



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

Board of Commissioners
Regular Meeting
6:00 PM Monday, May 11, 2026
Train Depot, 614 Broad Street

Call to Order/Pledge of Allegiance

Roll Call

Agenda Approval

Welcome New Employees

- | | |
|--|----------|
| 1. Matthew Pendergraph, Fire Chief | M. Zapp |
| 2. Griff Barlow, Public Information Specialist | E. Lewis |

Items of Consent

- [1.](#) Meeting Minutes: April 13 & 27, 2026
- [2.](#) Seafood Festival 8K Road Race Application 10.03.26
- [3.](#) Beaufort Lions Club Bridge Run Application 11.07.26

Presentations

- | | |
|---|------------|
| 1. Results of Lynn Eury Park Community Input Sessions | J. Welborn |
| 2. Proposed FY 2027 Budget | M. Zapp |

Quasi-Judicial Proceeding

- | | |
|---|-----------|
| 1. Case #26-06 Special Use Permit: Minuteman Gas Station 110 Towns Drive | M. Eitner |
| 2. Case #26-08 Special Use Permit: Beaufort Bar Outdoor Operation at 410 Live Oak Street | M. Eitner |

Public Hearing

- | | |
|--|----------|
| 1. Case #26-09: 100 Cedar Street Rezoning B-1 to CS-MU | K.Garner |
|--|----------|

Public Comment

Old Business

- | | |
|--|---------|
| 1. Live Oak Trees: Located at 123-127 Front Street | M. Zapp |
|--|---------|

New Business

- [1.](#) Voluntary Annexation Applications: 374 Highway 101, 388 Highway 101,
and 404 Highway 101 E. Lewis
- [2.](#) PFAS Class Action Lawsuit A. Grady

Manager Report

Mayor/Commissioner Comments

Adjourn



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Board of Commissioners
Regular Meeting
6:00 PM – Monday, May 11, 2026
Train Depot, 614 Broad Street
Beaufort, NC 28516

AGENDA CATEGORY: Items of Consent
SUBJECT: Meeting Minutes: April 13 & 27, 2026

REQUESTED ACTION:

Review and approve the attached draft minutes for the following BOC meetings:

- April 13, 2026, Regular Meeting
- April 27, Work Session

SUBMITTED BY:

Elizabeth Lewis, Assistant Town Manager/Town Clerk



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Board of Commissioners
Regular Meeting
6:00 PM Monday, April 13, 2026
Train Depot, 614 Broad Street
DRAFT

Call to Order/Pledge of Allegiance

Mayor Harker called the meeting to order at 6:00 PM and led those present in the Pledge of Allegiance.

Roll Call

PRESENT:

- Mayor Sharon Harker
- Mayor Pro Tem Gillikin
- Commissioner Matthews
- Commissioner Cooper
- Commissioner LoPiccolo

Absent: Commissioner Spiegler

Commissioner Gillikin made a motion to excuse Commissioner Spiegler from the meeting.

The motion carried unanimously with a (4-0) vote.

Agenda Approval

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

The motion carried unanimously with a (4-0) vote.

Items of Consent

1. Meeting Minutes: March 9 & 23, 2026
2. FY 2026 Audit Contract
3. SUP Order for Case #26-03: 201 Ann St Accessory Dwelling Unit
4. Mutual Aid Agreement: Marine Corps Air Station Cherry Point and Beaufort Fire Department

Commissioner Matthews made a motion to approve the Items of Consent as presented.

The motion carried unanimously with a (4-0) vote.

Proclamation

1. Line Worker Appreciation Day: April 18, 2026

Mayor Harker read the Line Worker Appreciation Day Proclamation, as included in the agenda packet, recognizing the men and women of the electrical line worker profession for their role in maintaining energy infrastructure and serving as first responders during storms and other catastrophic events. She proclaimed April 18, 2026, as Line Worker Appreciation Day in Beaufort and noted that the executed proclamation would be shared with the Town’s energy partners to convey the community’s appreciation.

Public Comment

Katie Statler, 233 Legacy Lane, Newport, NC, identified herself as Chair of the Carteret County Board of Education and addressed the Board as a parent of three students in the school system. She discussed the impact of School Resource Officers (SROs) at Beaufort Elementary and Beaufort Middle School—Officer Cunningham and Officer Latorella, respectively—whose positions are funded within the Town’s budget. She referenced research indicating that schools with SROs experience lower rates of violence and crime and noted that officers spend a significant portion of their time on mentoring and conflict resolution. Ms. Statler shared feedback from students, teachers, and staff, noting that both officers contribute to a safe, supportive school environment, build strong relationships with students, and serve as positive representatives of law enforcement. She emphasized that a sense of safety is essential for student learning and thanked the Board for its continued investment in student and staff safety, acknowledging increasing budget demands.

Steve Norton, 115 Colony Point St, Beaufort Club, addressed the Board regarding the upcoming agenda item on a second access road for the Beaufort Club via Kevin Court and Highway 101, expressing appreciation that the matter was receiving attention. Mr. Norton recounted that in September 2024, the main entrance to the Beaufort Club was flooded, preventing residents from entering or exiting in standard vehicles, which prompted his initial outreach to the Board. He stated that he has continued to advocate for a second access point since that time. Mr. Norton requested that, if all parties agree the Kevin Court connection is a viable solution, the developer and Town consider designating it as a construction and service entrance for future building activity. He noted that the remaining homes to be constructed are located deeper within the community, farther from the primary Highway 70 entrance. He referenced a Beaufort Police Department traffic study from February that recorded more than 10,000 one-way vehicle trips exiting the community during that month, estimating approximately 20,000 total vehicle trips in and out. He suggested that a gravel road initially designated for service and emergency access would be an appropriate interim step, with paving to occur at a later time. Mr. Norton stated that the Beaufort Club now includes more than 100 homes and asserted that the community is not in compliance with the North Carolina Fire Code requirement for a second access point for developments exceeding 100 rooftops. He urged all parties to work toward a reasonable timeline for implementation and thanked the Board for its consideration.

Old Business

1. Beaufort Club Proposed Access: Kevin Court & NC-101

Planning and Inspections Director, Kyle Garner, introduced the item and provided background on the Beaufort Club development, including prior Board direction from the September work session to convert the Cedar Avenue access to emergency use only. He noted that the principal owner, Todd Saieed, was present to provide an update and present an alternative secondary access proposal.

Mr. Saieed provided an overview of the current status of the development, noting continued strong demand and recent approvals for additional residential lots within the Enclave phase. He also highlighted ongoing investment in amenities, including expansion of the Blue Heron restaurant and completion of new recreational facilities.

Mr. Saieed presented a proposal to establish a permanent, paved secondary access from Highway 101 through Kevin Court into the development, in lieu of constructing the previously required gravel emergency access road at Cedar Avenue. He explained that the gravel road, estimated at approximately \$205,000, was intended to meet fire code requirements but would be limited to emergency use. As an alternative, he proposed contributing those funds toward roadway improvements within Beaufort Club if the Kevin Court connection were supported, and indicated a willingness to share in additional project costs if necessary.

Commissioner Matthews requested clarification on the financial commitment, specifically whether the \$205,000 represented a minimum contribution with a willingness to increase participation if project costs exceeded that amount.

Mr. Saieed confirmed this understanding and noted that final costs were still being refined.

Commissioner Matthews also referenced prior communication from residents regarding access concerns and asked about the anticipated timeline for implementation.

Mr. Saieed indicated that, with coordination and timely approvals, the project could potentially be completed within approximately 12 months.

Commissioner LoPiccolo acknowledged the Kevin Court option as a viable alternative but raised concerns regarding the delay in constructing the previously approved Cedar Avenue emergency access. He questioned why several months had passed without progress and emphasized the importance of maintaining momentum on required infrastructure.

Mr. Saieed explained that the timing was influenced by development sequencing, financing considerations, and finalization of the Enclave approvals.

Commissioner LoPiccolo stated that public safety remained the primary concern and expressed the need for clear requirements tied to the Enclave final plat, including a defined timeline, financial guarantees such as a letter of credit, and potential enforcement mechanisms if the road was not completed.

Town Manager, Matt Zapp, provided additional context, noting that staff had been actively working with the developer to address the secondary access issue. He shared that the Town's primary priorities were ensuring adequate police, fire, and EMS access and addressing roadway conditions within Beaufort Club, which had generated a number of resident concerns. Mr. Zapp discussed available funding for roadway improvements and ongoing efforts related to larger paving initiatives, and noted that staff would coordinate with legal counsel and the developer to evaluate options, including the use of escrow or a letter of credit.

Commissioner Gillikin asked whether any physical improvements had been made to the Cedar Avenue access since the September Board direction.

Mr. Saieed confirmed that no work had been completed to date but indicated that the gravel road could be installed if the Kevin Court option did not move forward.

Commissioner Cooper asked whether consideration had been given to utilizing both Cedar Avenue and Kevin Court, particularly in relation to construction traffic within the development.

Mr. Saieed acknowledged the concern.

Mr. Zapp clarified that the Cedar Avenue access was designed and approved as a gated emergency access and would not support regular or construction traffic without significant redesign.

Town Attorney, Arey Grady, outlined procedural considerations, advising that the most appropriate approach would be to incorporate the secondary access requirements into the Enclave final plat approval, supported by a performance guarantee, preferably in the form

of a letter of credit. He also noted the need to address the timing gap between final plat approval and completion of the road.

Additional discussion occurred regarding the appropriate level of Board action at this stage. It was determined that formal action was not required, and that conceptual direction would allow staff, legal counsel, and the developer to proceed with refining the proposal.

Mr. Saieed noted the timing considerations associated with development activity and indicated that construction plans were progressing. He reiterated that the Cedar Avenue emergency access could be installed if necessary to meet requirements but expressed a preference for the Kevin Court option.

Mr. Zapp indicated that, based on initial discussions, a realistic timeline for completion of the Kevin Court connection would be approximately May 2027. He recommended that staff, legal counsel, and the developer continue working through the details and return to the Board with a formal proposal.

Following discussion, the Board reached consensus in support of pursuing the Kevin Court and Highway 101 connection as the preferred secondary access point. Staff was directed to proceed with due diligence and coordination with the developer and legal counsel to develop a formal proposal, including details related to project timing, financial guarantees, and conditions tied to final plat approval.

New Business

1. Resolution: Petition for Annexation of Pearl West Property (15.67 acres)

Town Clerk, Elizabeth Lewis, presented the item, explaining that The Cullipher Group had submitted a voluntary petition for annexation on behalf of property owner Roberta D. West and client Britt Development Company for portions of property located on Pinner's Point Road, totaling approximately 15.67 acres. She noted that the application materials were included in the agenda packet and clarified that this step in the process was limited to directing the Clerk to investigate the sufficiency of the petition, not a final decision on annexation.

Commissioner Cooper made a motion to not proceed with the petition. He explained that the property is located along Gibbs Creek and expressed concern about protecting that area, as well as North River. He indicated that, without additional information regarding potential development plans, he was not comfortable moving the annexation request forward.

Commissioner Matthews asked Commissioner Cooper to elaborate on his concerns and sought clarification from the Town Attorney regarding the process. Specifically, he asked whether environmental considerations and development details would typically be addressed later in the annexation process and whether the Board would have additional opportunities to deny the request.

Mr. Grady explained that development details are not presented at this stage and that the annexation process is legislative in nature. He noted that, if annexed, the property would be subject to the Town's standard development review processes. He further advised that a rezoning application for the same property was scheduled to be heard by the Planning Board, which is not uncommon. He acknowledged that a development agreement could potentially address concerns related to development and environmental impacts, but those details would not be available at this stage. He confirmed that the Board retains full discretion at each step of the process and may vote to approve or deny the request.

Commissioner Gillikin spoke in support of the motion, noting the Board had previously stated its priority to focus development within existing Town limits. She also referenced ongoing concerns regarding sewer capacity and indicated that proceeding with the sufficiency review would require

Commissioner Cooper reiterated his position, stating that he did not believe it was an appropriate use of Town resources to proceed with the annexation process if there was a strong likelihood that the associated development would not ultimately be supported due to environmental concerns.

Mayor Harker called for the question and reminded the Board there was a motion on the floor by Commissioner Cooper to deny the resolution instructing the Clerk to investigate the petition for annexation.

Voting Yea: Commissioner Cooper, Commissioner Gillikin

Voting: Nay: Commissioner LoPiccolo, Commissioner Matthews

With the vote tied, Mayor Harker cast the deciding vote in favor of denial. She indicated that Town resources should be directed toward those in-town economic development priorities. She made clear her vote was not a reflection on the developer, whom she credited with developing smartly and wisely, but that the timing was not right given the town's existing priorities.

The motion carried with a (3-2) vote.

Manager Report

Mr. Zapp provided an update on several items.

He announced the hiring of Griff Barlow as Public Information Specialist and Matthew Pendergraph as Fire Chief, both expected to begin in early May.

Mr. Zapp provided an update on Beaufort Town Docks, including upcoming commercial dock improvements and recent operational adjustments to day dockage during the Easter weekend. He noted that staff and F3 Marina are working to clarify policies and improve communication moving forward.

He reported that the 100 block of Turner Street has reopened to traffic, with final work at the Turner/Ann Street intersection ongoing pending completion of utility work.

Mr. Zapp also provided an update on the Town's USDA water and sewer project, noting continued progress on underground infrastructure and upcoming roadway resurfacing efforts. He advised that some paving will be delayed until utility work is complete.

He further reported on the stormwater camera and cleaning project, noting that the work is nearing completion and has identified areas requiring repair.

Mr. Zapp concluded by encouraging residents to utilize the Town's communication platforms for updates and information.

Mayor/Commissioner Comments

Commissioner LoPiccolo thanked Town staff for their work and recognized the Tiller School Resource Officer. He noted the opening of the Farmers Market, the launch of fuel sales at the Town Docks, and encouraged patience with ongoing roadway construction, expressing optimism about the long-term improvements.

Commissioner Matthews reflected on his first months on the Board and shared appreciation for the opportunity to engage with the community, including a recent visit reading to a local elementary school class.

Commissioner Gillikin praised the Beaufort Minute video series, particularly an episode highlighting Public Works operations, and encouraged residents to follow the Beaufort Town Docks social media page for updates.

Commissioner Cooper thanked those in attendance and watching remotely. He noted constituent concerns regarding potholes, which have been communicated to staff, and encouraged residents to report issues to the Town Manager. He also expressed appreciation for the Town Manager’s handling of the Easter weekend marina operations.

Mayor Harker thanked attendees and viewers, recognized recent community activity including the Farmers Market and holiday weekend, and welcomed incoming staff. She expressed appreciation for Town staff and the Board, and noted the completion of Turner Street paving as a significant milestone.

Closed Session

- 1. Pursuant to NCGS 143-318.11 (a) (3) and 143-318.11 (a) (6)

Commissioner Cooper made a motion to go into closed session at 7:26 PM, pursuant to NCGS 143-318.11 (a) (3) and 143-318.11 (a) (6).

The motion carried unanimously with a (4-0) vote.

Adjourn

Commissioner Gillikin made a motion to adjourn the meeting at 9:06 PM.

The motion carried unanimously with a (4-0) vote.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk



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Board of Commissioners Work Session
4:00 PM Monday, April 27, 2026
Train Depot, 614 Broad Street

DRAFT

Call To Order

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

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

PRESENT:

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

ABSENT: None

Agenda Approval

Mayor Harker stated that the agenda needed an amendment to remove Items of Consent 1. Engineering Contract Award: Fire Station 2 (Bay Addition).

Commissioner Gillikin made a motion to approve the agenda as amended.

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

Presentations

1. Land Conservation Strategies within Municipal Limits: North Carolina Coastal Federation

Todd Miller of the North Carolina Coastal Federation presented an overview of municipal land conservation strategies, emphasizing that conservation should be viewed as “green infrastructure” that supports water quality, flood reduction,

resilience, recreation, and overall quality of life. He explained that conserved land is generally intended for low-impact, passive uses such as trails, boardwalks, fishing, environmental education, and water access, rather than intensive development.

Miller reviewed several examples of local and regional conservation projects, including Cedar Point, Sugarloaf Island in Morehead City, Hoop Pole Creek in Atlantic Beach, Emerald Isle Woods, Bogue Sound access in Carteret County, and a park project in Holly Ridge. He said these projects shared common features: a clearly identified community need, strong local leadership, partnerships among governments and nonprofits, layered funding sources, willing landowners, and patience through a multi-year process. He also noted that grant programs typically require fair market value appraisals and substantial due diligence, including surveys, title work, and environmental review.

Miller described major funding sources used for conservation acquisitions, including the North Carolina Land and Water Fund, CAMA access funds, Fish and Wildlife coastal wetland grants, state trails funding, local bonds, and private donations. He stated that most sources operate on annual cycles and require advance planning. He also explained that communities must be prepared to front some costs until reimbursement occurs and must assume long-term stewardship responsibilities after acquisition.

In discussion, Commissioner Cooper stressed the importance of protecting waterways for recreation, fisheries, shellfishing, storm protection, and future generations. He asked what could be done to improve impaired creeks in the area. Miller responded that degraded water quality is often driven by increased runoff from hardened landscapes and tree loss, and that both preservation and restoration can help. He cited hydrologic restoration, infiltration measures, and stormwater improvements as useful tools, while noting that protecting still-healthy areas is less costly than trying to restore damaged ones later.

Commissioner Gillikin referenced the town's comprehensive land use planning process and said public survey results showed strong community support for preserving the natural environment. She said Beaufort should be more strategic and intentional in pursuing conservation opportunities, rather than acting only in response to threatened development. She also pointed to past conservation outcomes, including the Rachel Carson Reserve, as examples of opportunities that could easily have been lost.

Commissioner Matthews commented that environmental protection and economic development have long been discussed together and asked for examples of projects where both had been advanced simultaneously. Miller cited River Dunes as an example where particularly sensitive land was set aside through conservation easements as part of a broader development plan. He said some projects can blend conservation with other community needs by protecting the most sensitive portions of a site while allowing appropriate development elsewhere. Commissioner Matthews also asked about carbon capture markets. Miller said such opportunities remain emerging and likely would not fund acquisitions by themselves but could potentially support stewardship costs over time.

Commissioner LoPiccolo, expressing longtime support for the Coastal Federation, asked whether the organization could help identify potential Beaufort properties suitable for conservation and whether private dollars might play a role. Miller said the Federation does have capacity to help identify opportunities but stressed that local officials and stakeholders are critical because landowner relationships are often essential and willing sellers are necessary. He said the Federation can assist with process and funding strategy once viable opportunities emerge.

Commissioner Spiegler said Beaufort’s neighboring communities have already pursued this approach successfully and that the town should do the same, especially given public support and the need to balance housing, economic development, and protection of environmentally sensitive areas. She asked whether the Coastal Federation could serve as a partner as Beaufort moves forward. Miller confirmed that it could, provided there is a strong project and a willing landowner.

In closing, Mayor Harker thanked Todd Miller and noted that the information would be valuable not only to the Board but also to residents and landowners who may be interested in learning about conservation options.

No formal action was taken.

2. Beaufort Town Docks Financial Report (March 2026): F3 Marina

Lori Meehan of F3 Marina presented the Beaufort Town Docks financial report for March 2026 and first-quarter operating results. She reported that the budget had anticipated a first-quarter deficit of approximately \$102,952 due to startup expenses, including insurance and other early operating costs. Actual year-to-date results were a deficit of approximately \$62,459, which she said represented roughly \$40,493 in savings compared with budget.

Meehan reported that annual slip fee revenue for the quarter exceeded projections, with approximately \$91,306 collected compared with a budgeted \$80,554. She also reviewed utility-related revenue and expense activity, noting that electric utility collections were close to actual related costs and that overall utility performance was largely in line with expectations.

She then provided an April occupancy update. F3 had budgeted for approximately 30 percent occupancy in April but was at 24 percent month-to-date. She attributed the slower pace to delayed northbound vessel migration associated with fuel prices, saying boaters had remained in southern locations longer than usual. She also explained that occupancy reporting had shifted from monthly linear-foot measures to a nightly transient-based approach for relevant docks, providing a more accurate picture during the transient season. In response to Commissioner Matthews, Meehan said similar migration-related impacts were being seen across F3’s portfolio, with boats still in the south and not yet arriving in Beaufort.

No formal action was taken.

Items of Consent

- ~~1. Engineering Contract Award: Fire Station 2 (Bay Addition)~~

a. ~~Jack Fleeman~~

This item was removed from the agenda and referred back to staff for further review. No formal action was taken.

Items for Discussion and Consideration

1. F3 Marina Proposed FY 27 Budget

Lori Meehan next presented F3 Marina’s proposed FY 2027 budget assumptions, including recommended rate adjustments beginning July 1 for transient slips and, beginning January 2027, for commercial dockage. She explained that the first budget approved for Beaufort Town Docks covered only six months because the operating arrangement began midyear, and that the new budget needed a full-year rate structure.

For transient slips, Meehan recommended maintaining current rates for smaller slips while increasing rates for larger vessels and catamarans. She described the proposed increases as generally consistent with a 3 to 5 percent annual adjustment and said the pricing range was designed to support eventual dynamic pricing based on demand. She noted that F3 had discussed implementing dynamic pricing software but had not yet proceeded due to cost, preferring to complete a season first.

For commercial operators, she explained that current rates differentiated between returning operators and new operators, with legacy users paying less. F3 proposed increasing the commercial rate to \$20 per foot beginning in January 2027. She said this would better reflect the improved product being offered after installation of new floating fingers and gangways and would help recover approximately \$65,800 in recent investment over an estimated 20 months. She also proposed increasing winter dockage from \$10.50 to \$11.00 per foot per month, while noting F3 expected stronger winter occupancy next season because reservations could be solicited throughout the full year.

Commissioner Matthews asked whether, if commercial operators left, those slips could instead be used for transient boaters and whether revenue comparisons could be developed between commercial and transient use. Meehan answered that the slips could be repurposed if needed and agreed to prepare comparative revenue forecasts.

Commissioner LoPiccolo asked whether additional major repairs might be needed in the commercial dock area, including dredging or other structural work. Meehan said the new gangways and floating fingers were being installed with reinforcement and that the piles were in good condition, but she acknowledged that the town continued to examine the walkway and the Point Lookout boarding area for structural needs not yet reflected in the cost assumptions. He also asked how transient rate increases had been determined, to which Meehan reiterated that the recommendations followed typical annual increases and were intended to set the stage for future demand-based pricing.

Commissioner LoPiccolo also raised the potential for mooring fields as a future opportunity. Meehan said that F3 would be willing to prepare proposals if the Board wished to consider that concept later.

Commissioner Matthews noted ongoing efforts by town representatives and others, including Marty Peel, to seek a state appropriation for dock-related needs, and publicly thanked Peel for their assistance.

Town Manager, Matt Zapp, then provided an additional explanation comparing commercial dockage rates with potential transient revenue. He said staff had analyzed the minimum transient pricing against expected occupancy and compared that to current and proposed commercial rates. He noted that at current commercial rates, the town remained below what could potentially be generated under a 30 percent transient occupancy threshold, and that the proposed \$20 per foot commercial rate would move closer to that benchmark. He said a key policy issue for the Board was whether boats should be charged based on actual boat length or the length of the slip occupied, particularly when a smaller boat uses a larger slip.

This prompted discussion among Board members. Commissioner Spiegler sought clarification that a boat occupying a 35-foot or 50-foot slip would pay based on slip length even if the vessel itself was shorter. Meehan and Zapp confirmed that this is how the system currently works, while vessels exceeding slip length pay more. Commissioner Gillikin said she had heard complaints about that practice and would like more Beaufort input before finalizing a policy. She also stated that during prior discussions with commercial operators, the town had used \$16 per foot as the approximate market-rate reference and said she was having difficulty with a jump from \$16 to \$20 so quickly. Zapp responded that the improved dock configuration and floating systems were not anticipated when earlier discussions occurred and said several commercial operators had been pleased with the new layout.

No formal action was taken.

2. Update: Utility Rate Meetings

Town Manager, Matt Zapp, reported on the utility rate meetings conducted with Commissioners LoPiccolo, Cooper, and Matthews. He stated that the committee and staff completed a detailed review of the utility fund, including capital improvements planning and rate analysis for both water and sewer operations.

Zapp explained that for FY 2027 the town faced increased debt service obligations of approximately \$224,000 for sewer and \$542,000 for water, creating an initial projected shortfall that had been reduced from roughly \$300,000 to approximately \$97,000 through budget adjustments and departmental work. He specifically thanked staff for reducing the gap by more than 60 percent. He noted that the budget retained one full-time employee who would serve both water and sewer functions, reflecting current operational needs and the demands of ongoing USDA-related utility projects.

Zapp said the committee evaluated several approaches to closing the remaining gap and focused on fairness across different classes of users, including in-town and out-of-town customers, households of different sizes, and commercial users. The committee's recommendation was to increase the monthly base charge by \$1 for water and \$1 for sewer for in-town customers, with corresponding doubled base adjustments for out-of-town customers. He said this would amount to a \$2 monthly increase, or \$24 annually, for

in-town residents and would generate the revenue needed to balance the FY 2027 utility budget.

Commissioner LoPiccolo said the committee had reviewed an extensive amount of information and explored multiple paths before arriving at what he viewed as a simple and equitable recommendation. He also said the process helped clarify the system's broader capital and infrastructure needs and would be useful for future boards.

Commissioner Matthews described the process as thorough and helpful and said staff had done an excellent job answering questions and supporting the committee's review. He noted that utility rates had not been adjusted in approximately eight years and said the proposed increase was conservative given rising costs.

Commissioner Gillikin said she had confidence in the committee's recommendation and in the quality of staff's work, noting that the process had been publicly conducted and that all commissioners had access to the same reference materials.

Commissioner Cooper stated that he generally opposes rate increases and is concerned about the impact even small changes may have on residents on tight budgets. He acknowledged, however, that after participating in the process and voting with the group, he would stand by the recommendation despite his reluctance.

Mayor Harker thanked staff and the committee, noting the difficulty of utility rate decisions and the importance of maintaining and expanding aging infrastructure to serve both current residents and future growth. She said the approach appeared fair and balanced and recognized that the committee's work would provide value beyond the current budget cycle.

No formal action was taken.

Closed Session

- 1. Pursuant to NCGS 143-318.11 (a) (3) and 143-318.11 (a) (6)

Commissioner Cooper made a motion to enter into a closed session pursuant to NCGS 143-318.11 (a) (3) and 143-318.11 (a) (6) at 5:21 PM. The motion carried unanimously with a (5-0) vote.

Adjourn

Following the conclusion of the closed session, Commissioner Spiegler made a motion to adjourn the meeting. The motion carried unanimously with a (5-0) vote and the meeting adjourned at approximately 6:55 PM.

Sharon E. Harker, Mayor

Jennifer L. Welborn, Deputy Town Clerk



Town of Beaufort, NC

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**Board of Commissioners
Regular Meeting
6:00 PM Monday, May 11, 2026
Train Depot, 614 Broad Street
Beaufort, NC 28516**

AGENDA CATEGORY: Items of Consent

SUBJECT: NC Seafood Festival Two Bridges 8K Road Race

AGENDA SUMMARY

The NC Seafood Festival board has submitted a special event permit application to host their annual NC Seafood Festival Two Bridges 8K Road Race on Saturday, October 3, 2026. Attached are the application materials and maps illustrating the proposed race route and planned road closure. There are no major changes from their 2025 event.

The 8K run involves road closure of Pivers Island Road from approximately 7:45 AM to 8:20 AM, when the last runner has turned onto HWY 70. There will be an estimated 250 attendees. The application has been reviewed by public safety and event staff and no issues were raised.

SUBMITTED BY: Jennifer Welborn, Community Engagement Director
Dan Boyette, Race Director, NCSF Board

BUDGET AMENDMENT REQUIRED: No

Date Application Received:

2.

Permit Number:



APPLICATION FOR SPECIAL EVENT PERMIT

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

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

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

EVENT BASICS

Event Name: NCSF TWO BRIDGES 8K ROAD RACE

Location of Event Site: PIVERS ISLAND TO ATLANTIC BEACH CAUSEWAY

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

REFERENCE ATTACHED RACE MAP

Run by: NCSF BOARD- DAN BOYETTE - RACE DIRECTOR

Applicant (Organizer) Name: DAN BOYETTE Contact # 252 289 5666

Day of Event Contact #: 252 289 5666 Email: BOYETTED08@GMAIL.COM

Type of Event:

- Festival
- Parade
- 5K Race
- 10K Race

- Music Event
- Other 8K RACE

Actual Event Date(s): OCTOBER 03, 2026 Time of Event: 0800 START

Set-Up Date: 03 OCT Start Time: 0745

Tear Down Date: 03 OCT End Time: 0915 LAST RUNNER FINISH

Estimated Attendance: 250 Admission Fees: \$35

Event Description: 8K ROAD RACE FROM PIVERS ISLAND TO AB CAUSEWAY. PIVERS ISLAND WILL BE CLEAR AND EVEN BREAKDOWN STARTING AT 0820 ONCE LAST RUNNER HAS TURNED LEFT ON HWY 70.

