 31, 2029



Beaufort Waterfront 10k 2019

Beaufort, NC

Brandon Wilson

Measured By: Brandon Wilson
 USATF / RRTC Certifier
 IAAF / AIMS Grade A

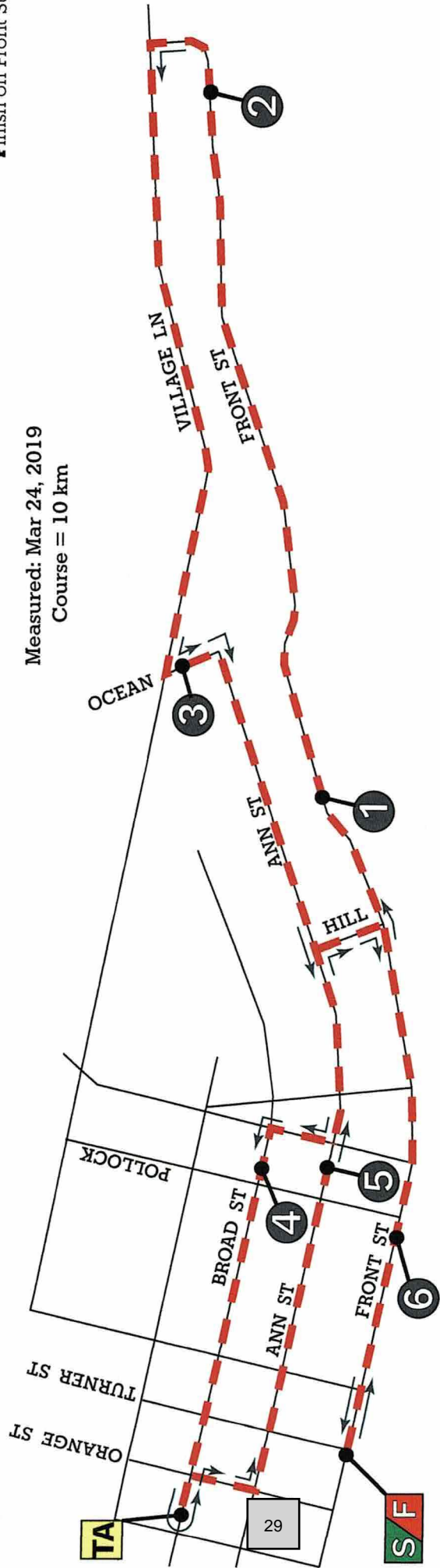
And Belinda King
 USATF / RRTC Measurer

Measured: Mar 24, 2019
 Course = 10 km

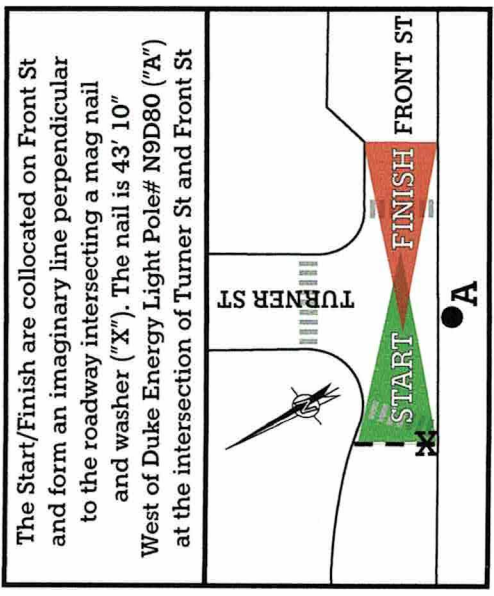
SPLITS

- Mile 1 - At 1506 Front St
- Mile 2 - 30' East of mailbox# 2505 Front St
- Mile 3 - On Ocean St 40' South of Village Ln
- Mile 4 - On Broad St 140' East of Pollock St
- Mile 5 - At Intersection of Ann St and Marsh St
- Mile 6 - on Front St 130' West of Pollock St

- ROUTE**
- Start on Front St
 - Proceed East
 - Left on Village Ln
 - Left on Ocean
 - Right on Ann
 - Right on Live Oak
 - Left on Broad
 - Right on Broad
 - Right on Orange
 - Left on Ann
 - Right on Hill
 - Right on Front St
 - Finish on Front St



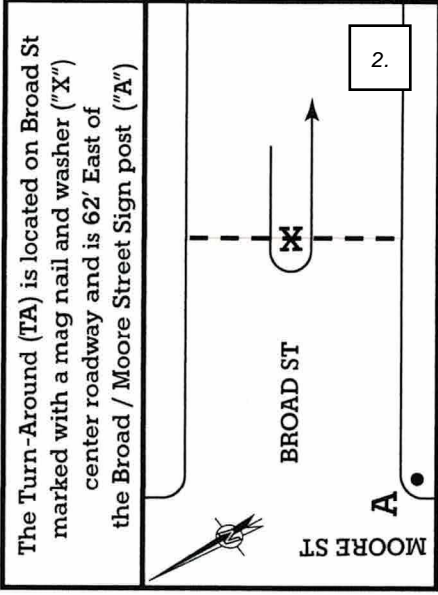
START FINISH DETAIL



USATF Certificate #NC19006BW
 Effective Apr 2, 2019 to Dec 31, 2029



TURN-AROUND DETAIL





Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, August 12, 2024
614 Broad Street – Train Depot**

AGENDA CATEGORY: Quasi-Judicial Proceeding
SUBJECT: Case 24-08 - Special Use Permit (SUP) request for dry boat storage at 609 Highway 101

BRIEF SUMMARY:

Tom Owens of Copeland Road Property LLC has requested a special use permit to construct and operate dry boat storage at 609 Highway 101 in the R-20 zoning district.

REQUESTED ACTION:

- Conduct Quasi-Judicial Hearing
- Decision based on Required Findings
- Decision on Special Use Permit

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner
Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Board of Commissioners
From: Michelle Eitner, Town Planner
Date: August 12, 2024
Case No. 24-08 Special Use Permit – Boat Storage at 609 Hwy 101

THE REQUEST: Special Use Permit (SUP) for dry boat storage at 609 Highway 101

INFORMATION:

Location: 609 Highway 101 (ETJ)
Property Owner: Copeland Road Property LLC (Tom Owens)
Requested Action: Special Use Permit for dry boat storage
Existing Zoning: Residential Single-Family District (R-20)
LUP Future Land Use Map: Rural/Working Lands
Size: 13.36 acres
Flood Zone: AE6 in northwest corner, otherwise Shaded X and X zones
Existing Land Use: Undeveloped
Adjoining Uses/Zoning: Residential (R-20)

OPTIONS:

1. Approval as presented
2. Approval with conditions
3. Denial due to specific failures to meet required findings

EXHIBITS:

- (A) Staff Report
- (B) Vicinity Map
- (C) Zoning Map
- (D) Application Package
- (E) Notification Certification
- (F) CAMA Land Use Plan Future Land Use Map and Classification Type
- (G) NCDOT Driveway Permit

STAFF COMMENTS:

Tom Owens of Copeland Road Property LLC has requested a special use permit to construct and operate dry boat storage at 609 Highway 101. This property is undeveloped and has been cleared of some trees, but otherwise has no improvements on it.

STAFF COMMENTS CONTINUED:

The proposed boat storage includes:

- 239 unpaved parking spaces (220 40ft-long spaces and 19 50ft-long spaces) for boat storage
- Two concrete driveway entrances (off Hwy 101 and Copeland Rd) with retractable gate openings
- 20ft-wide gravel driveways and drive aisles
- 12’-tall downward-facing pole lights
- Washdown area
- Two 4’x8’ monument signs, one at each entrance (revised following PB review)
- Three “future boat storage” areas (revised following PB review)
- Fire hydrant
- 21ft (minimum width) landscape buffer including
 - 6’-tall chain link & barbed wire fence
 - Existing drainage ditches
 - Alternative buffer landscaping (per LDO Section 19.C.4.b.ii) to provide opaque buffer but allow for continued drainage ditch maintenance – 627 trees planted at six feet on center of at least 3 species of Nellie Stevens Holly, Spartan Juniper, Hetz Columnar, Green Giant Arborvitae, or approved equal (revised following PB review)

Staff recognizes the importance of the fencing, landscaping buffer, drainage ditches within and around the site, and low impervious surface on the proposed site plan and suggest that maintenance of these components are made conditions of the special use permit.

The Beaufort Comprehensive and CAMA Land Use Plan identifies this property as Rural/Working Lands: “Traditional Rural/Working lands (agriculture, silviculture, ranching and livestock, old farm fields, and homestead farms) predominate this character area. It also includes areas that are vacant or used for hunting or other non-residential, non-urban uses. These areas are generally not served by sewer service, although some suburban areas may be already. Due to typically poor septic infiltration potential for local soils, they are undesirable for residential or other types of development. If homes are present, they are often on very large lots or have been carved out of a larger tract of farmland. On-site septic treatment is one limiting factor to residential density, although the Town may also choose to restrict it further in the interest of maintaining rural character and/or maximizing use of public services (water, police, fire, emergency services, etc.)”

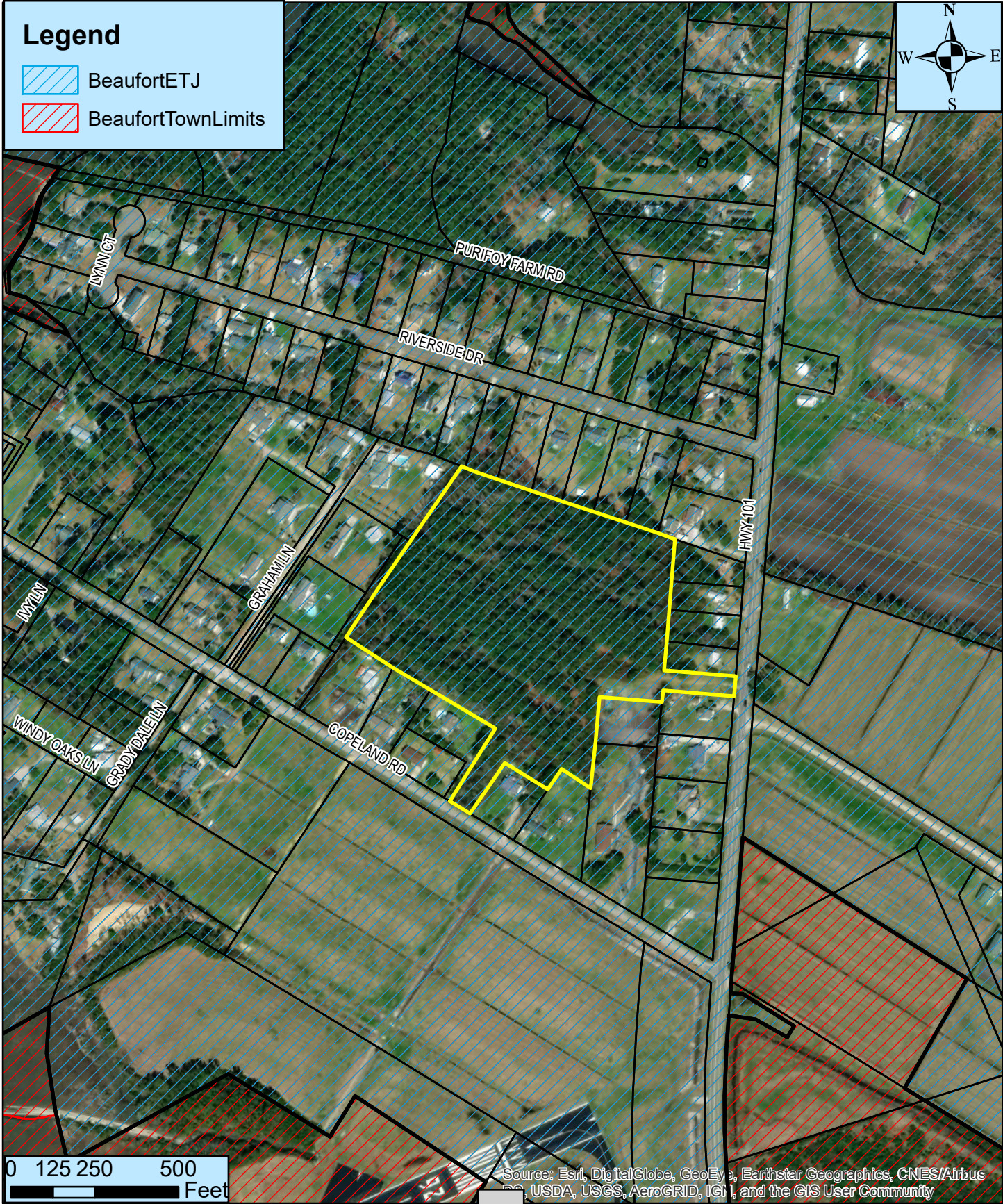
As there is no sewer or septic service to this proposed non-residential, non-urban use, staff asserts that while this is not agricultural, it follows the guidance of the Comprehensive and CAMA Land Use Plan.

