



Town of Beaufort, NC

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

Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, October 19, 2020 - Held via Zoom due to the COVID-19 Pandemic Monthly Meeting

Call to Order

1. Call to Order

Roll Call

1. Roll Call

Agenda Approval

1. Agenda Approval for the October 19, 2020 Meeting

Minutes Approval

1. Minutes Approval from the August 17, 2020 Meeting

Calendar

1. Calendar Approval for 2021 Meeting Dates

Presentations

1. Greg Meshaw - Sidewalk and Street Improvements

Public Hearing

1. Case #20-11. Request to Rezone 1205 Lennoxville Road from B-1 to TCA

New Business

1. Case #20-12 Special Use Permit for a Kennel, Indoor/Outdoor Operation for 102 Professional Park Drive & 1975 Live Oak Street

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, August 17, 2020 - Held Virtually through Zoom Due to the COVID-19
Pandemic
Minutes**

Call to Order

- 1. Call to Order
Vice Chair Merrill called the meeting to order.

Roll Call

- 2. Roll Call
Present for the meeting were, Ralph Merrill, John LoPiccolo, Paula Gillikin, Diane Meelheim and Ryan Neve.
Also present for the meeting were, Kyle Garner, Kate Allen, Denice Winn, Sam Bell, Town Engineer, Commissioner Marianna Hollinshed and Commissioner John Hagle.

Agenda Approval

- 3. Agenda Approval for the August 17, 2020 Meeting
Board Member LoPiccolo made the motion to approve the agenda, Board Member Meelheim made the second. The Agenda for the meeting was approved by a unanimous roll call vote.

Minutes Approval

- 4. Minutes Approval from the July 20, 2020 meeting
Board Member Meelheim made the motion to approve the minutes and Board Member Gillikin made the second. The Minutes for the July 20, 2020 were approved by a unanimous roll call vote.

New Business

- 5. Preliminary Plat for Live Oak Commons
Vice Chair Merrill opened Case #20-09, Preliminary Plat for Live Oak Commons and asked Mr. Garner to present the staff report.

Mr. Garner gave a summary concerning the preliminary plat for Live Oak Commons. Mr. Garner stated this property was rezoned last year from R8 to RS5. Part of this came from the small area plan that Stantec put together. Mr. Garner said the Planning Board and the Board of Commissioners recommended unanimously for this change, as well as the CAMA Land Use Plan. Mr. Garner stated that before the Board was the Preliminary Plat for this area. He stated the road would be a private road not turned over to the Town and that a fire hydrant would be placed on Live Oak Street. He stated every lot meets the area requirement. He also said that this is unique due to the compact area but it does meet the 30 foot set back. He said that Board Member Meelheim had contacted him concerning the "turn around" and that due to the road being less than 150 feet that was not required. Mr. Garner brought up a screen share showing the eight lots and where they are along Live Oak Street. Mr. Garner explained Lots 4 and 5 and that those lots had to be at least 50 feet at the building line. Those lots are not "flag lots". Mr. Sam Bell, Town Engineer, was also present and he had reviewed the plans and made comments on them recommending approval, regarding a storm water pipe outlet and also power pole relocation.

Vice Chair Merrill had a question about the first drawing that was shared by Mr. Garner. Vice Chair Merrill stated that the drawing shared was different than the one in the packet. Mr. Garner stated that he was correct. Mr. Garner stated that Chair Neve had caught that and the plan was corrected but staff was not able to get that to the Board due to it being fixed on the day of the meeting.

Vice Chair stated he wanted Mr. Ron Cullipher or anyone else to make comments or a presentation. Ron Cullipher stated that the community is a small community of 5,000 square foot minimum lot size. He stated that the sewer permit was received on that day. Mr. Cullipher also stated that they had been working with Mr. Bell on this and that they had corrected lots 4 and 5. Mr. Cullipher stated this had been vetted with all staff departments and that they were asking to be able to move forward.

Board Member Meelheim had a question for Mr. Cullipher concerning the turn around and what would happen if there was a fire on Lots 4 or 5. She stated there didn't appear to be enough room to turn around emergency vehicles. Mr. Cullipher stated that there is 30 feet in that area and that there was shared access for lots 4 and 5.

Vice Chair Merrill asked Mr. Garner or Mr. Cullipher to tell the Board what comments the Fire Chief had for this. Mr. Garner stated one of the things the Fire Chief mentioned a fire hydrant on Live Oak Street due to there not being a "hammer head" or "turn around" and then there is also a fire hydrant at Loftin Lane. The developer was will to put one in at the end of Live Oak Street. Mr. Garner stated that one of the other things the Fire Chief mentioned was the fact of the short distance of the road, it being 135 feet to 150 feet so a "turn around" was not needed. Mr. Garner asked Mr. Cullipher if he had direct conversations with the Fire Chief or the Fire Marshall and Mr. Cullipher stated that he had not.

Mr. Doug Brady, developer, joined the meeting. Mr. Brady stated that he had dealt with the Fire Marshall and Fire Chief directly and after discussions they ended up shortening the road and adding an additional fire hydrant. Mr. Brady said that that head looked at some type of "turn around" or cul-de-sac but it was difficult in the small area that they had. Mr. Brady stated he wanted to make a few comments about the plan overall. He stated that the lots are limited to 50% coverages with the impervious since it had been changed to RS5. He stated that he also feels that it channels the water off of the lots in a reasonable way in the back into the swales going around the property and into the existing ditch.

Board Member Gillikin had a question concerning the "muck and fill" existing ditch and if it actually received water from Town Creek or if it was a drain ditch or if it did both. Mr. Cullipher stated that it actually drains water. He stated that this ditch wasn't a coastal drain. Board Member Gillikin had a concern about a big storm and Town Creek filling the ditch with water. Mr. Cullipher stated that the site area is in the AE6 area and the

homes will be built a minimum of one foot above that. The drainage is down at elevation 1.45, so there is a fair amount of "storage" in the ditch for during those back-up events.

Board Member LoPiccolo asked if the private road drained to the street. Mr. Cullipher stated it drains to the ditch on Loftin Lane.

Mr. Garner stated he had forgot to mention along the private drive they are grass swales and in the past the Town has asked for curb and gutter. He stated that they are finding out the swales help with quality and quantity.

Chair Neve asked if the private road would have sidewalks. Mr. Garner stated it would along Hwy 70 as per the Small Area Plan. A five foot side walk would run from lot one to lot eight.

Board Member LoPiccolo made a statement with a concern of the longevity of the road and how it would be maintained. Mr. Cullipher stated there would be a home owners association (HOA) and explained what would be used for the road. Mr. Garner stated that a note should be placed on the preliminary as well as the final that the Town will not accept maintenance of this private right of way. Board Member LoPiccolo wanted to know if the Town could make a recommendation that if the Town sees that it is in disrepair then the homeowners would have to bring it up to certain standards. Mr. Cullipher stated he had never been asked that before. Mr. Cullipher stated that it is up to the HOA to take care of this long term maintenance. Mr. Garner stated this goes back to Board Member Meelheim's question about public safety vehicles and trash trucks, so Board Member LoPiccolo's question on the maintenance is very good. Mr. Brady stated they would be very happy to put it on the plans. He stated there would be a HOA for this and they would have to sign that they understand this at a closing.

Board Member Merrill brought up trash collection and questioned how that would be done. Mr. Garner stated that they do go down private roads and pick up trash, they do on Loftin Lane. Mr. Cullipher stated that they would need to take the trash cans out to Live Oak on trash pickup days. Board Member Gillikin asked about turning around on the road or backing back down it. Mr. Cullipher stated they would have to back out of it. Mr. Brady stated that they would look into this. Board Member Meelheim stated that this brings her question back up about a fire truck and/or ambulance. Mr. Cullipher stated that they worked with the Fire Marshall and this was the plan that they came up with based on their code. Board Member Gillikin asked about how this is handled on Jericho and Mr. Garner stated that was not in the Town's limits. Commission John Hagle stated that he lives on Hammock Lane and the trash trucks back out onto Fulford Street. Chair Neve stated the only other private street he could think of is Carrot Lane. Vice Chair Merrill stated that there was access by Front Street and Lennoxville. Chair Neve stated backing out on to Fulford is less stressful than backing on to Live Oak.

Chair Neve closed public discussion and opened board comments. Vice Chair Merrill stated that Mr. Cullipher's response to the solution to the trash was not correct and that he didn't feel is was appropriate to ask residents to pull their trash to Live Oak Street. Vice Chair Merrill also has concerns about the safety aspect with emergency vehicles. Vice Chair Merrill stated that he didn't feel that this type of development, with only one way in/one way out, should be encouraged. He stated that there is an alternative and they could tie the road into Loftin Lane. Vice Chair Merrill stated that he had looked through the Subdivision Ordinance and he didn't feel like this fits with that. Chair Neve stated that Vice Chair Merrill made a good point about tying in to Loftin Lane and if needed you could make it one way. Vice Chair Merrill made another point as to the Fire Department and how they were accessing the property. He stated they were accessing the property through Loftin Lane and then driving through to Live Oak Street.

Chair Neve asked for a motion. Board Member Merrill made a motion to not approve the plan as submitted. Board Member Meelheim made the second. A roll call vote was done and the motion passed unanimously to not approve the plan as submitted.

Board Member LoPiccolo asked to make a comment. He stated being new to the Board and trying to understand the role, he wanted to know if they needed to make conditions on why they were denying this. Board Member Gillikin stated that they usually do that. Vice Chair Merrill stated that section 10.0.1 of the Subdivision Ordinance talks about the need for pedestrian and vehicle circulation in any subdivision, so I don't think this satisfies that requirement. Board Member LoPiccolo stated he thinks that should be added to why the Board voted against it. Chair Neve stated that they had approved cul-de-sacs before but that was due to no other option or connectivity. Board Member Gillikin asked if the motion needed to be made over or just have the supporting evidence for the Commissioners to read. Mr. Garner stated that he did not feel it needed to be due to the Board being very clear and Vice Chair Merrill referencing the Subdivision Ordinance. Chair Neve stated as long as the minutes reflect this, he felt that would be enough and Mr. Garner stated that the meeting is also recorded for the record.

Commission / Board Comments

Board Member Meelheim thanked staff for all the work they do and she thanked Board Member LoPiccolo for his comment.

Vice Chair Neve apologized for being late and thank Vice Chair Merrill for taking over. He thanked staff for all of their hard work and the Commissioners for joining the meeting.

