



## **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](http://www.beaufortnc.org)

### **Town of Beaufort Board of Commissioners Regular Meeting 6:00 PM Monday, November 18, 2019 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting**

---

#### **Call to Order**

#### **Roll Call**

#### **Agenda Approval**

#### **Calendar**

#### **Public Comment**

#### **Presentations**

- [1.](#) Recognition of George Aswad for Donation of Rescue Vehicle

#### **Manager Report**

#### **Items of Consent**

- [1.](#) Draft Minutes of the September 23, 2019 Worksession and the October 14, 2019 Regular Meeting
- [2.](#) FY 20 Budget Amendment #2

#### **Public Hearing**

- [1.](#) Case No. 19-20 Rezone 2.67 acres from R-8 to TCA
- [2.](#) Case No. 19-21 Rezone 1113 Lennoxville Road from R-8 to B-1
- [3.](#) Case No. 19-22 ZTA - Micro Distillery

#### **Items for Discussion and Consideration**

- [1.](#) Request to Lower Speed Limit on Turner Street
- [2.](#) Compass Hotel Site Plan Request
- [3.](#) Consider awarding Randolph Johnson Park Improvements construction contract

#### **Commission / Board Comments**

**Adjourn**



## 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 November 18, 2019 – Train Depot

---

**AGENDA CATEGORY:** Recognition and Presentations  
**SUBJECT:** Recognition of George Aswad for Donation of Rescue Vehicle

**BRIEF SUMMARY:**

We wish to recognize and convey our appreciation to Captain George Aswad, of Island Tours, who donated a 1994 Stewart and Stevenson M1078 Light Medium Tactical Vehicle to the town on November 5th. Captain George has allowed the Town to use this high water vehicle during Florence and Dorian for rescues. It has a value of around \$10,000 to \$15,000.

This vehicle will be stationed at the fire department.

**REQUESTED ACTION:**

Recognition of Captain George Aswad.

**EXPECTED LENGTH OF PRESENTATION:**

5 minutes

**SUBMITTED BY:**

John Day, Town Manager

**BUDGET AMENDMENT REQUIRED:**

No



## **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](http://www.beaufortnc.org)

### **Town of Beaufort Board of Commissioners Worksession Meeting 4:00 pm Monday, October 28, 2019 – Town Hall Conference Room, 701 Front Street**

---

**AGENDA CATEGORY:** Items of Consent  
**SUBJECT:** Draft Minutes of the September 23, 2019 Worksession and the October 14, 2019 Regular Meeting

**BRIEF SUMMARY:**

Draft minutes of the September 23, 2019 Worksession and the October 14, 2019 Regular Meeting

**REQUESTED ACTION:**

Approval of the minutes as presented or as amended

**EXPECTED LENGTH OF PRESENTATION:**

2 minutes

**SUBMITTED BY:**

Michele Davis, Town Clerk

**BUDGET AMENDMENT REQUIRED:**

No



## **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 Monthly Work Session 4:00 PM Monday, September 23, 2019 - Town Hall Conference Room, 701 Front Street, Beaufort, NC Minutes**

---

---

#### **Call to Order**

Mayor Pro-Tem Sharon Harker called the meeting to order.

#### **Roll Call**

Town Clerk Davis declared there was a quorum present for the meeting. Mayor Newton was not in attendance due to a prior appointment.

#### **PRESENT**

Commissioner Sharon Harker  
Commissioner Charles McDonald  
Commissioner Ann Carter  
Commissioner Marianna Hollinshed  
Commissioner John Hagle

#### **ABSENT**

Mayor Everette Newton

#### **Agenda Approval**

Motion was made to approve the agenda as presented

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

Planning & Inspections Director, Kyle Garner introduced new employee Denice "Dee" Winn who will be taking over the Administrative Assistant position when Debbie Graham retires.

## Public Comment

1.

Bob and Janet Woodward of Lennoxville Road each spoke about the closure of the boat ramp on Lennoxville Road. Ms. Woodward indicated she felt more information should have been provided on the website. Mr. Woodward asked why any organization would have closed the boat ramp since the time of the year was best for fishing. Town Manager Day indicated he would get in touch with them to speak about the matter. (Please see email after the signature page.)

## Presentation

### 1. Beau Coast Storm Water Presentation

Hunter Freeman, Chief Stormwater Engineer with Withers & Ravenel, gave a presentation regarding the stormwater issues and treatment for Beau Coast.

Beau Coast is permitted as one overall master planned community. There are town rules that apply to the development, but the overall compliance is administered by the state. It is permitted overall as a low density project although there are areas of high density. Mr. Freeman indicated there was a ridge in the middle of the project direction runoff in the north to Turners Creek and runoff in the south to Town Creek.

He indicated there was one back of impervious surface cover and as lots as purchased and built upon the amount of impervious surface is assigned. This helps the developer with flexibility of lot design.

In low density areas swales, ditches, grass lines are used for stormwater management with drains to the north. In high density areas there are either a stormwater wetland or retention pond used for stormwater management. Each retention area has to be inspected annually to make sure all requirements of permit compliance are being met.

In response to a question from Commissioner Hagle, Mr. Freeman indicated the permit holder was responsible for making the inspections and maintenance of the systems.

## Items for Discussion and Consideration

### 1. Draft Minutes of the September 9, 2019 Regular Meeting

This was placed on the agenda under Items of Consent.

### 2. Presentation of Lessons Learned from Nationwide and Global Boaters About Their Beaufort Experience

This item was placed on the agenda under Presentations.

### 3. November 2019 Regular Monthly Meeting Change

Town Manager Day indicated the NCBIWA annual conference was being held November 12-13, 2019 and several of the commissioners had expressed interest in attending. The November meeting will need to be moved from the November 12, 2019 date to another date for accommodation. Town staff recommended the meeting to be held on November 18, 2019.

Discussion among the board members was to also consider the date of November 4, 2019. This item was placed on the agenda under Items for Discussion and Consideration.

### 4. Amendment to Navigable Waters Ordinance

Town Manager Day indicated the change to the ordinance was needed to narrow the time frame of removing boats from Taylor's Creek when there is a pending hurricane arrival. Mr. Day indicated the recommended area for vessels to be placed is the Federal Harbor of Refuge over by the Town Creek Marina.

This item was placed on the agenda under Items for Discussion and Consideration.

### 5. Designation of Applicant's Agent for Hazard Mitigation Grant Program

This item was placed on the agenda under Items of Consent.

1.

6. Appointments to Parks and Recreation Advisory Board

Town Clerk Davis indicated there were two upcoming vacancies on the Parks and Recreation Advisory Board. Ms. Davis indicated the two citizens currently serving on the board applied for re-appointment. This item was placed on the agenda under Items for Discussion and Consideration.

7. August Financial Report

Town Manager Day indicated there was very little to point out at this time since the new year was just getting started. He indicated the revenues were few at this time. Further, Mr. Day reported the county was continuing to collect current year and past year taxes.

**Commission / Board Comments**

Commissioner McDonald had no comments.

Commissioner Carter had no comments.

Commissioner Hollinshed indicated she would like for information regarding the Hazardous Waste collection to be put on the website. She also asked about the status of the vegetative debris collection which resulted from Hurricane Dorian. Commissioner Hollinshed also asked for a dialogue about VRBOs and parking to be considered.

Public Works Director Mark Eakes indicated the first round of collection had been completed with the anticipation of an additional round. He reported the contractor had been spoken with and asked to do a better job of cleaning the debris (small) out of the roadways.

Commissioner Hagle had no comments.

Commissioner Harker spoke about the rededication of the Boys and Girls Club in Beaufort and presented a plaque to Town Manager Day from the Boys and Girls Club. She indicated she and commissioners Hagle and Hollinshed had attended the event. She also thanked all individuals and businesses that had helped to make the visit of the students from Ocracoke such an exciting time. In closing, she thanked Planning Department members Kyle Garner and Kate Allen for their expertise and going to Ocracoke to help with damage assessment.

**Adjourn**

Being no further business, Commissioner Harker made a motion to adjourn the meeting with all members being in favor.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

The meeting adjourned at 4:30 pm.

---

Michele Davis, Town Clerk

Below is an email received from Janet Woodward requesting the minutes be amended to represent the exact order in which the items on the agenda occurred. This email was received on Sunday, October 27, 2019 at 10:12 am.

In reading over the September 23rd Workshop, I see that the Public Comment period in which my husband and I both spoke about the boat ramp on Lennoxville Road was noted AFTER the Beau Coast presentation on Storm Water from their development. My husband and I were in attendance to ask questions AFTER THE PRESENTATION in your small conference room to ask questions of the presenter but were not allowed speak since we spoke at the beginning of the meeting at the OPEN PUBLIC COMMENT ON ANY SUBJECT which is customary to all meetings. **We did not make any PUBLIC COMMENT AFTER THE PRESENTATION** because we were not allowed, after several attempts to try to speak to the issue of the presentation. We both were in attendance because we are affected by the storm-water runoff and wanted to have clarification of problems we attribute to how the water is handled. Believe me that if the Public Comment on this presentation came AFTER the presentation, we would have addressed the problems we saw with running-off.

**Even more troubling reading he Minutes was to note that the holder of the Storm Water Permit was responsible e permit holder was responsible for making the inspections and maintenance of the storm water system. Isn't that considered self-policing?**

I respectfully ask that you amend the Minutes of September 23, 2019 to show our Public Comments appear before the presentation, as we remember the meeting so it doesn't read as if we had an opportunity to speak to the presentation, as it now implies.

As your DRAFT of the meeting shows, the meeting on September 23, 2019 took a total of 45 Minutes, including the Presentation, with only one commissioner asking a probative question. We all know storm water is a problem in Beaufort, and more time has to be taken to address the future of all development, especially an 800 housing projects with wetland problems.

I also ask, that besides correcting your Minutes of September 23, 2019, that you include this note within the corrected Minutes, giving a copy to all the Beaufort Town Commissioners, and Mayor.

I am happy that the town Manager John Day, the town Engineer and another employee came over to our house to see the situation of run-off the next day after my husband spoke to John after the meeting, showing him a video of the problem and what could happen in the future. Having said he would look into it and contact Beau Coast, impressed my husband on the quick overview investigation. However, my husband has left several messages in the last month for Mr. Day asking him to respond to the status of his discussions with Beau Coast, but has not heard a reply. Since Mr. Day is usually very prompt in returning calls, I ask you to advise me he away on other business.

Looking forward to resolving the EXISTING and FUTURE problems as detailed in conversations and this letter, I remain,

Sincerely yours,

Janet Woodward



## **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, October 14, 2019 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes**

---

---

#### **Call to Order**

Mayor Newton called the meeting to order and asked those in attendance to please join him in the Pledge of Allegiance.

#### **Roll Call**

Town Clerk Davis called roll and declared a quorum present for the meeting.

#### **PRESENT**

Mayor Everette Newton  
Commissioner Sharon Harker  
Commissioner Charles McDonald  
Commissioner Ann Carter  
Commissioner Marianna Hollinshed  
Commissioner John Hagle

#### **Agenda Approval**

Commissioner Hagle made a motion approve the agenda as presented.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

#### **Calendar**

Town Clerk Davis reviewed the upcoming events for October 2019 and November 2019.

## Public Comment

1.

Daphne Littiken asked the commissioners to take into consideration all of the possible issues when deciding on the proposed Compass Margaritaville Hotel to be located on Cedar Street. Some considerations specifically named were the impervious surfaces, problems with parking, traffic, trash, troubled estuaries, surrounding neighbors of the hotel and height of the proposed hotel.

Elizabeth Patterson read the Mayor's letter from the September 2019 newsletter regarding the I-42 and you.

Steve Tullevech, Town Creek Marina, asked the commissioners to please delay voting on the proposed Amendment to the Navigable Waters Ordinance until they could meet with business owners surrounding the Federal harbor of refuge.

Jerry Gaskill, echoed Steve Tullevech's comments for the board to please delay the vote until a meeting could be held with business owners.

Dick DeButts spoke about the proposed hotel and the parking concept. He indicated the proposal was like putting a gallon of fluid into a pint. He indicated the original proposed hotel was of a size that out not flow out into the neighborhood. He asked the board to please think about how the project will impact the surrounding community. In addition, he spoke about the Land Development Ordinance and was glad to know funds were in the budget to work on the LDO.

## Presentations

### 1. Introduction of New Police Officers

Police Chief Paul Burdette introduced Officers Justin Truney and Brittany Williams. Officer Truney comes to us from Smithfield and Officer Williams is just out of Basic Law Enforcement Training.

### 2. Presentation of Lessons Learned from Nationwide and Global Boaters About Their Beaufort Experience

Diane Tretault spoke about working with the Ocean Cruising Club (OCC). She indicated there are approximately 50 visitors of the OCC that come through our ports (Morehead City and Beaufort) each year. She spoke how the members of the club have heard how Beaufort has cleaned up Taylors Creek and Gallants Channel and are coming in for many reasons such as mechanical issues, weather and because Beaufort is becoming a cruisers destination point.

Ms. Tretault made personal recommendations to the board members as a result of working with members of the OCC. She recommended to continue to clean up the surrounding waters of debris, build a mooring field, consider a shuttle service, build and manage a Captains Quarters and form a waterway building committee.

## Manager Report

Town Manager Day indicated that NCDOT has recently experienced some financial shortfalls for a variety of reasons, which resulted in a number of projects being delayed. Initially the NC101/Live Oak St. roundabout was among the delayed projects, however, as of last week it has been removed from the delayed project list and is moving forward.

Additionally, FEMA public assistance for Dorian related damage was approved. Our Finance Director Christi Wood attended a meeting with FEMA officials and we have formally applied for assistance.

Commissioner Hollinshed asked about the Cedar Street project since there has been a delay in funding. Town Manager Day indicated the last time he spoke with a DOT representative the work would be

completed through DOT instead of a contractor. Mr. Day indicated he would follow up with the representative and report back.

1.

Commissioner Hagle asked if there would be any impact on the timing of the Cedar Street project. Mr. Day indicated there should be no impact on the timing.

### **Items of Consent**

Motion was made to approve the Items of Consent as presented.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

1. Draft Minutes of the September 9, 2019 Regular Meeting
2. Designation of Applicant's Agent for Hazard Mitigation Grant Program

### **Items for Discussion and Consideration**

1. November 2019 Regular Monthly Meeting Change

Town Clerk Davis indicated the NC Beach Inlet Waterway Association annual conference was being held in Wrightsville Beach on November 12 and 13, 2019. There are commissioners who would like to attend the conference so a changed of meeting date was needed to accommodate.

A motion was made to move the meeting to November 18, 2019 as recommended by staff.

Motion made by Commissioner Carter.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

2. Amendment to Navigable Waters Ordinance

Town Manager Day indicated there were some issues with boats still being anchored in Taylors Creek that posed a problem. He indicated we have legislation allowing us to patrol our waters and what we can do as far as requiring boats to be removed during a storm. Further he indicated the only place we could not require for boats to be removed is the federal harbor of refuge in Town Creek.

The amendment as proposed is to enforce a shorter time period for boaters to move from Taylor's Creek when a storm is approaching. Commissioner McDonald asked if there was a time limit on how long a boat could remain anchored in Taylor's Creek. Mr. Day informed him the time limit is 10 days during a 30 day period.

Commissioner Hollinshed indicated she believed the amendment should be put off for a month for better refinement. Commissioner Hagle asked if the town could work with the federal agency to work with ways for better anchoring. Mayor Newton indicated strong moorings needed to be used, the town should talk with the Army Corp of Engineers and should also get the information on the streets for boaters.

Commissioner Harker asked if the amendment got passed during the evening and then board members met with business owners could it be refined even further. Mayor Newton changes could absolutely be made after the disc

A motion was made to approve the amendment as presented with a commitment from all board members to follow up with the stakeholders and the Army Corp of Engineers. 1.

Motion made by Commissioner Carter.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

Mayor Newton asked Town Manager Day to please meet with the stakeholders prior to the monthly work session to be held Monday, October 28, 2019.

Commissioner McDonald indicated he was not opposed to having a safe place for boaters to locate during a storm, but he also would like for the town to consider a place for citizens to be able to gather for safety during a storm.

3. Appointments to Parks and Recreation Advisory Board

Town Clerk Davis indicated there were two vacancies on the Parks and Recreations Advisory Board. She indicated it had been advertised with the only two submitting for appointment were Peter Crumley and Liz DeMattia who each currently served.

Commissioner Hollinshed made a motion to open the nominations. The vote was 5 to 0 in favor. Commissioner Carter nominated Peter Crumley. Commissioner Hagle made a motion to close the nominations with the vote being unanimous. The vote for Peter Crumley to serve on the Parks and Recreation Advisory Board for a three year term was unanimous.

Commissioner Hollinshed made a motion to open the nominations. The was was 5 to 0 in favor. Commissioner Harker nominated Liz DeMattia. Being no further nominations, Commissioner Hagle made a motion to close the nominations with the vote being unanimous. The vote for Liz Mattia to serve on the Parks and Recreation Advisory Board for a three year term was unanimous.

### **Commission / Board Comments**

Commissioner Carter had no comments.

Commissioner McDonald had no comments.

Commissioner Harker welcomed the new members of the Police Department. She also spoke about the National Night Out event and how well it was attended and organized. In closing Commissioner Harker stated she was seeing that Beaufort was still busy and was open for business.

Commissioner Hollinshed extended sympathy to Robert Campbell and his family for the passing of his wife Sherry Campbell. Commissioner Hollinshed asked if there was a way to partially close Ann Street during trick or treating on Halloween night. Police Chief Paul Burdette indicated the Police Department did not have enough manpower to physically shut down the street for the event.

Commissioner Hagle welcomed the new members of the Police Department. He thanked the Public Works Director Mark Eakes for the completion of the sidewalk along Campen Road. He also commended the Public Works staff for their clean-up of debris residuals from Dorian. For his safety message, he reminded walkers, bikers and drivers to all be aware of their surroundings and watch out for each other since the it was beginning to get darker earlier.

Mayor Newton commented on the Watch for Me event being held the next day since Beaufort was becoming a more walk-able community. He asked all citizens to please come out to the Chat with Chief sessions since they were informative of what was going on the in community. Mayor Newton also reported he had been able to meet with Governor Cooper and other leaders on coastal resiliency and the impacts to Beaufort.

In response to a comment made during the public comment period, he addressed the question regarding the \$2M dollars provided for parks. He indicated the town wanted to make sure the projects were done right and not too fast. In closing he indicated Mr. Haywood Weeks had informed him the docks would be full in the next coming weeks with transient boaters stopping off to spend time in Beaufort. 1.

**Adjourn**

Motion made by Commissioner Harker.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

The meeting adjourned at 7:05 pm.

---

Mayor Everette S. (Rett) Newton

---

Michele Davis, 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 Worksession Meeting  
4:00 PM Monday, October 28 – 701 Front Street Town Hall Conference Room**

---

**AGENDA CATEGORY:** Items for Discussion and Consideration  
**SUBJECT:** FY 20 Budget Amendment #2

**BRIEF SUMMARY:**

This amendment requests the appropriation of restricted fund balance for Public Safety (Fire Department) for additional personnel cost associated with Hurricane Dorian, required facility up-fits, vehicle up-fits and repairs, emergency management and preparedness needs, fire and water rescue equipment, water rescue certification and training needs, and establishing Fire Marshall’s office resources.

**REQUESTED ACTION:**

Approve Budget Amendment #2

**EXPECTED LENGTH OF PRESENTATION:**

5 minutes

**SUBMITTED BY:**

Christi Wood – Finance Director

**BUDGET AMENDMENT REQUIRED:**

Yes



**TOWN OF BEAUFORT  
FY 2020 BUDGET AMENDMENT #2**

WHEREAS, the Town of Beaufort adopted its Fiscal Year 2020 Budget through Ordinance on June 10, 2019, and

WHEREAS, the Board of Commissioners recognizes that periodic modifications to the estimated revenues and expenditures for the fiscal year may be necessary for fiscal management purposes and to implement decisions of the Board of Commissioners;

BE IT THEREFORE ORDAINED that the Board of Commissioners amends the Fiscal Year 2020 Budget as follows:

**SECTION I: GENERAL FUND**

This amendment requests the appropriation of restricted fund balance for Public Safety (Fire Department) for additional personnel cost associated with Hurricane Dorian, required facility up-fits, vehicle up-fits and repairs, emergency management and preparedness needs, fire and water rescue equipment, water rescue certification and training needs, and establishing Fire Marshall’s office resources.

**A. REVENUE**

**INCREASE**  
APPROPRIATED RESTRICTED FUND BALANCE (PUBLIC SAFETY).....\$ 75,000  
**TOTAL INCREASE.....\$ 75,000**

**B. EXPENDITURES AUTHORIZED BY DEPARTMENT**

**INCREASE**  
FIRE DEPARTMENT..... \$ 75,000  
**TOTAL INCREASE.....\$ 75,000**

**SECTION VI: DISTRIBUTION**

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds.

Adopted this 18th day of November, 2019

ATTEST:

\_\_\_\_\_  
Michele Davis  
Town Clerk

\_\_\_\_\_  
Everette S. Newton  
Mayor



**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  
4:00 PM October 28, 2019 – Town Hall Conference Room**

---

**AGENDA CATEGORY:** Public Hearing Item  
**SUBJECT:** Rezone 2.67 acres from R-8 to TCA  
**BRIEF SUMMARY:**

**Case Number 19-20**

**Background**

<b>Location(s) &amp; PIN</b>	Beaufort Village Condominiums, Lennoxville Road 1. 730508893099000 2. 730508882954000
<b>Owner</b>	Leon Capital Ventures, LLC
<b>Applicant</b>	Charles M. Cullipher
<b>Current Zoning</b>	R-8 Residential
<b>Lot(s) Size &amp; Conformity Status</b>	1. 2.01 acres or 87,555.6 ft <sup>2</sup> – conforming 2. 0.66 acres or 28,835 ft <sup>2</sup> – conforming
<b>Existing Land Use</b>	Condominiums; Existing Nonconforming Use
<b>CAMA Future Land Use Map Amendment Required</b>	Medium Density Residential <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes; High Density Residential (See Staff Comments)
<b>Adjoining Land Use &amp; Zoning</b>	<b>North</b> Residential; Zoned R-8 <b>South</b> Residential; Zoned R-8 <b>East</b> Residential; Zoned R-8 <b>West</b> Residential; Zoned R-8
<b>Special Flood Hazard Area</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Public Utilities</b>	
Water	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Not Available
Sewer	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Not Available
<b>Additional Information</b>	See Staff Comments

At their September 30<sup>th</sup> meeting the Planning Board conducted a public hearing and after hearing evidence and testimony made a unanimous recommendation to NOT recommend the rezoning request from R-8 to TCA in that it is **not** consistent with the adjacent zoning and future land use map as low density residential.

**Staff Comments**

The subject properties include 28 condominiums, the majority of which were constructed in 1977 as shown in the table below. Staff is requesting an amendment to the Future Land Use Map from Medium Density Residential to High Density Residential. The Future Land Use Plan includes the TCA Zoning District in the Mixed Use Classification, however, staff believes that the requested zoning district is more compatible with the High Density Residential Classification due to density standards included in the CAMA Core Land Use Plan.

Year Built	Building	Unit	PIN	Building	Unit	PIN
1977	1605	21	730508799187021	1705	9	730508893052009
		22	730508799187022		10	730508893052010
		23	730508799187023		11	730508893052011
		24	730508799187024		12	730508893052012
	1701	1	730508891152001	1707	13	730508884935013
		2	730508891152002		14	730508884935014
		3	730508891152003		15	730508884935015
		4	730508891152004		16	730508884935016
	1703	5	730508892068005	1709	17	730508884898017
		6	730508892068006		18	730508884898018
		7	730508892068007		19	730508884898019
		8	730508892068008		20	730508884898020
2007	1711		730508891052000	1715		730508882937000
	1713		730508891072000	1717		730508882957000

**The current R-8 Residential Medium Density District Standards**

Minimum Lot Size	8,000 Square Feet	Setbacks
Minimum Lot Width	60 Feet	Front 25 Feet
Maximum Building Height	35 Feet	Rear 25 Feet
Impervious Surface Coverage	No Maximum	Side 8 Feet (20' ROW side)

**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 25 Feet (30' Corner Lot)
Impervious Surface Coverage	No Maximum	Side 8 Feet (15' ROW side)

## CAMA Core Land Use Plan – Future Land Use Classifications

1.

<b>Medium Density Residential</b>	Predominant Land Use	Single-Family Dwellings Two-Family Dwellings
	Density	3 to 5 Dwelling Units Per Acre
	Lot Sizes	8,000 – 10,000 Square Feet
<b>High Density Residential</b>	Predominant Land Use	Single-Family Developments Multi-Family Developments
	Density	6 To 16 Dwelling Units Per Acre
	Lot Sizes	2,750 Square Feet (minimum)
<b>Mixed Use</b>	Predominant Land Use	Commercial – Retail, Office, Business & Personal Services Residential – Single-Family Attached Dwellings, Condominiums, Cluster Developments & Multi-Family Dwellings
	Density	Up to 16 Dwelling Units Per Acre
	Lot Sizes	2,750 – 20,000 Square 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

Attachments: Property Owners Within 100 Feet  
Vicinity Map  
Zoning Map  
CAMA Future Land Use Map  
Aerial Map  
Land Development Ordinance Excerpts

- R-8 Residential Medium Density District
- TCA Townhomes, Condominiums, & Apartments District

Application as Submitted

**REQUESTED ACTION:**

- Conduct Public Hearing
- Discussion of Request
- A motion to rezone parcels 730508893099000 & 730508882954000 to TCA based on the existing land use and surrounding land use pattern and to update the CAMA Future land Use Map to reflect the change to High Density Residential and:
- A motion to deny the request to rezone parcels 730508893099000 & 730508882954000 to TCA based on not being consistent with the CAMA Future Land Use Map and the surrounding land use pattern.

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP

Planning & Inspections Director for Kate Allen, Planner

**BUDGET AMENDMENT REQUIRED:**



N/A

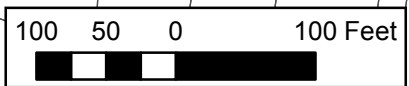
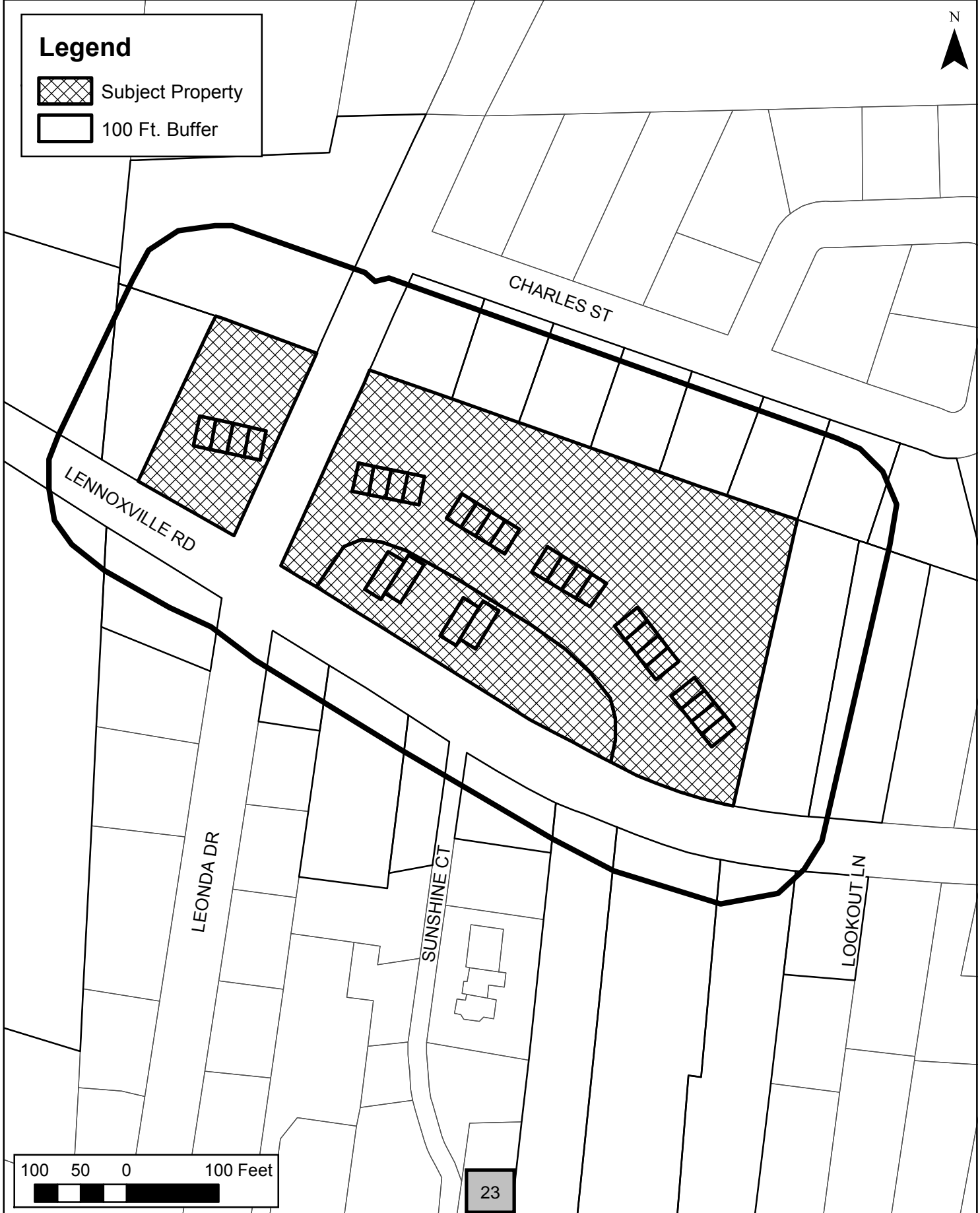
<b>OWNER</b>	<b>ADDRESS</b>	<b>CITY STATE ZIP</b>
SEABOARD MANAGEMENT LLC	35 TAMARAC AVE	PONTE VEDRA BEACH FL 32081
EDWARD KEMP GUTHRIE	705 COMET DRIVE	BEAUFORT NC 28516
PETER & NICOLA LAAK	100 CHARLES STREET	BEAUFORT NC 28516
JAMIE GARY & STACY COSSON	2823 WRIGHT YOW LANE	GREENSBORO NC 27406
ROBERT L JR BROWN	102 CHARLES ST	BEAUFORT NC 28516
DANIEL J & LINDA E LARKINS	723 WASHINGTON AVE	LINDEN NJ 07036
BENJAMIN L & KARIN PEIERLS	106 CHARLES ST	BEAUFORT NC 28516
LEON CAPITAL VENTURES LLC	4004-105 BARRETT DRIVE	RALEIGH NC 27609
EDWARD A SEELAUS	108 CHARLES STREET	BEAUFORT NC 28516
MICHAEL COLMAN WOODHALL	110 CHARLES STREET	BEAUFORT NC 28516
JULIA C NAEGELEN	112 CHARLES STREET	BEAUFORT NC 28516
CLAUDE R III & JOYC WHEATLY	PO BOX 811	BEAUFORT NC 28516
LAURIE A STINSON	PO BOX 306	MOREHEAD CITY NC 28557
WILLIAM G JR CUTHRELL	1811 LENNOXVILLE RD	BEAUFORT NC 28516
CONSTANCE WARREN SOWERS	109 LEONDA DRIVE	BEAUFORT NC 28516
BOBBY L JR & ANITA WEBB	5205 LINWICK DR	FUQUAY VARINA NC 27526
JULIE B & ROBERT M LOGAN	625 GLENMERE DR	KNIGHTDALE NC 27545
DAVID BRYAN II TAYLOR	1702 LENNOXVILLE ROAD	BEAUFORT NC 28516
ROBIN ADAIR & JOE HAMPTON	345 WITHROWS CREEK LANE	MOUNT ULLA NC 28125
STEPHEN M & GINA VALENTINE	2568 LENNOXVILLE RD	BEAUFORT NC 28516
WILLIAM E JR STANLEY	2105 LAFAYETTE AVE	GREENSBORO NC 27408
JEANNE D HUNTLEY ETAL	6 STONEWATER PLACE	GREENSBORO NC 27408
LAWRENCE W III & ANN HARRIS	1007 HARVEY ST	RALEIGH NC 27608
EDWARD CHASTAIN MYERS ETAL	PO BOX 389	BEAUFORT NC 28516

# Vicinity Map



**Legend**


-  Subject Property
-  100 Ft. Buffer







# Zoning Map

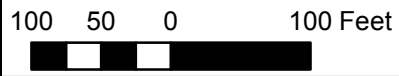
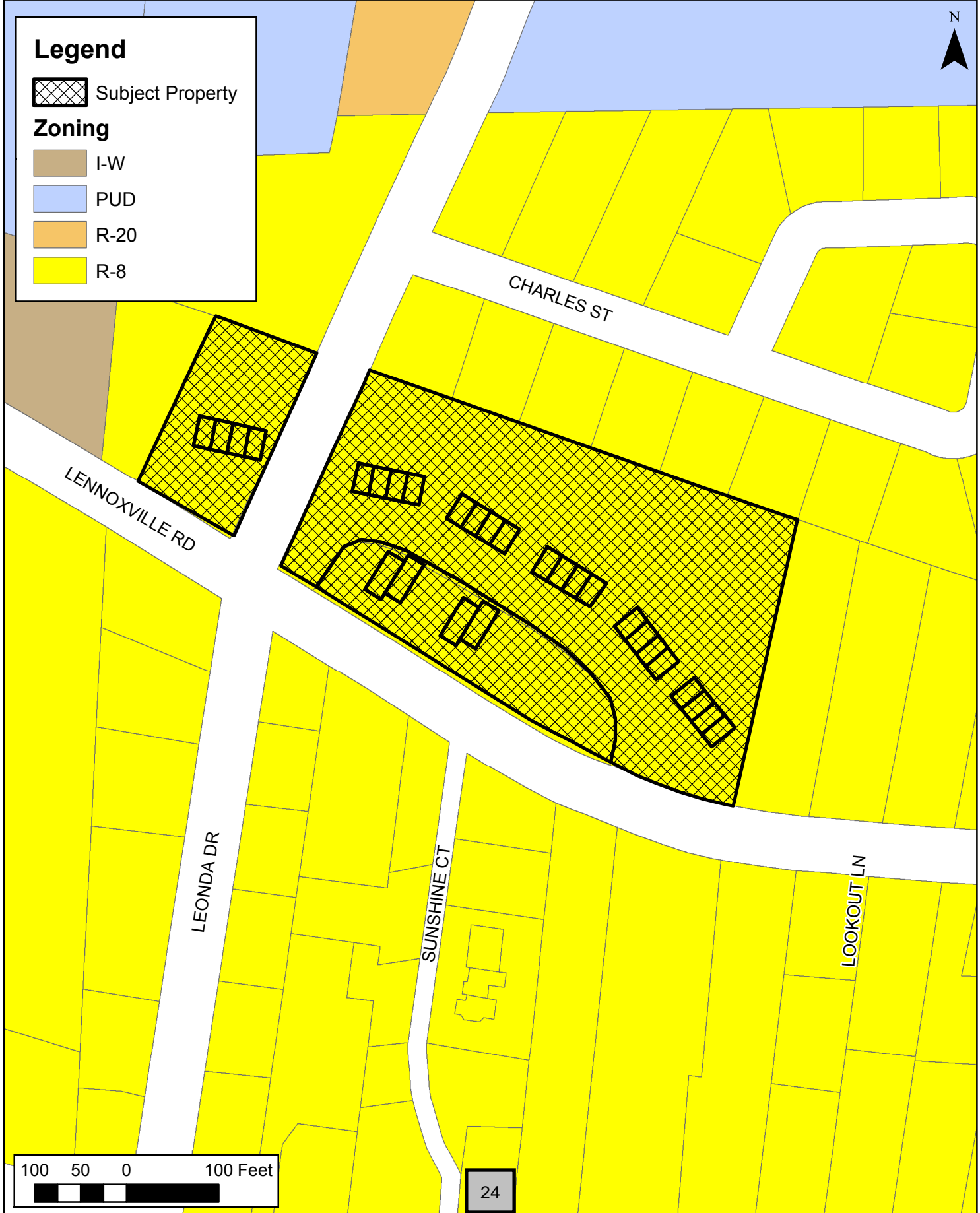


**Legend**

 Subject Property

**Zoning**

-  I-W
-  PUD
-  R-20
-  R-8




24


# CAMA Future Land Use Map




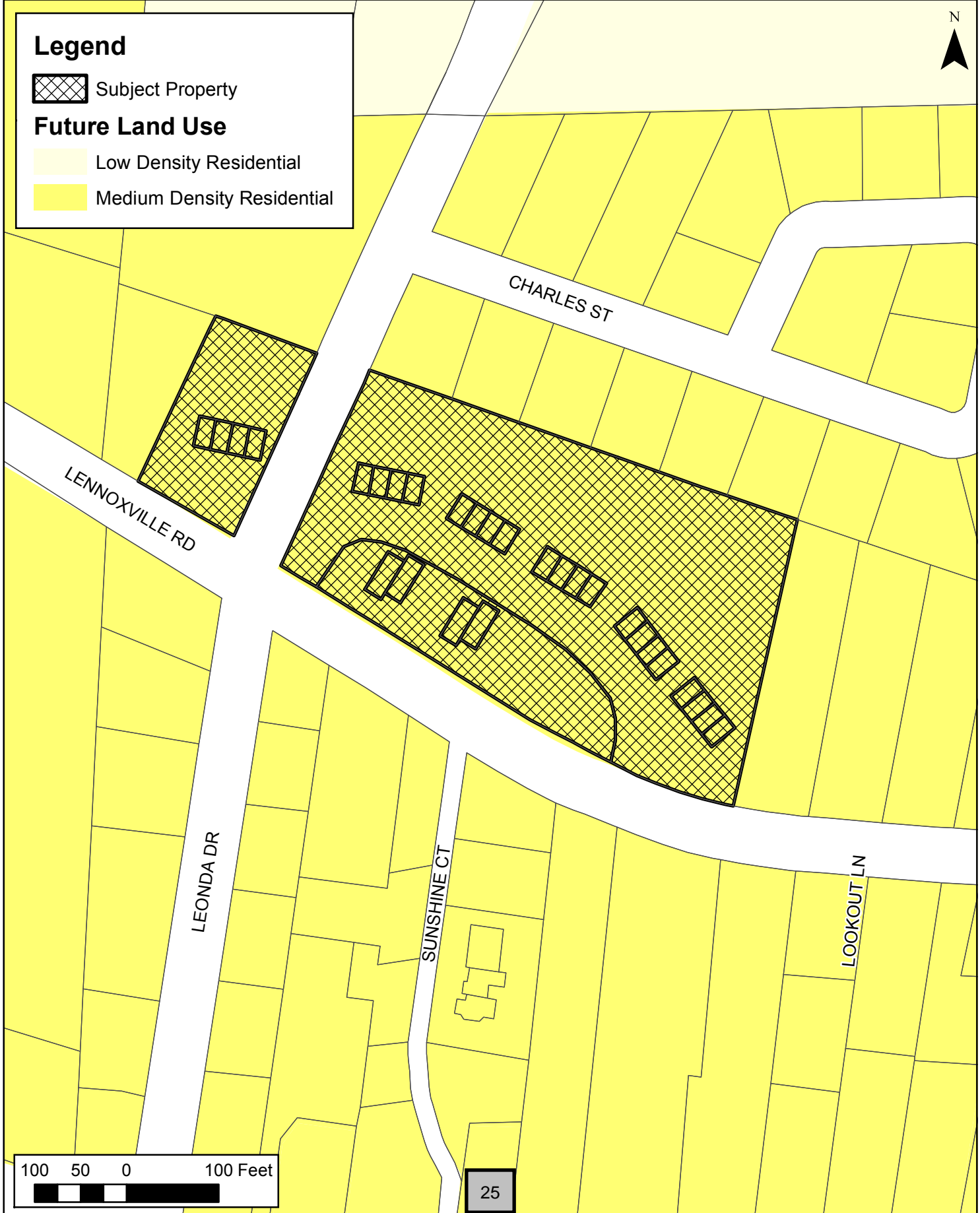
**Legend**

 Subject Property

**Future Land Use**

 Low Density Residential


 Medium Density Residential

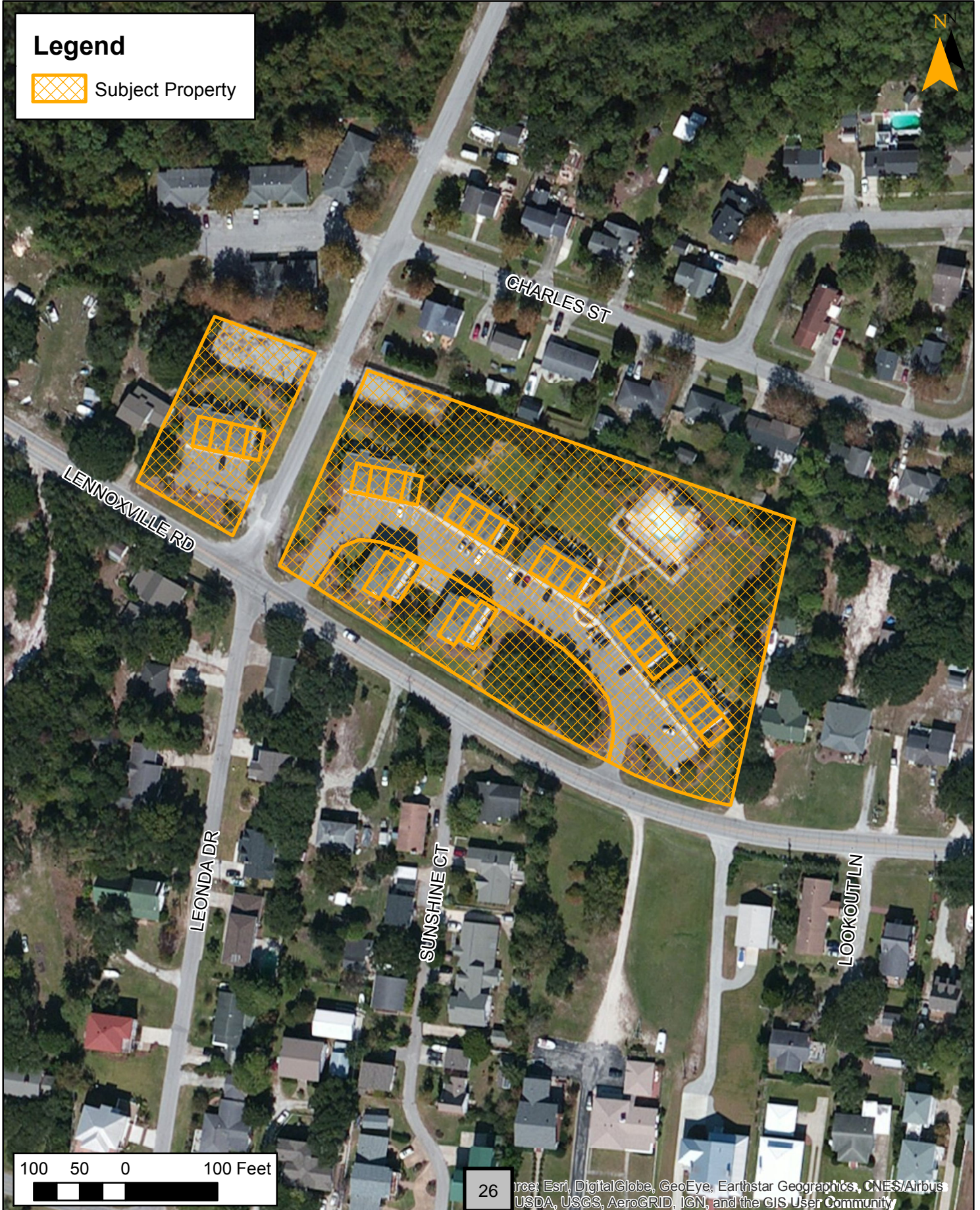


# Aerial Map

1.

## Legend

 Subject Property



100 50 0 100 Feet

26

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
USDA, USGS, AeroGRID, IGN, and the GIS User Community

**C) R-8 Residential Medium Density District.**

This residential district is established as a medium density district in which the principle use of the land is for single-family dwelling units. The regulations of this district are intended to provide areas of the community for those persons desiring residences in relatively medium density areas. No buildings, houses, or structures, excepting noncommercial docks or piers as specified in section 2-H of this Ordinance, will be erected on the south side of Front Street in this district. Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

1) Minimum Lot Size.

All lots in the R-8 district shall be a minimum of eight thousand square feet (8,000 ft<sup>2</sup>).

2) Minimum Lot Width.

All lots in the R-8 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 7-9 Interior 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>
R-8	25 feet	25 feet	8 feet	35 feet

**Table 7-10 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>
R-8	25 feet	20 feet	25 feet	8 feet	35 feet

**Table 7-11 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 Setback</i>	<i>Building Height Limitation</i>
R-8	25 feet	15 feet	8 feet	35 feet

Where a lot extends across Front Street, the above setbacks shall apply to the portion of the lot north of Front Street. The docks or piers permitted on the south side of Front Street will be subject to an eight feet (8') side setback, or any more restrictive setback required by CAMA, or the regulations promulgated thereunder.

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.

Antenna Co-Location on Existing Tower	Neighborhood Recreation Center, Indoor/Outdoor, Private
Athletic Field, Public	Neighborhood Recreation Center, Public
Carport	Park, Public
Community Garden	Public Utility Facility
Dock	Resource Conservation Area
Dwelling, Single-Family	Shed
Garage, Private Detached	Swimming Pool (Personal Use)
Government/Non-Profit Owned/ Operated Facilities & Services	Temporary Construction Trailer
Group Home	Utility Minor
Home Occupation	Vehicle Charging Station

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

Accessory Dwelling Unit	Marina
Athletic Field, Private	Outdoor Amphitheater, Public
Bed & Breakfast	Preschool
Cemetery/Graveyard	Produce Stand/Farmers' Market
Club, Lodge, or Hall	Public Safety Station
Concealed (Stealth) Antennae & Towers	Religious Institution
Day Care/Child Care Home	Satellite Dish Antenna
Golf Course, Privately-Owned	School, Post-Secondary
Golf Driving Range	Utility Facility

## 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 ft<sup>2</sup>) 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 **application fee of \$200.00** 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 Town Hall at 252-728-2141 if there are any questions.

**APPLICANT INFORMATION**

Applicant Name: Charles M. Cullipher  
Applicant Address: 151A NC HWY 24 Morehead City, NC 28557  
Phone Number: (252) 773-0090 Email: chase@tcgpa.com

Property Owner Name: Leon Capital Ventures, LLC  
Address of Property Owner: 4004-105 Barrett Dr. Raleigh, NC 27609  
Phone Number: (919) 782-5426 Email: michael.jones@lekson.com

**PROPERTY INFORMATION**

Property Address: 1605, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, & 1717 Lennoxille Road  
15-Digit PIN: 730508893099000, 730508882954000 Lot/Block Number: \_\_\_\_\_  
Size of Property (in square feet or acres): 2.01, 0.73 acres  
Current Zoning: R8 Requested Zoning: TCA  
Current Use of Property:  Residential  Vacant  Commercial  Other: \_\_\_\_\_

Ches M Cullipher 7/17/19  
Applicant Signature Date of Applicant's Signature  
[Signature] 7/18/19  
Property Owner Signature (if different than applicant) Date of Owner's Signature

An application fee of \$200.00, 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](http://www.beaufortnc.org).

**OFFICE USE ONLY**

Received by: \_\_\_\_\_ Reviewed for Completeness By: \_\_\_\_\_  
 Date: \_\_\_\_\_ Date Deemed Complete and Accepted: \_\_\_\_\_



**THE CULLIPHER GROUP, P.A.**  
**ENGINEERING & SURVEYING SERVICES**

**Town of Beaufort Zoning Amendment Statement**

Mr. John Day, Town Manager  
Town of Beaufort  
701 Front St.  
Beaufort, NC 28516

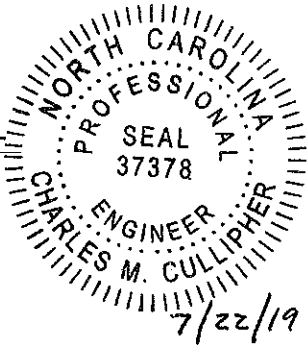
**Re: Rezoning of 2 parcels located at the intersection of Lennoxville Road & Leonda Drive. PINs:730508882954000 & 730508893099000**

Mr. Day,

This letter accompanies the request to amend the Beaufort Zoning Map for the two subject properties from R-8 to TCA. The existing development of this property is currently Townhomes that were originally constructed in 1977, renovated in 2007 and four additional units constructed in 2007. The change in zoning will now correctly correspond with the current land use of Townhomes. This zoning change will promote the public health of the Town; will promote the safety of the Town; and promote the general welfare of the Town by applying the correct zoning ordinance to this property and allow the owner to potentially improve the property in accordance with the Town's Land Development Ordinance.

Sincerely,

Charles M. Cullipher, P.E.  
Vice President  
The Cullipher Group, P.A.



**HESTRON PLAZA TWO**  
**151-A NC HWY 24**  
**MOREHEAD CITY, NC 28557**  
**(252) 773-0090**



**THE CULLIPHER GROUP, P.A.**  
**ENGINEERING & SURVEYING SERVICES**

**Town of Beaufort Land Use Statement**


Mr. John Day, Town Manager  
Town of Beaufort  
701 Front St.  
Beaufort, NC 28516

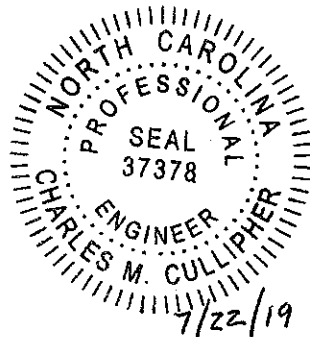
**Re: Rezoning of 2 parcels located at the intersection of Lennoxville Road & Leonda Drive. PINs:730508882954000 & 730508893099000**

Mr. Day,

The subject properties are currently listed as Residential in the Town CAMA Existing Land Use Plan and Medium Density Residential in the Future Land Use Plan. The property is currently used as residential townhomes and complies with the Town's Core Land Use Plan.

Sincerely,

  
Charles M. Cullipher, P.E.  
Vice President  
The Cullipher Group, P.A.



**HESTRON PLAZA TWO**  
**151-A NC HWY 24**  
**MOREHEAD CITY, NC 28557**  
**(252) 773-0090**



FILE # 1604078

FOR REGISTRATION REGISTERED  
Karen S. Hardest  
Carteret County. 1. EDS  
March 29, 2018 03:55:12 PM  
TRAVIS DEED 4 P  
FEE: \$26.00  
NC REVENUE STAMP: \$6,400.00  
FILE # 1604078

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 6,400.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Ryan S. Renfrow, 5113-A US Highway 70, Morehead City, NC 28557

This instrument was prepared by: Richard L. Stanley, 601 Cedar St., Ste F, Beaufort, NC 28516 (NO TITLE EXAM)

Brief description for the Index: UNIT 1 through 28, Beaufort Village Condos, Beaufort Village Condominiums at Lenoxville Rd

THIS DEED made this 29<sup>th</sup> day of March, 2018, by and between

**GRANTOR**

Beaufort Village Properties Inc.  
a North Carolina Corporation  
106 Leonda Drive  
Beaufort, NC 28516

**GRANTEE**

Leon Capital Ventures, LLC  
a North Carolina Limited Liability Company  
4004-105 Barrett Drive  
Raleigh, NC 27609

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Beaufort, Beaufort Township, CARTERET County, North Carolina and more particularly described as follows:

EXHIBITA

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1099 page 3.  
All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 10T page 317-324.

(4)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. 1.

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, that title 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, other than the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Beaufort Village Properties, Inc. (SEAL)  
 (Entity Name) Print/Type Name: \_\_\_\_\_

By: *William M Hines* (SEAL)  
 Print/Type Name & Title: William M Hines, President Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name

State of North Carolina - County or City of CARTERET

I, the undersigned Notary Public of the County or City of CARTERET and State aforesaid, certify that William M Hines personally came before me this day and acknowledged that he is the President of Beaufort Village Properties, Inc., a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 27 day of March, 2018.

My Commission Expires: 3-4-22 Notary Public  
 (Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name Jessica K Etheridge

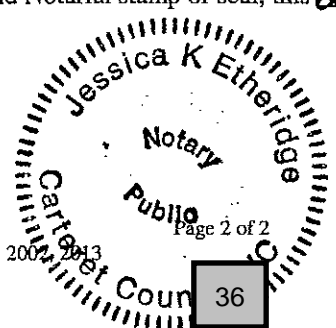


EXHIBIT "A"  
LEGAL DESCRIPTION

Being all of Units 1 through 24 of Beaufort Village Condominiums at Lennoxville Road, Phase I, as the same is shown on the plats and engineering drawings recorded in Map Book 10T, pages 317-324, Carteret County, and as described in the Declaration of Condominium of Beaufort Village Condominium at Lennoxville Road recorded in Book 1255, Page 10, Carteret County Registry, as amended in Book 1497, Page 437, together with the 3.16% undivided interests declared therein to be appurtenant to said units in accordance with the amendment recorded in Book 1497, Page 437, Carteret County Registry.

Unit 5 was acquired by Beaufort Village Properties, Inc. by deed from Frank Parisi and Amanda Parisi Donovan recorded in Book 1604, Page 33, Carteret County Registry.

Unit 19 was conveyed to Beaufort Village Properties, Inc. by deed from W. Mac Hines and Fay M. Dawson recorded in Book 1604, Page 36, Carteret County Registry.

Being all of units 25, 26, 27 and 28 of Beaufort Village Condominiums at Lennoxville Road, Phase II, as shown on plats and engineering drawings recorded in Map Book 10T, Page 506, and as described in the Declaration of Condominium of Beaufort Village Condominium at Lennoxville Road recorded in Book 1255, Page 10, as amended by the First amendment adding units 25, 26, 27 and 28, together with the undivided interest of 6.04% for each unit declared therein to be appurtenant to said units.

There is further conveyed the 12 boat trailer spaces located in the two fenced in boat storage areas described as part of Phase I on Exhibit A to the Declaration of Condominium of Beaufort Village Condominium at Lennoxville Road recorded in Book 1255, Page 10.

The units conveyed herein are expressly made subject to the Declaration of Condominium of Beaufort Village Condominium at Lennoxville Road recorded in Book 1255, Page 10, as amended in Book 1497, Page 437, the Bylaws and Articles of Association for the Owners Association, utility easements, existing leases which are being assigned, and prorated 2018 city and county taxes.

Property Addresses and Parcel Identification Numbers of the properties conveyed herein are shown on the attached Exhibit B.