The Planning Board met on July 15, 2024 to review the proposed special use permit. Discussion regarding the landscaping buffer width, proposed species within the landscaping buffer, drainage ditches, and signage. The Planning Board unanimously recommended the project for approval with conditions:

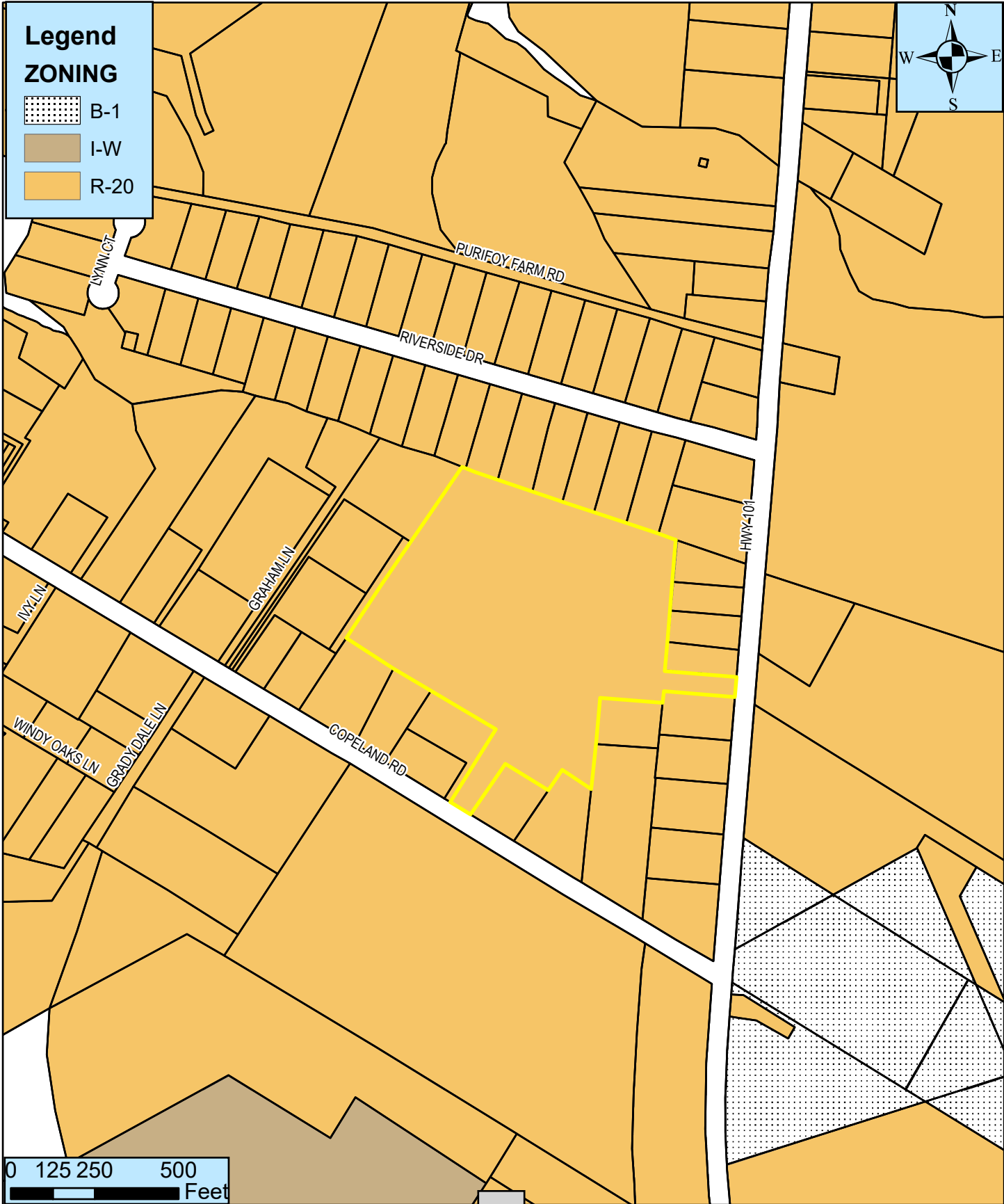
- Provide a 4’x8’ (or smaller) ground-mounted monument sign at each entrance
- Ensure that the drainage ditches are adequately maintained
- Provide a cross-section to address the variability of landscaping buffer width based on drainage ditch location
- Landscaping buffer should be provided by a mix of NC native species

The applicant revised the application to reflect these recommended changes/conditions to show the landscaping buffer cross-section detail, increased number of species for the buffer landscaping, two monument signs (one at each entrance), and future boat storage locations. The changed components are identified as “revised following PB review” in the site features list above. The proposed species are not listed in LDO Section 14.E. Native Shrubs and Trees of Carteret County, nor are they listed as NC native in the NC State Cooperative Extension website.

Case # 24-08 - Special Use Permit for Boat Storage Vicinity Map



Case # 24-08 - Special Use Permit for Boat Storage Zoning Map



THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JJJ
DESIGNED: JJJ
DRAWN BY: JJJ
CHECKED: JJJ
SCALE: 1" = 50'
DATE: 02/27/2024

ARENDELL ENGINEERS
CIVIL - COASTAL - ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505

www.arendellengineers.com
North Carolina Certification No. C-1509
OWNER:
COPELAND ROAD PROPERTY LLC
109 SHERWOOD BLVD.
BEAUFORT, NC 28516

PROJECT:
STORAGE FACILITY
609 HIGHWAY 101
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
SITE PLAN

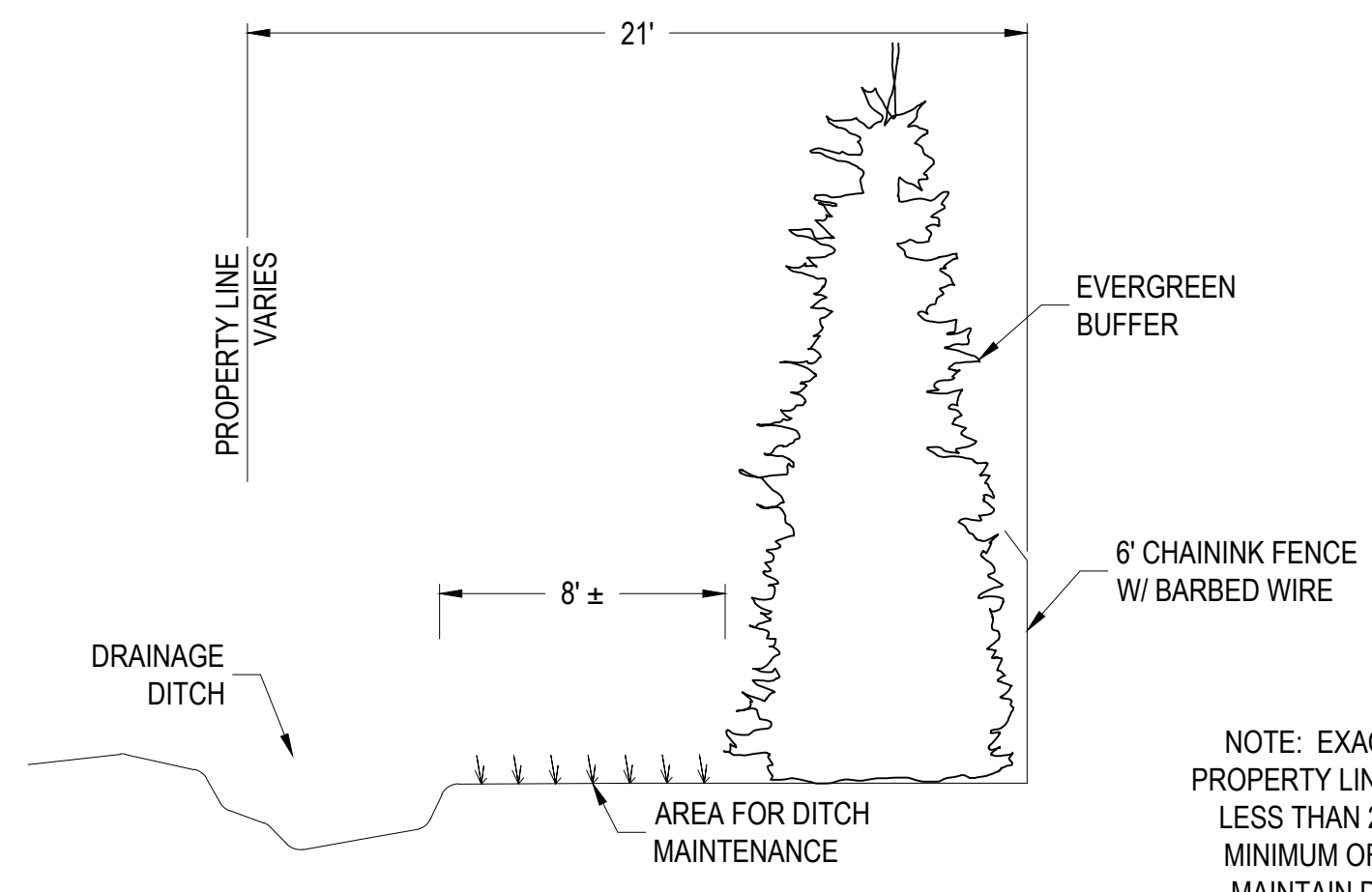
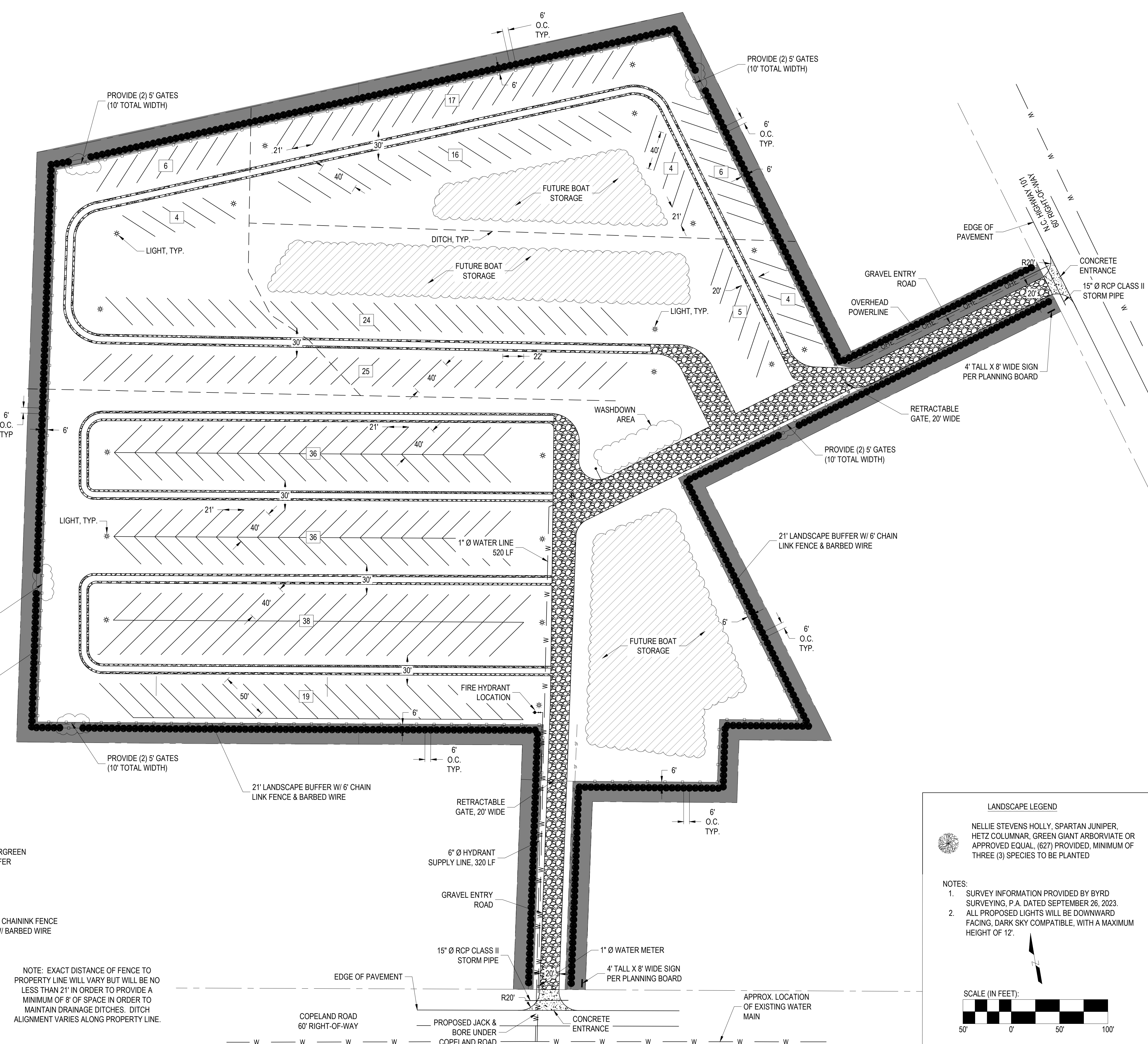
Preliminary Drawing
Not For Construction