Staff Comments

Mr. Garner stated that the proposals the Land Development Ordinance (LDO) and the Unified Development Ordinance (UDO) are due to Kate Allen by this coming Friday. Chair Neve stated that he encouraged everyone to look at the LDO and make notes for what they think could be improved because he feels that input is important for everyone. Mr. Garner also encouraged everyone to look through the CAMA Land Use Plan. Board Member Gillikin asked if the Planning Board would be able to give input on how the process would go. Mr. Garner stated on the UDO that they would but with CAMA there are certain rules that have to be followed. Mr. Garner stated that this is Ms. Allen's project and that she likes to have input.

Adjourn

Board Member LoPiccolo made a motion to adjourn the meeting, Board Member Meelheim made the second and the motion was carried by a unanimous vote.

Ryan Neve, Chair

Denice Winn, Board Secretary

Planning Board Proposed Meeting Dates for 2021 (Third Monday of the Month)

Submission Deadline	Meeting Date
12/29/2020	1/19/2021*
1/25/2021	2/15/2021
2/22/2021	3/15/2021
3/29/2021	4/19/2021
4/26/2021	5/17/2021
6/1/2021	6/21/2021
6/28/2021	7/19/2021
7/26/2021	8/16/2021
8/30/2021	9/20/2021
9/27/2021	10/18/2021
10/25/2021	11/15/2021
11/29/2021	12/20/2021
12/28/2021	1/18/2022*

*Held on Tuesday, 1/19/2021 due to 1/18/2021 being a Holiday

*Held on Tuesday, 1/18/2022 due to 1/17/2022 being a Holiday

Potential 2021 Board Calendars

1.

Month	Historic Preservation Commission		Planning Board		Board of Adjustment	
	Submission Deadline	Meeting Date	Submission Deadline	Meeting Date	Submission Deadline	Meeting Date
January 21	12/15/2020	1/5/2021	12/29/2020	1/19/2021*	1/4/2021	1/25/2021
February	1/12/2021	2/2/2021	1/25/2021	2/15/2021	2/1/2021	2/22/2021
March	2/9/2021	3/2/2021	2/22/2021	3/15/2021	3/1/2021	3/22/2021
April	3/16/2021	4/6/2021	3/29/2021	4/19/2021	4/5/2021	4/26/2021
May	4/13/2021	5/4/2021	4/26/2021	5/17/2021	5/3/2021	5/24/2021
June	5/11/2021	6/1/2021	6/1/2021	6/21/2021	6/7/2021	6/28/2021
July	6/15/2021	7/6/2021	6/28/2021	7/19/2021	7/6/2021	7/26/2021
August	7/13/2021	8/3/2021	7/26/2021	8/16/2021	8/2/2021	8/23/2021
September	8/17/2021	9/7/2021	8/30/2021	9/20/2021	9/7/2021	9/27/2021
October	9/14/2021	10/5/2021	9/27/2021	10/18/2021	10/4/2021	10/25/2021
November	10/12/2021	11/2/2021	10/25/2021	11/15/2021	11/1/2021	11/22/2021
December	11/16/2021	12/7/2021	11/29/2021	12/20/2021	12/7/2021	12/28/2021*
January 22	12/14/2021	1/4/2022	12/28/2021	1/18/2022*	1/3/2022	1/24/2022
			*On Tuesday, 1/19/2021 due to 1/18/2021 being a Holiday *On Tuesday, 1/18/2022 due to 1/17/2022 being a Holiday		*On Tuesday, 12/28/2021 due to 12/27/2021 being a Holiday	



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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, October 19, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Public Hearing
SUBJECT: Case #20-11. Request to Rezone 1205 Lennoxville Road from B-1 to TCA

BRIEF SUMMARY:

The property owner, F and G Management, submitted a request to rezone 1205 Lennoxville Road from B-1 General Business District to TCA Townhomes, Condominiums & Apartments District. The request would require a Future Land Use Map amendment from Light Industrial to Mixed Use.

REQUESTED ACTION:

Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kate Allen, Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



Staff Report

To: Planning Board
From: Kate Allen

Date: 10/7/2020
Meeting Date: 10/19/2020

Case Number 20-11

Summary of Request:

Request to Rezone 1205 Lennoxville Road from B-1 General Business District to TCA – Townhomes, Condominiums & Apartments District

Background

Location(s) & PIN

1205 Lennoxville Road (PIN 730619506568000)

Owner Applicant

F & G Management, LLC
F & G Management, LLC

Current Zoning

B-1 General Business District

Lot(s) Size & Conformity Status

0.42 acres or 18,234 ft²
Conforming Lot of Record
Road Frontage – Lennoxville Road 112.71’
Road Frontage – Legion Drive 116.18’

Existing Land Use

Residential

CAMA Future Land Use Map Amendment Required

Yes No Light Industrial to Mixed Use

Adjoining Land Use & Zoning

North TCA; Beaufort Housing Authority
South B-1 & L-I; Beaufort Storage Stables, LLC
East L-I; Storage Plus, Safrit’s Building Supply
West B-1 & R-8; Residential

Special Flood Hazard Area

Yes No 0.2% Annual Chance Flood Hazard

Public Utilities

Water Available Not Available
Sewer Available Not Available

Additional Information

See Additional Information

Requested Action

Provide a consistency statement to the Board of Commissioners addressing the requested rezoning and the future land use plan amendment.
Provide recommendation to the Board of Commissioners to:

- Approve the request;
- Deny the request; or
- Recommend more restrictive zoning district

Additional Information

The current B-1 General Business District Standards

Minimum Lot Size	5,000 Square Feet	Setbacks
Minimum Lot Width	60 Feet	Front 30 Feet
Maximum Building Height	40 Feet	Rear 15 Feet
		Side 15 Feet

The requested TCA Townhomes, Condominiums & Apartments District Standards

Minimum Lot Size	2,750 Square Feet	Setbacks
Minimum Lot Width	80 Feet	Front 25 Feet
Maximum Building Height	35 Feet	Rear 30 Feet
		Side (ROW) 15 Feet
		Side 8 Feet

Consistency Statement & CAMA Core Land Use Plan Amendment

In accordance with **NCGS § 160A-383**, the consistency statement must include one of the following:

- A statement recommending approval of the zoning amendment and describing its consistency with the CAMA Core Land Use Plan
- A statement recommending denial of the zoning amendment and describing its inconsistency with the CAMA Core Land Use Plan
- A statement recommending approval of the zoning amendment containing the following:
 - Declaration that the approval is also deemed an amendment to the CAMA Core Land Use Plan
 - An explanation of the change in conditions the board took into consideration when recommending approval

CAMA Core Land Use Plan – Future Land Use Classifications

Current: Light Industrial

The Industrial classification is intended to delineate lands that can accommodate industrial and manufacturing establishments. Some heavy commercial uses as well as services and businesses which support industrial land uses are also appropriate land uses within the Industrial classification. The minimum lot size typically is 8,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Maximum floor area ratios range from 0.36 to 0.57. Land uses within the Industrial-designated areas are generally compatible with the L-I, Light Industrial and the I-W, Industrial Warehouse zoning districts. Public water and sewer service is needed to support the land uses characteristic of this classification. Streets with the capacity to accommodate higher traffic volumes are necessary to support the intensity of development expected within the Industrial Classification.

Requested: Mixed Use

The anticipated residential density within this classification ranges from medium to high density. Multifamily densities are consistent with the current requirements of the Town’s zoning ordinance which allows a density range of up to 16 dwellings per acre for planned developments. Residential building types encouraged within this classification include single-family attached dwellings, condominiums, cluster developments, and multifamily dwellings. Commercial uses include a variety of retail, office, business services, and personal services. Minimum lot sizes are generally dependent upon the specific nature and characteristics of the land use but typically range from 2,750 to 20,000 square feet for residential land uses and 3,000 to 8,000 square feet for nonresidential land uses. Maximum floor area ratios for nonresidential land uses range from 0.57 to 2.13. Land uses within the Mixed Use-designated areas are generally compatible with B-1, General Business; B-W, Business Waterfront; TR, Transitional; TCA, Townhomes, Condominiums, Apartments; and PUD, Planned Unit Development Zoning Districts. Public water and sewer service is needed to support the land uses characteristic of this classification. Streets with the capacity to accommodate higher traffic volume are necessary to support the intensity of development expected within the Mixed Use Classification.

Attachments:

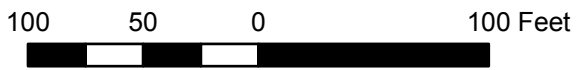
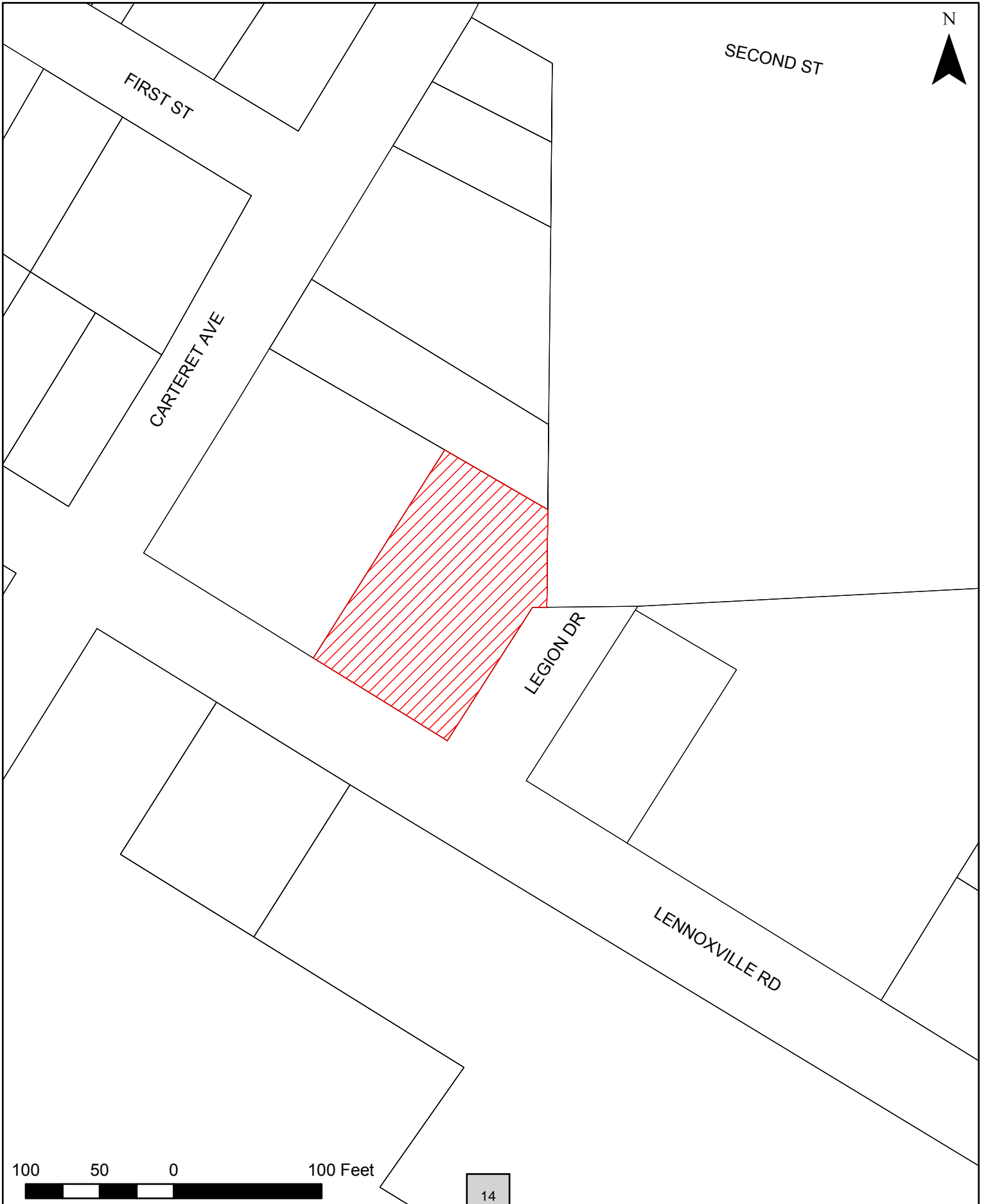
1. Property Owners Within 100 Feet
2. Vicinity Map
3. Aerial Map
4. Current Zoning Map
5. Future Land Use Map
6. SFHA & Contours Map
7. LDO Excerpts – B-1 General Business District
8. LDO Excerpts – TCA Townhomes, Condominiums & Apartments District
9. Application as Submitted