Exhibit B

**Beaufort Village Condominiums at Lennoxville Road**

Property Address	Unit Number	Parcel ID No.	Percentage Interest in Common Area
1701 Lennoxville Rd	1	730508891152001	3.16%
	2	730508891152002	3.16%
	3	730508891152003	3.16%
	4	730508891152004	3.16%
1703 Lennoxville Rd	5	730508892068005	3.16%
	6	730508892068006	3.16%
	7	730508892068007	3.16%
	8	730508892068008	3.16%
1705 Lennoxville Rd	9	730508893052009	3.16%
	10	730508893052010	3.16%
	11	730508893052011	3.16%
	12	730508893052012	3.16%
1707 Lennoxville Rd	13	730508884935013	3.16%
	14	730508884935014	3.16%
	15	730508884935015	3.16%
	16	730508884935016	3.16%
1709 Lennoxville Rd	17	730508884898017	3.16%
	18	730508884898018	3.16%
	19	730508884898019	3.16%
	20	730508884898020	3.16%
1605 Lennoxville Rd	21	730508799187021	3.16%
	22	730508799187022	3.16%
	23	730508799187023	3.16%
	24	730508799187024	3.16%
1711 Lennoxville Rd	25	730508891052000	6.04%
1713 Lennoxville Rd	26	730508891072000	6.04%
1715 Lennoxville Rd	27	730508882937000	6.04%
1717 Lennoxville Rd	28	730508882957000	6.04%
Common Area - Phase 1	N/A	730508893099000	N/A
Common Area - Phase 2	N/A	730508882954000	N/A

**TOTAL:**

**100.00%**

Leon Capital Ventures, LLC  
Adjacent Owners Within 100'

Owner & AddressMailing Address (if different)

Cosson, Jamie Gary etux Stacy  
1603 Lennoxville Road

2823 Wright Yow Lane  
Greensboro, NC 27406

Seaboard Management LLC  
201 Leonda Drive

35 Tamarac Avenue  
Ponte Vedra Beach, FL 32081

Laak, Peter etux Nicola  
100 Charles Street

Brown, Robert L Jr.  
102 Charles Street

Larkins, Daniel J etux Linda E  
104 Charles Street

723 Washington Avenue  
Linden, NJ 07036

Peierls, Benjamin L etux Karin  
106 Charles Street

Seelaus, Edward A  
108 Charles Street

Woodhall, Michael Colman  
110 Charles Street

Naegelen, Julia C  
112 Charles Street

Stinson, Laurie A  
114 Charles Street

Webb, Bobby L Jr. etux Anita  
1813 Lennoxville Road

5205 Linwick Drive  
Fuquay Varina, NC 27526

Cuthrell, William G Jr.  
1811 Lennoxville Road

Harris, Lawrence W III etux Ann  
1803 Front Street

1007 Harvey Street  
Raleigh, NC 27608

Huntley, Jeanne D etal  
1801 Front Street

6 Stonewater Place  
Greensboro, NC 27408

Stanley, William E Jr.  
1709 Front Street

2105 Lafayette Avenue  
Greensboro, NC 27408

Valentine, Stephen M etux Gina  
112 Sunshine Court

2568 Lennoxville Road  
Beaufort, NC 28516

Hampton, Robin Adair etvir Joe  
113 Sunshine Court

345 Withrows Creek Lane  
Mount Ulla, NC 28125

Taylor, David Bryan II  
1702 Lennoxville Road

Logan, Julie B etvir Robert M  
108 Leondra Drive

4705 Woodsmith Court  
Raleigh, NC 27609

Sowers, Constance Warren  
109 Leondra Drive

Wheatly, Claude R III etux Joyc  
1602 Lennoxville Road

PO Box 811  
Beaufort, NC 28516

Guthrie, Edward Kemp  
1601 Lennoxville Road

705 Comet Drive  
Beaufort, NC 28516



**BEAUFORT TOWN COUNCIL  
AN ORDINANCE TO REZONE BEAUFORT VILLAGE CONDOMINIUMS TAX  
PARCELS 730508893099000 & 730508882954000  
FROM R-8 to TCA**

Applicant: Charles M. Cullipher  
Location: Lennoxville Road & Leonda Drive  
Parcel ID: 730508893099000 & 730508882954000  
Lot Size: 2.67 acres  
Existing District: R-8  
Meeting Date: November 18, 2019  
Request: Rezone parcel from R-8 to TCA

**WHEREAS**, the Applicant has submitted a request to rezone the above referenced property to TCA; and

**WHEREAS**, the Beaufort Board of Commissioners has convened to consider and prepare a recommendation on the request at their meeting on November 18, 2019, at which time Applicant and/or applicant’s representative was given the opportunity to present arguments, and Town staff was given the opportunity to comment on the application; and

**WHEREAS**, the Town Board of Commissioners has made the following findings and conclusions:

1. The request is consistent with surrounding land use patterns and zoning in the area (Residential).
2. The proposed zoning of TCA **is consistent** and recommends that the CAMA Future Land Use Map be amended to reflect a change from Low Density Residential to High Density Residential.

**NOW THEREFORE**, on the basis of the foregoing findings and conclusions, IT IS HEREBY ORDAINED BY THE Board of Commissioners of the Town of Beaufort that the request for rezoning is approved and the Town’s zoning map is amended accordingly.

\_\_\_\_\_  
Mayor, Town of Beaufort

\_\_\_\_\_  
Date



**BEAUFORT TOWN COUNCIL  
AN ORDINANCE TO REZONE BEAUFORT VILLAGE CONDOMINIUMS TAX  
PARCELS 730508893099000 & 730508882954000  
FROM R-8 to TCA**

Applicant: Charles M. Cullipher  
Location: Lennoxville Road & Leonda Drive  
Parcel ID: 730508893099000 & 730508882954000  
Lot Size: 2.67 acres  
Existing District: R-8  
Meeting Date: November 18, 2019  
Request: Rezone parcel from R-8 to TCA

**WHEREAS**, the Applicant has submitted a request to rezone the above referenced property to TCA; and

**WHEREAS**, the Beaufort Board of Commissioners has convened to consider and prepare a recommendation on the request at their meeting on November 18, 2019, at which time Applicant and/or applicant’s representative was given the opportunity to present arguments, and Town staff was given the opportunity to comment on the application; and

**WHEREAS**, the Town Board of Commissioners has made the following findings and conclusions:

1. The request is **NOT** consistent with surrounding land use patterns and zoning in the area (Residential).
2. The proposed zoning of TCA is **NOT consistent** with the existing CAMA Future Land Use Map as Low Density Residential and recommends denial of the rezoning request to TCA.

**NOW THEREFORE**, on the basis of the foregoing findings and conclusions, IT IS HEREBY ORDAINED BY THE Board of Commissioners of the Town of Beaufort that the request for rezoning is approved and the Town’s zoning map is amended accordingly.

\_\_\_\_\_  
Mayor, Town of Beaufort

\_\_\_\_\_  
Date



**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  
[4:00 PM] [October 28, 2019] – [Town Hall Conference Room]**

---

**AGENDA CATEGORY:** Public Hearing Item  
**SUBJECT:** Rezone 1113 Lennoxville Road from R-8 to B-1  
**BRIEF SUMMARY:**

**Case Number 19-21**

**Summary of Request:** Rezone .15 acres (6,385 sq. ft.) from R-8 to B-1.

**Background**

**Location(s) & PIN** 1113 Lennoxville Road Street (730619504721000)

**Owner** Ashley-Nicole Russell  
**Applicant** Same

**Current Zoning** R-8 Residential Medium Density

**Lot(s) Size & Conformity Status** .15 Acres (6,385 sq. ft.); Conforming

**Existing Land Use** Single Family Residential Structure

**CAMA Future Land Use Map** General Commercial  
Amendment Required  Yes  No

**Adjoining Land Use & Zoning**  
**North** Single Family Home, zoned R-8  
**South** Single Family Home, zoned R-8  
**East** Commercial Realtor, zoned B-1  
**West** Single Family Home, zoned R-8

**Special Flood Hazard Area**  Yes  No

**Public Utilities**  
Water  Available  Not Available  
Sewer  Available  Not Available

- The proposed B-1 Zoning District allows for commercial development. Depending on the type of use that is operated a Landscape Buffer  is required. If a professional office is that use a

Type “A” will be required specifically which would be between 10-20 feet and may or may not include a 6 foot high opaque fence. 2.

- At their September 30<sup>th</sup> meeting the Planning Board conducted a public hearing and after hearing evidence and testimony made a unanimous recommendation for the rezoning request from R-8 to B-1 in that it is consistent with the adjacent zoning and future land use map as mixed use. Town Staff supports the recommendation to rezone the property from residential to commercial as does the CAMA Future Land Use Map as a Mixed Use area.

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**

#### **C. Mixed Use Classification**

The Mixed Use classification encompasses approximately 1.3 square miles (826 acres) or 17.4 percent of the total land area. The properties classified as Mixed Use are located adjacent to Town Creek (2 sites), at the former Beaufort Elementary School site, adjacent to the Cedar Street-Carteret Avenue area, and along Lennoxville Road at the site of the Atlantic Veneer Corporation and Beaufort Fisheries Industries.

The Mixed Use classification is intended to delineate areas where there is potential to redevelop the existing properties and adjoining vacant land, particularly for multiple land uses. The North Carolina Maritime Museum has proposed expanding the Maritime Museum to a portion of the Mixed Use-designated area located on the north side of Town Creek. An associated maritime village has also been proposed for this site. Mixed residential and commercial uses, including marine uses along waterfront areas, have potential at the other Mixed Use-designated sites.

The Cedar Street corridor is anticipated, with the proposed relocation of US Highway 70, to redevelop from a general commercial area into more of an office, light retail, professional services, institutional, and residential area.

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-3, Marina Business; O & I, Office and Institutional; RMF, Multi-family Residential; and PUD, Planned Use 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 with the Mixed Use Classification. 2.

The Town’s goals and policies support the use of land in Mixed Use-classified areas for a range of 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 mixed development are also encouraged.

While the Mixed Use areas are expected to accommodate future growth and development, they may or may not actually be developed during the planning period. Critical factors that will determine the development potential of these areas include market demand and the provision of the necessary support infrastructure (particularly public water and sewer utilities). Consequently, the development potential of the some of the lands within the Mixed Use areas may be more long-term than short-term.

In order to permit the type of mixed use development envisioned in this classification, the Town of Beaufort may have to prepare amendments to its existing zoning ordinance and subdivision ordinance to establish specific conditions and standards for such mixed use development.

**REQUESTED ACTION:**

- Conduct Public Hearing
- Discussion of Request
- A motion to rezone 1113 Lennoxville to B-1 based on that it is consistent with adjacent zoning and:
- A motion that the proposed B-1 zoning is also consistent with the Future CAMA Land Use Map as Mixed Use.

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP  
Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A



# Staff Report

**To:** Mayor & Board of Commissioners  
**From:** Kyle Garner, Planning Dir.

**Date:** 10/2/2019  
**Meeting Date:** 11/18/2019

## Case Number 19-21

**Summary of Request:** Rezone .15 acres (6,385 sq. ft.) from R-8 to B-1.

### Background

**Location(s) & PIN** 1113 Lennoxville Road Street (730619504721000)

**Owner** Ashley-Nicole Russell  
**Applicant** Same

**Current Zoning** R-8 Residential Medium Density

**Lot(s) Size & Conformity Status** .15 Acres (6,385 sq. ft.); Conforming

**Existing Land Use** Single Family Residential Structure

**CAMA Future Land Use Map** General Commercial  
Amendment Required  Yes  No

**Adjoining Land Use & Zoning**  
**North** Single Family Home, zoned R-8  
**South** Single Family Home, zoned R-8  
**East** Commercial Realtor, zoned B-1  
**West** Single Family Home, zoned R-8

**Special Flood Hazard Area**  Yes  No

**Public Utilities**  
Water  Available  Not Available  
Sewer  Available  Not Available

**Additional Information** See Staff Comments

- Requested Action**
- Conduct Public Hearing
  - Discussion of Request
  - A motion to rezone 1113 Lennoxville to B-1 based on that it is consistent with adjacent zoning and:
  - A motion that the proposed B-1 zoning is also consistent with the Future CAMA Land Use Map as Mixed Use.

## Comments

- The proposed B-1 Zoning District allows for commercial development. Depending on the type of use that is operated a Landscape Buffer will be required. If a professional office is that use a Type “A” will be required specifically which would be between 10-20 feet and may or may not include a 6 foot high opaque fence.
- At their September 30<sup>th</sup> meeting the Planning Board conducted a public hearing and after hearing evidence and testimony made a unanimous recommendation for the rezoning request from R-8 to B-1 in that it is consistent with the adjacent zoning and future land use map as mixed use. Town Staff supports the recommendation to rezone the property from residential to commercial as does the CAMA Future Land Use Map as a Mixed Use area.

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

#### **C. Mixed Use Classification**

The Mixed Use classification encompasses approximately 1.3 square miles (826 acres) or 17.4 percent of the total land area. The properties classified as Mixed Use are located adjacent to Town Creek (2 sites), at the former Beaufort Elementary School site, adjacent to the Cedar Street-Carteret Avenue area, and along Lennoxville Road at the site of the Atlantic Veneer Corporation and Beaufort Fisheries Industries.

The Mixed Use classification is intended to delineate areas where there is potential to redevelop the existing properties and adjoining vacant land, particularly for multiple land uses. The North Carolina Maritime Museum has proposed expanding the Maritime Museum to a portion of the Mixed Use-designated area located on the north side of Town Creek. An associated maritime village has also been proposed for this site. Mixed residential and commercial uses, including marine uses along waterfront areas, have potential at the other Mixed Use-designated sites.

The Cedar Street corridor is anticipated, with the proposed relocation of US Highway 70, to redevelop from a general commercial area into more of an office, light retail, professional services, institutional, and residential area.

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-3, Marina Business; O & I, Office and Institutional; RMF, Multi-family Residential; 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.

The Town's goals and policies support the use of land in Mixed Use-classified areas for a range of 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 mixed development are also encouraged.

While the Mixed Use areas are expected to accommodate future growth and development, they may or may not actually be developed during the planning period. Critical factors that will determine the development potential of these areas include market demand and the provision of the necessary support infrastructure (particularly public water and sewer utilities). Consequently, the development potential of the some of the lands within the Mixed Use areas may be more long-term than short-term.

In order to permit the type of mixed use development envisioned in this classification, the Town of Beaufort may have to prepare amendments to its existing zoning ordinance and subdivision ordinance to establish specific conditions and standards for such mixed use development.

**Attachments:**

Application as Submitted  
 Property Owners Within 100 Feet  
 Vicinity & Zoning Map  
 CAMA Future Land Use Map  
 Land Development Ordinance Excerpts
 

- R-8 Residential Medium Density
- B-1 General Business District

 Site & Surrounding Photos



Town of Beaufort  
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516  
252-728-2141 • 252-728-3982 fax  
[www.beaufortnc.org](http://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 **application fee of \$200.00** 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 Town Hall at 252-728-2141 if there are any questions.

**APPLICANT INFORMATION**

Applicant Name: Ashley-Nicole Russell

Applicant Address: 112 South Pitt Street, Greenville NC 27834

Phone Number: (252) 414-2554 Email: ashleynicole@anrlaw.com

Property Owner Name: H.T. Everett Enterprise, LLC; D.A. Everett Group, LLC

Address of Property Owner: 714 Pine Street; PO Box 178, Beaufort NC 28516

Phone Number: (919) 328-0056 Email: info@daeverettgroup.com

**PROPERTY INFORMATION**

Property Address: 1113 Lennoxville Rd, Beaufort NC 28516

15-Digit PIN: 730619504721000 Lot/Block Number: Lot #22/Block #4

Size of Property (in square feet or acres): 1434 Square Feet

Current Zoning: R-8 Residential Requested Zoning: B-1

Current Use of Property:  Residential  Vacant  Commercial  Other: \_\_\_\_\_

Henry Everett 8/16/19

Applicant: Henry Everett dotloop verified 08/20/19 5:28 PM EDT VSXO-NII2-FNRD-TKT4 Date of Applicant's Signature

Property Owner Signature (if different than applicant) \_\_\_\_\_ Date of Owner's Signature

An application fee of \$200.00, 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](http://www.beaufortnc.org).

**OFFICE USE ONLY**

Received by: \_\_\_\_\_ Reviewed for Completeness By: \_\_\_\_\_  
 Date: \_\_\_\_\_ Date Deemed Complete and Accepted: \_\_\_\_\_



FILE # 1573077

NORTH CAROLINA, CARTERET COUNTY  
This instrument and this certificate are duly filed at the date and time and in the Book and Page shown on the first page hereof.

FOR REGISTRATION REGISTER OF DEEDS  
Jerry T. Hardesty  
Carteret County, NC  
April 13, 2017 03:19:46 PM  
BNC DEED 3 P  
FEE: \$26.00  
NC REVENUE STAMP: \$100.00  
FILE # 1573077

Jerry T. Hardesty, Registrar of Deeds  
By *[Signature]*  
Asst. Deputy, Registrar of Deeds

Parcel No.: 7306.19.50.4721000  
Excise Tax: \$100.00

Prepared By: Balley & Way  
P.O. Drawer 188, Morehead City, North Carolina 28557

**NORTH CAROLINA GENERAL WARRANTY DEED**

This Deed made this the 13<sup>th</sup> day of April, 2017, by and between Yvonne Ellison, (single) of PO Box 658, Beaufort, NC 28516, hereinafter referred to as the "Grantor"; and H.T. Everett Enterprise, LLC, and D.A. Everett Group, LLC, of PO Box 178, Beaufort, NC 28516, as tenants in common, hereinafter referred to as the "Grantee". The designation of 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 or parcel of land situated in the City of Beaufort, Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

TO HAVE AND TO HOLD the aforesaid lot 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 are seized of the premises in fee simple, had the right to convey the same in fee simple, that title 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 except for the exceptions hereinafter stated.

**BOOK 1573 PAGE 77**

1

3

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

By: Yvonne Ellison (Seal)  
Yvonne Ellison Grantor

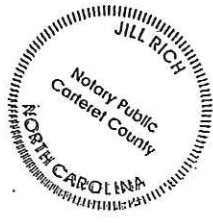
STATE OF NORTH CAROLINA

COUNTY OF CARTERET

I, Jill Rich, a Notary Public of Carteret County and State of North Carolina, do hereby certify that Yvonne Ellison, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp of seal, this the 13<sup>th</sup> day of April, 2017.

Jill Rich  
Notary Public  
My Commission Expires: 06/10/2020



BOOK 1593 PAGE 17 <sup>2</sup>

EXHIBIT "A"

BEING all of Lot #22 in Block #4 of the Highland Park Subdivision of record in Map Book 1, Page 99, Carteret County Registry.

BOOK 1573 PAGE 17



Woodard, Alan  
1111 Lennoxville Rd.  
Beaufort, NC 28516

Carroll, Steve Raymond Trustee  
102 Carteret Ave.  
Beaufort, NC 28516

Ellison, William L  
1201 Lennoxville Rd.  
Beaufort, NC 28516

McCollum, Warren Etux Kitty  
1114 Lennoxville Rd.  
Beaufort, NC 28516

**CARTERET COUNTY TAX STATEMENT  
IMPORTANT-PLEASE READ**

2.

-If you have sold the real property assessed to you, please forward this tax notice to the new owner.  
 -The current year's tax is due September 1st and must be paid by January 6th to avoid legal action. Partial payments are accepted prior to the delinquent date. Interest begins January 6th at a rate of 2% for the first month and 3/4% each month thereafter. Delinquent taxes are subject to immediate levy, garnishment or foreclosure. Unpaid taxes are advertised in the name of the listing taxpayer as of January 6th.  
 -Payments submitted by mail are deemed to be received as of the date of the U.S. Postal Service postmark.  
 -A \$25 penalty or 10% of the amount of the check whichever is greater to a maximum of \$1000 will be charged for checks returned unpaid due to insufficient funds, etc...  
 -Due to postage costs receipts will not be sent for mail payments. Please retain your cancelled check and top portion of this statement as proof of payment.  
 -Search, view and pay taxes online at [www.carteretcountytax.com](http://www.carteretcountytax.com)  
 -Personal Property only - taxpayer may appeal the value, situs, or taxability of the property within 30 days after the bill date G.S. 105-317.1(c)  
 -Questions or Concerns: Email us at [Taxinformation@carteretcounty.gov](mailto:Taxinformation@carteretcounty.gov)

**H T EVERET ENTERPRISE LLC ETAL**

**PO BOX 178  
BEAUFORT NC 28516**

Real Estate bills are not sent to escrow companies - It is the taxpayers responsibility to notify escrow companies.

YEAR	ID NUMBER	BILL NUMBER	PARCEL NUMBER	REAL VALUE
2019	0046418	R0876414	730619504721000	151,441
PERSONAL VALUE		EXEMPTION		TOTAL VALUE
0		0		151,441

**LEGAL DESCRIPTION: L22 B4 HIGHLAND PARK**

**Important**

Please note that our remit address has changed to:

**PO Box 2189:  
Beaufort, NC 28516**

**Tax Related Questions:**

Main Office  
Beaufort (252) 728-8485  
Fax (252) 728-8588

Satellite Office  
Western Office (Cedar Point)  
(252) 222-5833

DESCRIPTION	RATE	AMOUNT ASSESSED	BALANCE DUE
COUNTY GENERAL	0.3100	469.47	469.47
BEAUFORT RESCUE	0.0600	90.86	90.86
BEAUFORT	0.4600	696.63	696.63
	0.0000	0.00	0.00
		0.00	0.00
BEAUFORT STORM WATER		48.00	48.00
LAND FILL FEE		15.00	15.00
			-0.00
<b>TOTAL PAID</b>			
<b>TAXES DUE SEPTEMBER 1ST</b>		<b>TOTAL DUE</b>	<b>\$1,319.96</b>
<b>LAST DAY TO PAY WITHOUT INTEREST IS JANUARY 6TH</b>			
<b>INTEREST BEGINS JANUARY 7TH</b>			

**DETACH AND RETAIN THIS PORTION FOR YOUR RECORDS**

TAX YEAR	BILLING DATE	ID NUMBER	BILL NUMBER	PARCEL NUMBER	TOTAL DUE
2019	08/01/2019	0046418	0876414	730619504721000	\$1,319.96

PAYMENTS MAY BE MADE IN PERSON AT THE  
 CARTERET COUNTY TAX OFFICE  
 1st FLOOR, ADMINISTRATION BUILDING, BEAUFORT, NC  
 8:00AM - 5:00PM, MONDAY - FRIDAY OR  
 WESTERN OFFICE, 701 CEDAR POINT BLVD., CEDAR POINT, NC  
 8:00AM - 5:00PM, MONDAY - FRIDAY  
 CREDIT CARD PAYMENTS BY PHONE ONLY 1-888-544-9433  
 SERVICE FEE APPLIES FOR CREDIT CARD PAYMENTS

<b>INTEREST BEGINS</b>
<b>1/7/2020</b>
<b>INTEREST DUE</b>
<b>\$0.00</b>
<b>LATE LIST FEE</b>
<b>\$0.00</b>

CARTERET COUNTY TAX

DIRECTOR  
 BOX 2189  
 BEAUFORT, NC 28516

# Carteret County

## Property Data

Parcel Number: 730619504721000

Inquiry Date: 8/14/2019

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

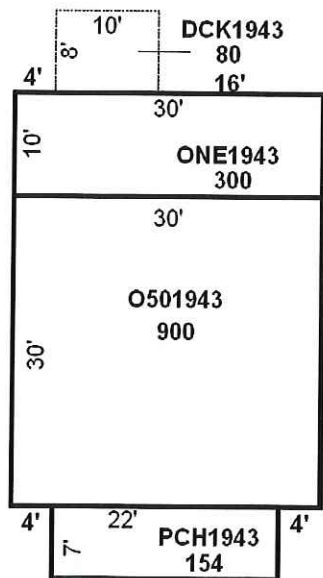
### Property Info

**PARCEL NUMBER:** 730619504721000  
**OWNER:** H T EVERET ENTERPRISE LLC ETAL  
**PHYSICAL ADDRESS** 1113 LENNOXVILLE RD  
 BEAUFORT  
**MAILING ADDRESS:** PO BOX 178  
 BEAUFORT NC 28516  
**LEGAL DESCRIPTION:** L22 B4 HIGHLAND PARK  
**DEED REF:** 1573-77  
**PLAT REFERENCE:** 1-99  
**NEIGHBORHOOD:** 590016  
**SALE DATE:** 04/13/2017  
**SALE PRICE:** \$50,000  
**ACREAGE:** 0.137  
**LAND VALUE:** \$73,125  
**EXTRA FEATURE VALUE:** \$0

### Building Info

**BATHS:** 2  
**BEDROOMS:** 4  
**CONDITION:** N/A  
**EXTERIOR WALLS:** 26 VINYL  
**FLOOR FINISH:** 14 CARPET  
 08 VINYL  
**FOUNDATION:** 02 CONC BLOCK  
**HEAT:** 10 HEATPUMP  
**ROOF COVER:** 03 COMP SHNGL  
**ROOF STRUCTURE:** 03 GABLE  
**SQUARE FOOTAGE:** 1434  
**YEAR BUILT:** 1943  
**BUILDING VALUE:** \$78,316  
**PARCEL VALUE:** \$151,441

### Sketches





**Consistency Statement:**

After checking the CAMA land use plan, this property is identified as mixed use and the description for mixed use on page 93 includes B-1 as an appropriate zoning for that classification.

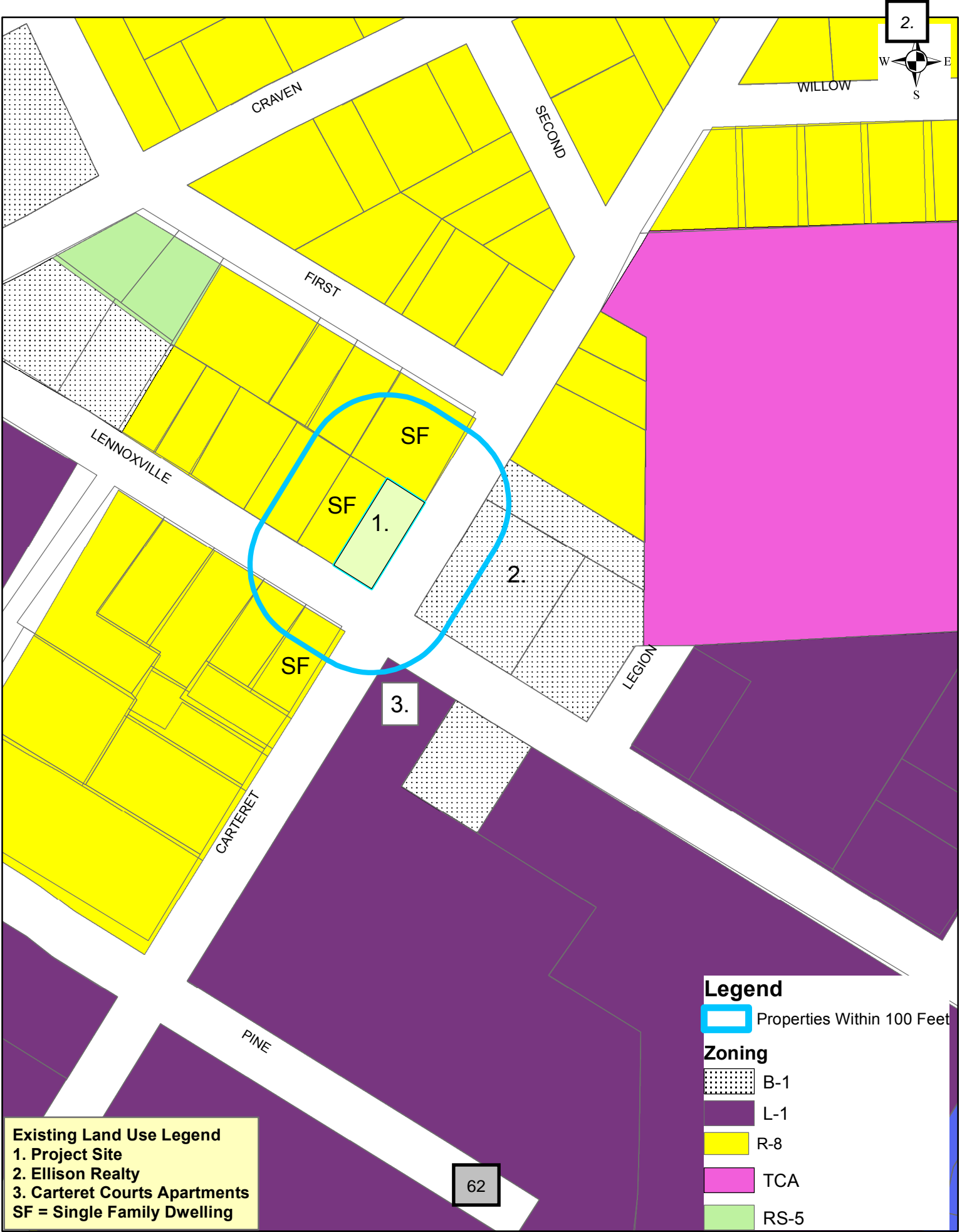
**Health & Safety Impact:**

Re-zoning this property to mixed use allowing commercial and office use will enhance the community of Beaufort by adding a conflict resolution law firm and a bridal store to the community. The bridal store will assist with the special events industry at the coast. AN|R Law Firm – a Collaborative Family Law Firm – was named The Small Business Leader of the Year in Pitt County for changing the quality of life for its residents experiencing divorce. Thus, this new branch of the firm offers settlement-based solutions allowing residents to maintain productive lives even while experiencing conflict.



<b>OWNER</b>	<b>AIL_HOU</b>	<b>MAIL_ST</b>	<b>MAIL_CITY</b>	<b>AIL_STA</b>	<b>MAIL_ZI</b>	<b>MAIL_ZI5</b>	<b>MAIL_ADD2</b>
CARROLL,STEVE RAYMOND TRUSTEE CARTERET COURT LLC	700	SWORDFISH RD	FRIPP ISLAND	SC		29920	
ELLISON,WILLIAM L	1201	LENNOXVILLE ROAD	WINSTON-SALEM	NC	5168	27114	PO BOX 25168
FULFORD,MILTA DAVIS L/T	1110	LENNOXVILLE ROAD	BEAUFORT	NC		28516	
GIBSON,BRECK D ETUX SUSAN			BEAUFORT	NC		28516	
MCCOLLUM,WARREN ETUX KITTY	10	TREADWAY COURT	MARLINTON	WV	0092	24954	PO BOX 92
RAITER,PATRICK JACOBS	103	CARTERET AVENUE	HILLSBOROUGH	NC		27278	
REECE,CLINTON B ETUX HOLLY H	4904	WILLOWTREE LANE	BEAUFORT	NC		28516	
WOODARD,ALAN	1600	BRICES CREEK ROAD	CLAYTON	NC		27520	
YOU CAN FLY LLC			NEW BERN	NC		28562	
			NAGS HEAD	NC		27959	PO BOX 1839

# Case 19-21- Vicinity & Zoning Map - 1113 Lennoxville Road



2.








**Existing Land Use Legend**  
1. Project Site  
2. Ellison Realty  
3. Carteret Courts Apartments  
SF = Single Family Dwelling

### Legend

 Properties Within 100 Feet

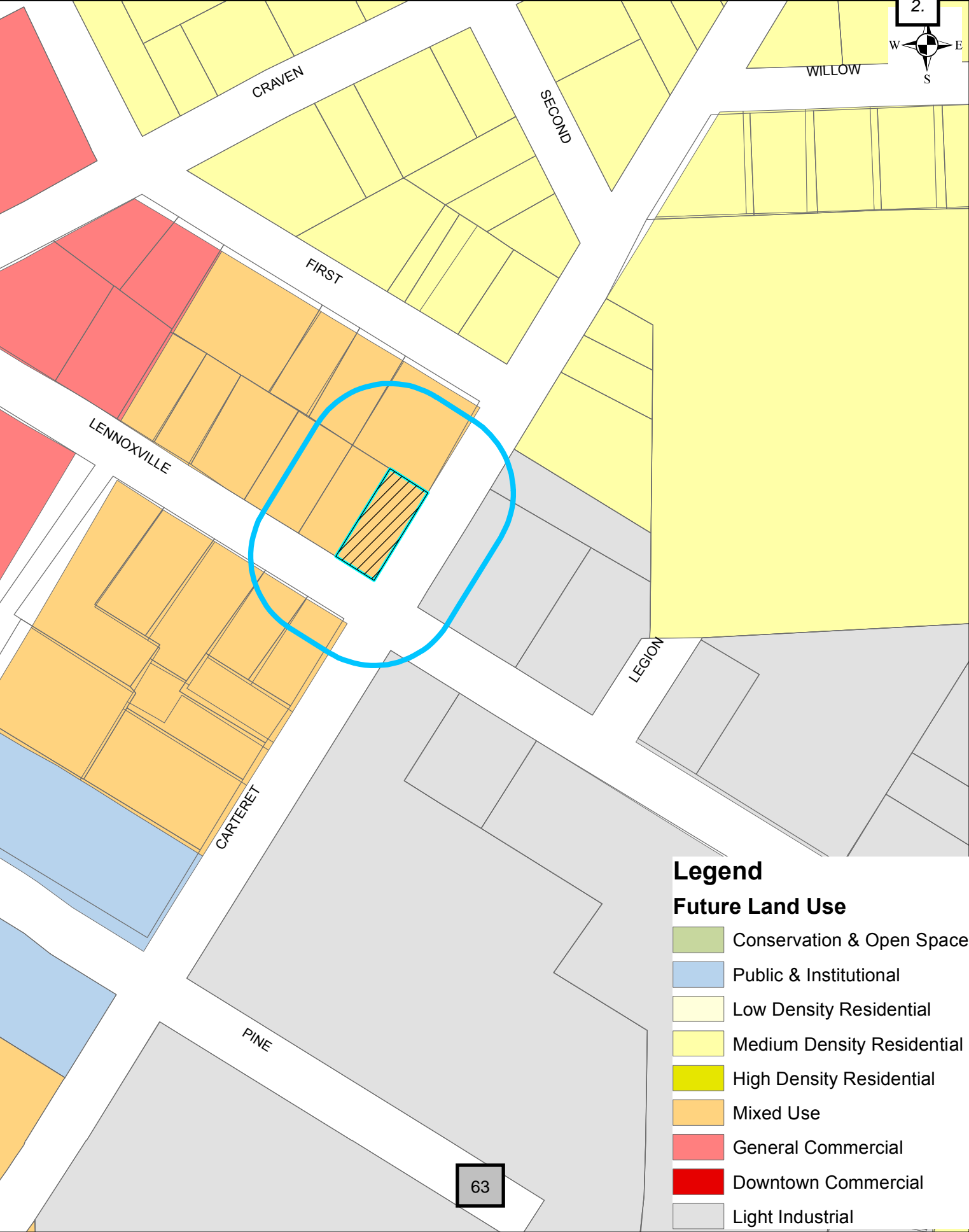
### Zoning

-  B-1
-  L-1
-  R-8
-  TCA
-  RS-5

62

# Case 19-21- CAMA Land Use Map - 1113 Lennoxville Road

2.



63

## Legend

### Future Land Use

- Conservation & Open Space
- Public & Institutional
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- General Commercial
- Downtown Commercial
- Light Industrial



**TOWN OF BEAUFORT  
PLANNING BOARD**

**RZ19-21**

**RESOLUTION ADVISING THAT PROPOSED AMENDMENTS  
TO THE ZONING ORDINANCE AND COMPREHENSIVE FUTURE LAND USE PLAN  
ARE IN ACCORDANCE WITH ALL OFFICIALLY ADOPTED PLANS; ARE  
REASONABLE; AND ARE IN THE PUBLIC INTEREST.**

WHEREAS, the North Carolina General Assembly has given the Town of Beaufort (“Town”) the authority to adopt and amend zoning and development regulation ordinances for the purpose of promoting the health, safety, morals, and general welfare of its citizens;

WHEREAS, N.C.G.S. §160A-383 requires the Town of Beaufort Planning Board (“Board”) to advise the Town of Beaufort Board of Commissioners by written statement describing whether the proposed amendments to the Town’s Land Development Ordinance (“Ordinance”) and Core Land Use Plan are consistent with all officially adopted plans;

WHEREAS, the Board has in fact met to consider and evaluate the proposed amendments to the Ordinance; and

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendments to the Ordinance are in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Rezoning Case 19-21 attached hereto and incorporated herein by reference, and therefore recommends adoption by the Board of Commissioners. Specifically the Planning Board finds that the proposed amendments are in furtherance of the Town plans, ordinances and regulations; and better clarify all the Ordinance regulations.

This Resolution is effective upon its adoption this 30th day of September, 2019.

**TOWN OF BEAUFORT  
PLANNING BOARD**

\_\_\_\_\_  
\_\_\_\_\_, Chairman

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Secretary



**C) R-8 Residential Medium Density District.**

This residential district is established as a medium density district in which the principle use of the land is for single-family dwelling units. The regulations of this district are intended to provide areas of the community for those persons desiring residences in relatively medium density areas. No buildings, houses, or structures, excepting noncommercial docks or piers as specified in section 2-H of this Ordinance, will be erected on the south side of Front Street in this district. Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

1) Minimum Lot Size.

All lots in the R-8 district shall be a minimum of eight thousand square feet (8,000 ft<sup>2</sup>).

2) Minimum Lot Width.

All lots in the R-8 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 7-9 Interior 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>
R-8	25 feet	25 feet	8 feet	35 feet

**Table 7-10 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>
R-8	25 feet	20 feet	25 feet	8 feet	35 feet

**Table 7-11 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 Setback</i>	<i>Building Height Limitation</i>
R-8	25 feet	15 feet	8 feet	35 feet

Where a lot extends across Front Street, the above setbacks shall apply to the portion of the lot north of Front Street. The docks or piers permitted on the south side of Front Street will be subject to an eight feet (8') side setback, or any more restrictive setback required by CAMA, or the regulations promulgated thereunder.

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.

Antenna Co-Location on Existing Tower	Neighborhood Recreation Center, Indoor/Outdoor, Private
Athletic Field, Public	Neighborhood Recreation Center, Public
Carport	Park, Public
Community Garden	Public Utility Facility
Dock	Resource Conservation Area
Dwelling, Single-Family	Shed
Garage, Private Detached	Swimming Pool (Personal Use)
Government/Non-Profit Owned/Operated Facilities & Services	Temporary Construction Trailer
Group Home	Utility Minor
Home Occupation	Vehicle Charging Station

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

Accessory Dwelling Unit	Marina
Athletic Field, Private	Outdoor Amphitheater, Public
Bed & Breakfast	Preschool
Cemetery/Graveyard	Produce Stand/Farmers' Market
Club, Lodge, or Hall	Public Safety Station
Concealed (Stealth) Antennae & Towers	Religious Institution
Day Care/Child Care Home	Satellite Dish Antenna
Golf Course, Privately-Owned	School, Post-Secondary
Golf Driving Range	Utility Facility

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 ft<sup>2</sup>).

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

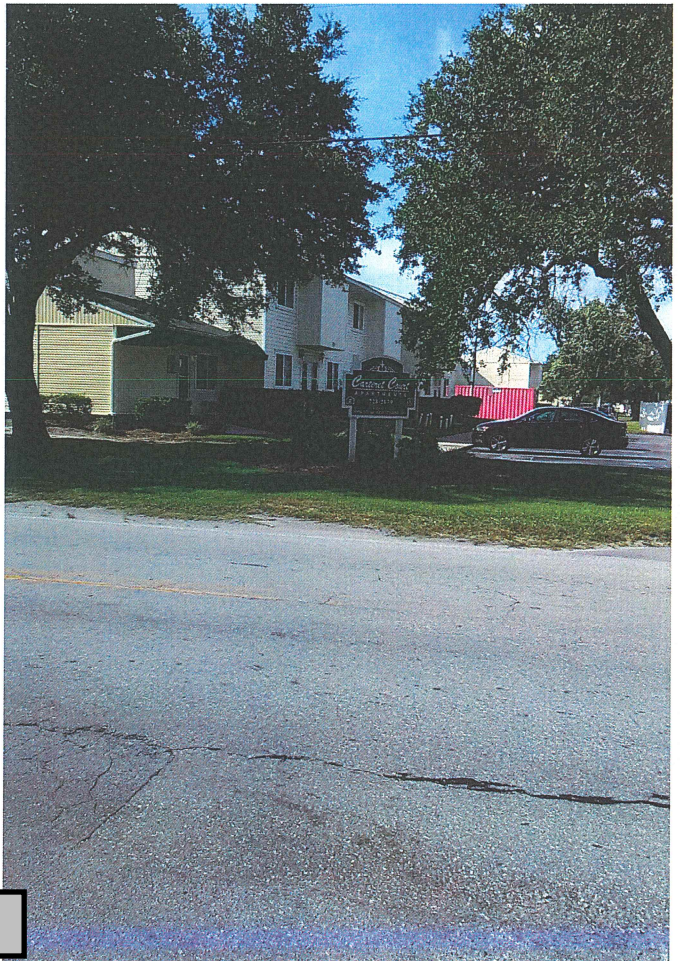
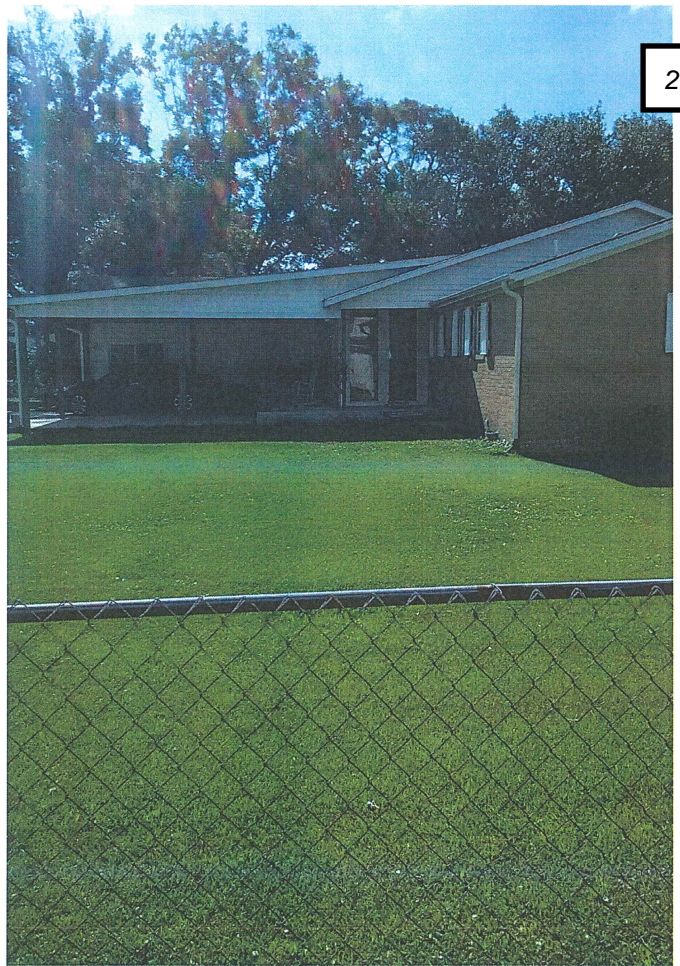
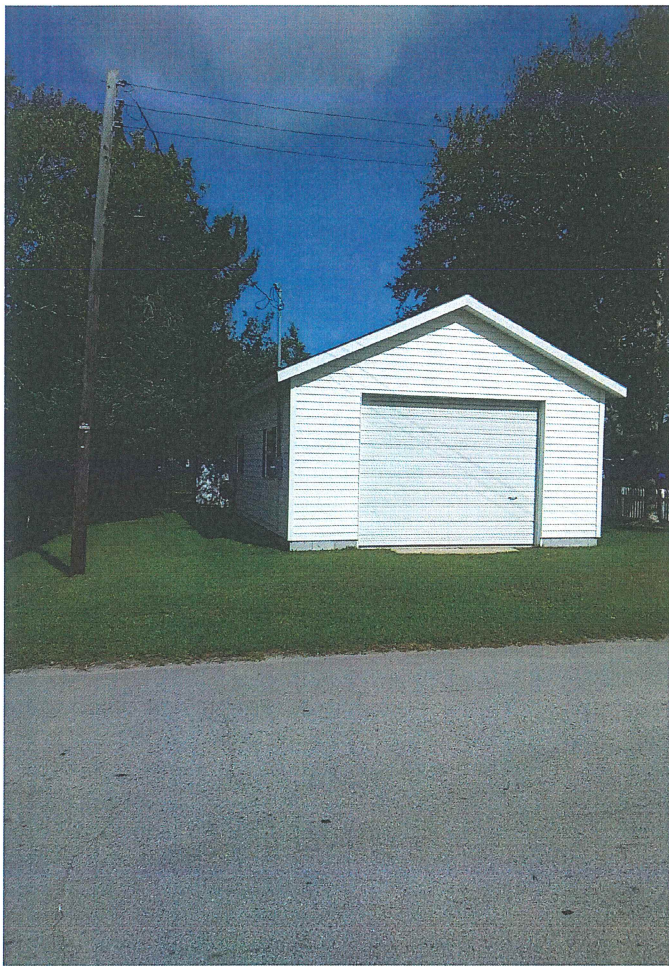
Religious Institution  
Resource Conservation Area  
Restaurant with Drive-Thru Service  
Restaurant with Indoor Operation  
Retail Store  
Satellite Dish Antenna  
Signs, Commercial Free-Standing  
Tavern/Bar/Pub with Indoor Operation  
Temporary Construction Trailer  
Theater, Small  
Transportation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









## 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 4:00 PM October 28th – Town Hall Conference Room

---

**AGENDA CATEGORY:** Public Hearing  
**SUBJECT:** Case No. 19-22 ZTA - Micro Distillery

#### BRIEF SUMMARY:

Recently the North Carolina General Assembly passed a law that would permit Micro Distilleries. Since then staff has been approached to consider a text amendment to define and permit such a use as a Special Use in the Historic Business District (HBD); Historic Waterfront Business District (H-WBD); B-1 (General Business District); B-W (Business Waterfront District); and LI (Light Industrial District). The process for microbreweries is very similar and are also Special Uses.

At their September 30th meeting the Planning Board held a hearing and discussed the safety of flammable materials with the Fire Chief Staff. After those discussions the Board recommended unanimously to recommend approval of the proposed text amendment for Sections 4 (Definitions) and 9-A-6 Historic Business District Special Uses, Historic Waterfront Business District Special Uses, General Business District, Business Waterfront District and Light Industrial District.

Staff has included “Draft” text language which shows text to be added as bold highlighted.

#### REQUESTED ACTION:

- Conduct a Public Hearing on the proposed text amendments.
- To make a finding of consistency or nonconsistency on the proposed text amendment.
- To make a **decision** to modify the Ordinance as requested; to change the modification to other language; or to deny changing the Ordinance

#### EXPECTED LENGTH OF PRESENTATION:

15 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP  
Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A

# STAFF REPORT

**BOARD ACTION REQUEST**

**Case No. : 19-22**

**TO: Board of Commissioners**  
**FROM: Kyle Garner, Planning Director**  
**DATE: October 2, 2019**  
**RE: LDO Text Amendment Modifying Section 4 (Definitions) & Section 9 A-E Special Uses**

**Background**

Recently the North Carolina General Assembly passed a law that would permit Micro Distilleries. Since then staff has been approached to consider a text amendment to define and permit such a use as a Special Use in the Historic Business District (HBD); Historic Waterfront Business District (H-WBD); B-1 (General Business District); B-W (Business Waterfront District); and LI (Light Industrial District). The process for microbreweries is very similar and are also Special Uses.

At their September 30<sup>th</sup> meeting the Planning Board held a hearing and discussed the safety of flammable materials with the Fire Chief Staff. After those discussions the Board recommended unanimously to recommend approval of the proposed text amendment for **Sections 4 (Definitions) and 9-A-6 Historic Business District Special Uses, Historic Waterfront Business District Special Uses, General Business District, Business Waterfront District and Light Industrial District.**

Staff has included “Draft” text language which shows text to be added as **bold highlighted.**

**Action Needed:**

- Conduct a Public Hearing on the proposed text amendments.
- To make a finding of consistency or nonconsistency on the proposed text amendment.
- To make a **decision** to modify the Ordinance as requested; to change the modification to other language; or to deny changing the Ordinance

**Attachments:**

- Section 4 & 9 of the LDO
- Draft Ordinance
- Draft Written Consistency Statement

Agenda Item Prepared By:  
 Kyle Garner, Planning Director

Board Action: Motion by \_\_\_\_\_ 2nd by \_\_\_\_\_

## SECTION 4 Definitions

---

### M

**Main Building.** The principal building or other structure on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. *Main Building* and *Principal Building* are synonymous terms.

**Manual for Design and Construction of Streets, Water, and Wastewater Systems for the Town of Beaufort.** A document used to implement the standards adopted by the BOC for streets, water systems, and wastewater systems. This document is cited throughout this Ordinance and may be amended from time to time. A copy of this document may be found at Town Hall or at the Town's Public Works Department.

**Manufactured Home.** As defined in N.C.G.S. 105-164(3), a structure which is designed to be used as a dwelling and is manufactured in accordance with the specifications for manufactured homes issued by HUD. The term "mobile home" is now considered the same as a *Manufactured Home*.

**Manufactured Home Park.** A parcel of land on which two or more manufactured homes are located.

**Marina.** *Marinas* are defined as any publicly or privately owned dock, basin, or wet boat storage facility constructed to accommodate more than ten boats and providing any of the following services: permanent or transient docking spaces, dry storage, fueling facilities, haul-out facilities, and repair service.

**Map, Base.** A map showing the important natural and man-made features of an area.

**Market Value of Real Property.** The building value, excluding the land (as agreed to between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal, replacement cost depreciated by age of the building (actual cash value), or adjusted assessed values.

**Materialman's Lien.** A type of lien which gives a security interest in property to someone who supplies materials used during work performed on a property.

**Mean Elevation.** The average height to which something is elevated above sea level.

**Medical Office.** See *OFFICE: MEDICAL*.

**Messaging Board.** See *SIGNS*.

**Metes and Bounds.** A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker, the corner of intersecting streets, or, in rural areas, a tree or other permanent feature.

**Microbrewery.** A brewery which produces less than 15,000 barrels of beer per year with seventy-five percent (75%) or more of its beer sold off-site.

**Micro Distillery.** A distillery that (i) sells, to consumers at the distillery, to exporters, to local boards, and to private or public agencies or establishments of other states or nations, fewer than 10,000 proof gallons of in-house brand spirituous liquors distilled and manufactured by it at the permit holder's distillery per year, and (ii) that is either the holder of a distillery permit pursuant to N.C.G.S. 18B-1105 or is a business located outside the State that is licensed or permitted to Senate PCS 290 Page 2 manufacture spirituous liquor in the jurisdiction where the business is located and whose products are lawfully sold in this State.

**Minimum Building Line.** A line located at a minimum horizontal distance from the right-of-way line of a street or road parallel thereto, between which and the right-of-way line, no building or parts of buildings may be erected, altered, or maintained except as otherwise provided herein. The building line is to be located at a point where the lot meets the minimum width required by the zoning regulations.

**Mini-Storage.** A building consisting of individual, small, self-contained units which are leased or owned to hold storage of business and/or household materials or goods.

**Minor Works.** Proposed building and/or site changes which have no discernible impact on the special character of the building, site, and historic district as deemed by the BHPC guidelines. These *Minor Works* items require submittal of a completed COA application but do not require review by the BHPC. Instead a review is completed by the Town's Planning and Inspections Department for consistency with the BHPC guidelines.

**Mixed Use (as a Use).** A single structure with the above floors used for residential or office use and the ground floor for retail/commercial or service uses.

**Mixed Use (Zoning).** Zoning which permits a combination of usually separated uses within a single development.

**Mobile Home.** See *MANUFACTURED HOME*.

**Moratorium.** A temporary halting or to sever restrictions on specified development activities.

**Mortuaries/Funeral Homes/Crematoriums.** The provision of services including preparing human remains for burial and arranging and managing funerals. This use does not include cemeteries or graveyards.

**Multi-Family Dwelling.** See *DWELLING, MULTI-FAMILY*.

**Multi-Use Pathways.** See *BICYCLE/BIKE PATH*.

## SECTION 9 Nonresidential Zoning Districts

### A) *H-BD Historic Business District.*

The intent of this district is to allow land and structures which provide personal services, retailing, and business services compatible with the district’s historic character. This district should be limited to the Town's Historic Overlay District and may be subject to additional requirements found within the “*Design Guidelines for the Beaufort Historic District & Landmarks.*” Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

1) Minimum Lot Size.

The H-BD district will not have a minimum lot size.

2) Minimum Lot Width.

No minimum lot width is required in the H-BD district 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 9-1 Interior Lot Requirements for Residential Use**

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
H-BD	25 feet	30 feet	8/0* feet	35 feet

\*0’ if it connects to a common wall.

**Table 9-2 Corner Lot Requirements for Residential Use**

<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>
H-BD	25 feet	25 feet	30 feet	8 feet	35 feet

**Table 9-3 Corner Lot and Interior Lot Requirements for Commercial Use**

<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>
H-BD	0 feet	0 feet	0 feet	0 feet	35 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.

Antenna Co-Location on Existing Tower  
 Bed & Breakfast  
 Boat Sales/Rentals  
 Club, Lodge, or Hall  
 Commercial Indoor Recreation Facility  
 Community Garden  
 Concealed (Stealth) Antennae & Towers  
 Day Care Center  
 Dock  
 Dwelling, Single-Family  
 Financial Institution  
 Government/Non-Profit Owned/Operated Facilities & Services  
 Hospital  
 Hotel or Motel  
 Library  
 Mixed Use  
 Moped /Golf Cart Sales, Rentals  
 Mortuary/Funeral Home/  
 Crematorium  
 Museum

Neighborhood Recreation Center, Public  
 Office: Business, Professional, or Medical  
 Park, Public  
 Parking Lot  
 Parking Structure  
 Personal Service Establishment  
 Pool Hall or Billiard Hall  
 Public Safety Station  
 Public Utility Facility  
 Resource Conservation Area  
 Restaurant with Indoor Operation  
 Retail Store  
 Shed  
 Swimming Pool (Personal Use)  
 Signs, Commercial Free-Standing  
 Tavern/Bar/Pub with Indoor  
 Operation  
 Temporary Construction Trailer  
 Theater, Small  
 Transportation Facility  
 Utility Minor

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

Commercial Outdoor Amphitheater  
 Commercial Waterfront Facility  
 Convenience Store  
 Gas/Service Station  
 Golf Driving Range  
 Marina  
 Microbrewery  
**Micro Distillery**  
 Other Building-Mounted Antennae & Towers  
 Other Freestanding Towers  
 Outdoor Amphitheater, Public

Preschool  
 Produce Stand/Farmers' Market  
 Restaurant with Outdoor Operation  
 Satellite Dish Antenna  
 School, K-12  
 School, Post-Secondary  
 Tavern/Bar/Pub with Outdoor  
 Operation  
 Theater, Large  
 Utility Facility  
 Vehicle Service

**B) *H-WBD Historic Waterfront Business District.***

The function of this district is to protect the character of the commercial development along the historic waterfront of the Town. This district is also part of the Town’s Historic Overlay District and may be subject to additional requirements found within the “*Design Guidelines for the Beaufort Historic District & Landmarks.*”

1) Minimum Lot Size.

All lots in the H-WBD shall be a minimum of three thousand square feet (3,000 ft<sup>2</sup>).

2) Minimum Lot Width.

No minimum lot width is required in the H-WBD district 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.

**Table 9-4 Interior 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>
H-WBD	0 feet	0 feet	0 feet	35 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.