ORGANIZER/APPLICANT INFORMATION

Name of Organization: NORTH CAROLINA SEAFOOD FESTIVAL

Primary Contact Person: DAN BOYETTE

Mailing Address: 1905 PAULETTE RD MHC NC 28557

Email: BOYETTED08@GMAIL.COM

Daytime Phone #: _____ Cell Phone #: 252 289 5666

Alternate Contact Person: _____ Phone #: _____

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

SITE PLAN

Site Plan Attached

- Yes
- No

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

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

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

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

PARKS & PARKING LOTS REQUESTED

Please mark all that apply:

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

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

OTHER EVENT DETAILS

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

Porta-A-Pottie- TBD

Run the East- Race Timing

Will there be canon/re-enactment fire during your event? NO If yes, please coordinate with the Beaufort Fire Department for safety procedures.

ALCOHOL

Alcohol at the event YES ___ NO X Attach all required paperwork. Applicant is responsible for obtaining applicable ABC License and Liquor Liability Insurance. Applicant must provide a clearly marked and contained area for alcohol consumption and hire two Town of Beaufort police officers at a rate of \$50 per hour for the duration. (The Police Chief will review the application for exceptions.) All local, state and Federal laws must be adhered to.

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

X _____ (Applicant's Signature)

ROAD CLOSURES

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

Please provide specifics below:

| Road | Set-Up Time | Event Start Time | Finish Time | Tear Down Time |
|------------------|-------------|------------------|-------------|----------------|
| PIVERS ISLAND RD | 0745 | 0800 | 0915 | 0820 |
| | | | | |
| | | | | |
| | | | | |

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

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

PARKING/PARKING LOTS

2.

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

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

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

Bicycle Parking: Yes _____ No

Additional Handicap Parking: Yes _____ No Location: _____

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

PARK IN ATLANTIC BEACH- CCATS SHUTTLE TO START

PARADE/WALK INFORMATION

N/A

Parade Assembly Area: _____ Time: _____

Parade Dismissal Area: _____ Time: _____

Parade Start Time: _____

EMERGENCY MANAGEMENT

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

Designated Emergency personal/liaison (onsite): DANIEL BOYETTE

Cell #: 252 289 5666 Other Contact: _____

How will your event staff react to severe weather?

CANCEL EVENT

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

CANCEL EVENT AND BUS BACK TO START

RISK ASSESSMENT

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

WEATHER AND VEHICLE TRAFFIC

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

EMERGENCY CONTACT INFORMATION AND SOP

TENTS

Will you have tents at your event? _____ YES NO

Please list the tent sizes: _____

If your event includes tents, you must make arrangements with the Beaufort Fire Department for a tent permit.

There is a \$50 fee. Please contact Tammy Turek at (252) 728-4325 to make arrangements. The Tent Permit Application and a list of requirements are available online at www.beaufortnc.org.

FOOD

Will there be food served at your event? _____ YES NO

If yes, please provide a detailed list of all food vendors.

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

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

VENDORS

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

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

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

CHECKLIST

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

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

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

Applicant's Signature *Daniel Boyette* Date 03/28/2026

Internal Use Only

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

Permit Issue Date: _____
Authorized Signature: _____

Insurance Certificate: Yes ___ No ___

Permit Fee: Yes ___ No ___

BOC Approval Date: _____

Police Chief Approval: _____

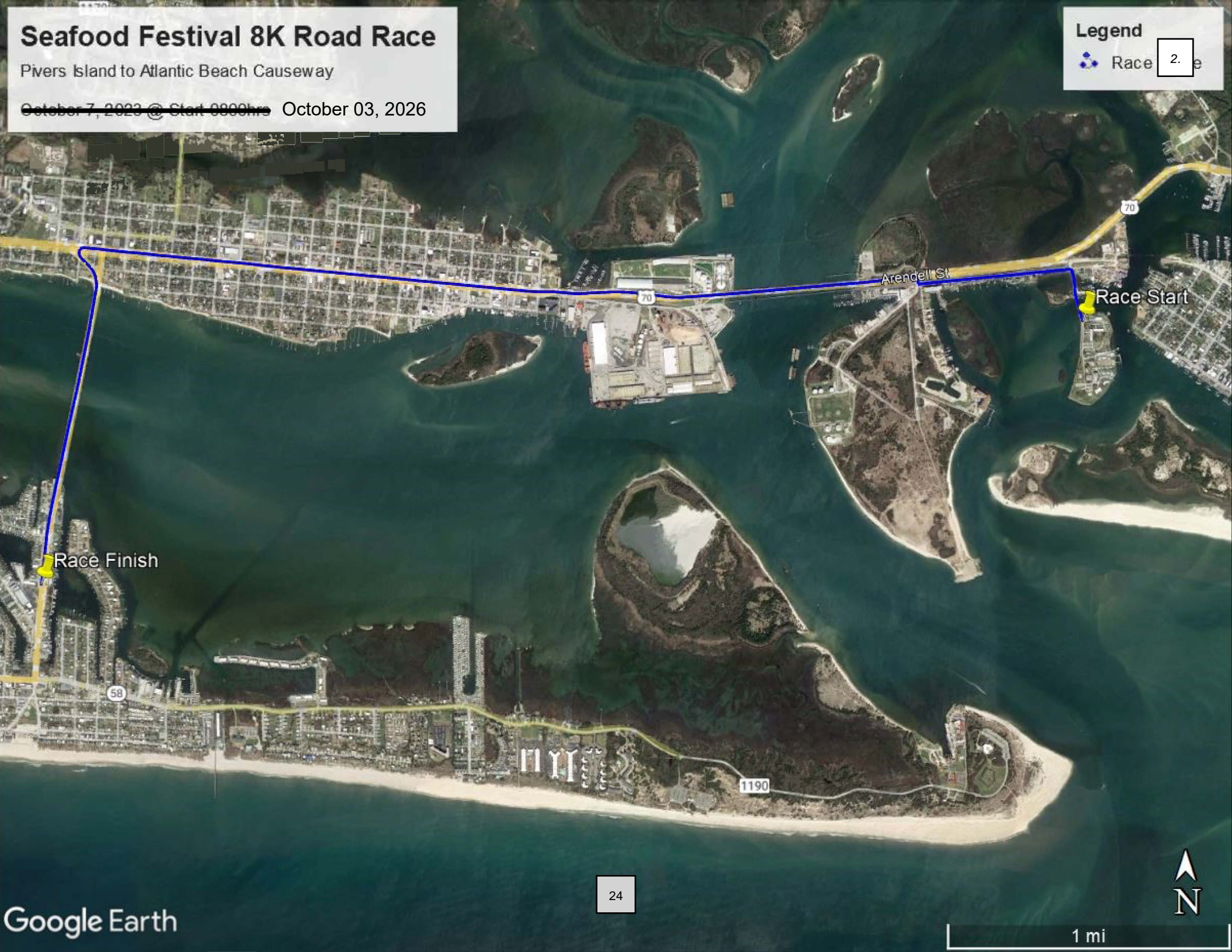
Fire Chief Approval: _____

Seafood Festival 8K Road Race


Pivers Island to Atlantic Beach Causeway

~~October 7, 2023 @ Start 0800hrs~~ October 03, 2026

Legend
Race 2. e



1 mi



Seafood Festival 8K Road Race

Race Start- Pivers Island

Legend

Race 2.

Race Start

25

400 ft



Seafood Festival 8K Road Race

Tums 1-3

Legend

Race 2. e

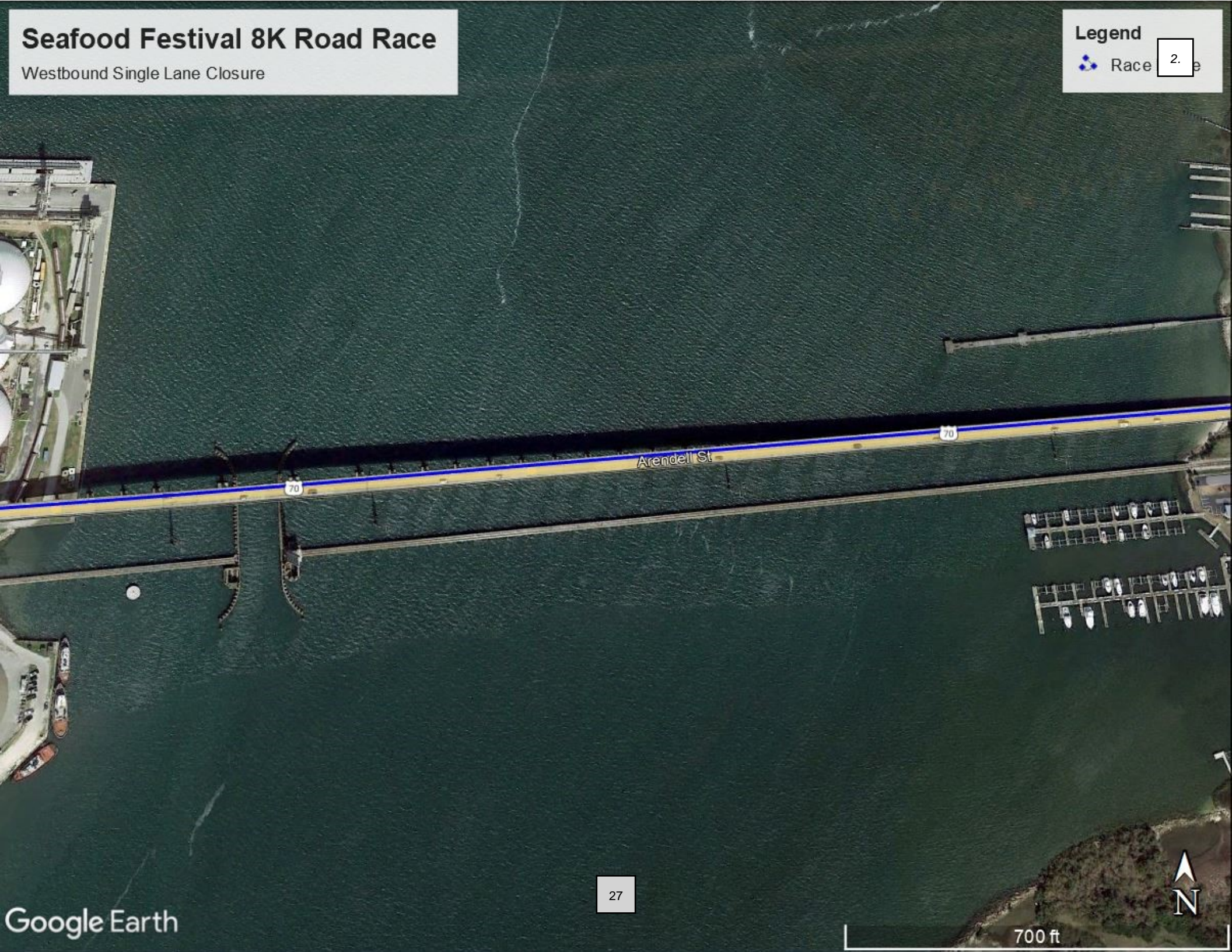


Seafood Festival 8K Road Race

Westbound Single Lane Closure

Legend


Race 2.

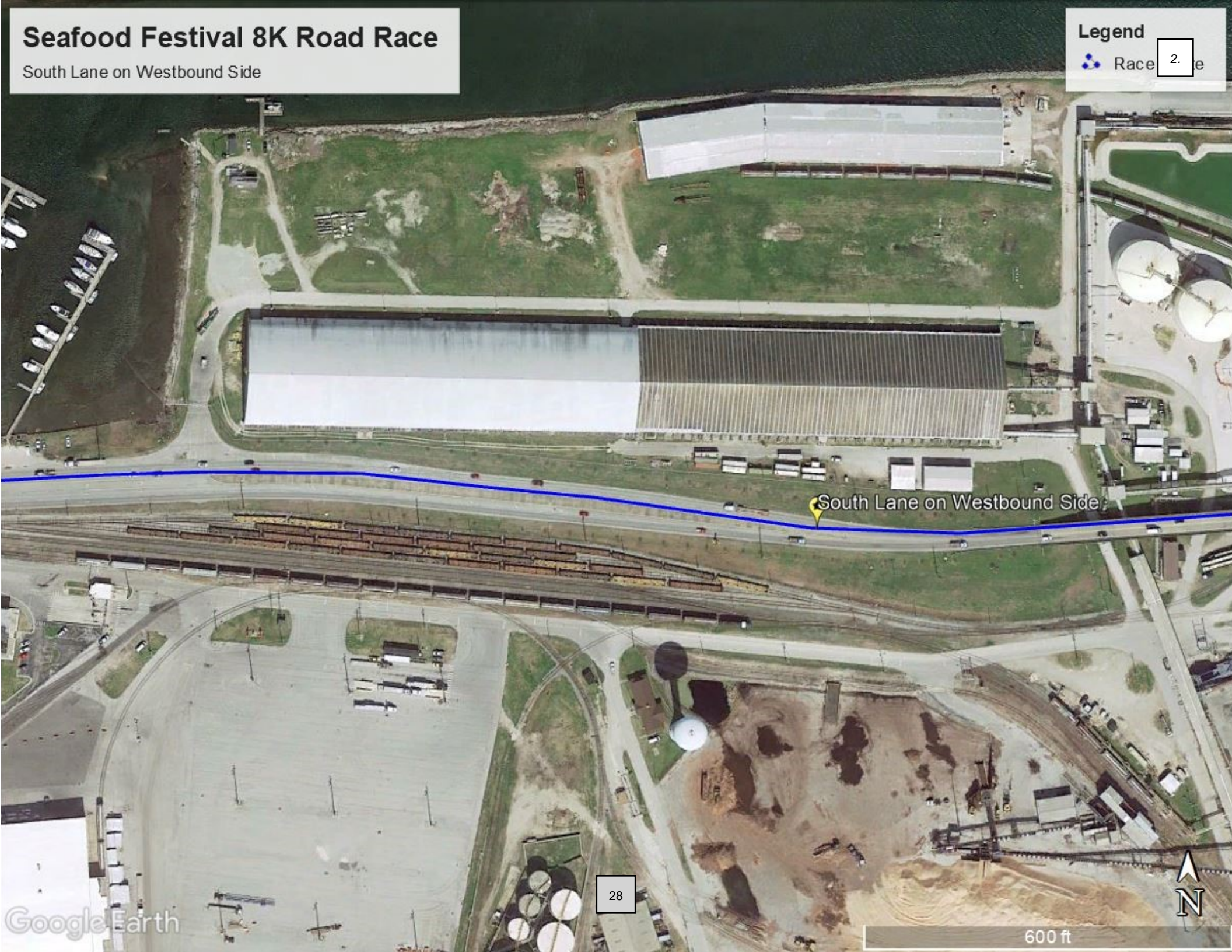


Seafood Festival 8K Road Race

South Lane on Westbound Side

Legend

 Race 2. e



South Lane on Westbound Side

28

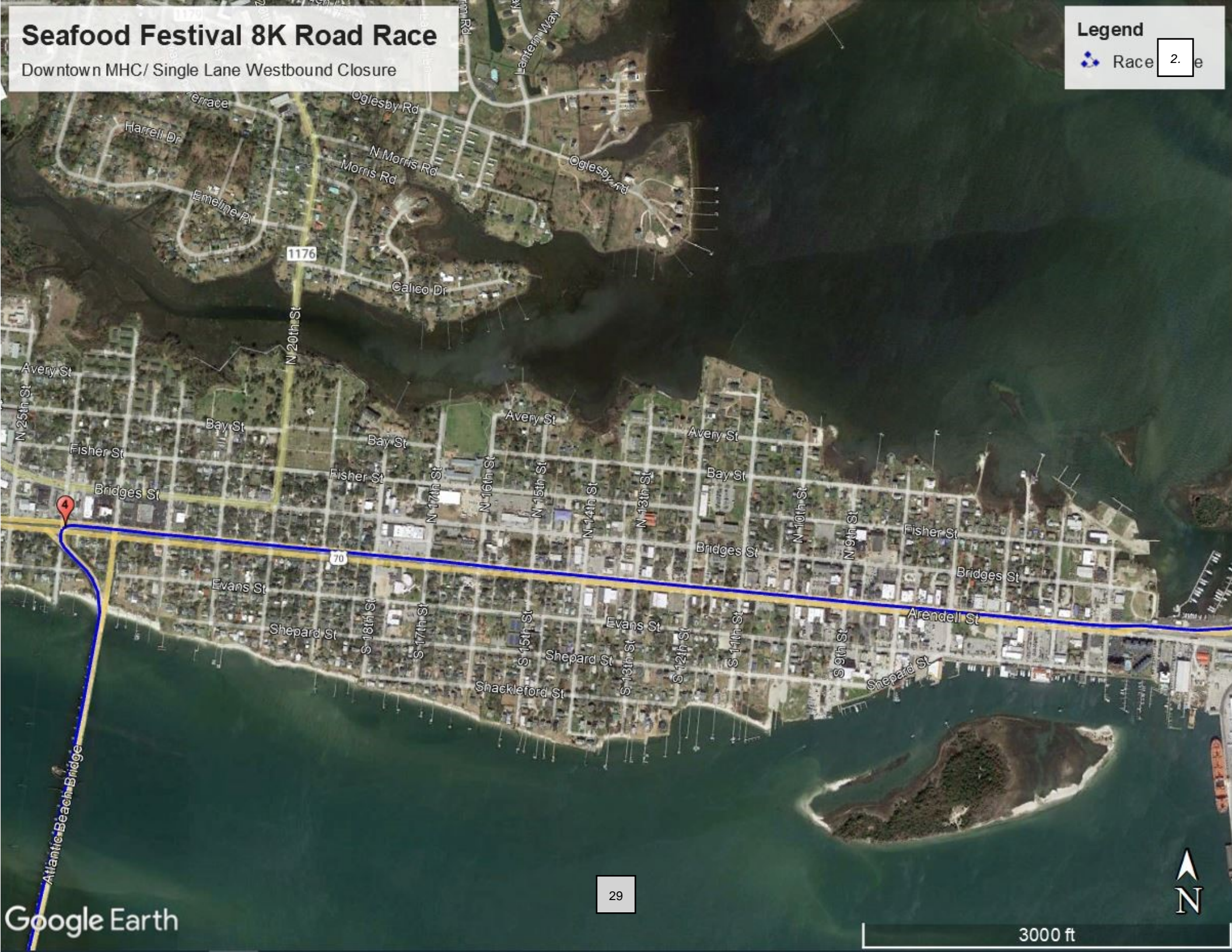


Seafood Festival 8K Road Race

Downtown MHC/ Single Lane Westbound Closure

Legend

Race 2. e



Seafood Festival 8K Road Race

Turn 4 over AB Bridge- Merge

Legend

Race 2



Atlantic Beach Causeway

Evans St

Arendell St

Merge

Lane 2 of 4

Atlantic Beach Bridge

Atlantic Beach Bridge

S 23rd St

N 23rd St

Arendell St

Evans St

S 22nd St

S 22nd St

N 22nd St

30

300 ft



Seafood Festival 8K Road Race

Race Finish- AB Causeway

Legend

 Race 2.





Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, May 11, 2026
Train Depot, 614 Broad Street
Beaufort, NC 28516**

AGENDA CATEGORY: Items of Consent

SUBJECT: Beaufort Lions Club Bridge Run 5K & 1+ Mile Dog Strut

AGENDA SUMMARY

The Beaufort Lions Club has submitted a special event permit application to host their annual Beaufort Bridge Run 5K & 1+ Mile Dog Strut on Saturday, November 7, 2026. The Beaufort Bridge Run 5K & 1+ Mile Dog Strut is the primary fundraising event for the Beaufort NC Lions Club and funds are distributed to local charitable groups in Beaufort and Carteret County. Attached are the application materials and maps illustrating the proposed race route and planned road closures. There are no major changes from their 2025 event.

The event is planned for 6:30 AM to 9:30 AM along Middle Lane and Turner Street, with an estimated 250-300 attendees.

The 5K run involves road closures on Turner Street, Middle Lane and one lane of the high-rise bridge. Race routes are attached. The organizers bring in cones and assist with traffic control. This event requires 5 police officers for 3 hours each at the Hire an Officer Rate.

The Farmer’s Market is notified each year and has been a supporter of the event.

The event is entering its 7th year and has been expertly run from its inception. There are no changes to this year’s event from past years. The application has been reviewed by public safety and event staff and no issues were raised.

SUBMITTED BY: Jennifer Welborn, Community Engagement Director
David Daly, Beaufort NC Lions Club

BUDGET AMENDMENT REQUIRED: No



BEAUFORT LIONS FOUNDATION
TOWN OF BEAUFORT
EVENT APPLICATION

*For the 2026 Beaufort Bridge Run
5K & 1+ Mile Dog Strut*



APPLICATION FOR SPECIAL EVENT PERMIT

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

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

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

EVENT BASICS

Event Name: Beaufort Bridge Run 5K & 1+ Mile Dog Strut

Location of Event Site: Front/Turner Streets to Grayden Paul Bridge

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

Run by: Beaufort NC Lions Club

Applicant (Organizer) Name: David Daly Contact # 919.270.8071

Day of Event Contact #: 919.270.8071 Email: davidrdaly@gmail.com

Type of Event:

- Festival
- Parade
- 5K Race
- 10K Race

- Music Event
- Other _____

Actual Event Date(s): 11-07-2026 Time of Event: 8:00am
 Set-Up Date: 11-07-2026 Start Time: 6:00am
 Tear Down Date: 11-07-2026 End Time: 9:30am
 Estimated Attendance: 250-300 Admission Fees: \$35.00 - \$40.00

Event Description:

The Beaufort Bridge Run 5K & 1+ Mile Dog Strut are the primary fundraising events for the Beaufort NC Lions Club. Funds rasied are distributed to local charitable groups in Beaufort and Carteret County.

ORGANIZER/APPLICANT INFORMATION

Name of Organization: Beaufort NC Lions Club
 Primary Contact Person: David Daly
 Mailing Address: 909 Cedar Street, Beaufort, NC 28516
 Email: davidrdaly@gmail.com
 Daytime Phone #: 919.270.8071 Cell Phone #: 919.270.8071
 Alternate Contact Person: Dot Crumley Phone #: 336.403.0599
 Is your group a non-profit organization? Yes If yes, please provide documentation with your application.

SITE PLAN

Site Plan Attached

- Yes
- No

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

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

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

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

PARKS & PARKING LOTS REQUESTED

Please mark all that apply:

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

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

OTHER EVENT DETAILS

3.

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

PSG Traffic Services, 2821 N. Kerr Avenue, Wilmington, NC 28405

sales@psgtrafficservices.com, 910.821.1720

Will there be cannon/re-enactment fire during your event? No _____ If yes, please coordinate with the Beaufort Fire Department for safety procedures.

ALCOHOL

Alcohol at the event YES _____ NO Attach all required paperwork. Applicant is responsible for obtaining applicable ABC License and Liquor Liability Insurance. Applicant must provide a clearly marked and contained area for alcohol consumption and hire two Town of Beaufort police officers at a rate of \$50 per hour for the duration. (The Police Chief will review the application for exceptions.) All local, state and Federal laws must be adhered to.

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

X _____ (Applicant's Signature)

ROAD CLOSURES

Does your event require a road closure? YES _____ NO

Please provide specifics below:

| Road | Set-Up Time | Event Start Time | Finish Time | Tear Down Time |
|---------------|-----------------|------------------|-------------|----------------|
| Turner Street | 7:00am - 8:00am | 8:00am | 9:30am | 9:30am |
| Middle Lane | 6:30am - 8:00am | 8:00am | 8:15am | 8:15am |
| | | | | |
| | | | | |

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

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

PARKING/PARKING LOTS

3.

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

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

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

Bicycle Parking: Yes _____ No

Additional Handicap Parking: Yes _____ No Location: _____

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

Event attendees will park on their own in town/area lots and spaces

PARADE/WALK INFORMATION

Parade Assembly Area: Turner St. and Middle Lane Time: 7:45am

Parade Dismissal Area: Turner St. and Middle Lane Time: 9:00am - 9:30am

Parade Start Time: 8:00am

EMERGENCY MANAGEMENT

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

Designated Emergency personal/liaison (onsite): Dot Crumley

Cell #: 336.403.0599 Other Contact: David Daly

How will your event staff react to severe weather?

In the event of hazardous or dangerous weather, the 5K/Dog Strut will be rescheduled or cancelled.

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

A sound system - microphone, speakers, bullhorn - will be used to alert participants, volunteers and spectators.

RISK ASSESSMENT

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

Weather is our primary risk. We have dealt with adverse weather in the past with no problems or issues. Traffic and road safety is always a concern. We will have, for the 7th straight year, a professional traffic control company setting up, monitoring and controlling the course before, during and after the events.

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

Detailed training and event information will be provided to all Lions Club members and volunteers. Those trained will be ready to inform all in attendance of evacuation routes and safe havens should an emergency arise.

TENTS

Will you have tents at your event? _____ YES NO

Please list the tent sizes: _____

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

FOOD

Will there be food served at your event? _____ YES NO

If yes, please provide a detailed list of all food vendors.

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

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

VENDORS

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

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

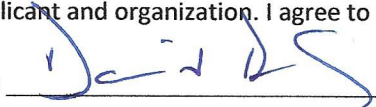
All vendors must have proper certifications and licenses. They must display the required state sales and use tax information and the event organizer must keep all of this information on file pursuant to North Carolina State laws.

CHECKLIST

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

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

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

Applicant's Signature  Date 03-10-2026

Internal Use Only

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

Permit Issue Date: _____
 Authorized Signature: _____

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

SOSID: 1446464
Date Filed: 5/19/2015 2:11:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2015 121 02071

State of North Carolina
Department of the Secretary of State

ARTICLES OF INCORPORATION
NONPROFIT CORPORATION

Pursuant to §55A-2-02 of the General Statutes of North Carolina, the undersigned corporation does hereby submit these Articles of Incorporation for the purpose of forming a nonprofit corporation.

1. The name of the nonprofit corporation is: Beaufort Lions Club

2. (Check only if applicable.) The corporation is a charitable or religious corporation as defined in NCGS §55A-1-40(4).

3. The name of the initial registered agent is: Dot Crumley

4. The street address and county of the initial registered agent's office of the corporation is:

Number and Street: 108 Ricks Ave
City: Beaufort State: NC Zip Code: 28516 County: Carteret

The mailing address if different from the street address of the initial registered agent's office is:

Number and Street or PO Box: PO Box 876
City: Beaufort State: NC Zip Code: 28516 County: Carteret

5. The name and address of each incorporator is as follows:

Dot Crumley 108 Ricks Ave Beaufort NC 28516

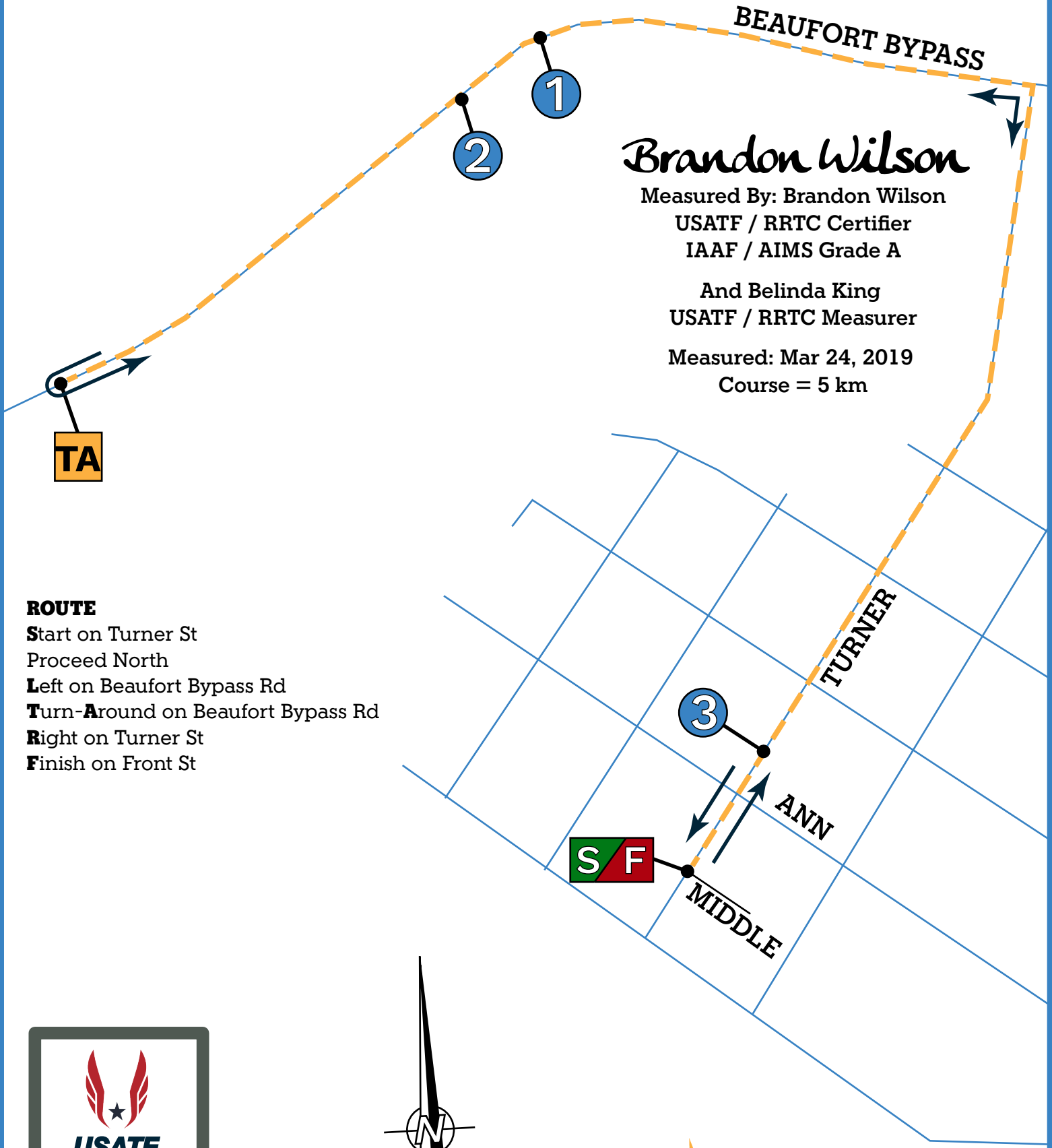
6. (Check either a or b below.)
a. The corporation will have members.
b. The corporation will not have members.