CASE NO. 20-11 PROPERTY OWNERS WITHIN 100 FEET

PIN	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
730619603873000	UNITED STATES OF AMERICA		WASHINGTON	DC	20240
730619506861000	CLARK,JOHN W	103 LENNOXVILLE POINT RD	BEAUFORT	NC	28516
730619506734000	RAITER,PATRICK JACOBS	103 CARTERET AVENUE	BEAUFORT	NC	28516
730619505665000	ELLISON,WILLIAM L ETUX GRACE L	1201 LENNOXVILLE ROAD	BEAUFORT	NC	28516
730619507590000	MERCER,GARY A ETUX JUDITH S	106D PROFESSIONAL PARK DR	BEAUFORT	NC	28516
730619504243000	CARTERET COURT LLC	PO BOX 25168	WINSTON-SALEM	NC	27114
730619505423000	BEAUFORT STORAGE STABLES LLC; C/O JOE NEWELL	225 BRYANT ST	DENVER	CO	80219
730619508002000	SAFEWOOD LLC	PO BOX 388	BEAUFORT	NC	28516
730619509448000	MERCER,GARY A ETUX JUDITH S	106D PROFESSIONAL PARK DR	BEAUFORT	NC	28516

Vicinity Map

1.



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Aerial

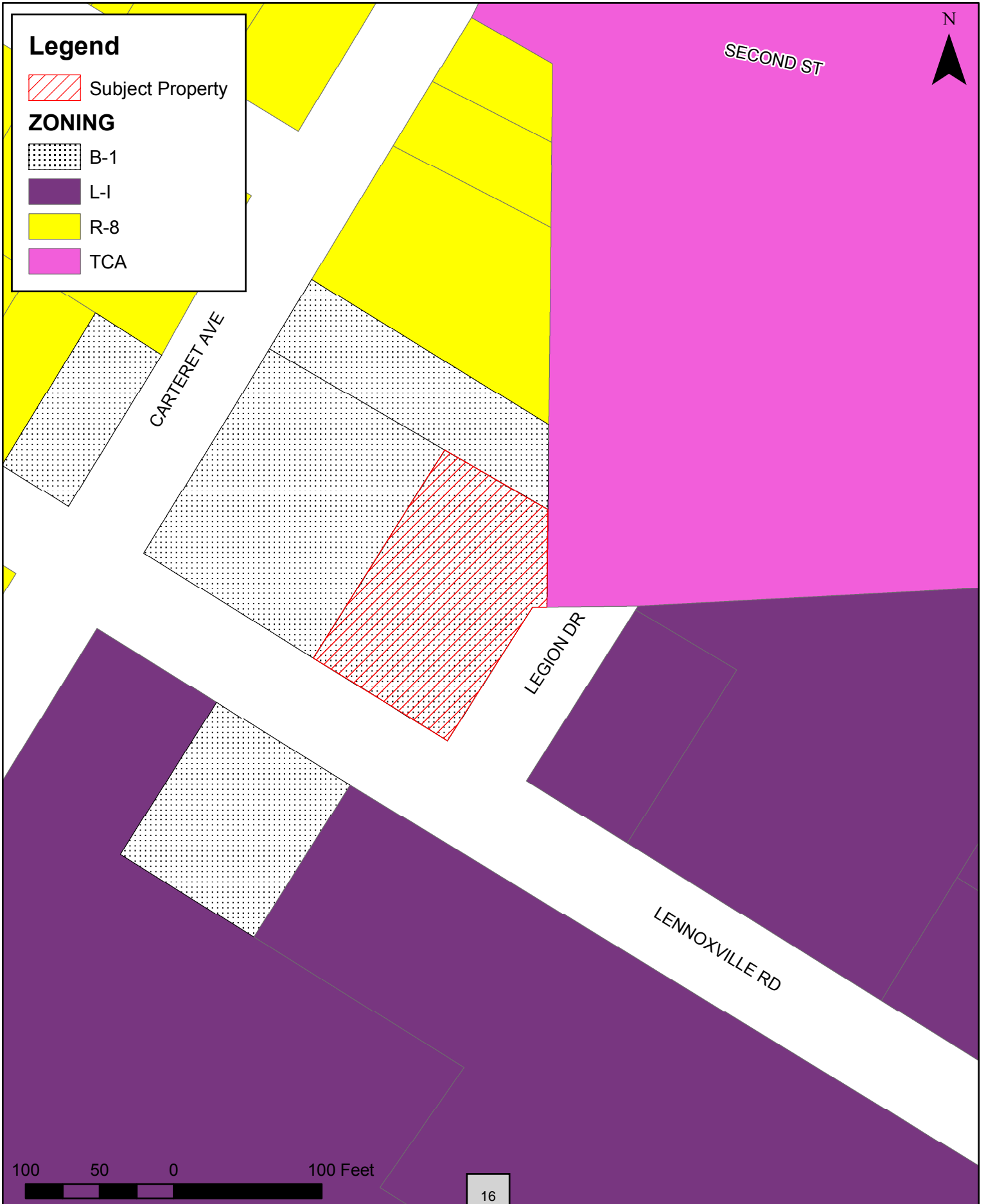


Legend

 Subject Property



Current Zoning




Future Land Use

1.



Legend

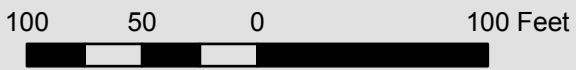
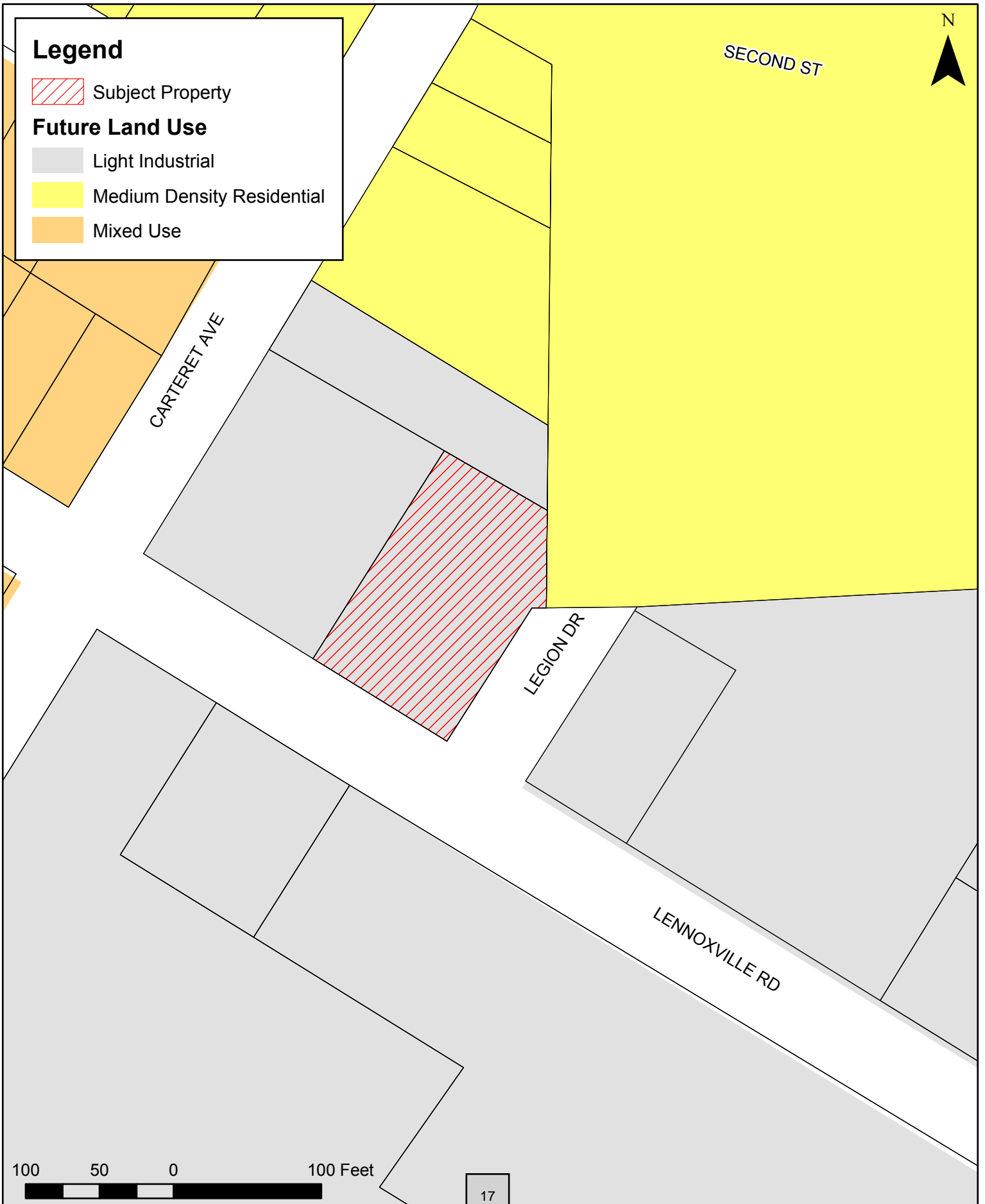
 Subject Property