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Antenna Co-Location on Existing Tower</li> <li>Bed &amp; Breakfast</li> <li>Club, Lodge, or Hall</li> <li>Commercial Indoor Recreation Facility</li> <li>Community Garden</li> <li>Concealed (Stealth) Antennae &amp; Towers</li> <li>Day Care Center</li> <li>Dock</li> <li>Financial Institutions</li> <li>Government/Non-Profit Owned/Operated Facilities &amp; Services</li> <li>Library</li> <li>Mixed Use</li> </ul> | <ul style="list-style-type: none"> <li>Moped/Golf Cart Sales, Rentals</li> <li>Mortuary/Funeral Home/Crematorium</li> <li>Museum</li> <li>Neighborhood Recreation Center, Public</li> <li>Office: Business, Professional, or Medical</li> <li>Park, Public</li> <li>Parking Lot</li> <li>Parking Structure</li> <li>Personal Service Establishment</li> <li>Pool Hall or Billiard Hall</li> <li>Public Safety Station</li> <li>Public Utility Facility</li> <li>Resource Conservation Area</li> </ul> |
|---|---|

Restaurant with Indoor Operation  
Retail Store  
Tavern/Bar/Pub with Indoor  
Operation

Temporary Construction Trailer  
Theater, Small  
Transportation Facility  
Utility Minor

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

Aquaculture  
Boat Sales/Rentals  
Commercial Outdoor Amphitheater  
Commercial Waterfront Facility  
Gas/Service Station  
Hotel or Motel  
Marina  
Microbrewery  
**Micro Distillery**  
Other Building-Mounted Antennae &  
Towers

Outdoor Amphitheater, Public  
Preschool  
Restaurant with Outdoor Operation  
Satellite Dish Antenna  
School, K-12  
School, Post-Secondary  
Tavern/Bar/Pub with Outdoor  
Operation  
Theater, Large  
Utility Facility

**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 ft<sup>2</sup>).

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.

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Amusement Establishment</li> <li>Antenna Co-Location on Existing Tower</li> <li>Aquaculture</li> <li>Assisted Living</li> <li>Athletic Field, Public</li> <li>Bed &amp; Breakfast</li> <li>Boat Sales/Rentals</li> <li>Car Wash</li> <li>Club, Lodge, or Hall</li> <li>Commercial Indoor Recreation Facility</li> <li>Community Garden</li> <li>Concealed (Stealth) Antennae &amp; Towers</li> </ul> | <ul style="list-style-type: none"> <li>Convenience Store</li> <li>Day Care Center</li> <li>Dock</li> <li>Dry Boat Storage</li> <li>Financial Institution</li> <li>Government/Non-Profit Owned/Operated Facilities &amp; Services</li> <li>Hospital</li> <li>Hotel or Motel</li> <li>Kennel, Indoor Operation Only</li> <li>Library</li> <li>Liquor Store</li> <li>Moped/Golf Cart Sales/Rentals</li> <li>Mortuary/Funeral Home/Crematorium</li> </ul> |
|---|---|

Motor Vehicle Sales/Rentals  
 Museum  
 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  
**Micro Distillery**

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

**D) *B-W Business Waterfront District.***

The objective of this district shall be to protect the character of the commercial development along the waterfront of the Town.

1) Minimum Lot Size.

All lots in the B-W shall be a minimum of six thousand square feet (6,000 ft<sup>2</sup>).

2) Minimum Lot Width.

All lots in the B-W 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 9-6 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-W	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.

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>Amusement Establishment</li> <li>Antenna Co-Location on Existing Tower</li> <li>Aquaculture</li> <li>Assisted Living</li> <li>Bed &amp; Breakfast</li> <li>Boat Sales/Rentals</li> <li>Car Wash</li> <li>Club, Lodge, or Hall</li> <li>Commercial Indoor Recreation Facility</li> <li>Community Garden</li> <li>Concealed (Stealth) Antennae &amp; Towers</li> <li>Convenience Store</li> <li>Day Care Center</li> <li>Dock</li> <li>Dry Boat Storage</li> <li>Financial Institution</li> </ul> | <ul style="list-style-type: none"> <li>Government/Non-Profit Owned/<br/>Operated Facilities &amp; Services</li> <li>Hospital</li> <li>Hotel or Motel</li> <li>Kennel, Indoor Operation Only</li> <li>Library</li> <li>Liquor Store</li> <li>Mortuary/Funeral Home/Crematorium</li> <li>Motor Vehicle Sales/Rentals</li> <li>Museum</li> <li>Neighborhood Recreation Center, Public</li> <li>Nursing Home</li> <li>Office, Business, Professional, or<br/>Medical</li> <li>Other Building-Mounted Antennae &amp;<br/>Towers</li> </ul> |
|--|---|

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 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  
 Athletic Field, Public  
 Commercial Outdoor Amphitheater  
 Commercial Outdoor Recreation Facility  
 Commercial Waterfront Facility  
 Gas/Service Station  
 Golf Driving Range  
 Hazardous Material  
 Kennels, Outdoor Operation  
 Manufacturing, Light  
 Marina  
 Microbrewery  
**Micro Distillery**  
 Mini-Storage

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

E) ***L-I Light Industrial District.***

This district is established to provide for the industries and for certain commercial establishments which in their normal operations have little or no adverse effect upon adjoining properties.

1) **Minimum Lot Size.**

All lots in the L-I district shall be a minimum of eight thousand square feet (8,000 ft<sup>2</sup>).

2) **Minimum Lot Width.**

All lots in the L-I district shall have a minimum lot width of eighty feet (80') 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 9-7 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>
L-I	20 feet	20 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.**

- |  |  |
|--|--|
| Antenna Co-Location on Existing Tower                      | Heavy Equipment Sale/Rentals               |
| Aquaculture  | Heavy Vehicle Repair                       |
| Athletic Field, Public                                     | Kennel, Indoor Operation Only              |
| Boat Sale/Rentals  | Kennel, Indoor/Outdoor Operation           |
| Car Wash   | Manufacturing, Light                       |
| Club, Lodge, or Hall                                       | Mini-Storage                               |
| Community Garden   | Motor Vehicle Sale/Rentals                 |
| Concealed (Stealth) Antennae & Towers                      | Neighborhood Recreation Center, Public     |
| Dock   | Office: Business, Professional, or Medical |
| Dry Boat Storage   | Other Building Mounted Antennae & Towers   |
| Farming, General   | Outdoor Retail Display/Sales               |
| General Industrial Service                                 | Outdoor Storage                            |
| Government/Non-Profit Owned/Operated Facilities & Services | Park, Public                               |

Parking Lot  
 Parking Structure  
 Personal Service Establishment  
 Public Safety Station  
 Public Utility Facility  
 Religious Institution  
 Resource Conservation Area  
 Satellite Dish Antenna  
 Signs, Commercial Free-Standing

Temporary Construction Trailer  
 Towing & Vehicle Service  
 Transportation Facility  
 Utility Minor  
 Vehicle Charging Station  
 Vehicle Service  
 Warehousing and Distribution  
 Establishment  
 Wholesale Establishment

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

Adult Entertainment  
 Adult-Oriented Retail Establishment  
 Commercial Indoor Recreation Facility  
 Commercial Outdoor Amphitheater  
 Commercial Waterfront Facility  
 Commercial, Outdoor Recreation  
 Facility  
 Gas/Service Station  
 Golf Driving Range  
 Marina  
 Microbrewery

**Micro Distillery**  
 Mixed Use  
 Other Freestanding Towers  
 School, Post-Secondary  
 Tavern/Bar/Pub with Indoor Operation  
 Tavern/Bar/Pub with Outdoor  
 Operation  
 Theater, Large  
 Theater, Small  
 Utility Facility

Land Development Ordinance Uses		H-BD	H-WBD	B-1	B-W	L-1	I-W
Agricultural	Agritourism						
	Aquaculture		S	P	P	P	P
	Farming, General					P	P
	Forestry						
	Produce Stand/Farmers' Market	S		P	P		
<b>Commercial Uses</b>							
Animal Services	Kennel, Indoor Operation Only			P	P	P	P
	Kennel, Indoor/Outdoor Operation			S	S	P	P
Assembly	Club, Lodge, or Hall	P	P	P	P	P	P
Financial Institutions	Financial Institution	P	P	P	P		
Food and Beverage Services	Microbrewery, <b>Micro Distillery</b>	S	S	S	S	S	
	Restaurant, with Drive-Thru Service			P	S		
	Restaurant, with Indoor Operation	P	P	P	P		
	Restaurant, with Outdoor Operation	S	S	S	S		
	Tavern/Bar/Pub with Indoor Operation	P	P	P	P	S	S
	Tavern/Bar/Pub with Outdoor Operation	S	S	S	S	S	S
Offices	Office: Business, Professional, or Medical	P	P	P	P	P	P
	Office: Small Business						
Public Accommodations	Bed & Breakfast	P	P	P	P		
	Hotel or Motel	P	S	P	P		
Indoor Recreation & Entertainment, Privately Owned	Adult Entertainment					S	S
	Amusement Establishment			P	P		
	Commercial Indoor Recreation Facility	P	P	P	P	S	
	Neighborhood Recreation Center Indoor/Outdoor, Private						
	Pool Hall or Billiard Hall	P	P	P	P		
	Theater, Large	S	S	S	S	S	S
	Theater, Small	P	P	P	P	S	S
Outdoor Recreation & Entertainment, Privately Owned	Athletic Field, Private						
	Commercial Outdoor Amphitheater	S	S	S	S	S	S
	Commercial, Outdoor Recreation Facility			S	S	S	S
	Golf Course, Privately-Owned						
	Golf Driving Range			S	S	S	S
	Motor Vehicle Raceway						
Retail Sales and Services	Adult-Oriented Retail Establishment			S	S	S	S
	Convenience Store			P	P		
	Mortuary/Funeral Home/ Crematorium	P	P	P	P		
	Liquor Store			P	P		
	Personal Service Establishment	P	P	P	P	P	P
	Retail Store	P	P	P	P		

**DRAFT ORDINANCE 18-0**

AN ORDINANCE TO MODIFY THE Town of Beaufort *Land Development Ordinance (LDO)*, specifically Section 4 (Definitions) & Section 9 A-E Special Uses

WHEREAS, the Beaufort Land Development Ordinance contains regulations which establish the development of land within the Town of Beaufort and it's Extraterritorial Jurisdiction; and

WHEREAS, the Beaufort Planning Board has reviewed these ordinance text amendments and unanimously recommended its adoption; and

WHEREAS, the Board of Commissioners determines that the public interest will be served by adopting the following text amendments to modify text as it relates to these items.

NOW THEREFORE be it ordained by the Board of Commissioners of the Town of Beaufort as follows:

The Town of Beaufort LDO is amended as follows:

## SECTION 4 Definitions

---

### M

**Main Building.** The principal building or other structure on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. *Main Building* and *Principal Building* are synonymous terms.

**Manual for Design and Construction of Streets, Water, and Wastewater Systems for the Town of Beaufort.** A document used to implement the standards adopted by the BOC for streets, water systems, and wastewater systems. This document is cited throughout this Ordinance and may be amended from time to time. A copy of this document may be found at Town Hall or at the Town's Public Works Department.

**Manufactured Home.** As defined in N.C.G.S. 105-164(3), a structure which is designed to be used as a dwelling and is manufactured in accordance with the specifications for manufactured homes issued by HUD. The term "mobile home" is now considered the same as a *Manufactured Home*.

**Manufactured Home Park.** A parcel of land on which two or more manufactured homes are located.

**Marina.** *Marinas* are defined as any publicly or privately owned dock, basin, or wet boat storage facility constructed to accommodate more than ten boats and providing any of the following services: permanent or transient docking spaces, dry storage, fueling facilities, haul-out facilities, and repair service.

**Map, Base.** A map showing the important natural and man-made features of an area.

**Market Value of Real Property.** The building value, excluding the land (as agreed to between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal, replacement cost depreciated by age of the building (actual cash value), or adjusted assessed values.

**Materialman's Lien.** A type of lien which gives a security interest in property to someone who supplies materials used during work performed on a property.

**Mean Elevation.** The average height to which something is elevated above sea level.

**Medical Office.** See *OFFICE: MEDICAL*.

**Messaging Board.** See *SIGNS*.

**Metes and Bounds.** A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker, the corner of intersecting streets, or, in rural areas, a tree or other permanent feature.

**Microbrewery.** A brewery which produces less than 15,000 barrels of beer per year with seventy-five percent (75%) or more of its beer sold off-site.

**Micro Distillery - A distillery that (i) sells, to consumers at the distillery, to exporters, to local boards, and to private or public agencies or establishments of other states or nations, fewer than 10,000 proof gallons of in-house brand spirituous liquors distilled and manufactured by it at the permit holder's distillery per year, and (ii) that is either the holder of a distillery permit pursuant to G.S. 18B-1105 or is a business located outside the State that is licensed or permitted to Senate PCS 290 Page 2 manufacture spirituous liquor in the jurisdiction where the business is located and whose products are lawfully sold in this State.**

**Minimum Building Line.** A line located at a minimum horizontal distance from the right-of-way line of a street or road parallel thereto, between which and the right-of-way line, no building or parts of buildings may be erected, altered, or maintained except as otherwise provided herein. The building line is to be located at a point where the lot meets the minimum width required by the zoning regulations.

**Mini-Storage.** A building consisting of individual, small, self-contained units which are leased or owned to hold storage of business and/or household materials or goods.

**Minor Works.** Proposed building and/or site changes which have no discernible impact on the special character of the building, site, and historic district as deemed by the BHPC guidelines. These *Minor Works* items require submittal of a completed COA application but do not require review by the BHPC. Instead a review is completed by the Town's Planning and Inspections Department for consistency with the BHPC guidelines.

**Mixed Use (as a Use).** A single structure with the above floors used for residential or office use and the ground floor for retail/commercial or service uses.

**Mixed Use (Zoning).** Zoning which permits a combination of usually separated uses within a single development.

**Mobile Home.** See *MANUFACTURED HOME*.

**Moratorium.** A temporary halting or to sever restrictions on specified development activities.

**Mortuaries/Funeral Homes/Crematoriums.** The provision of services including preparing human remains for burial and arranging and managing funerals. This use does not include cemeteries or graveyards.

**Multi-Family Dwelling.** See *DWELLING, MULTI-FAMILY*.

**Multi-Use Pathways.** See *BICYCLE/BIKE PATH*.

## SECTION 9 Nonresidential Zoning Districts

### B) *H-BD Historic Business District.*

The intent of this district is to allow land and structures which provide personal services, retailing, and business services compatible with the district’s historic character. This district should be limited to the Town's Historic Overlay District and may be subject to additional requirements found within the “*Design Guidelines for the Beaufort Historic District & Landmarks.*” Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

3) Minimum Lot Size.

The H-BD district will not have a minimum lot size.

4) Minimum Lot Width.

No minimum lot width is required in the H-BD district 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 9-1 Interior Lot Requirements for Residential Use**

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
H-BD	25 feet	30 feet	8/0* feet	35 feet

\*0’ if it connects to a common wall.

**Table 9-2 Corner Lot Requirements for Residential Use**

<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>
H-BD	25 feet	25 feet	30 feet	8 feet	35 feet

**Table 9-3 Corner Lot and Interior Lot Requirements for Commercial Use**

<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>
H-BD	0 feet	0 feet	0 feet	0 feet	35 feet

5) 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.

10) Permitted Uses.

Antenna Co-Location on Existing Tower	Neighborhood Recreation Center, Public
Bed & Breakfast	Office: Business, Professional, or Medical
Boat Sales/Rentals	Park, Public
Club, Lodge, or Hall	Parking Lot
Commercial Indoor Recreation Facility	Parking Structure
Community Garden	Personal Service Establishment
Concealed (Stealth) Antennae & Towers	Pool Hall or Billiard Hall
Day Care Center	Public Safety Station
Dock	Public Utility Facility
Dwelling, Single-Family	Resource Conservation Area
Financial Institution	Restaurant with Indoor Operation
Government/Non-Profit Owned/Operated Facilities & Services	Retail Store
Hospital	Shed
Hotel or Motel	Swimming Pool (Personal Use)
Library	Signs, Commercial Free-Standing
Mixed Use	Tavern/Bar/Pub with Indoor Operation
Moped /Golf Cart Sales, Rentals	Temporary Construction Trailer
Mortuary/Funeral Home/ Crematorium	Theater, Small
Museum	Transportation Facility
	Utility Minor

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

Commercial Outdoor Amphitheater	Preschool
Commercial Waterfront Facility	Produce Stand/Farmers' Market
Convenience Store	Restaurant with Outdoor Operation
Gas/Service Station	Satellite Dish Antenna
Golf Driving Range	School, K-12
Marina	School, Post-Secondary
Microbrewery	Tavern/Bar/Pub with Outdoor Operation
<b>Micro Distillery</b>	Theater, Large
Other Building-Mounted Antennae & Towers	Utility Facility
Other Freestanding Towers	Vehicle Service
Outdoor Amphitheater, Public	

C) ***H-WBD Historic Waterfront Business District.***

The function of this district is to protect the character of the commercial development along the historic waterfront of the Town. This district is also part of the Town’s Historic Overlay District and may be subject to additional requirements found within the “*Design Guidelines for the Beaufort Historic District & Landmarks.*”

5) Minimum Lot Size.

All lots in the H-WBD shall be a minimum of three thousand square feet (3,000 ft<sup>2</sup>).

6) Minimum Lot Width.

No minimum lot width is required in the H-WBD district at the minimum building line.

7) 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.

**Table 9-4 Interior 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>
H-WBD	0 feet	0 feet	0 feet	35 feet

8) 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.

7) Permitted Uses.

- |  |  |
|--|--|
| Antenna Co-Location on Existing Tower                      | Moped/Golf Cart Sales, Rentals             |
| Bed & Breakfast  | Mortuary/Funeral                           |
| Club, Lodge, or Hall                                       | Home/Crematorium                           |
| Commercial Indoor Recreation Facility                      | Museum                                     |
| Community Garden   | Neighborhood Recreation Center, Public     |
| Concealed (Stealth) Antennae & Towers                      | Office: Business, Professional, or Medical |
| Day Care Center  | Park, Public                               |
| Dock   | Parking Lot                                |
| Financial Institutions                                     | Parking Structure                          |
| Government/Non-Profit Owned/Operated Facilities & Services | Personal Service Establishment             |
| Library  | Pool Hall or Billiard Hall                 |
| Mixed Use  | Public Safety Station                      |
|  | Public Utility Facility                    |
|  | Resource Conservation Area                 |

Restaurant with Indoor Operation  
Retail Store  
Tavern/Bar/Pub with Indoor  
Operation

Temporary Construction Trailer  
Theater, Small  
Transportation Facility  
Utility Minor

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

Aquaculture  
Boat Sales/Rentals  
Commercial Outdoor Amphitheater  
Commercial Waterfront Facility  
Gas/Service Station  
Hotel or Motel  
Marina  
Microbrewery  
**Micro Distillery**  
Other Building-Mounted Antennae &  
Towers

Outdoor Amphitheater, Public  
Preschool  
Restaurant with Outdoor Operation  
Satellite Dish Antenna  
School, K-12  
School, Post-Secondary  
Tavern/Bar/Pub with Outdoor  
Operation  
Theater, Large  
Utility Facility

**D) 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.

5) Minimum Lot Size.

All lots in the B-1 district shall be a minimum of five thousand square feet (5,000 ft<sup>2</sup>).

6) 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.

7) 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

8) 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.

6) Permitted Uses.

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

Motor Vehicle Sales/Rentals  
Museum  
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

7) 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  
**Micro Distillery**

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

F) ***B-W Business Waterfront District.***

The objective of this district shall be to protect the character of the commercial development along the waterfront of the Town.

3) Minimum Lot Size.

All lots in the B-W shall be a minimum of six thousand square feet (6,000 ft<sup>2</sup>).

4) Minimum Lot Width.

All lots in the B-W district shall have a minimum lot width of sixty feet (60') 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 9-6 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-W	30 feet	15 feet	15 feet	40 feet

5) 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.

7) Permitted Uses.

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

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 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

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

Adult-Oriented Retail Establishment  
Athletic Field, Public  
Commercial Outdoor Amphitheater  
Commercial Outdoor Recreation Facility  
Commercial Waterfront Facility  
Gas/Service Station  
Golf Driving Range  
Hazardous Material  
Kennels, Outdoor Operation  
Manufacturing, Light  
Marina  
Microbrewery  
**Micro Distillery**  
Mini-Storage

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

**G) *L-I Light Industrial District.***

This district is established to provide for the industries and for certain commercial establishments which in their normal operations have little or no adverse effect upon adjoining properties.

3) Minimum Lot Size.

All lots in the L-I district shall be a minimum of eight thousand square feet (8,000 ft<sup>2</sup>).

4) Minimum Lot Width.

All lots in the L-I 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 9-7 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>
L-I	20 feet	20 feet	15 feet	40 feet

5) 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.

7) Permitted Uses.

- |  |  |
|--|--|
| Antenna Co-Location on Existing Tower                      | Heavy Equipment Sale/Rentals               |
| Aquaculture  | Heavy Vehicle Repair                       |
| Athletic Field, Public                                     | Kennel, Indoor Operation Only              |
| Boat Sale/Rentals  | Kennel, Indoor/Outdoor Operation           |
| Car Wash   | Manufacturing, Light                       |
| Club, Lodge, or Hall                                       | Mini-Storage                               |
| Community Garden   | Motor Vehicle Sale/Rentals                 |
| Concealed (Stealth) Antennae & Towers                      | Neighborhood Recreation Center, Public     |
| Dock   | Office: Business, Professional, or Medical |
| Dry Boat Storage   | Other Building Mounted Antennae & Towers   |
| Farming, General   | Outdoor Retail Display/Sales               |
| General Industrial Service                                 | Outdoor Storage                            |
| Government/Non-Profit Owned/Operated Facilities & Services | Park, Public                               |

Parking Lot	Temporary Construction Trailer
Parking Structure	Towing & Vehicle Service
Personal Service Establishment	Transportation Facility
Public Safety Station	Utility Minor
Public Utility Facility	Vehicle Charging Station
Religious Institution	Vehicle Service
Resource Conservation Area	Warehousing and Distribution
Satellite Dish Antenna	Establishment
Signs, Commercial Free-Standing	Wholesale Establishment

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

Adult Entertainment	<b>Micro Distillery</b>
Adult-Oriented Retail Establishment	Mixed Use
Commercial Indoor Recreation Facility	Other Freestanding Towers
Commercial Outdoor Amphitheater	School, Post-Secondary
Commercial Waterfront Facility	Tavern/Bar/Pub with Indoor Operation
Commercial, Outdoor Recreation Facility	Tavern/Bar/Pub with Outdoor Operation
Gas/Service Station	Theater, Large
Golf Driving Range	Theater, Small
Marina	Utility Facility
Microbrewery	

Land Development Ordinance Uses		H-BD	H-WBD	B-I	B-W	L-I	I-W
<b>Agricultural</b>	Agritourism						
	Aquaculture		S	P	P	P	P
	Farming, General					P	P
	Forestry						
	Produce Stand/Farmers' Market	S		P	P		
<b>Commercial Uses</b>							
<b>Animal Services</b>	Kennel, Indoor Operation Only			P	P	P	P
	Kennel, Indoor/Outdoor Operation			S	S	P	P
<b>Assembly</b>	Club, Lodge, or Hall	P	P	P	P	P	P
<b>Financial Institutions</b>	Financial Institution	P	P	P	P		
<b>Food and Beverage Services</b>	Microbrewery, <b>Micro Distillery</b>	S	S	S	S	S	
	Restaurant, with Drive-Thru Service			P	S		
	Restaurant, with Indoor Operation	P	P	P	P		
	Restaurant, with Outdoor Operation	S	S	S	S		
	Tavern/Bar/Pub with Indoor Operation	P	P	P	P	S	S
	Tavern/Bar/Pub with Outdoor Operation	S	S	S	S	S	S
<b>Offices</b>	Office: Business, Professional, or Medical	P	P	P	P	P	P
	Office: Small Business						
<b>Public Accommodations</b>	Bed & Breakfast	P	P	P	P		
	Hotel or Motel	P	S	P	P		
<b>Indoor Recreation &amp; Entertainment, Privately Owned</b>	Adult Entertainment					S	S
	Amusement Establishment			P	P		
	Commercial Indoor Recreation Facility	P	P	P	P	S	
	Neighborhood Recreation Center Indoor/Outdoor, Private						
	Pool Hall or Billiard Hall	P	P	P	P		
	Theater, Large	S	S	S	S	S	S
	Theater, Small	P	P	P	P	S	S
<b>Outdoor Recreation &amp; Entertainment, Privately Owned</b>	Athletic Field, Private						
	Commercial Outdoor Amphitheater	S	S	S	S	S	S
	Commercial, Outdoor Recreation Facility			S	S	S	S
	Golf Course, Privately-Owned						
	Golf Driving Range			S	S	S	S
	Motor Vehicle Raceway						
<b>Retail Sales and Services</b>	Adult-Oriented Retail Establishment			S	S	S	S
	Convenience Store			P	P		
	Mortuary/Funeral Home/ Crematorium	P	P	P	P		
	Liquor Store			P	P		
	Personal Service Establishment	P	P	P	P	P	P
	Retail Store	P	P	P	P		

Enacted on motion of Commissioner ---- and carried on a vote of \_\_\_\_\_ in favor and 0 against.

This, the <sup>th</sup> day of 2019.

TOWN OF BEAUFORT

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_ 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 Work Session 4:00 PM October 28, 2019 – Town Hall Conference Room

---

**AGENDA CATEGORY:** Items for Discussion and Consideration  
**SUBJECT:** Request to Lower Speed Limit on Turner Street

**BRIEF SUMMARY:**

Recently, requests were received from business owners and residents on Turner Street to lower the speed limit there to 25 mph (see attachments).

Staff recommended lowering the speed limit there to 25 mph last year.

**REQUESTED ACTION:**

Consider request to lower the speed limit on Turner Street to 25 mph.

**EXPECTED LENGTH OF PRESENTATION:**

5 minutes

**SUBMITTED BY:**

John Day, Town Manager

**BUDGET AMENDMENT REQUIRED:**

No

**From:** Marianna Hollinshed  
**Sent:** Monday, October 21, 2019 1:04 PM  
**To:** John Day  
**Subject:** Fwd: Turner Street Speed Limit Reduction & Calming Device Request

Let's discuss this at work session, please. Mh  
Sent from my iPad

Begin forwarded message:

**From:** Inn On Turner <innonturner@gmail.com>  
**Date:** October 21, 2019 at 12:48:51 PM EDT  
**To:** Sharon Harker <s.harker@beaufortnc.org>, Marianna Hollinshed <m.hollinshed@beaufortnc.org>, Charles McDonald <c.mcdonald@beaufortnc.org>, E Newton <e.newton@beaufortnc.org>, Ann Carter <a.carter@beaufortnc.org>, John Hagle <j.hagle@beaufortnc.org>  
**Subject:** Turner Street Speed Limit Reduction & Calming Device Request

Good Day, Jon and I would like to ask you to consider

1. reducing Turner Street Speed Limit to 25mph the entire length of the road
2. calming strips on Turner Street in proximity to the Courthouse at Broad Street and Ann Street.

As we all know speed limits can be assigned but they are not always adhered to: We see DAILY cars flying down Turner Street WELL beyond the 25 mph stated speed limit.

This is a danger to our neighborhood residents as we walk and bike, those visiting our town as they explore unfamiliar streets and those attending court each day at the courthouse. We have numerous church based childcare and pre schools that walk Beaufort's youngest daily crossing Turner Street at numerous corners...none of us should be at risk when there is an easy solution.

Having 25mph for the entire length of Turner Street would ease any confusion for drivers while calming strips would encourage adherence for the safety of all. Implementing both on Turner Street would ease the burden on our police force, provide a safer (and quieter) neighborhood for those of us who live here while not negatively impacting those who utilize Turner Street for business or tourism.

We hope you will consider BOTH a speed limit reduction providing continuity for all drivers of Turner Street AND speed calming devices to encourage adherence.

Thank you for all you do to keep Beaufort "the coolest small town",  
Kim & Jon  
Kim Bell & Jonathan Haas

1.

Owners, Innkeepers & Chefs  
Inn on Turner  
217 Turner Street Beaufort NC 28516  
919.271.6144  
[InnonTurner.com](http://InnonTurner.com)

“Travel and change of place impart new vigor to the mind.” –  
Seneca

**From:** Marianna Hollinshed  
**Sent:** Friday, October 18, 2019 11:40 AM  
**To:** John Day  
**Subject:** Fwd: 25 MPH Speed Limit

FYI

Sent from my iPad

Begin forwarded message:

**From:** Ron <deansmi29@aol.com>  
**Date:** October 18, 2019 at 10:22:11 AM EDT  
**To:** Ann Carter <a.carter@beaufortnc.org>, John Hagle <j.hagle@beaufortnc.org>, Sharon Harker <s.harker@beaufortnc.org>, Marianna Hollinshed <m.hollinshed@beaufortnc.org>, Charles McDonald <c.mcdonald@beaufortnc.org>, E Newton <e.newton@beaufortnc.org>  
**Subject:** 25 MPH Speed Limit

Please reduce speed limit on Turner Street in Beaufort to 25 MPH. I live on corner of Turner Street and Pine Street and people travel at very high speeds on Turner Street, I see it every day, all day long.

Ron

*Honor is a mans gift to himself.*



## 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 4:00 P.M. October 28, 2019 – Town Hall Conference Room

---

**AGENDA CATEGORY:** Items for Discussion & Consideration

**SUBJECT:** Compass Hotel Site Plan Request

**BRIEF SUMMARY:**

The Compass Hotel Site Plan review began in June of 2019. Since then the Town's Technical Review Committee has requested that several corrections, modifications and revisions be made to the plans that now show a proposed 77,632 sq. ft. hotel on 2.80 acres

At their September 30<sup>th</sup> meeting the Planning Board recommended approval with a 3 to 2 vote and also added some conditions and recommendations which are included in the Staff Report with Staff Commentary in ***Italics Bold***.

Also, information on landscaping, screening, stormwater and parking are also included in the staff report as well as a number of attachments that provide relevant information.

**REQUESTED ACTION:**

1. Approval of the Site Plan as shown.
2. Approval of the Site Plan with conditions as recommended by the Planning Board.
3. Approval of the Site Plan with other conditions.
4. Recommend denial of the Site Plan based on specific failures to meet requirements of the LDO

**EXPECTED LENGTH OF PRESENTATION:**

Unknown

**SUBMITTED BY:**

Kyle Garner, AICP, Planning Director

**BUDGET AMENDMENT REQUIRED:**

N/A

October 28, 2019

Mr. John Day  
Town of Beaufort  
701 Front Street  
Beaufort, NC 28516

**VIA E-MAIL**

RE: Site Plan Approval - Proposed Compass Hotel  
Our File No.: 99671.02

Dear John:

I am writing regarding the application of the Town of Beaufort's procedural and parking requirements under the Land Development Ordinance ("LDO"), relative to the proposed Compass Hotel ("Project"). Although this type of communication from attorney to client is typically privileged and not for public dissemination, I understand that this letter will be shared publicly. In turn, this very limited waiver of the attorney client-privilege existing in favor of the Town of Beaufort should not be construed by any third parties as a waiver as to other privileged communications or as to the attorney-client privilege generally.

Preliminarily, please note that my role is not to advocate for or against the Project, or for any particular result. Rather, my professional responsibility is to address specific concerns about the Project with reference to the express provisions of the LDO as it is currently written (and not as some may say the LDO *should* be written), with the added context provided by laws of general applicability to planning issues and knowledge of how North Carolina courts may approach a particular issue of interpretation or application.

Procedurally, of significant to the Project are the following provisions of the LDO:

**Board of Commissioners Review. The plan shall be reviewed by the BOC and shall be approved if all design standards set forth in this section are met.**

**Plan Denial Procedure. If plan approval is denied, the reasons for this action shall be entered in the BOC minutes and communicated to the applicant.**

The foregoing provisions leave little, if any, discretion to deny approval to a project meeting the design standards set forth in the LDO, and also require action to deny approval to set

John Day, Town Manager  
Town of Beaufort  
October 28, 2019  
Page 2

forth specific reasons for the denial, presumably with reference to specific ways in which the project does not meet the LDO's design standards. As for the Project, I do not believe Town of Beaufort staff or those opposed to the Project have identified any specific design standard of the LDO not met by the applicant.

I also note that the LDO allows the Town of Beaufort to impose conditions associated with any final site plan approval, as follows:

**In approving the development, the BOC may specify such conditions as it may deem necessary to execute the intent of the Ordinance and assure maintenance of the conditions in the above findings. Any such conditions shall be entered in the BOC minutes and entered upon the plans, and such conditions shall run with the land, and remain binding to the original applicants, their heirs, successors, and assigns.**

**In the event of failure to comply with an approved site plan or condition related thereto, the plan shall immediately become void and of no effect, following written notice to the applicant and such determination by the BOC at a hearing to review and determine the matter. No further permits for construction or compliance shall be issued and existing permits may be suspended or revoked by the Town Manager or the building inspector.**

These provisions would allow a final approval to be made with a specific set of conditions which must be complied with in perpetuity. Any such conditions should be carefully worded and narrowly tailored, and should be such that determination of future compliance is a relatively simple matter. In other words, any such conditions should be objective, not subjective, and fashioned so that future owners and future Town of Beaufort staff can readily determine compliance.

I would urge extreme caution in adopting at this stage a condition for the Project which would make the Project impossible or impractical. The LDO's language allowing conditions specifically states that conditions should "**execute the intent of the Ordinance.**" Since the Project meets all stated criteria of the LDO, one would be hard pressed to justify a condition which would require something new or more stringent of the Project as being consistent with the LDO's mandate that such conditions should further the "intent" of the LDO.

John Day, Town Manager  
Town of Beaufort  
October 28, 2019  
Page 3

Regarding the LDO's parking requirements, the language of the ordinance does **not** mandate or require that a building or a property with different uses have the maximum number of spaces required for each separate use – a concept I informally term “stacking.” The LDO could support this conclusion, based upon the language regarding parking requirements, **but I must emphasize that the LDO does not mandate that conclusion**, as apparently some individuals have asserted. In fact, the language of the LDO regarding parking requirements does support the conclusion of the Town's planning staff and Planning Board that the Project only needs the number of parking spaces necessary to support the primary use of the Project. Although my inquiries have been limited, I understand that other municipalities requiring “stacking” in fact have express language in their ordinances mandating that result, while the Town of Beaufort has no such requirement.

The LDO's parking requirements do give the Town of Beaufort flexibility and discretion in determining parking requirements, as follows:

**Table 13-1 of this section cannot and does not cover every possible situation which may arise. Therefore, in cases not specifically covered, the permit issuing authority is authorized to determine the parking requirements using the following table as a guide.**

Based upon the foregoing language, the Town of Beaufort would be justified in lowering *or* increasing the parking requirements, provided, as noted above, the exercise of such discretion at this stage does not result in the Project's becoming impossible or impractical. Moreover, any action to increase the proposed number of parking spaces should be supported by sound urban planning justifications – meaning support derived from empirical evidence or objective facts, and not from a general subjective perception that “there isn't enough parking.”

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions whatsoever.

Respectfully,

Arey W. Grady, III

AWGIII/cpf  
29\\SERVER04\lssdocs\00000071\00103983.000.DOCX

# STAFF REPORT



**To:** The Mayor & Board of Commissioners  
**From:** Kyle Garner, AICP, Planning Director  
**Date:** October 21, 2019  
**Project:** Compass Hotel - Site Plan – 103, 113, 115 & 208 Cedar Street and 319 Orange Street

---

**BACKGROUND:** This site currently is the Beaufort Yacht Basin and was once the former Hardee's (103 & 113 Cedar St.) & Shell Station (115 Cedar St.) on the north side and another gas station (208 Cedar) as well as an existing dwelling with an address of 319 Orange Street.

**Location:** 103, 113, 115 & 208 Cedar Street and 319 Orange Street  
**Owners:** Beaufort Partners, LLC  
**Requested Action:** To recommend approval or denial to the Board of Commissioners  
**Existing Zoning:** BW, B-1 & R-8  
**Pin #:** 730617117934000, 730617114760000, 730617115739000, 730617114784000, 730617115739000  
**Size:** 2.80 acres  
**Amount of Open Space:** .62 acres  
**Existing Land Use:** Beaufort Yacht Basin & Marina

**PUBLIC UTILITIES & WORKS:**

**Water:** Town of Beaufort  
**Sanitary Sewer:** Town of Beaufort

**OPTIONS:**

1. Approval of the Site Plan as shown.
2. Approval of the Site Plan with conditions as recommended by the Planning Board.
3. Approval of the Site Plan with other conditions.
4. Recommend denial of the Site Plan based on specific failures to meet requirements of the LDO

**ATTACHMENTS:**

1. Vicinity & Zoning Map
2. Aerial Map
3. Site Plans
4. Landscaping Calculation Sheets
5. Letter from NCDOT Regarding the design
6. State Stormwater permit
7. State Erosion Control Permit

**Planning Board Comments:**

At their September 30<sup>th</sup> meeting the Planning Board discussed and debated the request, asked questions of staff and took comments from the Public. After discussing this matter, a motion was made by Chair Neve (and approved on a 3 to 2 vote) to recommend approval of the site plan for the Hotel to the Town's Board of Commissioners with the following:

- A condition that the NCDOT right-of-way property be conveyed to the hotel property owners; ***The conveyance is to be discussed at the Board of Transportation Meeting the first week of November.***
- A condition that the existing marina on the property be brought up to current LDO sanitary standards; ***The developer of the hotel is looking onto expanding their pump-out service and will give an update at the November Board of Commissioners Meeting***
- A recommendation that the Orange Street driveway be made into an entrance only drive; ***The Board of Commissioners may make this a requirement or not.***
- A recommendation that the lighting on the hotel property and parking lots be shoebox or dark sky lighting fixtures; ***The lighting on the south side of Cedar will still need a Certificate of Appropriateness from the Historic Commission however, the Board of Commissioners may address tis on the northern property which would include the hotel structure.***
- A recommendation that further stormwater impact analysis regarding the surrounding neighborhood be obtained and explore additional stormwater mitigation strategies; ***To address this comment the Town contracted with WK Dickson Stormwater Engineers to review the potential impacts on down-stream properties. These engineers will give a report at the November Board of Commissioners meeting.***
- And a recommendation that the Board of Commissioners look at the marina traffic related to the parking issue and consider the impacts of mixed use and marina. ***The Board of Commissioners may take this under consideration and make this a requirement or not.***

**Staff Comments:**

This hotel project is permitted by right in the existing zoning districts. The site plan has been reviewed and approved by the Town's Technical Review Committee which consist of the Fire, Police, Public Works & Public Utilities Departments as well as the Town Engineer and Planning. Other groups involved include NCDOT, and the State Historic Preservation Office in Raleigh.

- Landscaping - The proposed vegetative plan for both parking areas exceed the requirements of the Land Development Ordinance and the applicant has submitted the required sheets (attached giving the breakdown of those requirements). Also, the current plan shows parking, landscaping and the required 8' grass strip on the south side of Cedar Street within the existing NCDOT Right of Way. However, NCDOT is in the process of transferring 20' of Right of Way to adjacent owners (See Attached Letter and Map from NCDOT Town Engineer, Preston Hunter) which would eliminate

the conflict and make the parking, landscaping and 8’ planting strip conforming once conveyed. The Board of Transportation has the conveyance on their November board meeting

- Stormwater - As part of the design review process Staff encouraged the developer to include pervious pavement in the southern parking area in an effort to mitigate any stormwater impacts on the existing drainage system. The developer did include this suggestion in their plans and is shown as a shaded area and notated as being permeable paving. On October 8<sup>th</sup> the Applicant received their State Stormwater & Erosion Control Permit from the Department of Environmental Quality in Wilmington, NC. Also included, is an infiltration basin on the southern Cedar Street lot which as shown on the plans will include a Type “A” Buffer to include a 6’ high opaque fence and landscaping adjacent to adjacent property owners.
- Parking – A parking table is provided below providing a clearer picture of what is required and provided.

PARKING TABLE	Required Spaces	Provided Spaces
Hotel*	85	93
Marina **	15	15
Public	-	24

\*The requirement for the hotel is 85 spaces (1 space for each room + 5 = 106 – 20% = 85 this is due to the structure being over 25,000 square feet in area and a reduction of 20% required per Section 13-B-4 of the land development ordinance).

\*\*The amount required for the marina is 15 spaces (One space per every 4 slips – this amount was based on the standard the marina was developed under as part of previous Zoning Ordinance, the current ordinance requires 1 space for every 3 slips).

Public Parking (26 spaces) have also been shown on the west side of Orange Street and north side of Cedar Street. This parking is for the general public and can be used by Discovery Diving, Bull’s Prop Shop or those using the future Cedar Street Park.

## SECTION 13 Parking Requirements

### A) *Intent.*

These regulations are intended to provide off-street parking, stacking, and loading facilities in proportion to the need created by each use. These regulations are intended to provide for accommodation vehicles in a functionally and aesthetically satisfactory manner and to minimize external effects on adjacent land uses.

### B) *Number of Parking Spaces Required.*

#### 1) Limitations.

All developments in all zoning districts other than the Historic Business District and the Historic Waterfront Business District (H-BD & H-WBD) shall provide a sufficient number of parking spaces to accommodate the number of vehicles which ordinarily are likely to be attracted to the development in question. For any mixed-use development created after the adoption of this Ordinance who cannot meet the residential off-street parking requirement for their proposed development, the owner/developer shall be required to contribute \$10,000 per parking space needed

into a parking fund which will be used by the Town to acquire property as it becomes available for off-street parking for these residential purposes.

2) Presumptions.

The presumptions established by this section are established in all other zoning districts:

- a) A development must comply with the parking standards set forth in subsection B-4 of this section to satisfy the requirement stated in subsection B-1 of this section; and,
- b) Any development which meets these standards is in compliance. However, Table 13-1 of this section is only intended to establish a presumption of parking demand and should be flexibly administered, as provided in subsection C of this section.

3) Standards.

Standards set forth in Table 13-1 of this section are indicated by the respective land uses associated within the development. When a determination of the number of parking spaces required by this table results in a fractional parking space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one additional parking space.

4) Table of Parking Requirements.

Table 13-1 of this section shall prescribe the number of parking spaces required for the respective uses when the existing or proposed development is less than twenty-five thousand square feet (25,000 ft<sup>2</sup>). For all existing, proposed, or combination thereof of development which is twenty-five thousand square feet (25,000 ft<sup>2</sup>) or more, there shall be a corresponding twenty percent (20%) decrease in the number of parking spaces required for this actual use. Table 13-1 of this section cannot and does not cover every possible situation which may arise. Therefore, in cases not specifically covered, the permit issuing authority is authorized to determine the parking requirements using the following table as a guide.

G) *Joint Use of Required Parking Spaces.*

- 1) One parking area may contain required spaces for several different uses however, except as otherwise provided in this section, the required spaces allocated for one use may not be credited to any other use.
- 2) To the extent developments wish to make joint use of the same parking spaces and who operate at different times of the day or week, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building Monday through Friday during regular business hours but is generally ninety percent (90%) vacant on weekends and another development which operates primarily on the weekends would use the business parking lot the secondary development could be credited with the ninety percent (90%) of the spaces on such lot for weekend use. Or if a place of worship's parking lot is generally occupied at fifty percent (50%) or less capacity only on days other than the days of worship, another development could make use of the unused fifty percent (50%) of the lots spaces of the place of worship on days other than those used as days of worship.

# Overhead Map for Compass Hotel - 208 Cedar Street



2.

116

**APPENDIX B Vehicle Accommodation Area (VAA) Calculations**

**VAA Calculations.**

1) **Required Landscaping Area of VAAs.**

The following is an elementary formula for determining the number of shade trees required in and around parking lots in order to presumptively satisfy the landscaping requirements of this section.

**Table B-1 VAA Landscaping Calculations**

1. Including parking spaces, driveways, loading areas, parking isles, and other circulation areas and not including building area or any area which will remain completely undeveloped, calculate square footage of the VAA.	53,906 sq. ft.
2. Required landscaping percentage.	12%
3. For required landscaping area, multiply line 1 by line 2.	6,469 sq. ft.
4. Interior landscaping percentage.	50 %
5. For the required landscaping in the interior of the VAA, multiply line 3 and line 4.	3,234 sq. ft.
6. Existing landscaping area, if any, to be retained in and around the VAA.	N/A sq. ft.
7. Subtract line 3 from line 6. This is the landscape area required.	N/A sq. ft.

2) **Impervious Surface Ratio (ISR).**

The ISR is a measure of the amount of impervious surface relative to the total development area.

**Table B-2 ISR Calculations**

8. Total amount of impervious surface area on the lot including building area, parking spaces, driveways, loading areas, parking aisles, and other circulation areas and not including any area which will remain completely undeveloped.	73,194 sq. ft.
9. Total development impact area (do not include areas in wetlands or flood plains)	61,802 sq. ft.
10. For Impervious Surface Ratio (ISR), divide line 1 by line 2:	0.84 %
11. Including parking spaces, driveways, loading areas, parking aisles, and other circulation areas and not including building area or any area which will remain completely undeveloped, calculate the square footage of the VAA.	53,906 sq. ft.

3) **Impervious Surface Intensity (ISI).**

The ISI categorizes intensity based upon the ISR.

**Table B-3 ISI Categories**

<i>Impervious Surface Ratio (ISR)</i>	<i>Impervious Surface Intensity (ISI)</i>
0.86 - 1.0%	High
0.70 - 0.85%	Moderately High
0.41 - 0.69%	Moderate
0.40% and below	Low

4) Required VAA Landscaping Calculations.

The following calculations determine required tree and shrub landscaping.

**Table B-4 Required VAA Landscaping Calculations**

12. Deciduous trees needed (use ISR from line 11 above to determine ISI ratio): For <b>High ISR</b> , enter 0.0003: For <b>Moderately High ISR</b> , enter 0.00025: For <b>Moderate ISR</b> , enter 0.00020: For <b>Low ISR</b> , enter 0.00016:	<u>13</u> Trees
13. Shrubs needed (use ISR from line 11 above to determine ISI ratio): For <b>High ISR</b> , enter 0.0030: For <b>Moderately High ISR</b> , enter 0.0020: For <b>Moderate ISR</b> , enter 0.0010: For <b>Low ISR</b> , enter 0.0003:	<u>108</u> Shrubs
14. Is the amount of parking more than what is prescribed in section 13	If <u>YES</u> go to line 15      If NO stop here.
15. For extra trees required, multiply line 12 by 0.05:	<u>1</u> Trees
16. For extra shrubs required, multiply line 13 by 0.05:	<u>5</u> Shrubs
17. Subtotal (deciduous trees) add line 12 & line 15:	<u>14</u> Trees
18. Subtotal (shrubs) add line 13 & line 16:	<u>113</u> Shrubs
<b>Exceptions to Landscaping.</b> Check all boxes which apply in lines 19-22.	
19. A minimum of 30% of the parking is provided in the side or rear of the building.	✓
20. VAAs are distinctly divided into smaller units (each less than 25,000 ft. <sup>2</sup> ).	✓
21. Storm water detention pond is incorporated with the landscaping elements.	N/A
22. A minimum of 20% of the total VAAs are paved using paving grids.	N/A
23. Total number of boxes checked in lines 19 through 22:	<u>2</u>
24. Reduction multiplier: Multiply line 23 by 0.05 (5% reduction in required landscaping)	<u>0.1</u> %
<b>Additional Exemptions.</b> Check all boxes which apply in lines 25-27.	
25. Street trees planted at a rate of 1 per 30' of street.	N/A
26. Evergreen shrubs screen VAAs from adjacent lots and street rights-of-way.	N/A
27. Adequate provisions have been made for pedestrian and bike traffic by installing walkways, bikeways, bicycle parking, and other similar facilities within the VAAs.	N/A
28. Total number of boxes checked in lines 25 – 27:	<u>0</u>
29. Reduction in landscaping : Multiply line 28 by 0.1 (10% reduction in required landscaping)	<u>0</u> %

30. Total Exemptions – add line 24 & line 29:		<u>0.1%</u>
<b>Reduction in Landscaping.</b>		
31. For the reduction in the number of deciduous trees required, multiply line 17 and line 30:		<u>1.4</u> Trees
32. For the reduction in the number of shrubs required, multiply line 18 and line 30:		<u>11.3</u> Shrubs
<b>TOTAL LANDSCAPING REQUIRED</b>		
33. Deciduous Trees: Subtract line 31 from line 17:		<u>13</u> Trees
34. Shrubs: Subtract line 32 from line 18:		<u>102</u> Shrubs

When the determination of the number of trees and shrubs required by this table results in a total of a fractional tree or shrub, any fraction up to and including one-half should be rounded down; any fraction in excess of one-half shall be counted as one additional tree or shrub.



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2019-ASO-26596-OE

2.

Issued Date: 10/30/2019

Mr. Joseph Thomas  
 Beaufort Partners, LLC  
 P.O. Box 14165  
 New Bern, NC 28561

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Compass Margaritaville Hotels & Resorts  
 Location: Beaufort, NC  
 Latitude: 34-43-20.00N NAD 83  
 Longitude: 76-39-50.00W  
 Heights: 10 feet site elevation (SE)  
 40 feet above ground level (AGL)  
 50 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/30/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application

2.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

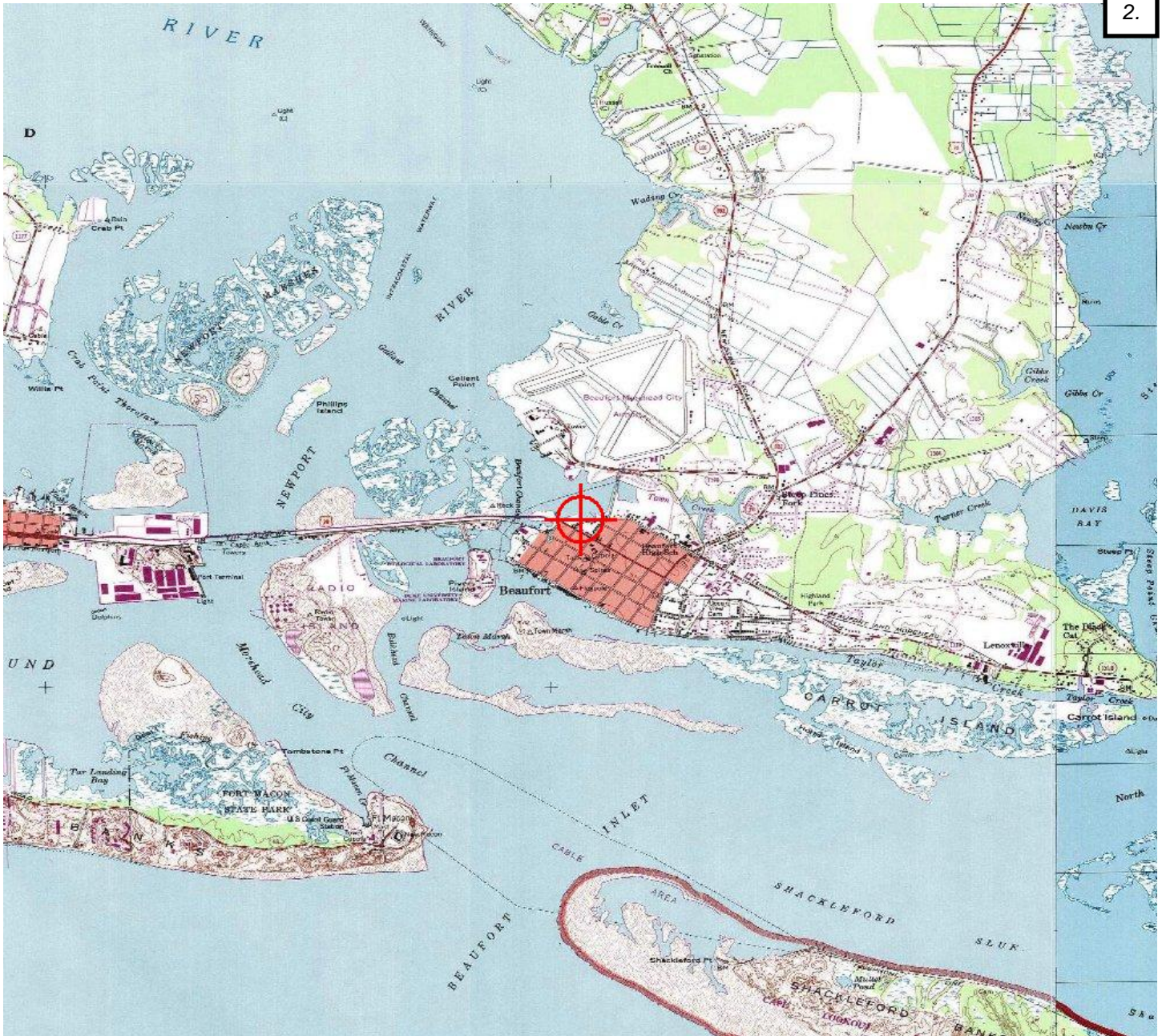
If we can be of further assistance, please contact our office at (202) 267-0105, or [j.garver@faa.gov](mailto:j.garver@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-ASO-26596-OE.

**Signature Control No: 415771495-421330690**

( DNE )

Jay Garver  
Specialist

Attachment(s)  
Map(s)





STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

September 3, 2019

Town of Beaufort  
Attention: John Day  
701 Front St.  
Beaufort, NC 28516

Mr. Day,

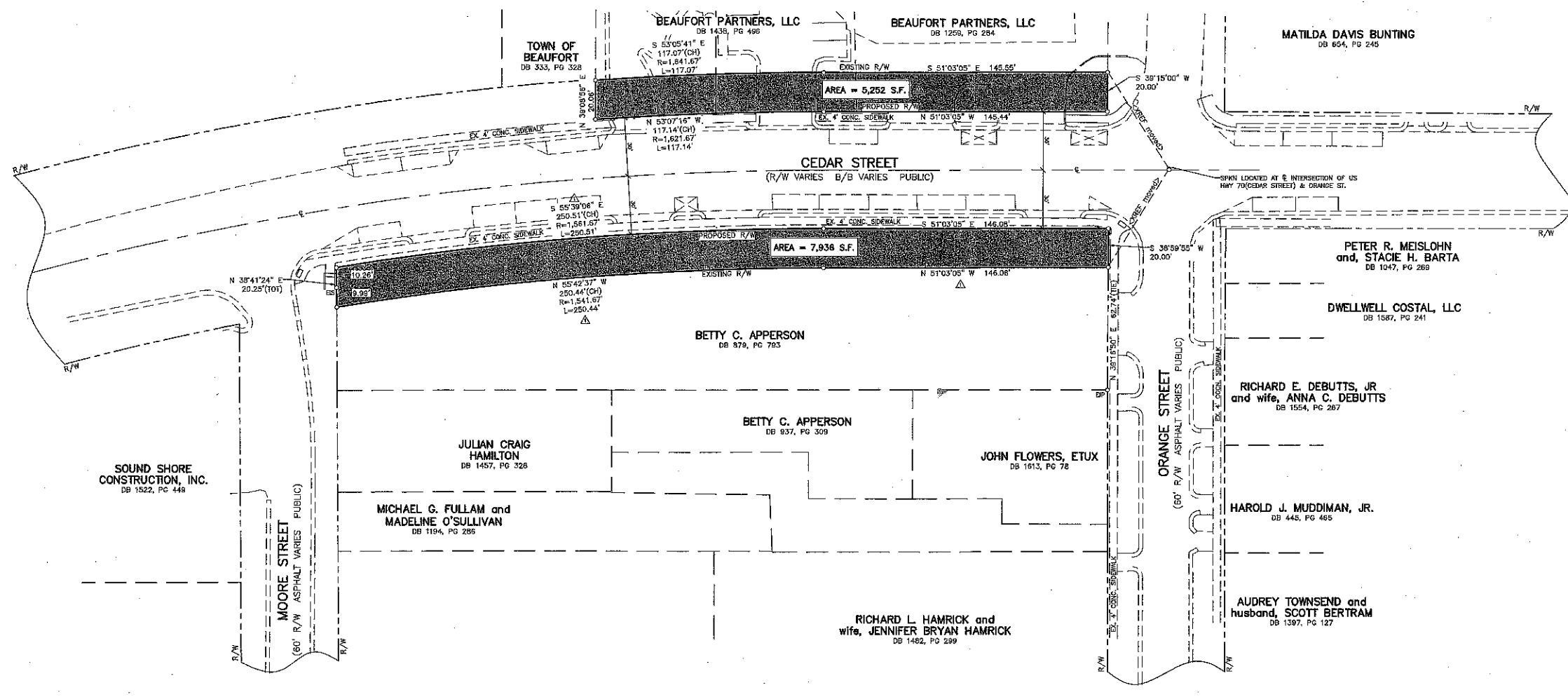
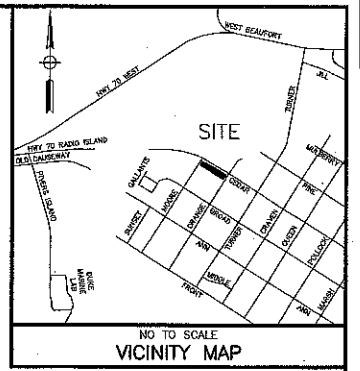
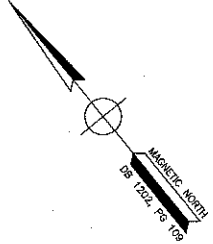
This is to follow up on our conversation regarding the right of way along Cedar Street between Orange Street and Moore Street. We have received requests from the adjoining property owners to reduce our current right of way width from 100' to 60'. After reviewing this request, the Department is moving forward with disposing of the additional 20' of right of way on either side of the road in front of the Betty C. Apperson Property and Beaufort Partners LLC. With the construction of the new Gallant's Channel Bridge project, the US 70 designation was moved to the new roadway and Cedar Street is now designated as SR 1493. After looking at both the current and future use of the roadway in this area, we do not anticipate the need for the additional right of way beyond 60'. I have attached a map provided by the requesting parties designating the proposed disposal.