7. Attached are provisions regarding the distribution of the corporation's assets upon its dissolution.

8. Any other provisions which the corporation elects to include are attached.

Beaufort Bridge Run 5k

3.



Brandon Wilson

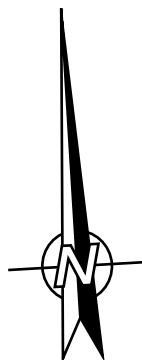
Measured By: Brandon Wilson
USATF / RRTC Certifier
IAAF / AIMS Grade A

And Belinda King
USATF / RRTC Measurer

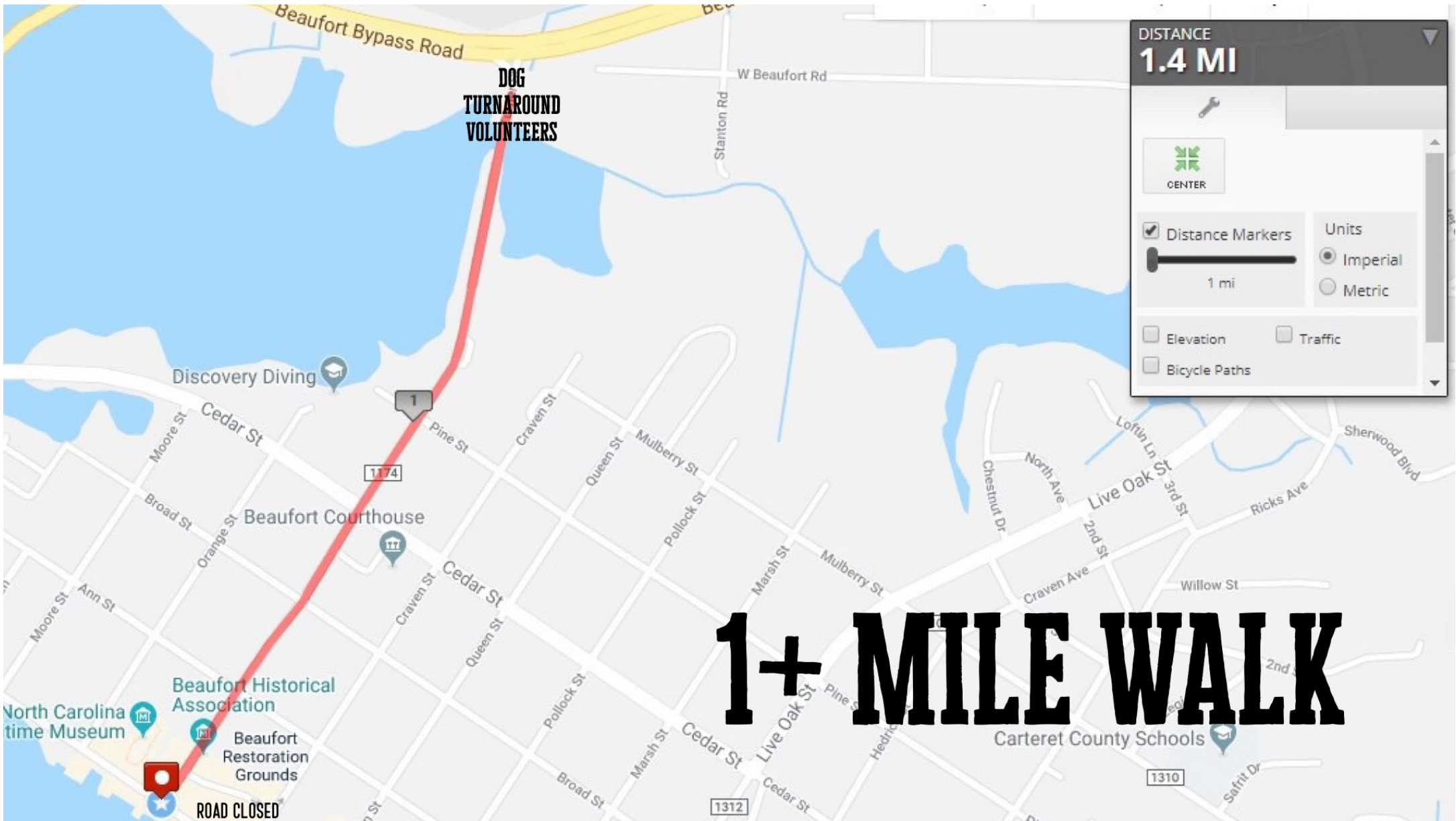
Measured: Mar 24, 2019
Course = 5 km

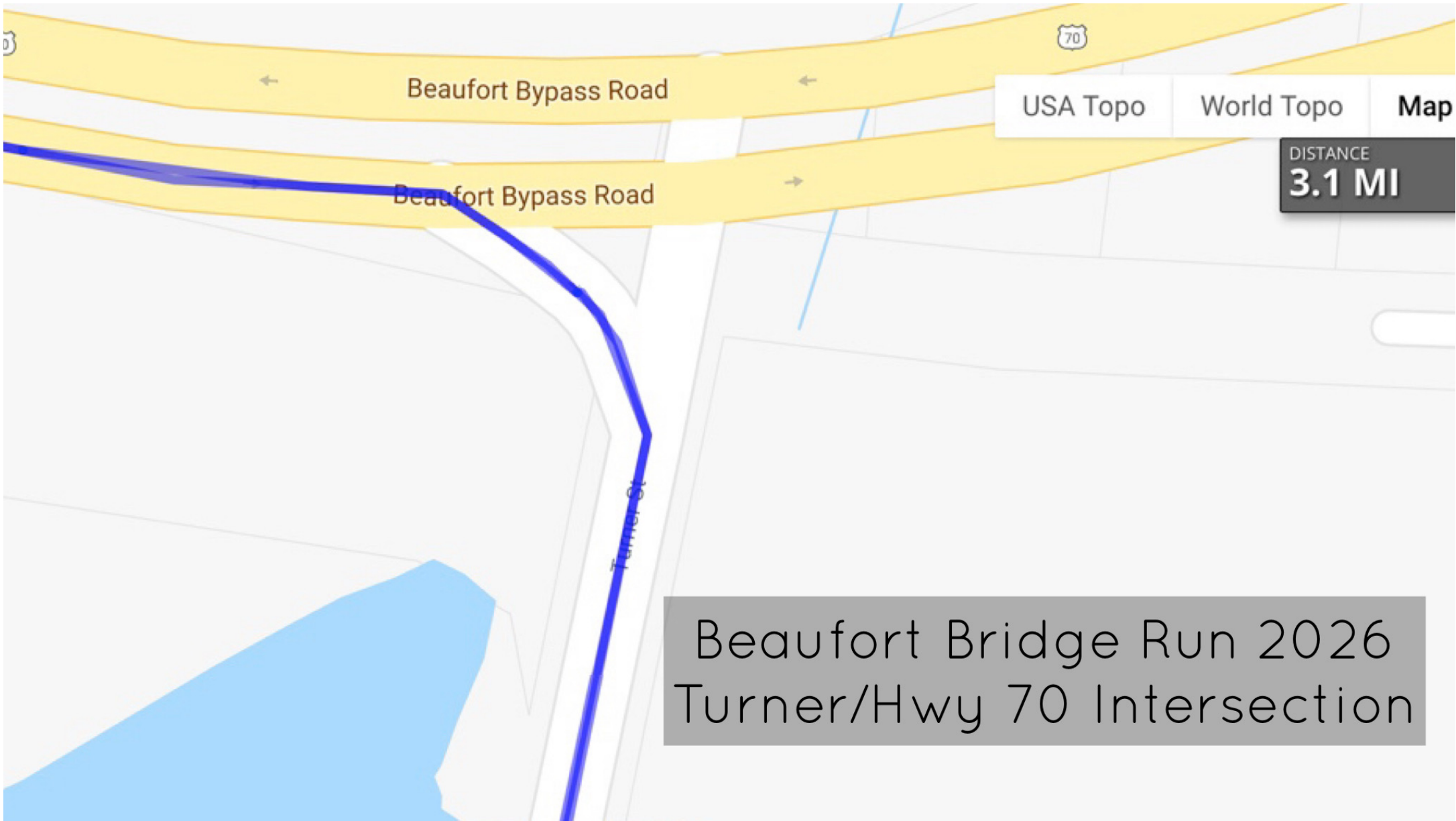
ROUTE

- Start on Turner St
- Proceed North
- Left on Beaufort Bypass Rd
- Turn-Around on Beaufort Bypass Rd
- Right on Turner St
- Finish on Front St

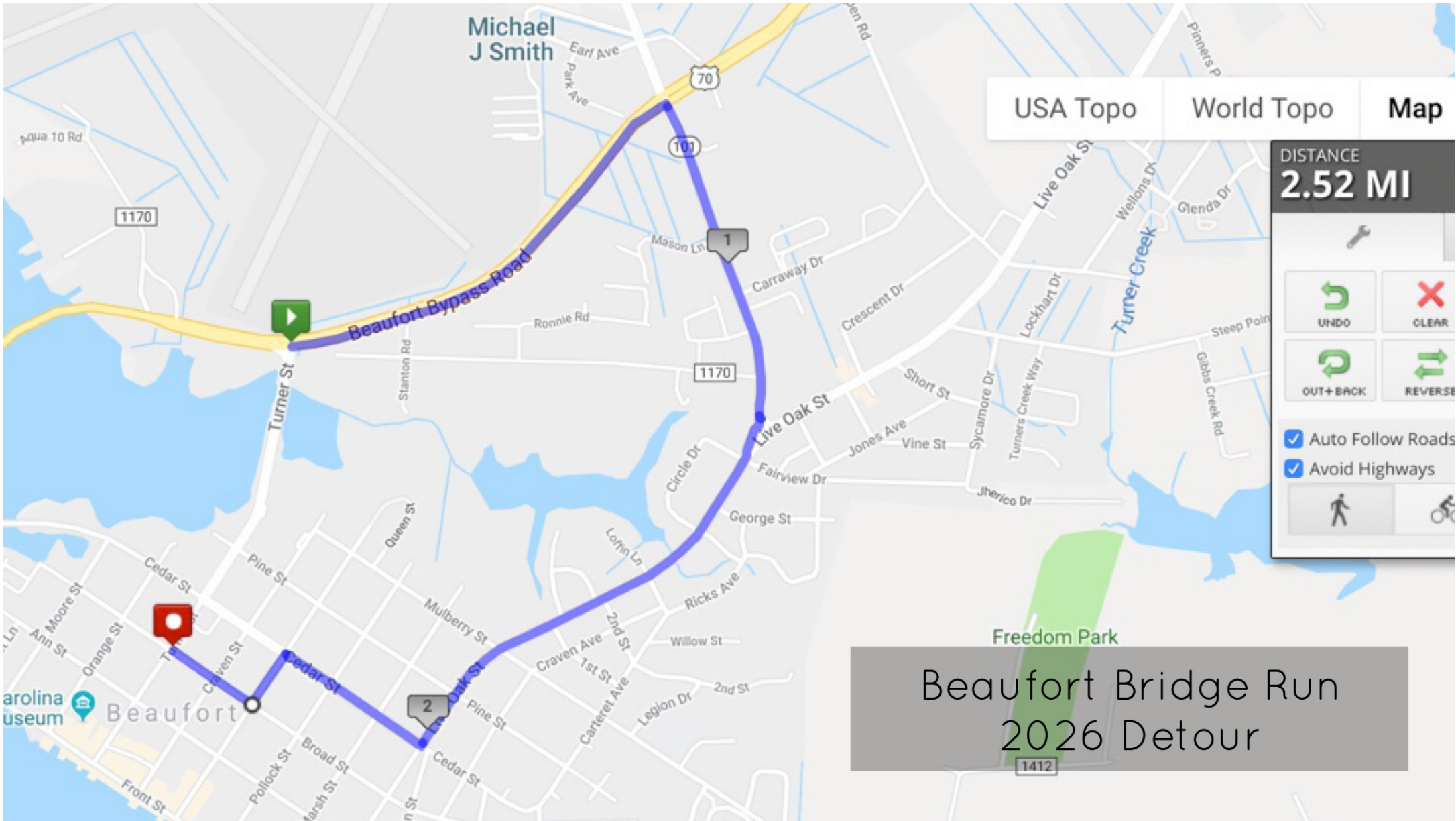


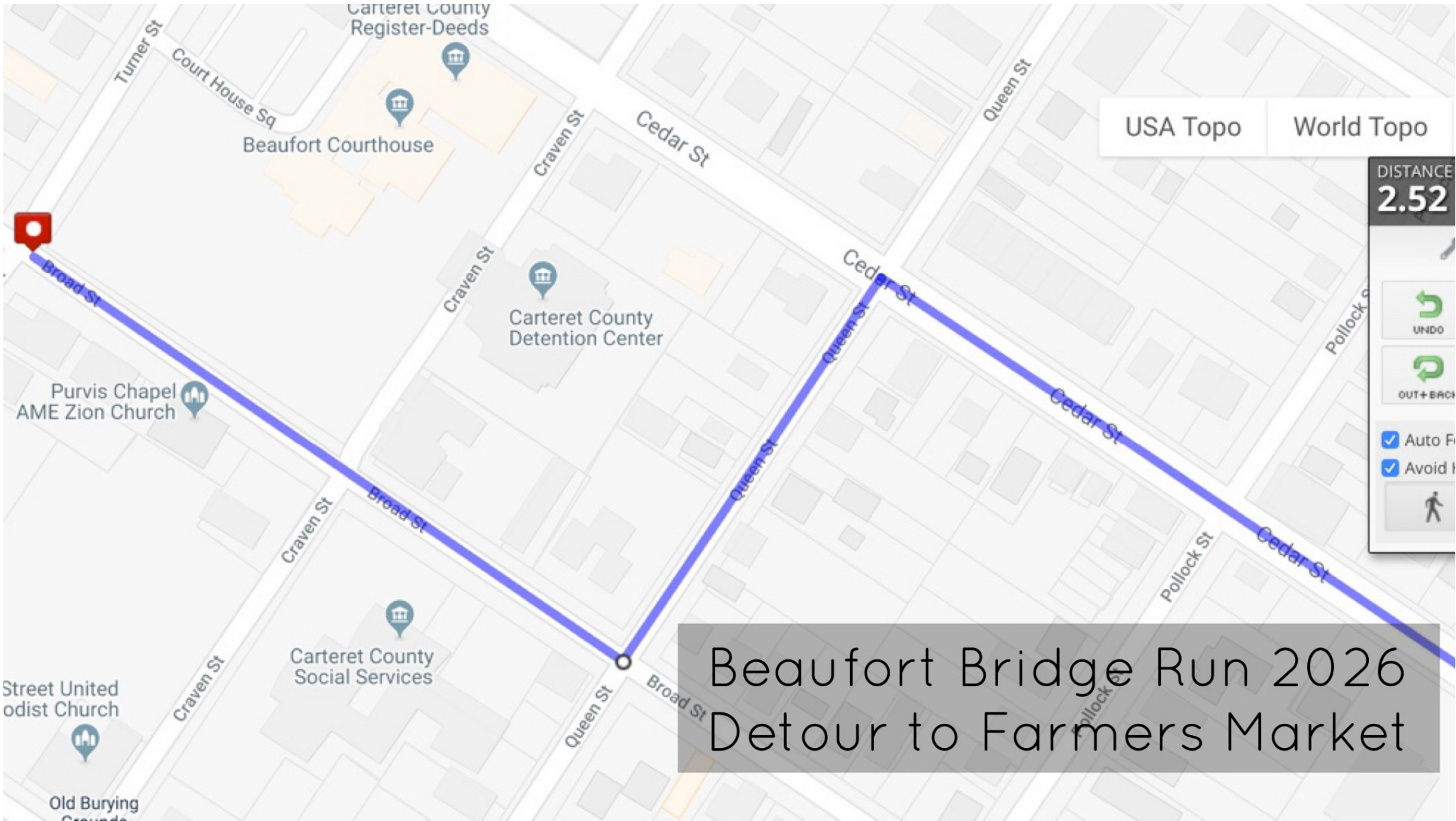






Beaufort Bridge Run 2026
Turner/Hwy 70 Intersection





Beaufort Bridge Run 2026
Detour to Farmers Market



TURNER STREET
Sponsor Banners
(on rail)

Start-Finish Line



Public Address



MIDDLE LANE

Check-In
A - H

Check-In
I - P

Check-In
Q - Z

Late
Registration

Lions Club
Volunteers

Water

T-
Shirts



SITE MAP 2026

Road Closed



Dogs
Registration



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, May 11, 2026
Train Depot, 614 Broad Street
Beaufort, NC 28516**

AGENDA CATEGORY: Presentations
SUBJECT: Results of Lynn Eury Park Community Input Sessions

AGENDA SUMMARY

Community Engagement Director, Jen Welborn, will present findings from the Community Input Sessions held on Thursday, April 23, 2026, and Monday, May 4, 2026, from 4:30 – 7:30 PM at the Beaufort Train Depot, ongoing in the Town Hall Front Street lobby, and comments submitted via email. She will also present the Parks & Recreation Advisory Board’s comments and recommendations on the proposed park improvements.

At the March 5, 2026, Parks & Recreation Advisory Board meeting, the Board voted unanimously to support the Beaufort Community Foundation’s (BCF) revised proposal for improvements to Eury Park, following a presentation by Craig Souza and Mary Phillips. BCF has indicated a willingness to fully fund the proposed enhancements up to \$50,000 and has requested consideration of renaming the park to “Eury Family Park,” along with other improvements.

At the March 23, 2026, Board of Commissioners Work Session, following a presentation by Mary Phillips, the board instructed town staff and the Parks & Recreation Advisory Board to seek community input on the proposed park improvements.

REQUESTED ACTION:
Provide direction for next steps related to Lynn Eury Park improvements.

EXPECTED LENGTH OF PRESENTATION: 15 Minutes

SUBMITTED BY: Jennifer Welborn, Community Engagement Director

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

**Board of Commissioners
Regular Meeting
6:00 PM – Monday, May 11, 2026
Train Depot, 614 Broad Street
Beaufort, NC 28516**

AGENDA CATEGORY: Presentations
SUBJECT: Proposed FY 2027 Budget

BRIEF SUMMARY:

The Town Manager will present the proposed FY 2027 Budget, and the Board will be provided with a copy of the proposed budget document for review.

The following budget work sessions have been scheduled:

- May 14, 2026, at 4:00 p.m.
- May 20, 2026, at 6:00 p.m.

All meetings will take place at the Train Depot, 614 Broad Street.

REQUESTED ACTION:

Receive presentation, no formal action to follow.

EXPECTED LENGTH OF PRESENTATION:

10 minutes

SUBMITTED BY:

Christi Wood, Finance Director

BUDGET AMENDMENT REQUIRED: N/A



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, May 11, 2026**

AGENDA CATEGORY: Quasi-Judicial Proceeding
SUBJECT: Case #26-06 Special Use Permit: Minuteman Gas Station 110 Towns Drive

BRIEF SUMMARY:

Approve or deny the proposed Special Use Permit (SUP) for a gas station at 110 Towns Drive.

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

30 Minutes

SUBMITTED BY:

Michelle Eitner
Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Board of Commissioners
From: Michelle Eitner, Town Planner
Date: May 11, 2026
Case No. 26-06 Special Use Permit – Minuteman Gas Station 110 Towns Drive

THE REQUEST: Approve or deny the proposed Special Use Permit (SUP) for a gas station at 110 Towns Drive.

INFORMATION:

Location: 110 Towns Drive (NW corner of Live Oak Street & Towns Drive)
Property Owner: CGW Inc (4C Development LLC under contract)
Applicant: Rhetson Companies Inc
Zoning District: B-1 General Business District
Flood Zone: X (in preliminary and effective FIRMs)
LUP Future Land Use: Commercial Center (no Non-Intensification Zone overlay)
Size: 3.76 acres
Existing Land Use: Undeveloped
Proposed Land Use: Gas station (Minuteman convenience store with fuel sales and a quick service/drive-through restaurant, with automatic car wash)
Adjoining Uses/Zoning: North & East: Food Lion Shopping Center and Realo Drug (B-1)
 West: Townhouse development “1809 Live Oak” (TCA)
 South (Across Towns Dr): Undeveloped (B-1)
 South & East (Across Live Oak St): Multiple B-1 lots - Undeveloped, “The Wash” automatic and self-service car wash, and Slicks Tinting & Auto Center
Utilities: Water and wastewater provided by Town

OPTIONS:

1. Approve the special use permit as presented
2. Approve the special use permit with conditions to bring the proposal into compliance with the Required Findings
3. Deny the special use permit based on specific failures to meet requirements
4. Table the request pending additional information necessary to make a decision

EXHIBITS:

- Exhibit A – Staff Report
- Exhibit B – Vicinity Map
- Exhibit C – Zoning Map
- Exhibit D – Application Package
- Exhibit E – LDO Section 20 Special Use Permits (Especially Section 20.E.1 Required Findings)
- Exhibit F – LDO Section 9.C. B-1 General Business District
- Exhibit G – Comprehensive and CAMA Land Use Plan Future Land Use Map & Classification
- Exhibit H – Notification Certification

STAFF COMMENTS:

Greg Stewart with Rhetson Companies has applied for a Special Use Permit to establish a gas station at 110 Towns Drive. Rhetson is representing 4C Development, LLC, which is under contract to purchase the property from current property owner CGW, Inc.

The subject property is located between Live Oak Street, newly constructed Towns Drive, the new “1809 Live Oak” townhouse development, and the Food Lion shopping center/Realo Drugstore. This property was historically farmland through the 90s and has been forested (undeveloped) for the past twenty years or so (based on aerial imagery). The gas station development proposal includes a convenience store with indoor quick-service/drive-through restaurant, fuel pump canopy, and automatic tunnel car wash. “Minuteman” is the brand for the whole development, which will include a gas tenant and a fast-food tenant (neither of which are known at this time). While convenience stores, indoor restaurants, and car washes (accessory uses of this project) are permitted by-right in the B-1 zoning district, the principal use of the proposed development is gas station, which requires a special use permit in any zoning district in Beaufort.

There are 26 parking spaces shown on the plan, which exceeds the 17 spaces required for the project, as well as a dedicated truck loading/unloading space behind the building. The traffic circulation is sufficient to support large delivery vehicles, fuel trucks, and emergency vehicles. The dumpster enclosure at the back of the property meets requirements for refuse disposal. The required landscaping for the project includes Type A buffering along the western property line (between gas station and townhouses), VAA (parking lot) landscaping, and stormwater pond landscaping.

The project does not require a NCDOT driveway permit because it has only one point of ingress/egress off Towns Drive (not on Live Oak or through adjacent parking lots). The developers coordinated with NCDOT during site design and were required to propose plans to extend the newly created right-turn-lane along Live Oak Street. This will better accommodate stacking of vehicles turning onto Towns which would access the proposed gas station as well as the “1809 Live Oak” townhouse development currently under construction. Staff did not require sidewalks for this site plan because the Town’s bicycle/pedestrian plan does not identify them for this side of Live Oak Street. Upcoming improvements by NCDOT for the Live Oak corridor are anticipated to include sidewalks on both sides of the street along with bike lanes and medians.

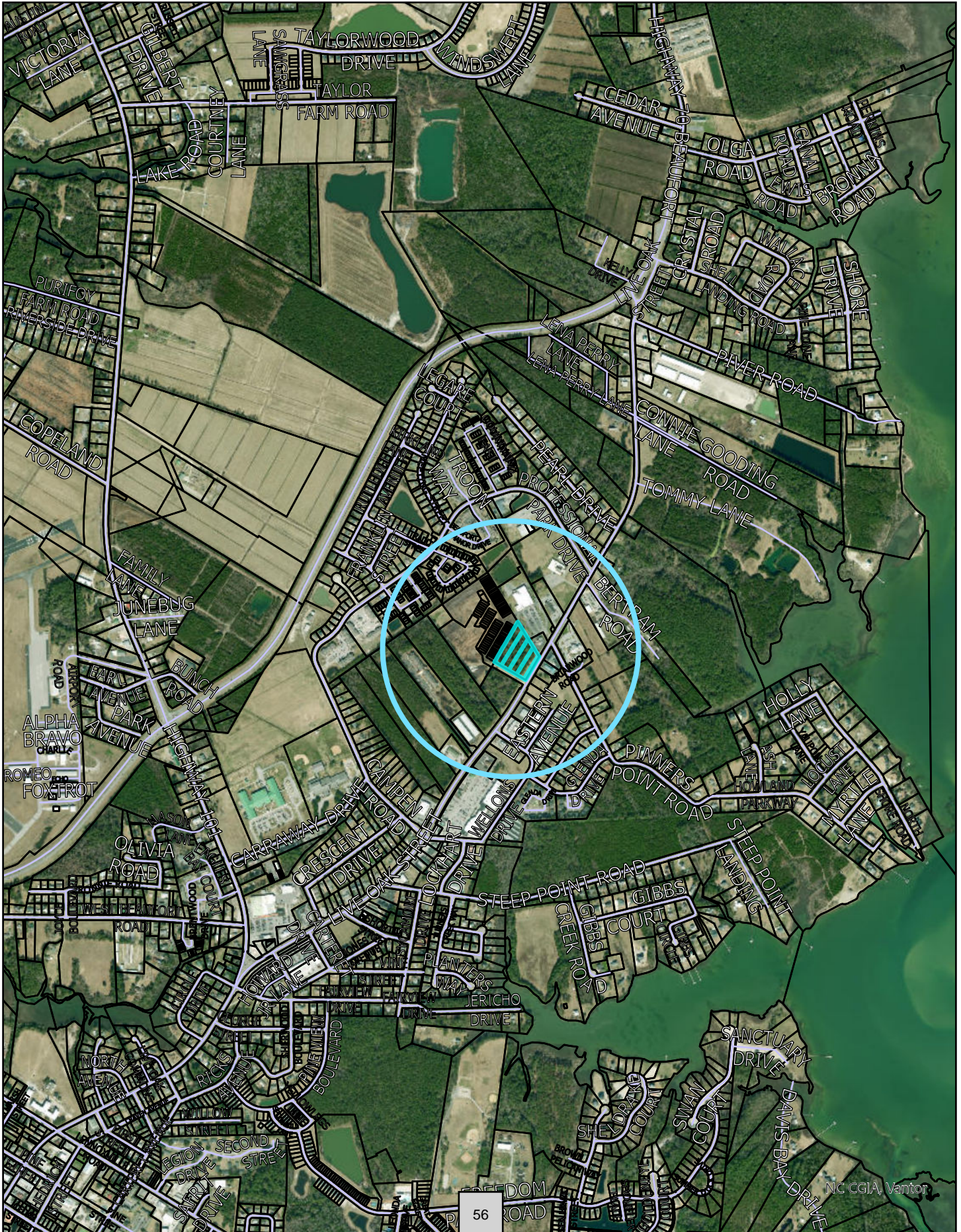
While the stormwater and sedimentation/erosion control plans are subject to NCDEQ review and permitting, it bears noting that this development is held to higher standards due to the proximity of the project within ½ mile to SA/HQW tidal salt waters (Gibbs Creek). Similarly permitted commercial projects include State Employees Credit Union, Taco Bell, and McDonalds.