Future Land Use

 Light Industrial

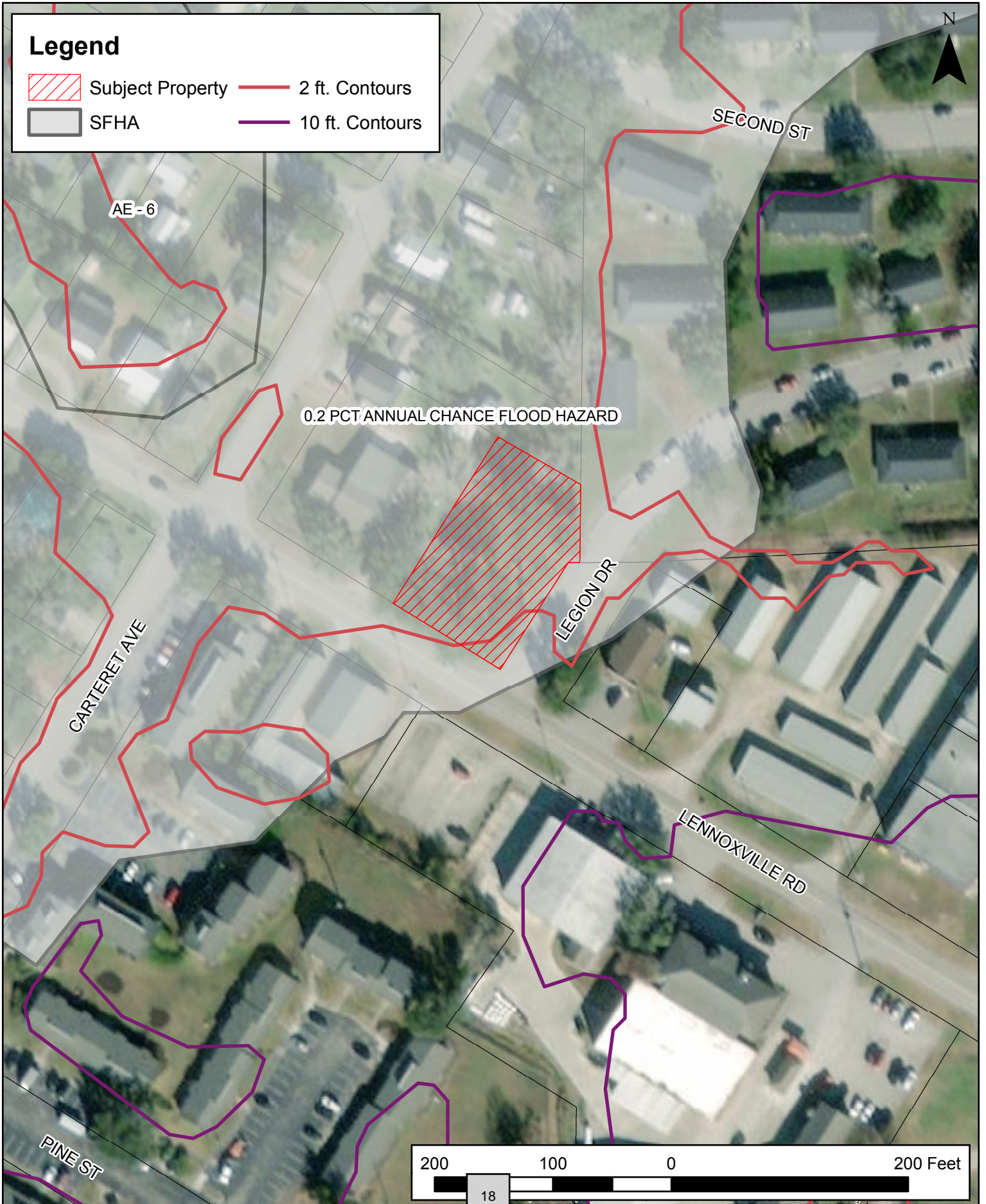
 Medium Density Residential

 Mixed Use



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Flood Hazard Areas & Contours



C) ***B-1 General Business District.***

The General Business District is established as the district in which a wide variety of sales and service facilities may be provided to the general public. This district will be located throughout the Town's planning jurisdiction.

1) Minimum Lot Size.

All lots in the B-1 district shall be a minimum of five thousand square feet (5,000 ft²).

2) Minimum Lot Width.

All lots in the B-1 district shall have a minimum lot width of sixty feet (60') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.

Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

Table 9-5 Lot Requirements

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
B-1	30 feet	15 feet	15 feet	40 feet

4) Accessory Building Setback Requirements.

All accessory buildings must comply with the setback requirements as set forth in section 2-F of this Ordinance, section 6 of this Ordinance, section 15 of this Ordinance, and all sections of this Ordinance.

5) Permitted Uses.

- | | |
|---------------------------------------|--|
| Amusement Establishment | Dock |
| Antenna Co-Location on Existing Tower | Dry Boat Storage |
| Aquaculture | Financial Institution |
| Assisted Living | Government/Non-Profit Owned/Operated Facilities & Services |
| Athletic Field, Public | Hospital |
| Bed & Breakfast | Hotel or Motel |
| Boat Sales/Rentals | Kennel, Indoor Operation Only |
| Car Wash | Library |
| Club, Lodge, or Hall | Liquor Store |
| Commercial Indoor Recreation Facility | Moped/Golf Cart Sales/Rentals |
| Community Garden | Mortuary/Funeral Home/Crematorium |
| Concealed (Stealth) Antennae & Towers | Motor Vehicle Sales/Rentals |
| Convenience Store | Museum |
| Day Care Center | Neighborhood Recreation Center, Public |

Nursing Home
Office: Business, Professional, or
Medical
Other Building-Mounted Antennae &
Towers
Outdoor Retail Display/Sales
Park, Public
Parking Lot
Parking Structure
Personal Service Establishment
Pool Hall or Billiard Hall
Produce Stand/Farmers' Market
Public Safety Station
Public Utility Facility

Religious Institution
Resource Conservation Area
Restaurant with Drive-Thru Service
Restaurant with Indoor Operation
Retail Store
Satellite Dish Antenna
Signs, Commercial Free-Standing
Tavern/Bar/Pub with Indoor Operation
Temporary Construction Trailer
Theater, Small
Transportation Facility
Utility Minor
Vehicle Charging Station
Vehicle Service

6) Special Uses (*Special Uses* text may be found in section 20 of this Ordinance).

Adult-Oriented Retail Establishment
Commercial Outdoor Amphitheater
Commercial Outdoor Recreation
Facility
Commercial Waterfront Facility
Gas/Service Station
Golf Driving Range
Hazardous Material Storage
Kennel, Indoor/Outdoor Operation
Manufacturing, Light
Marina
Microbrewery

Mini-Storage
Mixed Use
Outdoor Amphitheater, Public
Outdoor Storage
Preschool
Restaurant with Outdoor Operation
School, K-12
School, Post-Secondary
Tavern/Bar/Pub with Outdoor Operation
Theater, Large
Utility Facility
Wholesale Establishment

SECTION 8 Transitional Zoning Districts

A) TCA Townhomes, Condominiums, Apartments District.

This district is established to provide a high density district in which the primary uses are multi-family residences and duplexes. Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

1) Maximum Overall Density.

The TCA district shall have a maximum density of twelve units per acre.

2) Minimum Lot Size.

All lots in the TCA district shall be a minimum of two thousand, seven hundred, and fifty square feet (2,750 ft²) per dwelling unit.

3) Minimum Lot Width.

All lots in the TCA district shall have a minimum lot width of eighty feet (80') at the minimum building line.

4) Building Setback and Building Height Requirements and Limitations.

Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

Table 8-1 Interior Lot Requirements

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setbacks</i>	<i>Building Height Limitation</i>
TCA	25 feet	25 feet	8 feet	35 feet

Table 8-2 Corner Lot Requirements

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Side (Right-of-Way) Setback</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
TCA	25 feet	15 feet	30 feet	8 feet	35 feet

Table 8-3 Double Frontage Lot Requirements

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Rear (Right-of-Way) Setback</i>	<i>Side Setbacks</i>	<i>Building Height Limitation</i>
TCA	25 feet	15 feet	8 feet	35 feet

5) Accessory Building Setback Requirements.

All accessory buildings must comply with the lot setback requirements as set forth in section 2-F, section 6, section 15, and all the other sections of this Ordinance.

6) Covenants.

In any development proposing common areas, jointly-used structures, or private streets, restrictive and protective covenants which provide for party wall rights, harmony of external design, continuing maintenance of building exteriors, grounds, or other general use improvements and similar matters, shall be submitted to the Town and approved by

the BOC. Condominium development must submit evidence of compliance with the North Carolina Condominium Act.

7) Permitted Uses.

- | | |
|---|--|
| Antenna Co-Location on Existing Tower | Home Occupation |
| Assisted Living | Neighborhood Recreation Center Indoor/Outdoor, Private |
| Athletic Field, Public | Neighborhood Recreation Center, Public |
| Carport | Nursing Home |
| Community Garden | Park, Public |
| Concealed (Stealth) Antennae & Towers | Public Safety Station |
| Dock | Public Utility Facility |
| Dormitory | Resource Conservation Area |
| Dwelling, Duplex/Townhome | Shed |
| Dwelling, Multi-Family | Signs, Commercial Free-Standing |
| Garage, Private Detached | Temporary Construction Trailer |
| Government/Non-Profit Owned/ Operated Facilities & Services | Utility Minor |
| Group Home | Vehicle Charging Station |

8) Special Uses (*Special Uses* text may be found in section 20 of this Ordinance).