As with any right of way disposal, we must carry this request to our Right of Way Disposal Committee for review and concurrence. This should take place during the month of November.

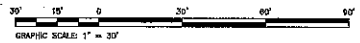
If you need any additional information, please contact my office.

Sincerely

Preston Hunter, P.E.  
Division Engineer



△ REVISED: 08-21-19 (NCDOT COMMENTS)(NRW)  
 REVISED EXISTING RIGHT-OF-WAY  
 SHOWED ADDITIONAL AREA TO BE CONVEYED



SHEET 1 OF 1  
 RIGHT-OF-WAY CONVEYANCE MAP PIN #730817115739000

**CEDAR STREET RIGHT-OF-WAY**

REFERENCE: DEED BOOK 879, PAGE 793, DEED BOOK 1438, PAGE 498 & DEED BOOK 1259, PAGE 284 OF THE CARTERET COUNTY REGISTER OF DEEDS  
**BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.**

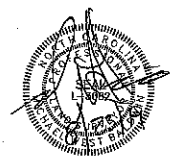
OWNER: BEAUFORT PARTNERS, LLC ADDRESS: P.O. BOX 14165 NEW BERN, NC 28561 PHONE: (252) 635-7476	OWNER: BETTY C. APPERSON ADDRESS: P.O. BOX 625 LORANGE, NC 28551 PHONE: (252) 359-0592
---	---

**Baldwin Design Consultants, PA**  
 ENGINEERING - SURVEYING - PLANNING  
 1700-D EAST ARDENWAY BOLLINGWOOD GREENVILLE, NC 27659 252.756.1380

SURVEYED: MRB	APPROVED: MRB
DRAWN: NRW	DATE: 08/05/19
CHECKED: MRB	SCALE: 1" = 30'

**CLOSURE CHECK BOUNDARY**

CHECKED: NRW	DATE: 08/05/19
--------------	----------------



- GENERAL NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  - A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE CARTERET COUNTY FIRM 37207306004, DATED JULY 16, 2003. BFE = 6.0' (NAVD 88), 7.04' (NOVD 1929).
  - REFERENCE: DEED BOOK 879, PAGE 793 OF THE CARTERET COUNTY REGISTER OF DEEDS.
  - ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NOVD 1929).

- LEGEND**
- R/W = RIGHT-OF-WAY
  - MBL = MINIMUM BUILDING LINE
  - EIP = EXISTING IRON PIPE
  - EIS = EXISTING IRON STAKE
  - EPKN = EXISTING PARKER KALON NAIL
  - SPKN = SET PARKER KALON NAIL
  - SMN = SET MAG NAIL
  - CL = CENTERLINE
  - TOT = TOTAL
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - EMN = EXISTING MAG NAIL
  - B/B = BACK OF CURB TO BACK OF CURB
  - X- = NOT TO SCALE

Call 72 Hours Before You Dig!  
 1-800-632-4949

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHOWING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

X:\DRAWINGS\07-180 Beaufort Yeark Ches\0718-2017\BARRICADES\19-H CONVEYANCES MAP.dwg Pk, Aug 23, 2019, 10:00am RWELLS



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

November 14, 2019

Town of Beaufort  
Attention: John Day  
701 Front St.  
Beaufort, NC 28516

SUBJECT: Right of Way Disposal for Betty Apperson and Beaufort Partners, LLC on Cedar Street

Mr. Day,

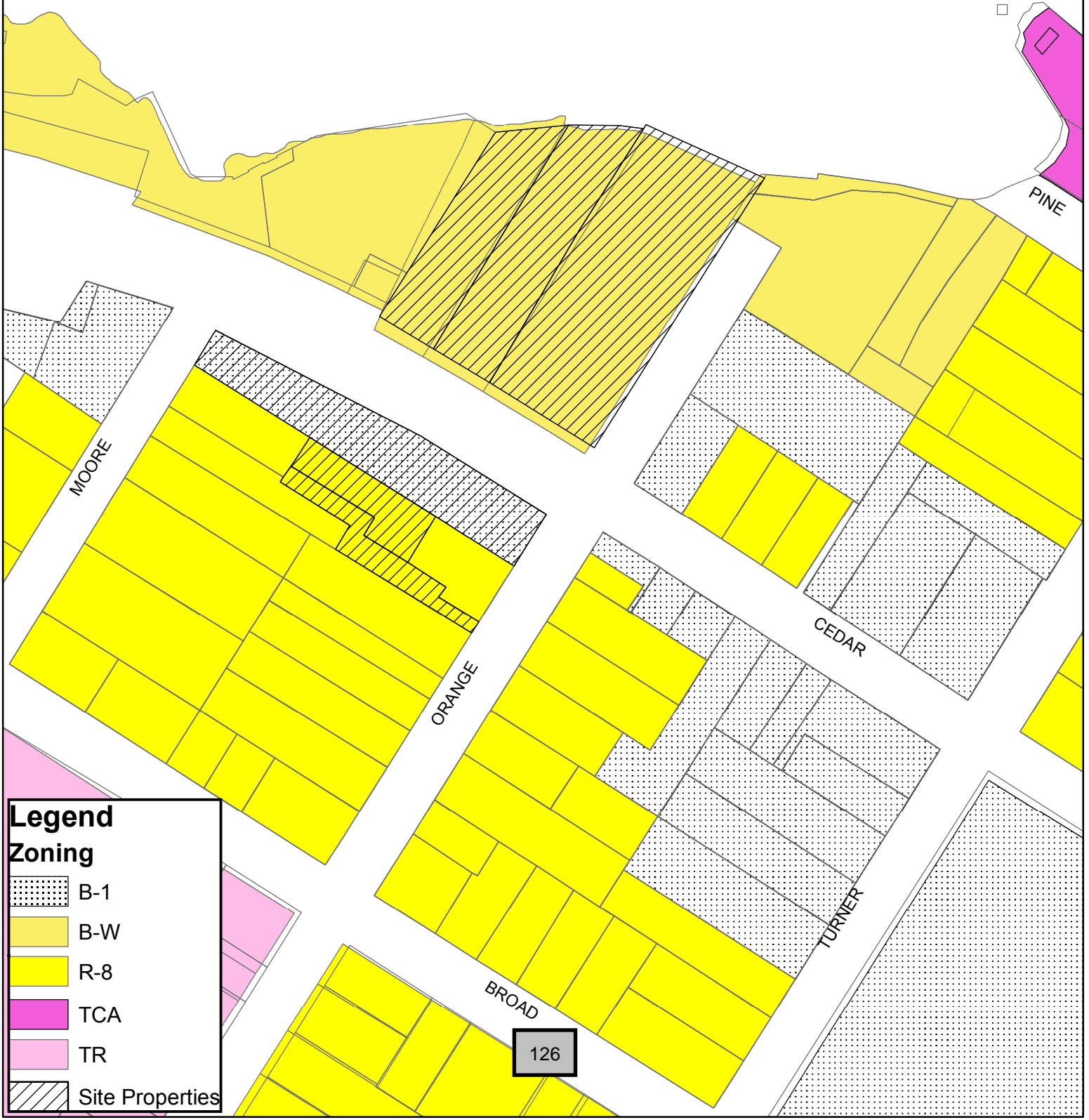
I am pleased to let you know that the NCDOT Surplus Right of Way Disposal and Control of Access Review Committee met on October 8, 2019 and approved the request for the disposal of surplus right of way along SR 1493 (Cedar Street) for Betty Apperson and Beaufort Partners, LLC. The Board of Transportation approval should take place in an upcoming meeting and our Right of Way Department will be working with the individual property owners on finalizing the deeds for recordation.

If you need any additional information, please contact my office.

Sincerely

Preston Hunter, P.E.  
Division Engineer

# Vicinity & Zoning Map for Compass Hotel - 208 Cedar Street



**Legend**

**Zoning**

- B-1
- B-W
- R-8
- TCA
- TR
- Site Properties

126

ROY COOPER  
Governor

MICHAEL S. REGAN  
Secretary

S. DANIEL SMITH  
Director



October 8, 2019

Beaufort Partners, LLC, Property Owner / Lessee  
Attn: Joseph E. Thomas, Manager  
PO Box 14165  
New Bern, NC 28561

Mrs. Betty C. Apperson, Property Owner  
PO Box 625  
LaGrange, NC 28551

**Subject: State Stormwater Management Permit No. SW8 190904  
Compass Margaritaville Hotels & Resorts  
High Density Project  
Carteret County**

Dear Mr. Thomas and Mrs. Apperson:

The Wilmington Regional Office received a complete State Stormwater Management Permit Application for the subject project on October 4, 2019. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in Title 15A NCAC 02H.1000 amended on January 1, 2017 (2017 Rules). We are hereby forwarding Permit No. SW8 190904 dated October 8, 2019, for the construction of the built-upon areas (BUA) and stormwater control measures (SCMs) associated with the subject project.

This permit shall be effective from the date of issuance until October 8, 2027 and the project shall be subject to the conditions and limitations as specified therein and does not supersede any other agency permit that may be required. The designated permit holder, Beaufort Partners, LLC ("Lessee"), shall be responsible for meeting the conditions and limitations specified therein. As required for compliance, a copy of the lease agreement that outlines the responsibilities of the Lessee must be kept with the permit and maintenance activity records. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

This cover letter, attachments, and all documents on file with DEMLR shall be considered part of this permit and is herein incorporated by reference.

Please be aware that it is the responsibility of the permit holder, the Lessee, to notify the Division of any changes in ownership and request an ownership/name change for the stormwater permit. However, if the lease agreement or contract between the Lessee and Betty C. Apperson ("Property Owner") is dissolved, cancelled or defaults, and the Division is not notified by the Lessee to transfer the permit, then the responsibility for permit compliance reverts to the Property Owner. A complete transfer request must be submitted to the Division within 30 days as described below otherwise the Property Owner will be operating a stormwater treatment facility without a valid permit which is a violation of NC General Statute 143-215.1. Failure to transfer the permit may result in appropriate enforcement action in accordance with North Carolina General Statute §143-215.6A through §143-215.6C being taken against the Property Owner.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at [www.NCOAH.com](http://www.NCOAH.com). Unless such demands are made this permit shall be final and binding.



If you have any questions concerning this permit, please contact Christine Hall in the Wilmington Regional Office, at (910) 796-7215 or christine.hall@ncdenr.gov.

Sincerely,



For S. Daniel Smith, Director  
Division of Energy, Mineral and Land Resources

Enclosures: Attachment A – Designer’s Certification Form  
Application Documents

GDS/canh: WStormwater\Permits & Projects\2019\190904 HD\2019 10 permit 190904

cc: Igor Palyoda; Baldwin Design Consultants  
Town of Beaufort Building Inspections  
Wilmington Regional Office Stormwater File

ROY COOPER  
*Governor*  
MICHAEL S. REGAN  
*Secretary*  
S. DANIEL SMITH  
*Director*



August 9, 2019

**LETTER OF APPROVAL WITH MODIFICATIONS AND PERFORMANCE RESERVATIONS**

Beaufort Partners, LLC  
ATTN: Joseph E. Thomas, Manager  
PO Box 14165  
New Bern, NC 28561

RE: Project Name: Compass Margaritaville Hotels & Resorts  
Acres Approved: 3.3  
Project ID: CARTE-2020-004  
County: Carteret  
City: Beaufort  
Address: 115 Cedar Street  
River Basin: White Oak  
Stream Classification: Other  
Submitted By: Igor Palyvoda, Baldwin Design Consultants, PA  
Date Received by LQS: July 24, 2019  
Plan Type: Commercial

Dear Mr. Thomas:

This office has reviewed the subject erosion and sedimentation control plan and hereby issues this Letter of Approval with Modifications and Performance Reservations. A list of the modifications and reservations is attached. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129. Should the plan not perform adequately, a revised plan will be required (G.S. 113A-54.1)(b).

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (NOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction Stormwater General Permit. This form MUST be submitted and COC issued prior to the commencement of any land disturbing activity on the above-named project. The NOI form may be accessed at [deq.nc.gov/NCG01](http://deq.nc.gov/NCG01). Please direct questions about the NOI form to Annette Lucas at [Annette.lucas@ncdenr.gov](mailto:Annette.lucas@ncdenr.gov) or Paul Clark at [Paul.clark@ncdenr.gov](mailto:Paul.clark@ncdenr.gov). After you submit a complete and correct NOI Form, a COC will be emailed to you within **three business days**. Initially, DEMLR will not charge a fee for coverage under the NCG01 permit. However, a \$100 fee will soon be charged annually. This fee is to be sent to the DEMLR Stormwater Central Office staff in Raleigh.



Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to insure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Program is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, it is determined that the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form, which you provided. This permit allows for a land-disturbance, as called for on the application plan, not to exceed the approved acres. Exceeding the acreage will be a violation of this permit and would require a revised plan and additional application fee. You are requested to file an amended form if there is any change in the information included on the form. In addition, it would be helpful if you notify this office of the proposed starting date for this project. Please notify us if you plan to have a preconstruction conference.

Your cooperation is appreciated.

Sincerely,

*Rhonda Hall*

Rhonda Hall  
Assistant Regional Engineer  
Land Quality Section

Enclosures: Modifications and Performance Reservations  
NPDES NCG01 Fact Sheet

cc: Igor Palyvoda, Baldwin Design Consultants, PA  
1700-D East Arlington Blvd, Greenville, NC 27858

Wilmington Regional Office file

---

**M E M O R A N D U M**

---

720 Corporate Center Drive      Raleigh, North Carolina 27607      919.782.0495 tel.      919.782.9672 fax

**TO: Gregory K. Meshaw, Town Engineer  
Beaufort, NC**

**FROM: Mark T. Senior, PE**

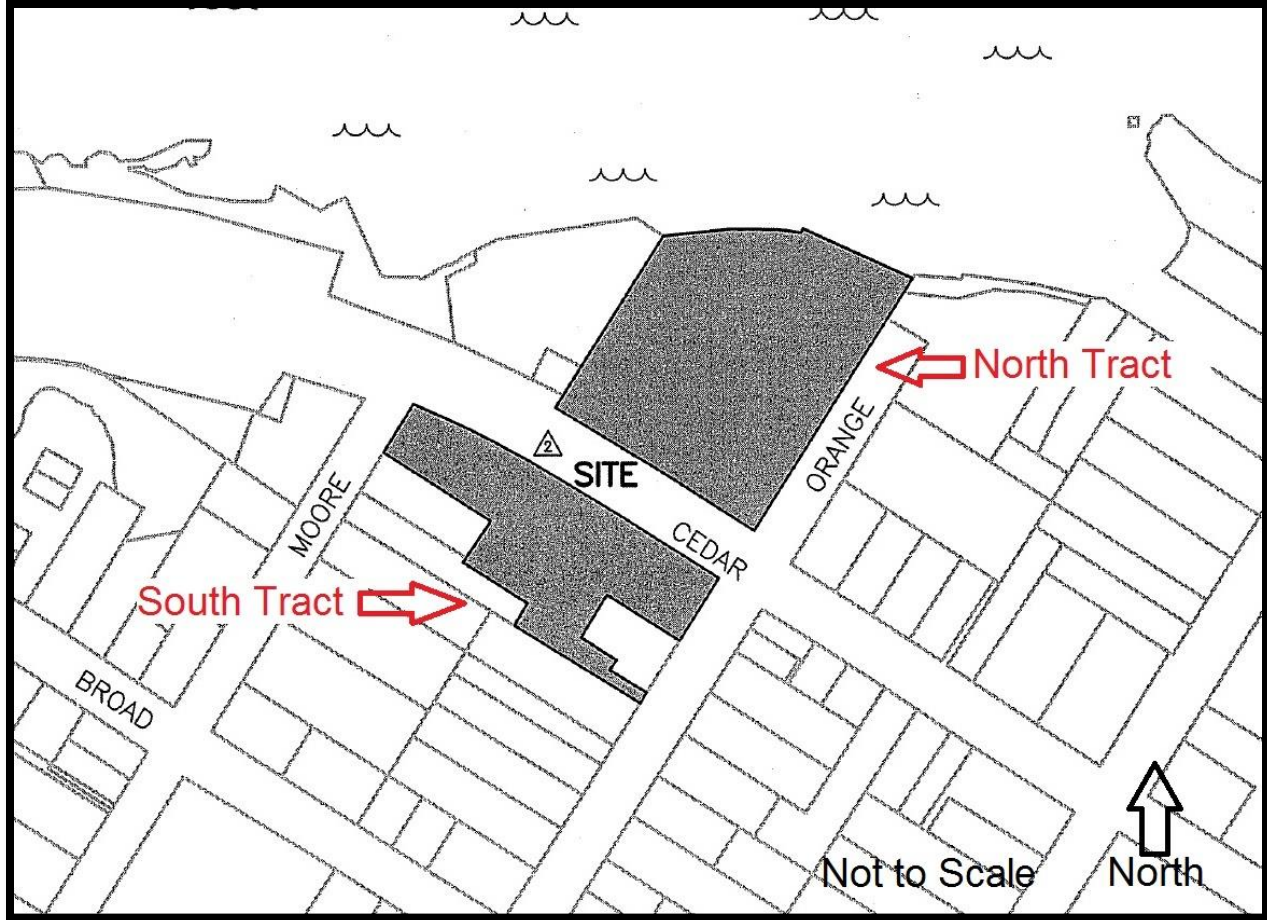
**DATE: November 14, 2019**

**RE: Stormwater Assessment, Proposed Compass  
Hotel, 115 Cedar Street, Beaufort, NC  
WK Dickson Project No. 20190503.00.RA**

---

**Background**

The Town of Beaufort, NC received development plans for a proposed Compass Hotel and accompanying parking to replace existing development located on both the north and south sides of Cedar Street between Moore Street to the west and Orange Street to the East (Figure 1). The proposed development also includes modifications within the rights-of-way of these three streets. Portions of this proposed development drain to an area of documented roadway and private property flooding in the vicinity of 312 Moore Street (Figures 2&3). The entire development site also drains to Town Creek which is an area of water quality concern. An analysis of the proposed development and accompanying drainage plans and calculations was conducted on behalf of the Town to evaluate potential impacts on the known flooding and water quality in Newport River Town Creek.



**Figure 1.** Development Site Showing North and South Tracts  
(from plans prepared by Baldwin Design Consultants, PA)



**Figure 2.** Flooding on Moore Street



**Figure 3.** Flooding of Residence 312 Moore Street

### Review Effort

Development plans for the proposed hotel, available drainage system mapping and topography, and documentation of previous flooding were reviewed to become familiar with the drainage patterns and known flooding concerns in the area. A site visit during a moderate rainfall event was conducted on the morning of 10/20/2019 to observe flow patterns and function of the drainage system. A follow up meeting with Town Staff was conducted on 10/21/2019 to discuss preliminary findings and discuss known concerns. As a result of this field work, additional drainage structures were discovered that were not included on the development plans (Figure 4). Proposed drainage patterns, impervious areas, and drainage structures as shown on the proposed development plans were reviewed in detail and compared to existing conditions. Stormwater management calculations, soils reports, and NCDEQ permit submittals were also reviewed for conformance with standard engineering practices.

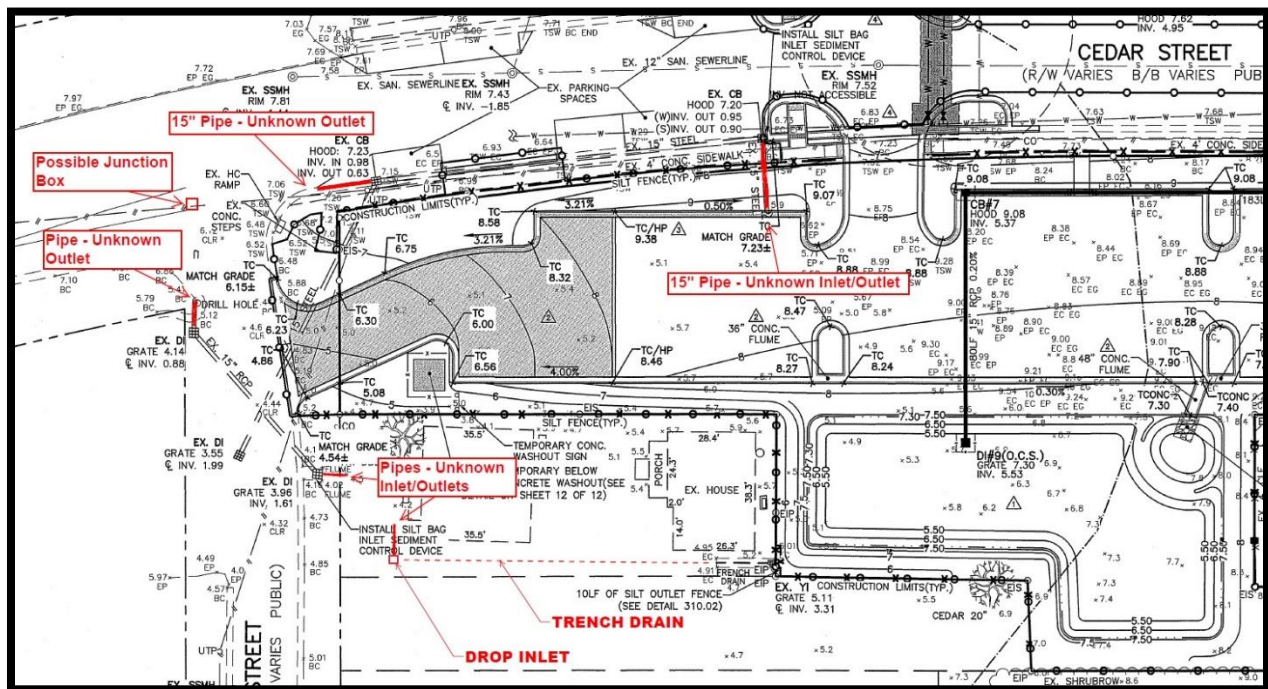


Figure 4. Unknown Drainage Infrastructure

### Findings

A review of the calculations provided confirmed that they were accurate and performed in keeping with current standard engineering practice and that assumptions were reasonable and, in some cases, conservative. The stormwater calculations provided with the project addressed only the need for treatment of the post-development increase in impervious surface necessary to comply with NC Department of Environmental Quality Regulations. No calculations were provided to assess the capacity of the existing drainage system or impacts of the project on that system or on known flooding.

In order to evaluate possible stormwater related impacts from this project, the entire site, encompassing approximately 2.62 acres, was broken into two primary areas: 1) the development tract to the north of Cedar Street and; 2) the development tract to the south of Cedar Street.

**1) North Tract** - Under existing conditions all of the runoff from development located on north side of Cedar street is either captured by the existing drainage system and conveyed to the north into Town Creek, sheet flows to the creek, or is infiltrated before reaching the creek.

Under the proposed conditions, the developer proposes a 0.324 acre (12.4%) increase in impervious area as well as modifications to the drainage system. However, the general drainage patterns remain the same with runoff being directed to the north either through existing outfalls or by sheet flow. Since this area drains to the north of Cedar Street, no impacts on known flooding in the Moore Street area are anticipated. There is no structural treatment of runoff from this portion of the development either under existing or proposed conditions although some additional treatment may be realized through increases in the amount of area receiving non-structural treatment through sheet flow before reaching Town Creek.

**2) South Tract** - Under existing conditions, it appears that most of the impervious parking area located south of Cedar Street drains to the north into Cedar Street, is captured by the street drainage system, and is ultimately conveyed directly to Town Creek through an undefined pipe system under Cedar Street near its intersection with Moore Street. However, one of the catch basins in Cedar Street also has a pipe running towards the south with an unknown discharge point. Runoff in this pipe may be conveyed to land to the south. The remainder of the site drains west towards Moore Street and is either conveyed to drainage inlets near the southeast corner of Moore and Cedar Streets or infiltrated.

The pre- and post-development impervious surface amounts on the south tract appear similar. Under proposed conditions, most of the new impervious parking surface is collected and conveyed to an infiltration basin located on the southern portion of the tract. Based on the soils information and calculations supplied by the engineer, rainfall events up to the 10-year storm are expected to infiltrate into the soil below the basin and not generate any runoff. Redirection of approximately 0.33 acres of impervious surface from the street drainage system to the infiltration basin should reduce surface flow to the drainage system in Cedar and Moore Streets. However, the additional volume of runoff associated with this diversion may aggravate any ongoing yard flooding in the vicinity of the infiltration basin should the runoff not infiltrate as planned. About 0.08 acres of parking will be discharged directly into Moore Street to be captured by the existing drainage inlets in the street. While this portion of the parking is proposed to be constructed using permeable pavement, it is anticipated that larger storms may not be fully infiltrated and may result in additional surface runoff to the street catch basins. Since the capacity of the existing inlets and the pipe system serving this area have not been evaluated as part of the development, possible impacts from this additional runoff cannot be determined.

The proposed infiltration basin is designed to treat almost twice the amount of new impervious added which should result in a net improvement in water quality.

### **Conclusions**

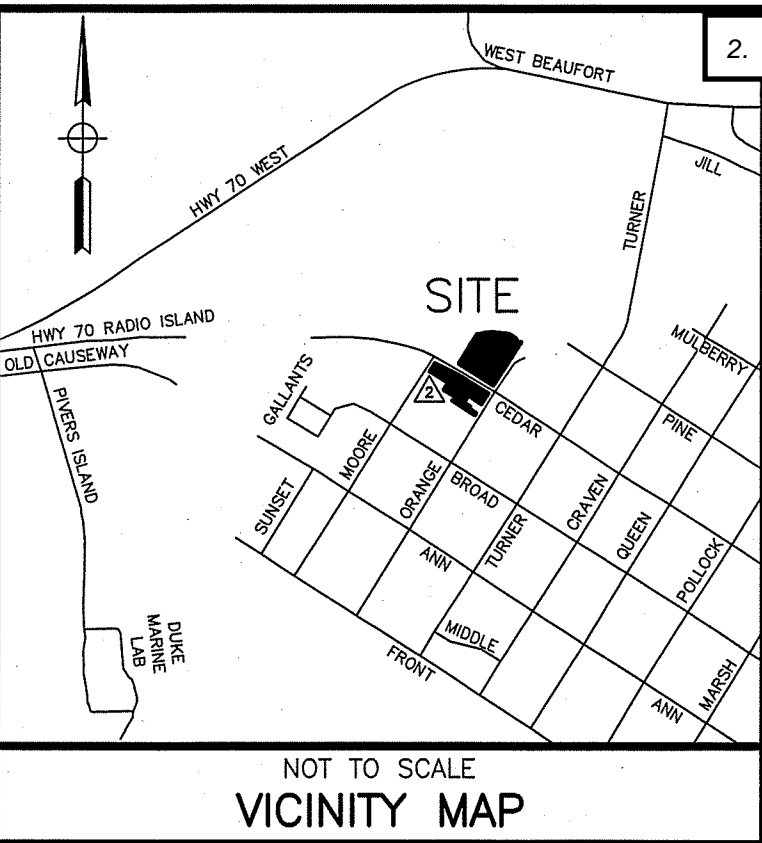
The existing drainage system appears to be adequate to handle the runoff from moderate events based on field observations. Its capacity to handle larger events cannot be determined without additional hydrologic and hydraulic analysis which is beyond the scope of this study. Additionally, further mapping of the existing drainage system would be required including collection of additional survey data on several critical unknown subsurface drainage structures that serve this area. Due to this lack of information, it is not possible to objectively determine the impacts of the new development on the known flooding in the vicinity of Moore Street. Subjectively, it is our opinion that because proposed increases in runoff from new impervious surfaces are minimal and an even greater amount of surface runoff is to be diverted to an infiltration basin, we feel it is unlikely that the new development will have any significant impact on the type of flooding illustrated in the images provided to the Town. Further detailed study would be required to quantitatively determine the cause of flooding and potential solutions.

While there is a net increase in impervious area, the project proposes improved sheet flow across vegetated areas on the north side of Cedar Street as well as an infiltration basin on the south side of Cedar Street to treat more than the added impervious area. As a result, pollutant loads to Town Creek should be improved overall.

### **Recommendations**

Based on the severity of flooding demonstrated in the images provided to the Town, it appears that the existing drainage system serving the Moore Street area is either undersized or not functioning properly, or the low elevation of this area makes it vulnerable to flooding due to backwater from high water levels in Town Creek. In order to accurately determine the true cause of the flooding in the Moore Street area, a complete hydrologic and hydraulic analysis is recommended. Additional information on yet unknown portions of the existing drainage system, possibly including the use of pipe cameras and/or excavation of any "blind boxes", will be required in order to perform such an evaluation and determine if the system is functioning properly.

It was observed that the inlets serving the Moore Street area are covered with metal grates with unusually small openings. This may result in flooding when debris accumulate on the grates and prevent water from entering the inlet. The Town may want to consider replacing the grates with ones having larger openings or alternatively, converting these to curb or yard inlets that incorporate open throats which are less prone to clogging.



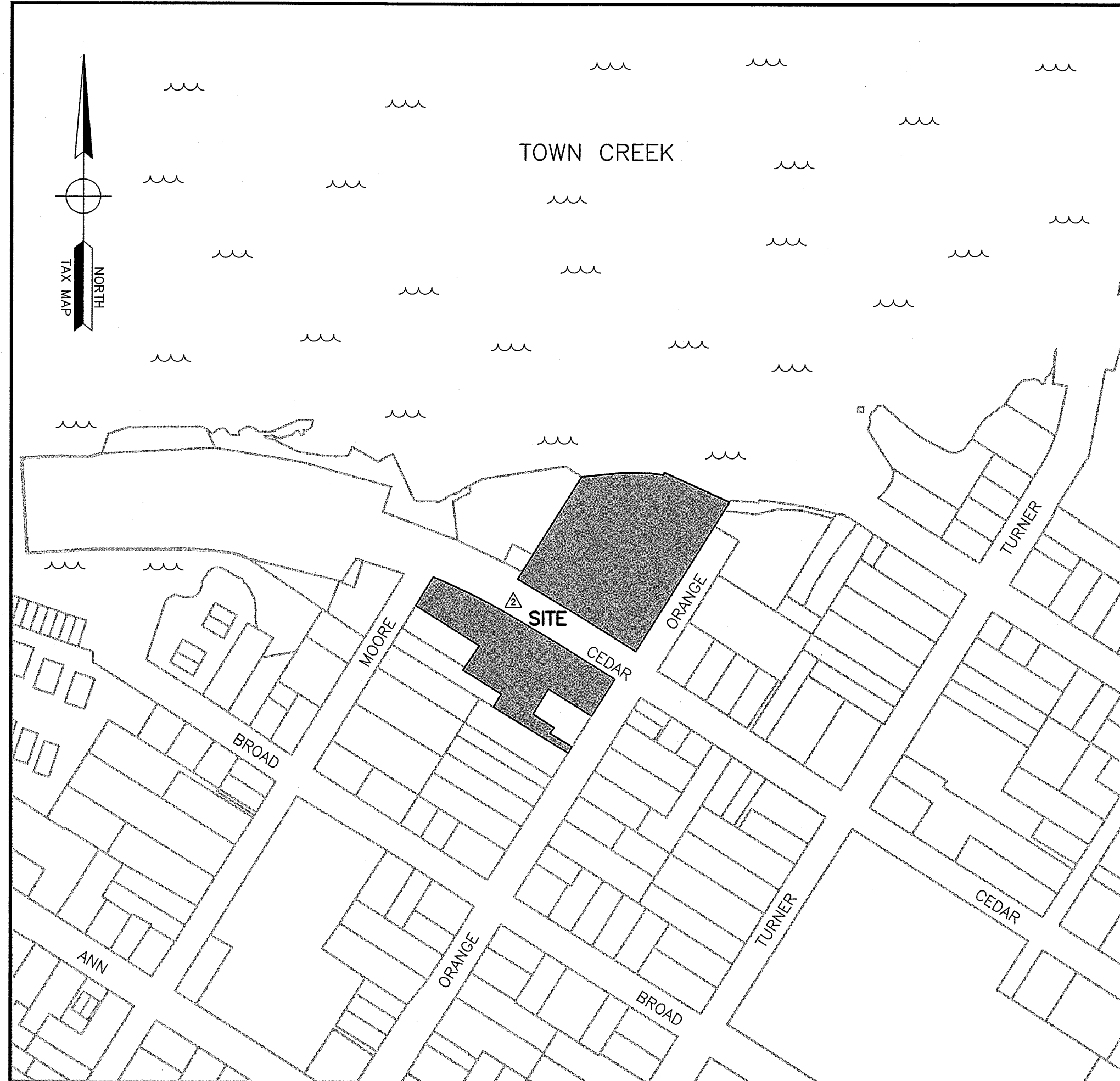
**LEGEND**

- ABS = ACRYLONITRILE-BUTADIENE-STYRENE
- AEO = AREA OF ENVIRONMENTAL CONCERN
- AL = AREA LIGHT
- BB = BOTTOM OF BANK
- B/B = BACK OF CURB TO BACK OF CURB
- BC = BACK OF CURB
- BFE = BASE FLOOD ELEVATION
- BH = BORE HOLE
- BLD = BUILDING CORNER
- BM = BENCH MARK
- BMP = BEST MANAGEMENT PRACTICE
- BO = BLOW OFF
- BSP = BACTERIOLOGICAL SAMPLING POINT
- CABC = CRUSHED AGGREGATE BASE COURSE
- CATV = CABLE TELEVISION BOX
- CB = CATCH BASIN
- CLD = CENTERLINE DITCH
- CLF = CHAIN LINK FENCE
- CLP = CENTERLINE PATH
- CLR = CENTERLINE ROAD
- CM = CREPE MYRTLE
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- CPP = CORRUGATED PLASTIC PIPE
- DI = DROP INLET
- DIP = DUCTILE IRON PIPE
- DS = DOWNSPOUT
- DW = DRIVEWAY
- EDC = EDGE OF CONCRETE
- ECM = EXISTING CONCRETE MONUMENT
- EIA = EXISTING IRON AXLE
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- ELEC = ELECTRICAL
- ECP = ELECTRICAL CONDUIT PIPE
- ELM = ELECTRIC METER BOX
- ELMH = ELECTRIC MANHOLE
- EP = EDGE OF PAVEMENT
- E PATH = EDGE OF PATH
- EPKN = EXISTING PARKER KALON NAIL
- ER = EDGE OF ROAD
- ERRS = EXISTING RAILROAD SPIKE
- ESCP = EXTRA STRENGTH CONCRETE PIPE
- FES = FLARED END SECTION
- FEE = FINISHED FLOOR ELEVATION
- FH = FIRE HYDRANT
- FIRM = FLOOD INSURANCE RATE MAP
- FM = FORCE MAIN
- F/O = FIBER OPTIC MAKER
- GM = GAS METER
- GV = GAS VALVE
- GUY = GUY WIRE
- HB = HOSE BIB
- HP = HIGH POINT
- HW = HARDWOOD TREE
- ICV = IRRIGATION CONTROL VALVE
- INV = INVERT
- JB = JUNCTION BOX
- LP = LIGHT POLE
- LSA = LANDSCAPED AREA
- MB = MAIL BOX
- MBL = MINIMUM BUILDING LINE
- MH = MANHOLE
- MHW = MEAN HIGH WATER
- MP = METAL PIPE
- MW = MONITORING WELL
- NTS = NOT TO SCALE
- OCS = OUTLET CONTROL STRUCTURE
- OHD = OVERHEAD DOOR
- PC = POINT OF CURVATURE
- PCC = POINT OF CONCAVE CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PIV = POST INDICATOR VALVE
- PT = POINT OF TANGENCY
- PVC = POLYVINYL CHLORIDE
- PH = PUMP HOUSE
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- RPZ = REDUCED PRESSURE ZONE DEVICE
- R/W = RIGHT-OF-WAY
- S-9.5C = S-9.5C ASPHALT MIX TYPE
- SC = SECURITY CAMERA
- SIP = SET IRON PIPE
- SPKN = SET PARKER KALON NAIL
- SRRS = SET RAILROAD SPIKE
- SS = SEWER SERVICE
- SSMH = SANITARY SEWER MANHOLE
- SSMH = STORM SEWER MANHOLE
- SW = SIDEWALK
- SWHDP = SMOOTH WALL HDPE
- SWPP = SMOOTH WALL PLASTIC PIPE
- TB = TOP OF BANK (TOPO ONLY)
- TBK = TOP OF BLOCK
- TC = TOP OF CONCRETE
- TG = TOP OF GRAVEL
- TMH = TELEPHONE MANHOLE
- TP = TOP OF PAVEMENT
- TSW = TOP OF SIDEWALK
- TLMH = TELEPHONE MH
- TPED = TELEPHONE PEDESTAL
- TRANS = ELECTRICAL TRANSFORMER
- TSP = TRAFFIC SIGNAL SUPPORT POLE
- UTP = UTILITY POLE
- VG = VALLEY GUTTER
- WDL = WOODS LINE
- WM = WATER METER BOX
- WP = WETLAND POINT
- WSE = WATER SURFACE ELEVATION
- WV = WATER VALVE
- = NOT TO SCALE
- = CLASS "B" STONE APRON
- = CONSTRUCTION ENTRANCE/EXIT
- = EXISTING OVERHEAD UTILITIES
- = EXISTING SANITARY SEWER LINE
- = EXISTING WATER LINE
- = LIMITS OF CONSTRUCTION
- = SILT FENCE
- = DRAINAGE EASEMENT
- = AEC SETBACK
- = SIGHT TRIANGLE
- = SIGN EASEMENT
- = CONCRETE LINED DITCH
- = ZONING CLASSIFICATION
- = AREA TO BE DEMOLISHED
- = TREE
- = TYPICAL RAMP



BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

DEVELOPER: BEAUFORT PARTNERS, LLC  
P.O. BOX 14165  
NEW BERN, NC 28561  
(252) 635-7476  
DATE: JUNE 20th, 2019.



**SHEET INDEX**

- SHEET 1 OF 12 - COVER SHEET & SITE PLAN GENERAL NOTES
- SHEET 2 OF 12 - HOTEL & AMENITIES BOUNDARY, TOPOGRAPHIC SURVEY & DEMOLITION PLAN
- SHEET 3 OF 12 - PARKING LOT BOUNDARY, TOPOGRAPHIC SURVEY & DEMOLITION PLAN
- SHEET 4 OF 12 - HOTEL & AMENITIES SITE & STAKING PLAN
- SHEET 5 OF 12 - PARKING LOT SITE & STAKING PLAN
- SHEET 6 OF 12 - HOTEL & AMENITIES GRADING, PAVING, STORM DRAINAGE, EROSION CONTROL & UTILITIES PLAN
- SHEET 7 OF 12 - PARKING LOT GRADING, PAVING, STORM DRAINAGE & EROSION CONTROL PLAN
- △ SHEET 8 OF 12 - STORMWATER MANAGEMENT PLAN & DETAILS
- SHEET 9 OF 12 - HOTEL & AMENITIES SITE VEGETATION PLAN
- SHEET 10 OF 12 - PARKING LOT SITE VEGETATION PLAN
- SHEET 11 OF 12 - WATER SYSTEM DETAILS
- SHEET 12 OF 12 - EROSION CONTROL NOTES & DETAILS

**GENERAL NOTES**

1. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REFERENCE CARTERET COUNTY FIRM 3720730600J DATED JULY 16, 2003. BFE = 6.0' (NAVD 89), 7.04' (NGVD 1929).
2. REFERENCE: DEED BOOK 879, PAGE 793, DEED BOOK 937, PAGE 309, DEED BOOK 1449, PAGE 1, DEED BOOK 1259, PAGE 284 & DEED BOOK 1438, PAGE 496 OF THE CARTERET COUNTY REGISTER OF DEEDS.
3. THE WATER AND SEWER SYSTEM TO UTILIZED BY THE SITE AND ALL IMPROVEMENTS RELATING TO THE CONNECTION TO SUCH SYSTEM SHALL MEET ALL THE REQUIREMENTS OF THE TOWN'S PUBLIC UTILITIES DEPARTMENT.
4. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED, AS PER TOWN STANDARDS, IN ACCORDANCE WITH THE TOWN'S ADOPTED MANUAL FOR DESIGN AND CONSTRUCTION OF STREETS, WATER AND WASTEWATER SYSTEMS.
5. ALL UTILITIES WILL BE UNDERGROUND.
6. ALL REQUIRED IMPROVEMENTS TO BE BUILT IN ACCORDANCE WITH THE TOWN OF BEAUFORT.
7. TRASH COLLECTION TO BE PROVIDED BY PRIVATE CONTRACTOR.
8. STORMWATER MANAGEMENT PLAN IS REQUIRED.
9. EROSION CONTROL PLAN IS REQUIRED.
10. NCDOT DRIVEWAY PERMIT IS REQUIRED.
11. ANY UNUSED DRIVEWAYS MUST BE CLOSED IN ACCORDANCE WITH THE TOWN OF BEAUFORT DRIVEWAY ORDINANCE.
12. NCDOT ENCROACHMENT AGREEMENT IS REQUIRED.
13. WATER AND SEWER SERVICES TO BE SCHEDULE 40 PVC, (PRIVATE).
14. EXISTING UNUSED WATER AND/OR SEWER SERVICES SHALL BE ABANDONED IN ACCORDANCE WITH TOWN OF BEAUFORT STANDARDS.
15. AGGREGATE BASE COURSE SHALL BE TYPE ABC CONFORMING TO DIVISION 5, SECTION 520 OF THE NCDOT STANDARD SPECIFICATIONS DATED 2018.
16. BITUMINOUS CONCRETE SURFACE SHALL BE TYPE S-9.5C CONFORMING TO DIVISION 10, SECTION 610 OF THE NCDOT STANDARD SPECIFICATIONS DATED 2018.
17. CONCRETE SIDEWALKS SHALL BE IN ACCORDANCE WITH DIVISION 8, SECTION 848 OF THE NCDOT STANDARD SPECIFICATIONS.
18. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, STREET MAINTENANCE DIVISION 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR RIGHT-OF-WAY.
19. GRADING SHALL BE IN ACCORDANCE WITH DIVISION 2, SECTION 226 "COMPREHENSIVE GRADING" OF THE NCDOT STANDARD SPECIFICATIONS DATED JANUARY 2018.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY EXISTING UTILITIES AND SHALL NOTIFY NC ONE CALL (1-800-632-4949) AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN ORDER THAT EXISTING UTILITIES IN THE AREA MAY BE FLAGGED OR STAKED.
21. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR THE CONSTRUCTION OF THE ROADWAY, DRAINAGE, WATER UTILITIES AND SEEDING FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AND FINAL PAYMENT FROM THE OWNER.
22. FIRE SPRINKLER SYSTEM IS REQUIRED.
23. PARKING LOT WILL BE STRIPED IN ACCORDANCE WITH THIS PLAN.
24. ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM, (NGVD 1929).
25. PARKING AREA LIGHTING, FENCING, BUFFERING, ETC. IS DEPENDENT UPON BCHP AND COA.
26. CMAA PERMIT APPLICATION IS IN PROCESS.
- △ 27. THERE ARE NO WETLANDS ON THIS PROPERTY.

**CONSTRUCTION NOTES**

1. PAVED AREAS SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY EXCEPT FOR THE TOP 6" OF SUBGRADE WHICH SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO-199.
2. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH DIVISION 2 - "EARTHWORK" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
3. ALL PIPE CULVERTS SHALL BE IN ACCORDANCE WITH DIVISION 3 - "PIPE CULVERTS" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
4. ALL MAJOR STRUCTURES SHALL BE IN ACCORDANCE WITH DIVISION 4 - "MAJOR STRUCTURES" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
5. ALL SUBGRADE, BASES AND SHOULDERS SHALL BE IN ACCORDANCE WITH DIVISION 5 - "SUBGRADE, BASES AND SHOULDERS" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
6. ALL ASPHALT PAVEMENTS SHALL BE IN ACCORDANCE WITH DIVISION 6 - "ASPHALT PAVEMENTS" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
7. ALL CONCRETE PAVEMENTS AND SHOULDERS SHALL BE IN ACCORDANCE WITH DIVISION 7 - "CONCRETE PAVEMENTS AND SHOULDERS" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
8. ALL INCIDENTALS SHALL BE IN ACCORDANCE WITH DIVISION 8 - "INCIDENTALS" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
9. ALL SIGNING SHALL BE IN ACCORDANCE WITH DIVISION 9 - "SIGNING" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
10. ALL MATERIALS SHALL BE IN ACCORDANCE WITH DIVISION 10 - "MATERIALS" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
11. ALL SELECT FILL MATERIALS SHALL BE IN ACCORDANCE WITH DIVISION 10, SECTION 1016 - "SELECT MATERIALS" OF THE NCDOT STANDARD SPECIFICATIONS FOR SELECT MATERIALS, CLASS III, TYPE 2, DATED JANUARY 2018.
12. ALL WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 11 "WORK ZONE TRAFFIC CONTROL" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
13. ALL PAVEMENT MARKINGS, MARKERS AND DELINEATION SHALL BE IN ACCORDANCE WITH DIVISION 12 - "PAVEMENT MARKINGS, MARKERS AND DELINEATION" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
14. ALL LIGHTING SHALL BE IN ACCORDANCE WITH DIVISION 14 - "LIGHTING" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
15. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH DIVISION 15 - "UTILITY CONSTRUCTION" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
16. ALL EROSION CONTROL AND ROADSIDE DEVELOPMENT SHALL BE IN ACCORDANCE WITH DIVISION 16 - "EROSION CONTROL AND ROADSIDE DEVELOPMENT" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
17. ALL SIGNALS AND INTELLIGENT TRANSPORTATION SYSTEMS SHALL BE IN ACCORDANCE WITH DIVISION 17 - "SIGNALS AND INTELLIGENT TRANSPORTATION SYSTEMS" OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES DATED JANUARY 2018.
18. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR THE CONSTRUCTION OF THE ROADWAY, DRAINAGE, WATER UTILITIES AND SEEDING FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AND FINAL PAYMENT FROM THE OWNER.

- △ REVISED: 10-08-19 (DESIGNER COMMENTS)(NRW)  
REVISED GENERAL NOTES
- △ REVISED: 08-19-19 (TOWN OF BEAUFORT COMMENTS)(NRW)  
REVISED VICINITY MAPS TO SHOW UPDATED  
BOUNDARY ON SOUTH SIDE OF CEDAR STREET
- △ REVISED: 07-16-19 (TOWN OF BEAUFORT COMMENTS)(NRW)  
REVISED GENERAL NOTES  
UPDATED CONSTRUCTION NOTES & LEGEND  
ADDED STORMWATER PLAN SHEET TO PLAN SET



Call 72 Hours Before You Dig!  
1-800-632-4949

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.



email: admin@baldwindesignconsultants.com

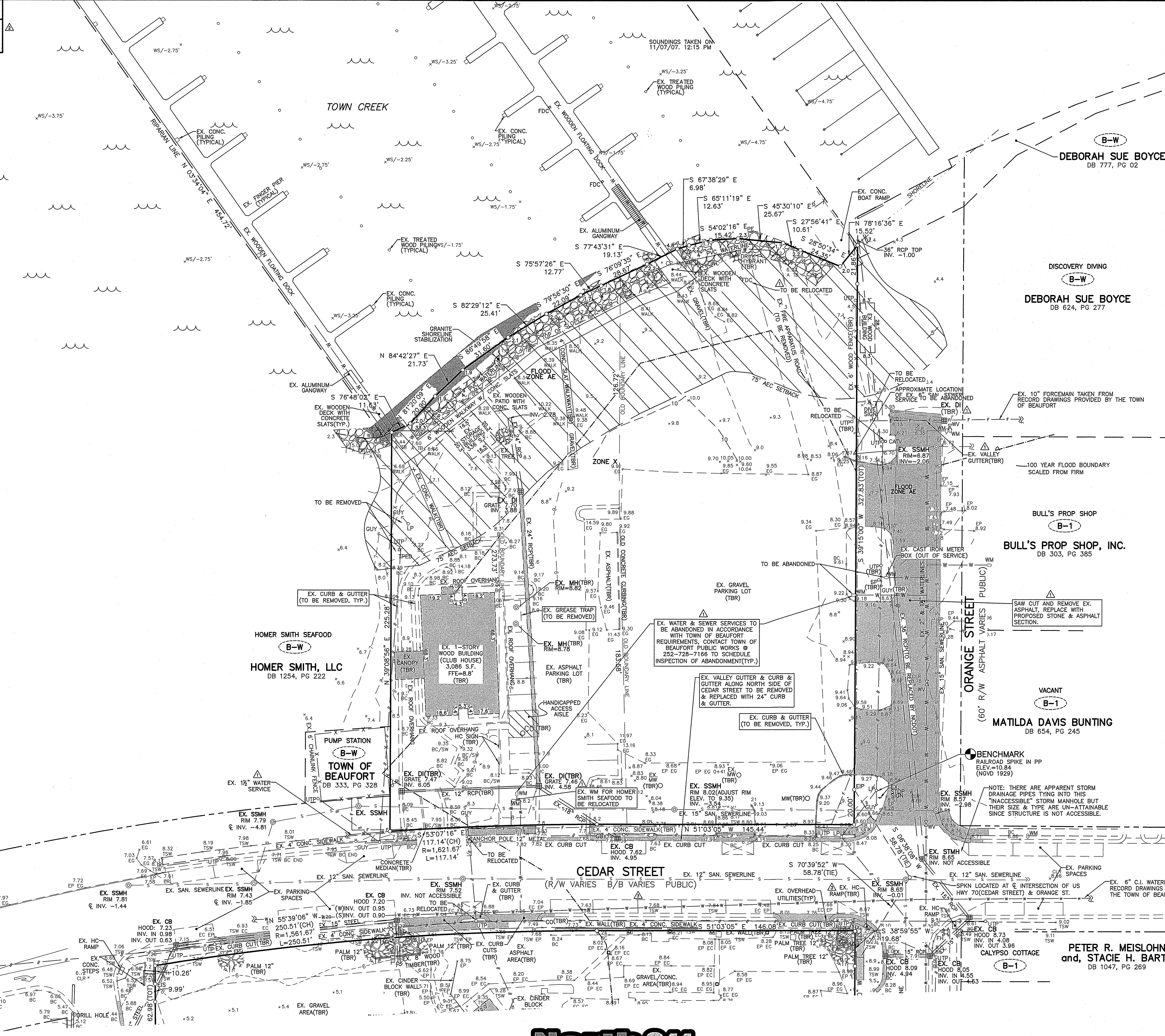
**SITE DATA**  
 TOTAL AREA IN TRACTS ..... 2.800 ACRES  
 EXISTING LAND USE ..... CLUB HOUSE & PARKING  
 ZONING CLASSIFICATION ..... B-W, B-1 & R-8

- LEGEND**
- ABS = ACRYLONITRILE-BUTADIENE-STYRENE
  - AEC = AREA OF ENVIRONMENTAL CONCERN
  - AL = AREA LIGHT
  - BB = BOTTOM OF BANK
  - B/B = BACK OF CURB TO BACK OF CURB
  - BC = BACK OF CURB
  - BFE = BASE FLOOD ELEVATION
  - BH = BORE HOLE
  - BLD = BUILDING CORNER
  - BM = BENCH MARK
  - BMP = BEST MANAGEMENT PRACTICE
  - BO = BACK OF CURB
  - BSP = BACTERIOLOGICAL SAMPLING POINT
  - CABC = CRUSHED AGGREGATE BASE COURSE
  - CATV = CABLE TELEVISION BOX
  - CB = CATCH BASIN
  - CLD = CENTERLINE DITCH
  - CLF = CHAIN LINK FENCE
  - CLP = CENTERLINE PATH
  - CLR = CENTERLINE ROAD
  - CM = CREPE MYRTLE
  - CMP = CORRUGATED METAL PIPE
  - CO = CLEAN OUT
  - CONC = CONCRETE
  - CPP = CORRUGATED PLASTIC PIPE
  - DI = DROP INLET
  - DIP = DUCTILE IRON PIPE
  - DS = DOWNSPOUT
  - DW = DRIVEWAY
  - ED = EDGE OF CONCRETE
  - ECM = EXISTING CONCRETE MONUMENT
  - EIA = EXISTING IRON AXLE
  - EIP = EXISTING IRON PIPE
  - EIS = EXISTING IRON STAKE
  - ELEC = ELECTRICAL
  - ECP = ELECTRICAL CONDUIT PIPE
  - ELM = ELECTRIC METER BOX
  - ELMH = ELECTRIC MANHOLE
  - EP = EDGE OF PAVEMENT
  - E PATH = EDGE OF PATH
  - EPKN = EXISTING PARKER KALON NAIL
  - ER = EDGE OF ROAD
  - ERS = EXISTING RAILROAD SPIKE
  - ESCP = EXTRA STRENGTH CONCRETE PIPE
  - FES = FLARED END SECTION
  - FFE = FINISHED FLOOR ELEVATION
  - FH = FIRE HYDRANT
  - FIRM = FLOOD INSURANCE RATE MAP
  - FM = FORCE MAIN
  - F/O = FIBER OPTIC MAKER
  - GM = GAS METER
  - GV = GAS VALVE
  - GUY = GUY WIRE
  - HB = HOSE BIB
  - HP = HIGH POINT
  - HW = HARDWOOD TREE
  - ICV = IRRIGATION CONTROL VALVE
  - INV = INVERT
  - JB = JUNCTION BOX
  - LP = LIGHT POLE
  - LSA = LANDSCAPED AREA
  - MB = MAIL BOX
  - MEL = MINIMUM BUILDING LINE
  - MH = MANHOLE
  - MHW = MEAN HIGH WATER
  - MP = METAL PIPE
  - MW = MONITORING WELL
  - NTS = NOT TO SCALE
  - OCS = OUTLET CONTROL STRUCTURE
  - OHD = OVERHEAD DOOR
  - PC = POINT OF CURVATURE
  - PCC = POINT OF CONCAVE CURVATURE
  - PRC = POINT OF REVERSE CURVATURE
  - PVI = POINT OF VERTICAL INTERSECTION
  - PT = POINT OF TANGENCY
  - PVC = POLYVINYL CHLORIDE
  - PH = PUMP HOUSE
  - R = RADIUS
  - RCP = REINFORCED CONCRETE PIPE
  - RPZ = REDUCED PRESSURE ZONE DEVICE
  - R/W = RIGHT-OF-WAY
  - S-9.5C = S-9.5C ASPHALT MIX TYPE
  - SC = SECURITY CAMERA
  - SIP = SET IRON PIPE
  - SPKN = SET PARKER KALON NAIL
  - SRRS = SET RAILROAD SPIKE
  - SS = SEWER SERVICE
  - SSMH = SANITARY SEWER MANHOLE
  - STMH = STORM SEWER MANHOLE
  - SW = SIDEWALK
  - SWHDP = SMOOTH WALL HDPE
  - SWPPP = SMOOTH WALL PLASTIC PIPE
  - TB = TOP OF BANK (TOPO ONLY)
  - TBK = TOP OF BLOCK
  - TC = TOP OF CONCRETE
  - TO = TOP OF GRAVEL
  - TLMH = TELEPHONE MANHOLE
  - TP = TOP OF PAVEMENT
  - TSW = TOP OF SIDEWALK
  - TLMH = TELEPHONE MH
  - TPED = TELEPHONE PEDESTAL
  - TRANS = ELECTRICAL TRANSFORMER
  - TSP = TRAFFIC SIGNAL SUPPORT POLE
  - UTP = UTILITY POLE
  - VG = VALLEY GUTTER
  - WDL = WOODS LINE
  - WM = WATER METER BOX
  - WP = WETLAND POINT
  - WSW = WATER SURFACE ELEVATION
  - WV = WATER VALVE
  - NOT TO SCALE
  - CLASS "B" STONE APRON
  - CONSTRUCTION ENTRANCE/EXIT
  - EXISTING OVERHEAD UTILITIES
  - EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - LIMITS OF CONSTRUCTION
  - SILT FENCE
  - DRAINAGE EASEMENT
  - AEC SETBACK
  - SIGHT TRIANGLE
  - SIGN EASEMENT
  - CONCRETE LINED DITCH
  - ZONING CLASSIFICATION
  - AREA TO BE DEMOLISHED
  - TREE
  - TYPICAL RAMP

**SURVEYOR'S CERTIFICATION**  
 I, MICHAEL WEST BALDWIN, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON WERE COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCES) OR FROM INFORMATION FOUND IN MAP BOOK N/A, PAGE N/A, OR AS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT ALL INTERIOR LOT LINES SHOWN ARE PROPOSED AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY; THAT THE TOPOGRAPHICAL SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 05/02/19; THAT THE SURVEY WAS COMPLETED ON 05/20/19; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.16(a)).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 20th DAY OF JUNE, 2019.