NO.	REVISION	TOWN COMMENTS	PLANNING BOARD COMMENTS	DATE	BY	GDS	JJJ
1				04/03/2024			
2				08/01/2024			

SHEET NO:
C1
OF: 01
JOB NO. 23129

CHAIN LINK FENCE & GATE NOTES

- PROVIDE CHAIN LINK FENCES AND GATES AS COMPLETE UNITS CONTROLLED BY A SINGLE SOURCE INCLUDING NECESSARY ERECTION ACCESSORIES, FITTINGS, AND FASTENINGS.
- SUBMIT MANUFACTURER'S TECHNICAL PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR METAL FENCING, FABRIC, GATES, AND ACCESSORIES.
- GALVANIZED STEEL FENCING:
 - FABRIC: NO. 9 GAUGE FINISHED STEEL WIRES, 2" MESH, WITH TOP SELVAGES KNUCKLED FOR FABRIC 60" HIGH AND UNDER, AND BOTH TOP AND BOTTOM SELVAGES TWISTED AND BARBED FOR FABRIC OVER 60" HIGH. FABRIC FINISH, GALVANIZED, ASTM A 392, CLASS I, WITH NOT LESS THAN 1.2 OZ. ZINC PER SQUARE FOOT OF SURFACE.
 - FRAMEWORK: GALVANIZED STEEL, ASTM A 120 OR ASTM A 123, WITH NOT LESS THAN 1.8 OZ. ZINC PER SQUARE FOOT OF SURFACE.
 - FITTINGS & ACCESSORIES: GALVANIZED, ASTM A 153, WITH ZINC WEIGHTS.
 - END, CORNER, AND PULL POSTS: 2.375" OD STEEL PILE, 3.65 LBS PER LINEAR FOOT, OR 3.5" X 3.5" ROLL-FORMED SECTIONS, 4.85 LBS PER LINEAR FOOT.
 - LINE POSTS: SPACE 10' O.C. MAXIMUM.
 - GATE POSTS:
 - TOP RAIL: MANUFACTURER'S LONGEST LENGTHS, WITH EXPANSION TYPE COUPLINGS, APPROXIMATELY 6" LONG FOR EACH JOINT. PROVIDE MEANS FOR ATTACHING TOP RAIL SECURELY TO EACH GATE CORNER, PULL AND END POST. 1.66" OD PIPE, 2.27 LBS PER FOOT, OR 1.625" X 1.25" ROLL-FORMED SECTIONS, 1.35 LBS PER FOOT.
 - POST BRACE ASSEMBLY: MANUFACTURER'S STANDARD ADJUSTABLE BRACE AT END AND GATE POSTS AND AT BOTH SIDES OF CORNER AND PULL POSTS.
 - POST TOPS: PROVIDE WEATHERTIGHT CLOSURE CAP WITH LOOP TO RECEIVE TOP RAIL.
 - GATES: FABRICATE PERIMETER FRAMES OF GATES FROM METAL AND FINISH TO MATCH FENCE FRAMEWORK. ASSEMBLE GATE FRAMES BY WELDING OR WITH SPECIAL FITTINGS AND RIVETS FOR RIGID CONNECTIONS. PROVIDING SECURITY AGAINST REMOVAL OF BREAKAGE CONNECTIONS. PROVIDE HORIZONTAL AND VERTICAL MEMBERS TO ENSURE PROPER GATE OPERATION AND ATTACHMENT OF HARDWARE AND ACCESSORIES.
 - SWING GATES: FABRICATE PERIMETER FRAMES OF MINIMUM 1.90" OD PIPE. GATE HARDWARE SHALL BE GALVANIZED PER ASTM A 153. HINGES SHALL BE SIZED TO SUIT THE GATE SIZE NON-LIFT-OFF TYPE, OFFSET TO PERMIT 180° GATE OPENING. LATCH SHALL BE FORKED TYPE OR PLUNGER-BAR TYPE TO PERMIT OPERATION FROM EITHER SIDE OF GATE, WITH PADLOCK EYE AS INTEGRAL PART OF LATCH.
 - DOUBLE GATES SHALL HAVE GATE STOPS CONSISTING OF MUSHROOM TYPE FLUSH PLATE WITH ANCHORS, SET IN CONCRETE, AND DESIGNED TO ENGAGE CENTER DROP ROD OR PLUNGER BAR. INCLUDE LOCKING DEVICE AND PADLOCK EYES AS INTEGRAL PART OF LATCH PERMITTING BOTH GATE LEAVES TO BE LOCKED WITH SINGLE PADLOCK.



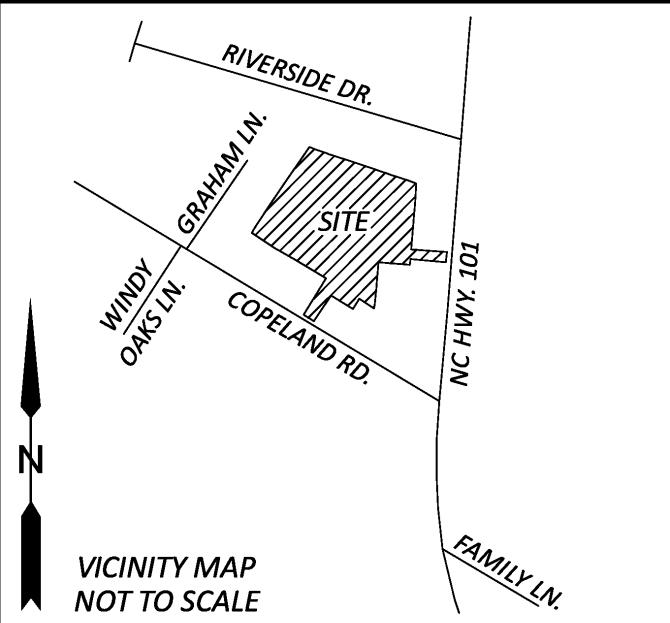
TYPICAL LANDSCAPE BUFFER SECTION
SCALE: NOT TO SCALE

LANDSCAPE LEGEND

NELLIE STEVENS HOLLY, SPARTAN JUNIPER, HETZ COLUMNAR, GREEN GIANT ARBORVITAE OR APPROVED EQUAL, (627) PROVIDED, MINIMUM OF THREE (3) SPECIES TO BE PLANTED

NOTES:
1. SURVEY INFORMATION PROVIDED BY BYRD SURVEYING, P.A. DATED SEPTEMBER 26, 2023.
2. ALL PROPOSED LIGHTS WILL BE DOWNWARD FACING, DARK SKY COMPATIBLE, WITH A MAXIMUM HEIGHT OF 12'.

SCALE (IN FEET):
50' 0' 50' 100'



NOTE: THERE MAY BE EASEMENTS ASSOCIATED WITH THE EXISTING OVERHEAD POWERLINES. THE UTILITY COMPANY SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT IN THE AREA OF ANY UTILITY LINE.

NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE: X, X(SHADED) & AE 6 (NAVD88) PER F.I.R.M. 3720730600 J EFFECTIVE DATE: 7-16-2003

LINE	BEARING	DISTANCE
L-1	N 59° 07' 06" W	193.31'
L-2	S 12° 53' 21" W	85.99'
L-3	S 12° 50' 03" W	93.92'
L-4	S 12° 53' 28" W	86.82'
L-5	S 12° 59' 12" W	59.97'

NORTH CAROLINA, CARTERET COUNTY
I, LINWOOD E. BYRD, JR., certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed references are as shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information as shown on the face of this plat; that the ratio of precision as calculated is 1:10,000+ for unadjusted field data; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 26th day of SEPTEMBER, A. D., 2023.

Professional Land Surveyor
License Number L-4662
I, LINWOOD E. BYRD, JR., Professional Land Surveyor certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

LINWOOD E. BYRD, JR., PLS L-4662
THE FOLLOWING INFORMATION WAS USED TO PERFORM A GNSS GRID TIE.
Class of Survey: Class A
Positional Accuracy: 0.05 feet
Type of GPS field procedure: RTK VRS
Dates of survey: 9-11-2023
Datum/Epoch: NAD83(2011)/ Epoch 2010.0000
Published/Fixed-control used: NC GNSS RTN
Geoid model: GEOID12a
Combined grid factor: 0.99991702 & 0.99991738
Units: US SURVEY FEET

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, SALES OR CONSTRUCTION

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.
NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. 811 SHOULD BE CONTACTED TO LOCATE THE UTILITIES ON THIS PROPERTY. ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
NOTE: THIS LOT IS SUBJECT TO ANY AND ALL ADDITIONAL RESTRICTIONS SHOWN ON RECORDED PLATS AND RESTRICTIVE COVENANTS AND ANY RESTRICTIONS APPLIED BY ANY LOCAL, STATE OR FEDERAL LAWS OR RULES.

I, _____, REVIEW OFFICER OF CARTERET COUNTY, NC CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

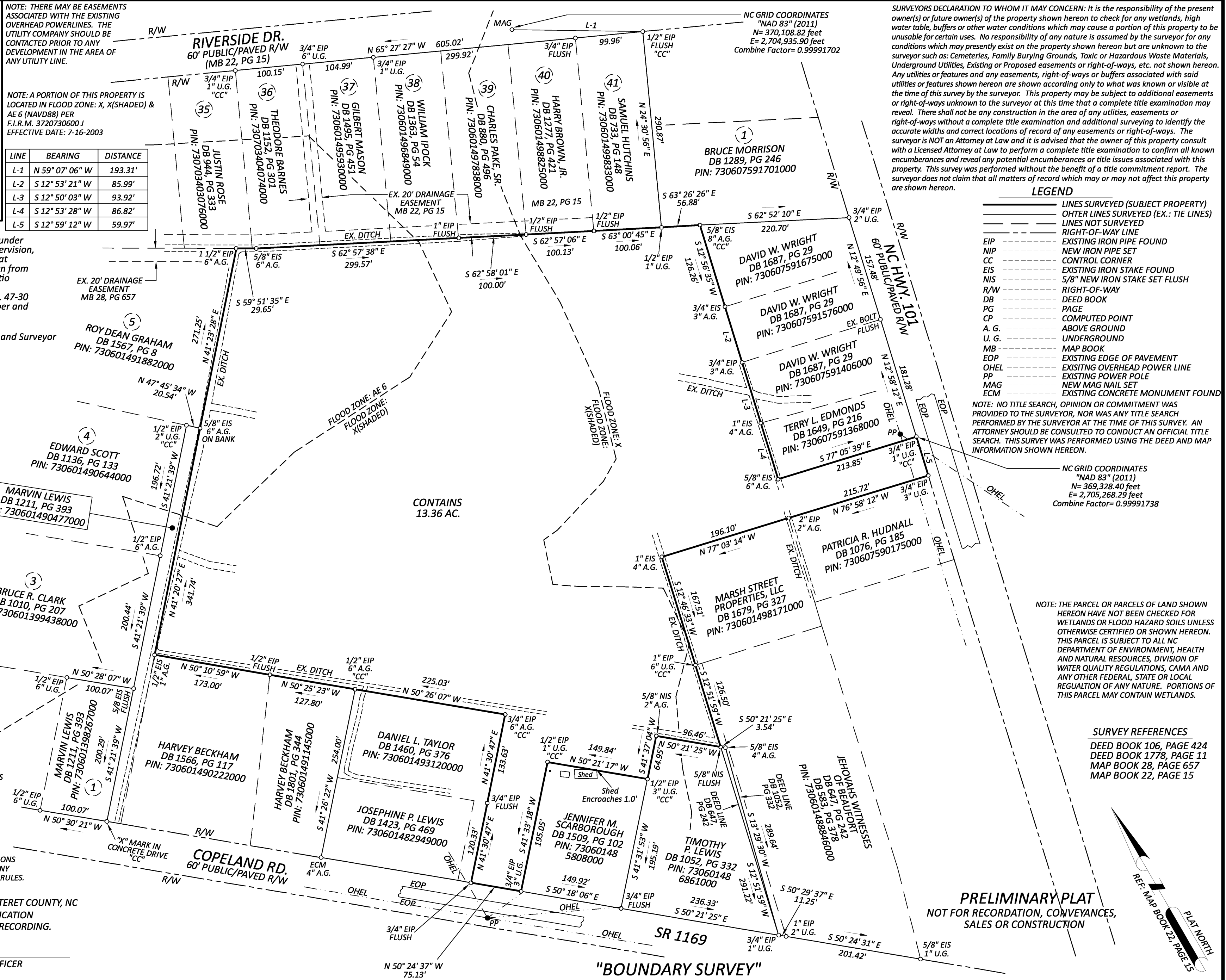
DATE _____ REVIEW OFFICER _____

STATE OF NORTH CAROLINA, CARTERET COUNTY

Filed for Registration at _____
_____ 2023 in the Register of Deeds Office.

KAREN S. HARDESTY
Register of Deeds

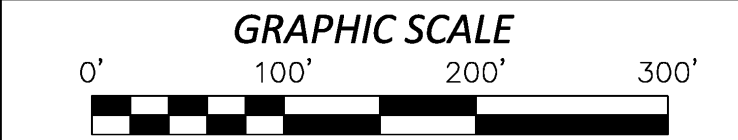
By: _____
This Plat Recorded in Map Book _____, Page _____



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, SALES OR CONSTRUCTION

NOTE: TOWN OF BEAUFORT SHOULD BE CONTACTED TO DETERMINE BUILDING SETBACKS AND ANY OTHER DEVELOPMENT RESTRICTIONS.

ACREAGE COMPUTED BY COORDINATE METHOD
NOTE: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED



SURVEYED FOR	
TOWNSHIP: BEAUFORT	COUNTY: CARTERET
CITY OR TOWN: BEAUFORT ETJ	STATE: NORTH CAROLINA
ZONE: R-20	PIN: 730601495437000

BYRD SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS

5058 US 70 WEST, SUITE N-3
MOREHEAD CITY, NC 28557
PHONE: 252-515-1039
www.byrdsurvey.com

C-0719 © 2023

DATE: 9-26-2023	SURVEYED BY: LEBJ	FIELD BOOK SEE FILE
SCALE: 1" = 100'	DRAWN BY: LEBJ	DRAWING NO.
CHECKED & CLOSURE BY: LEBJ		23-064

SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any wetlands, high water table, buffers or other water conditions which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property shown hereon but are unknown to the surveyor such as: Cemeteries, Family Burying Grounds, Toxic or Hazardous Waste Materials, Underground Utilities, Existing or Proposed easements or right-of-ways, etc. not shown hereon. Any utilities or features and any easements, right-of-ways or buffers associated with said utilities or features shown hereon are shown according only to what was known or visible at the time of this survey by the surveyor. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. There shall not be any construction in the area of any utilities, easements or right-of-ways without a complete title examination and additional surveying to identify the accurate widths and correct locations of record of any easements or right-of-ways. The surveyor is NOT an Attorney at Law and it is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property. This survey was performed without the benefit of a title commitment report. The surveyor does not claim that all matters of record which may or may not affect this property are shown hereon.