- | | |
|------------------------------------|--|
| Athletic Field, Private | Restaurant with Indoor Operation |
| Dwelling, Single-Family | Restaurant with Outdoor Operation |
| Golf Course, Privately-Owned | Retail Store |
| Golf Driving Range | Satellite Dish Antennas |
| Hotel or Motel | School, Post-Secondary |
| Marina | Tavern/Bar/ Pub with Indoor Operation |
| Mixed Use | Tavern/Bar/ Pub with Outdoor Operation |
| Outdoor Amphitheater, Public | Theater, Small |
| Personal Service Establishment | Transportation Facility |
| Preschool | Utility Facility |
| Religious Institution | |
| Restaurant with Drive-Thru Service | |



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

**APPLICATION FOR AN AMENDMENT TO THE
BEAUFORT ZONING MAP**

Instructions:

Please complete the application below, include all the required attachments and the **\$300.00** for Rezoning request with no Land Use Plan Change or **\$400.00** for Rezoning Request with Land Use Plan Change and return to the Beaufort Town Hall, 701 Front Street or P.O. Box 390, Beaufort, N.C., 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Planning and Inspections at 252-728-2142 if there are any questions.

APPLICANT INFORMATION

Applicant Name: Fand G Management
Applicant Address: 4044 Arendell Street, Morehead City, NC 28557
Phone Number: 252-241-3747 Email: frank@eastmancarpet.com

Property Owner Name: Fand G Management
Address of Property Owner: 4044 Arendell Street, Morehead City, NC 28557
Phone Number: 252-241-3747 Email: frank@eastmancarpet.com

PROPERTY INFORMATION

Property Address: 1205 Lennoxville Road, Beaufort, NC 28516
15-Digit PIN: 7306.19.506568000 Lot/Block Number: 4.5 PTL 6.7/B9
Size of Property (in square feet or acres): .4186
Current Zoning: B-1 Requested Zoning: TCA

Current Use of Property: Residential Vacant Commercial Other: _____

[Signature]
Applicant Signature

9/23/2020
Date of Applicant's Signature

Property Owner Signature (if different than applicant)

Date of Owner's Signature

An application fee of **\$300.00** for Rezoning request with no Land Use Plan Change or **\$400.00** for Rezoning Request with Land Use Plan Change, either in cash, money order, or check made payable to the "Town of Beaufort," should accompany this application. Payments can be made in person on the day of submittal and at such time, a credit card can be used to make the payment. Credit card payments are subject to a 3% extra fee.

Please refer to the *Land Development Ordinance*, Section 3 and all other pertinent sections for the information required to accompany this application.

**REQUIRED ATTACHMENTS FOR AN AMENDMENT TO THE
BEAUFORT ZONING MAP**

Please provide the following as attachments to the zoning map amendment form:

1. A statement as to whether or not the proposed zoning amendment is consistent with the Beaufort Land Use Plan.
2. A statement as to how the zoning amendment will promote the public health, safety or general welfare of the Town of Beaufort.
3. Proof of ownership (For example: a copy of the deed or city tax statement).
If a property is owned by more than one individual or if multiple properties under different ownership are applying under one request, attach a statement and signatures indicating that all owners have given consent to request the zoning change.
4. An area map of property to scale which includes:
 - North Arrow;
 - All Property lines and accurate property line dimensions;
 - Adjacent streets and names;
 - Location of all easements;
 - Location of all structures;
 - Zoning classifications of all abutting properties.
5. Please submit one digital/electronic copy of any drawings or plans associated with the amendment. At least one paper copy of the drawings or plans should also be submitted.
6. A TYPED list all property owners (with addresses) within 100 feet of the boundary lines of all properties requested to be rezoned (notification of adjacent property owners by the Town is required by North Carolina law).

**THE COMPLETE APPLICATION WITH SUPPORTING
DOCUMENTATION IS DUE TO TOWN STAFF AT LEAST 15 WORKING
DAYS PRIOR TO A SCHEDULED PLANNING BOARD MEETING.**

The Town's website is www.beaufortnc.org.

OFFICE USE ONLY

Revised 08/2020

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

F and G Management

4044 ARENDELL STREET
MOREHEAD CITY, NC 28557
252-726-2737 FAX: 252-726-6990

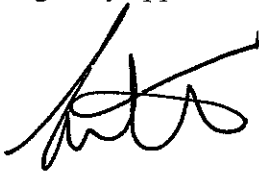
September 23, 2020

To: Town of Beaufort
RE: Amendment Rezoning Map

Thank you for accepting our application for rezoning the property at 1205 Lennoxville Road. Current zoning of this property is B-1 with past/current use as residential. The future Land Use Map states proposed usage as Light Industrial. We request an amendment to revise zoning to the TCA district. The "Mixed Use Classification" is intended to delineate areas where there is potential to redevelop the existing properties and adjoining vacant land for multiple land uses".

After much consideration and reviewing all the surrounding property zoning, we feel this change would be beneficial to the area providing an opportunity for workforce housing. Finally, in this area there are several other properties zoned as TCA. With the lot location and size, we feel this would be the highest and best use solution for this property to conform to the area as well as the positive area growth in Beaufort.

We greatly appreciate your consideration.



Frank Eastman

Frank Eastman and George Eastman
Managers of F and G Management

Karen S. Hardesty
Carteret County, NC

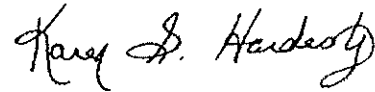
September 8, 2020 12:11:22 PM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$308.00

FILE # 1686335



WARRANTY DEED

PREPARED BY: JULIE G. WICKIZER, PLLC, 3110 ARENDELL STREET, SUITE 2, MOREHEAD CITY, NC 28557
RETURN TO: JULIE G. WICKIZER, PLLC, 3110 ARENDELL STREET, SUITE 2, MOREHEAD CITY, NC 28557

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

Excise Tax: \$308.00
Parcel# 730619506568000

THIS WARRANTY DEED made and entered into this 18th day of August 2020, by and between:

Rocky Gillikin and wife, Katherine Gillikin
156 Elnora Jones Rd
Beaufort, NC 28516
(GRANTOR)

and

F & G Management, LLC
4044 Arendell St
Morehead City, NC 28557
(GRANTEE)

The designation GRANTOR and GRANTEE as used herein shall include said parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

That the GRANTOR, for a valuable consideration paid by the GRANTEE, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the GRANTEE in fee simple, all that certain lot, tract or parcel of land situated in CARTERET COUNTY, North Carolina and more particularly described as follows:

See Exhibit A

This being the same property conveyed to Grantors in Book 857, Page 550, Carteret County Registry.

This IS ___ NOT_X___ the primary residence of the Grantor.

The above-described property is conveyed and accepted subject to such easements, restrictions and rights of way as appear of record in the Carteret County Registry.

TO HAVE AND TO HOLD the aforesaid lot, tract or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE in fee simple.

And the GRANTOR covenants with the GRANTEE, that GRANTOR is seized of the premises in fee simple, has the right to convey the same in fee simple, is marketable and free and clear of all encumbrances, and that GRANTOR will warrant and defend the title against the lawful claims of all persons whomsoever excluding the exceptions stated herein and designated on the map referred to above.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, the day and year first above written.

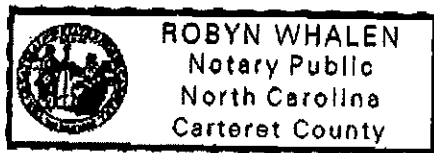
BY: *Rocky Gillikin* (SEAL)
Rocky Gillikin

BY: *Katherine Gillikin* (SEAL)
Katherine Gillikin

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, a Notary Public of the county and state aforesaid, certify that Rocky Gillikin and Katherine Gillikin, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 31st day of August 2020.



Robyn Whalen
Notary Public

My commission expires:
August 23, 2021

Robyn Whalen
Printed Name of Notary

Exhibit "A"

Beginning at an existing iron pipe said point of beginning being located at the intersection of the northern right of way of Lennoxville Road and the western right of way of Legion Drive; thence running from said point and place of beginning and with the northern right of way of Lennoxville Road N 52-27-50 W 112.83 feet to an existing iron pipe; thence running with the Ellison line N 37-45-00 E 169.72 feet to an existing iron pipe; thence running S 52-15-00 E 79.30 feet to a point in the center of a ditch; thence running with said ditch S 05-38-41 W 62.57 feet to an existing iron pipe in the western right of way of Legion Drive; thence running with the western right of way of Legion Drive S 37-37-43 W 116.32 feet to the point and place of beginning.

This being a part of Lots Three (3) and Seven (7); and All of Lots Four (4) and Five (5) in Block Nine (9), of the Highland Park Subdivision as the same is shown on map recorded in Plat Book 1, Page 99, of the Carteret County Registry.

**1205 Lennoxville Road
Boundary Property Owners**

William and Grace Ellison
1201 Lennoxville Road
Beaufort, NC 28516

Patrick J. Raitner
103 Carteret Avenue
Beaufort, NC 28516

John W. Clark (105 Carteret Avenue)
103 Lennoxville Point Road
Beaufort, NC 28516

United States of America (100-400 Legion Drive)
Washington, DC 20240

Gary and Judy Mercer
1301 Lennoxville Road
Beaufort, NC 28516

Safewood, LLC (1304 & 1308 Lennoxville Road)
Post Office Box 388
Beaufort, NC 28516

Beaufort Storage Stables, LLC (1202 Lennoxville Road)
c/o Joe Newell
225 Bryant Street
Denver, CO 80219-1636

Carteret Court, LLC (500 Block Carteret Avenue)
Post Office Box 25168
Winston-Salem, NC 27114-5168



Town of Beaufort, NC

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

**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, October 19, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business

SUBJECT: Case #20-12 Special Use Permit for a Kennel, Indoor/Outdoor Operation for 102 Professional Park Drive & 1975 Live Oak Street

BRIEF SUMMARY:

The applicant, Austin Vet Clinic, wishes to apply for a Special Use Permit for a Kennel, Indoor/Outdoor Operation for 102 Professional Park Drive & 1975 Live Oak Street. A description of the operation is included the packet including the hours of operation and the outside area to be used.