SIGNED: MICHAEL WEST BALDWIN, PLS L-3082



- EXISTING WATER & SEWER SERVICES TO BE ABANDONED NOTES:**
- SEWER SERVICES COMING FROM MANHOLE SHALL BE CUT AND CAPPED AT BACK OF CURB.
  - THE MANHOLE SHALL BE PLUGGED AND GROUTED AT THE TIE IN POINT INSIDE MANHOLE.
  - SEWER SERVICES COMING FROM MAIN SHALL BE CUT AND CAPPED AT BACK OF CURB.
  - WATER SERVICES SHALL BE CUT AND CAPPED AT CORPORATION STOP.
- 15A NCAC 02C.0113 WELL ABANDONMENT NOTES:**
- ALL WELLS OTHER THAN WATER SUPPLY WELLS, INCLUDING TEMPORARY WELLS, MONITORING WELLS OR TEST BORINGS:
    - LESS THAN 20 FEET IN DEPTH AND WHICH DO NOT PENETRATE THE WATER TABLE SHALL BE ABANDONED BY FILLING THE ENTIRE WELL UP TO LAND SURFACE WITH GROUT, DRY CLAY, OR MATERIAL EXCAVATED DURING DRILLING OF THE WELL AND THEN COMPACTED IN PLACE; AND
    - GREATER THAN 20 FEET IN DEPTH OR THAT THAT PENETRATE THE WATER TABLE SHALL BE ABANDONED BY COMPLETELY FILLING WITH A BENTONITE OR CEMENT TYPE GROUT.

**REVISED: 10-08-19 (NCDOT COMMENTS)(NRW)**  
 SHOWN ADDITIONAL EX. SIDEWALK AND EX. STRIPING TO BE DEMOLISHED

**REVISED: 08-19-19 (TOWN OF BEAUFORT COMMENTS)(NRW)**  
 UPDATED BOUNDARY ON CEDAR STREET TO REFLECT R/W CONVEYANCE

**REVISED: 07-16-19 (TOWN OF BEAUFORT COMMENTS)(NRW)**  
 REVISED EX. WATER SERVICES UPDATED DESCRIPTIONS FOR EX. CONDITIONS ADDED NOTE DETAILING ASPHALT REPLACEMENT OF ORANGE STREET SHOWN EX. LOT LINES UPDATED LEGEND



Call 72 Hours Before You Dig!  
 1-800-632-4949

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

PIN #730617117934000  
 PIN #730617114760000  
 PIN #730617115739000  
 PIN #730617114784000  
 PIN #730617115739000

**COMPASS**  
 MARCANTILLE, HOTELS & RESORTS

PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516  
 BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

OWNER: BEAUFORT PARTNERS, LLC  
 ADDRESS: P.O. BOX 14165  
 NEW BERN, NC 28561  
 PHONE: (252) 635-7476

OWNER: BETTY APPERSON  
 ADDRESS: P.O. BOX 625  
 LAGRANGE, NC 28551  
 PHONE: (252) 559-0592

**Baldwin Design Consultants, PA**  
 ENGINEERING - SURVEYING - PLANNING  
 1700-D EAST ARLINGTON BOULEVARD  
 GREENVILLE, NC 27858 252.756.1390

SURVEYED: JP APPROVED: MWB  
 DRAWN: NRW DATE: 06/20/19  
 CHECKED: MWB SCALE: 1" = 30'

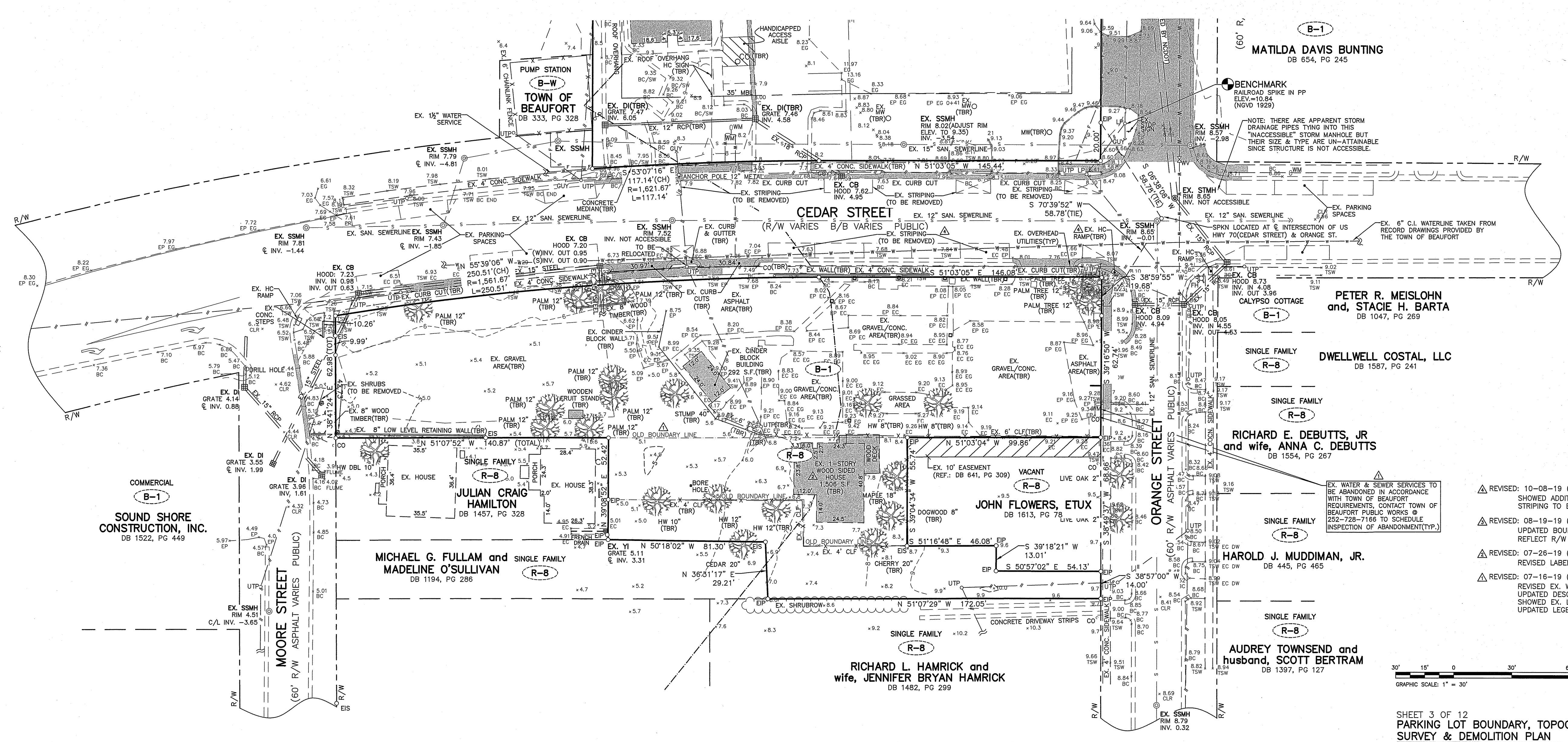
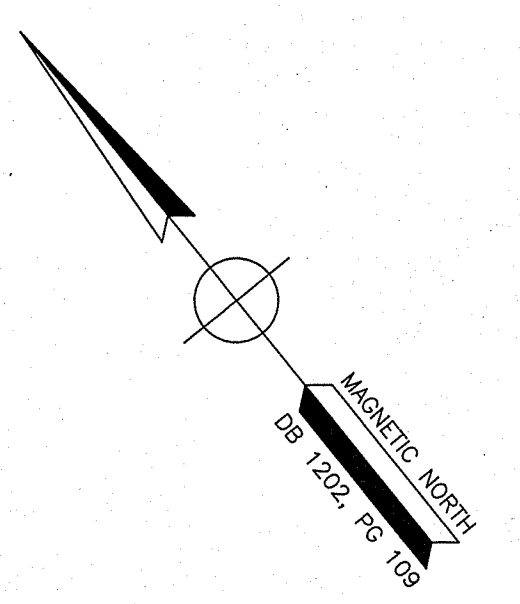
**CLOSURE CHECK BOUNDARY**

CHECKED: NRW	DATE: 06/19/19
--------------	----------------

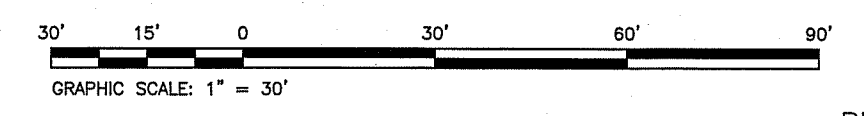
LEGEND

- ABS = ACRYLONITRILE-BUTADIENE-STYRENE
AEC = AREA OF ENVIRONMENTAL CONCERN
AL = AREA LIGHT
BB = BOTTOM OF BANK
B/B = BACK OF CURB TO BACK OF CURB
BC = BACK OF CURB
BFE = BASE FLOOD ELEVATION
BH = BORE HOLE
BLD = BUILDING CORNER
BM = BENCH MARK
BMP = BEST MANAGEMENT PRACTICE
BO = BLOW OFF
BSP = BACTERIOLOGICAL SAMPLING POINT
CAB = CRUSHED AGGREGATE BASE COURSE
CATV = CABLE TELEVISION BOX
CB = CATCH BASIN
CLD = CENTERLINE DITCH
CLF = CHAIN LINK FENCE
CLP = CENTERLINE PATH
CLR = CENTERLINE ROAD
CM = CREPE MYRTLE
CMP = CORRUGATED METAL PIPE
CO = CLEAN OUT
CONC = CONCRETE
CPP = CORRUGATED PLASTIC PIPE
DI = DROP INLET
DIP = DUCTILE IRON PIPE
DS = DOWNSPOUT
DW = DRIVEWAY
EC = EDGE OF CONCRETE
ECM = EXISTING CONCRETE MONUMENT
EIA = EXISTING IRON AXLE
EIP = EXISTING IRON PIPE
EIS = EXISTING IRON STAKE
ELEC = ELECTRICAL
ECP = ELECTRICAL CONDUIT PIPE
ELM = ELECTRIC METER BOX
ELMH = ELECTRIC MANHOLE
EP = EDGE OF PAVEMENT
E PATH = EDGE OF PATH
EPKN = EXISTING PARKER KALON NAIL
ER = EDGE OF ROAD
ERRS = EXISTING RAILROAD SPIKE
ESCP = EXTRA STRENGTH CONCRETE PIPE
FES = FLARED END SECTION
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FRM = FLOOD INSURANCE RATE MAP
FM = FORCE MAIN
F/O = FIBER OPTIC MAKER
GM = GAS METER
GV = GAS VALVE
GUY = GUY WIRE
HB = HOSE BIB
HP = HIGH POINT
HTW = HARDWOOD TREE
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
JB = JUNCTION BOX
LP = LIGHT POLE
LSA = LANDSCAPED AREA
MBL = MINIMUM BUILDING LINE
MH = MANHOLE
MHW = MEAN HIGH WATER
MP = METAL PIPE
MW = MONITORING WELL
NTS = NOT TO SCALE
OCS = OUTLET CONTROL STRUCTURE
OVS = OVERHEAD VALVE
PC = POINT OF CURVATURE
PCC = POINT OF CONCAVE CURVATURE
PFC = POINT OF CONVEX CURVATURE
PIV = POST INDICATOR VALVE
PT = POINT OF TANGENCY
PVC = POLYVINYL CHLORIDE
PH = PUMP HOUSE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RPZ = REDUCED PRESSURE ZONE DEVICE
R/W = RIGHT-OF-WAY
S-9.5C = S-9.5C ASPHALT MIX TYPE
SC = SECURITY CAMERA
SET = SET FROM PIPE
SPKN = SET PARKER KALON NAIL
SRRS = SET RAILROAD SPIKE
SS = SEWER SERVICE
SSMH = SANITARY SEWER MANHOLE
STMH = STORM SEWER MANHOLE
SW = SIDEWALK
SWHDFE = SMOOTH WALL HOPE
SWPP = SMOOTH WALL PLASTIC PIPE
TB = TOP OF BANK (TOPO ONLY)
TBK = TOP OF BLOCK
TC = TOP OF CONCRETE
TG = TOP OF GRAVEL
TLMH = TELEPHONE MANHOLE
TP = TOP OF PAVEMENT
TSW = TOP OF SIDEWALK
TSP = TELEPHONE PEDESTAL
TRANS = ELECTRICAL TRANSFORMER
TSP = TRAFFIC SIGNAL SUPPORT POLE
UTP = UTILITY POLE
VG = VALLEY CUTTER
WDL = WOODSLINE
WM = WATER METER BOX
WP = WETLAND POINT
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
X = NOT TO SCALE
CLASS "B" STONE APRON
CONSTRUCTION ENTRANCE/EXIT
EXISTING OVERHEAD UTILITIES
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
LIMITS OF CONSTRUCTION
SILT FENCE
DRAINAGE EASEMENT
AEC SETBACK
SIGHT TRIANGLE
SIGN EASEMENT
CONCRETE LINED DITCH
ZONING CLASSIFICATION
AREA TO BE DEMOLISHED
TREE
TYPICAL RAMP

EXISTING WATER & SEWER SERVICES TO BE ABANDONED NOTES:
1. SEWER SERVICES COMING FROM MANHOLE SHALL BE CUT AND CAPPED AT BACK OF CURB.
2. THE MANHOLE SHALL BE PLUGGED AND GROUTED AT THE TIE IN POINT INSIDE MANHOLE.
3. SEWER SERVICES COMING FROM MAIN SHALL BE CUT AND CAPPED AT BACK OF CURB.
4. WATER SERVICES SHALL BE CUT AND CAPPED AT CORPORATION STOP.



- REVISED: 10-08-19 (NCDOT COMMENTS)(NRW) SHOWED ADDITIONAL EX. SIDEWALK AND EX. STRIPING TO BE DEMOLISHED
REVISED: 08-19-19 (TOWN OF BEAUFORT COMMENTS)(NRW) UPDATED BOUNDARY ON CEDAR STREET TO REFLECT R/W CONVEYANCE
REVISED: 07-28-19 (TOWN OF BEAUFORT COMMENTS)(NRW) REVISED LABEL TO SHOW EX. HOUSE EXTERIOR FINISH
REVISED: 07-16-19 (TOWN OF BEAUFORT COMMENTS)(NRW) REVISED EX. WATER SERVICES UPDATED DESCRIPTIONS FOR EX. CONDITIONS SHOWED EX. LOT LINES UPDATED LEGEND

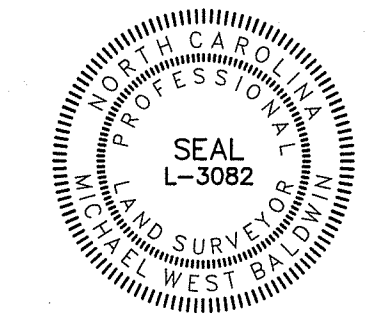


PIN #730617117934000
PIN #730617114760000
PIN #730617115739000
PIN #730617114784000
PIN #730617115739000

SHEET 3 OF 12
PARKING LOT BOUNDARY, TOPOGRAPHIC SURVEY & DEMOLITION PLAN

SURVEYOR'S CERTIFICATION

I, MICHAEL WEST BALDWIN, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON WERE COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTION RECORDED IN (SEE REFERENCES) OR FROM INFORMATION FOUND IN MAP BOOK N/A, PAGE N/A, OR AS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT ALL INTERIOR LOT LINES SHOWN ARE PROPOSED AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY; THAT THE TOPOGRAPHICAL SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 05/20/19; THAT THE SURVEY WAS COMPLETED ON 05/20/19; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.160).



WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 20th DAY OF JUNE, 2019.
SIGNED MICHAEL WEST BALDWIN, PLS L-3082



Call 72 Hours Before You Dig!
1-800-632-4949

- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

DEMOLITION NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN ALL PERMITS.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DEMOLITION OR RELOCATION WITH APPLICABLE UTILITY COMPANIES, IE, GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, ETC.
3. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT CONTRACTORS EXPENSE.
4. ALL MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND DISPOSED OF PER LOCAL ORDINANCES.
5. SAW-CUT CONCRETE AND ASPHALT PAVEMENT, SIDEWALK OR CURB AND GUTTER BEFORE EXCAVATION WHERE CONSTRUCTION PLANS SHOW TIE-INS.
6. SAW-CUTS TO BE PERPENDICULAR TO PAVEMENT/CURB EDGE.
7. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION PER WORK AREA TRAFFIC CONTROL HANDBOOK STANDARDS, (W.A.T.C.H.).
8. DEMOLITION OF STORM DRAINAGE AND SANITARY SEWER SYSTEM(S) BY CONTRACTOR SHALL ALLOW FOR CONTINUOUS USE OF THE SYSTEM(S). ANY IMPACTS SHALL BE COORDINATED WITH THE CITY/COUNTY AND/OR THE UTILITY PROVIDER.

Table with 2 columns: CHECKED (NRW, MWB) and DATE (06/19/19)

Table with 4 columns: SURVEYED (JP), APPROVED (MWB), DRAWN (NRW), DATE (06/20/19), CHECKED (MWB), SCALE (1" = 30')

COMPASS MARGARITAVILLE HOTELS & RESORTS
PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516
BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.
OWNER: BEAUFORT PARTNERS, LLC
ADDRESS: P.O. BOX 14165
NEW BERN, NC 28561
PHONE: (252) 635-7476
OWNER: BETTY APPERSON
ADDRESS: P.O. BOX 625
LAGRANGE, NC 28551
PHONE: (252) 559-0592

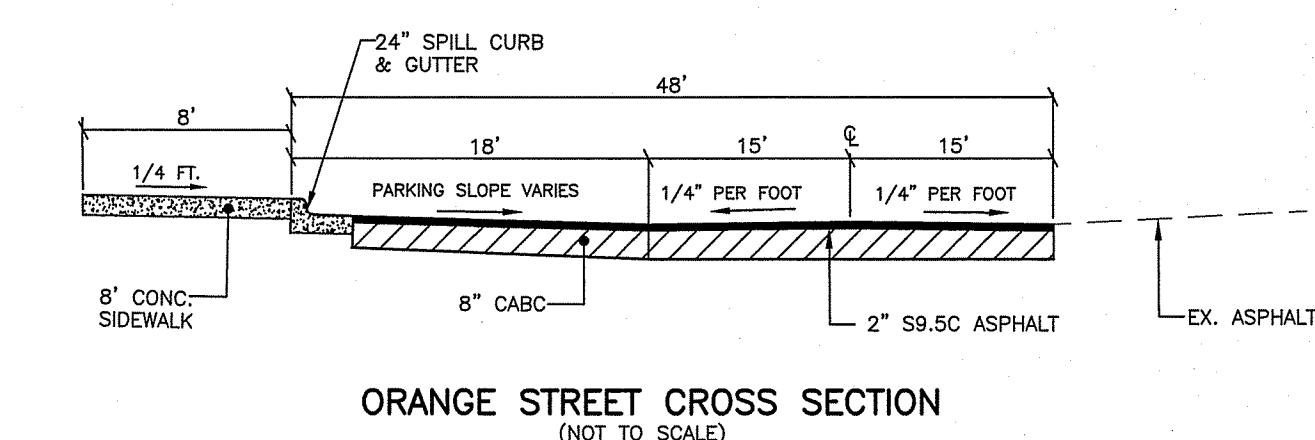
Baldwin Design Consultants, PA
ENGINEERS - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27689 252.758.1390

**SITE DATA**

△ TOTAL AREA IN TRACTS	2,800 ACRES
△ ZONING CLASSIFICATION	B-W, B-1 & R-8
△ EXISTING BUILDING AREA (STORAGE)	5,252 S.F.
△ EXISTING SIDEWALK, CONC. PATIO, GRAVEL, ETC.	68,667 S.F.
△ TOTAL IMPERVIOUS AREA PRIOR TO DEVELOPMENT	73,919 S.F.
△ EXISTING BUILDING AREA (TO BE REMOVED)	4,912 S.F.
△ EXISTING SIDEWALK, CONC. PATIO, GRAVEL, ETC. (TO BE REMOVED)	68,279 S.F.
△ PROPOSED BUILDING AREA (HOTEL)	19,640 S.F.
△ PROPOSED TOTAL FLOOR AREA (HOTEL)	77,632 S.F.
△ BUILDING HEIGHT (4 STORIES)	43,936 S.F.
△ PROPOSED IMPERVIOUS PARKING AREA	12,588 S.F.
△ TOTAL PROPOSED IMPERVIOUS AREA (AFTER DEVELOPMENT)	76,892 S.F.
△ TOTAL % OF BUILDING LOT COVERAGE	16.10%
△ NO. OF EXISTING WET SLIPS	59
△ NO. OF PARKING SPACES REQUIRED (EXISTING WET SLIPS)	15*
△ NO. OF PARKING SPACES PROVIDED (MARINA)	15
△ NO. OF PARKING SPACES REQUIRED (HOTEL)	85*
△ NUMBER OF PARKING SPACES PROVIDED (HOTEL)	93
△ NO. OF PARKING SPACES PROVIDED (PUBLIC)	31
△ NO. OF HC SPACES REQUIRED	5
△ NO. OF HC SPACES PROVIDED	5
△ TOTAL AREA TO BE DISTURBED	3.3 ACRES
△ TOTAL NUMBER OF LOTS	5
△ TOTAL NUMBER OF ROOMS IN HOTEL	101
△ TOTAL IMPERVIOUS AREA FOR VAA	40,453 S.F.
△ TOTAL REQUIRED LANDSCAPED AREA FOR VAA	6,469 S.F.
△ REFERENCE: DEED BOOK 879, PAGE 793, DEED BOOK 937, PAGE 309, DEED BOOK 1449, PAGE 1, DEED BOOK 1259, PAGE 284 & DEED BOOK 1438, PAGE 496	

**PARKING SPACE REQUIREMENT TABULATION**

\*MARINA: 1 SPACE PER 4 SLIPS(59) = 15 SPACES  
 \*HOTEL: 1 SPACE PER UNIT(101) + 5 = 106 x 20% = 21 - 106 = 85 SPACES  
 (A 20% REDUCTION IN REQUIRED SPACES DUE TOTAL FLOOR AREA OF STRUCTURE EXCEEDING 25,000 S.F.)

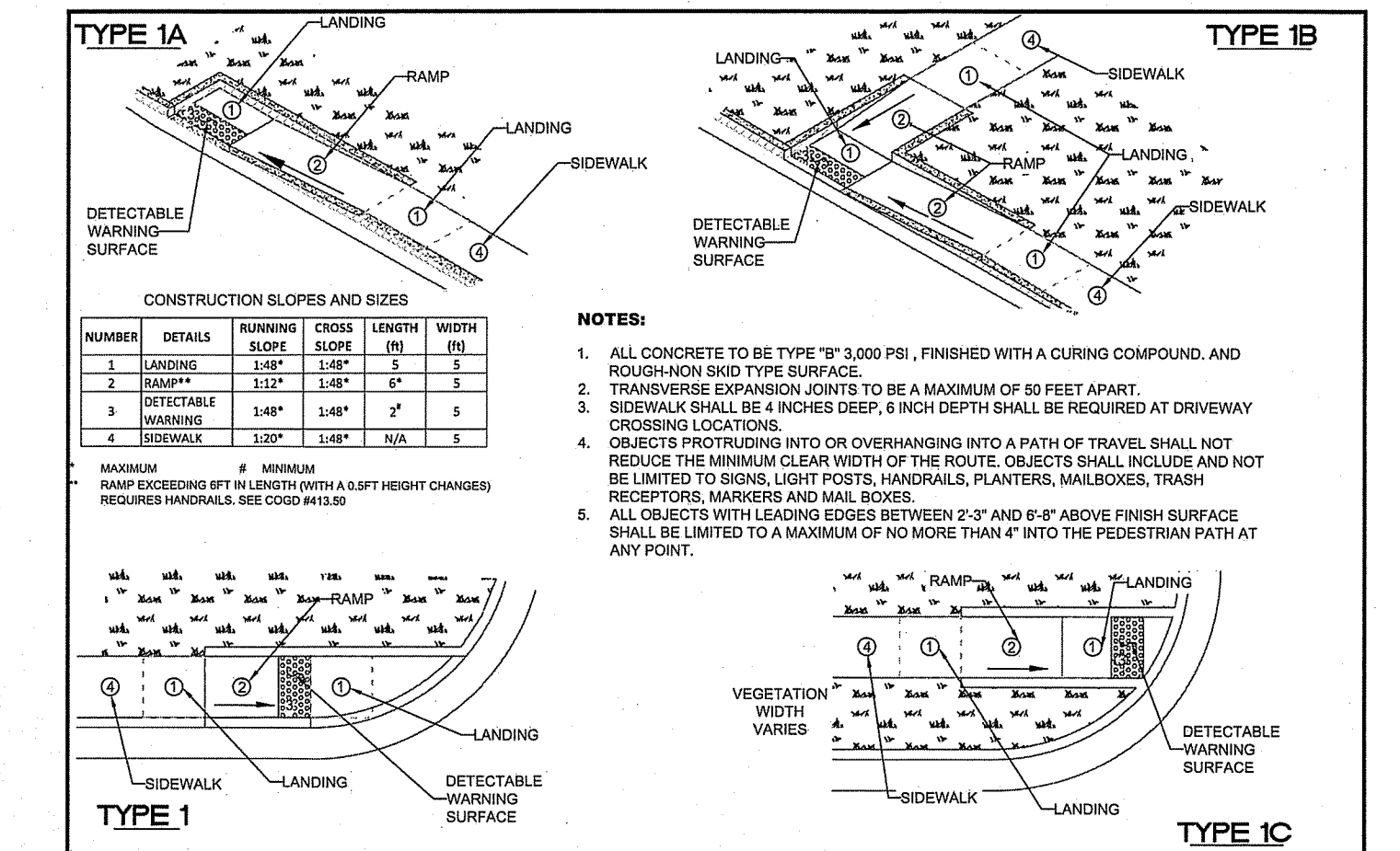


**DIMENSION CONTROL AND MATERIALS PLAN NOTES**

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE AT 90 DEGREE UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
4. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
8. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
9. ALL PARKING STALL STRIPING SHALL BE 4-INCH WHITE LINES, UNLESS OTHERWISE NOTED.
10. STOP SIGNS SHALL BE R1-1, 30"x30".
11. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
12. IN SOD AREAS STRIPING SHOWN FOR REFERENCE ONLY; NO STRIPING TO BE INSTALLED IN TURF AREAS.

W	A	W+A	X	B
5' 0"	5' 0"	10' 0"	5' 0"	5' 0"
6' 0"	6' 0"	12' 0"	6' 0"	6' 0"
7' 0"	7' 0"	14' 0"	7' 0"	7' 0"
8' 0"	8' 0"	16' 0"	8' 0"	8' 0"
9' 0"	9' 0"	18' 0"	9' 0"	9' 0"
10' 0"	10' 0"	20' 0"	10' 0"	10' 0"
11' 0"	11' 0"	22' 0"	11' 0"	11' 0"
12' 0"	12' 0"	24' 0"	12' 0"	12' 0"
13' 0"	13' 0"	26' 0"	13' 0"	13' 0"
14' 0"	14' 0"	28' 0"	14' 0"	14' 0"
15' 0"	15' 0"	30' 0"	15' 0"	15' 0"

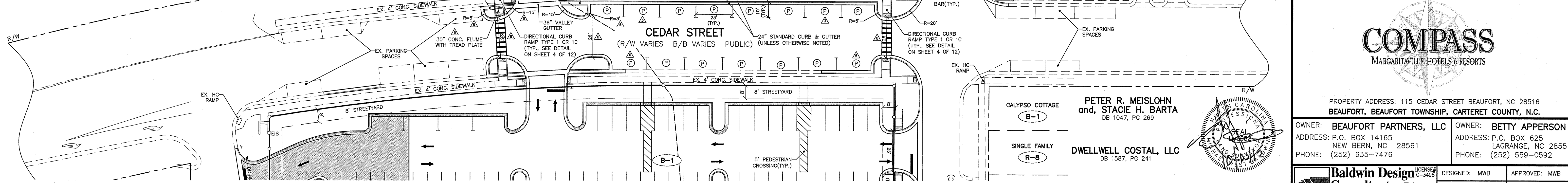
NOTES:  
 1. Detectable warning domes shall cover 2'-0" length and full width of the ramp floor as shown on the details.  
 2. The entire ramp shall be black in color or any color with a 70% contrast ratio and approved by City Engineer.



NOTES:  
 1. ALL CONCRETE TO BE TYPE "B" 3,000 PSI, FINISHED WITH A CURING COMPOUND, AND FINISHED WITH A TYPE SURFACE.  
 2. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET APART.  
 3. SIDEWALK SHALL BE 4 INCHES DEEP, 8 INCH DEPTH SHALL BE REQUIRED AT DRIVEWAY CROSSING LOCATIONS.  
 4. OBJECTS PROTRUDING INTO OR OVERHANGING INTO A PATH OF TRAVEL SHALL NOT REDUCE THE MINIMUM CLEAR WIDTH OF THE ROUTE. OBJECTS SHALL INCLUDE AND NOT BE LIMITED TO SIGNS, LIGHT POSTS, HANDRAILS, PLANTERS, MAILBOXES, TRASH RECEPTORS, HANDRAILS AND MAIL BOXES.  
 5. ALL OBJECTS WITH LEADING EDGES BETWEEN 2'-0" AND 6'-0" ABOVE FINISH SURFACE SHALL BE LIMITED TO A MAXIMUM OF NO MORE THAN 4" INTO THE PEDESTRIAN PATH AT ANY POINT.

Call 72 Hours Before You Dig!  
 1-800-632-4949

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.



GRAPHIC SCALE: 1" = 30'  
 SHEET 4 OF 12  
 HOTEL & AMENITIES SITE & STAKING PLAN  
 PIN #730617117934000  
 PIN #730617114760000  
 PIN #730617115739000  
 PIN #730617114784000  
 PIN #730617115739000

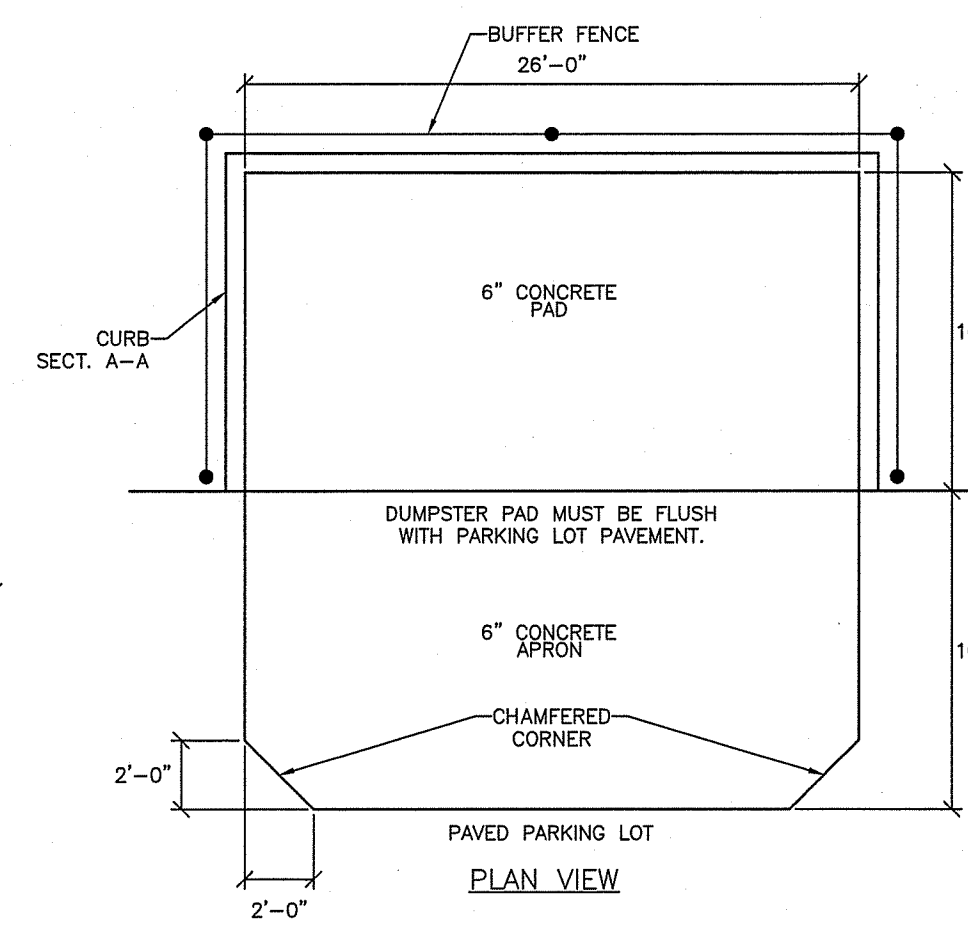
PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516  
 BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.  
 OWNER: BEAUFORT PARTNERS, LLC  
 ADDRESS: P.O. BOX 14165  
 NEW BERN, NC 28561  
 PHONE: (252) 635-7476  
 OWNER: BETTY APPERSON  
 ADDRESS: P.O. BOX 625  
 LAGRANGE, NC 28551  
 PHONE: (252) 559-0592

Baldwin Design  
 CONSULTANTS, PA  
 ENGINEERING - SURVEYING - PLANNING  
 1700-D EAST ARLINGTON BOULEVARD  
 GREENVILLE, NC 27858  
 LICENSE # C-3488  
 DESIGNED: MWB  
 APPROVED: MWB  
 DRAWN: NRW  
 DATE: 06/20/19  
 CHECKED: MWB  
 SCALE: 1" = 30'

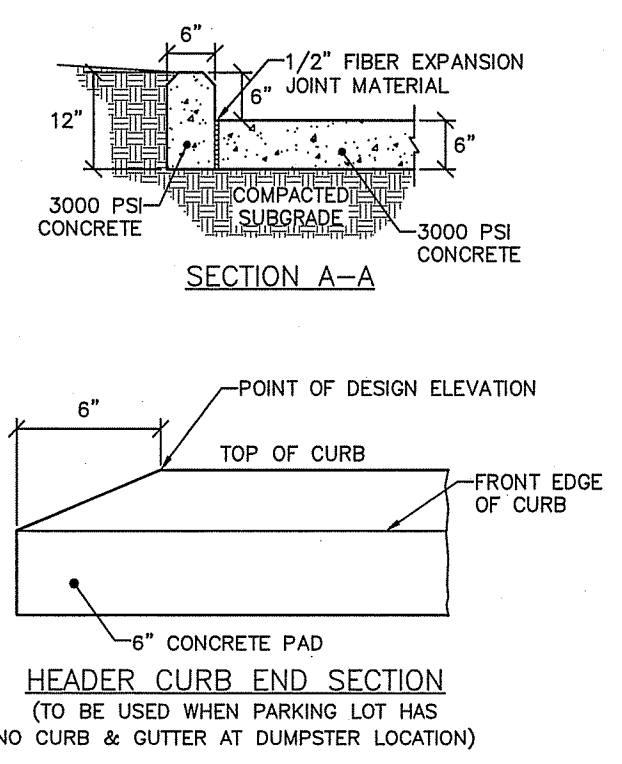
**CLOSURE CHECK BOUNDARY**

CHECKED: NRW	DATE: 06/19/19
--------------	----------------

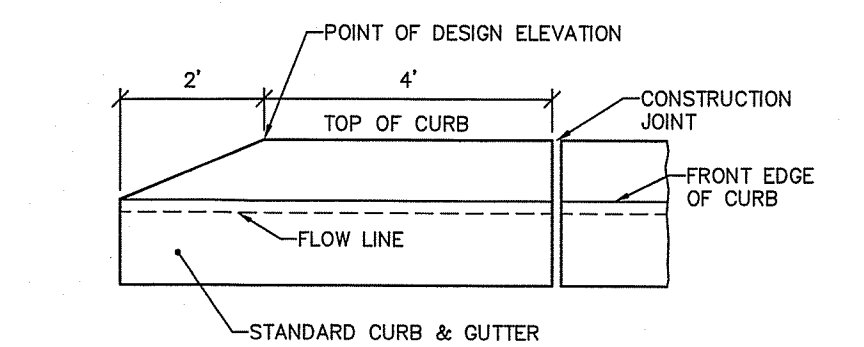
Y:\DRAWINGS\07-160 Beaufort Yacht Club\HOTEL-2017A\SHEETS\SITE & STAKING.dwg Thu, Oct 10, 2019 1:23pm RWELLS



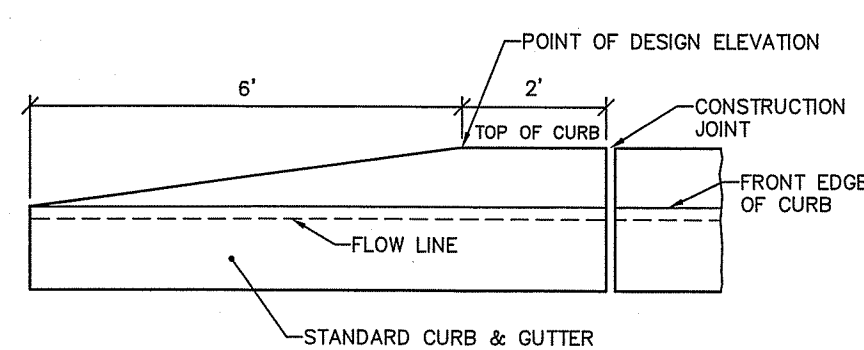
DUMPSTER PAD DETAIL (N.T.S.)



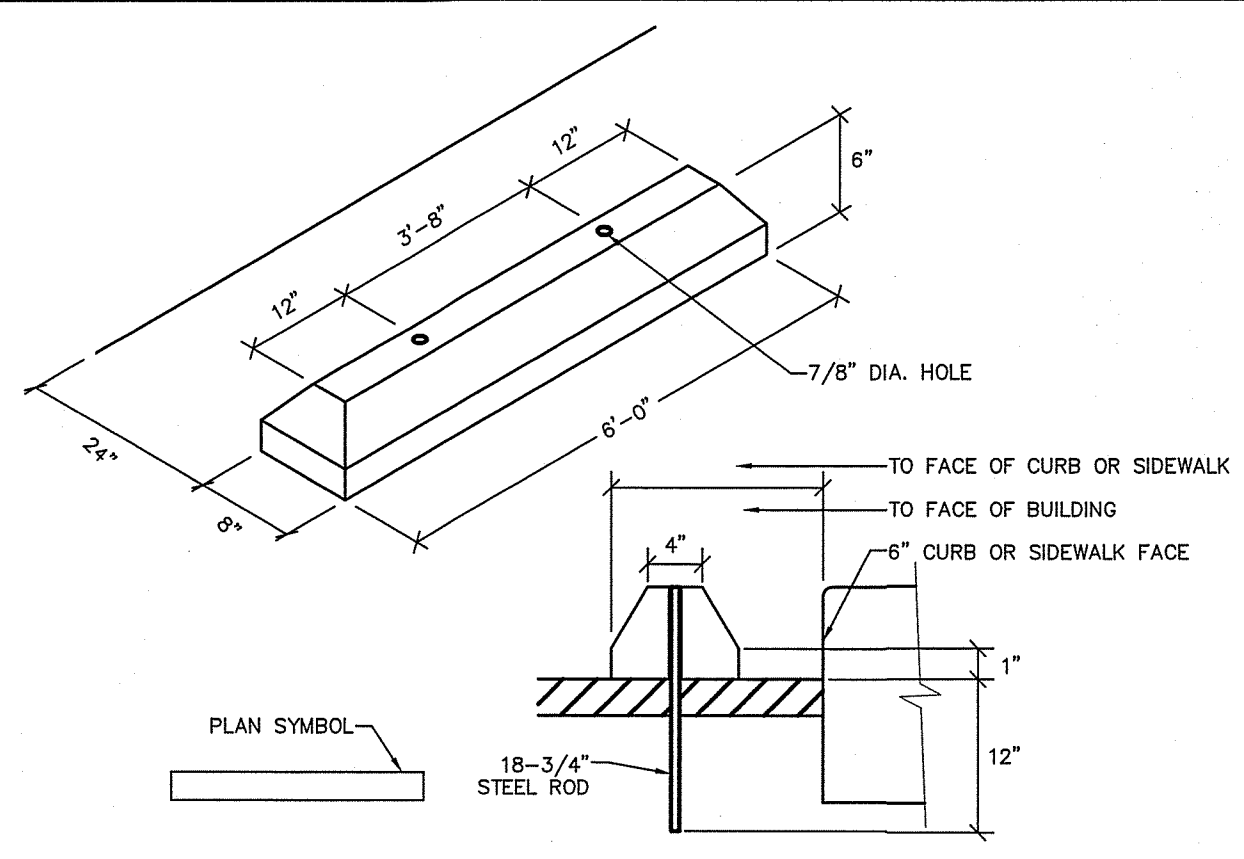
SECTION A-A



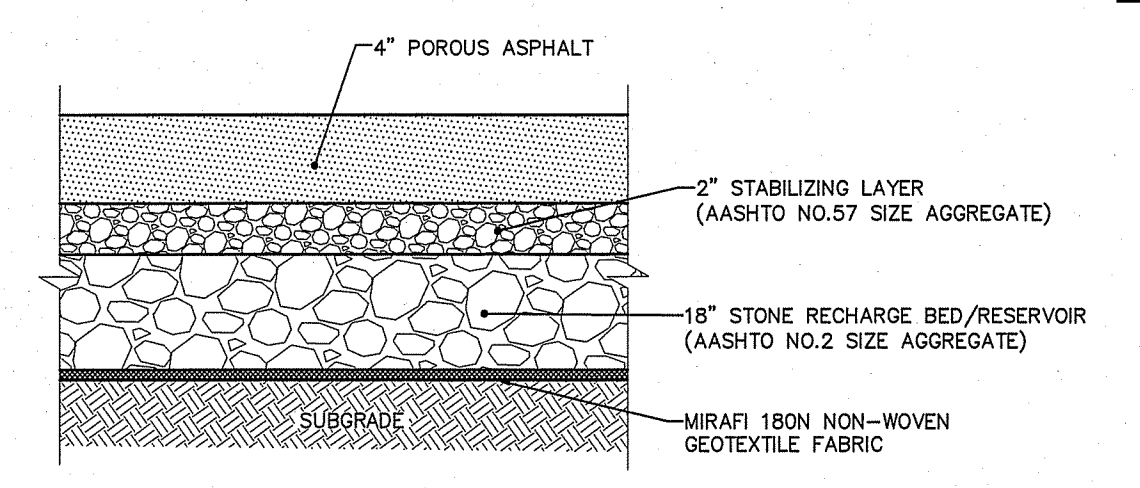
TYPICAL CURB & GUTTER END SECTION (N.T.S.)



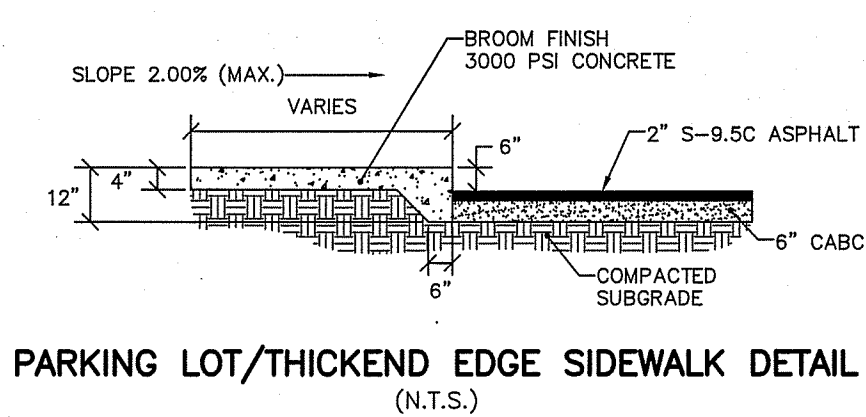
6" CURB & GUTTER END SECTION (N.T.S.)



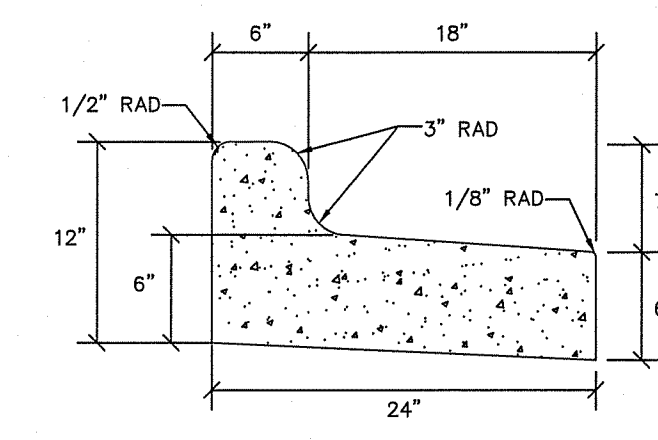
WHEEL STOP DETAIL (N.T.S.)



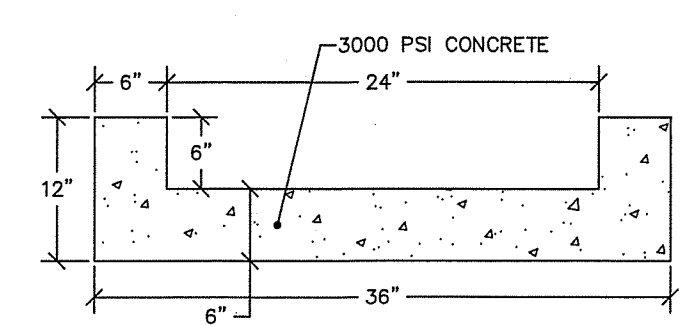
PERMEABLE PAVEMENT CROSS SECTION (N.T.S.)



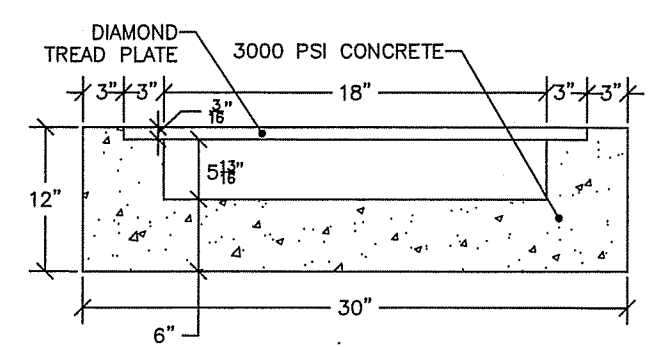
PARKING LOT/THICKEND EDGE SIDEWALK DETAIL (N.T.S.)



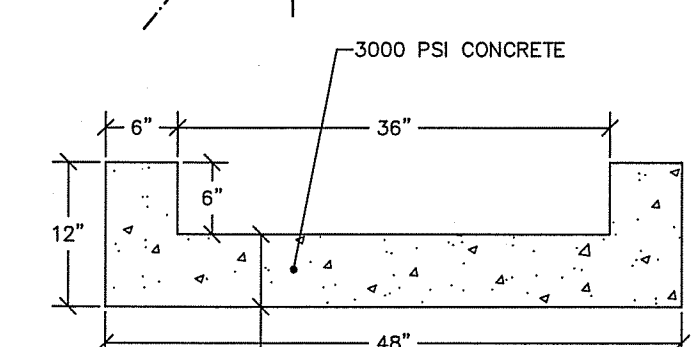
24" CURB & GUTTER SPILL-TYPE (N.T.S.)



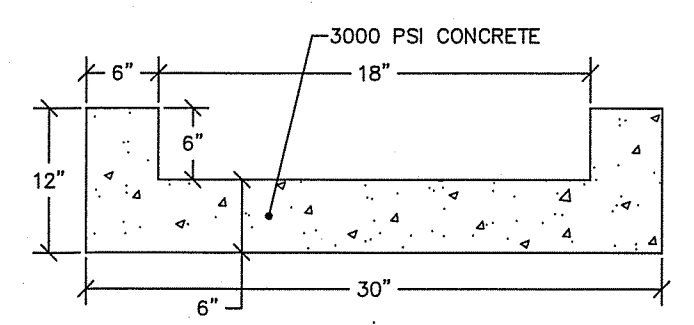
36" FLUME DETAIL (N.T.S.)



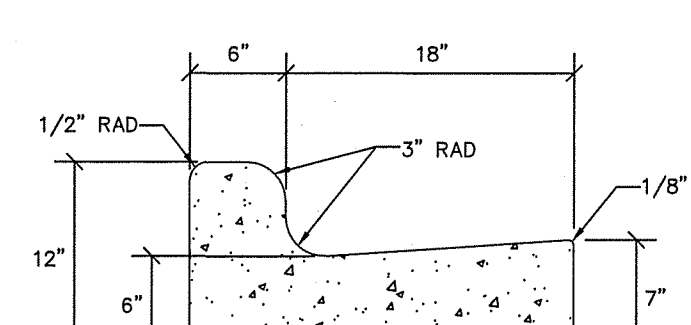
30" FLUME WITH TRENCH DIAMOND TREAD PLATE COVER DETAIL (N.T.S.)



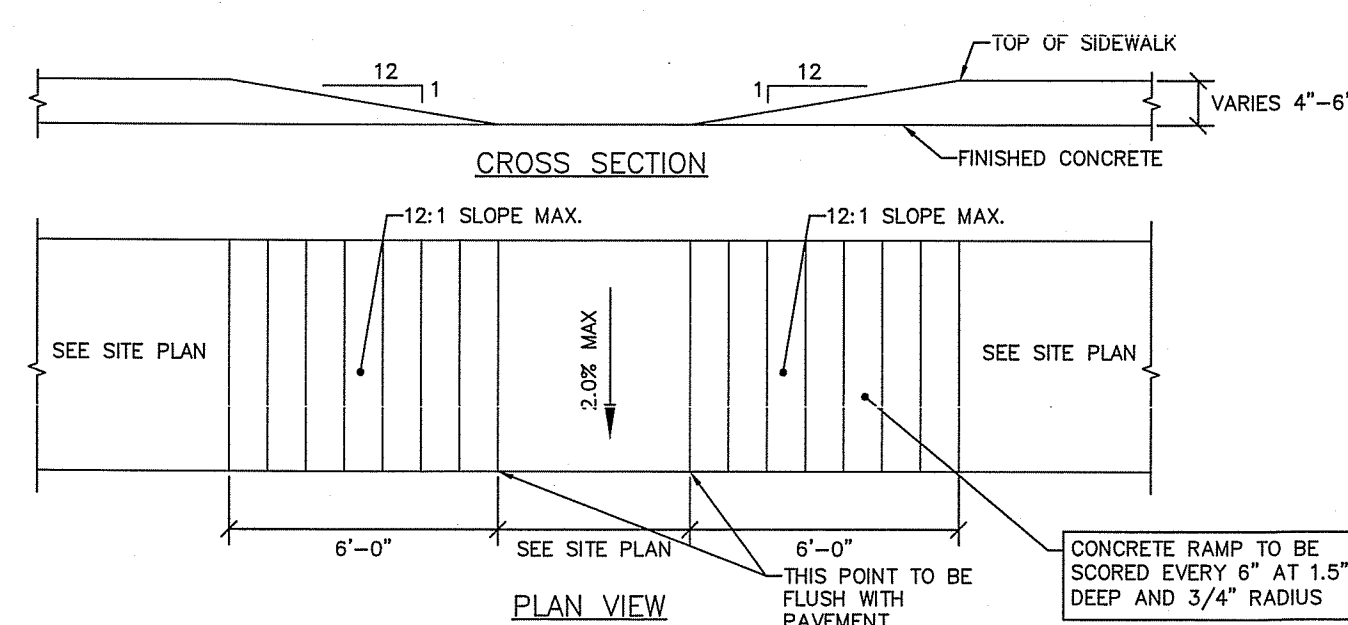
48" FLUME DETAIL (N.T.S.)