LEGEND

---	LINES SURVEYED (SUBJECT PROPERTY)
---	OTHER LINES SURVEYED (EX.: TIE LINES)
---	LINES NOT SURVEYED
---	RIGHT-OF-WAY LINE
---	EXISTING IRON PIPE FOUND
---	NEW IRON PIPE SET
---	CONTROL CORNER
---	EXISTING IRON STAKE FOUND
---	5/8" NEW IRON STAKE SET FLUSH
---	RIGHT-OF-WAY
---	DEED BOOK
---	PAGE
---	COMPUTED POINT
---	ABOVE GROUND
---	UNDERGROUND
---	MAP BOOK
---	EXISTING EDGE OF PAVEMENT
---	EXISTING OVERHEAD POWER LINE
---	EXISTING POWER POLE
---	NEW MAG NAIL SET
---	EXISTING CONCRETE MONUMENT FOUND

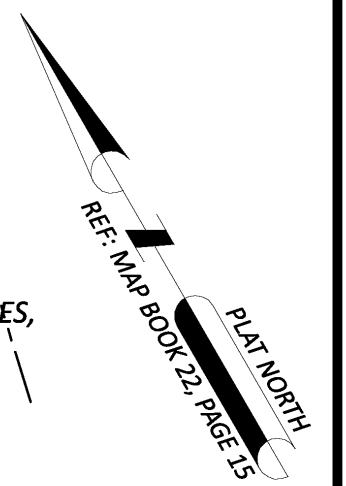
NOTE: NO TITLE SEARCH, OPINION OR COMMITMENT WAS PROVIDED TO THE SURVEYOR, NOR WAS ANY TITLE SEARCH PERFORMED BY THE SURVEYOR AT THE TIME OF THIS SURVEY. AN ATTORNEY SHOULD BE CONSULTED TO CONDUCT AN OFFICIAL TITLE SEARCH. THIS SURVEY WAS PERFORMED USING THE DEED AND MAP INFORMATION SHOWN HEREON.

NC GRID COORDINATES
"NAD 83" (2011)
N= 369,328.40 feet
E= 2,705,268.29 feet
Combine Factor= 0.99991738

NOTE: THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL NC DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES, DIVISION OF WATER QUALITY REGULATIONS, CAMA AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE. PORTIONS OF THIS PARCEL MAY CONTAIN WETLANDS.

SURVEY REFERENCES
DEED BOOK 106, PAGE 424
DEED BOOK 1778, PAGE 11
MAP BOOK 28, PAGE 657
MAP BOOK 22, PAGE 15

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, SALES OR CONSTRUCTION



Proposed Storage Facility
609 Highway 101
Beaufort, North Carolina

Required Findings:

- 1. The proposed use is an allowable special use in the zoning district it is being located within.

The property is currently zoned R20. Dry boat storage is a special use in this classification.

- 2. The application is complete.

The application has been completed.

- 3. 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.

The Town’s Existing Land Use Plan Map identifies this property as vacant. The Town’s Future Land Use Map identifies this property as rural and working lands. As defined in the Town’s Comprehensive & Land Use Plan, rural and working lands are generally not served by sewer and are typically undesirable for residential developments.

- 4. 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.

Proposed facility is for outdoor boat storage only and the traffic circulation is designed in accordance with that use.

- 5. The proposed special use will not substantially injure the value of adjoining or abutting properties.

Adjacent uses abutting this property are primarily residential. Additional uses east of Highway 101 and south of Copeland Road include agriculture and the Beaufort Airport. The buffering provided by the project will not negatively impact the adjacent properties.

- 6. The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area.

The Town’s Future Land Use Map identifies this property as rural and working lands. The Town indicates that schools, hospitals, and other residential attractors should be discouraged which makes this property a perfect location for exterior boat storage.

- 7. 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 boat storage facility will include a full perimeter chainlink fence with barbed wire, automatic gates, downward facing lights, and cameras to monitor the site. These security protections will help protect the safety of the adjacent properties.

Boat Storage Facility
609 Highway 101
Beaufort, North Carolina

Current status of property and work done to date:

- The property owner contracted with Canal Logging of New Bern, North Carolina who coordinated with the North Carolina Forestry Service prior to logging the property. He is aware of at least two (2) site visits made by the Forestry Service to verify the logging was being performed correctly. This included no burning and to ensure the ditches were maintained.
- North Carolina Department of Transportation has issued a driveway permit for both the Copeland Road and the Highway 101 Entrances.
- Silt fence was installed around the perimeter of the logged area to prevent sediment from leaving the property.
- The ditches are being maintained to provide positive drainage for both the property and surrounding neighborhood.
- A property boundary survey has been completed by Byrd Surveying, P.A.
- The property owner has contacted the Airport Authority who issued an email stating that they had no concerns regarding the property being used as a boat storage facility.
- A soil scientist was hired to delineate any wetlands on the property which there were not.
- Both USACE and CAMA have been contacted regarding the property and each agency has determined that they have no jurisdiction over the property.

The project will be phased as follows:

Phase 1:

- Stabilize the soil with grass and/or other plantings and maintain the drainage ditches.
- Install a fire hydrant at the request of the Beaufort Fire Department.
- Install wash down station 1.
- Coordinate power installation onto the property.
- Plant boundary trees and install fence for phase 1.
- Install boat storage spaces.
- Install gates at both Copeland Road and Highway 101 entrances.

Phase 2:

- Grade as needed the 2nd area of boat storage and stabilize with grass or other plantings.
- Install wash down station 2.
- Plant boundary trees and install fence for phase 2.
- Install boat storage spaces.

Phase 3:

- Grade as needed the 3rd area of boat storage and stabilize with grass or other plantings.
- Plant boundary trees and install fence for phase 3.
- Install boat storage spaces.

Phase 4:

- Grade as needed the 4th area of boat storage and stabilize with grass or other plantings.
- Plant boundary trees and install fence for phase 4.
- Install boat storage spaces.



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

Notification Certification
Case #24-08 609 Highway 101 Adjacent Neighbors
Special Use Permit Request – August 12, 2024 Board of Commissioners meeting

BARBOUR EMMETT EARL 1807 HWY 101 BEAUFORT, NC 28516	BARNES THEODORE ETUX ALICE L 106 CAMPEN RD BEAUFORT, NC 28516	BEAUFORT MHC AIRPORT AUTHORITY PO BOX 875 BEAUFORT, NC 28516
BECKHAM HARVEY G ETUX CARROLL 103 ASPEN CTRIVE PINE KNOLL SHORES, NC 28512	BROWN HARRY JR ETUX BARBARA 105 RIVERSIDE DRIVE BEAUFORT, NC 28516	COPELAND ROAD PROPERTY LLC 109 SHERWOOD BLVD BEAUFORT, NC 28516-1619
EDMONDS TERRY LEE 3285 MILL CREEK ROAD NEWPORT, NC 28570	GRAHAM ROY DEAN 108 GRAHAM LANE BEAUFORT, NC 28516	HUDNALL PATRICIA RICE 210 HOWLAND PKWY BEAUFORT, NC 28516-7829
HUTCHINS SAMUEL W ETUX KATHRYN 103 RIVERSIDE DR BEAUFORT, NC 28516	IPOCK WILLIAM J IV ETUX KAYLA 109 RIVERSIDE DRIVE BEAUFORT, NC 28516	JEHOVAHS WITNESSES OF BEAUFORT 126 COPELAND ROAD BEAUFORT, NC 28516
LEWIS JOSEPHINE PIVER 182 COPELAND ROAD BEAUFORT, NC 28516	LEWIS TIMOTHY P ETUX SHANNON 154 COPELAND RD BEAUFORT, NC 28516	MARSH STREET PROPERTIES LLC PO BOX 643 MT PLEASANT, SC 29465
MASON GILBERT M ETUX CARA T 111 RIVERSIDE DRIVE BEAUFORT, NC 28516	MCCABE JULIS G ETAL TRUSTEES PO BOX 1012 BEAUFORT, NC 28516	MICHAEL J SMITH AIRPORT 180 AIRPORT ROAD BEAUFORT, NC 28516
MORRISON BRUCE A ETAL ERICKSON 641 HIGHWAY 101 BEAUFORT, NC 28516	OYSTER POINT INC 281 HARDESTY CEMETERY RD NEWPORT, NC 28570-6079	PAKE CHARLES THOMAS II 107 RIVERSIDE DR BEAUFORT, NC 28516-7670
ROSE JUSTIN CHARLES 115 RIVERSIDE DR BEAUFORT, NC 28516	SCARBOROUGH JENNIFER M 162 COPELAND ROAD BEAUFORT, NC 28516	TAYLOR DANIEL L ETUX GENEVIEVE 1701 HIGHWAY 91 SNOW HILL, NC 28580
WRIGHT DAVID W 624 HWY 101 BEAUFORT, NC 28516		



I, *Michelle Eitner*, Town Planner for the Town of Beaufort do hereby certify the above property owners, applicants, and adjacent property owners were each mailed a letter and vicinity map on July 26, 2024, regarding a request for a Special Use Permit at 609 Hwy 101. A sign was posted on the subject property on July 26, 2024 regarding the same. The Special Use Permit request will be heard at the August 12, 2024 Board of Commissioners meeting at the Train Depot, 614 Broad Street, Beaufort, NC, at 6:00 p.m.





Signed

July 26, 2024

Date

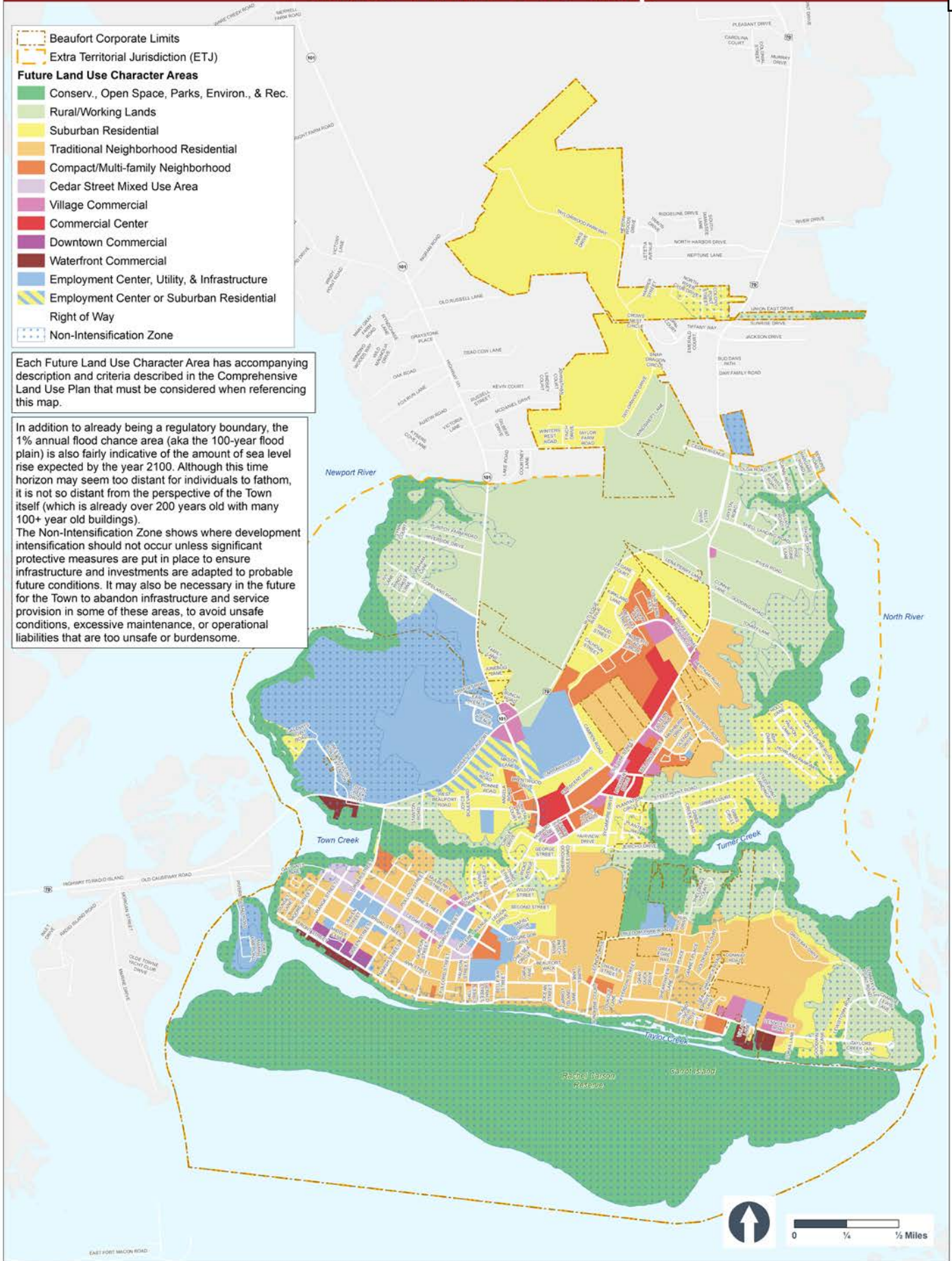
Mayor Sharon Harker
Commissioner Bucky Oliver • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner  n LoPiccolo • Commissioner Sarah Spiegler
Town Ma  odd Clark

Future Land Use Map

-  Beaufort Corporate Limits
-  Extra Territorial Jurisdiction (ETJ)
- Future Land Use Character Areas**
-  Conserv., Open Space, Parks, Environ., & Rec.
-  Rural/Working Lands
-  Suburban Residential
-  Traditional Neighborhood Residential
-  Compact/Multi-family Neighborhood
-  Cedar Street Mixed Use Area
-  Village Commercial
-  Commercial Center
-  Downtown Commercial
-  Waterfront Commercial
-  Employment Center, Utility, & Infrastructure
-  Employment Center or Suburban Residential
-  Right of Way
-  Non-Intensification Zone

Each Future Land Use Character Area has accompanying description and criteria described in the Comprehensive Land Use Plan that must be considered when referencing this map.