REQUESTED ACTION:

Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

PLANNING BOARD STAFF REPORT

To: Planning Board Members
From: Kyle Garner, AICP, Planning Director
Date: September 29, 2020
Case No.: 20-12

THE REQUEST: Special Use Permit for a Kennel, Indoor/Outdoor Operation for 102 Professional Park Drive & 1975 Live Oak Street

BACKGROUND:

Location: 102 Professional Park Drive & 1975 Live Oak Street
Owner: Lovings Family LLC
Applicant: Austin Vetinary Clinic
Requested Action: Provide Recommendation to Board of Commissioners
CAMA Land Use: General Commercial
PINs: 731605073874000, 731605075636000
Size: Existing Building 7,800 sq. feet
Existing Land Use: Former Mech Works Office Building
Adjoining Land Use & Zoning: North East– Single-Family Residences; Zoned TR & R-20
South East– Across Live Oak – Varied Commercaill Operations zoned B-1 & R-20
South West – By the First Freewill Baptist Church - Zoned TR
North West – Commercial Office & Gym; Zoned TR

SPECIAL INFORMATION: This is an existing building and the business currently exist on Lennoxville Road and is an expansion of that business.

Public Utilities: Water Existing Service
Sanitary Sewer Existing Service

ACTION:

1. Provide consistency statement to the Board of Commissioners; and
2. Provide comments, concerns and suggestions to the Board of Commissioners

Exhibit - A



STAFF COMMENTS:

This application is just for the kennel portion of the vetenearry operation. The other use is considered as permitted use and the the existing site meets all standards.

Section 20-B - Special Use Permits (Special Use Permit Application Procedures) requires a complete application to include a site plan.

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

E) Required Findings

1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:

- a) The proposed use is an allowable special use in the zoning district it is being located within;
- b) The application is complete;
- c) The location and character of the use will be in conformity with the Town’s land use plan and other comprehensive planning elements;
- d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
- e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
- f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,
- g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.



CAMA Core Land Use Plan

Generally, growth and land development is anticipated to occur in all future land use categories except for the Conservation/Open Space classification. The type and density/intensity of projected development varies within each Future Land Use Map classification. Future Land Use projections are delineated in Figure 8, Future Land Use Map. The Future Land Use Map classifications are considered part of the Land Use Plan’s policy.

Future Land Use Map Classifications

- **General Commercial Classification.** The General Commercial classification encompasses approximately 0.24 square miles (154 acres) or about 3.3 percent of the planning jurisdiction. The properties classified as General Commercial are located along the Town’s major road corridor--US Highway 70.
- The General Commercial classification is intended to delineate lands that can accommodate a wide range of retail, wholesale, office, business services, and personal services. Areas classified as General Commercial may also include some heavy commercial uses as well as intensive public and institutional land uses. Minimum lot sizes typically range from 5,000 to 8,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Maximum floor area ratios (the total building floor area divided by the total lot area) range from 0.57 to 0.83. Land uses within General Commercial-designated areas are generally compatible with the B-1, General Business; B-W, Marina Business; and the TR, Transitional zoning districts. Public water service is needed to support the land uses characteristic of this classification. Public sewer service is needed to support the most intensive commercial uses. Streets with the capacity to accommodate higher traffic volumes are necessary to support commercial development.
- General Commercial-classified areas are anticipated to accommodate some of the most intensive land uses found in the Town’s planning jurisdiction. The Town’s goals and policies support the use of land in General Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of commercial development are also encouraged.

Use of the Future Land Use Plan Map to Guide Development

In preparing the Future Land Use Map, consideration was given to land development objectives and policies, land suitability, and the ability to provide the infrastructure to support growth and development. The Future Land Use Map depicts the general location of projected patterns of future land uses. The Future Land Use Map is a plan or guideline for the future.

The ultimate use and development of a particular parcel of land will be determined by property owners’ desires, overall market conditions, implementation tools employed by the Town to regulate land use and development (such as the Town’s zoning ordinance, subdivision regulations, flood hazard regulations), the absence of specific natural constraints to development, and the availability of the necessary infrastructure (water, sewer, roads, etc.) to support development.



Consequently, even though the Future Land Use Map may indicate a specific projected use in a particular location, many factors come into play to determine if the projected use is appropriate and the land can be developed as projected. Also, formal amendments to the zoning ordinance and subdivision ordinance will be required to specifically authorize the type of mixed use development envisioned in this Land Use Plan.

Achieving the projected patterns of land use indicated by the Future Land Use Map will be greatly impacted by timing. Much of the projected land use indicated on the Future Land Use Map will not come to fruition without market demand. Therefore, market and economic conditions must be conducive for growth and development. While the Land Use Plan attempts to provide a general expectation of growth based upon projected population change, it simply cannot predict the economic future. The demand for houses, businesses, industries, etc. will fluctuate widely with economic conditions.

The timing of the provision of infrastructure improvements, particularly water and sewer services and roads, will also have a tremendous impact on growth and development. Development will occur where infrastructure is available or can be made available to sustain that development. Consequently, achieving the Future Land Use Map land use projections will depend in large part upon if and when infrastructure is provided. The provision of public infrastructure depends upon the capability to provide the service and demand for the service. Economic climate will be a major factor in both the capability to make infrastructure available and the level of service demand (*Core Land Use Plan*, Section IV: Plan for the Future, pg. 100).

Guide for Land Use Decision Making

The Land Use Plan, as adopted by the elected officials of the Town of Beaufort and as may be amended from time to time, will serve as the primary guide upon which to make land use policy decisions. Every land use policy decision, such as a rezoning request or approval of a conditional or special use permit, will be measured for consistency with the goals, policies, and recommendations of the Plan. The elected officials, Planning Board, Board of Adjustment, and Town staff should utilize the Land Use Plan as the basic policy guide in the administration of the zoning ordinance, subdivision regulations, and other land development regulatory tools. Persons involved in the land development business as well as the general public can also utilize the Land Use Plan to guide private decisions regarding land use and land development.

The policy statements and recommendations of the Land Use Plan can also be of assistance to the elected officials in making long-range decisions regarding such matters as the provision of municipal services, thoroughfare planning, stormwater planning and management, implementation of economic development strategies, recreational facility planning, and preparation of capital and operating budgets.

It should be noted, however, that the Land Use Plan is one of a variety of guides in making a public policy decision. The Plan should be viewed as a tool to aid in decision making and not as the final decision (*Core Land Use Plan*, Section V: Tools for Managing Development, pg. 102).

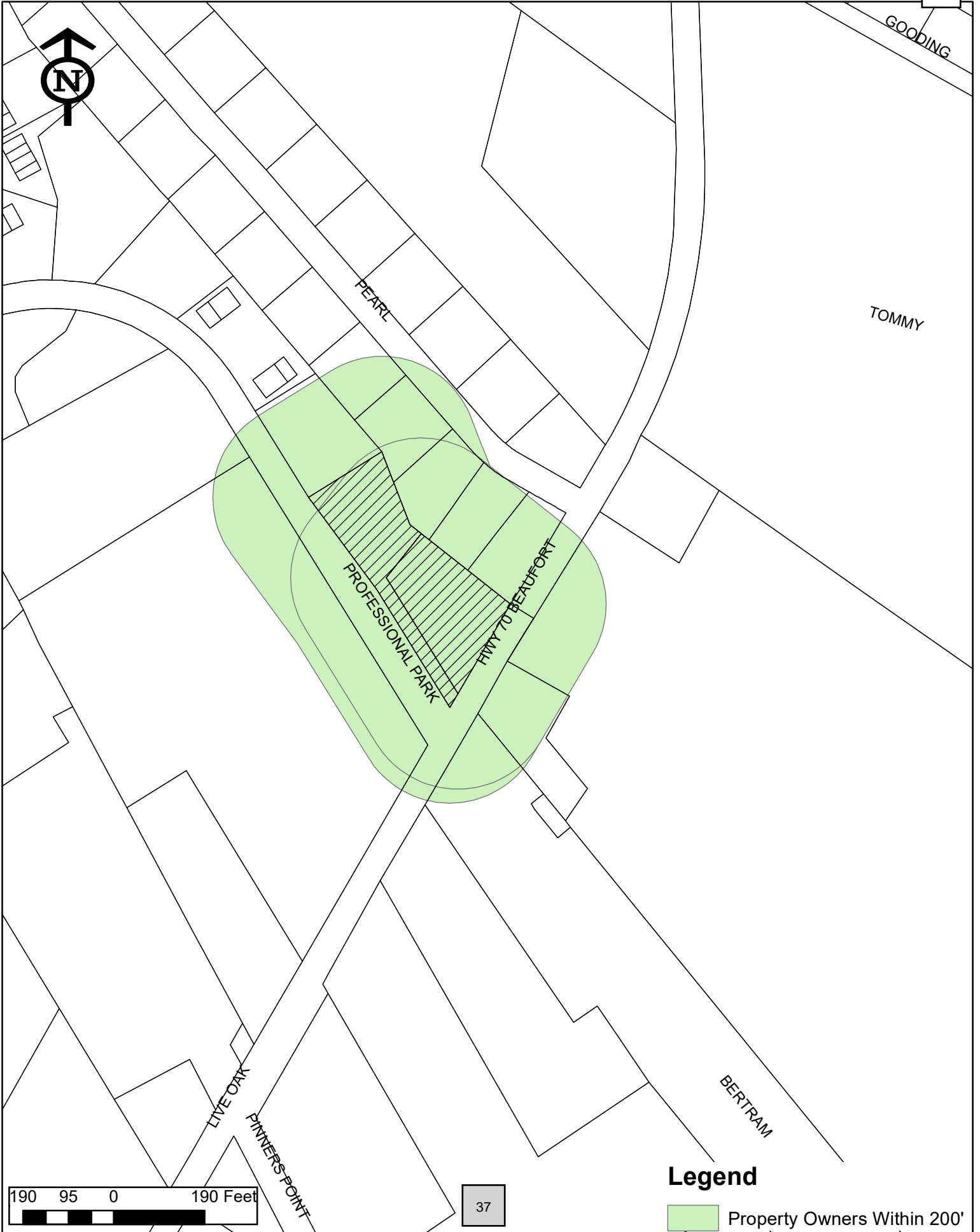


Exhibits:

- Vicinity Map
- Zoning Map
- CAMA Land Use Map
- Application
- Site Plan
- Interior Space Layout
- List of Property Owners within 200 feet