This project is located entirely in the X flood zone (current and future flood maps), so no additional site design or construction standards apply with regard to the Town’s Flood Damage Prevention Ordinance ([link here](#)). The building is also proposed to be served by a backup generator. These resilience efforts (upland location and backup energy source) are consistent with guidance Beaufort’s Comprehensive and CAMA Land Use Plan (esp. p196-199, [link here](#)) and Resilient Beaufort plan (esp. p17, [link here](#)).

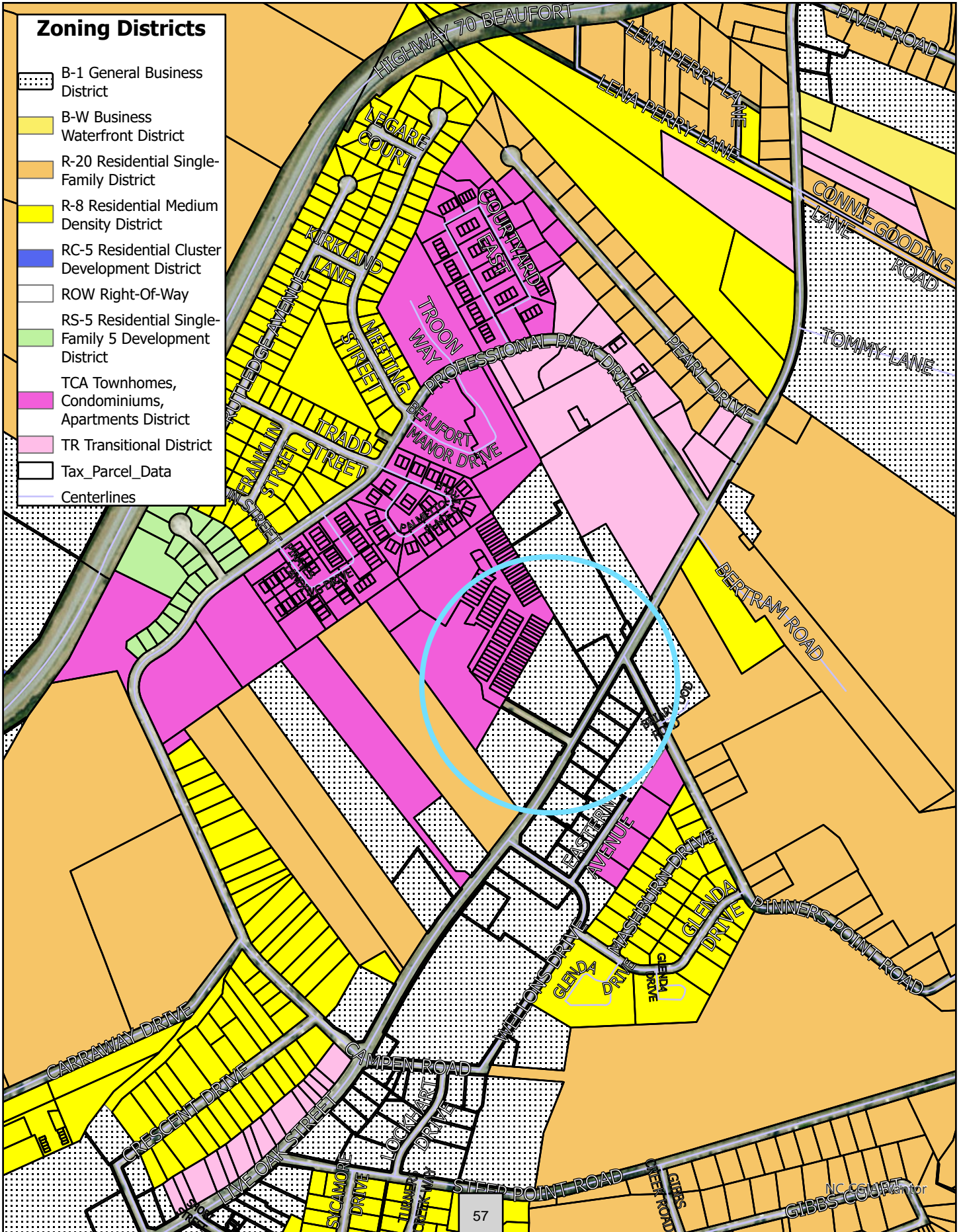
The Future Land Use Map of the LUP identifies this location as Commercial Center, which is described as “These areas have large-scale non-residential uses that serve the entire community and larger region.” A second gas station would serve the entire community and larger region, especially in emergency situations such as hurricanes when fuel is scarce.

The Technical Review Committee met on February 27th to review the project. Comments and requests for clarifications or revisions were provided by Planning, Public Works, Utilities, and Engineering. These items

Case 26-06 SUP Minuteman Gas Station 110 Towns Drive Vicinity Map



Case 26-06 SUP Minuteman Gas Station 110 Towns Drive Zoning Map



Rhetson Companies, Inc

Town of Beaufort, NC

– Request for Special Use Permit –

Parcel ID Number: 730612967426000

110 Towns Drive, Beaufort, NC 28516

Requesting approval for a Special Use Permit to build a Minuteman convenience store with fuel sales, a quick service restaurant, and a tunnel carwash at the specified address. The 3.76-acre property is designated as B-1 zoning and is located within the Live Oak Street Corridor Overlay District. The proposed development's combined uses qualify it as a Special Use under the current zoning classification and overlay guidelines. Rhetson Companies, Inc, respectfully submits this application, along with all accompanying materials, and acknowledges the value of the expert testimony expected during the quasi-judicial meeting proceedings.

Comments in Support of Findings Required

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

- a) The proposed use is an allowable special use in the zoning district it is being located within;
110 Towns Drive is located in the B-1 District. A Convenience Store, Restaurant with Drive-Thru Service, and Car Wash are permitted uses, by-right. A Gas/Service Station are allowable with a Special Use Permit.
- b) The application is complete;
The application has been reviewed with Town Staff and is believed to be complete.
- c) The location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;
The proposed site design is consistent with the Comprehensive and CAMA Land Use Plans. Based upon the Town of Beaufort Comprehensive and CAMA Land Use Plan's Future Land Use Map, the subject property is designated for a future land use of "Commercial Center". The Commercial Center description details that these areas will have large-scale, non-residential uses that serve the entire community and larger region.
- d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
The proposed site design of the streets, driveways, parking lots, traffic control, and any other traffic circulation features have been designed in accordance with the Town of Beaufort regulations and codes, as well as to NCDOT standards. Access to the site will be made from Towns Drive, as the lower classification road than Live Oak Street (SR 1493 & US Highway 70). Towns Drive has been newly constructed with a right-turn lane off Live Oak Street. Summit Design and Engineering Services have had conversations with NCDOT on the proposed use, and based upon those discussions, NCDOT will be requiring the addition of 75' of storage and 50' of taper to the newly construction turn lane. This makes the turn lane a total of 225' with 150' of taper. The proposed turn lane and improvements are shown on the site plan.
- e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
The improvements of this parcel will not reduce the value of adjoining and/or abutting properties. Instead, Beaufort, NC appears to only have one (1) gas station(s) within town limits, which is insufficient to meet community needs, particular in times of inclement weather and/or crisis.

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

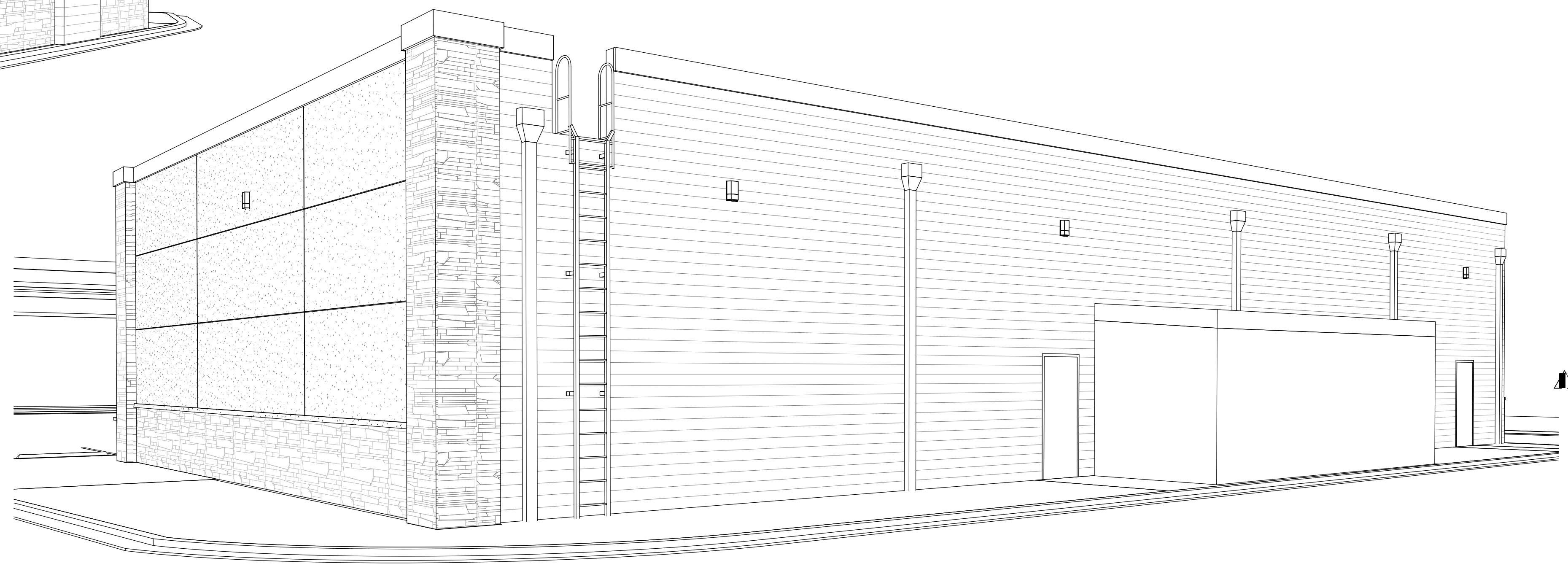
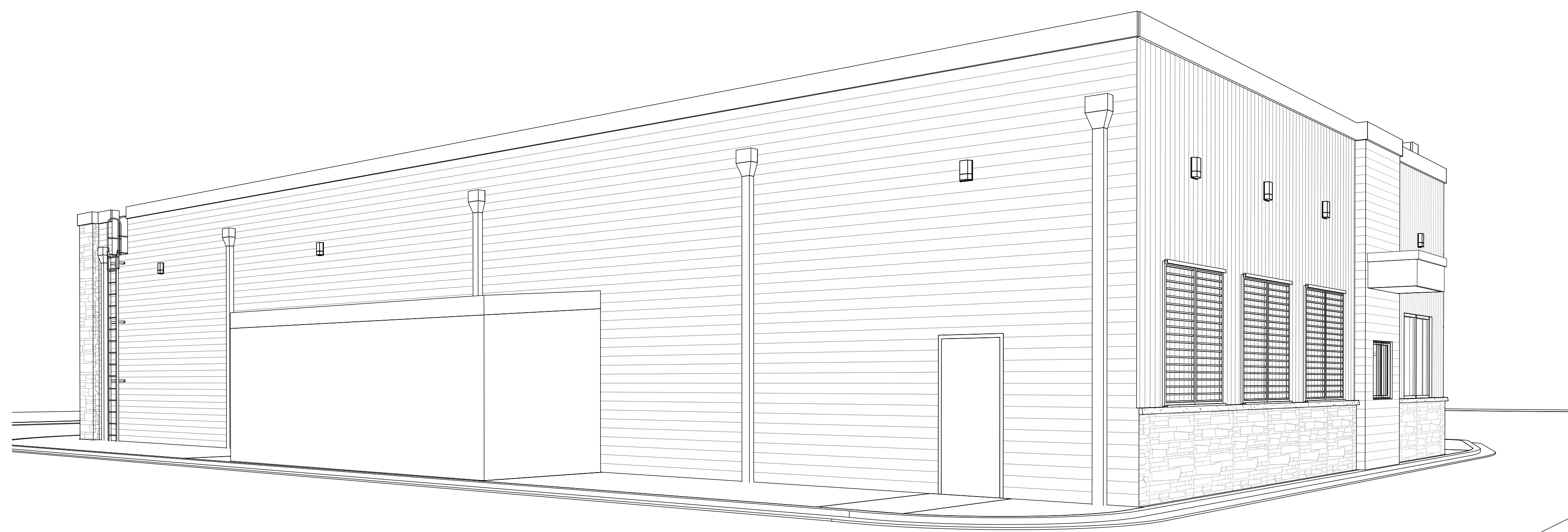
The proposed Gas/Service station and Car Wash have been designed to be compatible with the adjoining land uses and development patterns of the immediate area in that the proposed site is of a similar commercial use to the neighboring parcels and parcels in the immediate area. These developments in the immediate area include a prescription drugstore/pharmacy, grocery store, nail salon, post office, bank/credit union, automotive service, car wash, gas station, retail store, and fast-food restaurant. Additionally, the proposed special use is compatible and is an allowable special use of the B-1 district which the parcel is zoned and is compatible with the future land use designation of "Commercial Center" in the Town of Beaufort Comprehensive and CAMA Land Use Plan.

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

The proposed Gas/Service Station and Car Wash are readily accessible from Towns Drive, directly off Live Oak Street (SR 1493 & US Highway 70) for emergency and fire department access. The uses are allowed as by-right or Special Uses under the B-1 District per the Town of Beaufort, NC Land Development Ordinance, and are compatible with the Town of Beaufort Comprehensive and CAMA Land Use Plans. Additionally, the information regarding NCDOT correspondence on site plan design, further the mitigation of public health and safety and are referenced in subsection "d)."

ARCHITECTURAL ELEVATION EXAMPLES

Renderings & Elevations of
all uses for this project to be submitted
when finalized



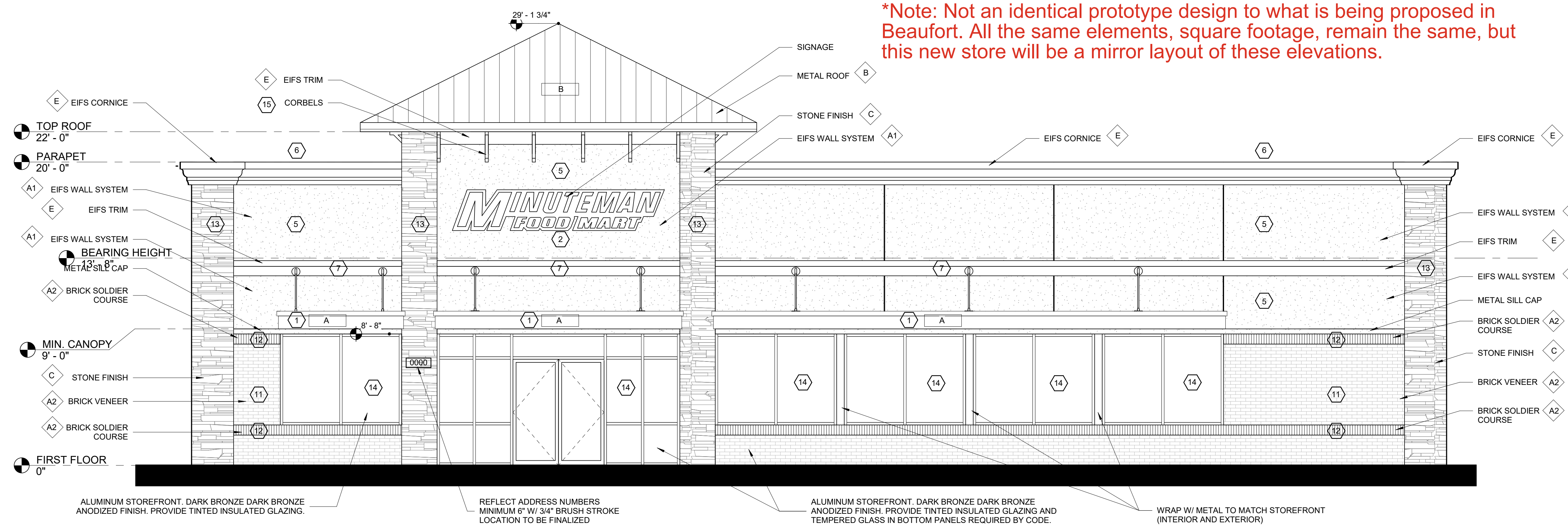
REVISIONS

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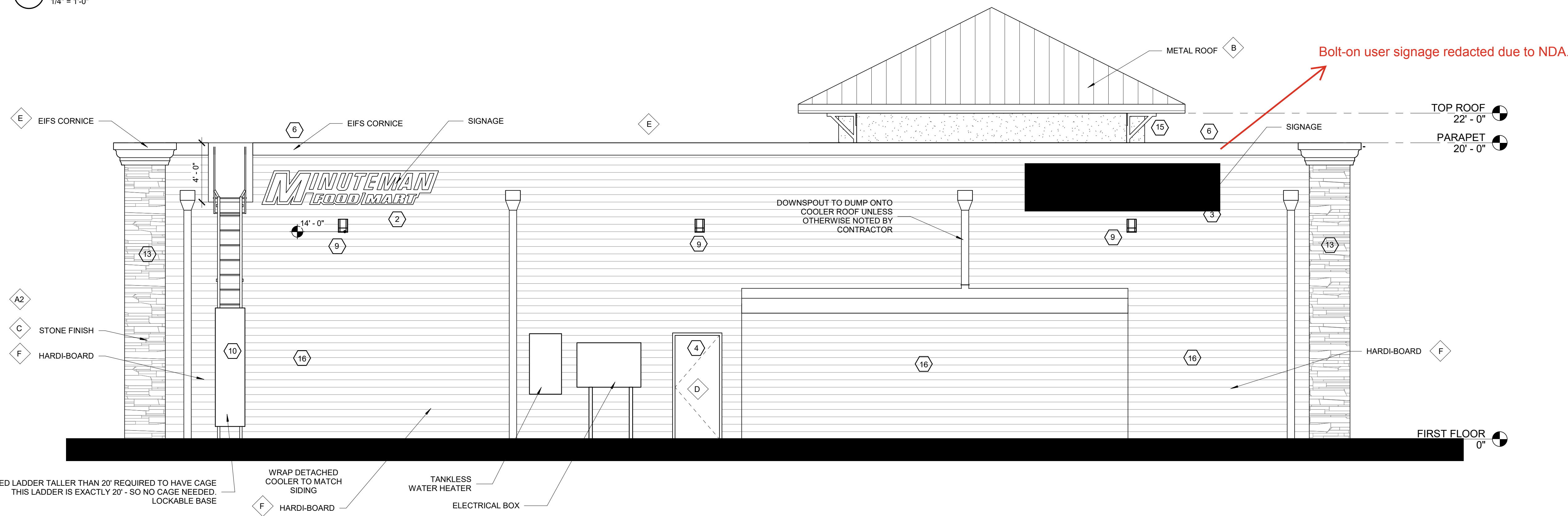
AYNOR, SOUTH CAROLINA

*Note: Not an identical prototype design to what is being proposed in Beaufort. All the same elements, square footage, remain the same, but this new store will be a mirror layout of these elevations.

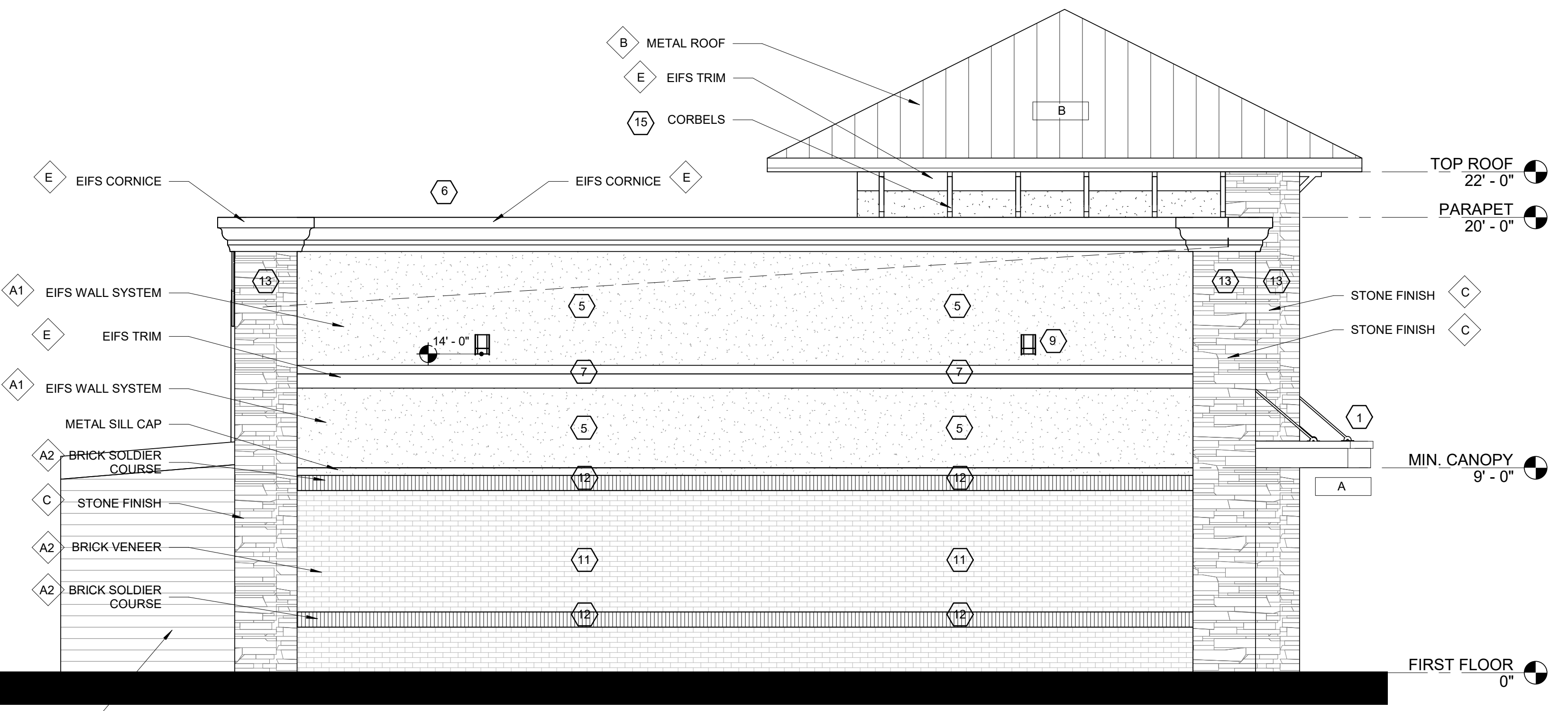
Finish examples. Subject to change due to product availability, LDO requirements, client desires. (Wanted to at least provide some examples of what has been used on projects past)



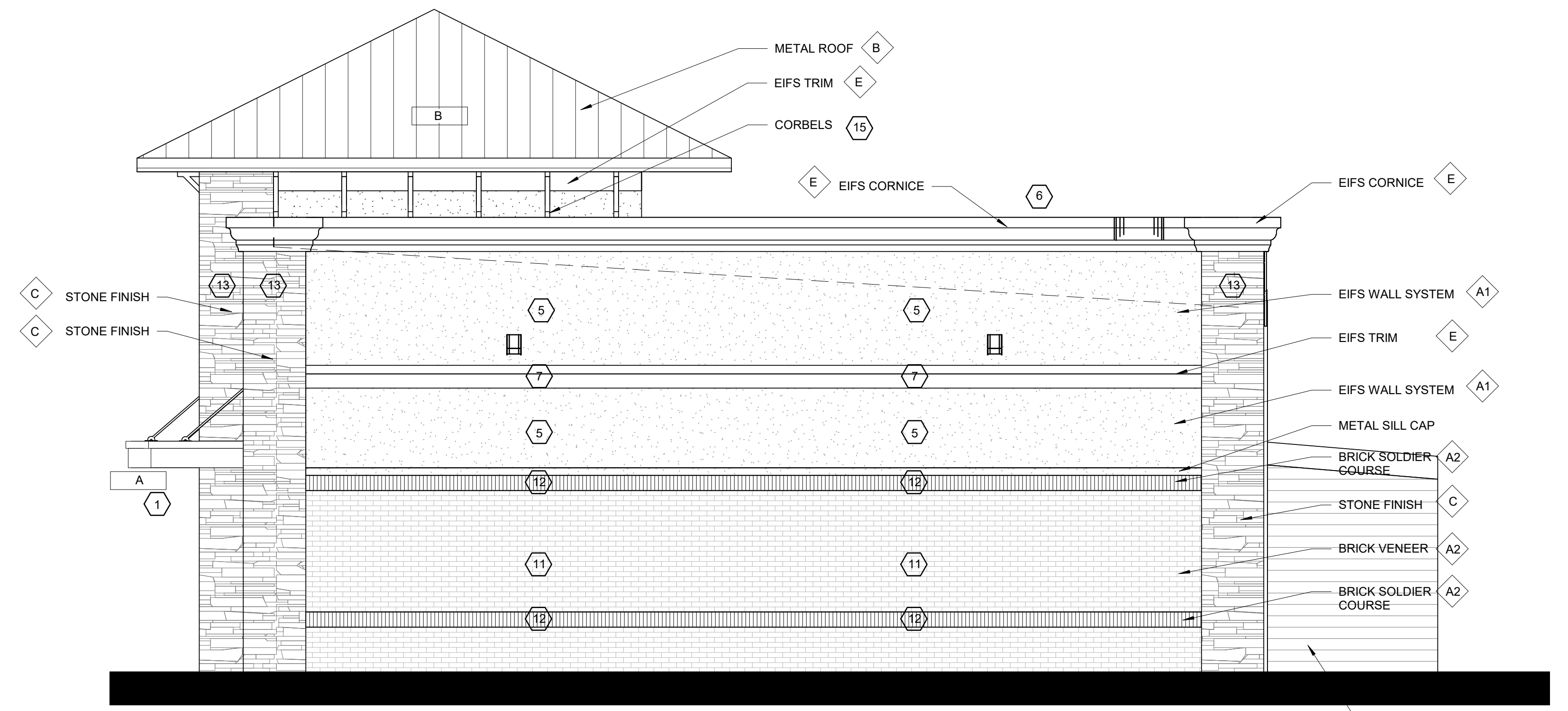
1 FRONT ELEVATION
1/4" = 1'-0"



2 BACK ELEVATION
1/4" = 1'-0"



3 LEFT SIDE ELEVATION
1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
1/4" = 1'-0"

| FINISH SCHEDULE | | | |
|--|---------------------------|---|--|
| MARK | MANUFACTURER | DESCRIPTION | NOTES |
| FINISHES | | | |
| A1 | DRYVIT | EIFS WALL SYSTEM | COLOR: S.W. 7036 ACCESSIBLE BEIGE TEXTURE: SANDPEBBLE |
| A2 | PALMETTO BRICK | ONSLow, OVERSIZED | TEXTURE: SMOOTH GROUT: |
| B | SHERWIN WILLIAMS | RAL 3002 CARMINE RED | SATIN FINISH |
| C | CANYON STONE | TIMBER LEDGE - DEER VALLEY | |
| D | SHERWIN WILLIAMS | SW #7024 FUNCTIONAL GRAY | SATIN FINISH |
| E | SHERWIN WILLIAMS | SW #7005 PURE WHITE | SATIN FINISH |
| F | HARDI-BOARD | HARDI-BOARD HORIZONTAL WALL SYSTEM | COLOR: S.W. 7036 ACCESSIBLE BEIGE TEXTURE: |
| METALS | | | |
| A | PREFABRICATED CANOPY/BAND | PRODUCT CODE: 9840-30200R PRODUCT NAME: FC SD RAL 3000 FLAME RED | |
| B | METAL ROOF | PRODUCT CODE: 9840-30200R PRODUCT NAME: FC SD RAL 3000 FLAME RED | |
| <ol style="list-style-type: none"> PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE. PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY. PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS, SILLS, ETC. TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLENT. WATER REPELLENT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS. ALUMINUM STOREFRONT TO BE DARK BRONZE. ALL GLAZING TO BE 1" INSULATED LOW-E GLAZING. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDOR SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS. PAINT ALL EXPOSED BRICK LINTELS TO MATCH STOREFRONT. ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BEAD OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE. ALL BRICK VENEER SHALL BE A RUNNING BOND, U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH, U.N.O. (EXCEPTIONS INCLUDE: ROW/LOCK SILL) | | | |

| CODED NOTES # (NOT ALL CODED NOTES MAY BE USED) | |
|---|---|
| 1. | PRE-FABRICATED METAL CANOPY |
| 2. | MINUTEMAN SIGNAGE. REFER TO SIGNAGE VENDOR DRAWINGS. |
| 3. | LITTLE CAESARS SIGNAGE. REFER TO SIGNAGE VENDOR DRAWINGS. |
| 4. | PAINT DOOR AND FRAME. |
| 5. | EIFS WALL SYSTEM. |
| 6. | EIFS CORNICE. |
| 7. | EIFS TRIM. |
| 8. | DRIVE THRU WINDOW. PROVIDE STAINLESS STEEL SILL. |
| 9. | WALL MOUNTED LIGHT FIXTURE. |
| 10. | PAINT ROOF LADDER. |
| 11. | BRICK VENEER, RUNNING BOND. |
| 12. | BRICK SOLDIER COURSE. |
| 13. | STONE FINISH. |
| 14. | ALUMINUM STOREFRONT. |
| 15. | WOOD CORBELS. |
| 16. | HARDI-BOARD SIDING. |