In addition to already being a regulatory boundary, the 1% annual flood chance area (aka the 100-year flood plain) is also fairly indicative of the amount of sea level rise expected by the year 2100. Although this time horizon may seem too distant for individuals to fathom, it is not so distant from the perspective of the Town itself (which is already over 200 years old with many 100+ year old buildings).
 The Non-Intensification Zone shows where development intensification should not occur unless significant protective measures are put in place to ensure infrastructure and investments are adapted to probable future conditions. It may also be necessary in the future for the Town to abandon infrastructure and service provision in some of these areas, to avoid unsafe conditions, excessive maintenance, or operational liabilities that are too unsafe or burdensome.



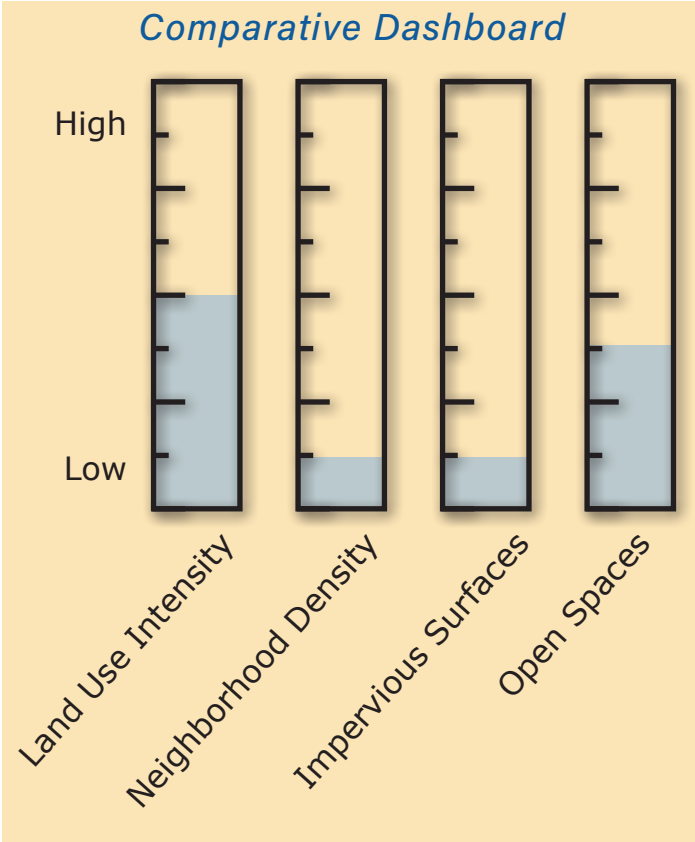
Rural/Working Lands

General Description:

Traditional Rural/Working lands (agriculture, silviculture, ranching and livestock, old farm fields, and homestead farms) predominate this character area. It also includes areas that are vacant or used for hunting or other non-residential, non-urban uses. These areas are generally not served by sewer service, although some suburban areas may be already. Due to typically poor septic infiltration potential for local soils, they are undesirable for residential or other types of development. If homes are present, they are often on very large lots or have been carved out of a larger tract of farmland. On-site septic treatment is one limiting factor to residential density, although the Town may also choose to restrict it further in the interest of maintaining rural character and/or maximizing use of public services (water, police, fire, emergency services, etc.).

This character area may also overlap with the Non-Intensification Zone in more urban or suburban contexts within Town. This indicates that although these areas may already have or be entitled for development, development denser than what is currently vested should be avoided and any public infrastructure in these areas should be minimized as it will be susceptible to coastal and climate hazards.

This character area encompasses the majority of the land between Hwy 101 and the new Hwy 70. It may be possible to serve this area effectively with sewer and it is generally some of the higher ground within the Town’s jurisdiction. If sewer



This character area encompasses the majority of the land between Hwy 101 and the new Hwy 70. It may be possible to serve this area effectively with sewer and it is generally some of the higher ground within the Town’s jurisdiction. If sewer

EXAMPLE USES

Typical Uses:

Primarily silviculture, ranching and livestock, old farm fields, and other agricultural uses and supportive structures. Occasionally homestead farms or isolated large-lot single family detached residential. Schools, hospitals, and other

residential attractors should be discouraged and instead focused towards the Town, where services exist.

If Context Appropriate:

- » Small footprint institutional uses (churches, government buildings, etc.)

Rural/Working Lands

connections can be extended into these farmlands and development occurs, it should only be with an appropriate network of collector streets that will tie together the two main highways.

Streets and Circulation:

Streets in these areas are typically not curb-and-gutter (aka "ditch section"). There is typically not enough pedestrian activity to justify sidewalks, although if densities approach those of the Suburban Residential future land use character area, then they should be required in a similar amount. Blocks should not exceed twice the maximum length of the Traditional Neighborhood Residential character area. This is especially relevant when connecting to existing streets which are or will be thoroughfares or collectors of any sort, including residential collectors. The appropriate block length will allow these neighborhoods to evolve, redevelop, and become denser as the Town grows. So, while this connectivity may seem excessive in the present, it will preserve the ability for a more appropriate future condition to occur which is otherwise lost if block lengths are too long or streets too curvilinear. As always, streets should be on a grid and new neighborhoods should stub out to adjacent properties unless it would have an extremely negative impact on the environment.

Other Concerns:

Extension of public facilities (especially sewer service) to these areas for a single, remote development is generally not cost effective for service providers and can also create the incentive for further sprawl to develop along the extended public facilities. It can create a hodgepodge of development that is not conducive to focused activity centers. Significant consideration should be given to potential impacts before a decision of this type is made. If lower density residential development is allowed in these areas, it is important to ensure that appropriate street connections are made so that as public facilities are extended and the appropriate connectivity exists to serve higher density redevelopment and infill development as these places evolve. Where these areas overlap with the Non-Intensification Zone or other areas prone to inundation as seas rise, public infrastructure should not be extended.



Examples of Rural/Working Lands.

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. <u>D022-016-24-00048</u>	Date of Application <u>5/16/24</u>	
County: <u>Carteret</u>		
Development Name: <u>Copeland Road Property, LLC</u>		

LOCATION OF PROPERTY:

Route/Road: Highway 101 and SR1169 (Copeland Road)

Exact Distance 3,600 Miles Feet N S E W

From the Intersection of Route No. US 70 and Route No. Highway 101 Toward Havelock

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other

Property: is is not within Town of Beaufort City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	Copeland Road Property LLC	NAME	John J. Ward
SIGNATURE	<i>[Signature]</i>	SIGNATURE	<i>[Signature]</i>
ADDRESS	109 Sherwood Boulevard Beaufort, NC 28516	ADDRESS	1004 ARNOLD ST MORNING STAR CITY, NC 28557
	Phone No. (252)725-2417		

AUTHORIZED AGENT		WITNESS	
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	Phone No. _____		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY NCDOT

SIGNATURE TITLE DATE

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

1. An approved copy of the permit, plans and attachments shall be on-site during all times of construction.
2. All workmanship and materials shall conform to NCDOT standards and specifications.
3. The owner shall make satisfactory arrangements to adjust any utilities in conflict with proposed construction.
4. Traffic control devices shall be in accordance with the Manual on Uniform Traffic Control Devices.
5. The permit applicant must comply with all state, federal and local environmental regulations and shall obtain all necessary state, federal and local permits, including but not limited to, those related to sediment control, storm water, wetlands, streams, endangered species and historical sites.
6. Call NCDOT District 2 Office at 252-649-6500 at least 48 hours prior to beginning construction and once completed or Email D2D2notifications@ncdot.gov.
7. Page 9 of the Policy on Street and Driveway Access Manual states "Access connections and building construction must start within one year after the approval date of the permit." Access connections include both temporary and permanent when shown in the supporting plans. "At the discretion of the District Engineer, an extension of time not to exceed 90 days may be granted." This time extension request must be submitted in writing to the District Engineer.



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, August 12, 2024
Train Depot, 614 Broad Street**

AGENDA CATEGORY: Public Hearing
SUBJECT: Voluntary Annexation- 233 Leonda Drive

BRIEF SUMMARY:

On July 8, 2024, the Town Clerk presented a Certificate of Sufficiency regarding a petition for voluntary annexation of 233 Leonda Drive, submitted by Stroud Engineering on behalf of property owners, Koreen English and Parker Yost.

Notice of the August 12, 2024, Public Hearing was published in the Carteret County News-Times on July 31 and August 4, 2024.

REQUESTED ACTION:

Conduct a Public Hearing on the question of annexation of 233 Leonda Drive, tax parcel #730508892847000, into the Town of Beaufort corporate limits. If approved, the draft ordinance attached in the meeting packet will need to be adopted.

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Elizabeth Lewis, Town Clerk



AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF BEAUFORT IN CARTERET COUNTY, NORTH CAROLINA

ORDINANCE NO. 24-_____

WHEREAS, on or about May 22, 2024, the Town of Beaufort (hereinafter “Town”) received a petition (hereinafter “Petition”) from Koreen English and Parker Yost, requesting the Town to annex an area more fully described in the Petition, such area generally known as “233 Leonda Drive;” and,

WHEREAS, the Board of Commissioners for Town directed the Town Clerk to investigate the sufficiency of the Petition and to certify the result of the investigation to the Board of Commissioners for Town; and,

WHEREAS, at the July 8, 2024 meeting of the Town’s Board of Commissioners, the Town Clerk delivered her certification regarding the sufficiency of the Petition; and,

WHEREAS, the Board of Commissioners of Town thereafter set a public hearing for August 12, 2024 on the question of annexation as requested in the Petition and caused notice of the public hearing to be published on July 31, 2024 and August 4, 2024 in the Carteret County News-Times; and,

WHEREAS, the above-described public hearing was held on the date and at the time noticed, and during said public hearing persons resident or owning property in the area described in the Petition and persons resident or owning property in the Town were given an opportunity to be heard; and,

WHEREAS, the Board of Commissioners of Town desires to annex the areas described in the Petition and therefore adopts this Ordinance pursuant to the provisions of Part 1 of Article 4A of Chapter 160A of the North Carolina General Statutes.

NOW THEREFORE, be it resolved and ordained by the Board of Commissioners in and for the Town of Beaufort as follows:



1. The Petition meets the requirements of Section 160A-31 of the North Carolina General Statutes.

2. The areas described in the Petition and more particularly described in Exhibit A attached hereto and incorporated herein by reference are hereby annexed into and made a part of the Town of Beaufort.

3. The effectiveness of this Ordinance shall be conclusively demonstrated by the recordation of this Ordinance in the Office of the Register of Deeds of Carteret County, North Carolina.

4. The Mayor of Town, the Town Clerk and all other proper agents of the Town are hereby directed and authorized to take such further action as may be reasonably necessary to implement this ordinance and to comply with any requirements of statute or other law applicable to the subject matter hereof.

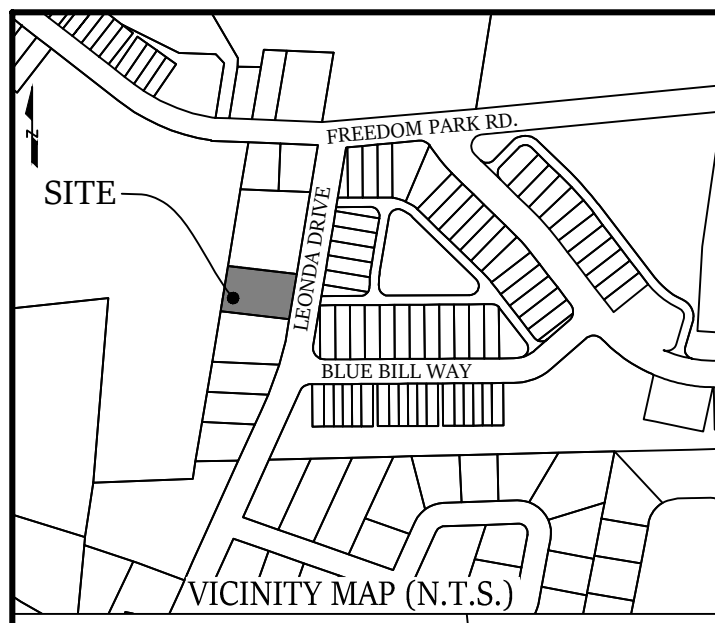
Adopted this ____ day of August, 2024.