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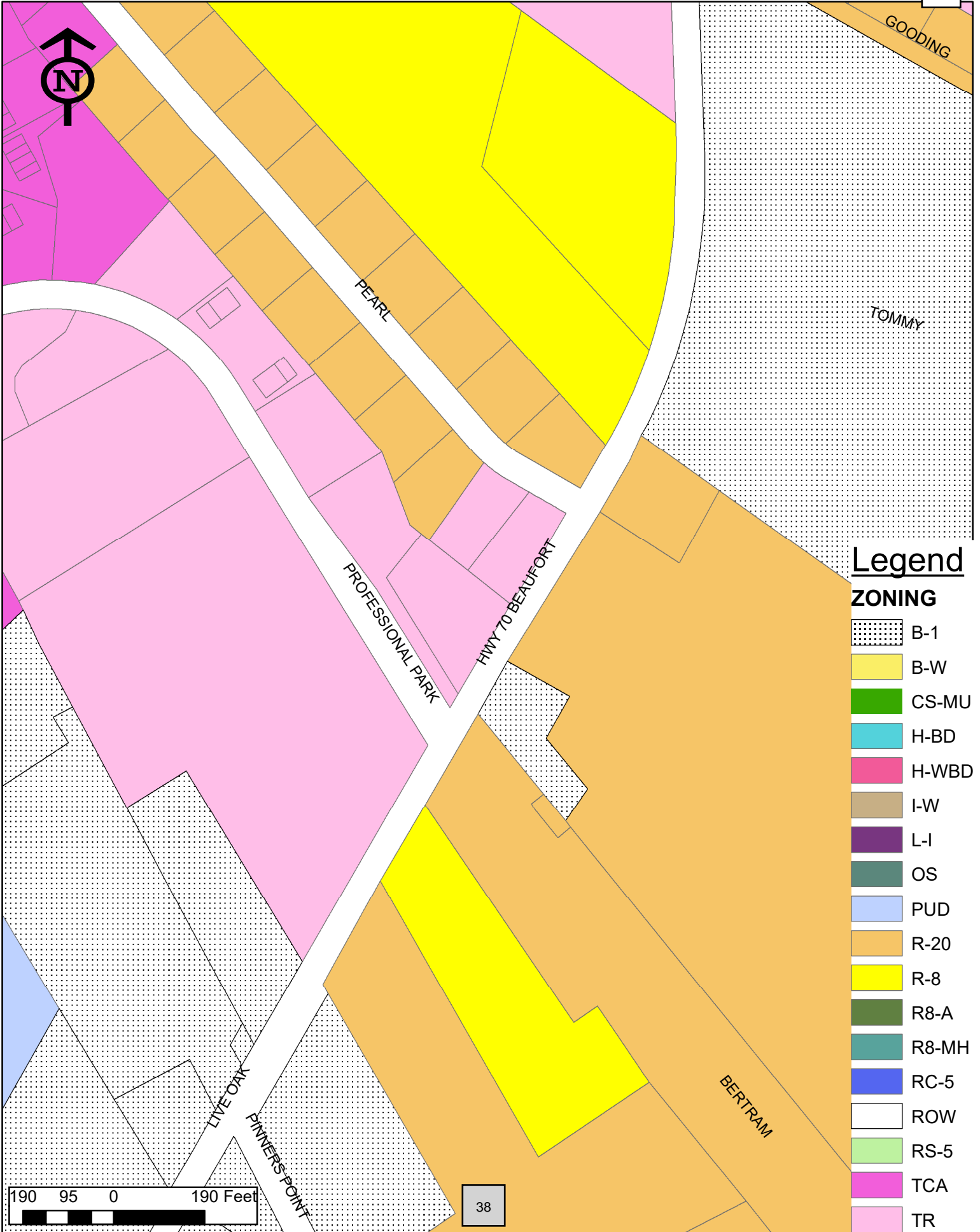
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

















 Property Owners Within 200'

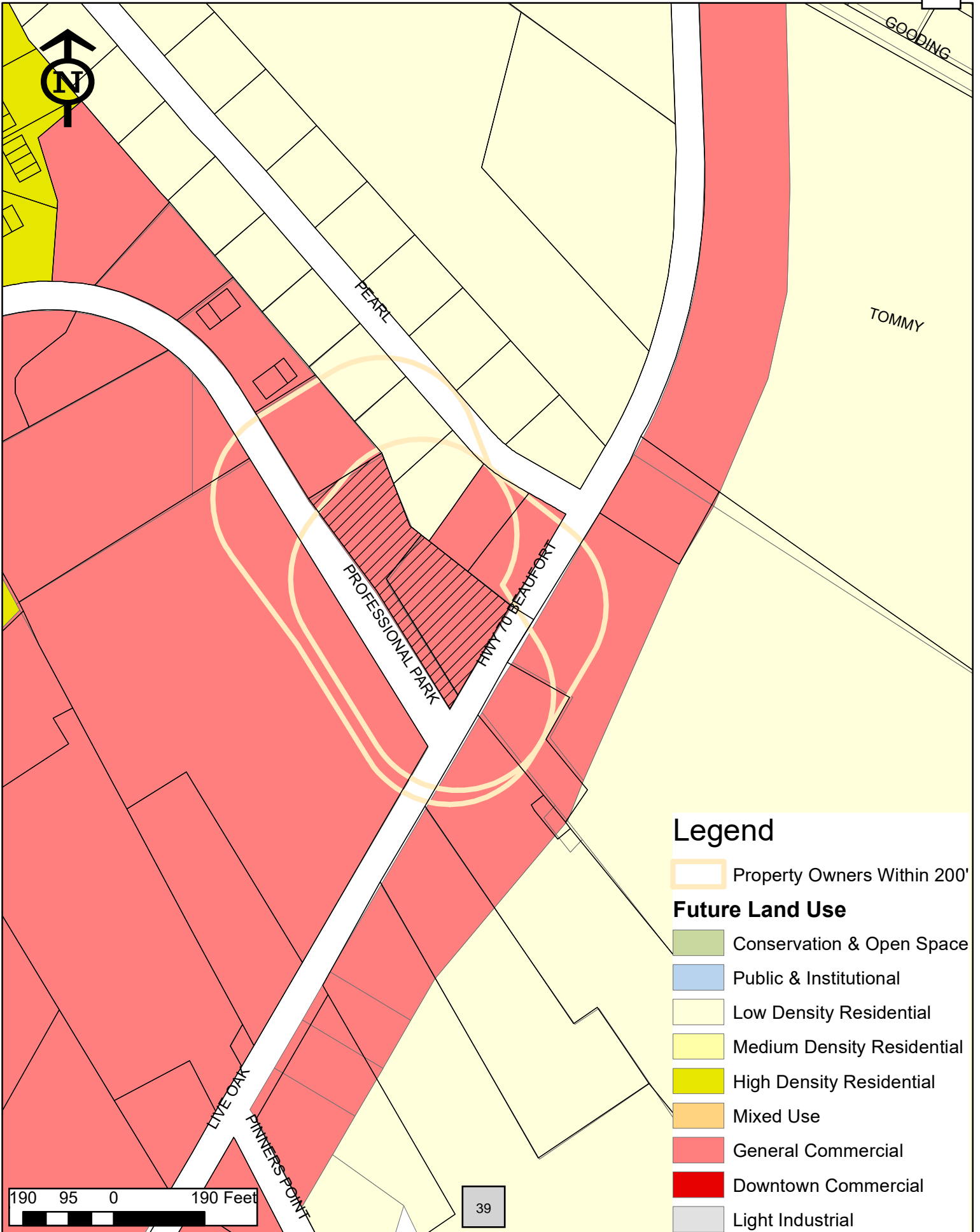
37



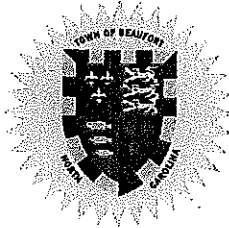
Legend

ZONING

-  B-1
-  B-W
-  CS-MU
-  H-BD
-  H-WBD
-  I-W
-  L-I
-  OS
-  PUD
-  R-20
-  R-8
-  R8-A
-  R8-MH
-  RC-5
-  ROW
-  RS-5
-  TCA
-  TR



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
BEAUFORT FIRST FWB CHURCH			BEAUFORT	NC	28516	PO BOX 2069
BERTRAM RENTAL PROPERTIES LLC	416	VICTORIA HILLS DR	FUQUAY VARINA	NC	27526	
COASTAL FITNESS & HEALTH INC			BEAUFORT	NC	28516	PO BOX 2126
E&R INVESTMENT PROPERTIES LLC	6410	CHEEK ROAD	DURHAM	NC	27704	
FRANKLIN MASONIC LODGE 109	104	PROFESSIONAL PARK DR	BEAUFORT	NC	28516	
FULCHER,JOEY JR ETUX MEGHAN	105	PEARL DRIVE	BEAUFORT	NC	28516	
GRASSI,FRANK	2004	FARNSTEAD CT	MOREHEAD CITY	NC	28557	
LOVINGS FAMILY LLC			BEAUFORT	NC	28516	PO BOX 2322
NEELY,BERTIE EUBANKS	846	NEELY RD	ASHEBORO	NC	27203	
SPAUD,JOSEPH A ETUX MAUREEN	107	PEARL DR	BEAUFORT	NC	28516	
TAYLOR,GEORGE A ETUX MARIA L/T	238	JONAQUINS DRIVE	BEAUFORT	NC	28516	



APPLICATION FOR A SPECIAL USE PERMIT

Instructions:

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

APPLICANT INFORMATION

Applicant Name: Dr. Sam Schmitt / Austin Veterinary Clinic

Applicant Address: 1550 Lennoxville Rd.; Beaufort, NC 28516

Phone Number: #838-9028 Email: Schmitts@vt.edu (cc: same@wilsoncreekrealty.com)

Property Owner Name: Lovings Family, LLC (Ron Lovings)

Address of Property Owner: 2680 Lennoxville Rd.; Beaufort, NC 28516

Phone Number: #732-4140 Email: rlovings@medvetsinc.com

PROPERTY INFORMATION

Property Address: 102 Professional Park Dr. / 1975 Live Oak St.

15-Digit PIN: 731605073874000 Lot/Block #: Deed Books 1329/1339 Pg. No: 417/438

Size of Property (in square feet or acres): 1.087 ac. / 1.36 ac. Current Zoning: TR

Current Use of Property: office / commercial vacant lot Requested Use: medical office w/ boarding facility

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

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

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

[Signature]
Applicant Signature

9/23/20
Date of Applicant's Signature

[Signature]
Property Owner Signature (if different than above)

9/23/20
Date of Owner's Signature

OFFICE USE ONLY

Revised 8/2020

Date: _____

Reviewed for Completeness By: _____

Received by: _____

Deemed Complete and Accepted: _____

9.21.2020

Re: Special Use Permit Application

Dear Beaufort Planning Board,

Dr. Sara Austin and Dr. Sam Schmitt, doing business as Austin Veterinary Clinic, in Beaufort are pleased to apply for a special use permit regarding a portion of their planned expanded services at their new veterinary hospital in Beaufort, NC. Due to year over year growth of their existing patient base, along with seeing a need for expanded services in the area, Dr. Austin and Dr. Schmitt have recently entered into a contract to purchase the existing office / commercial building at 102 Professional Park Dr. along with the adjacent vacant lot which has a physical address of 1975 Live Oak Street. Their intention is to up fit the existing building into a first class, full service, veterinary hospital. The planned expansion from their current practice location will help them to satisfy the growing need of both current and future patients in the community.