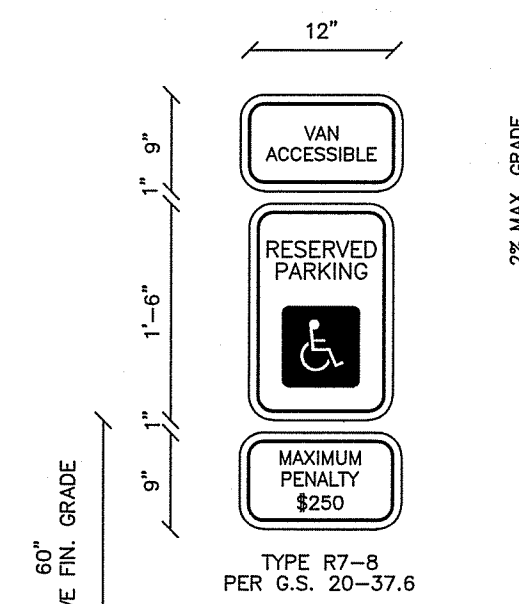
30" FLUME DETAIL (N.T.S.)



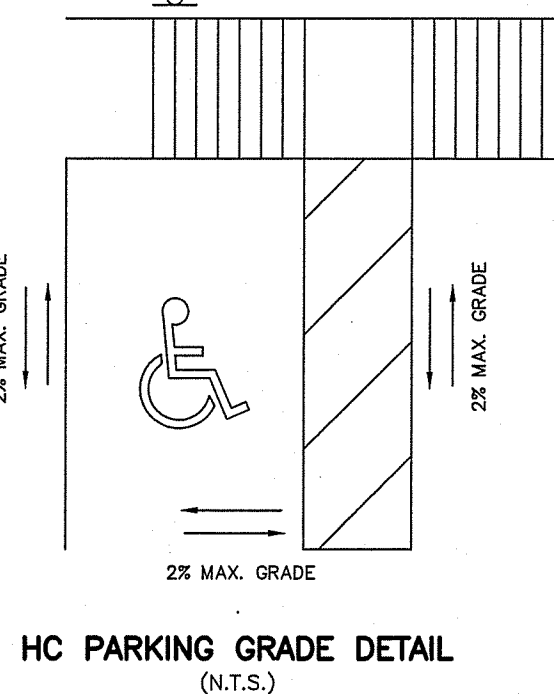
24" CURB & GUTTER STANDARD FACE (N.T.S.)



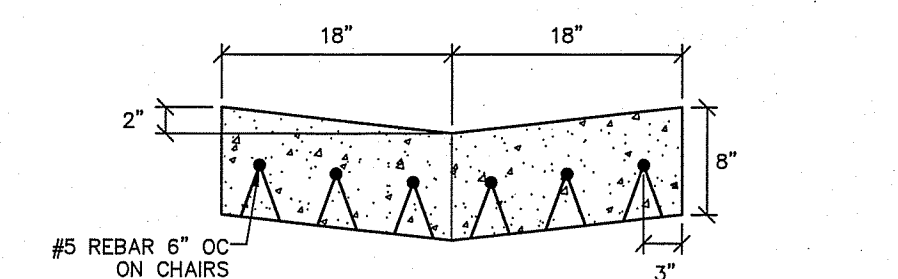
HANDICAPPED RAMP DETAIL (N.T.S.)



TYPICAL HANDICAP PARKING SIGN (N.T.S.)



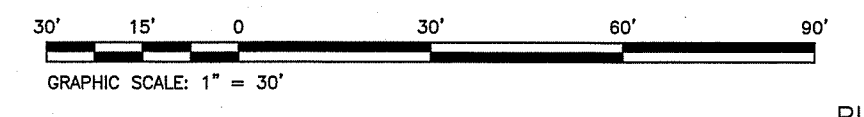
HC PARKING GRADE DETAIL (N.T.S.)



36" VALLEY GUTTER DETAIL (N.T.S.)

- PARKING LOT STRIPING NOTES**
1. ALL PARKING LOT STRIPING PAINT TO BE FEDERAL SPECIFICATION TRAFFIC PAINT.
  2. PAINT COLOR MAY BE YELLOW OR WHITE (OWNER'S CHOICE).
  3. PARKING LOT STRIPING IN HANDICAP ACCESS AREAS TO BE THE COLOR TO COMPLY WITH THE MOST CURRENT ADA REQUIREMENTS.
  4. STRIPING WIDTH TO BE 4".
  5. STRIPING PAINT TO BE WATER BASED SATIN WITH 40 MINUTE DRYING TIME.
  6. RESIN TYPE: ACRYLIC LATEX COPOLYMER
  7. VISCOSITY: 80-90 KU

- REVISD: 10-08-19 (NCDOT COMMENTS)(NRW) REVISED DRIVES ON NORTH & SOUTH OF CEDAR STREET ADDED FLUME WITH TRENCH GRATE & DETAIL REVISED PUBLIC PARKING ALONG CEDAR STREET
- REVISD: 08-19-19 (TOWN OF BEAUFORT COMMENTS)(NRW) SHOWED PARKING ON CEDAR STREET AS PUBLIC ADDED CONCRETE STRIP BETWEEN PERMEABLE & IMPERMEABLE PAVEMENT UPDATED BOUNDARY ON CEDAR STREET TO REFLECT R/W CONVEYANCE ADDED PARKING SPACES
- REVISD: 07-26-19 (TOWN OF BEAUFORT COMMENTS)(NRW) ADDED PERMEABLE PAVEMENT CROSS SECTION
- REVISD: 07-16-19 (TOWN OF BEAUFORT COMMENTS)(NRW) REVISED LOCATION OF HIGH VISIBILITY CROSS WALK UPDATED DESCRIPTIONS FOR EX. CONDITIONS ADDED 36" & 48" FLUME DETAILS ADDED CROSS SECTION FOR ORANGE STREET



SHEET 5 OF 12 PARKING LOT SITE & STAKING PLAN

**COMPASS**  
MARGARITAVILLE HOTELS & RESORTS

PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516  
BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

OWNER: BEAUFORT PARTNERS, LLC  
ADDRESS: P.O. BOX 14165  
NEW BERN, NC 28561  
PHONE: (252) 635-7476

OWNER: BETTY APPERSON  
ADDRESS: P.O. BOX 625  
LAGRANGE, NC 28551  
PHONE: (252) 559-0592

DESIGNED: MWB  
APPROVED: MWB  
DRAWN: NRW  
DATE: 06/20/19  
CHECKED: MWB  
SCALE: 1" = 30'

**Baldwin Design Consultants, PA**  
ENGINEERING - SURVEYING - PLANNING  
1700-D EAST ARLINGTON BOULEVARD  
GREENVILLE, NC 27609 252.756.1390

CLOSURE CHECK BOUNDARY  
CHECKED: NRW  
DATE: 06/19/19



Call 72 Hours Before You Dig! 1-800-632-4949

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

Y:\DRAWINGS\07-160 Beaufort Youth Club\HOTEL-2017\SHEETS\SITE & STAKING.dwg Thu, Oct 10, 2019 1:23pm RWELLS

- CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
- REFER TO EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE REQUIREMENTS, (TO BE PROVIDED WITH DESIGN DEVELOPMENT DOCUMENTS)
- ANY GRADING BEYOND THE DENUDED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS, AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
- LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS
- ALL ELEVATIONS ARE IN REFERENCE TO THE SITE BENCHMARK. CONTRACTOR SHALL VERIFY THE BENCHMARK PRIOR TO GROUND BREAKING.
- THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN WITHIN ROADWAYS, PARKING LOTS, AND SIDEWALKS AREAS REFLECT FINISH ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
- GRADES SHALL BE ESTABLISHED TO PROVIDE A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. GRADING SHALL COMPLY WITH COMPACTION REQUIREMENTS AND GRADE CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
- WHERE NO SPOT GRADES ARE INDICATED, THE GRADE SHALL BE ESTABLISHED BASED ON INTERPOLATION OF THE ELEVATIONS BETWEEN ADJACENT SPOT GRADES WHILE MAINTAINING APPROPRIATE TRANSITION AT STRUCTURES AND PAVING, AND UNINTERRUPTED DRAINAGE FLOW INTO INLETS.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW GRADED AREAS TO NEW OR EXISTING DRAINAGE INLETS, OR SHEET OVERLOAD.
- ALL SIDEWALKS, STAIRS AND TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT A 2.0% SLOPE MINIMUM.
- ALL FILL SHALL BE PLACED IN A MAXIMUM 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DENSITY WITHIN THE TOP 12 INCHES AND A MINIMUM 95% OF MAXIMUM STANDARD PROCTOR DENSITY BELOW 12-INCH DEPTH.
- FILL WITHIN LANDSCAPE AREAS SHALL BE COMPACTED TO MINIMUM 90% OF MAXIMUM STANDARD PROCTOR DENSITY. MAXIMUM STANDARD PROCTOR DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D698.
- ALL PROJECT SUBGRADE SHALL BE INSPECTED BY THE ENGINEER. IF THE ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL. SUCH ADDITIONAL EXCAVATION SHALL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR UNIT PRICES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL FILL AND BACKFILL MATERIAL WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. SOIL MATERIAL THAT EXCEEDS THE OPTIMUM MOISTURE CONTENT BY 3 PERCENT OR MORE, AND IS TOO WET TO COMPACT TO THE SPECIFIED DRY UNIT WEIGHT, SHALL BE SCARRIFIED AND AIR DRIED, LIME STABILIZED, OR REMOVED AND REPLACED.
- CONTRACTOR SHALL PROVIDE ALL DEWATERING MEASURES NECESSARY, INCLUDING WELL POINTS, SUMP PUMPS, TEMPORARY SHORING, ETC., TO ENSURE COMPLETION OF STABLE EXCAVATION AND BACKFILL OPERATIONS. GROUNDWATER SHALL BE MAINTAINED A MINIMUM OF 2 FT. BELOW THE BOTTOM OF ALL EXCAVATIONS.
- CONTRACTOR SHALL CONSULT WITH THE ENGINEER AND PROVIDE ANY AND ALL SHORING DETERMINED TO BE NECESSARY TO PROTECT EXISTING BUILDING FOUNDATIONS OR OTHER ADJACENT IMPROVEMENTS.
- ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC., THAT ARE NOT OTHERWISE LANDSCAPED PER LANDSCAPING PLAN, SHALL BE STABILIZED WITH A NEW LAWN. FINISH AND MAINTAINING ALL FILL AND BACKFILL MATERIAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
- SELECT FILL SHALL BE CLASS III, TYPE 2 SELECT MATERIAL.

EROSION CONTROL NOTES:

- NO LAND DISTURBING ACTIVITY BEYOND THE REQUIRED TO INSTALL APPROPRIATE EROSION CONTROL MEASURES MAY NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE INSPECTED AND APPROVED BY THE STATE.
- SCHEDULING OF A PRE-CONSTRUCTION CONFERENCE WITH THE EROSION CONTROL INSPECTOR IS REQUIRED PRIOR TO INITIATING LAND DISTURBING ACTIVITIES. FOR INSPECTION PLEASE CALL (910) 796-7215. A 24-HOUR NOTICE IS REQUIRED.
- SEED OR OTHERWISE PROVIDE GROUND COVER DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION FOR ALL DENUDED SLOPES WITHIN 7 DAYS FOR SLOPES STEEPER THAN 3:1 OR 14 DAYS FOR SLOPES FLATTER THAN 4:1.
- CONTRACTOR SHALL INSPECT AND MAINTAIN AS NEEDED ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH RAIN EVENT OF 1/2" OR MORE. FAILURE TO KEEP EROSION CONTROL DEVICES IN GOOD WORKING ORDER MAY RESULT IN ISSUANCE OF A STOP WORK ORDER OR CIVIL PENALTIES UP TO \$5000 PER DAY OF VIOLATION. SITES UTILIZING SEDIMENT TRAPS MUST ALSO SPECIFY A MAXIMUM DEPTH OF SEDIMENT PRIOR TO CLEAN OUT.
- THE STATE ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES SHOULD THE PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.
- NO PERSON MAY INITIATE A LAND DISTURBING ACTIVITY BEFORE NOTIFYING THE STATE OF THE DATE OF THE LAND DISTURBING ACTIVITY.
- ACCEPTANCE & APPROVAL OF THIS PLAN IS CONDITIONED UPON YOUR COMPLIANCE WITH FEDERAL AND STATE WATER QUALITY LAWS, REGULATIONS AND RULES. IN ADDITION, LOCAL CITY AND COUNTY ORDINANCES OR RULES MAY ALSO APPLY TO THIS LAND DISTURBING ACTIVITY. APPROVAL BY THE STATE DOES NOT SUPERSEDE ANY OTHER PERMIT OR APPROVAL.
- THE STATE RESERVES THE RIGHT TO ENTER AND INSPECT ANY PROPERTY WITHIN ITS JURISDICTION FOR COMPLIANCE WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- IN ANY EVENT, SLOPES LEFT EXPOSED WILL BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION WITHIN FOURTEEN (14) CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING.
- MAINTAIN EROSION CONTROL MEASURES AS NECESSARY.

CONTACT PERSON RESPONSIBLE FOR MAINTENANCE:  
JOSEPH E. THOMAS (252) 635-7476

NOTE: THERE WILL BE NO LARGE STOCKPILES AT THIS SITE. ALL TOPSOIL & SPOIL FROM EXCAVATED AREAS SHALL BE USED IN FILL SECTIONS AND TO TOP DRESS AREAS WHERE STRUCTURAL IMPROVEMENTS WILL NOT BE PLACED.

NOTE: ANY BORROW MATERIAL BROUGHT ONTO THIS SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE. ANY SOIL WASTE THAT LEAVES THIS SITE CAN BE TRANSPORTED TO A PERMITTED MINE OR SEPARATELY PERMITTED CONSTRUCTION SITES WITHOUT ADDITIONAL PERMITS UNDER NCGS 74-49(7)(d). DISPOSAL AT ANY OTHER LOCATION WOULD HAVE TO BE INCLUDED AS A PERMIT REVISION FOR THIS APPROVAL.

CONSTRUCTION SCHEDULE:

- OBTAIN PLAN APPROVALS AND ALL APPLICABLE PERMITS. (45 DAYS)
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT. (1 DAY)
- INSTALL SILT FENCE AS SHOWN ON PLANS. (1 DAY)
- STRIP TOPSOIL, INSTALL BUILDING PAD & ROUGH GRADE PARKING LOT. (7 DAYS)
- INSTALL UNDERGROUND UTILITIES. (7 DAYS)
- INSTALL STONE, SIDEWALKS & CONCRETE PARKING. (7 DAYS)
- STRIP PARKING SPACES. (1 DAY)
- FINE GRADE SLOPES, SEED AND MULCH ALL DISTURBED AREAS. (1 DAY)
- CHECK EROSION CONTROL DEVICES PERIODICALLY FOR STABILITY & PERFORMANCE.
- REMOVE EROSION CONTROL DEVICES ONCE VEGETATION IS ESTABLISHED @ +80%.

STORM DRAINAGE NOTES

- ALL PIPE TO BE INSTALLED AND BEDDED PER MANUFACTURER'S SPECIFICATIONS.
- NO VEHICULAR TRAFFIC SHALL BE ALLOWED ACROSS PIPES UNTIL A MINIMUM OF 2' OF COMPACTED COVER HAS BEEN INSTALLED, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION TO MEET OR EXCEED NCDOT AND LOCAL STANDARDS.

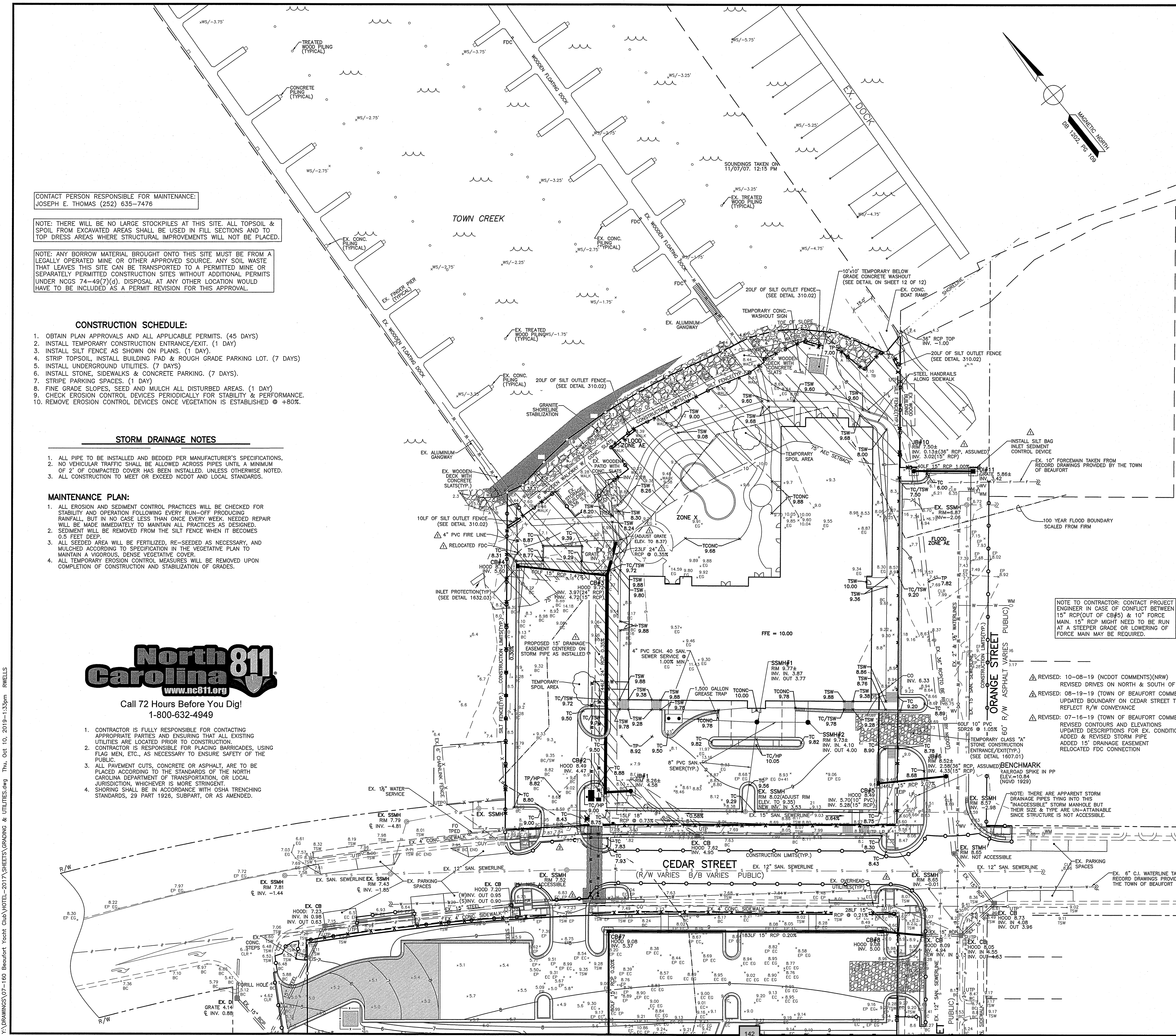
MAINTENANCE PLAN:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUN-OFF PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIR WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT BECOMES 0.5 FEET DEEP.
- ALL SEEDED AREA WILL BE FERTILIZED, RE-SEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATION IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ALL TEMPORARY EROSION CONTROL MEASURES WILL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF GRADES.



Call 72 Hours Before You Dig!  
1-800-632-4949

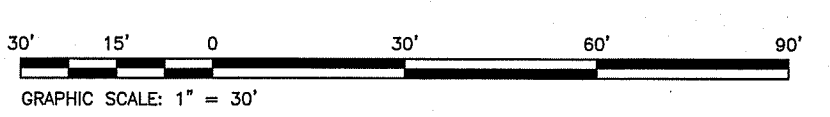
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.



NOTE TO CONTRACTOR: CONTACT PROJECT ENGINEER IN CASE OF CONFLICT BETWEEN 15" RCP(OUT OF CB#5) & 10" FORCE MAIN. 15" RCP MIGHT NEED TO BE RUN AT A STEEPER GRADE OR LOWERING OF FORCE MAIN MAY BE REQUIRED.

- REVISED: 10-08-19 (NCDOT COMMENTS)(NRW) REVISED DRIVES ON NORTH & SOUTH OF CEDAR STREET
- REVISED: 08-19-19 (TOWN OF BEAUFORT COMMENTS)(NRW) UPDATED BOUNDARY ON CEDAR STREET TO REFLECT R/W CONVEYANCE
- REVISED: 07-16-19 (TOWN OF BEAUFORT COMMENTS)(NRW) REVISED CONTOURS AND ELEVATIONS UPDATED DESCRIPTIONS FOR EX. CONDITIONS ADDED & REVISED STORM PIPE ADDED 15" DRAINAGE EASEMENT RELOCATED FDC CONNECTION

DISTURBED AREA = 2.2 ACRES



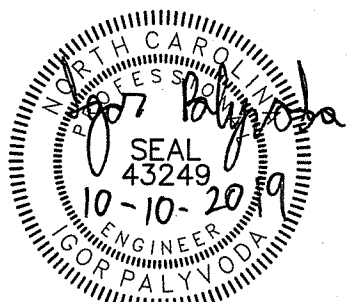
SHEET 6 OF 12  
HOTEL & AMENITIES GRADING, PAVING, STORM DRAINAGE,  
EROSION CONTROL & UTILITIES PLAN



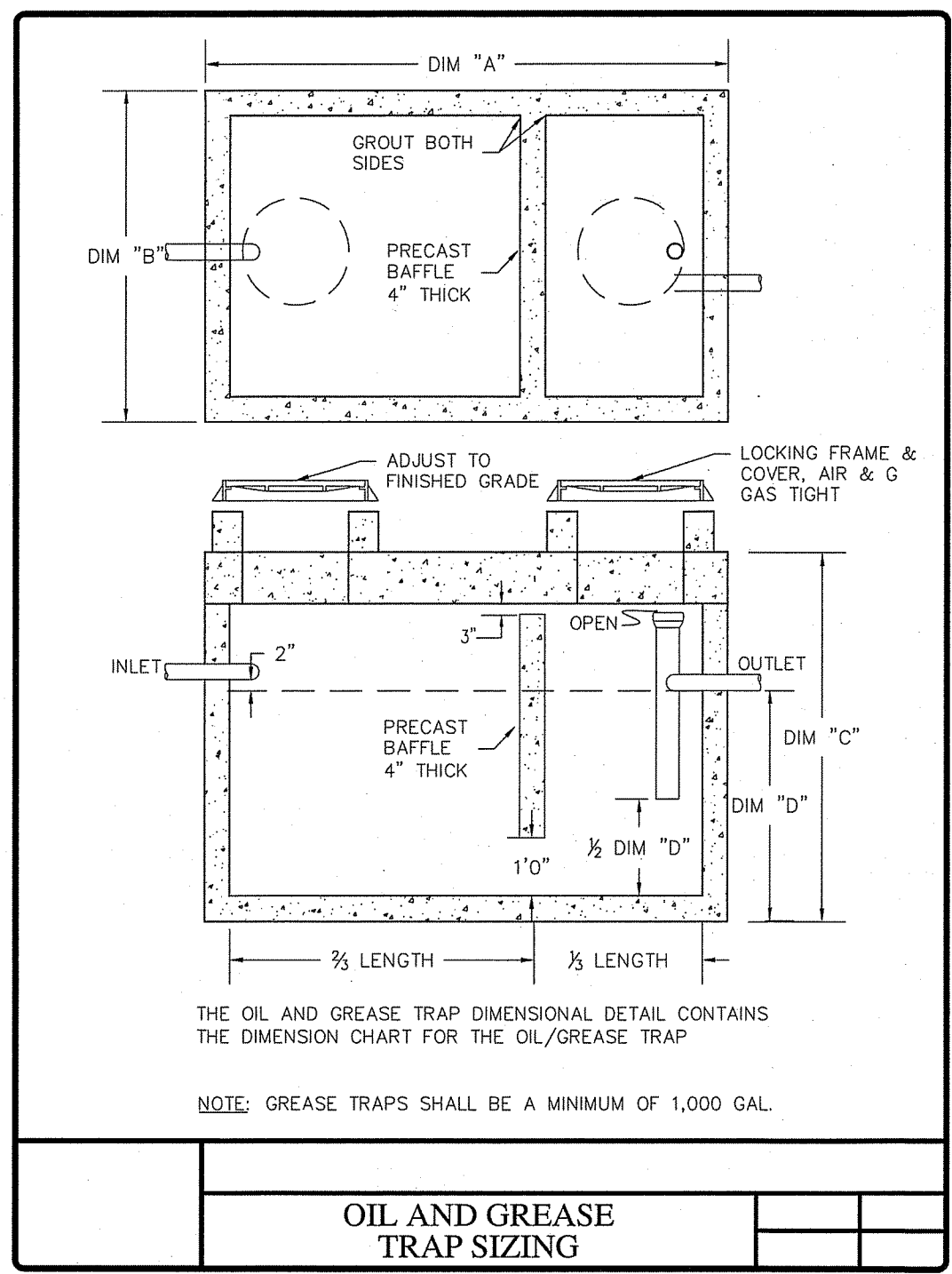
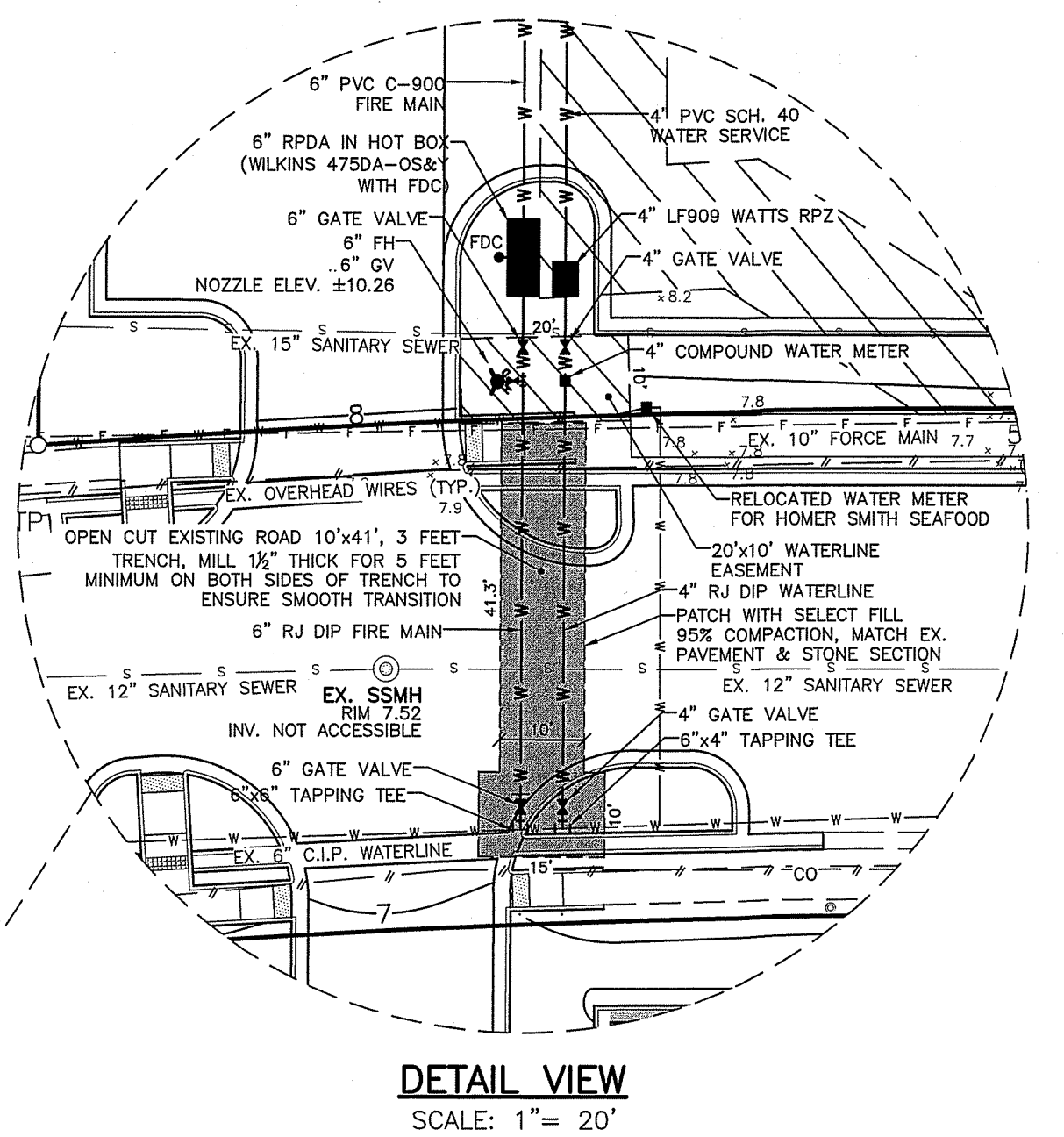
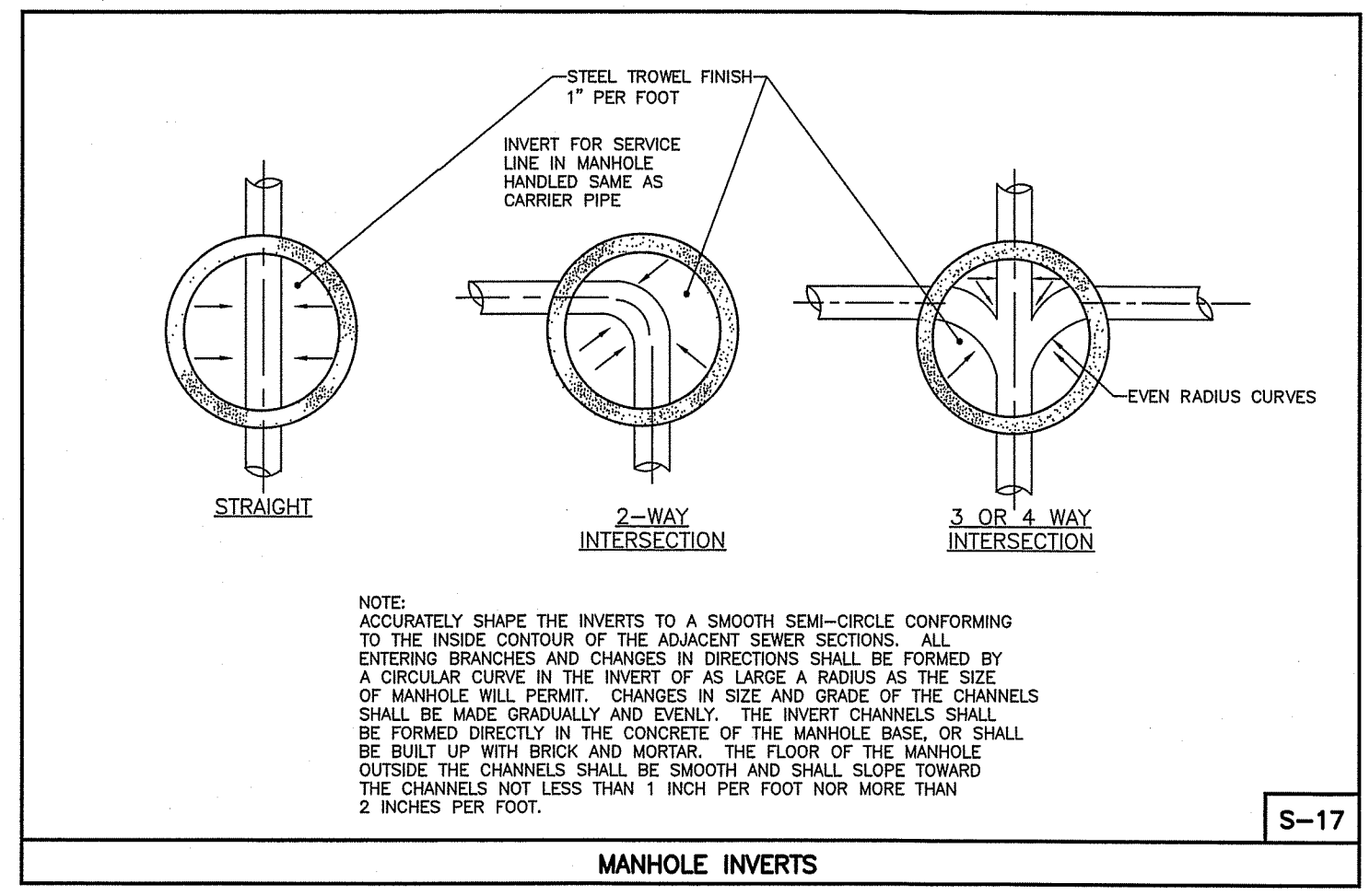
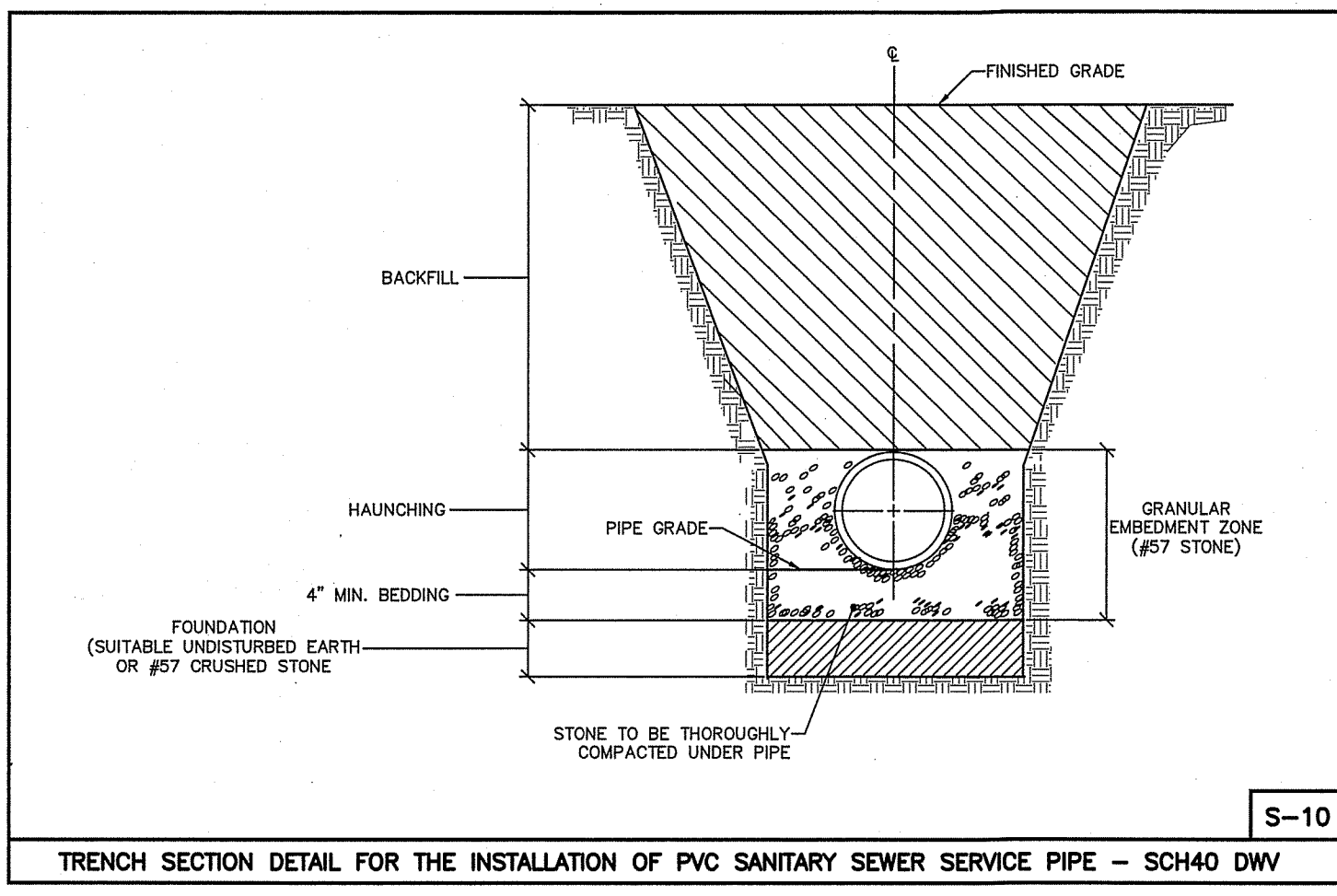
PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516  
BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

OWNER: BEAUFORT PARTNERS, LLC ADDRESS: P.O. BOX 14165 NEW BERN, NC 28561 PHONE: (252) 635-7476	OWNER: BETTY APPERSON ADDRESS: P.O. BOX 625 LAGRANGE, NC 28551 PHONE: (252) 559-0592
---	---

<b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	DESIGNED: IP DRAWN: NRW CHECKED: IP/MWB	APPROVED: IP DATE: 06/20/19 SCALE: 1" = 30'
---	---	---

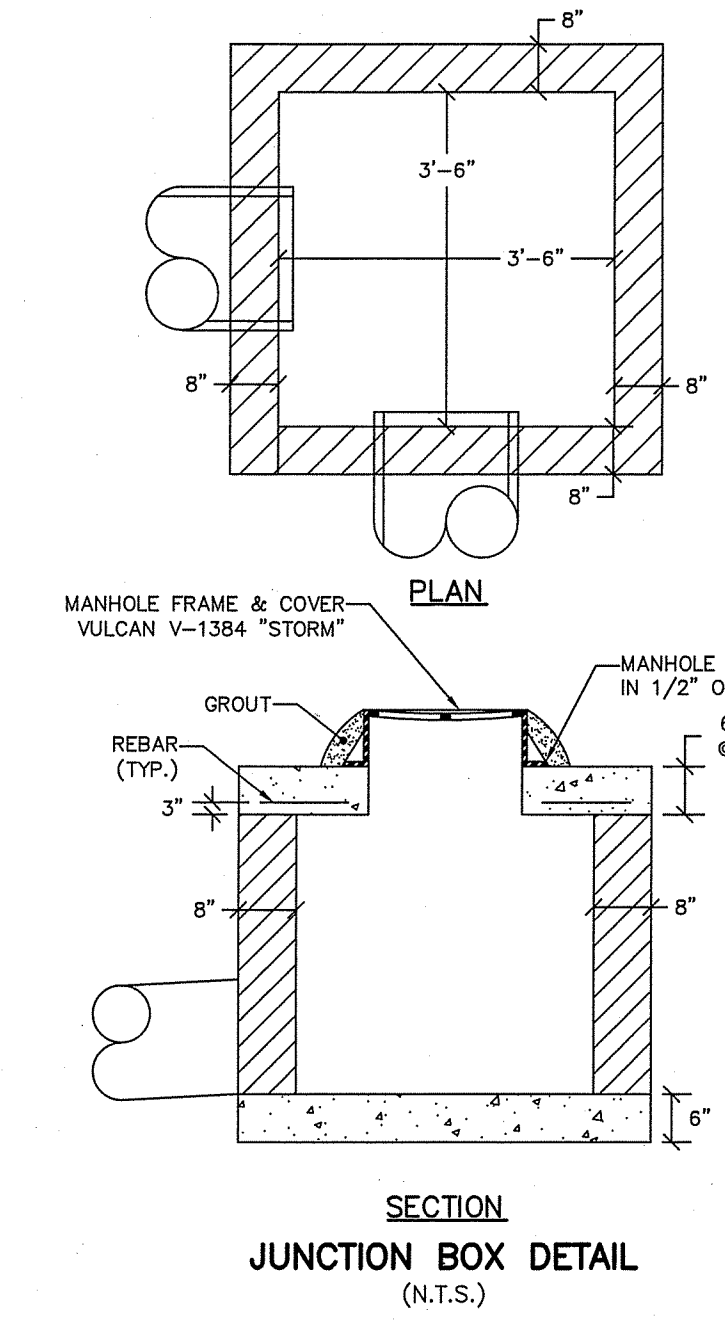
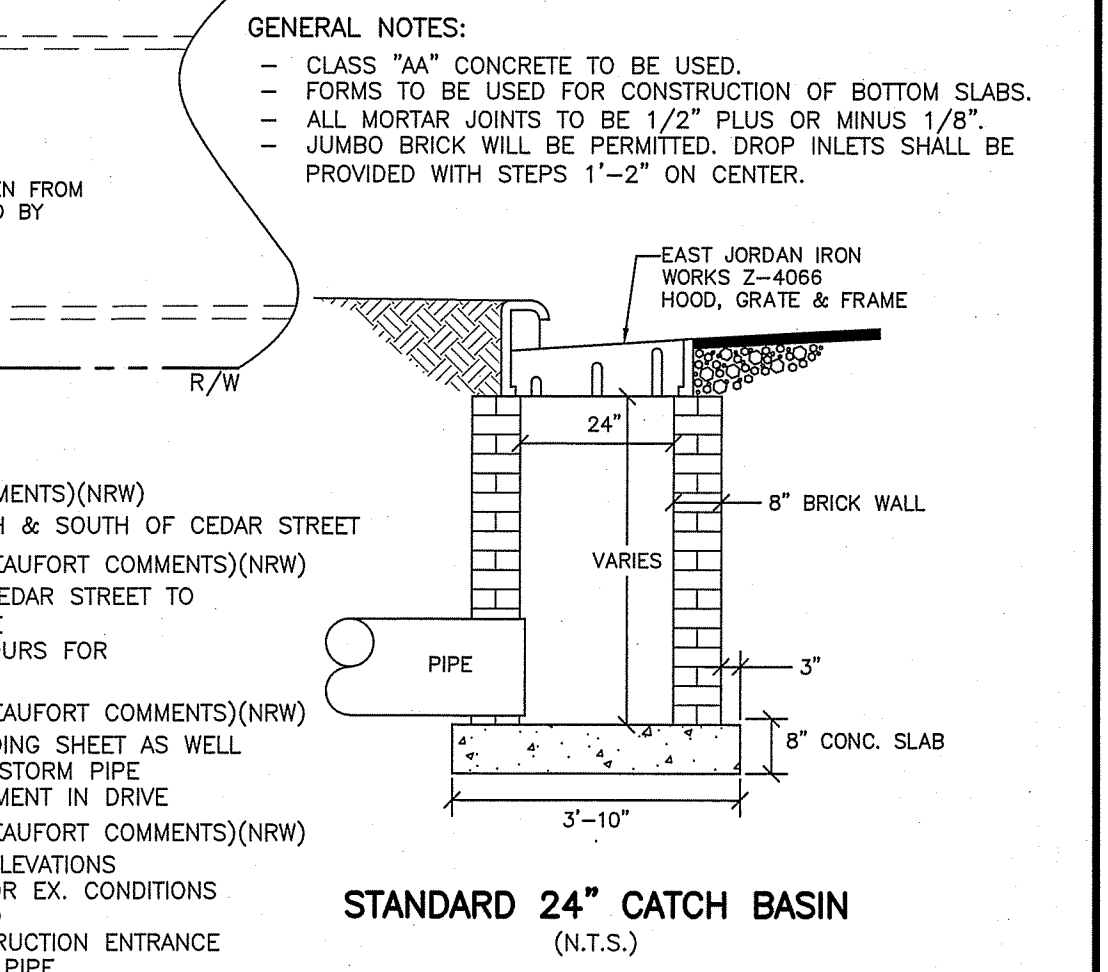
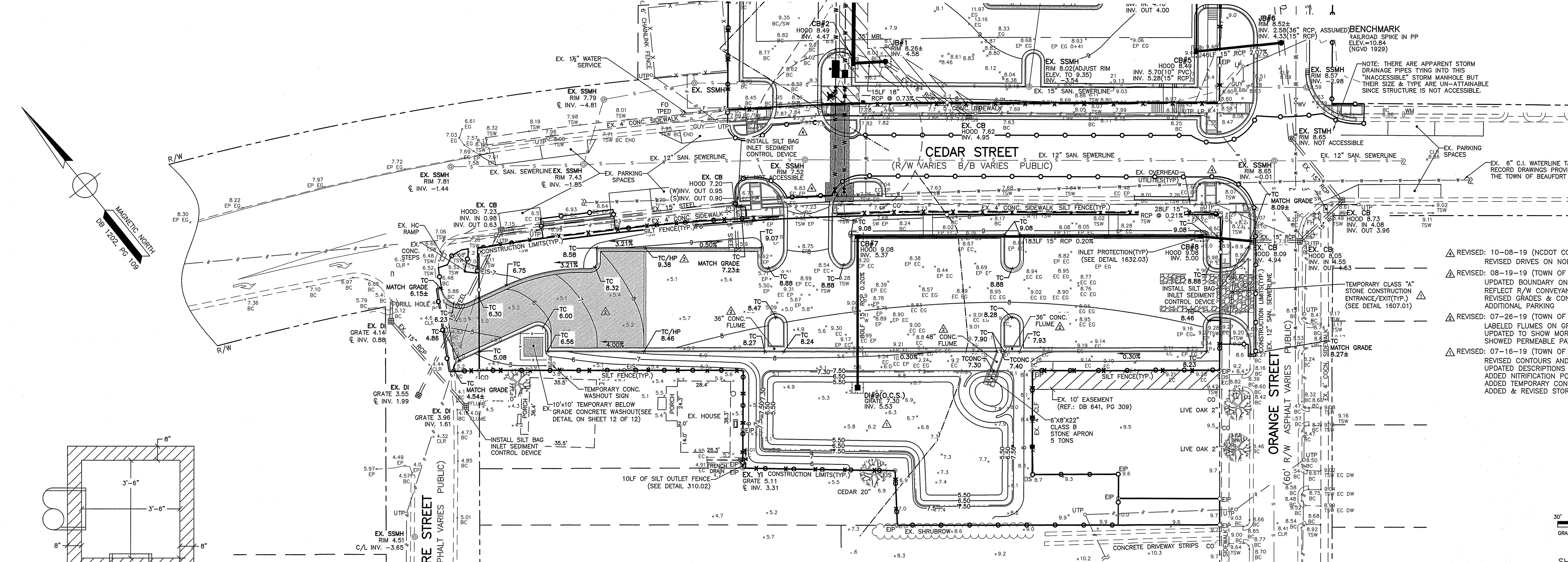


X:\DRAWINGS\07-160-Beaufort-Yacht-Club\HOTEL-2017\17 SHEETS\GRADING & UTILITIES.dwg Thu, Oct 10, 2019 1:33pm RWELLS

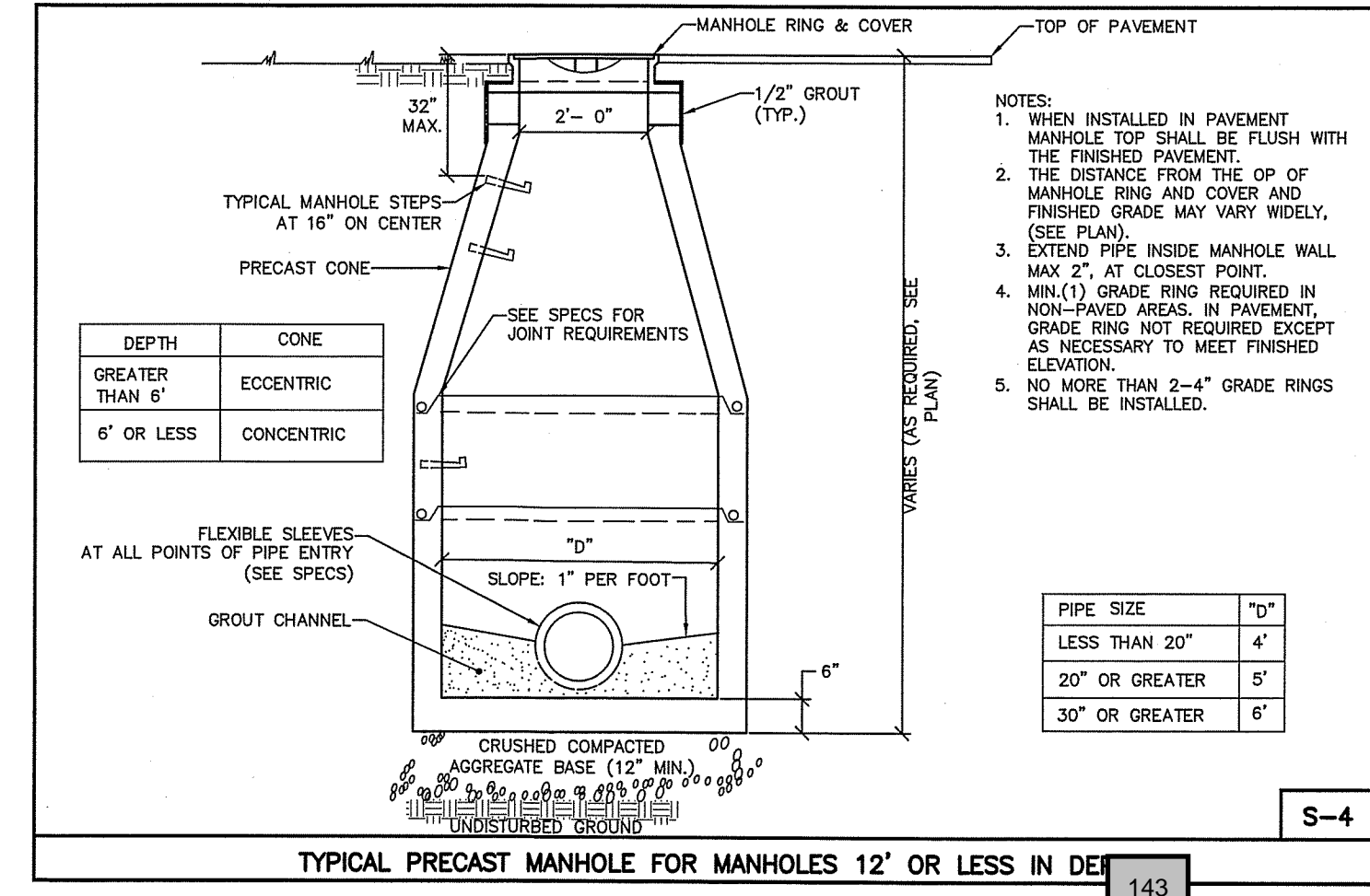


OIL AND GREASE TRAP DIMENSION CHART				
CAP (GAL.)	DIM "A"	DIM "B"	DIM "C"	DIM "D"
1000	9'0"	5'0"	7'2"	4'2"
1250	9'0"	5'0"	7'2"	5'2"
1500	11'2"	5'8"	7'2"	4'4"
1750	11'2"	5'8"	7'2"	4'11"
2000	12'8"	6'8"	8'0"	4'7"
2500	12'8"	6'8"	8'0"	5'6"
2750	12'8"	6'8"	8'0"	6'0"
3000	15'7"	9'7"	8'6.5"	5'0"
4000	15'7"	9'7"	8'6.5"	6'3"
5000	19'11"	9'11"	8'11"	6'2"
6000	19'11"	9'11"	10'5"	7'2"

NOTES:  
 1. CONCRETE: 28 DAY  $f_c=4500$  psi  
 2. REBAR: ASTM A-615 GRADE 60  
 3. MESH: ASTM A-185 GRADE 65  
 4. DESIGN: ACI 318-83 BUILDING CODE ASTM C-857 MINIMUM STRUCTURAL DESIGN LOADS FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES  
 5. LOADS: H-20 TRUCK WHEEL WITH 30% IMPACT PER AASHTO  
 6. FILL WITH CLEAN WATER PRIOR TO START UP OF SYSTEM  
 7. CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING, SANITARY TEES, AND 4\"/>

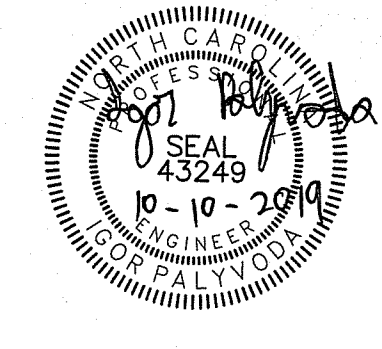


GENERAL NOTES:  
 -CLASS "AA" CONCRETE TO BE USED.  
 -FORMS TO BE USED FOR CONSTRUCTION OF BOTTOM SLABS.  
 -ALL MORTAR JOINTS TO BE 1/2" PLUS OR MINUS 1/8".  
 -JUMBO BRICK WILL BE PERMITTED, DROP INLETS SHALL BE PROVIDED WITH STEPS 1'-2" ON CENTER.



**North 811**  
 Carolina  
 www.nc811.org  
 Call 72 Hours Before You Dig!  
 1-800-632-4949

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.