TOWN OF BEAUFORT

By: _____
SHARON E. HARKER, Mayor

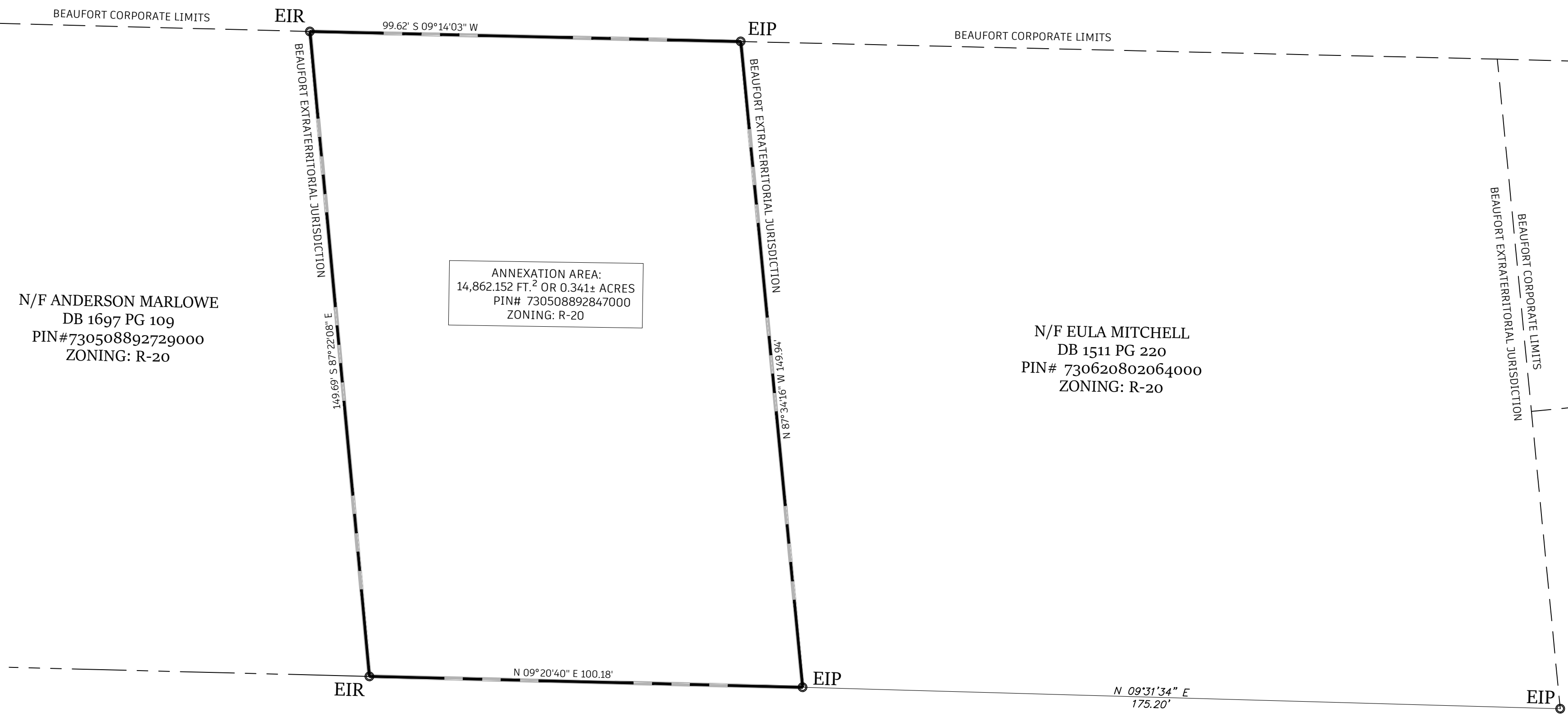
(Town Seal)

ELIZABETH LEWIS, Town Clerk



LEGEND
 EIP= EXISTING IRON PIPE
 EIR= EXISTING IRON ROD
 BOUNDARY LINE
 NON-SURVEYED LINE
 (PLATTED BY DEED)
 EXISTING RIGHT-OF-WAY
 ANNEXATION BOUNDARY

N/F BLUE TREASURE LLC
 DB 1340 PG 006
 MB 34 PG 686
 PIN# 730508796926000
 ZONING: PUD



N/F ANDERSON MARLOWE
 DB 1697 PG 109
 PIN# 730508892729000
 ZONING: R-20

N/F EULA MITCHELL
 DB 1511 PG 220
 PIN# 730620802064000
 ZONING: R-20

REGISTER OF DEEDS CERTIFICATION
 FILED FOR REGISTRATION AT _____ O'CLOCK ON
 THE _____ DAY OF _____, 2024.
 RECORDED IN MAP BOOK _____ PAGE _____
 KAREN S. HARDESTY, REGISTER OF DEEDS
 BY: _____
 ASSISTANT / DEPUTY
 STATE OF NORTH CAROLINA, COUNTY OF CARTERET

I, _____, REVIEW OFFICER OF CARTERET COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY REFERENCED HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION WAS 1:10,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: 0.02
- (3) TYPE OF GPS SURVEY: RTK
- (4) DATES OF SURVEY: 5-9-2024
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USE: VRS
- (7) GEOID MODEL: 2012B
- (8) COMBINED GRID FACTOR(S): 0.9999XXX
- (9) UNITS: US SURVEY FOOT

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(11) AS AMENDED. WITNESS MY HAND AND SEAL THIS 21ST DAY OF MAY, A.D. 2024.

PRELIMINARY
 JEREMY T. MCCOMBS PLS L-5355
 PROJECT NO.: L5M551-001
 DRAWING NO.: SURVEY

EX. EDGE OF PAVEMENT

LEONDA DRIVE
 60' PUBLIC R/W

CERTIFICATE OF PURPOSE OF PLAT
 (XX) D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

SURVEYOR _____ DATE _____

- NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY. ANNEXATION AREA = 14,862.152 FT² OR 0.341± ACRES OF LAND.
 - ALL BEARINGS AND COORDINATES ARE BASED ON N.C. STATE PLANE COORDINATE SYSTEM; NAD 83 (2011). ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: US SURVEY FOOT.
 - THIS PARCEL IS ZONED R-20 PER THE TOWN OF BEAUFORT CODE OF ORDINANCES. SETBACKS INCLUDE: 30' FRONT, 15' SIDE AND 25' REAR. SETBACKS SHOULD BE VERIFIED WITH PLANNING & DEVELOPMENT PRIOR TO DEVELOPMENT.
 - THIS PARCEL IS LOCATED IN FLOOD ZONE DESIGNATION: X AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM PANEL 3720730500J, DATED 7/16/2003.
 - THIS MAP IS OF AN EXISTING PARCEL OF LAND AND THE PURPOSE OF THIS MAP IS TO DEPICT AND DESCRIBE THE AREA TO BE ANNEXED TO BEAUFORT CORPORATE LIMITS.
 - NO HORIZONTAL GEODETIC MOUMENT FOUND WITHIN 2,000' OF SUBJECT PROPERTY.

ANNEXATION CERTIFICATE
 I, _____, THE TOWN CLERK OF THE TOWN OF BEAUFORT, DO CERTIFY THAT THE BEAUFORT BOARD OF COMMISSIONERS APPROVED THIS MAP AND THE SITE HAS BEEN APPROVED FOR ANNEXATION AND RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

BEAUFORT TOWN CLERK _____ DATE _____

ADOPTED BY THE TOWN OF BEAUFORT BOARD OF COMMISSIONERS
 -ORDINANCE # _____

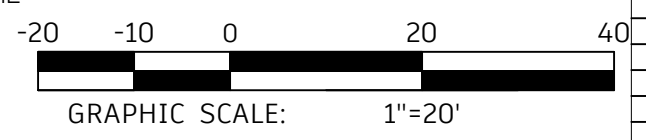
EFFECTIVE DATE OF ORDINANCE _____

CERTIFICATE OF OWNERSHIP
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 1689 PAGE 55, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF BEAUFORT, NORTH CAROLINA AND THAT I HEREBY FREELY ADOPT THIS PLAN OF ANNEXATION.

OWNER _____ DATE _____

OWNER _____ DATE _____

PRELIMINARY
 NOT FOR SALES, RECORDATION,
 OR CONVEYANCES



REVISIONS			
BY	NO.	DATE	DESCRIPTION

ANNEXATION MAP FOR:
THE TOWN OF BEAUFORT
 PHYSICAL ADDRESS: 233 LEONDA DRIVE, BEAUFORT N.C.
 TAX PARCEL: 730508892847000 D.B. 1689 PG. 55
 BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

OWNER: KOREEN ENGLISH & PARKER YOST	SURVEYED: AC
ADDRESS: 5205 SORRELL GLEN DR. RALEIGH, NC 27603	DRAWN: JTM
PHONE: N/A	APPROVED: JTM
 STROUD ENGINEERING, P.A. 422 HIGHWAY 24 MOREHEAD CITY, NC 28557 (252) 247-7479 <small>LICENSE NO. C-0647</small>	DATE: 5/21/2024
	SCALE: 1"=20'
	SHEET 1 OF 1



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 Board of Commissioners Regular Meeting
6:00 PM Monday, August 12, 2024 – 614 Broad Street – Train Depot**

AGENDA New Business

CATEGORY:

SUBJECT: Case # 23-09 - 153 Kelly Drive Preliminary-Final Plat
Subdivision

BRIEF SUMMARY:

Jonathan McDaniel, PE of Tidewater Associates, agent for property owner Pamela Ann Smith Kelly, has requested to subdivide the 7.32 acre parcel addressed as 153 Kelly Drive into two parcels.

REQUESTED ACTION:

Decision on Proposed Preliminary/Final Plat

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner

Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Board of Commissioners
From: Michelle Eitner, Town Planner
Date: August 12, 2024
Case No. 23-09 153 Kelly Drive Subdivision – Preliminary/Final Plat

THE REQUEST: Subdivide a 7.32 acre parcel addressed as 153 Kelly Drive (PIN 731703007898000) into two lots.

BACKGROUND: Jonathan McDaniel, PE of Tidewater Associates, agent for property owner Pamela Ann Smith Kelly, has requested to subdivide the 7.32 acre parcel addressed as 153 Kelly Drive into two parcels.

Location: 153 Kelly Drive
 Owner: Pamela Ann Smith Kelly
 Agent: Jonathan McDaniel, PE of Tidewater Associates
 Requested Action: Subdivide a parcel (PIN 731703007898000) into two lots (2.35a and 4.97a)
 Existing Zoning: R-20
 Size: 7.32 acres
 Existing Land Use: One Single-Family Residential Lot
 Proposed Land Use: Two Single-Family Residential Lots
 Recreation Fees In Lieu: \$765.58
 TRC Review: September 14, 2023 (delay for proposed septic system permit issuance)
 Planning Board Review: July 15, 2024 – unanimous recommendation of approval

SPECIAL INFORMATION:

Public Utilities:

Water: Existing private well at Tract A/Existing Carolina Water Service meter at Tract B
 Sanitary Sewer: Existing septic system at Tract A/Proposed engineered septic system for Tract B

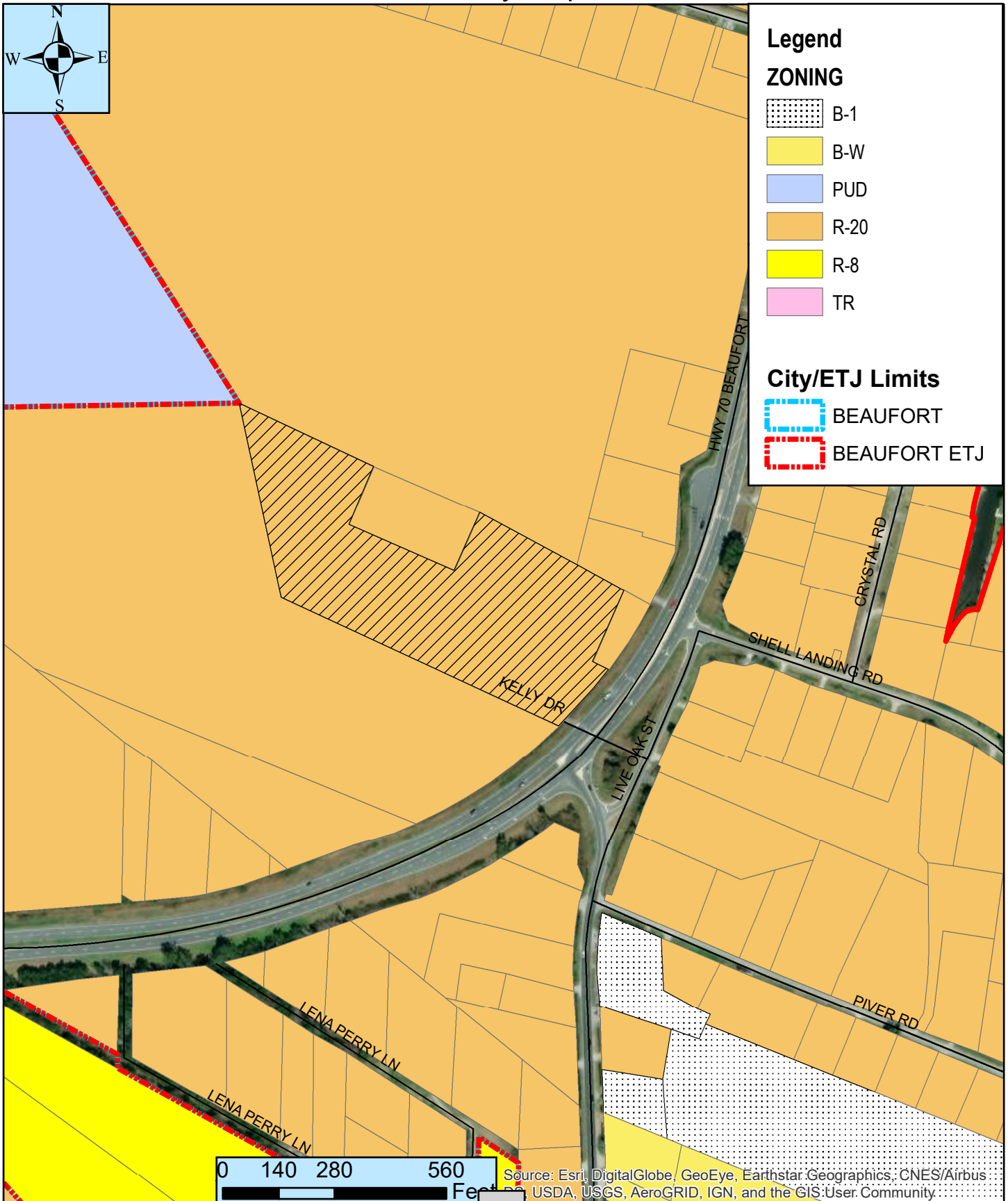
OPTIONS:

1. Approval of the Preliminary and Final Plat for 153 Kelly Drive
2. Denial of the request

Attachments:

- Attachment B – Vicinity Map
- Attachment C – Preliminary/Final Plat for 153 Kelly Drive

Case # 23-09 - 153 Kelly Drive Preliminary/Final Plat Subdivision Vicinity Map



Legend:
 C/L - Centerline
 CP - Computed Point
 D.B. - Deed Book
 EA - Existing Aisle
 EIP - Existing Iron Pipe
 EIR - Existing Iron Rod
 Ex. - Existing
 M.B. - Map Book
 ohpl - Overhead Power Line
 Pg. - Page
 PP - Power Pole
 R/W - Right-of-way
 SIR - Set Iron Rod
 SMN - Set Mag Nail

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Beaufort and that I hereby adopt this plan of subdivision with my free consent, established minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer and Water lines to the Town of Beaufort.