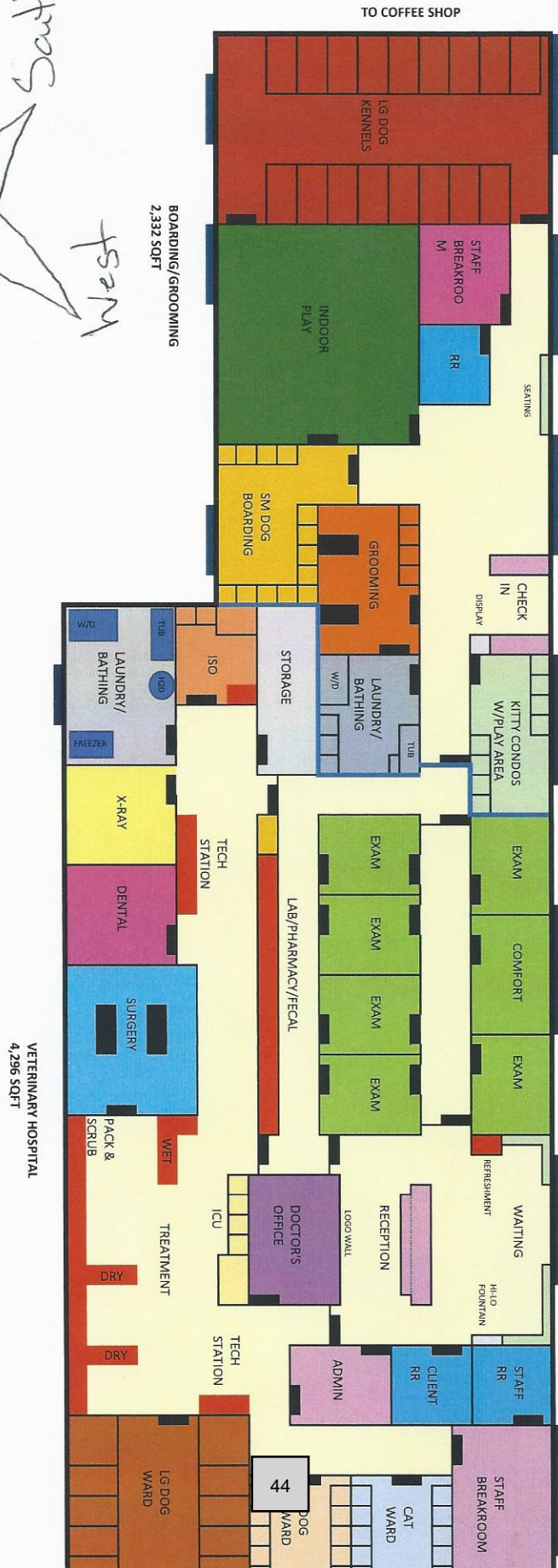
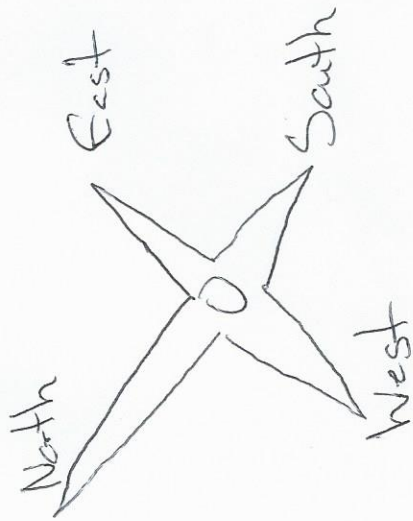
In meeting with town officials, it is our understanding that the hospital / office portion of this intended plan and use is already allowed within the current zoning classification of "Transitional District" (TR). We are applying for a special use permit in order to incorporate a boarding facility at the hospital as well. The portion of the facility that would be dedicated to the boarding of animals can be seen on the attached internal design of the hospital plan, and is approximately about 10% of the total internal operational footprint. There would also be a small outside fenced in area adjacent to the existing building on the vacant lot as seen on the attached site design sketch. Some important facts regarding this plan, and request, are as follows.....

- The exterior of the existing building, parking areas, etc. will remain as they are now. All planned modifications and changes will be internal.
- The proposed boarding facility will plan to accommodate approximately 10 felines and between 10 to 15 canines.
- As seen there is a design plan for an inside play area for the animals within the building so it is not necessary to only limit their exercise and / or rehabilitation to an outside area.
- The outside, fenced in, area will be directly adjacent to the building and be approximately 30' by 50'. It will be a commercial grade privacy fence.
- This outside area will ONLY be utilized when weather permits, and during normal business hours. (9am to 5pm).
- The outside area will never be utilized when staff is not on site.

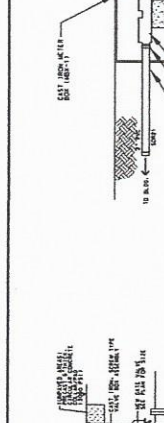
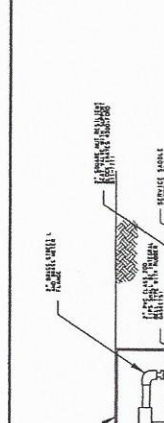
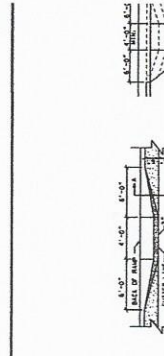
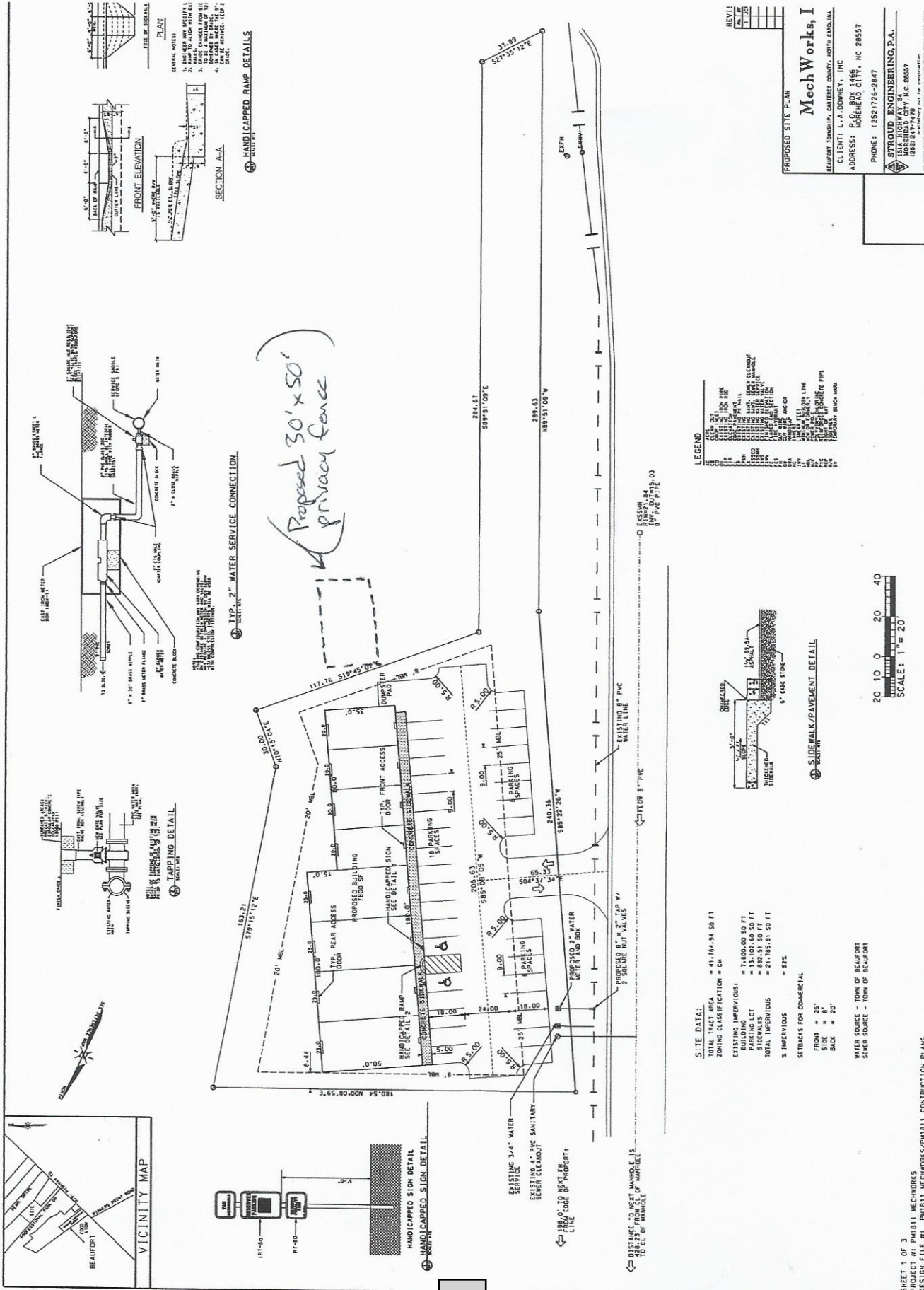
We look forward to addressing any further questions that may arise during the review process as well as to continue to serve the community and our patients in our new, expanded, facility.

Sincerely,

Dr. Sara Austin / Dr. Sam Schmitt



front of building / parking



SITE DATA:

TOTAL TRACT AREA	= 41,164.94 SQ FT
ZONING CLASSIFICATION	= CH
EXISTING IMPROVEMENTS	= 71,800.00 SQ FT
BUILDING	= 13,102.60 SQ FT
PARKING LOT	= 892.51 SQ FT
SIDEWALKS	= 21,785.81 SQ FT
TOTAL IMPROVEMENTS	= 82,680.92 SQ FT
% IMPROVEMENTS	= 200%

SETBACKS FOR COMMERCIAL:

FRONT	= 25'
REAR	= 20'

WATER SOURCE = TOWN OF BEAUFORT
SEWER SOURCE = TOWN OF BEAUFORT

MECH WORKS, I
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 RONALD D. CULLIPHER, P.E.