SHEET 7 OF 12  
 PARKING LOT GRADING, PAVING, STORM DRAINAGE & EROSION CONTROL PLAN

**COMPASS**  
 MARGARITAVILLE HOTELS & RESORTS

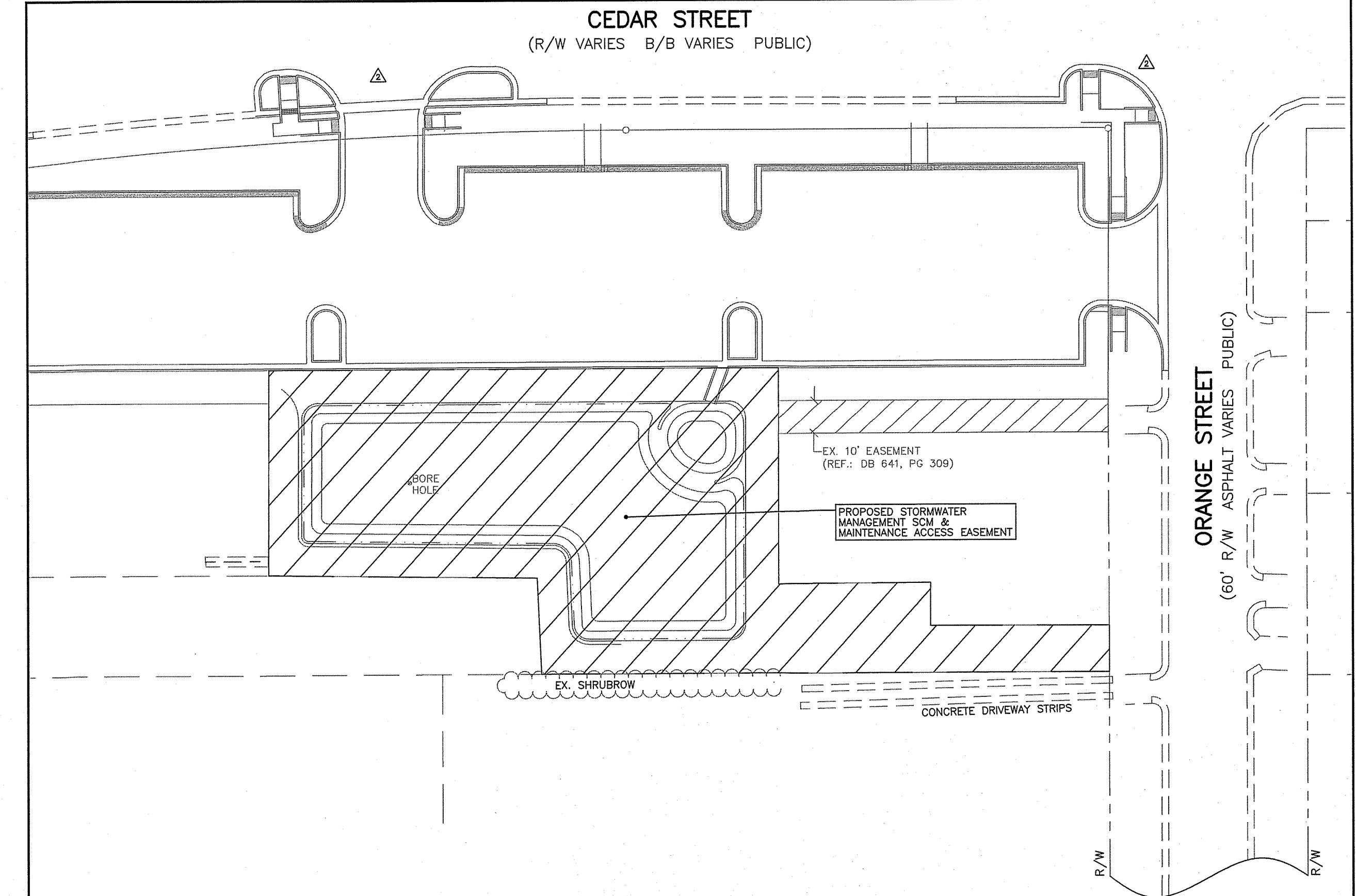
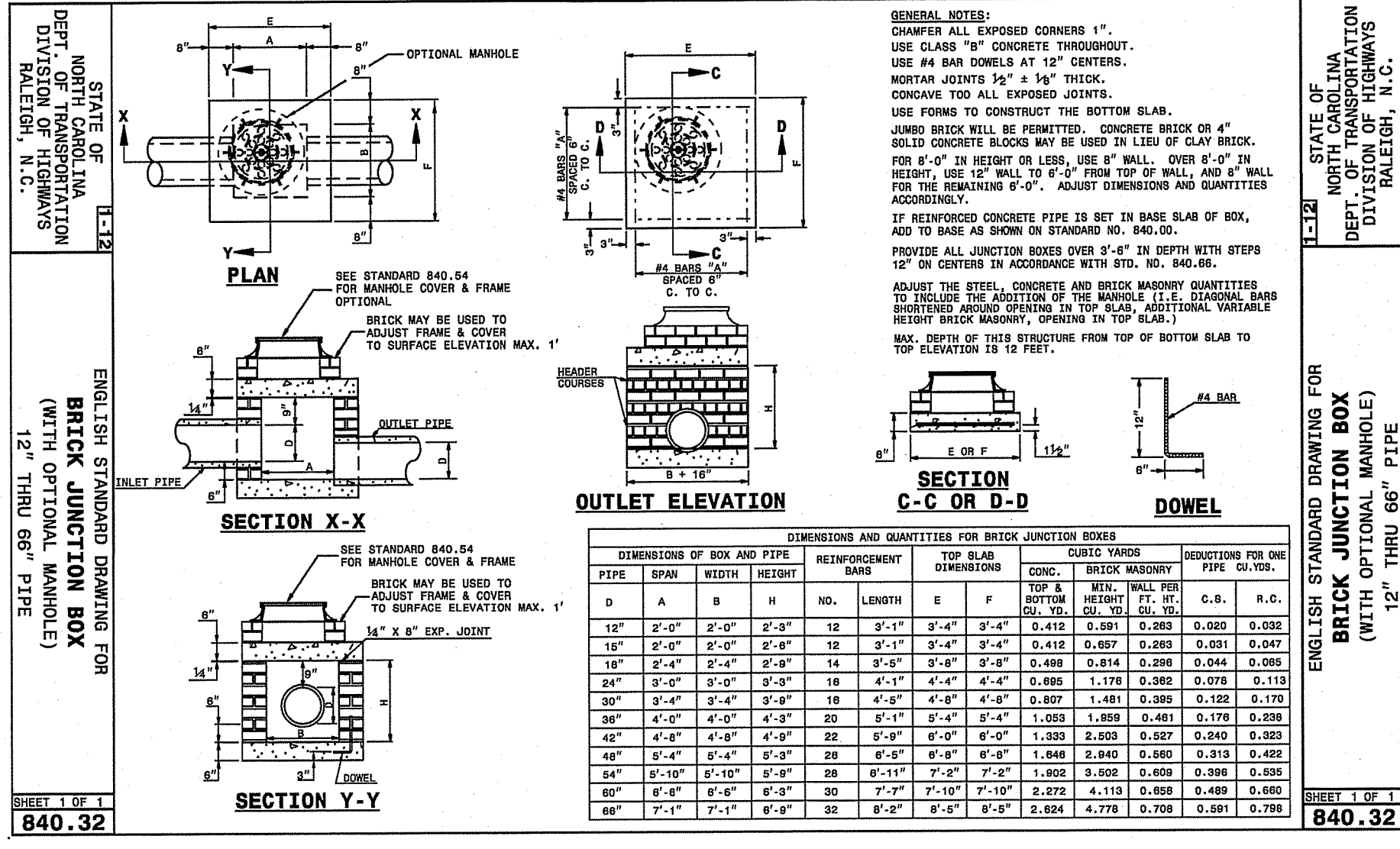
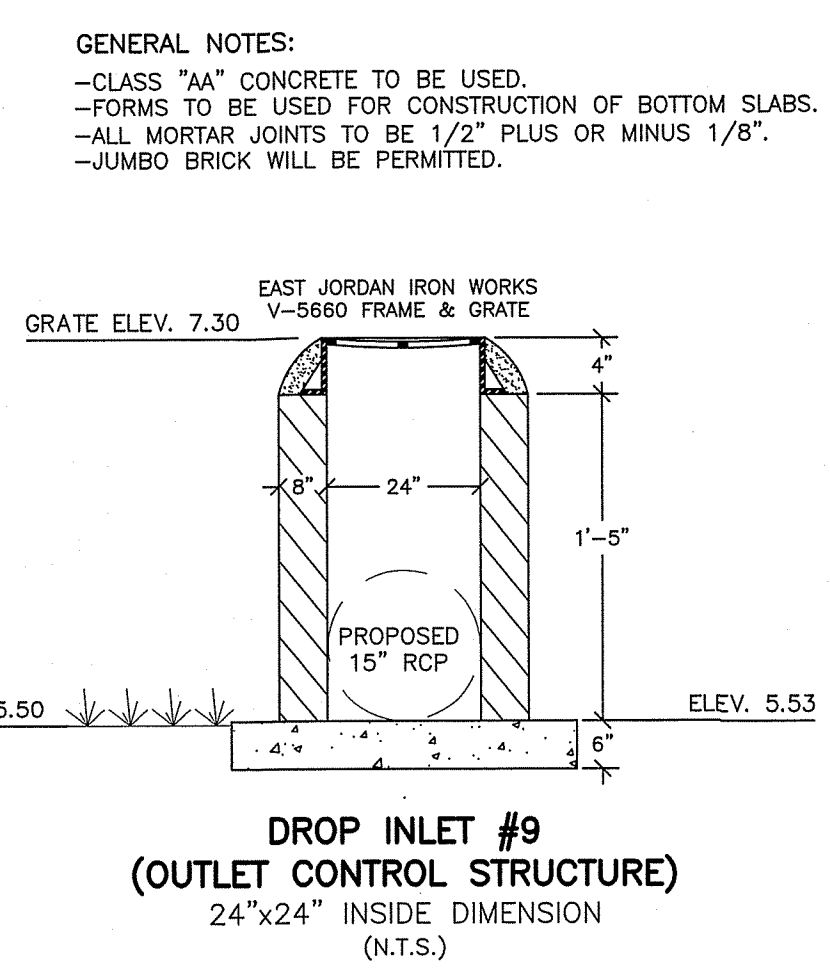
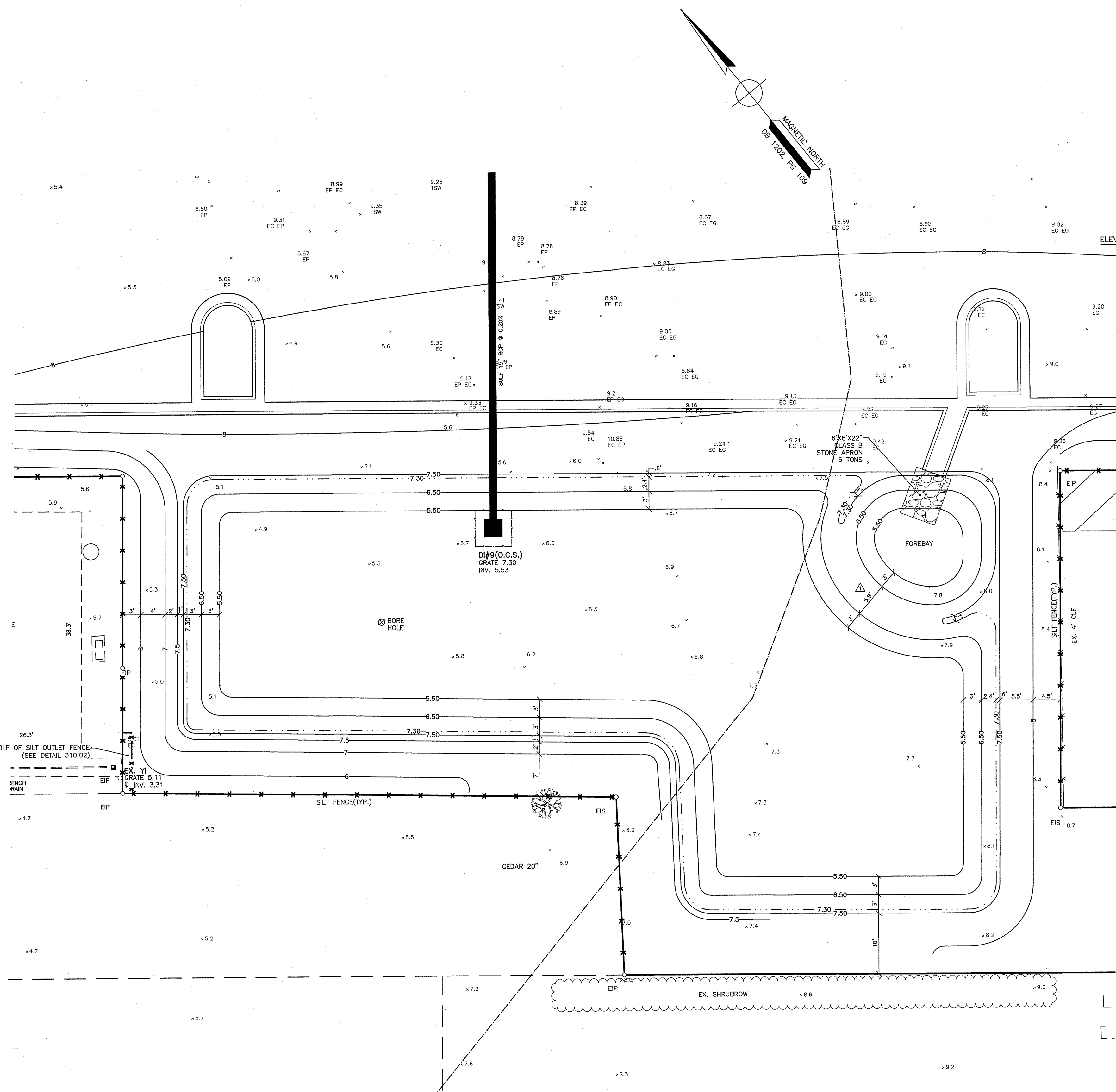
PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516  
 BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

OWNER: BEAUFORT PARTNERS, LLC ADDRESS: P.O. BOX 14165 NEW BERN, NC 28561 PHONE: (252) 635-7476	OWNER: BETTY APPERSON ADDRESS: P.O. BOX 625 LAGRANGE, NC 28551 PHONE: (252) 559-0592
---	---

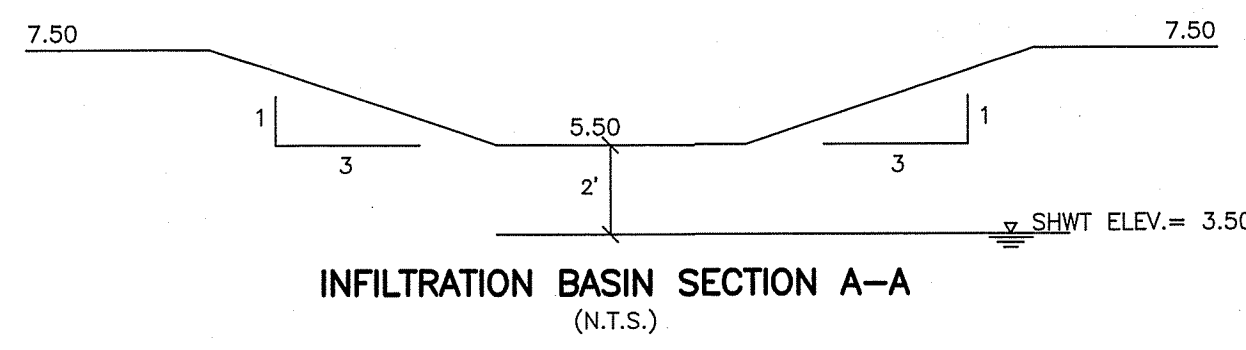
**Baldwin Design Consultants, PA**  
 ENGINEERING - SURVEYING - PLANNING  
 1700-D EAST ARLINGTON BOULEVARD  
 GREENVILLE, NC 27638 252.756.1390

DESIGNED: IP APPROVED: IP  
 DRAWN: NRW DATE: 06/20/19  
 CHECKED: IP/MWB SCALE: 1" = 30'

Y:\DRAWINGS\07-160 Beaufort Yacht Club\HOTEL-2017\SHEETS\GRADING & UTILITIES.dwg Thu, Oct 10, 2019 - 1:34pm RWELLS



**INFILTRATION BASIN DETAIL**  
SCALE: 1" = 10'



- INFILTRATION BASIN-CONSTRUCTION SCHEDULE:**
- EXCAVATE INFILTRATION BASIN AREA TO ROUGH BASE ELEVATION DURING CONSTRUCTION. THE INFILTRATION BASIN IS TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION.
  - INSTALL EROSION CONTROL MEASURES TO STABILIZE INFILTRATION BASIN AREA.
  - WHEN THE SITE HAS BEEN STABILIZED WITH TEMPORARY SEEDING, CABC AND CURB AND GUTTER, CLEAN SEDIMENT OUT OF INFILTRATION BASIN.
  - PERMANENT SEED BANKS AND SLOPES OF BERM AND INFILTRATION BASIN AREA.

NOTE: THE SOILS ON THIS PROPERTY ARE COMPOSED ENTIRELY OF LEON-URBAN LAND COMPLEX(LU), WHICH BELONGS TO HYDROLOGIC SOIL GROUP A. THE SEASONAL HIGH WATER TABLE WAS DETERMINED TO BE ON AT AN ELEVATION OF 3.50.

**CUSTOM STAGE DATA (CONIC):**

ELEVATION (ft)	SURFACE AREA (ft <sup>2</sup> )	INC. STORE (ft <sup>3</sup> )	CUM. STORE (ft <sup>3</sup> )
5.50	4,492	0	0
6.50	5,589	5,031	5,031
7.30	6,536	4,845	9,876
7.50	7,345	1,367	11,243

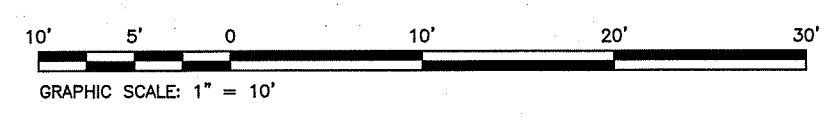
- MAINTENANCE NOTES:**
- THE DRAINAGE AREA WILL BE CAREFULLY MANAGED TO REDUCE THE SEDIMENT LOAD TO THE INFILTRATION BASIN.
  - NO PORTION OF THE INFILTRATION BASIN WILL BE FERTILIZED AFTER THE INITIAL FERTILIZATION THAT IS REQUIRED TO ESTABLISH THE VEGETATION. LIME MAY BE ALLOWED IF VEGETATION IS PLANTED ON THE SURFACE OF THE INFILTRATION SYSTEM AND A SOIL TEST SHOWS THAT IT IS NEEDED.
  - THE VEGETATION IN AND AROUND THE BASIN WILL BE MAINTAINED AT A HEIGHT OF FOUR TO SIX INCHES.

AFTER THE INFILTRATION BASIN IS ESTABLISHED, IT WILL BE INSPECTED ONCE A QUARTER AND WITHIN 24 HOURS AFTER EVERY STORM EVENT GREATER THAN 1.5 INCHES. RECORDS OF OPERATION AND MAINTENANCE WILL BE KEPT IN A KNOWN SET LOCATION AND WILL BE AVAILABLE UPON REQUEST.



Call 72 Hours Before You Dig!  
1-800-632-4949

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORINGS SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

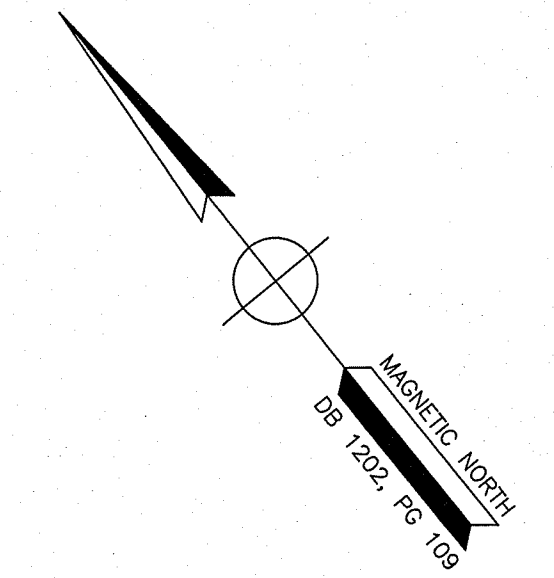


SHEET 8 OF 12  
STORMWATER MANAGEMENT PLAN & DETAILS



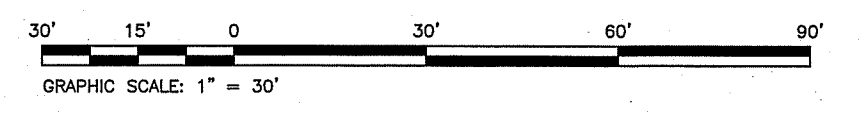
PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516  
BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

OWNER: BEAUFORT PARTNERS, LLC ADDRESS: P.O. BOX 14165 NEW BERN, NC 28561 PHONE: (252) 635-7476	OWNER: BETTY APPERSON ADDRESS: P.O. BOX 625 LAGRANGE, NC 28551 PHONE: (252) 559-0592
<b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27659 252.756.1390	DESIGNED: IP DRAWN: NRW CHECKED: IP DATE: 06/20/19 SCALE: 1" = 00'

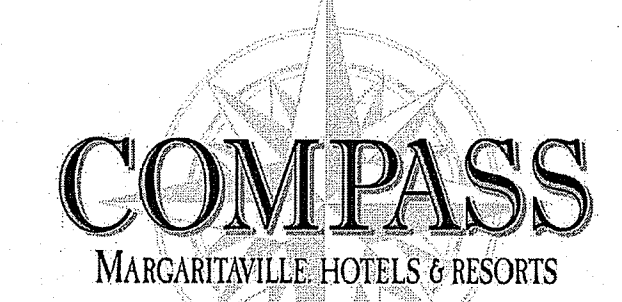


- LEGEND**
- PROPOSED LIVE OAK
  - PROPOSED FLOWERING DOGWOOD
  - PROPOSED WAX MYRTLE
  - PROPOSED AMERICAN HOLLY
  - PROPOSED DWARF AZALEA, COASTAL

- ▲ REVISED: 10-08-19 (NCDOT COMMENTS)(NRW)  
REVISED DRIVES ON NORTH & SOUTH OF CEDAR STREET  
REVISED PUBLIC PARKING ALONG CEDAR STREET
- ▲ REVISED: 08-19-19 (TOWN OF BEAUFORT COMMENTS)(NRW)  
UPDATED BOUNDARY ON CEDAR STREET TO  
REFLECT R/W CONVEYANCE



SHEET 9 OF 12  
HOTEL & AMENITIES SITE VEGETATION PLAN



PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516  
BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

OWNER: BEAUFORT PARTNERS, LLC ADDRESS: P.O. BOX 14165 NEW BERN, NC 28561 PHONE: (252) 635-7476	OWNER: BETTY APPERSON ADDRESS: P.O. BOX 625 LAGRANGE, NC 28551 PHONE: (252) 559-0592
---	---

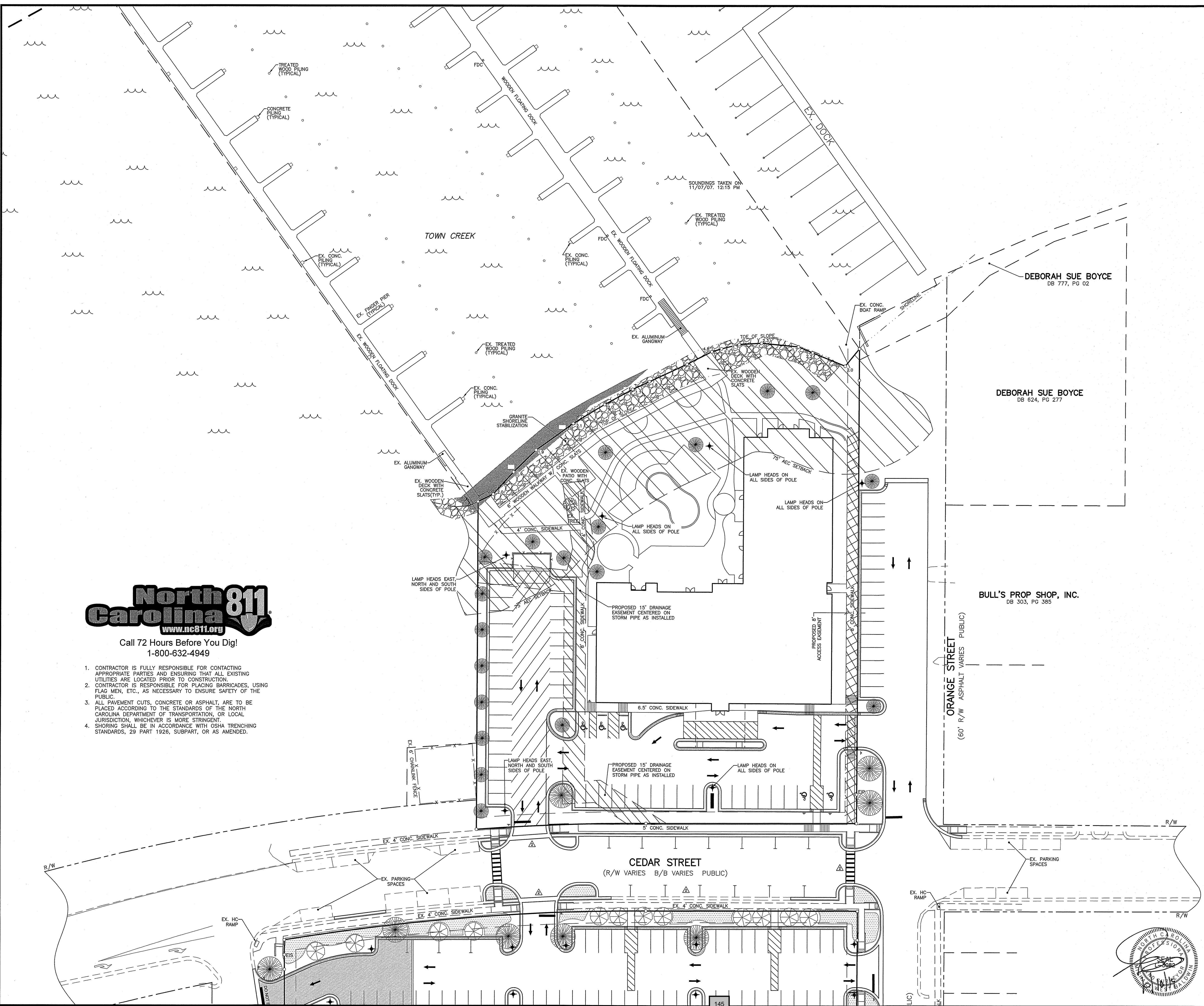
	DESIGNED: MWB	APPROVED: MWB
	DRAWN: NRW	DATE: 06/20/19
	CHECKED: MWB	SCALE: 1" = 30'



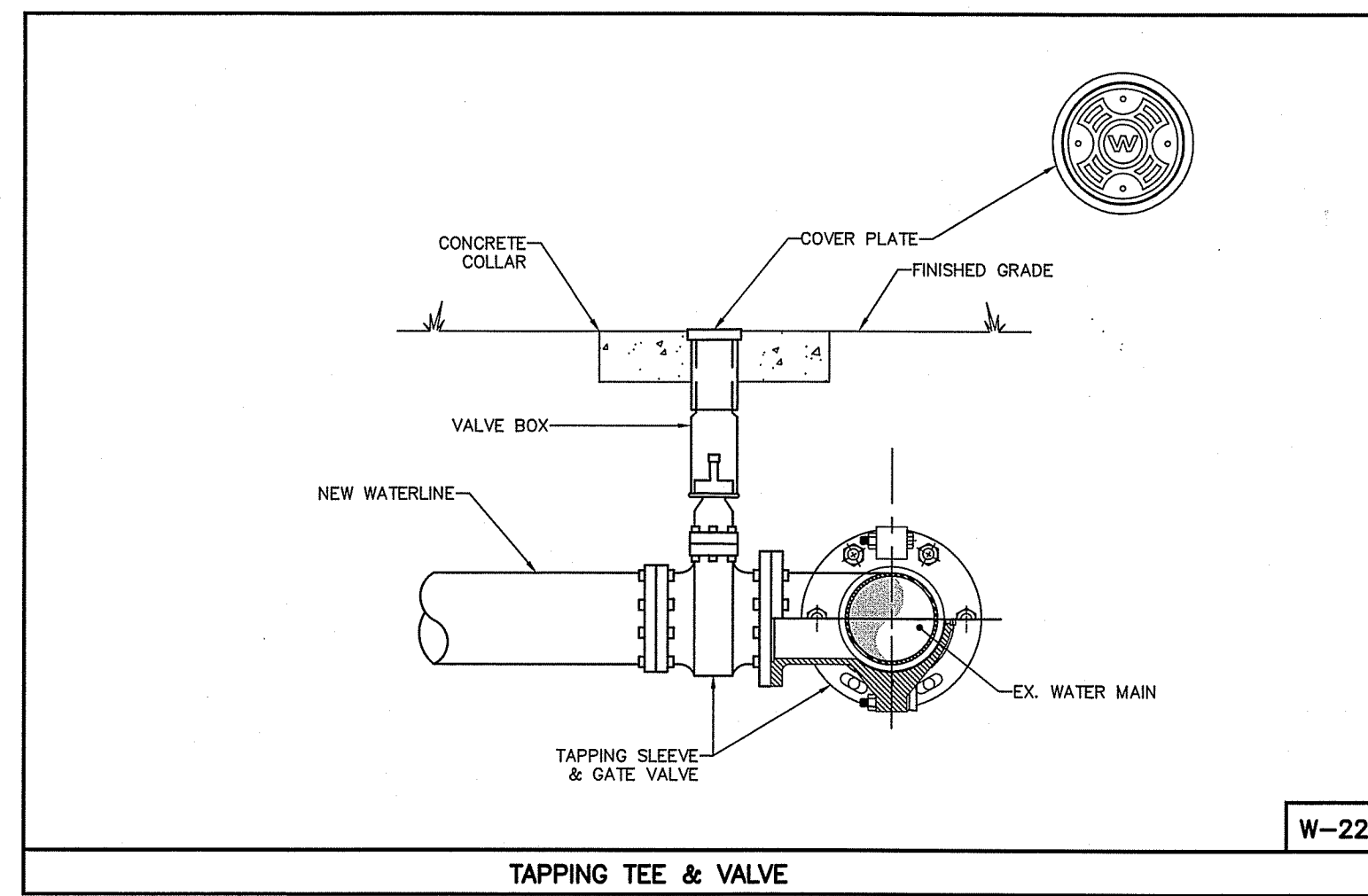
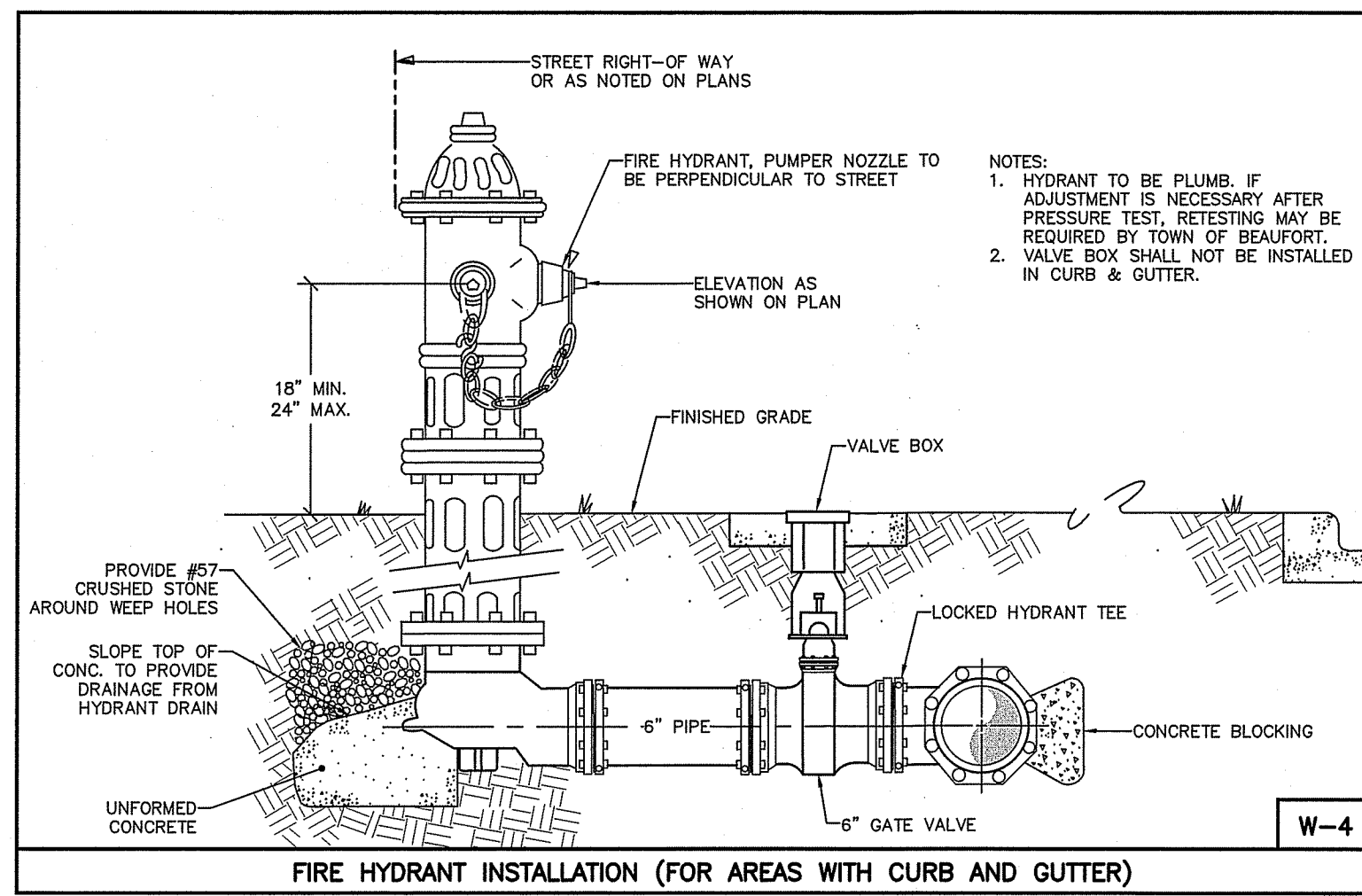
Call 72 Hours Before You Dig!  
1-800-632-4949

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

Y:\DRAWINGS\07-160 Beaufort Yacht Club\HOTEL-2017\VEGETATION.dwg Thu, Oct 10, 2019 - 1:36pm RWELLS



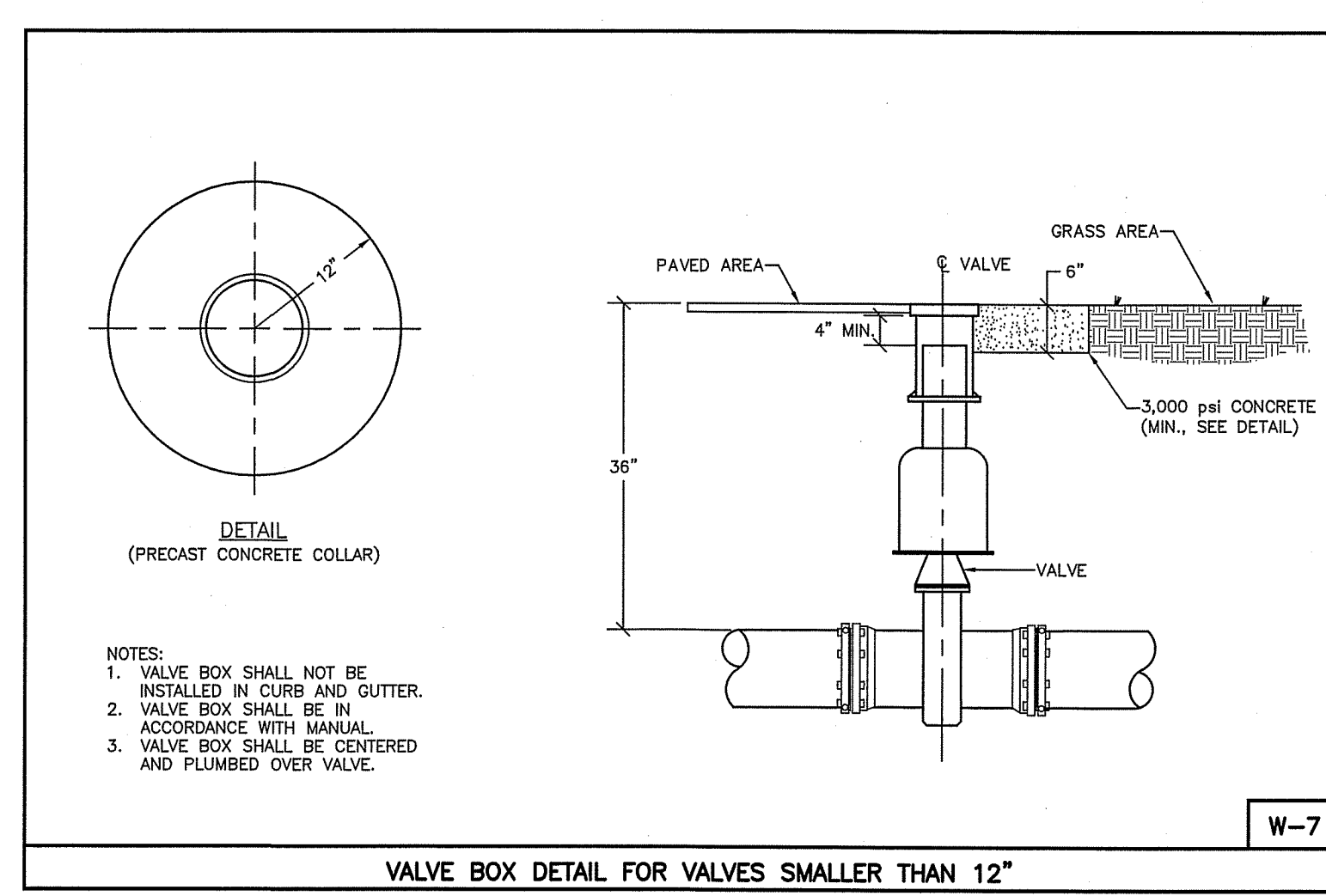
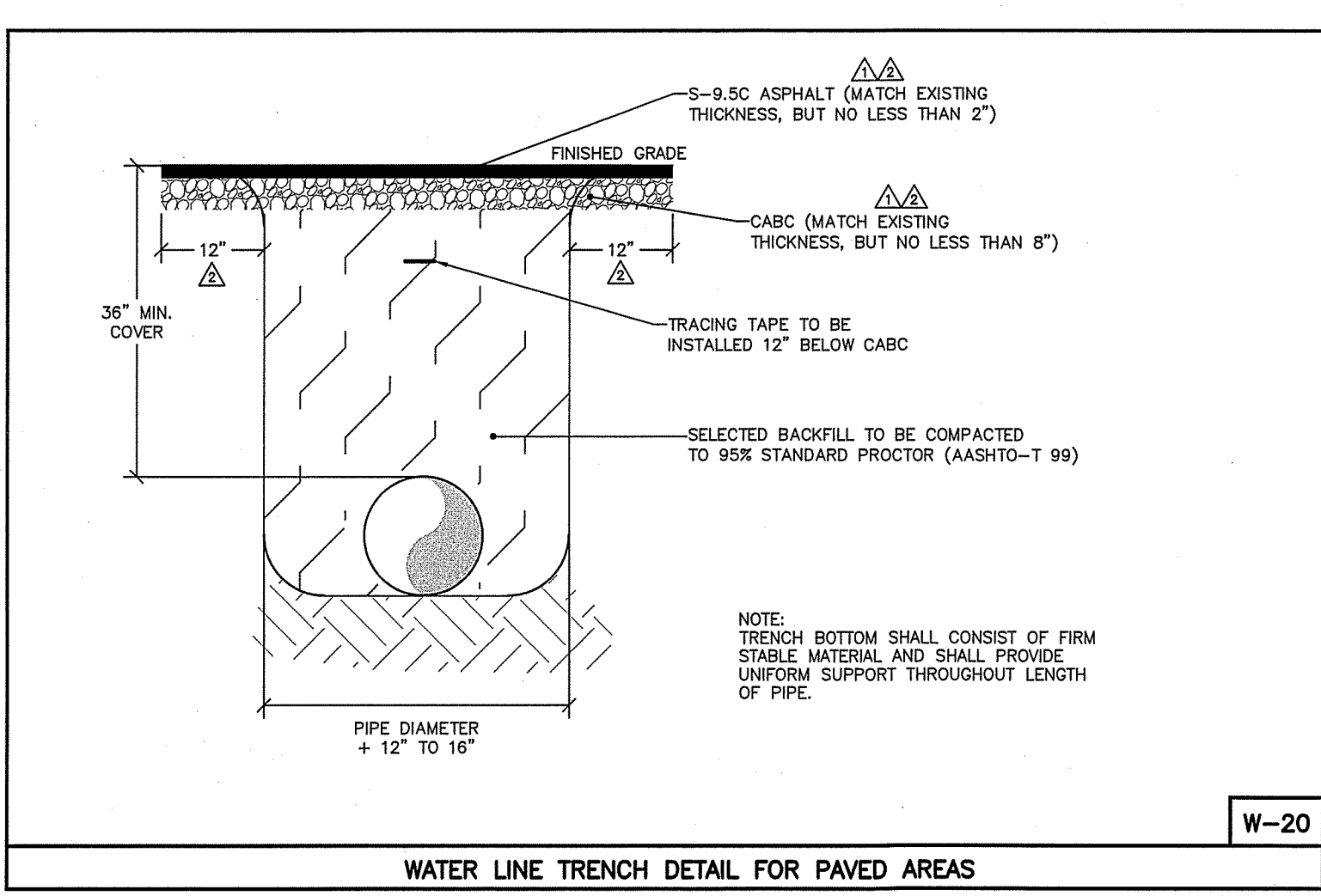
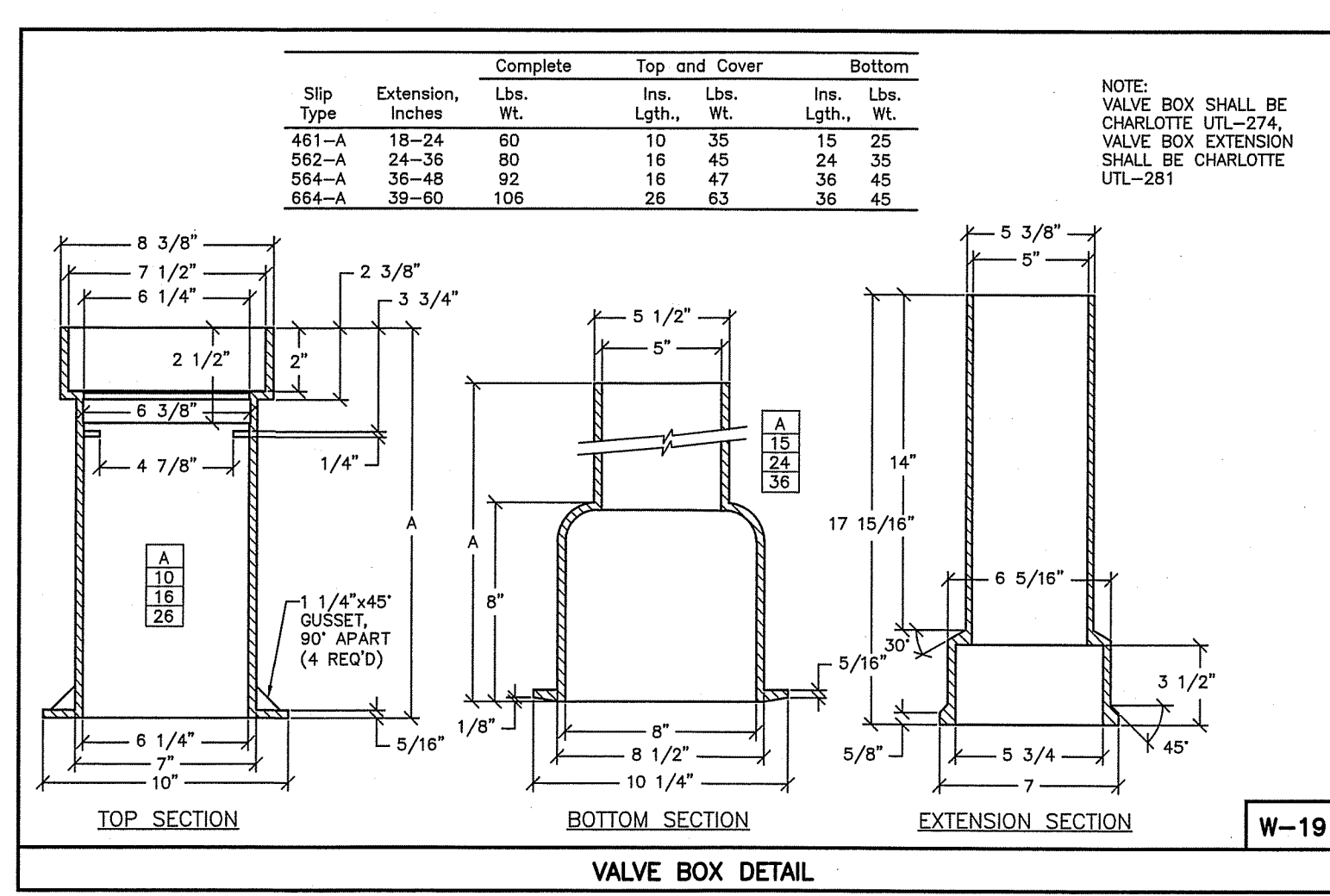
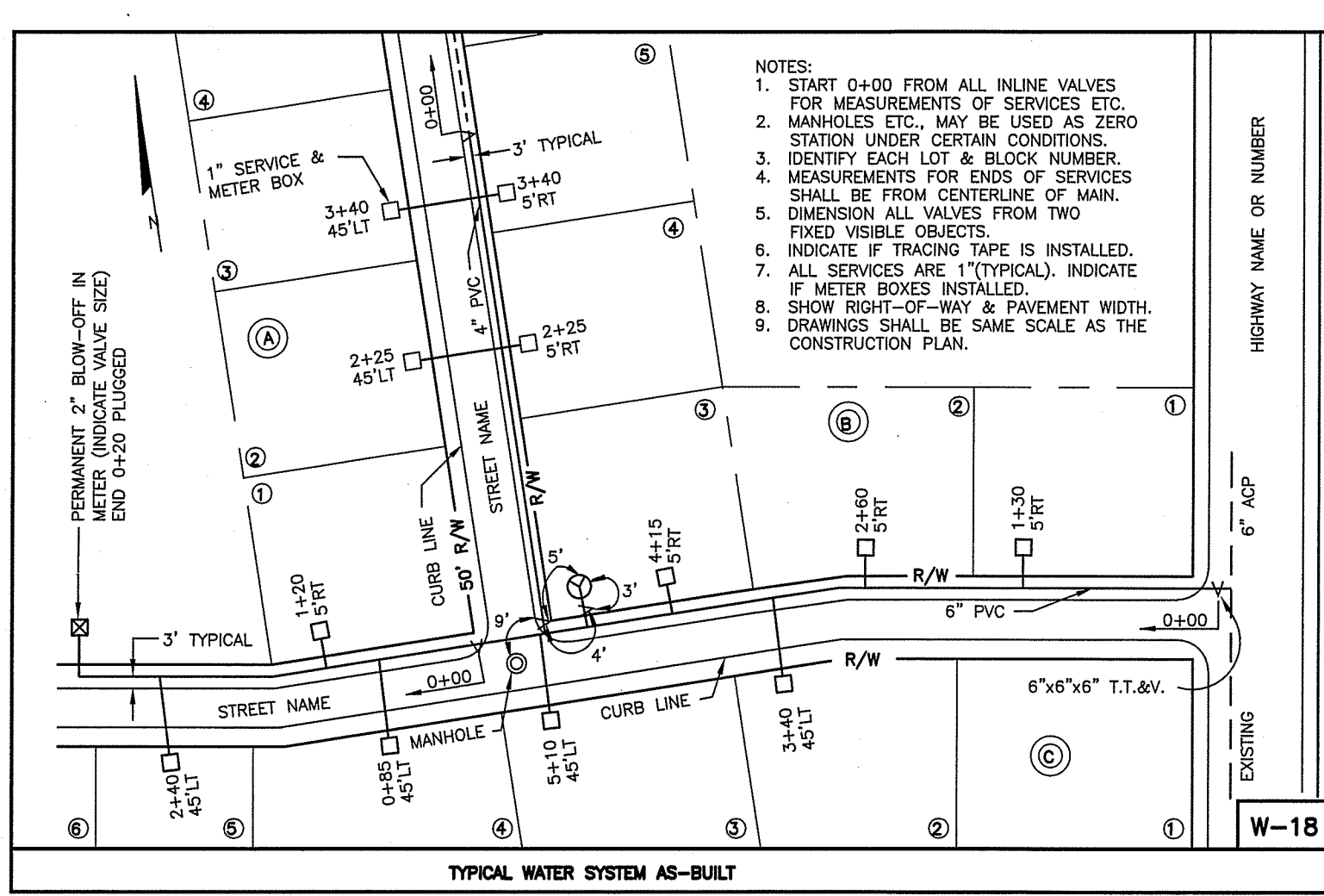
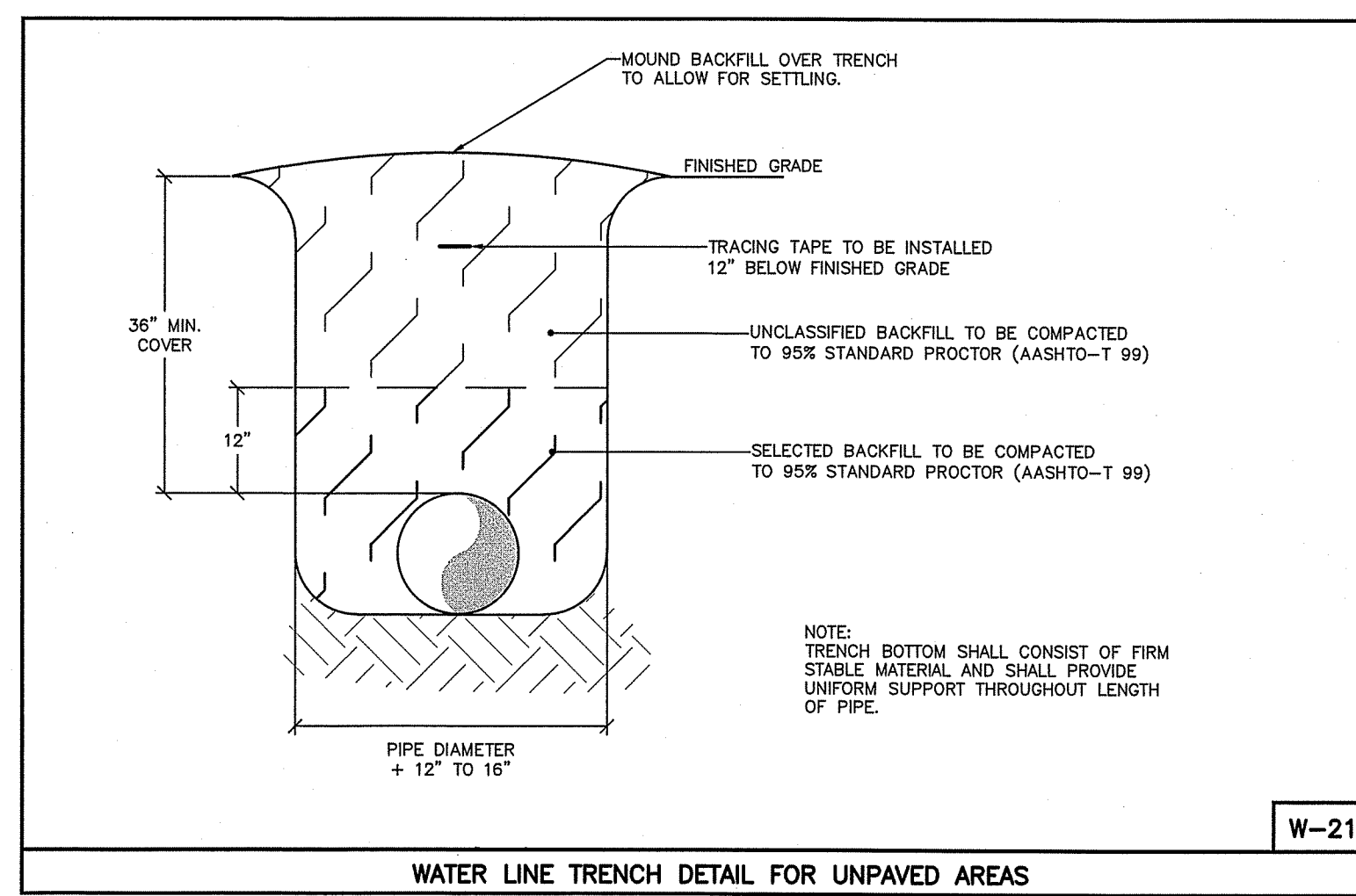




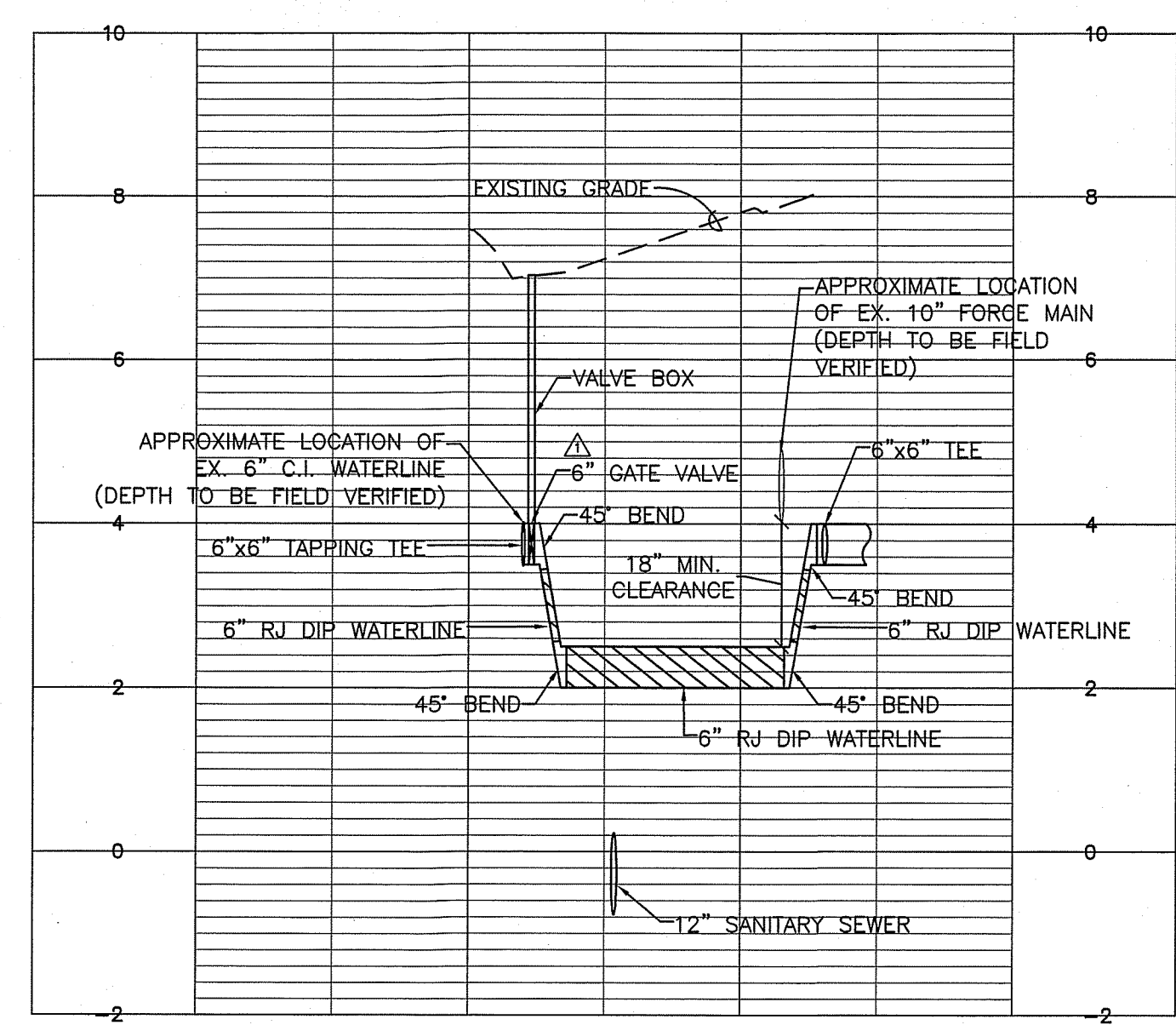
RESULTANT THRUST AT FITTING AT 150 PSI WATER PRESSURE

PIPE DIA.	TOTAL POUNDS						
	90° END	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	90° ELBOW	45° ELBOW
4"	2,700	3,800	2,100	1,100	530		
6"	5,600	8,000	4,300	2,200	1,100		
8"	9,700	13,600	7,400	3,800	1,900		
10"	14,500	20,500	11,100	5,700	2,900		
12"	20,500	29,000	15,700	8,000	4,000		
14"	27,600	39,000	21,100	11,000	5,400		
16"	35,700	50,400	27,300	14,000	7,000		
18"	44,800	63,400	34,400	17,500	8,800		
20"	55,000	77,000	42,100	21,500	10,800		
24"	78,500	110,000	60,000	31,600	15,400		
30"	120,600	170,600	92,300	47,100	23,600		
36"	172,800	244,400	132,300	67,500	33,900		
42"	233,300	330,000	178,600	91,000	45,700		
48"	304,000	430,000	232,700	118,600	59,600		
54"	384,100	543,200	294,000	149,000	75,300		

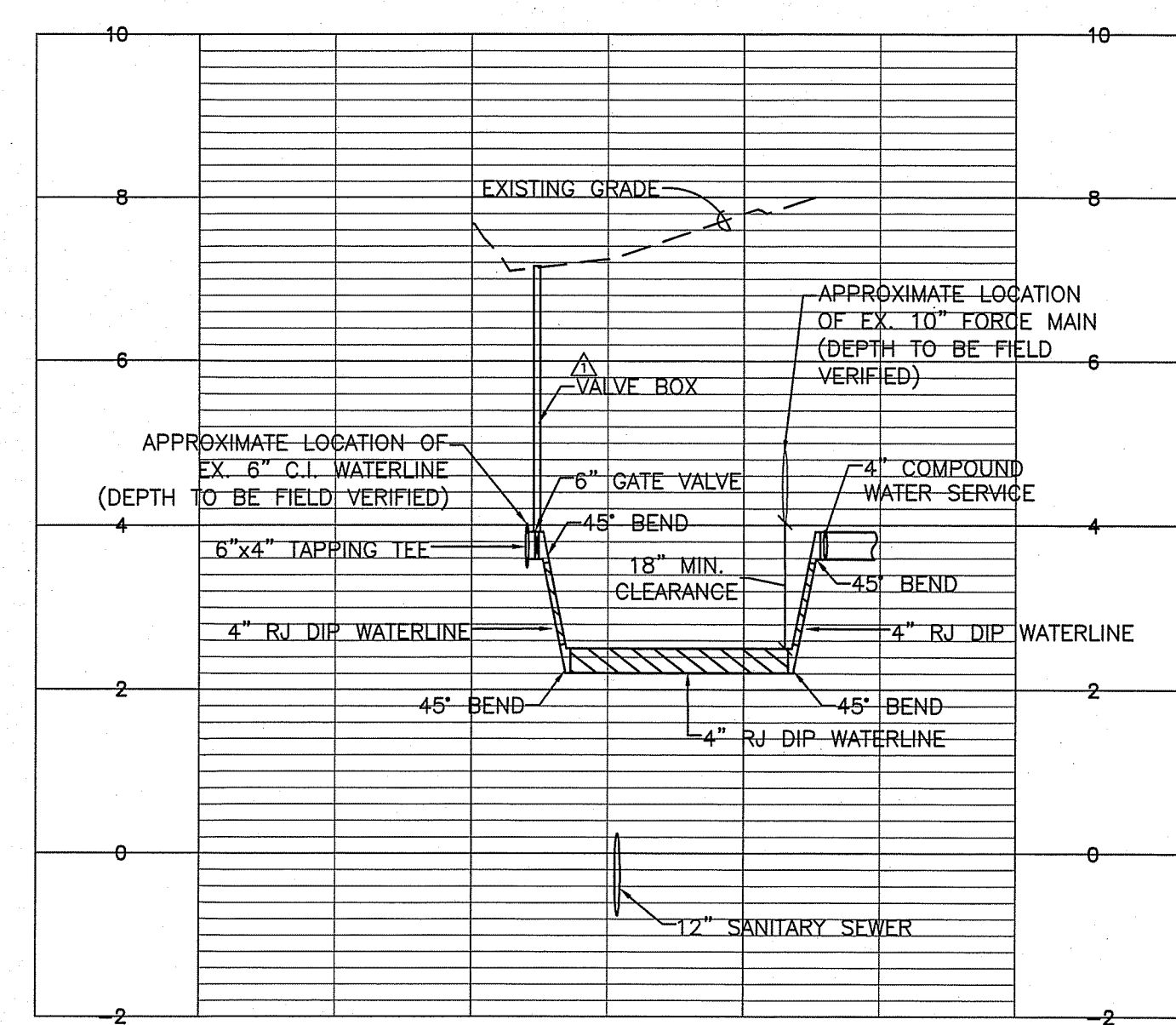
NOTES:  
 1. POLYWRAP SHALL BE USED TO COVER FITTINGS AND BOLTS.  
 2. TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUES OF THE SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOIL ARE LISTED IN TABLE.  
 3. NO RESPONSIBILITY CAN BE ASSUMED FOR THE ACCURACY OF THE DATA IN THIS TABLE DUE TO THE WIDE VARIATION OF BEARING LOAD CAPABILITIES FOR EACH SOIL TYPE.