Date _____ Owner(s) _____

Certificate or approval of the design and installation of streets, utilities, and other required improvements. I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to the Town of Beaufort specifications and standards in the TRACT ON U.S. HIGHWAY 70, AND AT #153 KELLY DRIVE Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Beaufort have been received, and that the filing fee for this plat, in the amount of \$ _____ has been paid.

Date _____ Town Manager _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Beaufort, North Carolina, and that this plat has been approved by the Board of Commissioners for recording in the office of the Register of Deeds of Carteret County.

Date _____ Town Clerk, Beaufort _____

Certification of Approval by the Planning Board

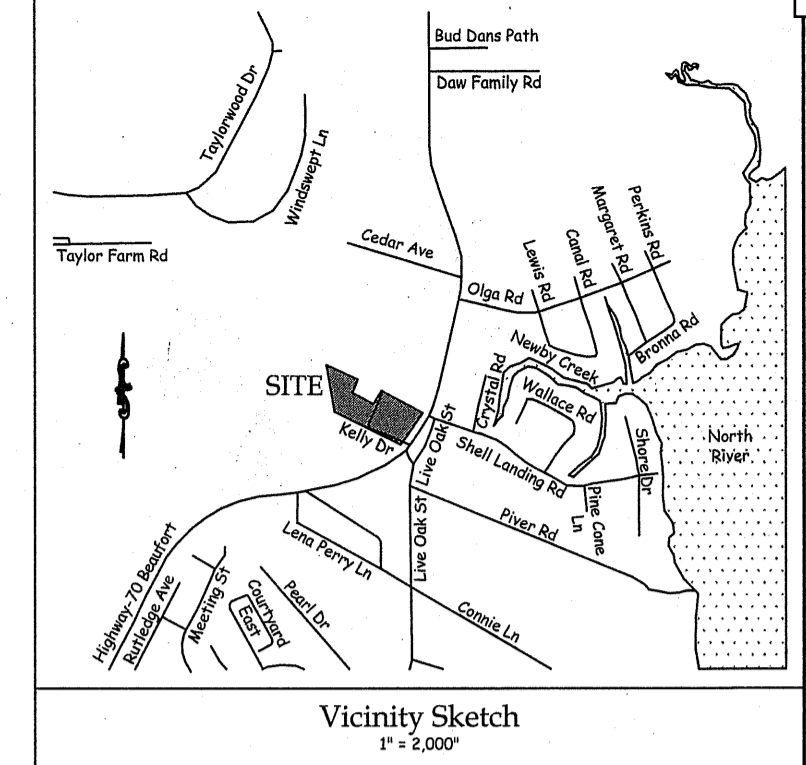
The Beaufort Planning Board hereby approves the final plat for the TRACT ON U.S. HIGHWAY 70, AND AT #153 KELLY DRIVE subdivision.

Date _____ Chairman, Beaufort Planning Board _____

I, Edwin N. Foley, Professional Land Surveyor L-2884, certify to one of the following as indicated:

- a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Edwin N. Foley, P.L.S., L-2884

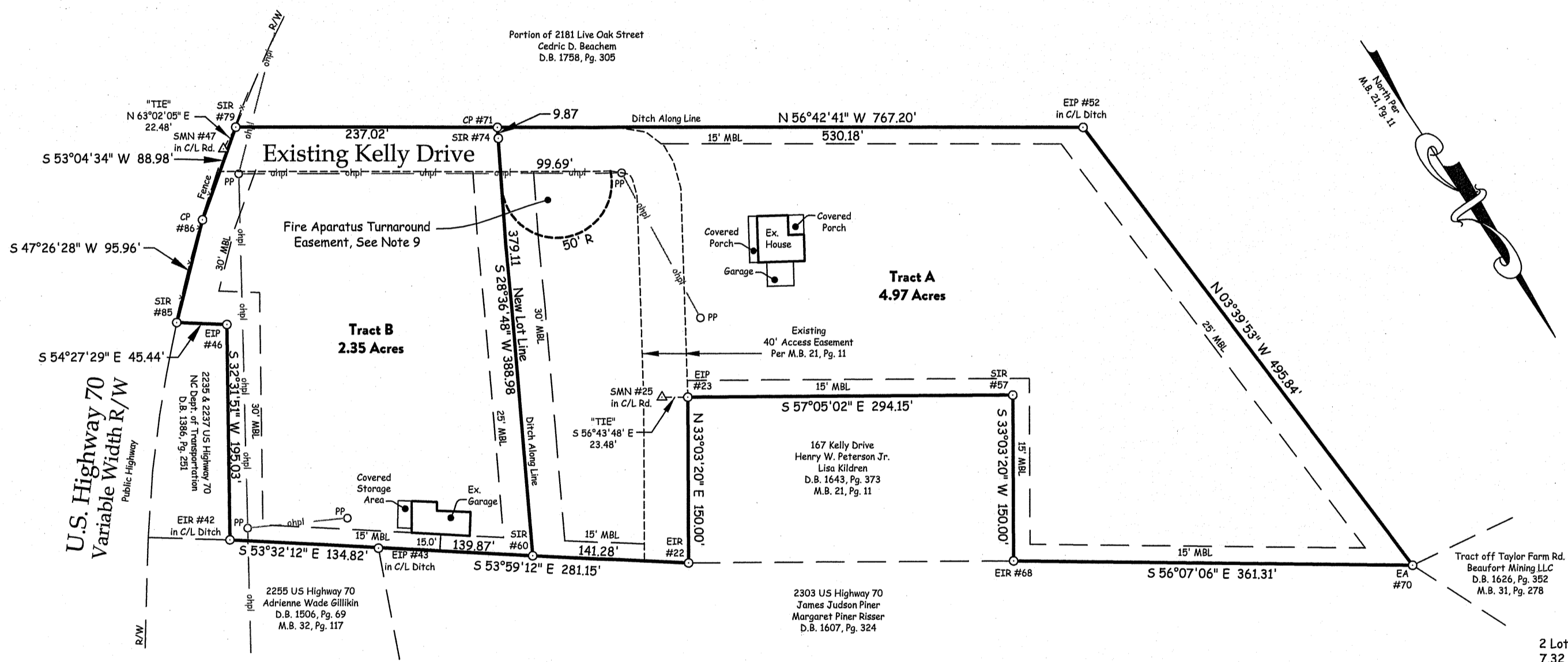


I, Edwin N. Foley, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), made under my supervision, completed on 12/01/2022, that the ratio of precision or positional accuracy is 0.1, that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license number and seal this _____ day of _____ AD 2023.
 Edwin N. Foley, P.L.S., L-2884

NORTH CAROLINA.....CARTERET COUNTY
 I, _____ Review Officer of CARTERET County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____
 Filed for registration and recorded in Map Book _____
 Page _____ this _____ day of _____, 2023,
 at _____ o'clock _____ M.
 Register of Deeds
 By _____



- NOTES:**
1. Subject Property will be in Flood Zone "X" Per FIRM CPN 375346 7317 J (Town of Beaufort) Effective: 07/16/2003
 2. No record search done by or furnished to surveyor in regards to zoning, setbacks, easements or restrictions.
 3. All distances are horizontal ground, U.S. survey feet.
 4. Area calculated by coordinates.
 5. Adjoining property Information per Carteret County Tax Records.
 6. No NCDOT R/W monuments found; Hwy 70 R/W line set at 1' behind control access fences.
 7. The existing residence at Tract "A" has an individual septic system and private well. Tract "B" has septic system engineered option permit CDP#225234 issued 6/5/24, and existing water meter through Carolina Water Service of North Carolina (CWSNC).
 8. Existing structures per Carteret County GIS aerial photography.
 9. The 100' diameter access easement is reserved for a future fire apparatus road cul-de-sac turnaround. The portion of Kelly Drive across Tract "B" shall be upgraded to fire apparatus road standards at time of building permit, and shall be a minimum of 20' wide with minimum unobstructed vertical clearance of 13.5', and be rated to support of 75,000 lbs.

Setbacks - Front: 30'
 Side: 15'
 Rear: 25'

2 Lots
 7.32 Acres
 Deed Ref:
 D.B. 470, Pg. 265
 M.B. 21, Pg. 11
 Pin #: 731703007898000
 Zone: R-20 ETJ

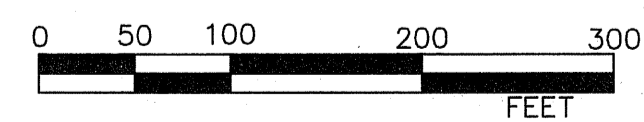
Final Plat

SUBDIVISION OF 153 KELLY DRIVE
 Town of Beaufort, Carteret County, North Carolina

Owner:
Pamela Ann Smith Kelly
 153 Kelly Drive
 Beaufort, NC 28516
 252-241-4989

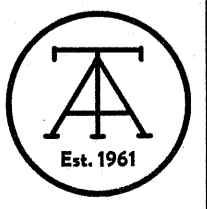
DATE: 06/17/2024

SCALE: 1" = 100"



TIDEWATER ASSOCIATES, INC.

Engineers - Surveyors - Planners
 Cedar Point, North Carolina
 604E Cedar Point Blvd.
 Phone: (252) 393-6101 - www.TidewaterENC.com
 N.C. Firm License Number: F-0108



COGO: 22581.erd
 Project: 22581
 Filename: 22581Division.dwg
 Drawn By: SRH



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, August 12, 2024**

AGENDA CATEGORY: New Business
SUBJECT: Carteret County- Beaufort Airport Authority Appointment

REQUESTED ACTION:

Staff is requesting the Board of Commissioners make one appointment to the Carteret County- Beaufort Airport Authority for a 2-year term. Applicants are listed below for consideration.

- Charles “Bucky” Oliver- *seeking re-appointment*
- Stephen Norton- *new applicant*
- Susan Stallings- *new applicant*

SUMBITTED BY:
Elizabeth Lewis, Town Clerk



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, August 12, 2024**

AGENDA CATEGORY: New Business
SUBJECT: Sewer Allocation Reservation Request
Beaufort RV Resort

BRIEF SUMMARY:

The applicant West 101 Holdings LLC is requesting that 20,000 gallons per day (gpd) of sewer treatment capacity be reserved for the proposed Beaufort RV Resort. The capacity is being requested for 170 RV units, 1 pool, and 1 clubhouse that are to be constructed on the 16-acre tract located at 1561 HWY 101.

The allocation reservation request is being brought forth by Town staff ahead of the annexation request and site development plans. The allocation reservation request will fall within the Priority Level 4 category described by the Town’s “Wastewater Allocation Policy”. Priority Level 4 projects are generally speculative in nature and represent undeveloped projects outside of Town limits.

If approved, the allocation represents approximately 1.3 percent of the 1.5 million gallons per day treatment capacity of the Town’s wastewater treatment plant (WWTP). The most recent accounting shows the sum of the utilized and reserved/allocated capacities to stand at approximately 80 percent.

If the reservation is approved, the applicant will pay a reservation fee to the Town of 20% of estimated sewer development fees which would be \$2,089.00. The applicant’s sewer allocation reservation would then be good for a period of 24 months, in which time the applicant would need to produce and submit site plans, a request for annexation, and a preliminary plat for approval.

REQUESTED ACTION:

Discuss and make a decision regarding the allocation reservation of 20,000 gpd of sewer capacity to West 101 Holdings LLC for Beaufort RV Resort proposed RV campground.

EXPECTED LENGTH OF PRESENTATION:

10 minutes

SUBMITTED BY:

Sam Bell, PE, Town Engineer

BUDGET AMENDMENT REQUIRED:

No



TOWN OF Beaufort
Public Services Department
701 Front Street, Beaufort, NC 2816
P.O. Box 390, Beaufort, NC 28516
Phone: 252-728-2141

WASTEWATER ALLOCATION REQUEST

The Town of Beaufort, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation. Review fee is due upon submittal of request.

Wastewater Allocation Request Review Fee: \$50

SITE INFORMATION

Name of Project: BEAUFORT RV RESORT Acreage of Property: 16.7
County Tag Number: N/A NC PIN: 730803101919000
Address/Location: 1561 HWY 101 BEAUFORT, N.C. 28516

Zoning District: CARTARET COUNTY
Location Status: Town Limits Existing Out-of-Town Service Area
 Out-of-Town Service Approval/Agreement

APPLICANT INFORMATION

Applicant: WEST 101 HOLDINGS LLC
Mailing Address: 9620 HUNTER RD RALEIGH, N.C. 27615
Phone Number: 919-819-0457 Fax: _____
Contact Person: HENRY KING
Email Address: JHKING13@GMAIL.COM

PROPERTY OWNER INFORMATION

Name: WEST 101 HOLDINGS LLC
Mailing Address: 9620 HUNTER RD. RALEIGH, N.C.27615
Phone Number: 919-819-0457 Fax: _____
Email Address: JHKING13@GMAIL.COM

FOR OFFICE USE ONLY

Date Received: _____ File Number/Name: _____

PROJECT INFORMATION

Use: New Expanded Change Use Type: Residential Commercial

Proposed Use(s): RV PARK Existing Use(s): FARM LAND

Developer Name: HENRY KING CONSTRUCTION
 Mailing Address: P.O BOX 1737 WAKE FOREST, N.C. 27588
 Phone Number: 919-819-0457 Fax Number: _____
 Email Address: JHKING13@GMAIL.COM

ALLOCATION REQUEST (See instructions on page 3 regarding use of Professional Engineer)

The following supplemental information is required:

- Complete development proposal for Priority Levels 1, 2 or 3 allocation request
- Preliminary plan or sketch plan for Priority Level 4 allocation request meeting requirements for site plans as established on the Town's Building Permit Application or as described for sketch plans by the Town's Subdivision Ordinance
- If a phasing schedule is proposed, include as an attachment

Residential:

Gross Acreage: _____

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Non-Residential: (Design Flow Guideline provided as Appendix A)*

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage: 16.7

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
CAMPGROUND	1 CAMPER	170	100	17000
POOL/CLUBHOUSE	1 POOL/1 CLUBHOUSE	2	1000	2000
CLUBHOUSE	WASHING MACHINES	2	500	1000
Total			-----	20,000

TOTAL REQUESTED GALLONS PER DAY: 20,000

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Beaufort to approve the subject Wastewater Allocation. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Beaufort, North Carolina, and will not be returned.