**ALL STOREFRONT WINDOWS TO BE TINTED - COLOR TBD BY OWNER

**AS REQUIRED BY CODE - NECESSARY STOREFRONTS / DRIVE THRU WINDOWS TO BE HURRICANE RATED. SEE CODE FOR EXACT SPECS

CONSTRUCTION DOCUMENTS

VASS, NORTH CAROLINA

| REVISIONS | | |
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| No. | Date | Description |
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FOR CONSTRUCTION

SHEET INDEX

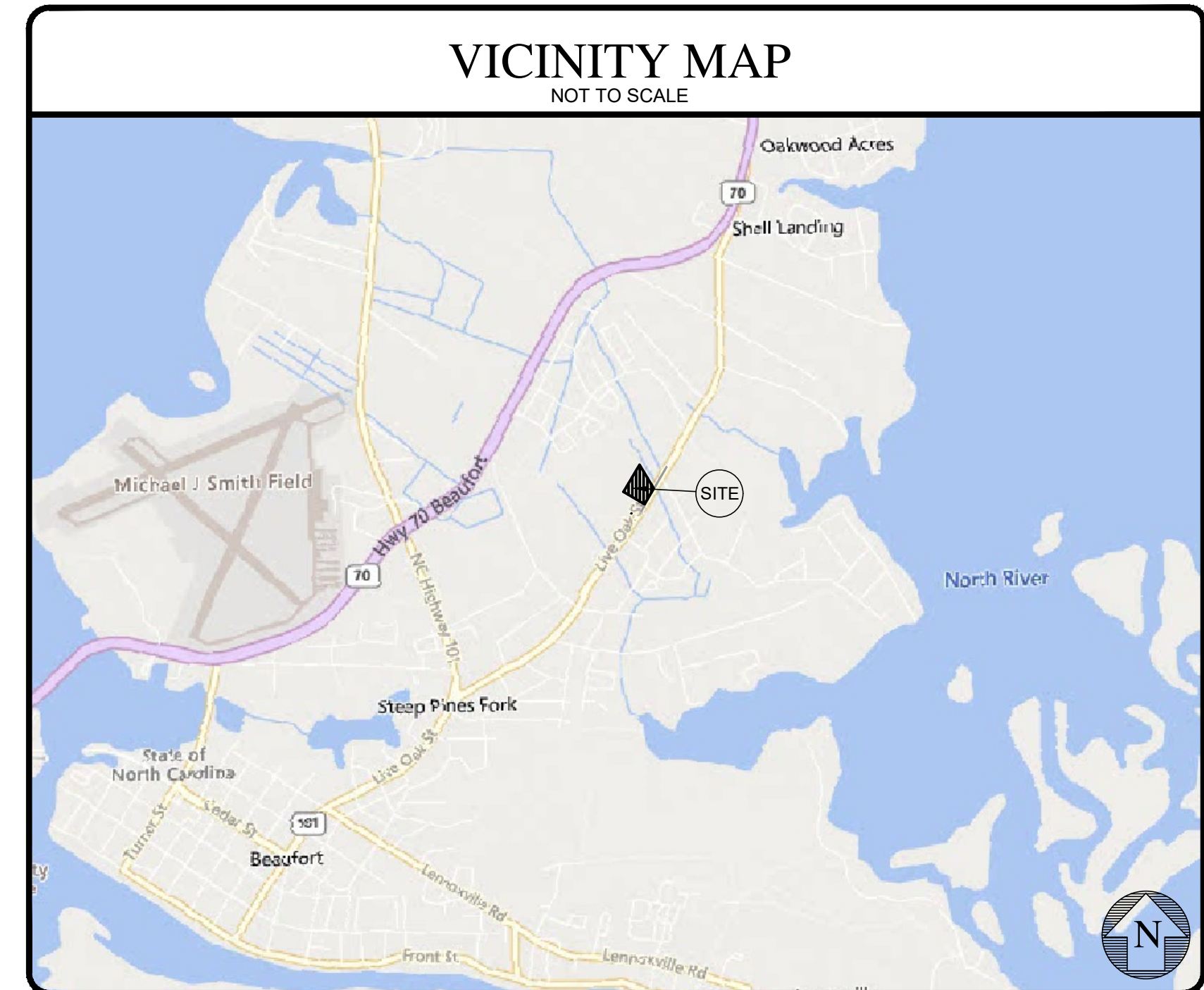
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| COVER SHEET | C-1 |
| EXISTING CONDITIONS AND DEMOLITION PLAN | C-2 |
| POST DEVELOPMENT DRAINAGE MAP | C-3 |
| EROSION CONTROL PLAN PHASE 1 | C-4 |
| EROSION CONTROL PLAN PHASE 2 | C-5 |
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SITE DEVELOPMENT PLANS

FOR

BEAUFORT MINUTE-MAN

LIVE OAK STREET BEAUFORT, NC



ENGINEER CONTACT
SUMMIT DESIGN & ENGINEERING SERVICES
MATT HASTINGS, P.E.
608 BROAD STREET, SUITE C
SOUTH BOSTON, VA 24592
(434) 579-4604 (PHONE)
(434) 579-0617 (FAX)
MATT.HASTINGS@SUMMITDE.COM

SURVEY CONTACT
INTRACOASTAL LAND SURVEYING, PLLC
CHRISTOPHER L. CARROLL, PLS
P.O. BOX 12050
WILMINGTON, NC 28405
(910) 769-0099 (PHONE)
CHRIS@INTRACOASTALLANDSURVEYING.COM

DEVELOPER/FUTURE OWNER
RHETSON CAPITAL, LLC
GREG STEWART
2075 JUNIPER LAKE RD
WEST END, NC 27376
(910) 944-0881 (PHONE)
PERMITS@RHETSON.COM

GENERAL NOTES:

- CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH TOWN OF BEAUFORT, NCDEQ, AND NCDOT STANDARD SPECIFICATIONS.
- THE GRADE LINES DENOTE THE FINISHED ELEVATIONS OF THE PROPOSED FINISHED PAVEMENT. GRADE LINES MAY BE ADJUSTED AT THEIR BEGINNING, ENDING, AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A PROPER TIE-IN.
- UNDERGROUND UTILITIES MAY EXIST ON, ALONG OR WITHIN CONFLICT OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING NC 811 OR THE APPROPRIATE UTILITY COMPANIES 3 FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION. **THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.** IN CASE OF CONFLICT, NOTIFY ENGINEER AND DO NOT CONSTRUCT.
- THE EARTHWORK ON THIS PLAN DOES NOT BALANCE. OFFSITE BORROW OR WASTE WILL BE REQUIRED.
- THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH LOCAL CITY, COUNTY AND STATE BUILDING CODES.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DEMOLITION OF ALL EXISTING ON SITE FACILITIES, ABOVE AND BELOW GROUND. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVAL OF ALL WASTE RESULTING FROM DEMOLITION, AS WELL AS GRADING AND FILLING OF ALL DEPRESSIONS TO INSURE THAT THE SITE REMAINS AESTHETICALLY ACCEPTABLE. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL RULES & REGULATIONS.
- THE CONTRACTOR SHALL OBSERVE ALL REQUIRED SAFETY PRECAUTIONS IN THE PERFORMANCE OF ALL WORK IN ACCORDANCE WITH OSHA.
- THE CONTRACTOR SHALL GRADE, SEED AND SOD OR OTHERWISE PROVIDE TEMPORARY AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, ESPECIALLY SLOPES. SEE EROSION CONTROL INSTRUCTIONS, IF APPLICABLE.
- WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS, NOTIFICATIONS, STANDARDS AND POLICIES.
- ANY SUBSTITUTIONS, CHANGES, OR MODIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER, PLANNING DEPARTMENT STAFF, AND DEVELOPER.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY FOR CONSTRUCTION. THE CONTRACTOR SHALL READ ALL PERMITS AND ENSURE THAT CONSTRUCTION COMPLIES WITH THE PERMITS. REQUIRED PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO: CITY/COUNTY APPROVALS/PERMITS, VDOT PERMITS, DRIVEWAY PERMITS, EROSION CONTROL PERMITS, VIDEO PERMITS, ENVIRONMENTAL PERMITS, STREAM CROSSING PERMITS, USACE/DOW PERMITS, AND STORMWATER PERMITS. IF THE CONTRACTOR HAS QUESTIONS ABOUT PERMIT LANGUAGE, OR THE NEED FOR A PERMIT, HE MUST CONTACT THE DEVELOPER AND THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- THE GRADING CONTRACTOR MUST MAINTAIN COPIES OF THE LAND DISTURBANCE PERMIT AND THE NPDES PERMIT ONSITE. HE MUST READ AND FOLLOW THE CONDITIONS OF THE PERMITS.
- THE CONTRACTOR MUST VERIFY ALL FIELD ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY VARIATION OF FIELD ELEVATIONS.

CONSTRUCTION SEQUENCE:

- OBTAIN APPROVED SET OF CONSTRUCTION DRAWINGS. A ZONING COMPLIANCE PERMIT FROM TOWN OF BEAUFORT AND A LAND DISTURBANCE PERMIT SHALL BE REQUIRED BEFORE THE ONSET OF ANY GRADING ACTIVITY. KEEP A COPY OF BOTH ITEMS ONSITE THROUGHOUT CONSTRUCTION. SEE PUBLIC SERVICE CONTACTS ON THIS SHEET. CONTACT TOWN OF BEAUFORT ENGINEERING & NCEQ WILMINGTON REGIONAL OFFICE (SEE PUBLIC SERVICE CONTACTS ON THIS SHEET) - 48 HOURS PRIOR TO INITIATING LAND DISTURBANCE ACTIVITIES. EROSION AND SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE AND LAND DISTURBING ACTIVITIES OCCUR. THE COC CAN BE OBTAINED BY FILLING OUT THE ELECTRONIC NOTICE OF INTENT (E-NOI) FORM AT DEQ.NC.GOV/NOI. PLEASE NOTE, THE E-NOI FORM MAY ONLY BE FILLED OUT ONCE THE PLANS HAVE BEEN APPROVED. A COPY OF THE E&SC PERMIT, THE COC, AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTION.
- PER NPDES REQUIREMENTS, A RAIN GAUGE, SELF-INSPECTION REPORTS, EROSION CONTROL PERMIT, COC, AND THE E&SC PLAN ARE REQUIRED TO BE MAINTAINED ON SITE AND ACCESSIBLE DURING INSPECTION. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMIT BOX AT THE BEGINNING OR ENTRANCE OF THE PROJECT.
- INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION FENCE, SILT FENCE, AND SILT FENCE OUTLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES (INCLUDING ANY TREE CLEARING OR DEMOLITION). CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES AS SPECIFIED ON THE APPROVED PLAN SHEET. INSTALL ALL OTHER EROSION CONTROL MEASURES AS REQUIRED BY NCDENR INCLUDING SKIMMER BASINS, BARRIERS, AND DIVERSION DITCHES AS NEEDED. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. INSTALL TEMPORARY DIVERSIONS TO DIRECT FLOW TO SKIMMER BASIN. SEED TEMPORARY DIVERSIONS, BERMS, AND BASINS IMMEDIATELY AFTER INSTALLATION. INSTALL COIR WATTLES OR CHECK DAMS IN TEMPORARY DIVERSIONS. (GS 113A-57(3), 15A NCAC 04B .0113)
- INSTALL PHASE 1 SKIMMER BASIN AS SHOWN ON E&S SHEET C-4 AND CORRESPONDING DETAIL SHEETS.
- TEMPORARILY SEED, MULCH, ANCHOR AND STABILIZE ALL EROSION CONTROL DEVICES IMMEDIATELY AFTER CONSTRUCTION.
- BEGIN CLEARING AND GRUBBING VEGETATION AND DEMOLITION OF OTHER SITE ITEMS AS SHOWN ON THE E&S PLAN AS WELL AS THE EXISTING CONDITIONS PLAN. DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH THE APPROVED SOLID WASTE MANAGEMENT PLAN AND ALL APPLICABLE GUIDELINES OF TOWN OF BEAUFORT.
- BEGIN CUT/FILL ACTIVITIES TO OBTAIN FINISHED GRADES AS SHOWN ON THE PLANS.
- AS FILL ACTIVITIES PROGRESS CONTRACTOR SHALL RAISE THE SKIMMER BASIN DAM SIMULTANEOUSLY UNTIL THE BASIN IS CONSTRUCTED IN ACCORDANCE WITH SHEET C-5. THE BASIN WILL REMAIN IN THIS STATE UNTIL PERMANENT SCM CONVERSION. PERMANENT BASIN RISER AND PIPE SHALL BE INSTALLED AT THIS TIME BUT TO REMAIN CAPPED.
- PREPARE A SOIL STOCKPILE/SPOIL AREA AS SHOWN ON E&S PLANS. STOCKPILES, LAYDOWN OR WASTE AREAS, CONCRETE WASHOUTS, PORTABLE TOILETS, AND FUELS MUST BE LOCATED AT LEAST 50' AWAY FROM ANY OPEN WATER CONVEYANCES, SUCH AS BASINS, DITCHES, STORM DRAIN INLETS, ETC.
- TEMPORARY SEED AS CONDITIONS WARRANT THE NEED IN AREAS WITH NO CURRENT WORK.
- INSTALL UTILITIES AS CUT/FILL ACTIVITIES PROMOTE.
- CONTINUE MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AFTER RUNOFF PRODUCING STORM EVENTS. **NO DISTURBED AREA IS TO BE LEFT WITHOUT PROTECTIVE COVER (MULCH OR STRAW / TACK) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ACTIVITIES PER THE TIME FRAMES ESTABLISHED IN THE STABILIZATION CHART ON SHEET C-4. DURING CONSTRUCTION OR DEVELOPMENT ACTIVITIES, ANY DISTURBED AREAS SHALL BE PROTECTED AND STABILIZED ACCORDING TO THE STABILIZATION TIMEFRAME CHART. DISTURBED AREAS FOR ANY PORTION OF THE SITE SHALL BE STABILIZED WITHIN 7 DAYS UPON COMPLETION OF CONSTRUCTION OR DEVELOPMENT ACTIVITIES IN THAT AREA.**
- INSTALL SUBGRADE STONE PER PLANS AND BEGIN CONSTRUCTION STAKING ACTIVITIES.
- BEGIN BUILDING AND PARKING LOT CONSTRUCTION.
- NO SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHOUT APPROVAL OF NCDEQ AND TOWN OF BEAUFORT.
- UPON ACHIEVING ROUGH GRADE OF FINISHED ELEVATIONS AND ALL NECESSARY GRADING ACTIVITIES, APPLY TOPSOIL A MINIMUM OF 4" THICK TO ALL AREAS REQUIRING PERMANENT VEGETATION.
- APPLY FERTILIZER, LIME, PERMANENT SEEDING OR SOD TO ALL FINISHED AREAS PER THE DETAILS SHEET.
- INSTALL BLANKET MATTING ON ALL SLOPES 3:1 OR GREATER. WHEN THE SITE IS STABILIZED, MAT SLOPES IN SUMMER AND WINTER. GRADED SLOPES AND FILLS SHALL BE PROTECTED WITH A ROLLED EROSION CONTROL PRODUCT IF COMPLETED OUTSIDE OPTIMUM GERMINATION SEASONS, WHEN UNFAVORABLE WEATHER CONDITION PREVENT ESTABLISHMENT OF VEGETATED GROUND COVER.
- ONCE THE SITE IS STABILIZED, CONTACT NCDEQ & TOWN OF BEAUFORT FOR BASIN CONVERSION AUTHORIZATION. UPON NCDEQ & TOWN OF BEAUFORT AUTHORIZATION CONVERT TO THE PERMANENT STRUCTURE. DEWATERING SHALL OCCUR THROUGH A SILT SOCK, REMOVING & DISPOSING OF ACCUMULATED SEDIMENT, REMOVING THE SKIMMER, CONVERTING RISER STRUCTURE, SEEDING & CONSTRUCTING IN ACCORDANCE W/ PLAN SHEET D-7.
- ONCE ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS BEEN STABILIZED WITH PERMANENT VEGETATION CONTACT NCDEQ FOR AUTHORIZATION TO REMOVE REMAINING PERIMETER MEASURES AND STABILIZE ANY REMAINING BARE AREAS.
- WHEN ALL WORK IS FINISHED, CONTACT NCDEQ TO SCHEDULE A CLOSE-OUT INSPECTION. AFTER NCDEQ INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT DEQ.NC.GOV/NOI TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION (E-NOT). A \$100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE E-NOT HAS BEEN FILLED OUT.



SITE LOCATION MAP
NOT TO SCALE

| NO. | REVISIONS | DATE | BY |
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DRAWN BY
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FIRST ISSUE DATE
10-29-2025



PUBLIC SERVICE CONTACTS:

WATER & SEWER: TOWN OF BEAUFORT PUBLIC UTILITIES
301 FREEDOM PARK ROAD
BEAUFORT, NC 28516
(910) 253-2600
CONTACT: SAMUEL BELL
SB.BELL@BEAUFORTNC.ORG
(252) 728-2141 EXT. 234

FIRE: BEAUFORT FIRE DEPARTMENT STA. 54
506 LIVE OAK STREET
BEAUFORT, NC 28516
(252) 728-4325

ELECTRIC: DUKE ENERGY PROGRESS
103 EXECUTIVE PARKWAY
NEW BERN, NC 28562
(800) 452-2777

STATE ROADWAYS: NCDOT DIVISION 2, DISTRICT 1
ROBBY L. TAYLOR
1701 W 5TH STREET
WASHINGTON, NC 27889
(252) 623-5000
RLTAYLOR@NCDOT.GOV

STORMWATER (NCDEQ): NCDEQ WILMINGTON REGIONAL OFFICE
127 CARDINAL DRIVE EXT.
WILMINGTON, NC 28405
(910) 796-7215
CONTACT: CHRISTINE HALL
CHRISTINE.HALL@DEQ.NC.GOV
(910) 796-7339

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BUILDING INSPECTIONS: BEAUFORT PLANNING & INSPECTIONS
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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

COVER SHEET

PROJECT NO.
25-0099

DRAWING NAME:

SHEET NO.
C-1

811
Know what's below.
Call before you dig.

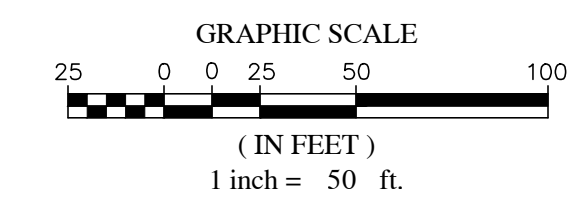
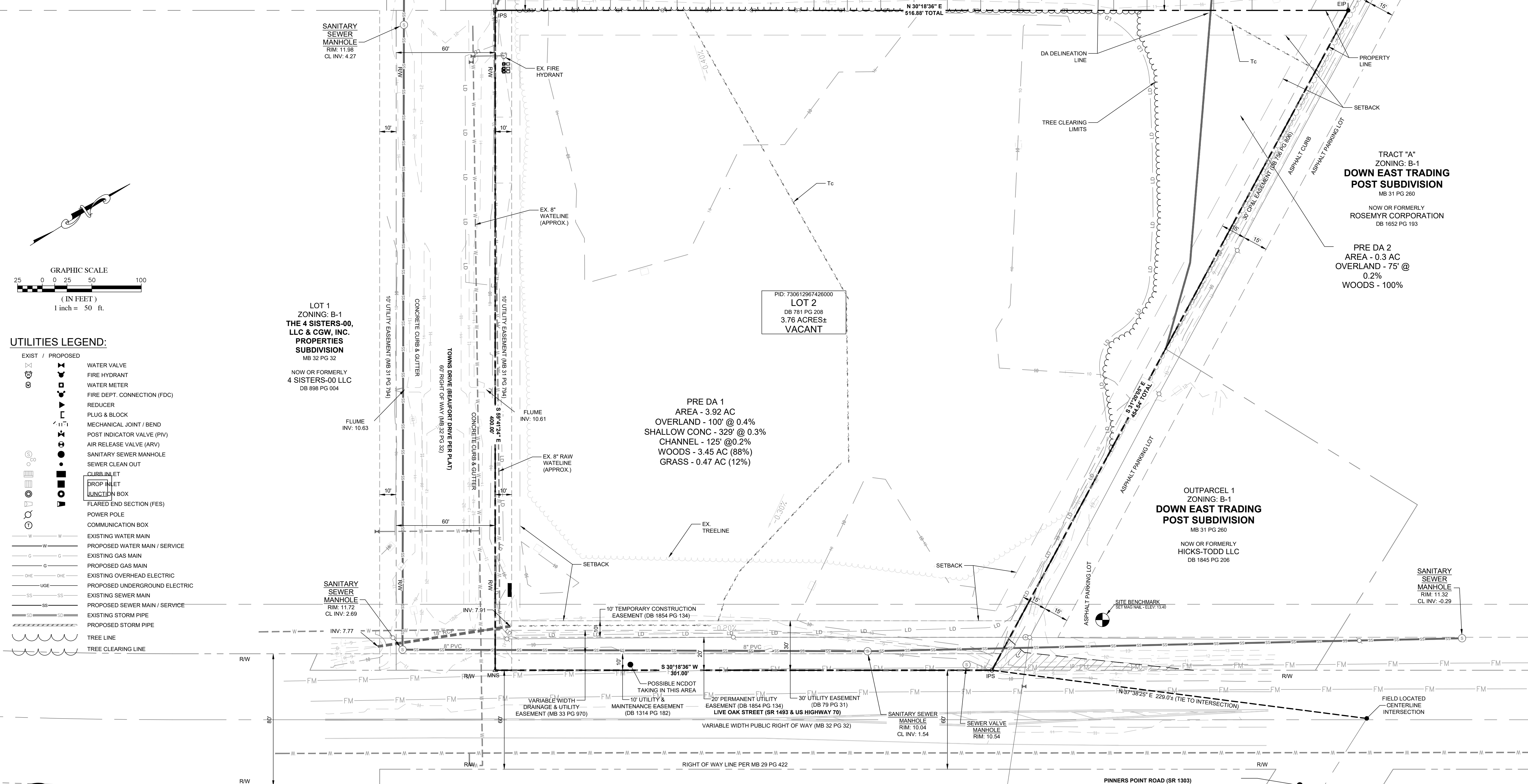
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4849) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

EXISTING CONDITIONS/SURVEY NOTES:

1. TOPOGRAPHIC SURVEY, DATA AND LOCATIONS BY INTRACOASTAL LAND SURVEYING, PLLC (SEE COVER SHEET).
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND DISTANCES AND AREAS HAVE BEEN CALCULATED BY COORDINATE METHOD.
3. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. EXACT LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THAT SHOWN AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES. SPECIAL CARE SHALL BE EXERCISED DURING ANY SUBGRADE WORK OR DEMOLITION TO PREVENT UNINTENDED LOSS OF SERVICE TO SURROUNDING PROPERTIES.
4. THERE ARE NO SURFACE WATERS, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS ON THIS SITE.
5. THERE ARE NO EXISTING WETLANDS ON THIS SITE.
6. THIS PROPERTY IS WITHIN THE WHITE OAK RIVER BASIN.

DEMOLITION NOTES:

1. ALL DEMOLITION, TRANSPORT, AND DISPOSAL OF WASTE MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TOWN, COUNTY, STATE AND FEDERAL REGULATIONS.
2. REGULATED MATERIALS SUCH AS ASBESTOS, LEAD, ETC. MAY EXIST ON SITE AND SHALL BE IDENTIFIED AND A PLAN FOR DEMOLITION AND DISPOSAL PRESENTED TO AND APPROVED BY THE CITY/COUNTY AND OWNERS PRIOR TO COMMENCING DEMOLITION ON CORRESPONDING STRUCTURES.
3. THE LOCATIONS OF ALL EXISTING FEATURES SHOWN ON THIS SHEET WERE PROVIDED AS PART OF THE SURVEY REFERENCED ON THIS SHEET. OTHER UNIDENTIFIED UTILITIES OR SITE FEATURES MAY EXIST AND SPECIAL CARE SHALL BE EXERCISED DURING ANY SUBGRADE WORK OR DEMOLITION TO PREVENT UNINTENDED LOSS OF SERVICE TO SURROUNDING PROPERTIES.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHTS-OF-WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO NCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, CURB & GUTTER, PAVEMENT, SIGNS AND ROADSIDE SWALES.