NOTE: SUBMIT TO THE PUBLIC UTILITIES DIRECTOR FOR APPROVAL MANUFACTURER'S DATA FOR ALL PROPOSED WATER AND SEWER VALVES, FITTINGS, HYDRANTS, PIPES, TUBING, ETC. THAT ARE TO BE DEDICATED TO AND MAINTAINED BY THE TOWN OF BEAUFORT PRIOR TO INSTALLATION.



FIRELINE CROSSING (CEDAR STREET)  
 HORIZONTAL SCALE: 1" = 30'  
 VERTICAL SCALE: 1" = 2'



WATERLINE CROSSING (CEDAR STREET)  
 HORIZONTAL SCALE: 1" = 30'  
 VERTICAL SCALE: 1" = 2'

REVISED: 07-26-19 (TOWN OF BEAUFORT COMMENTS)(NRW)  
 REVISED TRENCH DETAIL  
 REVISED: 07-16-19 (TOWN OF BEAUFORT COMMENTS)(NRW)  
 REVISED TRENCH FOR PAVED AREAS DETAIL  
 REMOVED WATER MAIN ENCASUREMENT DETAIL  
 SHOWED VALVE BOX IN PROFILE SECTIONS

SHEET 11 OF 12  
 WATER SYSTEM DETAILS

PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516  
 BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

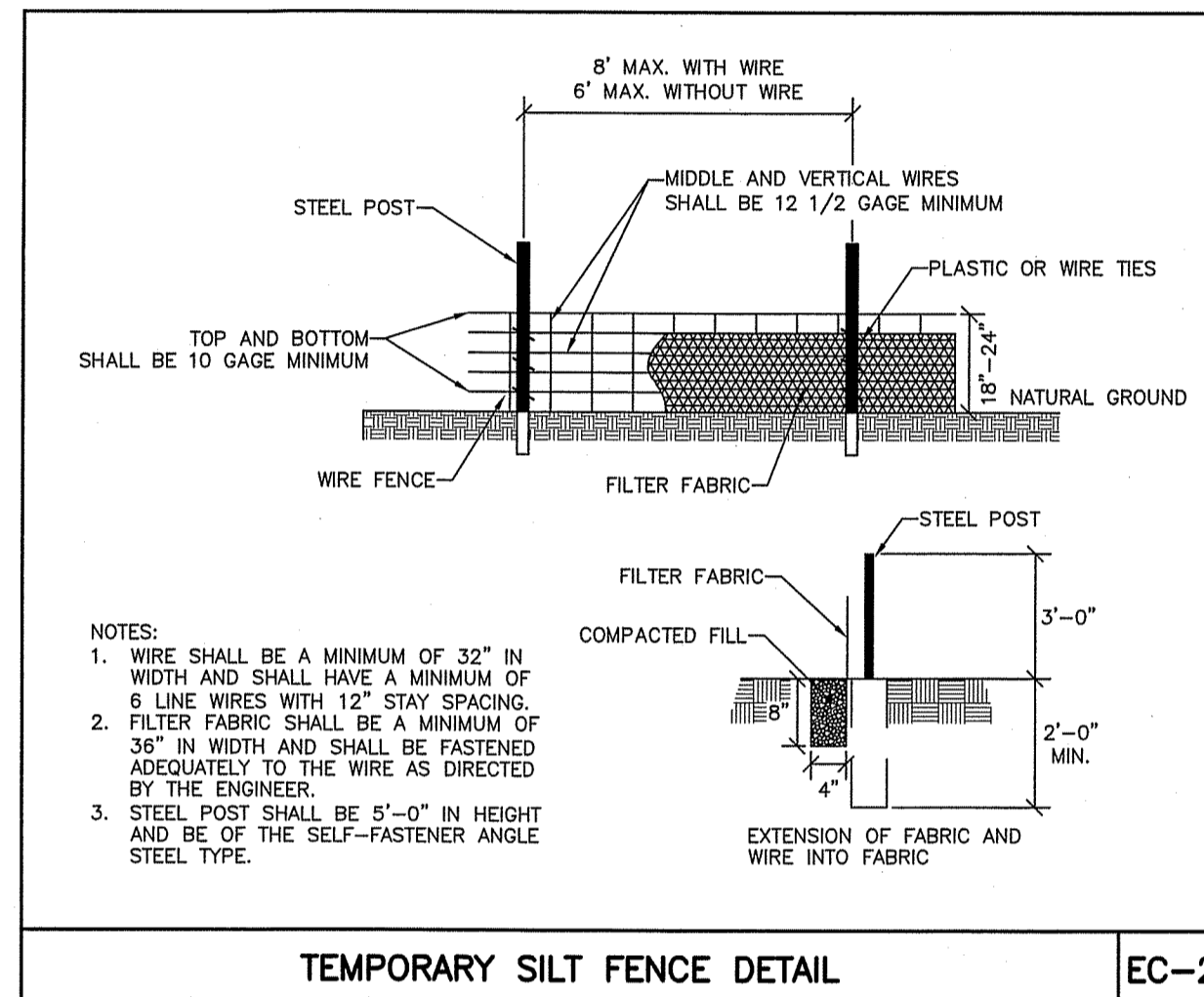
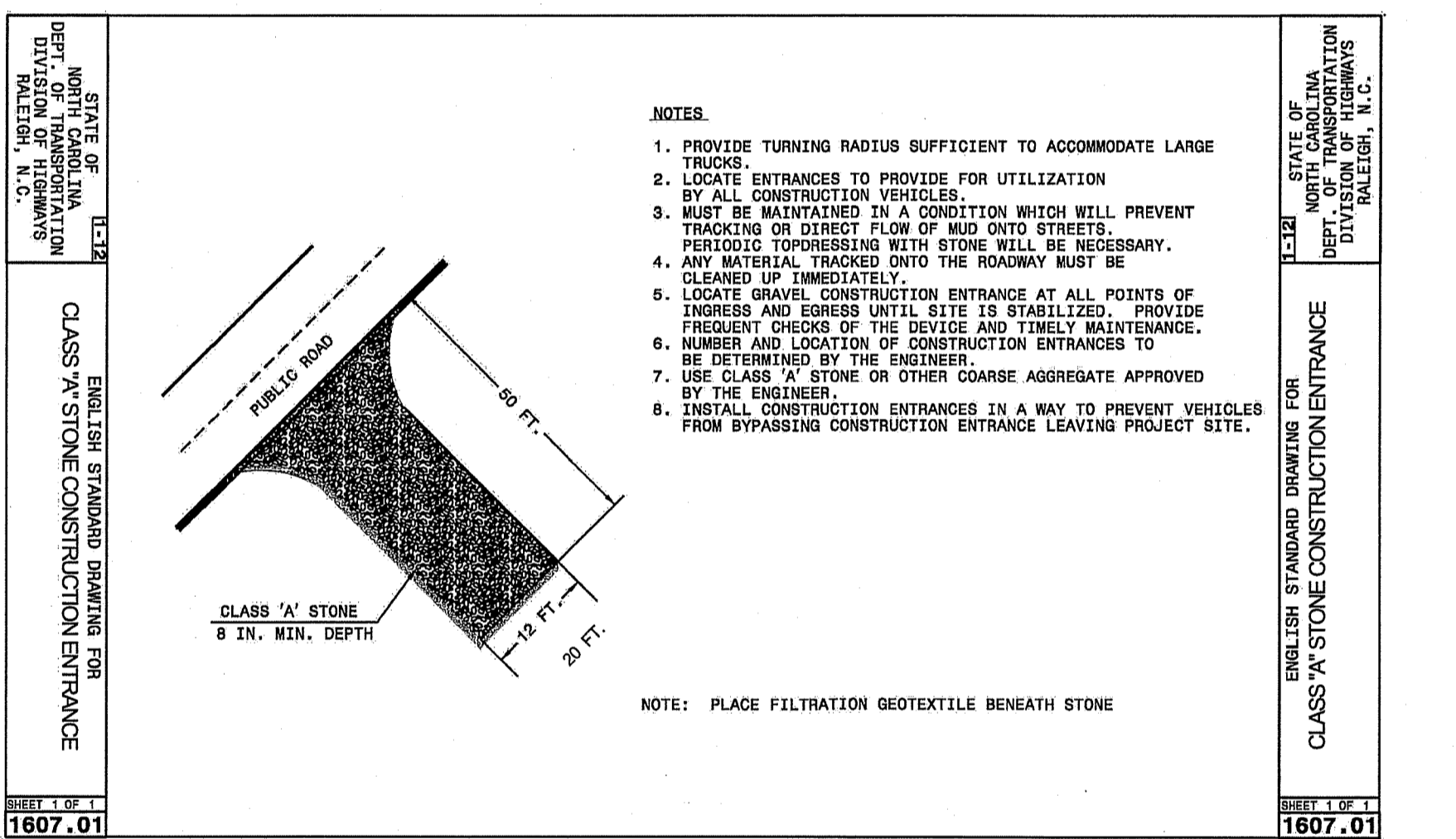
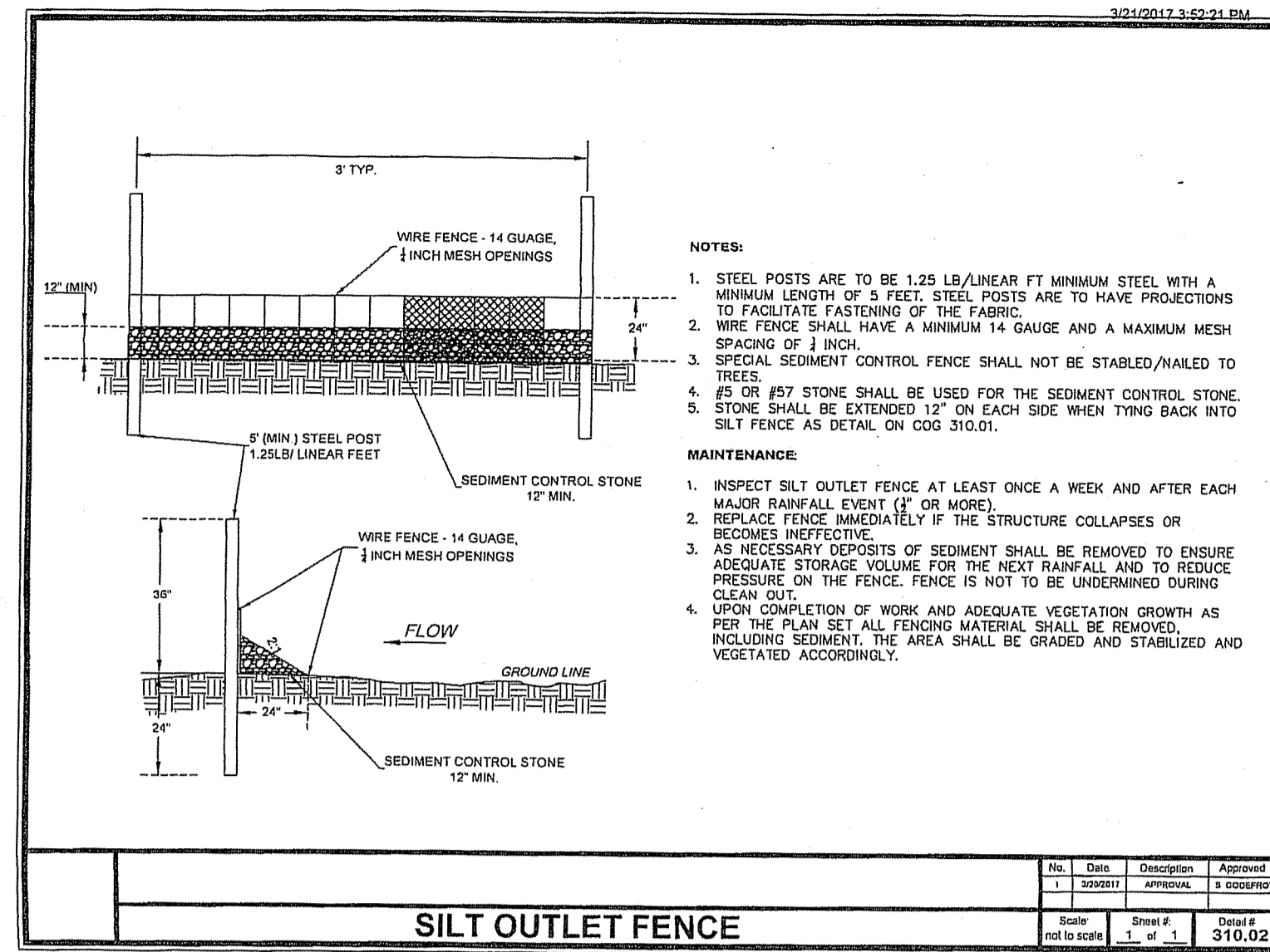
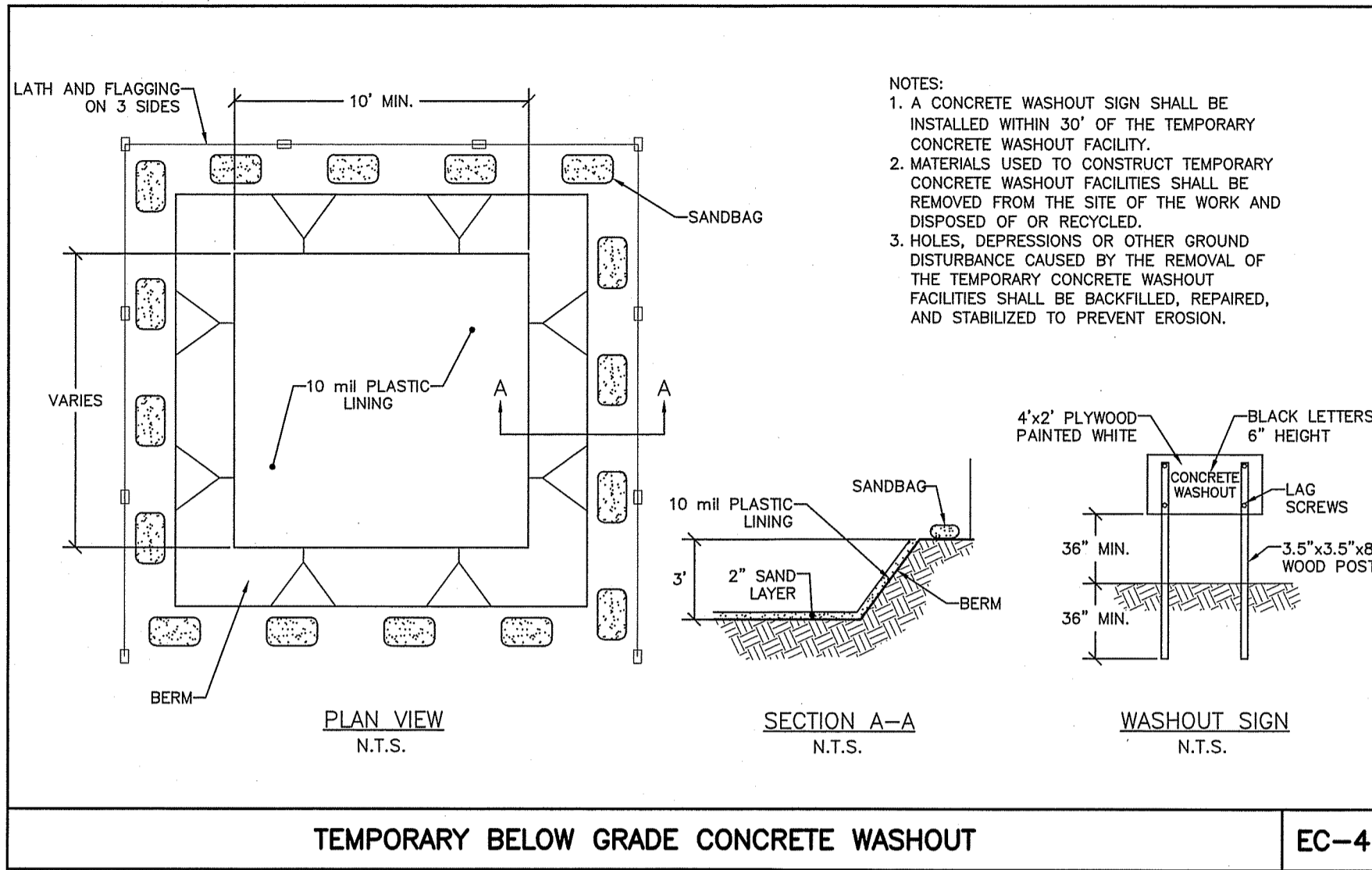
OWNER: BEAUFORT PARTNERS, LLC  
 ADDRESS: P.O. BOX 14165  
 NEW BERN, NC 28561  
 PHONE: (252) 635-7476

OWNER: BETTY APPERSON  
 ADDRESS: P.O. BOX 625  
 LAGRANGE, NC 28551  
 PHONE: (252) 559-0592

Baldwin Design Consultants, PA  
 ENGINEERING - SURVEYING - PLANNING  
 1700-D EAST ARLINGTON BOULEVARD  
 GREENVILLE, NC 27858 252.756.1390

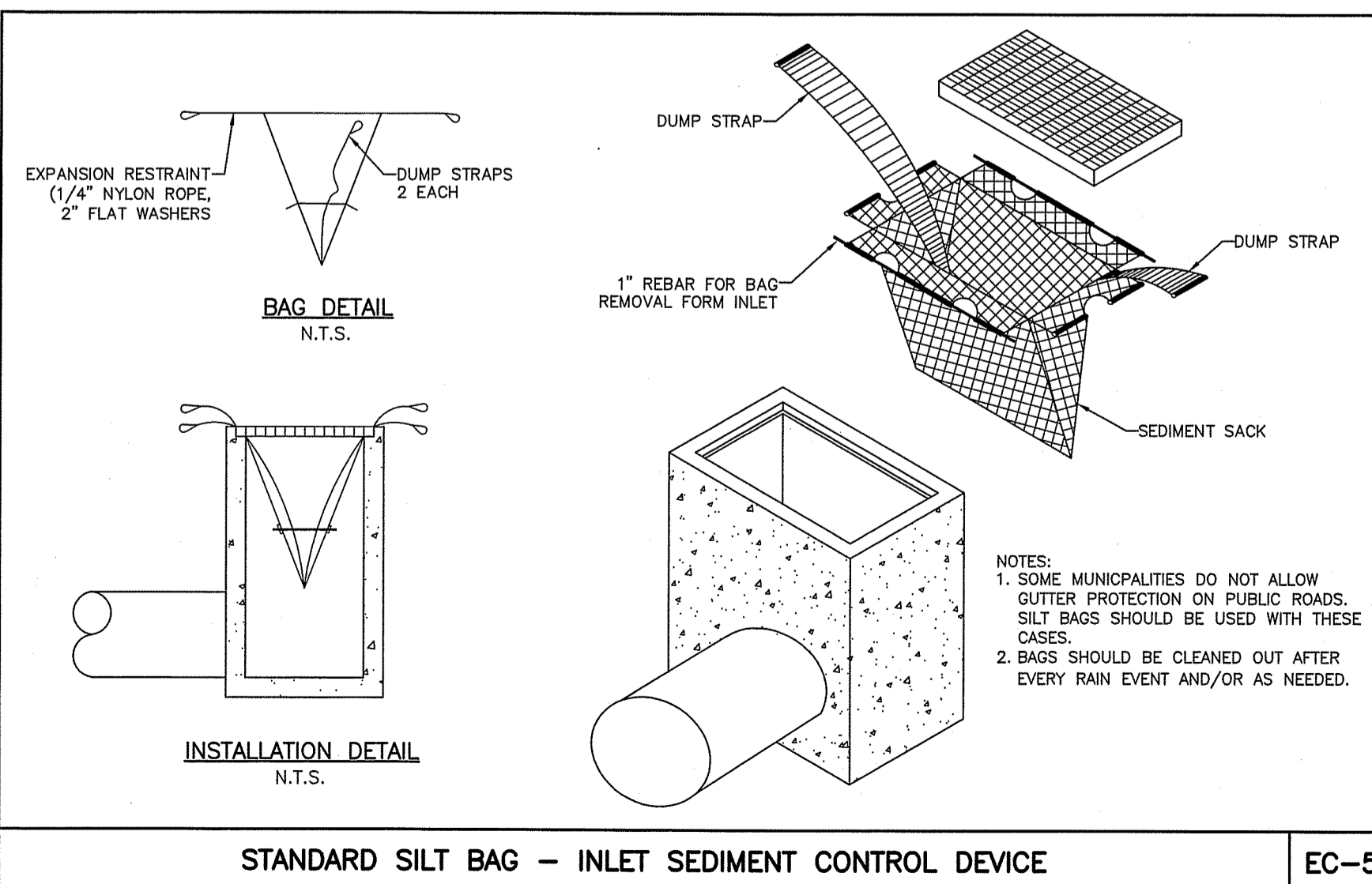
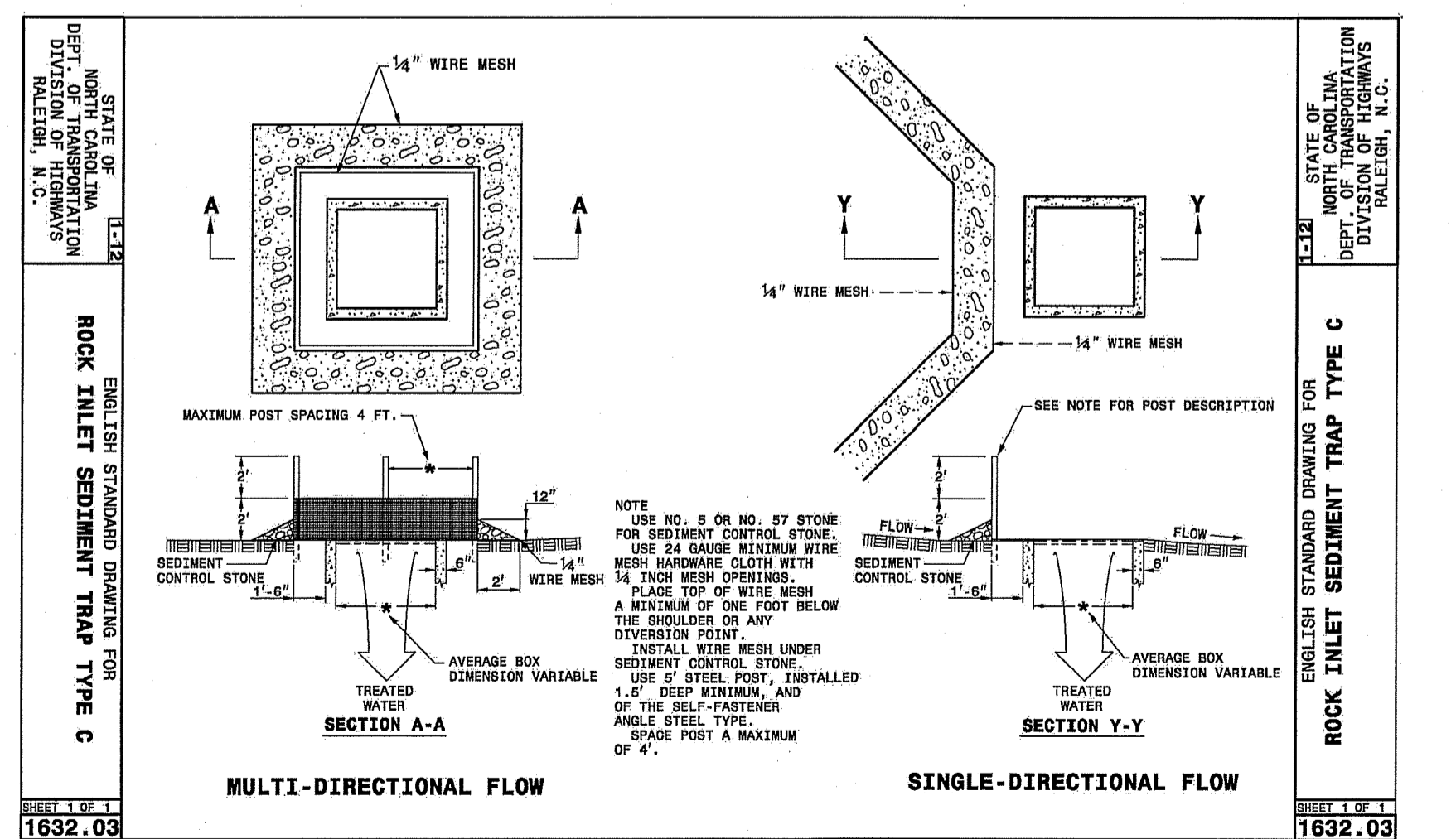
DESIGNED: N/A APPROVED: IP  
 DRAWN: NRW DATE: 06/20/19  
 CHECKED: IP/MWB SCALE: AS SHOWN

Y:\DRAWINGS\07-160 Beaufort Youth Club\HOTEL-2017\17 SHEETS\DEQ SET\WATER.dwg Tue, Sep 03, 2019 - 5:11pm RWELLS



**NEW STABILIZATION TIMEFRAMES**  
(EFFECTIVE AUGUST 3, 2011)

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH.
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE EXCEPT FOR PERIMETERS AND HQW ZONES.



**MAINTENANCE PLAN**

**CONSTRUCTION ENTRANCE**  
 MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

**SILLET FENCE**  
 INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. ENSURE SEDIMENT FENCE IS STILL TIED IN AS PER DRAWINGS. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**INLET PROTECTION - HARDWARE CLOTH AND GRAVEL INLET PROTECTION**  
 INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERMINE THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

**GRADED AREAS**  
 PERIODICALLY CHECK ALL GRADED AREAS AND THE SUPPORTING EROSION AND SEDIMENTATION CONTROL PRACTICES, ESPECIALLY AFTER HEAVY RAINFALLS. PROMPTLY REMOVE ALL SEDIMENT FROM DIVERSIONS AND OTHER WATER-DISPOSAL PRACTICES. IF WASHOUTS OR BREAKS OCCUR, REPAIR THEM IMMEDIATELY. PROMPT MAINTENANCE OF SMALL ERODED AREAS BEFORE THEY BECOME SIGNIFICANT. AREAS ARE TO BE SEED AS PER NORTH CAROLINA EROSION AND SEDIMENTATION NOTES AND SEEDING CRITERIA.

**DUST CONTROL**  
 MAINTAIN ALL AND ANY DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

**CONCRETE WASHOUT**  
 OPERATING AND INSPECTING WASHOUT FACILITIES CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED WEEKLY AND ESPECIALLY AFTER HEAVY RAINS TO CHECK FOR LEAKS, IDENTIFY ANY PLASTIC LININGS AND SIDEWALLS HAVE BEEN DAMAGED BY CONSTRUCTION ACTIVITIES, AND DETERMINE WHETHER THEY HAVE BEEN FILLED TO OVER 75 PERCENT CAPACITY. WHEN THE WASHOUT CONTAINER IS FILLED TO OVER 75 PERCENT OF ITS CAPACITY, DISCONTINUE POURING CONCRETE INTO THE FACILITY UNTIL IT HAS BEEN CLEANED OUT. ALLOW SLURRY TO EVAPORATE OR REMOVE FROM SITE IN A SAFE MANNER. ALL HARDENED MATERIAL SHOULD BE REMOVED AND RECYCLED. DAMAGES TO THE CONTAINER SHOULD BE REPAIRED PROMPTLY. BEFORE HEAVY RAINS, THE WASHOUT CONTAINER'S LIQUID LEVEL SHOULD BE LOWERED OR THE CONTAINER SHOULD BE COVERED TO AVOID AN OVERFLOW DURING THE RAIN STORM. ANY OVERFLOWING OF THE WASHOUT FACILITIES ONTO THE GROUND MUST BE CLEANED AND REMOVED WITHIN 24 HOURS OF EVENT. REMOVE TEMPORARY CONCRETE WASHOUT FACILITY WHEN THEY ARE NO LONGER NEEDED AND RESTORE THE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR AS PROPOSED ON THE PLAN.

**TEMPORARY VEGETATION**  
 RESEED AND MULCH AREA WHERE SEEDLING EMERGENCE IS POOR, OR WHERE EROSION OCCURS, AS SOON AS POSSIBLE. DO NOT MOW. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE.

**MULCHING**  
 INSPECT ALL MULCHES PERIODICALLY AND AFTER RAINSTORMS TO CHECK FOR RILL EROSION, DISLOCATION OR FAILURE. WHERE EROSION IS OBSERVED, APPLY ADDITIONAL MULCH. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED AND REINSTALL MULCH. CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.

**SILT BAG**  
 REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE AND VICINITY OF THE UNIT AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT.

REMOVE THE SEDIMENT THAT HAS ACCUMULATED WITHIN CONTAINMENT AREA OF THE SILT BAG WHEN TRAPPED SEDIMENT HAS ACCUMULATED TO 50% OF THE BAG CAPACITY OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

IF USING OPTIONAL OIL ABSORBENTS, REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

NOTE: ALL EXPOSED SLOPES TO BE SODDED WITH CENTIPEDE SOD IMMEDIATELY AFTER COMPLETION OF GRADING ACTIVITIES.

**SEEDING AND MULCHING SCHEDULE PER ACRE**

THE KINDS OF SEED AND FERTILIZER, AND THE RATES OF APPLICATION OF SEED, FERTILIZER, AND LIME, SHALL BE AS STATED BELOW. DURING PERIODS OF OVERLAPPING DATES, THE KIND OF SEED TO BE USED SHALL BE DETERMINED BY THE ENGINEER.

LIME	2 TONS/AC
10-10-20	1,000 LBS/AC
0-20-0	500 LBS/AC
STRAW MULCH	2 TONS/AC (AFTER SEEDING)
ASPHALT TACK	200 GAL/TON OF MULCH

**JANUARY 1-DECEMBER 31**

50#	TALL FESCUE
10#	CENTIPEDE
10#	BERMUDA GRASS
500#	FERTILIZER
4000#	LIMESTONE

**SLOPES 2:1 AND STEEPER AND WASTE AND BORROW LOCATIONS:**

**JANUARY 1-DECEMBER 31**

75#	TALL FESCUE
10#	BERMUDA GRASS
500#	FERTILIZER
4000#	LIMESTONE

**TEMPORARY SEEDING**

"COOL SEASON" PLANTED BETWEEN 15 AUGUST AND 15 APRIL  
 120# RYE GRASS (NO RYE GRASS)

"WARM SEASON" PLANTED BETWEEN 15 APRIL AND 15 AUGUST  
 GERMAN BROWN TOP OR FOX TAIL MILLET

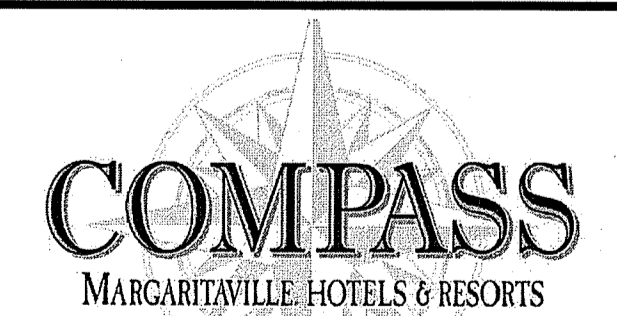
MINIMUM SELF INSPECTION AND REPORTING REQUIREMENTS ARE AS FOLLOWS UNLESS OTHERWISE APPROVED IN WRITING BY THE DIVISION OF WATER QUALITY.

- A RAIN GAUGE SHALL BE MAINTAINED IN GOOD WORKING ORDER ON THE SITE UNLESS ANOTHER RAIN-MONITORING DEVICE HAS BEEN APPROVED BY THE DIVISION OF WATER QUALITY.
- A WRITTEN RECORD OF THE DAILY RAINFALL AMOUNTS SHALL BE RETAINED AND ALL RECORDS SHALL BE MADE AVAILABLE TO DIVISION OF WATER QUALITY OR AUTHORIZED AGENT UPON REQUEST. IF NO DAILY RAIN GAUGE OBSERVATIONS ARE MADE DURING WEEKEND OR HOLIDAY PERIODS, AND NO INDIVIDUAL-DAY RAINFALL INFORMATION IS AVAILABLE, THE CUMULATIVE RAIN MEASUREMENT FOR THOSE UN-ATTENDED DAYS WILL DETERMINE IF A SITE INSPECTION IS NEEDED. (NOTE: IF NO RAINFALL OCCURRED, THE PERMITTEE MUST RECORD "ZERO").
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. INSPECTION RECORDS MUST BE MAINTAINED FOR EACH INSPECTION EVENT AND FOR EACH MEASURE. AT A MINIMUM, INSPECTION OF MEASURES MUST OCCUR AT THE FREQUENCY INDICATED BELOW:
  - ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSPECTED BY OR UNDER THE DIRECTION OF THE PERMITTEE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, AND
  - ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED BY OR UNDER THE DIRECTION OF THE PERMITTEE WITHIN 24 HOURS AFTER ANY STORM EVENT OF GREATER THAN 0.50 INCHES OF RAIN PER 24 HOUR PERIOD.
- ONCE LAND DISTURBANCE HAS BEGUN ON THE SITE, STORMWATER RUNOFF DISCHARGE OUTFALLS SHALL BE INSPECTED BY OBSERVATION FOR EROSION, SEDIMENTATION AND OTHER STORMWATER DISCHARGE CHARACTERISTICS SUCH AS CLARITY, FLOATING SOLIDS, AND OIL SHEENS. INSPECTIONS OF THE OUTFALLS SHALL BE MADE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT OF GREATER THAN 0.50 INCHES OF RAIN PER 24 HOUR PERIOD.
- INSPECTIONS ARE ONLY REQUIRED TO BE MADE DURING NORMAL BUSINESS HOURS. WHEN ADVERSE WEATHER CONDITIONS WOULD CAUSE THE SAFETY OF THE INSPECTION PERSONNEL TO BE IN JEOPARDY, THE INSPECTION CAN BE DELAYED UNTIL IT IS DURING NORMAL BUSINESS HOURS. WHEN INSPECTIONS WERE DELAYED BECAUSE OF SAFETY ISSUES SHOULD BE NOTED IN THE INSPECTION RECORD. IF THE INSPECTION CANNOT BE DONE ON THAT DAY, IT MUST BE COMPLETED ON THE FOLLOWING BUSINESS DAY.
- SEVENTY-FOUR HOUR REPORTING FOR VISIBLE SEDIMENT DEPOSITION
  - THE PERMITTEE SHALL REPORT TO THE DIVISION OF WATER QUALITY CENTRAL OFFICE OR THE APPROPRIATE REGIONAL OFFICE ANY VISIBLE SEDIMENT BEING DEPOSITED IN ANY STREAM OR WETLAND OR ANY NONCOMPLIANCE WHICH MAY ENDANGER HEALTH OR THE ENVIRONMENT. (SEE SECTION VIII OF THIS PERMIT FOR CONTACT INFORMATION). ANY INFORMATION SHALL BE PROVIDED ORALLY OR ELECTRONICALLY WITHIN 24 HOURS FROM THE TIME THE PERMITTEE BECAME AWARE OF THE CIRCUMSTANCES.
  - A WRITTEN SUBMISSION SHALL BE PROVIDED TO THE APPROPRIATE REGIONAL OFFICE OF THE DIVISION OF WATER QUALITY WITHIN 5 DAYS OF THE TIME THE PERMITTEE BECAME AWARE OF THE CIRCUMSTANCES. THE WRITTEN SUBMISSION SHALL CONTAIN A DESCRIPTION OF THE SEDIMENT DEPOSITION AND ACTIONS TAKEN TO ADDRESS THE CAUSE OF THE DEPOSITION. THE DIVISION OF WATER QUALITY STAFF MAY WAIVE THE REQUIREMENT FOR A WRITTEN REPORT ON A CASE-BY-CASE BASIS.
- RECORDS OF INSPECTIONS MADE DURING THE PREVIOUS 30 DAYS SHALL REMAIN ON THE SITE AND AVAILABLE FOR AGENCY INSPECTORS AT ALL TIMES DURING NORMAL WORKING HOURS, UNLESS THE DIVISION OF WATER QUALITY PROVIDES A SITE-SPECIFIC EXEMPTION BASED ON UNIQUE SITE CONDITIONS THAT MAKE THIS REQUIREMENT NOT PRACTICAL. OLDER RECORDS MUST BE MAINTAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION AND MADE AVAILABLE UPON REQUEST. THE RECORDS MUST PROVIDE THE DETAILS OF EACH INSPECTION INCLUDING OBSERVATIONS, AND ACTIONS TAKEN IN ACCORDANCE WITH THIS PERMIT. THE PERMITTEE SHALL RECORD THE REQUIRED RAINFALL, AND MONITORING OBSERVATIONS ON THE INSPECTION RECORD FORM PROVIDED BY THE DIVISION OF WATER QUALITY. THIS RECORD SHALL INCLUDE ALL OF THE ELEMENTS CONTAINED IN THE DIVISION'S FORM. USE OF ELECTRONICALLY-AVAILABLE RECORDS, IN LIEU OF THE REQUIRED PAPER COPIES FOR INSPECTION WILL BE ALLOWED IF SHOWN TO PROVIDE EQUAL ACCESS AND UTILITY AS THE HARD-COPY RECORDS.
- INSPECTION RECORDS MUST INCLUDE, AT A MINIMUM, THE FOLLOWING:
  - CONTROL MEASURE INSPECTIONS: INSPECTION RECORDS MUST INCLUDE AT A MINIMUM: 1) IDENTIFICATION OF THE MEASURES INSPECTED, 2) DATE AND TIME OF THE INSPECTION, 3) NAME OF THE PERSON PERFORMING THE INSPECTION, 4) INDICATION OF WHETHER THE MEASURES WERE OPERATING PROPERLY, 5) DESCRIPTION OF MAINTENANCE NEEDS FOR THE MEASURE, 6) CORRECTIVE ACTIONS TAKEN (7) DATE OF ACTIONS TAKEN, AS WELL AS THE DATE AND AMOUNTS OF RAINFALL RECEIVED.
  - STORMWATER DISCHARGE INSPECTIONS: INSPECTION RECORDS MUST INCLUDE AT A MINIMUM: 1) IDENTIFICATION OF THE DISCHARGE OUTFALL INSPECTED, 2) DATE AND TIME OF THE INSPECTION, 3) NAME OF THE PERSON PERFORMING THE INSPECTION, 4) EVIDENCE OF INDICATORS OF STORMWATER POLLUTION SUCH AS OIL SHEEN, FLOATING OR SUSPENDED SOLIDS OR DISCOLORATION, 5) INDICATION OF VISIBLE SEDIMENT LEAVING THE SITE, 6) ACTIONS TAKEN TO CORRECT/PREVENT SEDIMENTATION AND 7) DATE OF ACTIONS TAKEN.
  - VISIBLE SEDIMENTATION FOUND OUTSIDE THE SITE LIMITS: INSPECTION RECORDS MUST INCLUDE: 1) A/N EXPLANATION AS TO THE ACTIONS TAKEN TO CONTROL FUTURE RECEDES, 2) ACTIONS TAKEN TO CLEAN UP OR STABILIZE THE SEDIMENT THAT HAS LEFT THE SITE, 3) THE DATE OF ACTIONS TAKEN.
  - VISIBLE SEDIMENTATION FOUND IN STREAMS OR WETLANDS: ALL INSPECTIONS SHOULD INCLUDE EVALUATION OF STREAMS OR WETLANDS ONSITE OR OFFSITE (WHERE ACCESSIBLE) TO DETERMINE IF VISIBLE SEDIMENTATION HAS OCCURRED.
  - VISIBLE STREAM TURBIDITY - IF THE DISCHARGE FROM A SITE RESULTS IN AN INCREASE IN VISIBLE STREAM TURBIDITY, INSPECTION RECORDS MUST RECORD THAT EVIDENCE AND ACTIONS TAKEN TO REDUCE SEDIMENT CONTRIBUTIONS. SITES DISCHARGING TO STREAMS NAMED ON THE STATE'S 303(D) LIST AS IMPAIRED FOR SEDIMENT-RELATED CAUSES MAY BE REQUIRED TO PERFORM ADDITIONAL MONITORING, INSPECTIONS OR APPLICATION OF MORE-STRINGENT MANAGEMENT PRACTICES IF IT IS DETERMINED THAT THE ADDITIONAL REQUIREMENTS ARE NEEDED TO ASSURE COMPLIANCE WITH THE FEDERAL OR STATE IMPAIRED-WATERS CONDITIONS. IF A DISCHARGE COVERED BY THIS PERMIT ENTERS A STREAM SEGMENT THAT IS LISTED ON THE IMPAIRED STREAM LIST FOR SEDIMENT-RELATED CAUSES, AND A TOTAL MAXIMUM DAILY LOAD (TMDL) HAS BEEN PREPARED FOR THOSE POLLUTANTS, THE PERMITTEE MUST IMPLEMENT MEASURES TO ENSURE THAT THE DISCHARGE OF POLLUTANTS FROM THE SITE IS CONSISTENT WITH THE ASSUMPTIONS AND MEETS THE REQUIREMENTS OF THE APPROVED TMDL. THE DIVISION OF WATER QUALITY 303(D) LIST CAN BE FOUND AT: [HTTP://H2O.DNR.STATE.NC.US/TMDL/GENERAL\\_303D/H2M/](http://h2o.dnr.state.nc.us/TMDL/GENERAL_303D/H2M/)

**EROSION CONTROL NOTES:**

- NO LAND DISTURBING ACTIVITY BEYOND THE REQUIRED TO INSTALL APPROPRIATE EROSION CONTROL MEASURES MAY NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE INSPECTED AND APPROVED BY THE STATE.
- SCHEDULING OF A PRE-CONSTRUCTION CONFERENCE WITH THE EROSION CONTROL INSPECTOR IS REQUIRED PRIOR TO INITIATING LAND DISTURBING ACTIVITIES. FOR INSPECTION PLEASE CALL (910) 796-7215. A 24-HOUR NOTICE IS REQUIRED.
- SEED OR OTHERWISE PROVIDE GROUND COVER DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION FOR ALL DENUDED SLOPES WITHIN 7 DAYS FOR SLOPES STEEPER THAN 3:1 OR 14 DAYS FOR SLOPES FLATTER THAN 4:1.
- CONTRACTOR SHALL INSPECT AND MAINTAIN AS NEEDED ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH RAIN EVENT OF 1/2" OR MORE. FAILURE TO KEEP EROSION CONTROL DEVICES IN GOOD WORKING ORDER MAY RESULT IN ISSUANCE OF A STOP WORK ORDER OR CIVIL PENALTIES UP TO \$5000 PER DAY OF VIOLATION. SITES UTILIZING SEDIMENT TRAPS MUST ALSO SPECIFY A MAXIMUM DEPTH OF SEDIMENT PRIOR TO CLEAN OUT.
- THE STATE ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES SHOULD THE PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.
- NO PERSON MAY INITIATE A LAND DISTURBING ACTIVITY BEFORE NOTIFYING THE STATE OF THE DATE OF THE LAND DISTURBING ACTIVITY.
- ACCEPTANCE & APPROVAL OF THIS PLAN IS CONDITIONED UPON YOUR COMPLIANCE WITH FEDERAL AND STATE ENGINEERING LAWS, REGULATIONS AND RULES. IN ADDITION, LOCAL CITY AND COUNTY ORDINANCES OR RULES MAY ALSO APPLY TO THIS LAND DISTURBING ACTIVITY. APPROVAL BY THE STATE DOES NOT SUPERSEDE ANY OTHER PERMIT OR APPROVAL.
- THE STATE RESERVES THE RIGHT TO ENTER AND INSPECT ANY PROPERTY WITHIN ITS JURISDICTION FOR COMPLIANCE WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- IN ANY EVENT, SLOPES LEFT EXPOSED WILL BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION WITHIN FOURTEEN (14) CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING.
- MAINTAIN EROSION CONTROL MEASURES AS NECESSARY.

**SHEET 12 OF 12**  
**EROSION CONTROL NOTES & DETAILS**



PROPERTY ADDRESS: 115 CEDAR STREET BEAUFORT, NC 28516  
 BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

OWNER: BEAUFORT PARTNERS, LLC

ADDRESS: P.O. BOX 14165

NEW BERN, NC 28561

PHONE: (252) 635-7476

DESIGNED: N/A

APPROVED: IP

DRAWN: NRW

DATE: 06/20/19

CHECKED: IP/MWB

SCALE: AS SHOWN



Baldwin Design Consultants, PA  
 ENGINEERING SURVEYING - PLANNING  
 1700-D EAST ARLINGTON BOULEVARD  
 GREENVILLE, NC 27659 252.756.1390



## 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, November 18, 2019 – Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

---

**AGENDA CATEGORY:** Items for Discussion and Consideration  
**SUBJECT:** Consider awarding Randolph Johnson Park Improvements construction contract

**BRIEF SUMMARY:**

The Town of Beaufort received three bids on November 5<sup>th</sup> for the construction of improvements to Randolph Johnson Park. A tabulation of the bids is provided as an attachment. Examination of the attachment shows that Waters Contracting Company of Newport, NC submitted both the lowest base bid as well as, the lowest bid for a potential add alternate item.

Town staff recommends award of contract for the park improvements work to Waters Contracting Company based upon their base bid of \$635,802.00, their written responses to the “Bidders Qualifications Statement” included as part of the bid documents, and a check with the NC Licensing Board for General Contractors as to the status of their contractor’s license. Please be aware that Town staff is not recommending award of the add alternate item because adjustments to the park layout may make the item unnecessary.

**REQUESTED ACTION:**

Consider awarding contract to construct the Randolph Johnson Park Improvements to Waters Contracting Company in the amount of \$635,802.00.

**EXPECTED LENGTH OF PRESENTATION:**

5 minutes

**SUBMITTED BY:**

Greg Meshaw, Town Engineer

**BUDGET AMENDMENT REQUIRED:**

No

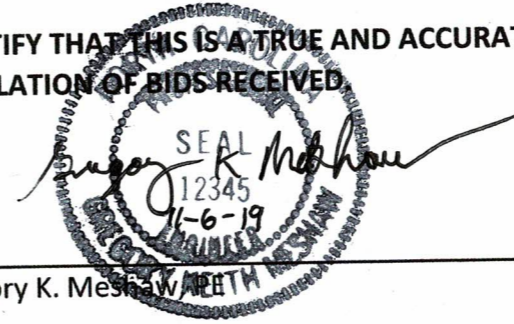
**BID TABULATION**

DATE FOR RECEIPT OF BIDS: November 5, 2019

BY: Gregory K. Meshaw, PE  
Town Engineer

PROJECT: Randolph Johnson Park Improvements

I CERTIFY THAT THIS IS A TRUE AND ACCURATE  
TABULATION OF BIDS RECEIVED



Gregory K. Meshaw



**Town of Beaufort**

701 Front St. • P.O. Box 390 • Beaufort, N.C.  
28516  
252-728-2141 • 252-728-3982 fax  
[www.beaufortnc.org](http://www.beaufortnc.org)

Item No.	Description	Unit	Quantity	DOT Construction, Inc. Charlotte, NC		Sunland Builders, Inc. Newport, NC		Waters Contracting Company Newport, NC		Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$
				Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$						
1	Construction Surveying	LS	-	9,000.00	9,000.00	9,000.00	9,000.00	11,500.00	11,500.00						
2	Pavement and Base Course Removal	SY	65	80.00	5,200.00	10.00	650.00	11.50	747.50						
3	Bath House	LS	-	400,233.00	400,233.00	425,000.00	425,000.00	327,939.00	327,939.00						
4	Comprehensive Grading	LS	-	72,500.00	72,500.00	52,000.00	52,000.00	69,000.00	69,000.00						
5	Construction Entrance	Ea	1	4,000.00	4,000.00	1,500.00	1,500.00	1,725.00	1,725.00						
6	Silt Fence Barrier	LF	1020	5.00	5,100.00	5.50	5,610.00	6.35	6,477.00						
7	Temporary Inlet Protection	Ea	3	100.00	300.00	350.00	1,050.00	460.00	1,380.00						
8	Aggregate Base Course	Tons	325	58.00	18,850.00	40.00	13,000.00	46.00	14,950.00						
9	Hot Mix Asphalt Pavement, Type S9.5B	Tons	120	150.00	18,000.00	175.00	21,000.00	242.00	29,040.00						
10	Permeable Pavers including Bedding Sand	SY	325	96.00	31,200.00	145.00	47,125.00	184.00	59,800.00						
11	Concrete Edge Restraint for Permeable Pavers	LF	505	6.20	3,131.00	14.00	7,070.00	10.00	5,050.00						
12	Compacted #57 Stone Base, 8" Thick (for Permeable Pavers)	Tons	130	60.00	7,800.00	65.00	8,450.00	75.00	9,750.00						
13	Geotextile, 6 oz/SY	SY	455	2.60	1,183.00	3.00	1,365.00	3.50	1,592.50						
14	Paint Pavement Marking Lines, 4" White	LF	440	1.50	660.00	2.00	880.00	2.30	1,012.00						

*Tabulation continued on next page*

**Continuatiuon of Bid Tabulation  
Randolph Johnson Park Improvements**

Item No.	Description	Unit	Quantity	DOT Construction, Inc. Charlotte, NC		Sunland Builders, Inc. Newport, NC		Waters Contracting Company Newport, NC							
				Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$
15	Paint Pavement Marking Symbols, White	Ea	1	100.00	100.00	150.00	150.00	230.00	230.00						
16	Concrete Sidewalk, 4" Thick	SY	645	52.00	33,540.00	49.00	31,605.00	49.50	31,927.50						
17	Handicap Sign Assembly	Ea	1	200.00	200.00	500.00	500.00	75.00	75.00						
18	Precast Wheel Stop	Ea	8	100.00	800.00	100.00	800.00	115.00	920.00						
19	Surface Mounted Bench with 4' x 7' x 4" WWF Reinforce Concrete Slab	Ea	5	1,900.00	9,500.00	1,960.00	9,800.00	1,496.00	7,480.00						
20	Surface Mounted Bench with 4' x 10' x 4" WWF Reinforce Concrete Slab	Ea	1	2,100.00	2,100.00	2,000.00	2,000.00	1,564.00	1,564.00						
21	Bicycle Rack	Ea	1	1,070.00	1,070.00	1,500.00	1,500.00	975.00	975.00						
22	Sodding, Fertilizing and Fine Grading	SY	2960	6.40	18,944.00	7.00	20,720.00	11.50	34,040.00						
23	Hardwood Mulch, 3" Depth, Brown	SY	685	6.20	4,247.00	10.00	6,850.00	11.50	7,877.50						
24	Potable Water Service	LS	-	5,000.00	5,000.00	2,000.00	2,000.00	2,300.00	2,300.00						
25	Sanitary Sewer Service	LS	-	5,000.00	5,000.00	3,000.00	3,000.00	3,450.00	3,450.00						
CONSTRUCTION SUBTOTAL					657,658.00		672,625.00		630,802.00						
26	Mobilization (Maximum 5% of Total Construction Subtotal)				10,500.00		13,000.00		5,000.00						
CONSTRUCTION BASE BID TOTAL					<b>668,158.00</b>		<b>685,625.00</b>		<b>635,802.00</b>						

**Add Alternate 1**

Description	Unit	Quantity	DOT Construction, Inc. Charlotte, NC		Sunland Builders, Inc. Newport, NC		Waters Contracting Company Newport, NC							
			Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$
Sound Barrier Wall	LF	120	263.00	31,560.00	300	36,000.00	185	22,200.00						