HENRY KING

Print Name

nmk

Signature of Applicant

6/25/2024

Date

ENGINEER'S CERTIFICATION

The allocation request data provided on page 2 of this form shall be provided by a Professional Engineer for all requests except single lot residential infill requests and commercial requests equal to or less than 360 gallons per day. The certification statement below shall be completed by the Professional Engineer providing the data.

I, Charles M. Cullipher, PE hereby attest that the total requested allocation and the values used to derive the total are to the best of my knowledge, accurate and complete having been prepared in accordance with the instructions of this form while also adhering to applicable State laws, regulations, and rules, concerning the determination of design daily wastewater flows from facilities served by public wastewater collection and treatment systems.



Charles M. Cullipher *7-2-24*

Signed and Dated Professional Engineer Seal

Firm Name

Address

Telephone No.

Email Address

TOWN OF BEAUFORT OFFICE USE ONLY:

Approved by: Town Engineer
 Board of Comissioners

Allocation approved: _____ gallons per day

Date of Approval: _____

Confirmation signature by:

Town Manager

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

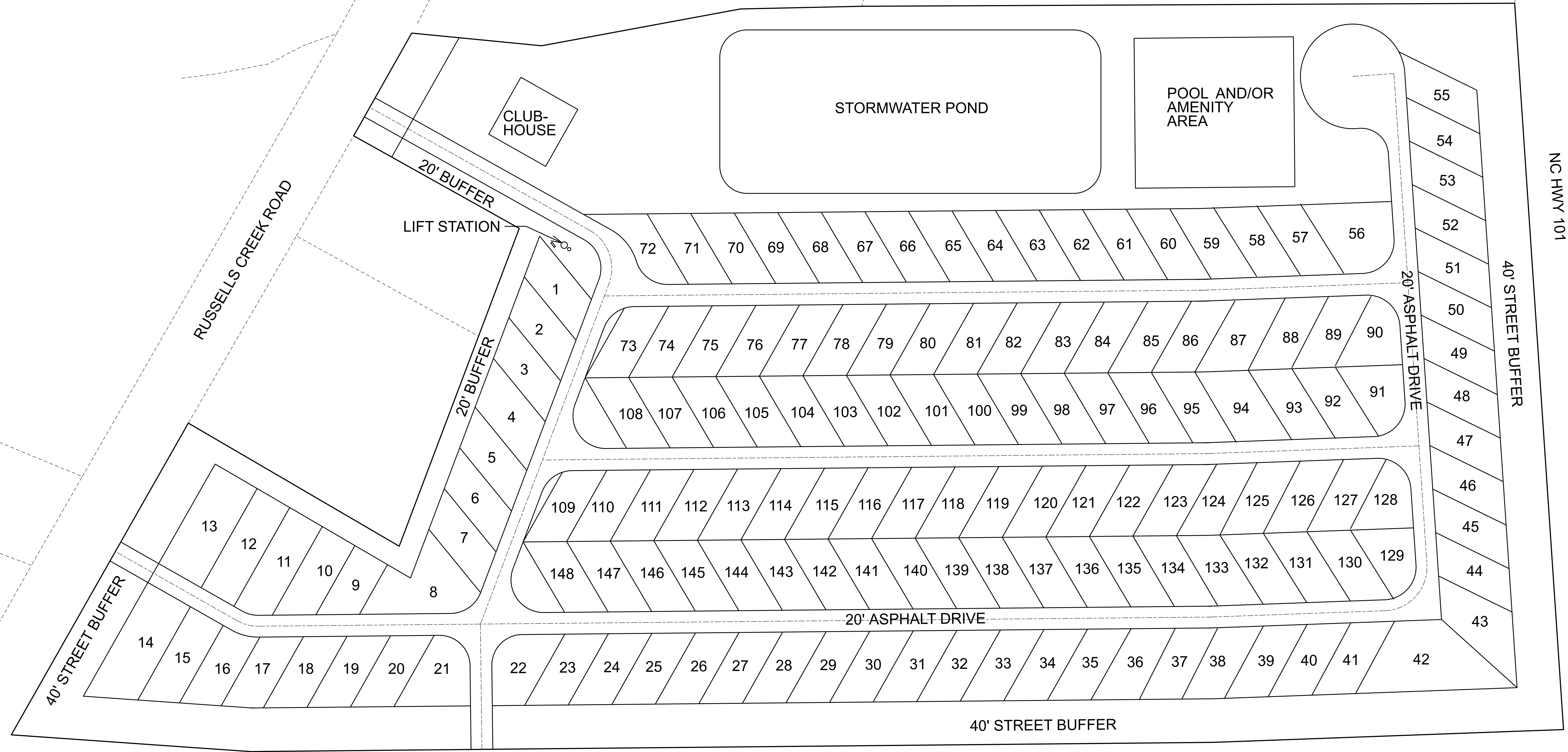
Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full Service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite

Establishment Type	Daily Flow Rate
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007

The North Carolina Division of Environmental Quality (NCDEQ) approved on August 8, 2022 the Town of Beaufort's request for an adjusted daily sewage flow rate (flow reduction) that would apply to all permitted but not yet tributary connections and all future connections from single-family, detached residential units within the Town of Beaufort service area. NCDEQ also approved on November 28, 2022 the Town's request that would apply to all permitted but not yet tributary multi-family residential units within the Town's service area. Accordingly, the in determining the volume from single-family, detached residential units and multi-family residential units, the flow rate shall be 60 gallons per day per bedroom. The minimum volume of sewage from each residential dwelling unit shall be 120 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 60 gallons per day.

Each bedroom or any other room or addition that can function as a bedroom shall be considered a bedroom for design purposes.



WRIGHT FARM ROAD

NC HWY 101

RUSSELLS CREEK ROAD

40' STREET BUFFER

LIFT STATION

CLUB-HOUSE

STORMWATER POND

POOL AND/OR AMENITY AREA

20' BUFFER

20' BUFFER

20' ASPHALT DRIVE

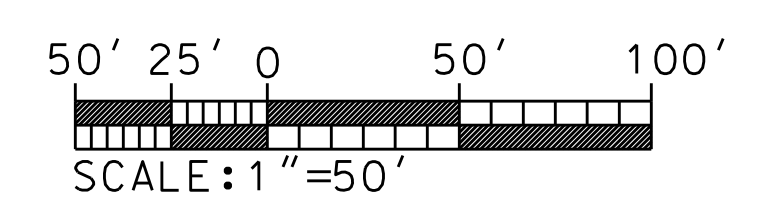
20' ASPHALT DRIVE

40' STREET BUFFER

40' STREET BUFFER

REVISIONS:

No.	BY	DATE	DESCRIPTION



SHEET # 1 OF 1
 PROJECT #: PM3284-001
 DESIGN FILE #: Wright Farm RV Park.dgn

SKETCH PLAN
WRIGHT FARM RV PARK
 BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: HENRY KING
 ADDRESS:
 PHONE:

DESIGNED: CMC
 DRAWN: CMC
 CHECKED: CMC
 APPROVED: CMC

DATE: 6-13-24
 SCALE: 1"=50'

THE CULLIPHER GROUP, P.A.
 ENGINEERING & SURVEYING SERVICES
 151A HIGHWAY 24
 MOREHEAD CITY, N.C. 28557
 (252) 773-0090 LICENSE NO. C-4482
PRELIMINARY-NOT FOR CONSTRUCTION
CHARLES M. CULLIPHER, P.E.

Tax Parcel Information:

Owner: WRIGHT DAVID WINSLOW

Current PIN: 730803101919000

Site Address:

001561 HWY 101
BEAUFORT

Mailing Address:

624 HIGHWAY 101

BEAUFORTNC 7713

Legal Description:

ACREAGE WRIGHT LAND

Prior PIN: 1101100201

City Limits:

Rescue District: Beaufort Rescue

Fire District: Beaufort Fire

Tax District: Tax District

Township: 1175

Use: ROAD FRT AGRIC

Land Value:

NBHD: BEAUFORT

Bldg Value:

Bldg Htd Sq Ft:

Other Value:

Base Area Sq Ft: 0

Year Built:

Total Value:

Noise Level: Level

Sale Price:

AICUZ Zone: Zone

Taxed Acres: 16.15

GIS Acres: 16.15

Plat Ref: /

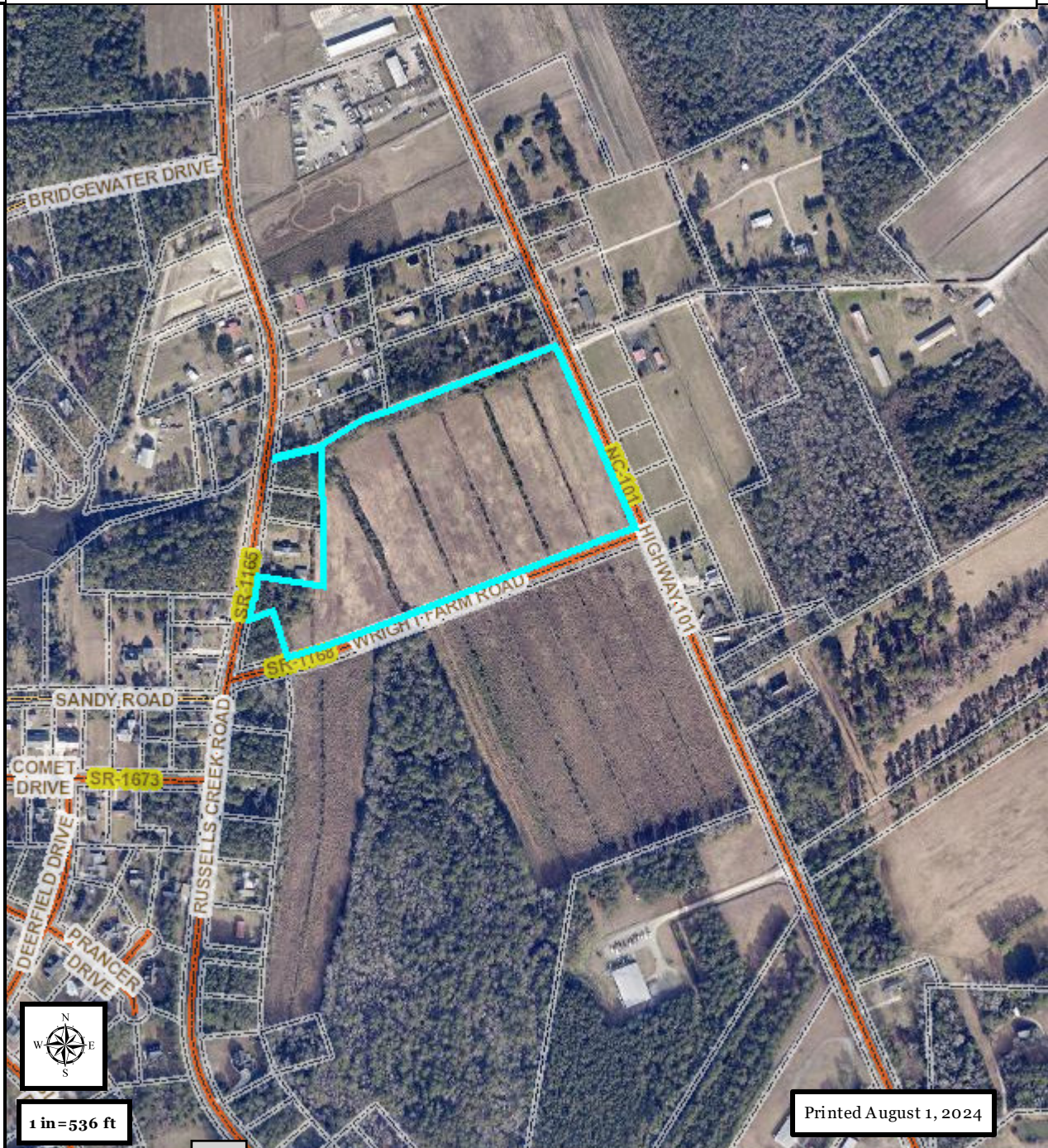
Roll Type: R

Deed Ref: 1811 / 217

Deed Date: 20231012

Bedrooms:

Bathrooms:



Printed August 1, 2024



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, August 12, 2024**

AGENDA CATEGORY: New Business

SUBJECT: Selection of Consultant to Provide Services for Town
Manager Search

SUMMARY:

Following presentations from several consultants during a special meeting, the Board of Commissioners will discuss and select a firm to provide services for the upcoming Town Manager search.

SUMBITTED BY:

Elizabeth Lewis, Town Clerk