UTILITIES LEGEND:

- | | |
|------------------|-------------------------------|
| EXIST / PROPOSED | WATER VALVE |
| ⊕ | FIRE HYDRANT |
| ⊙ | WATER METER |
| ⊕ | FIRE DEPT. CONNECTION (FDC) |
| ⊕ | REDUCER |
| ⊕ | PLUG & BLOCK |
| ⊕ | MECHANICAL JOINT / BEND |
| ⊕ | POST INDICATOR VALVE (PIV) |
| ⊕ | AIR RELEASE VALVE (ARV) |
| ⊕ | SANITARY SEWER MANHOLE |
| ⊕ | SEWER CLEAN OUT |
| ⊕ | CURB INLET |
| ⊕ | DROP INLET |
| ⊕ | FUNCTION BOX |
| ⊕ | FLARED END SECTION (FES) |
| ⊕ | POWER POLE |
| ⊕ | COMMUNICATION BOX |
| W | EXISTING WATER MAIN |
| W | PROPOSED WATER MAIN / SERVICE |
| G | EXISTING GAS MAIN |
| G | PROPOSED GAS MAIN |
| O-E | EXISTING OVERHEAD ELECTRIC |
| O-E | PROPOSED UNDERGROUND ELECTRIC |
| SS | EXISTING SEWER MAIN |
| SS | PROPOSED SEWER MAIN / SERVICE |
| SS | EXISTING STORM PIPE |
| SS | PROPOSED STORM PIPE |
| --- | TREE LINE |
| --- | TREE CLEARING LINE |

LOT 1
ZONING: B-1
THE 4 SISTERS-00,
LLC & CGW, INC.
PROPERTIES
SUBDIVISION
MB 32 PG 32

NOW OR FORMERLY
4 SISTERS-00 LLC
DB 898 PG 004

PID: 730612967426000
LOT 2
DB 781 PG 208
3.76 ACRES±
VACANT

PRE DA 1
AREA - 3.92 AC
OVERLAND - 100' @ 0.4%
SHALLOW CONC - 329' @ 0.3%
CHANNEL - 125' @ 0.2%
WOODS - 3.45 AC (88%)
GRASS - 0.47 AC (12%)

TRACT "A"
ZONING: B-1
DOWN EAST TRADING
POST SUBDIVISION
MB 31 PG 260

NOW OR FORMERLY
ROSEMYR CORPORATION
DB 1652 PG 193

PRE DA 2
AREA - 0.3 AC
OVERLAND - 75' @
0.2%
WOODS - 100%

OUTPARCEL 1
ZONING: B-1
DOWN EAST TRADING
POST SUBDIVISION
MB 31 PG 260

NOW OR FORMERLY
HICKS-TODD LLC
DB 1845 PG 206



CONTRACTOR SHALL NOTIFY "811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

| NO. | REVISIONS | DATE | BY |
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DATE: 10-29-2025

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10-29-2025



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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC
**EXISTING CONDITIONS &
DEMOLITION PLAN**

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_XC
SHEET NO.
C-2

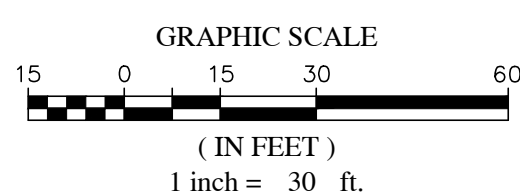
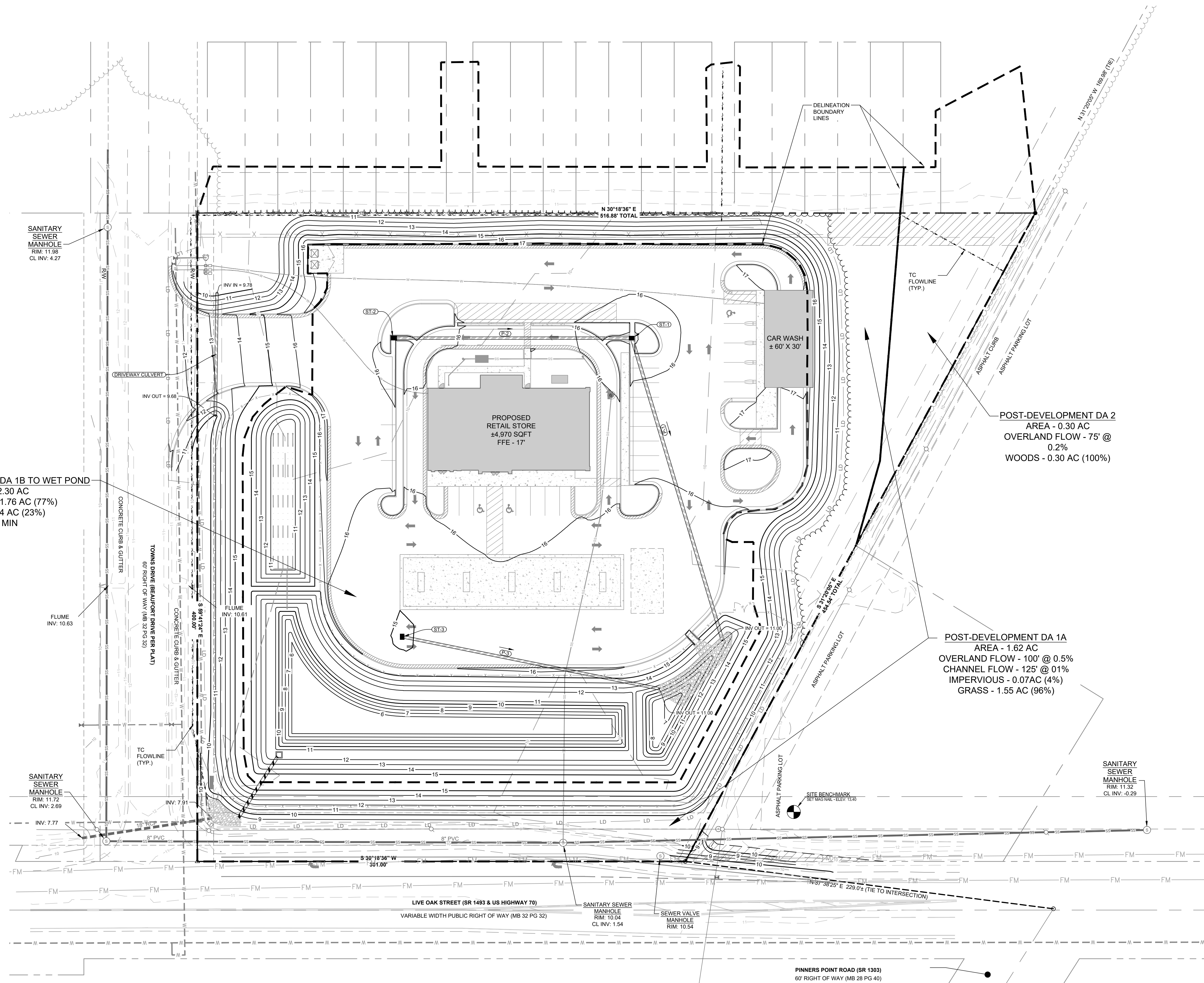
GRADING & STORM LEGEND:

- | | |
|-------------------------|---|
| | EXISTING WATER METER |
| | EXISTING CLEANOUT |
| | EXISTING FIRE HYDRANT |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING BOLLARD |
| | EXISTING POST INDICATOR VALVE |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING TELEPHONE PEDESTAL |
| | EXISTING ELECTRIC ACCESS |
| | EXISTING GAS METER |
| | EXISTING GAS REGULATOR |
| | EXISTING WATER VALVE |
| EXIST / PROPOSED | |
| | CURB INLET |
| | DROP INLET |
| | JUNCTION BOX |
| | FLARED END SECTION (FES) |
| | EXISTING STORM PIPE |
| | PROPOSED STORM PIPE |
| | LIMITS OF DISTURBANCE |
| | LIMITS OF DISTURBANCE & TREE PROTECTION FENCE |
| | TREE PROTECTION FENCE |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | WOODS LINE |

POST-DEVELOPMENT DA 1B TO WET POND
 AREA - 2.30 AC
 IMPERVIOUS - 1.76 AC (77%)
 GRASS - 0.54 AC (23%)
 Tc - 5 MIN

POST-DEVELOPMENT DA 2
 AREA - 0.30 AC
 OVERLAND FLOW - 75' @ 0.2%
 WOODS - 0.30 AC (100%)

POST-DEVELOPMENT DA 1A
 AREA - 1.62 AC
 OVERLAND FLOW - 100' @ 0.5%
 CHANNEL FLOW - 125' @ 01%
 IMPERVIOUS - 0.07AC (4%)
 GRASS - 1.55 AC (96%)



811
 Know what's below.
 Call before you dig.

| NO. | DATE | BY |
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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
 LIVE OAK STREET
 BEAUFORT, NC
 POST DEVELOPMENT DRAINAGE MAP

PROJECT NO.
25-0099
 DRAWING NAME:
 25-0099_S
 SHEET NO.
C-3

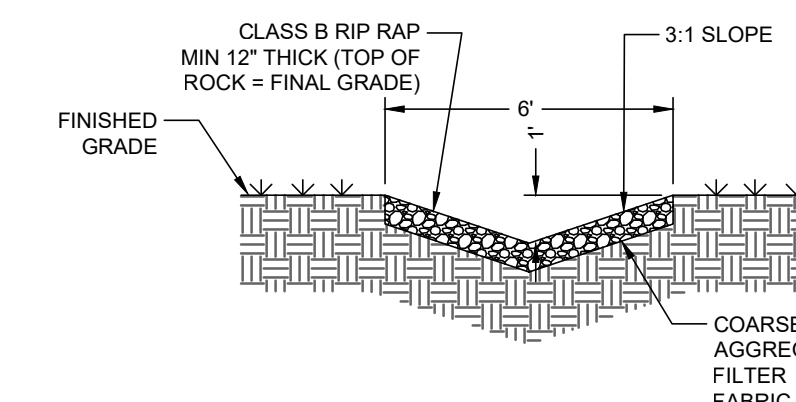
EROSION CONTROL & MAINTENANCE PLAN NOTES:

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE NORTH CAROLINA EROSION & SEDIMENT CONTROL PLANNING & DESIGN MANUAL.
- RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
- PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATION OF MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
- CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
- INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR COUNTY. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
- CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APURTURANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
- ALL AREAS NOT SHOWN AS PAVEMENT OR BUILDING UNDER FINAL CONSTRUCTION SHALL BE TEMPORARILY AND PERMANENTLY SEEDED AS REQUIRED.
- ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) AND ALL SWALES SHALL UTILIZE NORTH AMERICAN GREEN (NAG) CONSTRUCTION PRODUCTS TURF REINFORCEMENT MATS SC150 OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED ON PLANS. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

- THE CONTRACTOR SHALL PROVIDE COPIES OF VALID PERMITS FOR ANY OFFSIDE BORROW OR WASTE AREAS.
- THE APPROVAL OF THIS PLAN BY NCDENR DOES NOT ABSOLVE THE OWNER/OPERATOR FROM OBTAINING PERMITS FROM OTHER AGENCIES (I.E. VANCE COUNTY, DWR, DWM, USACE, DAO, ETC.).
- NO TIMBERING OR DEMOLITION OF EXISTING STRUCTURES WILL BE ALLOWED UNTIL PLAN IS APPROVED.
- PERMETER MEASURES MUST BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. AFTER SITE IS PERMANENTLY STABILIZED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROVIDE PERMANENT SEEDING WHERE TEMPORARY MEASURES HAVE BEEN REMOVED AND GROUND COVER IS NOT ADEQUATE. SEDIMENT BASINS MAY NOT BE REMOVED OR CONVERTED TO PERMANENT SCMS UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. (GS 113A-57(3), 15A NCAC 04B .0113).
- SELF-INSPECTION FORMS WERE UPDATED ON 07/01/2020. PLEASE ENSURE NEW VERSION OF FORMS IS USED. (GS 113A-54.1 (E), 15A NCAC 04B.0131, NCG01 PART III SECTIONS A AND B)
- THE DEVELOPER IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT ON-SITE. IF THE APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES PROVE INSUFFICIENT, THE DEVELOPER MUST TAKE THOSE ADDITIONAL STEPS NECESSARY TO STOP SEDIMENT FROM LEAVING THIS SITE. (GS 113A-57(3))
- PERFORMANCE OF SILT FENCE OUTLETS MAY BE IMPROVED WITH SMALL, EXCAVATED PITS IN FRONT OF DEVICE. (GS 113A-57(3), 15A NCAC 04B .0105, 15A NCAC 04B .0106(5), GS 113A-57(4), NCG01 PART II SECTION B (5))
- THE SILT BAG(S) WILL BE CONTINUOUSLY MONITORED DURING OPERATION. (GS 113A-57(3), 15A NCAC 04B .0113)
- CONSTRUCTION SPECIFICATIONS FOR THE SKIMMER BASIN ARE SHOWN ON THE DETAIL SHEET & THEY INCLUDE THE EXCAVATION, EMBANKMENT CONSTRUCTION, SPILLWAY CONSTRUCTION, AND SKIMMER BASIN INSTALLATION. AN IMPERMEABLE LINER IS TO BE INSTALLED ON THE SPILLWAY. THE EMERGENCY SPILLWAY IS TO BE INSTALLED IN CUT OR UNDISTURBED GROUND (NOT OVER THE SKIMMER PIPE). INCLUDE A STONE PAD FOR THE SKIMMER TO REST UPON AND A ROPE ATTACHED TO THE SKIMMER FOR MAINTENANCE IN THE PLAN DETAIL. THE BASIN SURFACE AREA DIMENSIONS, DEPTH, SIDE SLOPES, DAM HEIGHT, EMBANKMENT WIDTH, LENGTH OF EMERGENCY SPILLWAY, SKIMMER SIZE, SKIMMER ORIFICE SIZE, AND DEWATERING TIME ARE ON THE PLAN SHEETS. (GS 113A-57(3), 15A NCAC 04B .0113)
- INSTALL SILT FENCING OVER AND AROUND TOP OF CULVERTS TO PREVENT EROSION AROUND PIPE. PROVIDE SILT FENCE ALONG STREAM BANK TO PREVENT SEDIMENT LOSS INTO THE STREAM. (GS 113A-57(3))

CONSTRUCTION ENTRANCE NOTES:

- CONSTRUCTION ENTRANCE SHALL BE 12' MINIMUM WIDTH AND 70' MINIMUM LENGTH AND 6" MINIMUM THICKNESS OF STONE (1.5"-3.5") COARSE AGGREGATE WITH GEOTEXTILE UNDERLINER. SEE SHEET D-2
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5"-3.5" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER THE CITY OR STATE REQUIREMENTS.



INLET/OUTLET PROTECTION RIP RAP CHANNEL

BASIN INLET PROTECTION MAINTENANCE:

- RIP RAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM FOR DISPLACED STONES, SLUMPING, AND EROSION AT EDGES, ESPECIALLY DOWNSTREAM OR DOWNSLOPE. IF THE RIP RAP HAS BEEN DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY BEFORE FURTHER DAMAGE CAN TAKE PLACE.
- WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIP RAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISPLACE THE RIP RAP.
- IF THE RIP RAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS, WHICH COULD DAMAGE OR DISPLACE THE RIP RAP.

STABILIZATION TIMEFRAMES

| Site Area Description | Stabilization | Timeframe Exceptions |
|--|---------------|---|
| Perimeter dikes, swales, ditches and slopes | 7 days | None |
| High Quality Water (HQW) Zones | 7 days | None |
| Slopes steeper than 3:1 | 7 days | If slopes are 10' or 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 |

NOTES:

- ALL SLOPES 3:1 AND STEEPER, AND DITCHES SHALL BE STABILIZED WITHIN 7 DAYS AND BE LINED WITH BLANKET MATTING.
- PERMANENT GROUND COVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR NO MORE THAN 90 CALENDAR DAYS (WHICHEVER IS SHORTER).
- ROADSIDE DITCHES MUST HAVE MATTING IMMEDIATELY UPON CONSTRUCTION OR BY END OF DAY IF CONSTRUCTION CANNOT BE COMPLETED IN ONE DAY.

THERE ARE NO STREAMS OR WETLANDS PRESENT ON THE PROJECT SITE.

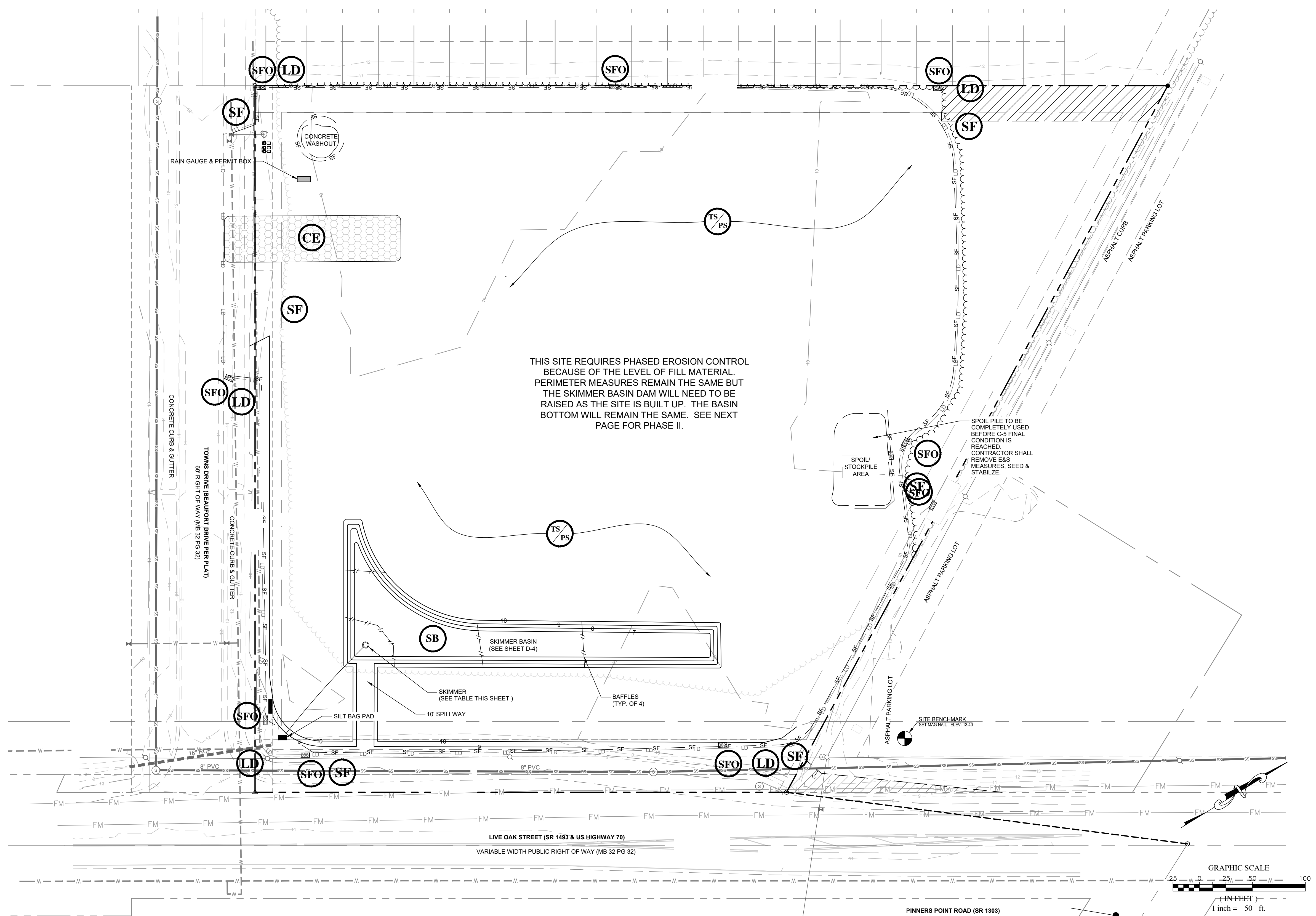
DISTURBED AREA
3.29 ACRES

| SKIMMER BASIN PHASE I | | |
|---|---|------|
| DRAINAGE AREA (acres): | 2.3 | |
| Q25 (CIA) 0.45" 5.7 in/hr 2.3 acres | 5.90 | |
| Q25 (cfs) | 5.90 | |
| BASIN INFORMATION REQUIRED PROVIDED @ SPILLWAY | | |
| SURFACE AREA (sf): | 1918 | 5890 |
| VOLUME (cf): | 4140 | 9543 |
| DEPTH (ft): | 2 | 2 |
| WEIR WIDTH (ft): | 10 | 10 |
| TOP BANK ELEV (ft): | 10 | 10 |
| BOTTOM TRAP ELEV (ft): | 7 | 7 |
| WEIR ELEV (ft): | 9 | 9 |
| DESIGN STORM ELEV (ft): | 9.2 | 9.2 |
| SKIMMER SIZE (in): | 1.5 | 1.5 |
| ORIFACE SIZE (diameter - in): | 1.4 | 1.4 |
| Baffle Spacing (Equidistant, ft): | Varies - Position Minimum of 2 Between Inflow and Skimmer | |
| Basin Dewatering Time, days: | 3 | 3 |

THE TABLE ABOVE IS WORST CASE SCENARIO INITIALLY THERE IS LESS THAN 2 ACRES DRAINAGE TO THIS BASIN BUT AS THE SITE IS RAISED IT WILL CAPTURE 2.3 ACRES AT FULL BUILDOUT

E&S LEGEND:

- EXIST / PROPOSED
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE
- SFO SILT FENCE OUTLET
- LD LIMITS OF DISTURBANCE
- SF SILT FENCE
- TS/PS TEMPORARY & PERMANENT SEEDING
- TS TEMPORARY SEEDING
- CE TEMPORARY STONE CONSTRUCTION ENTRANCE (26'x100')
- OP OUTLET PROTECTION
- IP INLET PROTECTION
- CIP CULVERT INLET PROTECTION
- BM BLANKET MATTING
- SB SKIMMER BASIN



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FIRST ISSUE DATE: 10-26-2025

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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

EROSION CONTROL PLAN
PHASE I

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_S
SHEET NO.
C-4

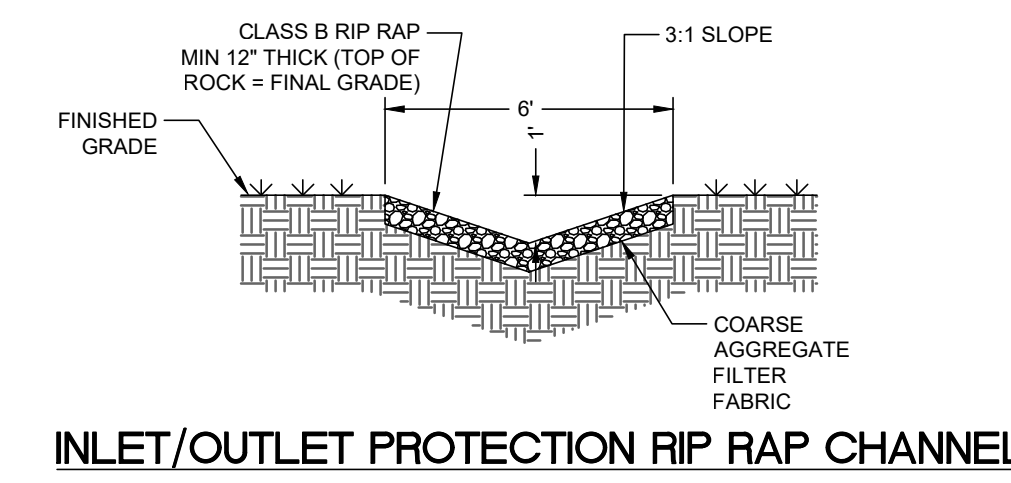
EROSION CONTROL & MAINTENANCE PLAN NOTES:

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE NORTH CAROLINA EROSION & SEDIMENT CONTROL PLANNING & DESIGN MANUAL.
- RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
- PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRIPES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATION OF MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
- CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
- INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR COUNTY. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
- CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APURTANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
- ALL AREAS NOT SHOWN AS PAVEMENT OR BUILDING UNDER FINAL CONSTRUCTION SHALL BE TEMPORARILY AND PERMANENTLY SEEDED AS REQUIRED.
- ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) AND ALL SWALES SHALL UTILIZE NORTH AMERICAN GREEN (NAG) CONSTRUCTION PRODUCTS TURF REINFORCEMENT MATS SC150 OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED ON PLANS. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

- THE CONTRACTOR SHALL PROVIDE COPIES OF VALID PERMITS FOR ANY OFFSIDE BORROW OR WASTE AREAS.
- THE APPROVAL OF THIS PLAN BY NCEQ DEMLR DOES NOT ABSOLVE THE OWNER/OPERATOR FROM OBTAINING PERMITS FROM OTHER AGENCIES (I.E. VANCE COUNTY, DWR, DWM, USACE, DAO, ETC.).
- NO TIMBERING OR DEMOLITION OF EXISTING STRUCTURES WILL BE ALLOWED UNTIL PLAN IS APPROVED.
- PERMETER MEASURES MUST BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. AFTER SITE IS PERMANENTLY STABILIZED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROVIDE PERMANENT SEEDING WHERE TEMPORARY MEASURES HAVE BEEN REMOVED AND GROUND COVER IS NOT ADEQUATE. SEDIMENT BASINS MAY NOT BE REMOVED OR CONVERTED TO PERMANENT SCMS UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. (GS 113A-57(3), 15A NCAC 04B. 0113).
- SELF-INSPECTION FORMS WERE UPDATED ON 07/01/2020. PLEASE ENSURE NEW VERSION OF FORMS IS USED. (GS 113A-54.1 (E), 15A NCAC 04B.0131, NCG01 PART III SECTIONS A AND B)
- THE DEVELOPER IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT ON-SITE. IF THE APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES PROVE INSUFFICIENT, THE DEVELOPER MUST TAKE THOSE ADDITIONAL STEPS NECESSARY TO STOP SEDIMENT FROM LEAVING THIS SITE. (GS 113A-57(3))
- PERFORMANCE OF SILT FENCE OUTLETS MAY BE IMPROVED WITH SMALL, EXCAVATED PITS IN FRONT OF DEVICE. (GS 113A-57(3), 15A NCAC 04B. 0105, 15A NCAC 04B. 0106(5), GS 113A-57(4), NCG01 PART II SECTION B (5))
- THE SILT BAG(S) WILL BE CONTINUOUSLY MONITORED DURING OPERATION. (GS 113A-57(3), 15A NCAC 04B. 0113)
- CONSTRUCTION SPECIFICATIONS FOR THE SKIMMER BASIN ARE SHOWN ON THE DETAIL SHEET & THEY INCLUDE THE EXCAVATION, EMBANKMENT CONSTRUCTION, SPILLWAY CONSTRUCTION, AND SKIMMER BASIN INSTALLATION. AN IMPERVIOUS LINER IS TO BE INSTALLED ON THE SPILLWAY. THE EMERGENCY SPILLWAY IS TO BE INSTALLED IN CUT OR UNDISTURBED GROUND (NOT OVER THE SKIMMER PIPE). INCLUDE A STONE PAD FOR THE SKIMMER TO REST UPON AND A ROPE ATTACHED TO THE SKIMMER FOR MAINTENANCE IN THE PLAN DETAIL. THE BASIN SURFACE AREA DIMENSIONS, DEPTH, SIDE SLOPES, DAM HEIGHT, EMBANKMENT WIDTH, LENGTH OF EMERGENCY SPILLWAY, SKIMMER SIZE, SKIMMER ORIFICE SIZE, AND DEWATERING TIME ARE ON THE PLAN SHEETS. (GS 113A-57(3), 15A NCAC 04B. 0113)
- INSTALL SILT FENCING OVER AND AROUND TOP OF CULVERTS TO PREVENT EROSION AROUND PIPE. PROVIDE SILT FENCE ALONG STREAM BANK TO PREVENT SEDIMENT LOSS INTO THE STREAM. (GS 113A-57(3))

CONSTRUCTION ENTRANCE NOTES:

- CONSTRUCTION ENTRANCE SHALL BE 12" MINIMUM WIDTH AND 70' MINIMUM LENGTH AND 6" MINIMUM THICKNESS OF STONE (1.5'-3.5') COARSE AGGREGATE WITH GEOTEXTILE UNDERLINER. SEE SHEET D-2.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5'-3.5" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER THE CITY OR STATE REQUIREMENTS.



INLET/OUTLET PROTECTION RIP RAP CHANNEL

BASIN INLET PROTECTION MAINTENANCE:

- RIPRAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM FOR DISPLACED STONES, SLUMPING, AND EROSION AT EDGES, ESPECIALLY DOWNSTREAM OR DOWNSLOPE. IF THE RIPRAP HAS BEEN DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY BEFORE FURTHER DAMAGE CAN TAKE PLACE.
- WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISLODGE THE RIPRAP.
- IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS, WHICH COULD DAMAGE OR DISPLACE THE RIPRAP.

STABILIZATION TIMEFRAMES

| Site Area Description | Stabilization | Timeframe Exceptions |
|--|---------------|---|
| Perimeter dikes, swales, ditches and slopes | 7 days | None |
| High Quality Water (HQW) Zones | 7 days | None |
| Slopes steeper than 3:1 | 7 days | If slopes are 10' or 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 |

NOTES:

- ALL SLOPES 3:1 AND STEEPER, AND DITCHES SHALL BE STABILIZED WITHIN 7 DAYS AND BE LINED WITH BLANKET MATTING.
- PERMANENT GROUNDCOVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR NO MORE THAN 90 CALENDAR DAYS (WHICHEVER IS SHORTER).
- ROADSIDE DITCHES MUST HAVE MATTING IMMEDIATELY UPON CONSTRUCTION OR BY END OF DAY IF CONSTRUCTION CANNOT BE COMPLETED IN ONE DAY.

THERE ARE NO STREAMS OR WETLANDS PRESENT ON THE PROJECT SITE.

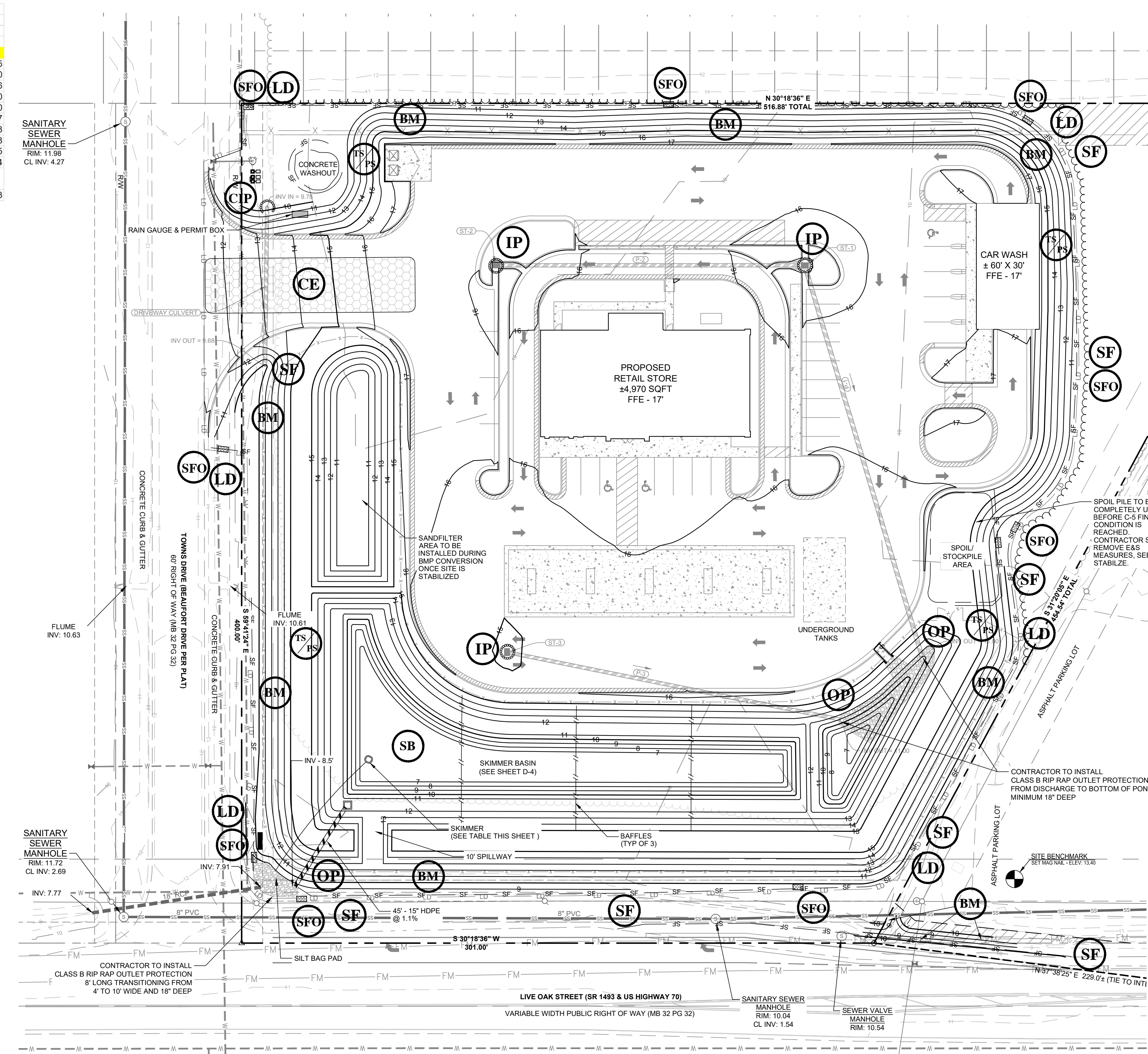
DISTURBED AREA
3.29 ACRES

SKIMMER BASIN PHASE 2

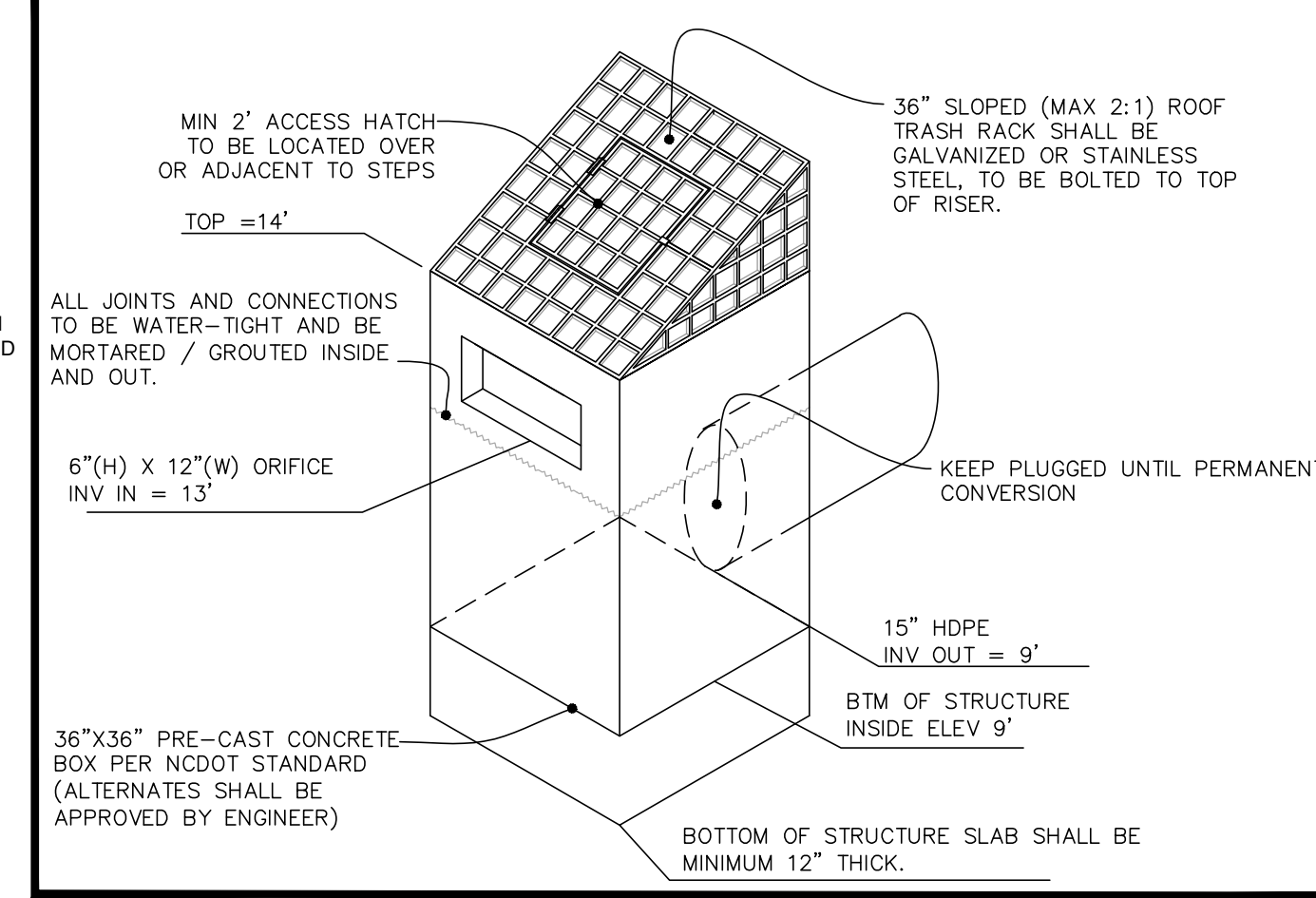
| | | |
|-----------------------------------|---|-------|
| DRAINAGE AREA (acres): | 2.3 | |
| Q25 (CIA) 0.79.96 in/hr*2.3 acres | | |
| Q25 (cfs): | 16.04 | |
| BASIN INFORMATION | REQUIRED PROVIDED @ SPILLWAY* | |
| SURFACE AREA (sf): | 5212 | 15715 |
| VOLUME (cf): | 4140 | 47680 |
| DEPTH (ft): | 2 | 6 |
| WEIR WIDTH (ft): | 10 | 10 |
| TOP BANK ELEV. (ft): | 7 | 7 |
| BOTTOM TRAP ELEV. (ft): | 7 | 7 |
| WEIR ELEV. (ft): | 10 | 13 |
| DESIGN STORM ELEV. (ft): | 13.3 | 13.3 |
| SKIMMER SIZE (in): | 1.5 | 1.5 |
| ORIFICE SIZE (diameter - in): | 1.4 | 1.4 |
| Baffle Spacing (Equidistant, ft): | Varies - Position Minimum of 2 Between Inflow and Skimmer | |
| Basin Dewatering Time, days | 3 | 3 |

E&S LEGEND:

- EXIST / PROPOSED
- CURB INLET
 - DROP INLET
 - JUNCTION BOX
 - FLARED END SECTION (FES)
 - EXISTING STORM PIPE
 - PROPOSED STORM PIPE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - WOODS LINE
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 - OP OUTLET PROTECTION
 - IP INLET PROTECTION
 - CIP CULVERT INLET PROTECTION
 - BM BLANKET MATTING
 - SB SKIMMER BASIN



PIPE DISCHARGE SHALL BE CAPPED OFF UNTIL SCM CONVERSION



POND RISER-STRUCTURE
NOT TO SCALE

811
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REVISIONS

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FIRST ISSUE DATE
10-26-2025

STATE OF NORTH CAROLINA
SEAL
MATTHEW W. HASTINGS
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2028

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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

EROSION CONTROL PLAN
PHASE II

PROJECT NO.
25-0099

DRAWING NAME:
25-0099_S

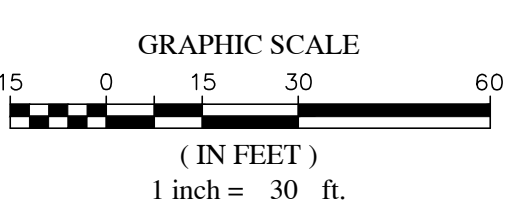
SHEET NO.
C-5

SITE INFORMATION

OWNER: RHETSON CAPITAL, LLC
 CONTACT: GREG STEWART
 MAILING ADDRESS: 2075 JUNIPER LAKE RD WEST END, NC 27376 (910) 944-0881
 TELEPHONE NUMBER: 730612967429000
 PARCEL #: 730612967429000
 PROPERTY ADDRESS: LIVE OAK STREET
 PLANNING JURISDICTION: TOWN OF BEAUFORT
 STATE: NORTH CAROLINA
 RECEIVING CHANNEL: OUTLET NORTH RIVER
 RIVER: NORTH RIVER
 RIVER BASIN: WHITE OAK
 HUC: 030203010503
 FEMA MAP NUMBER: 37207306001 (NOT IN FLOODPLAIN)
 SOILS: NAME: DESCRIPTION SLOPES:
 Ap (ARAPAHOE FINE SANDY LOAM)
 Tm (TOMCOTLEY FINE SANDY LOAM)
 DEED: BK 781; PG 208
 TOTAL PARCEL AREA: 3.76 ACRES
 PROP. IMPERVIOUS AREA: 1.83 ACRES (49%)
 MAX. ALLOWABLE: N/A
 MIN. LOT SIZE: 5,000 SF
 MIN. LOT WIDTH: 60'
 MAX. HEIGHT: 40'
 EXISTING ZONING: B-1
 CURRENT USE: VACANT
 PROPOSED USE: COMMERCIAL - GAS STATION
 FRONT SETBACK: 30'
 REAR SETBACK: 15'
 SIDE SETBACKS: 15'
 HOURS OF OPERATION: SUNDAY-SATURDAY, 8AM-10PM
 PARKING PROVIDED: 26 SPACES + 1 LOADING AREA

ENGINEER CONTACT
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 SOUTH BOSTON, VA 24592
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 (434) 575-9817 (FAX)
 MATT.HASTINGS@SUMMITDE.COM

DEVELOPER/FUTURE OWNER
 RHETSON CAPITAL, LLC
 GREG STEWART
 2075 JUNIPER LAKE RD
 WEST END, NC 27376
 (910) 944-0881 (PHONE)
 PERMITS@RHETSON.COM



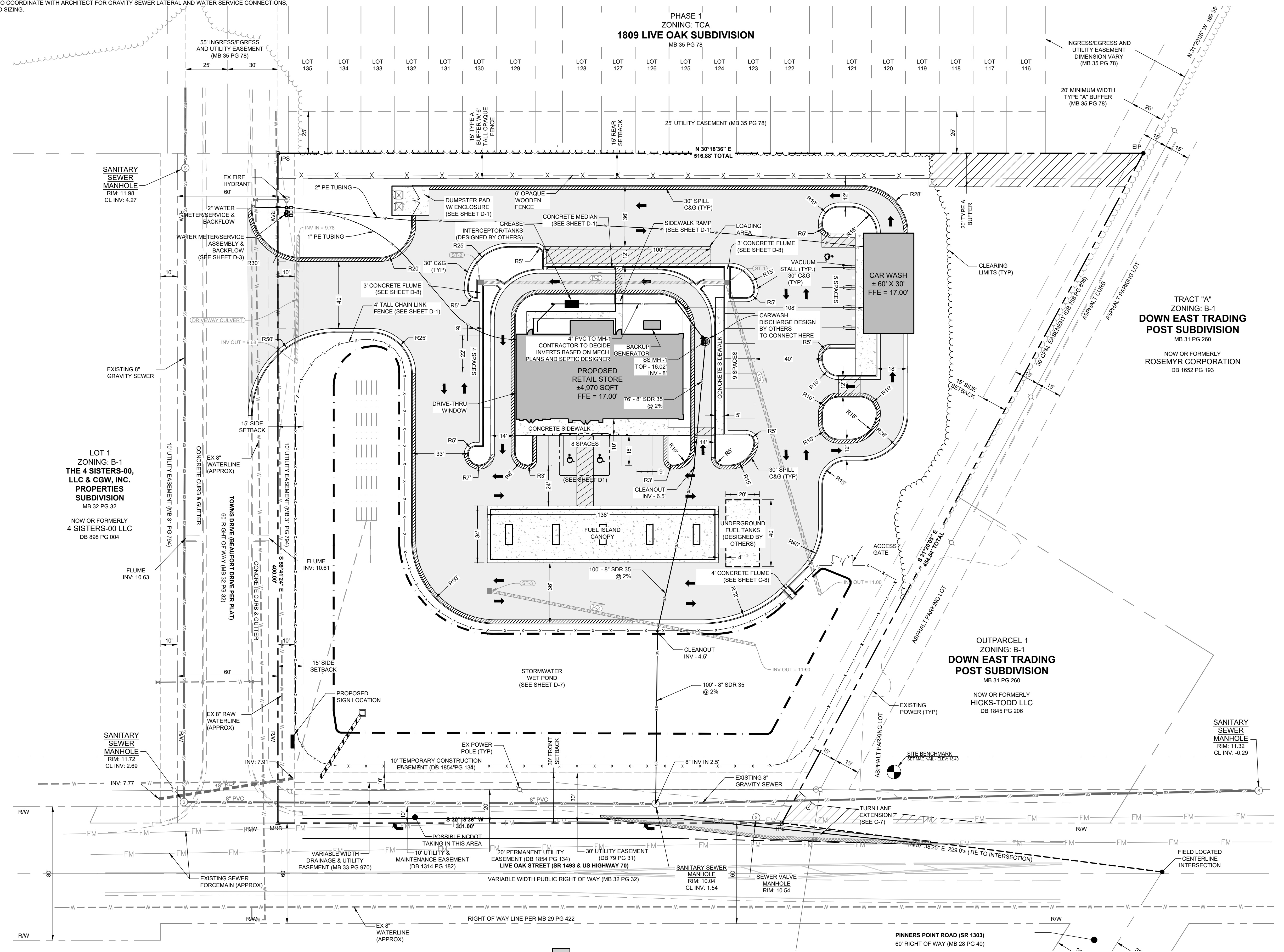
UTILITIES LEGEND:

- | | |
|------------------|-------------------------------|
| EXIST / PROPOSED | WATER VALVE |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER METER |
| ⊕ | FIRE DEPT. CONNECTION (FDC) |
| ⊕ | REDUCER |
| ⊕ | PLUG & BLOCK |
| ⊕ | MECHANICAL JOINT / BEND |
| ⊕ | POST INDICATOR VALVE (PIV) |
| ⊕ | AIR RELEASE VALVE (ARV) |
| ⊕ | SANITARY SEWER MANHOLE |
| ⊕ | SEWER CLEAN OUT |
| ⊕ | CURB INLET |
| ⊕ | DROP INLET |
| ⊕ | JUNCTION BOX |
| ⊕ | FLARED END SECTION (FES) |
| — | EXISTING WATER MAIN |
| — | PROPOSED WATER MAIN / SERVICE |
| — | EXISTING GAS MAIN |
| — | PROPOSED GAS MAIN |
| — | EXISTING OVERHEAD ELECTRIC |
| — | PROPOSED UNDERGROUND ELECTRIC |
| — | EXISTING SEWER MAIN |
| — | PROPOSED SEWER MAIN / SERVICE |
| — | EXISTING STORM PIPE |
| — | PROPOSED STORM PIPE |
| — | PROPOSED FENCE |



SITE NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF BEAUFORT, NCDOT, NCDEQ, AND NCDWR STANDARDS AND SPECIFICATIONS.
 - ALL PAVEMENT AND CONCRETE SECTIONS SHALL MEET OR EXCEED NCDOT AND THE TOWN OF BEAUFORT STANDARDS.
 - PARKING AREAS AND DRIVE ISLES SHALL BE CONSTRUCTED TO MEET TOWN OF BEAUFORT DEVELOPMENT STANDARDS.
 - CONTRACTOR SHALL MAINTAIN ANY EXISTING ACCESSES TO ADJACENT RESIDENCES, BUSINESSES AND PROPERTIES AT ALL TIMES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.
 - THIS SITE IS NOT LOCATED WITHIN THE FLOODPLAIN.
- UTILITY NOTES:**
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS BY "SPOT DIGGING" BEFORE EXCAVATION WORK.
 - ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND, IF ALLOWED BY LOCAL CODES.
 - ALL PUBLIC UTILITIES AND CONNECTIONS TO PUBLIC UTILITIES SHALL CONFORM TO THE TOWN OF BEAUFORT STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.
 - PRIOR TO THE CONSTRUCTION OF ANY WATER OR SEWER MAIN EXTENSIONS, THE ENGINEER OF RECORD SHALL BE CONTACTED BY THE GENERAL CONTRACTOR TO DISCUSS CERTIFICATION REQUIREMENTS. FAILURE TO CONTACT THE ENGINEER OF RECORD OR PROVIDE ANY OF THE REQUESTED DOCUMENTATION DISCUSSED MAY RESULT IN THE INABILITY OF THE ENGINEER TO CERTIFY THE LINE OR ACCEPTANCE BY THE TOWN OF BEAUFORT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY, AGENCY OR COMPANY.
 - THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND DISTURBANCES WITH EXISTING USERS AND THE TOWN OF BEAUFORT, SO THAT ANY SERVICE INTERRUPTIONS ARE MINIMAL.
 - ALL WATER MAIN FITTINGS, BENDS, TEES, ETC. SHALL BE RESTRAINED w/ MECHANICAL JOINT FITTINGS OR THRUST BLOCKS.
 - CONTRACTOR TO COORDINATE WITH ARCHITECT FOR GRAVITY SEWER LATERAL AND WATER SERVICE CONNECTIONS, MATERIALS, AND SIZING.



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TYPE OF DRAWINGS
 BEAUFORT - MINUTE MAN
 LIVE OAK STREET
 BEAUFORT, NC

SITE & UTILITY PLAN

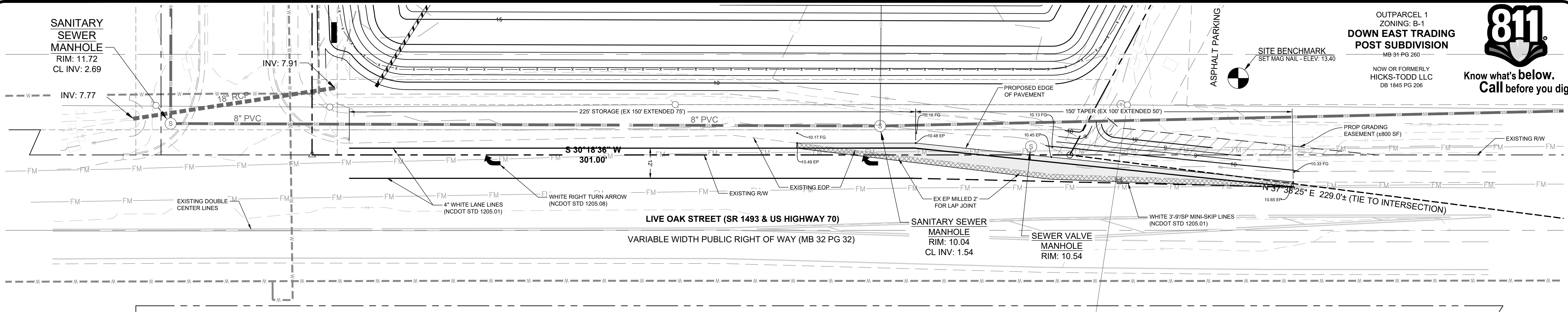
PROJECT NO.: 25-0099
 DRAWING NAME: 25-0099_S
 SHEET NO.: C-6

SANITARY SEWER MANHOLE
RIM: 11.72
CL INV: 2.69

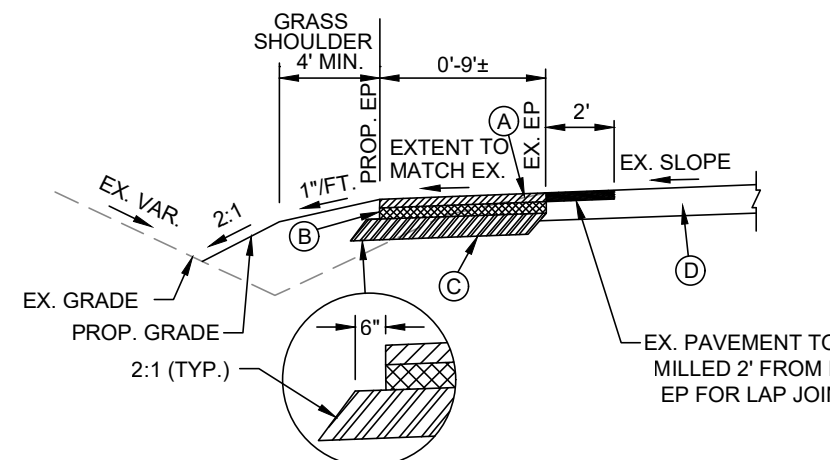
OUTPARCEL 1
ZONING: B-1
POST SUBDIVISION
MB 31 PG 200
NOW OR FORMERLY
HICKS-TODD LLC
DB 1845 PG 206



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- NOTES:
- ALL PAVEMENT MARKINGS SHALL BE THERMO PLASTIC AND COMPLY W/ LATEST NCDOT STANDARD DRAWINGS.
 - ALL PUBLIC TRAFFIC IMPROVEMENTS, MARKINGS & SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH 2024 NCDOT STANDARD DRAWINGS, AS WELL AS STANDARD SPECIFICATIONS FOR ROADWAYS & STRUCTURES.
 - ALL ROADSIDE SIGNS ADJACENT TO SECTIONS OF ROAD WIDENING SHALL BE RELOCATED PER NCDOT REQUIREMENTS.
 - CONTRACTOR SHALL ADHERE STRICTLY TO ALL PROVISIONS AND CONDITIONS OF THE DRIVEWAY PERMITS AND ENCROACHMENT AGREEMENTS.



PAVEMENT SCHEDULE

| | |
|-----|--|
| (A) | 3"-S9 SC WHICH INCLUDES TWO - 1.5" LIFTS |
| (B) | 4" - 119.0C |
| (C) | 5" - B25.0C |
| (D) | EX. PAVEMENT STRUCTURE |

- NOTES:
- ALL EARTHWORK AND FILL FOR TRAFFIC IMPROVEMENTS SHALL BE CONDUCTED AND TESTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS.
 - ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE NORTH AMERICAN GREEN (NAG) CONSTRUCTION PRODUCTS TURF REINFORCEMENT MATS SC150 OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED ON PLANS. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

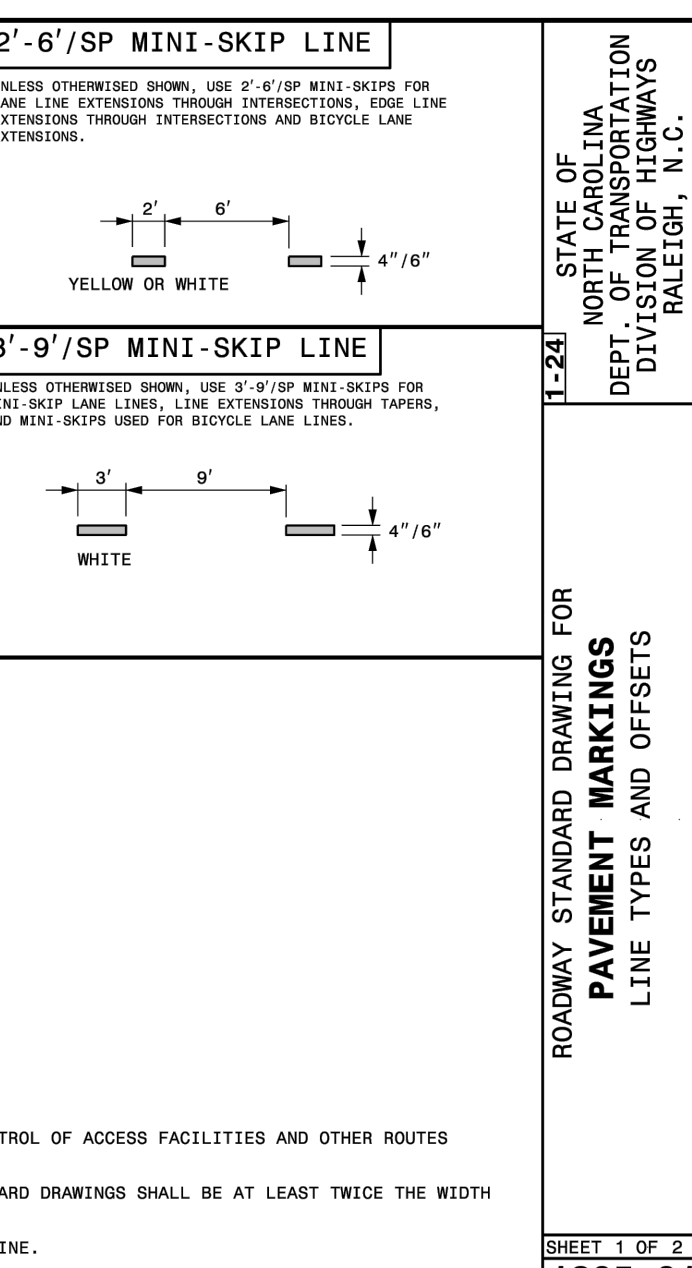
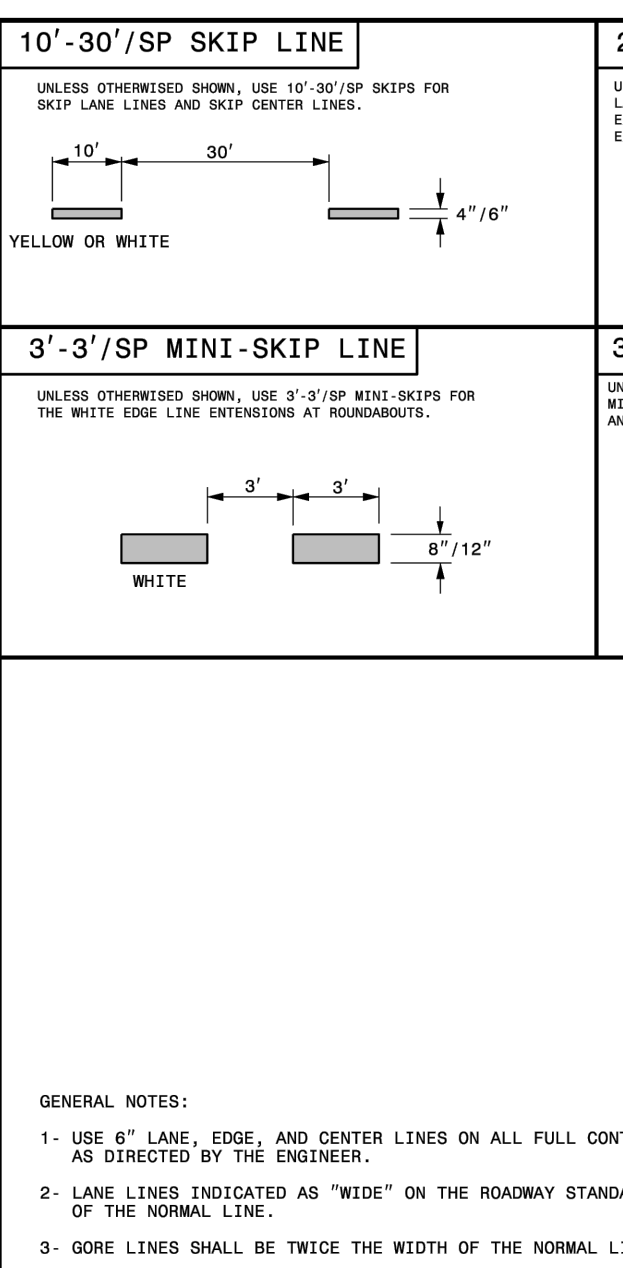
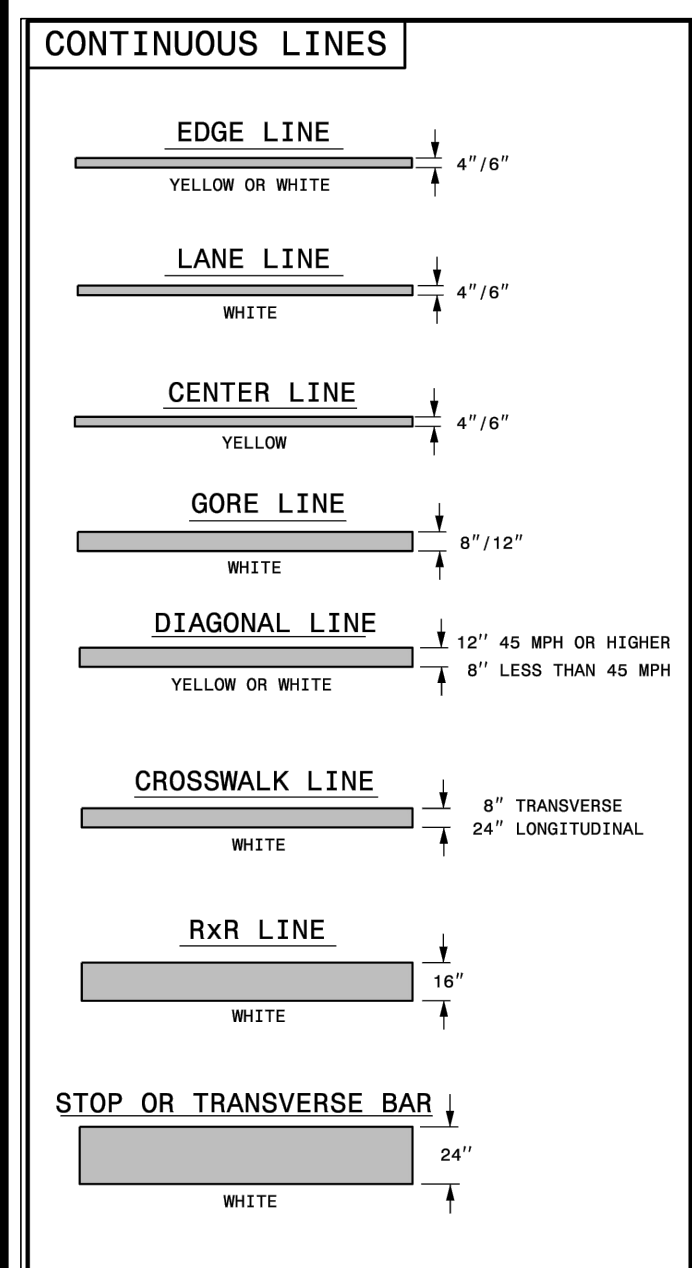
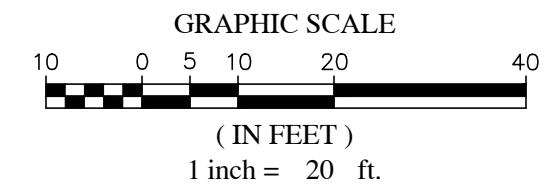


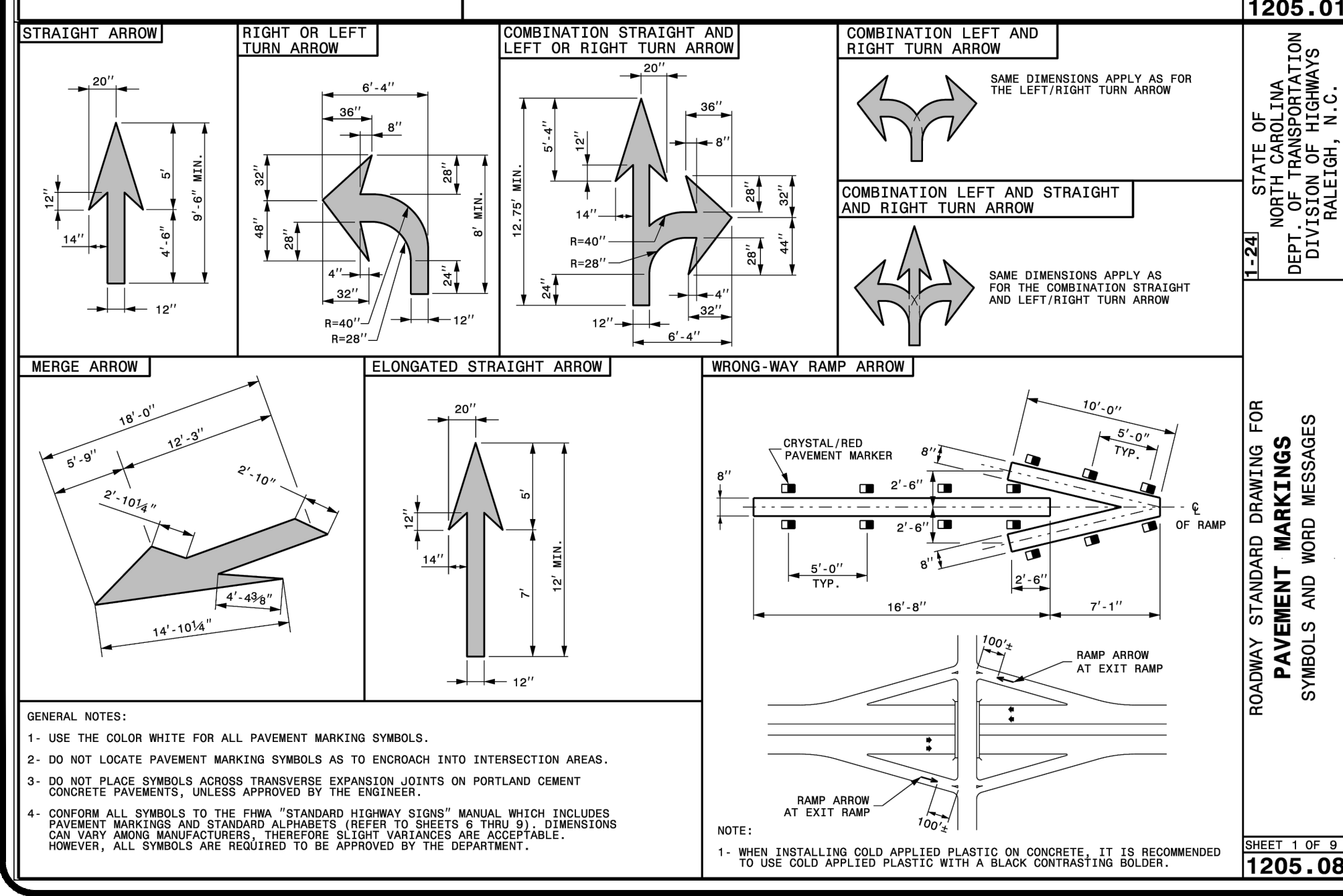
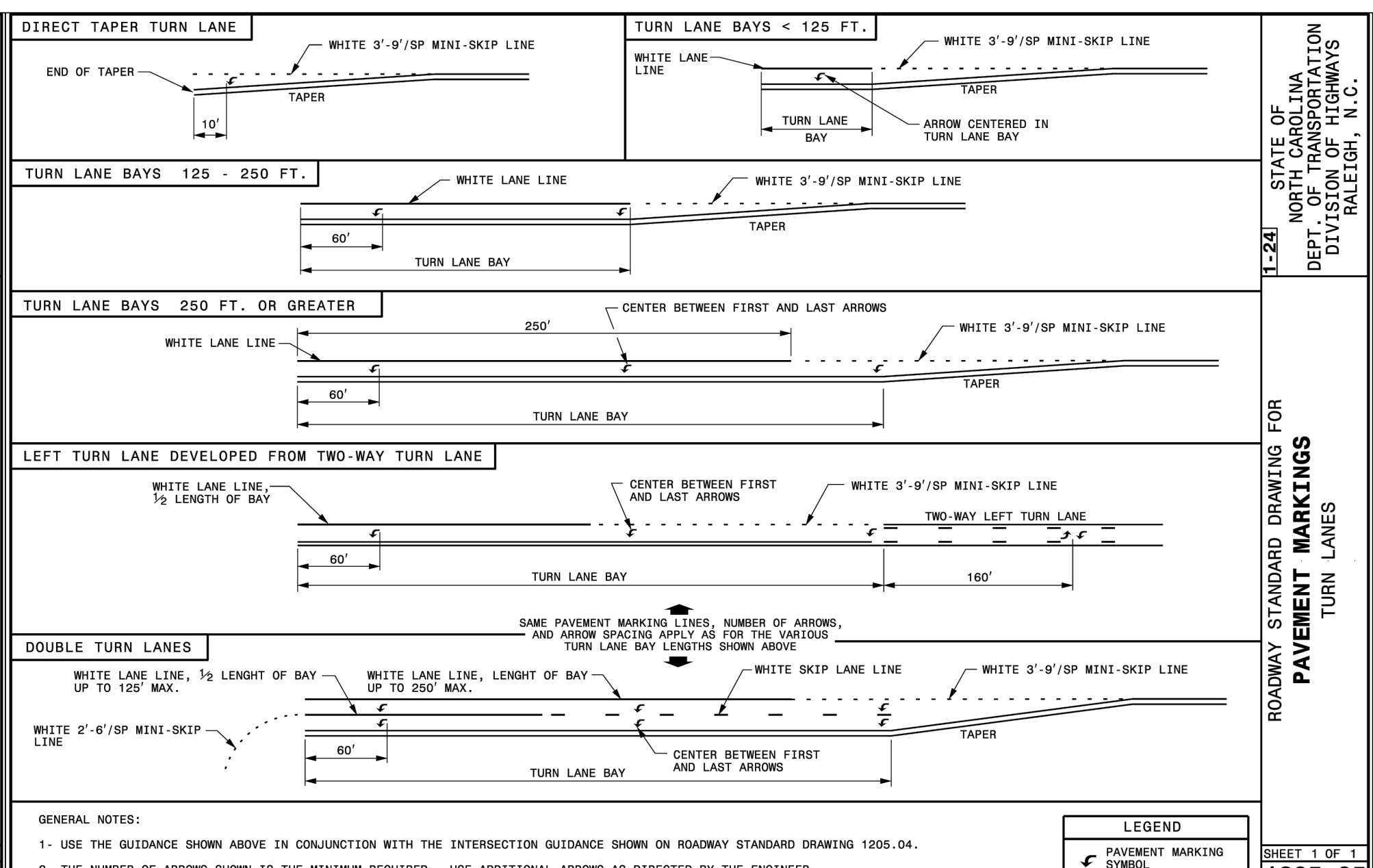
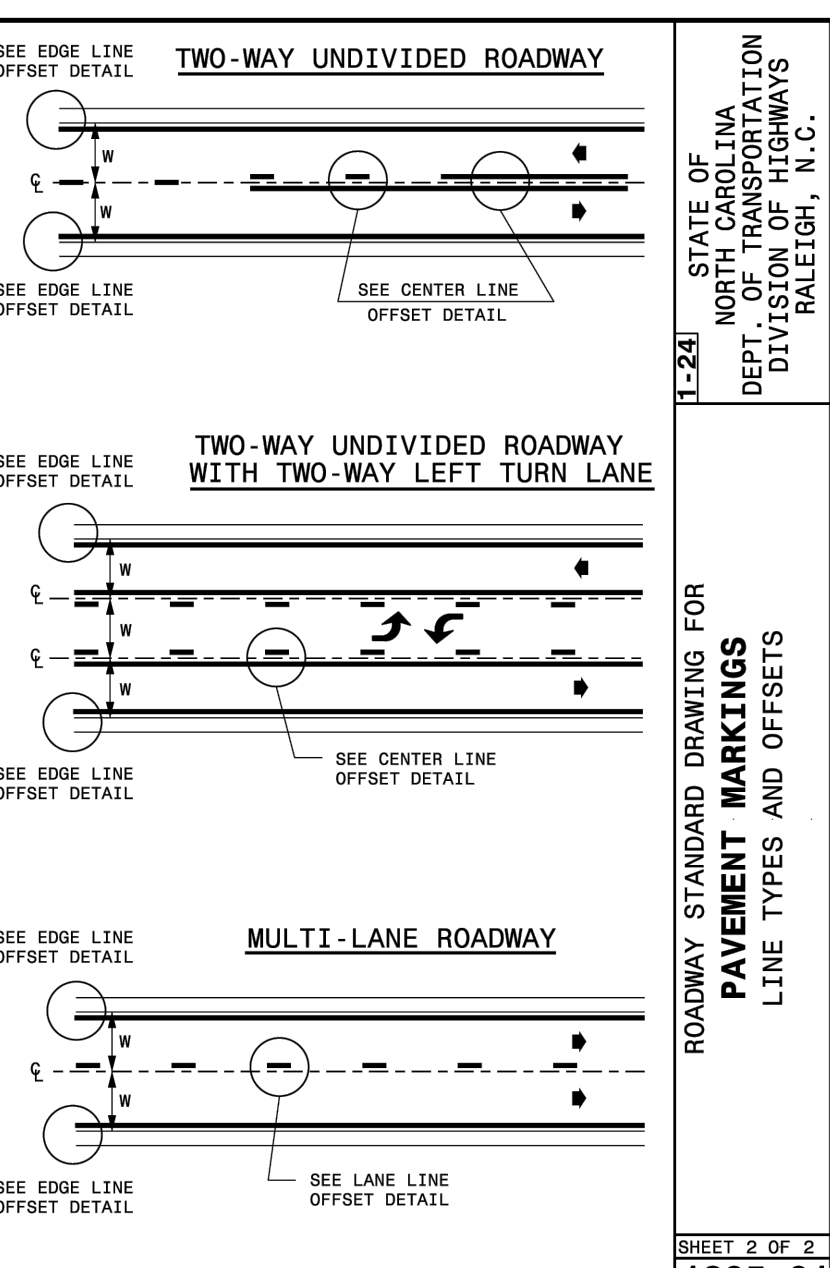
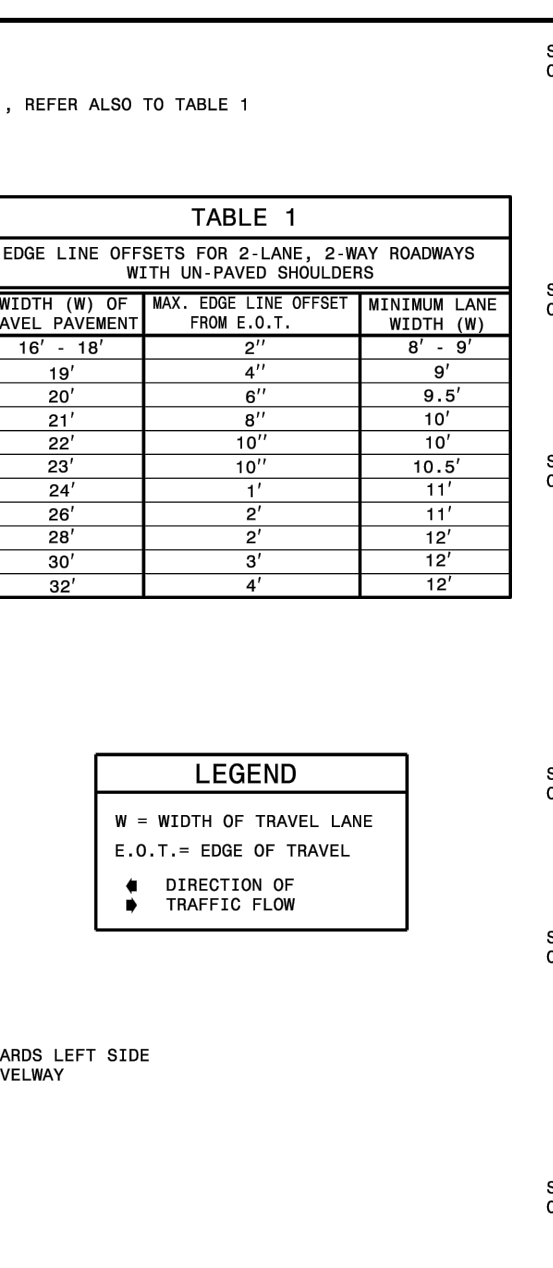
TABLE 1

| WIDTH (W) OF TRAVEL LANE | MAX. EDGE LINE OFFSET FROM E.O.T. | MINIMUM LANE WIDTH (W) |
|--------------------------|-----------------------------------|------------------------|
| 16' - 18' | 2" | 8' - 9' |
| 19' | 4" | 9' |
| 20' | 6" | 9.5' |
| 21' | 8" | 10' |
| 22' | 10" | 10' |
| 23' | 10" | 10.5' |
| 24' | 11" | 11' |
| 26' | 2" | 11' |
| 28' | 2" | 12' |
| 30' | 3" | 12' |
| 32' | 4" | 12' |

LEGEND

W = WIDTH OF TRAVEL LANE
E.O.T. = EDGE OF TRAVEL

• DIRECTION OF TRAFFIC FLOW



PROJECT NO. 25-0099
DRAWING NAME: 25-0099_S
SHEET NO. C-7

TYPE OF DRAWINGS: BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

LIVE OAK ST TURN LANE EXTENSION

REVISIONS

| NO. | DATE | BY |
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PROJECT ENGINEER/ARCHITECT: MWH/HAIT HASTINGS@SUMMITDE.COM
PROJECT MANAGER: MWH/HAIT HASTINGS@SUMMITDE.COM
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FIRST ISSUE DATE: 10-29-2025

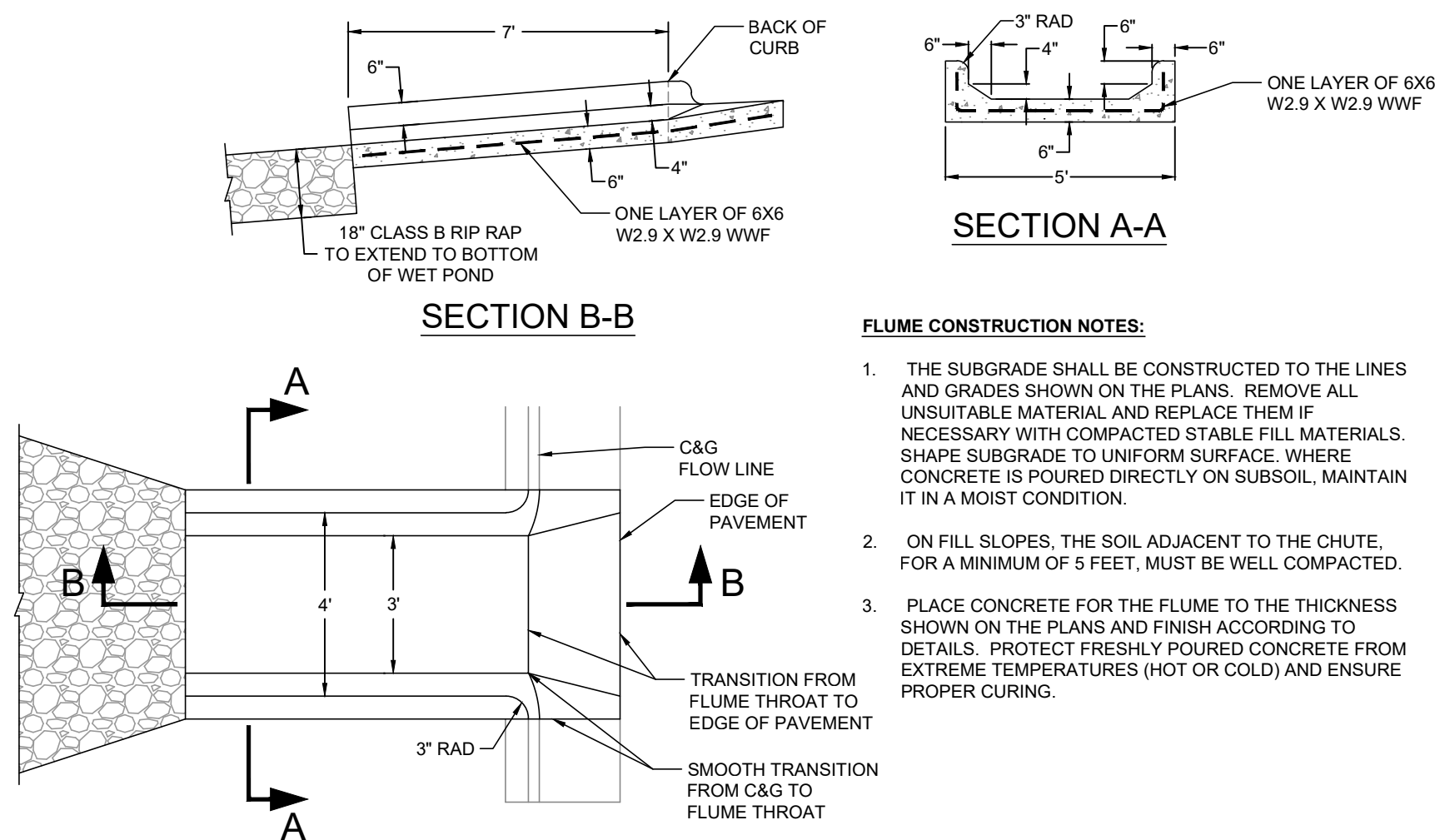
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

SEAL: MATHIEW W. HASTINGS, PE, 3603

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GRADING & STORM DRAINAGE NOTES:

- 1. ALL PIPE TO BE INSTALLED ON-SITE AND IN THE RIGHTS OF WAY SHALL MEET OR EXCEED THE NCDOT ASTM AND AASHTO SPECIFICATION REQUIREMENTS FOR SUCH PIPE MATERIAL. CONTRACTOR SHALL VERIFY APPROVAL WITH NCDOT FOR ALL PIPE MATERIALS TO BE USED IN THE RIGHT OF WAY.

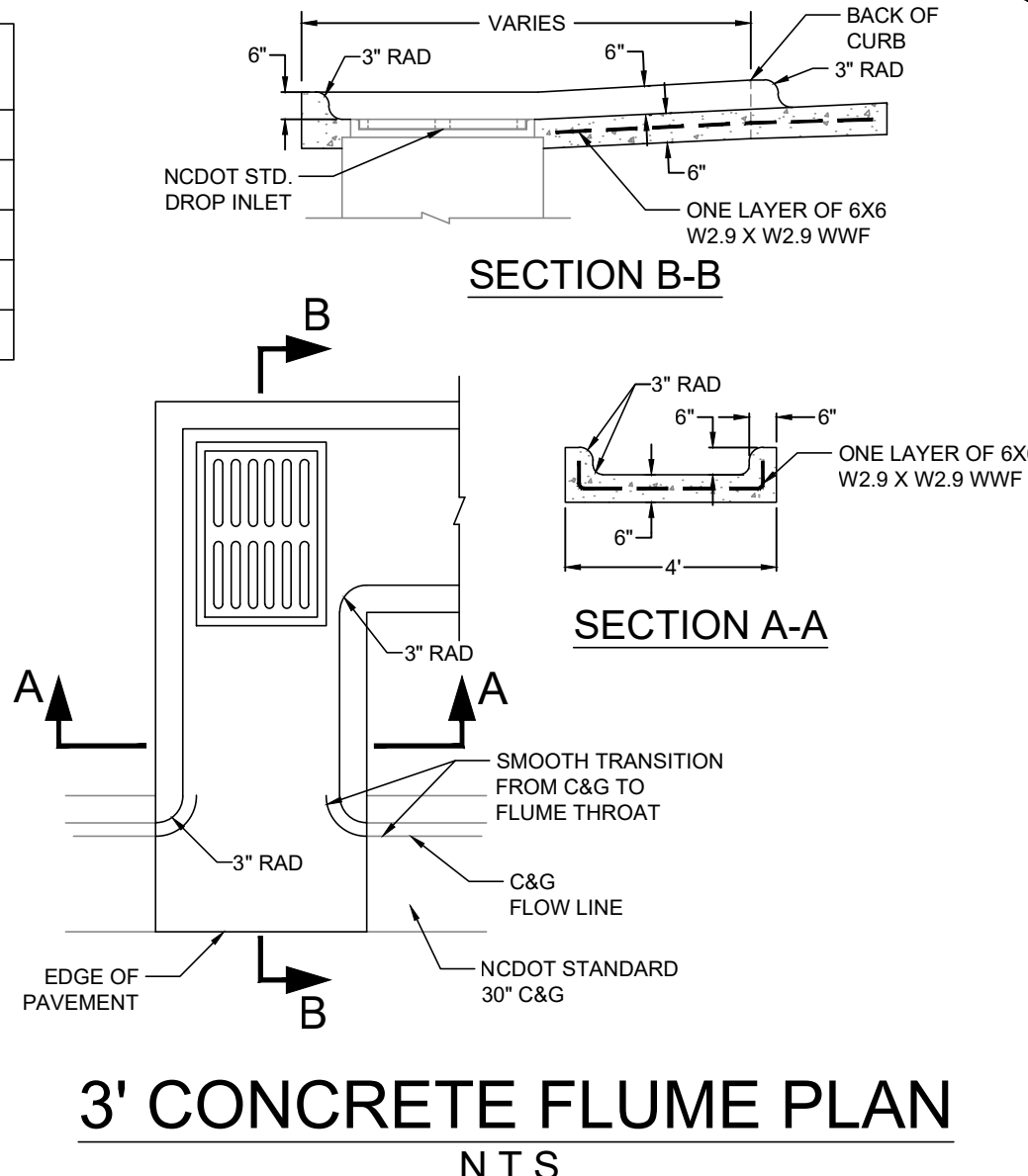


4' CONCRETE FLUME PLAN N.T.S.

STRUCTURE DATA table with columns for structure ID, RIM, and INVERT elevations for ST-1, ST-2, and ST-3.

PIPE SCHEDULE table with columns for NAME, MATERIAL, LENGTH, SIZE, SLOPE, START, INVERT UP, END, and INVERT DOWN.

Beaufort Minuteman Inlet Summary - 10 YEAR (5 MIN. TC) table showing flow characteristics for various inlet types and flume sections.



3' CONCRETE FLUME PLAN N.T.S.

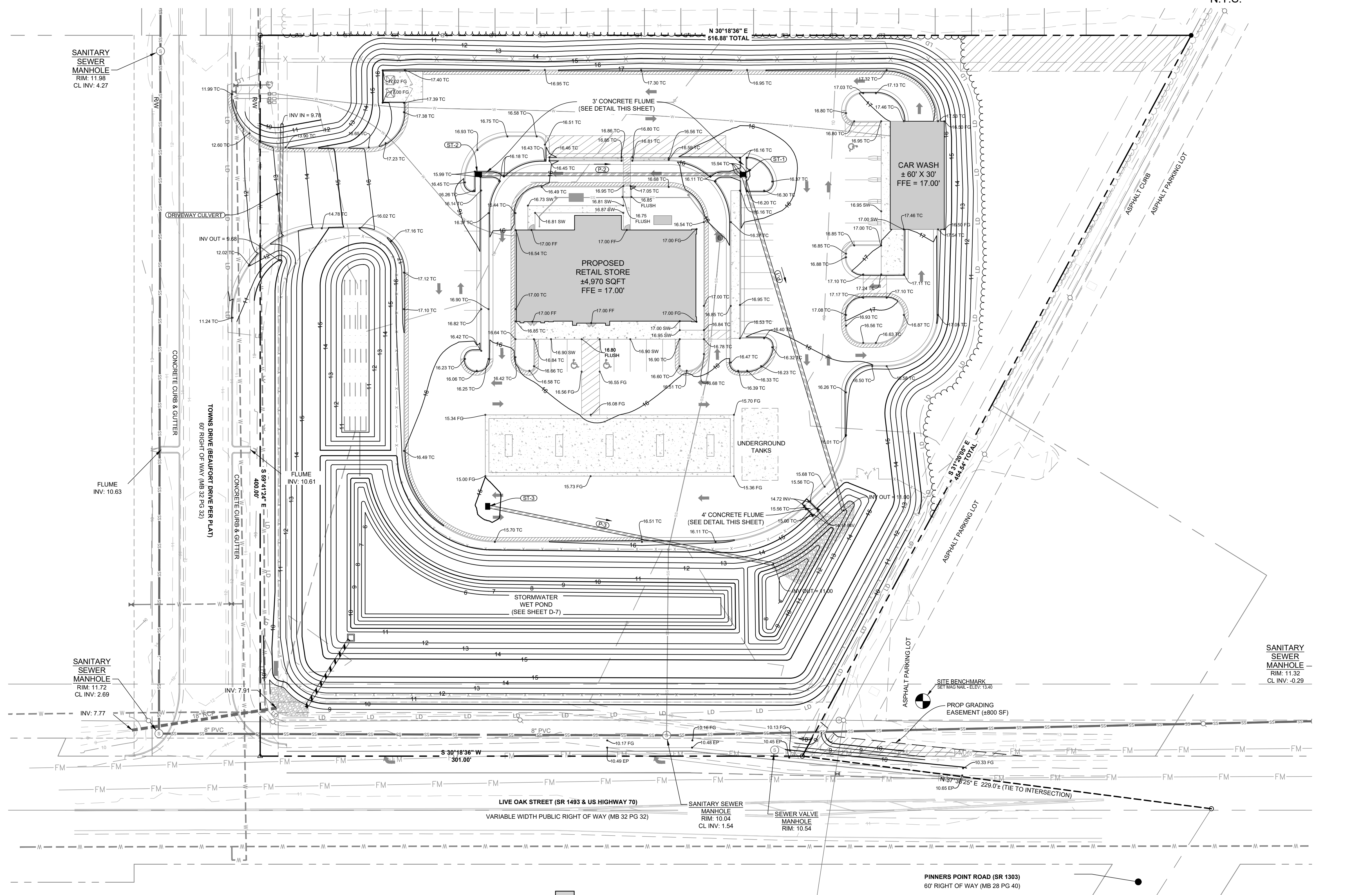
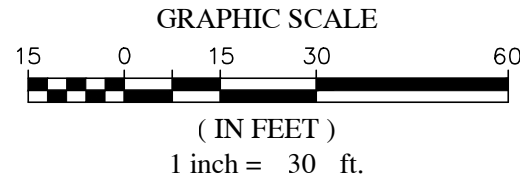
STABILIZATION TIMEFRAMES table with columns for Site Area Description, Stabilization, and Timeframe Exceptions.

*ALL SLOPES STEEPER THAN 3:1, AND DITCHES, SHALL BE STABILIZED WITHIN 7 DAYS

DISTURBED AREA 3.29 ACRES

GRADING & STORM LEGEND:

- EXISTING WATER METER, EXISTING CLEANOUT, EXISTING FIRE HYDRANT, EXISTING UTILITY POLE, EXISTING LIGHT POLE, EXISTING BOLLARD, EXISTING POST INDICATOR VALVE, EXISTING SANITARY SEWER MANHOLE, EXISTING TELEPHONE PEDESTAL, EXISTING ELECTRIC ACCESS, EXISTING GAS METER, EXISTING GAS REGULATOR, EXISTING WATER VALVE.

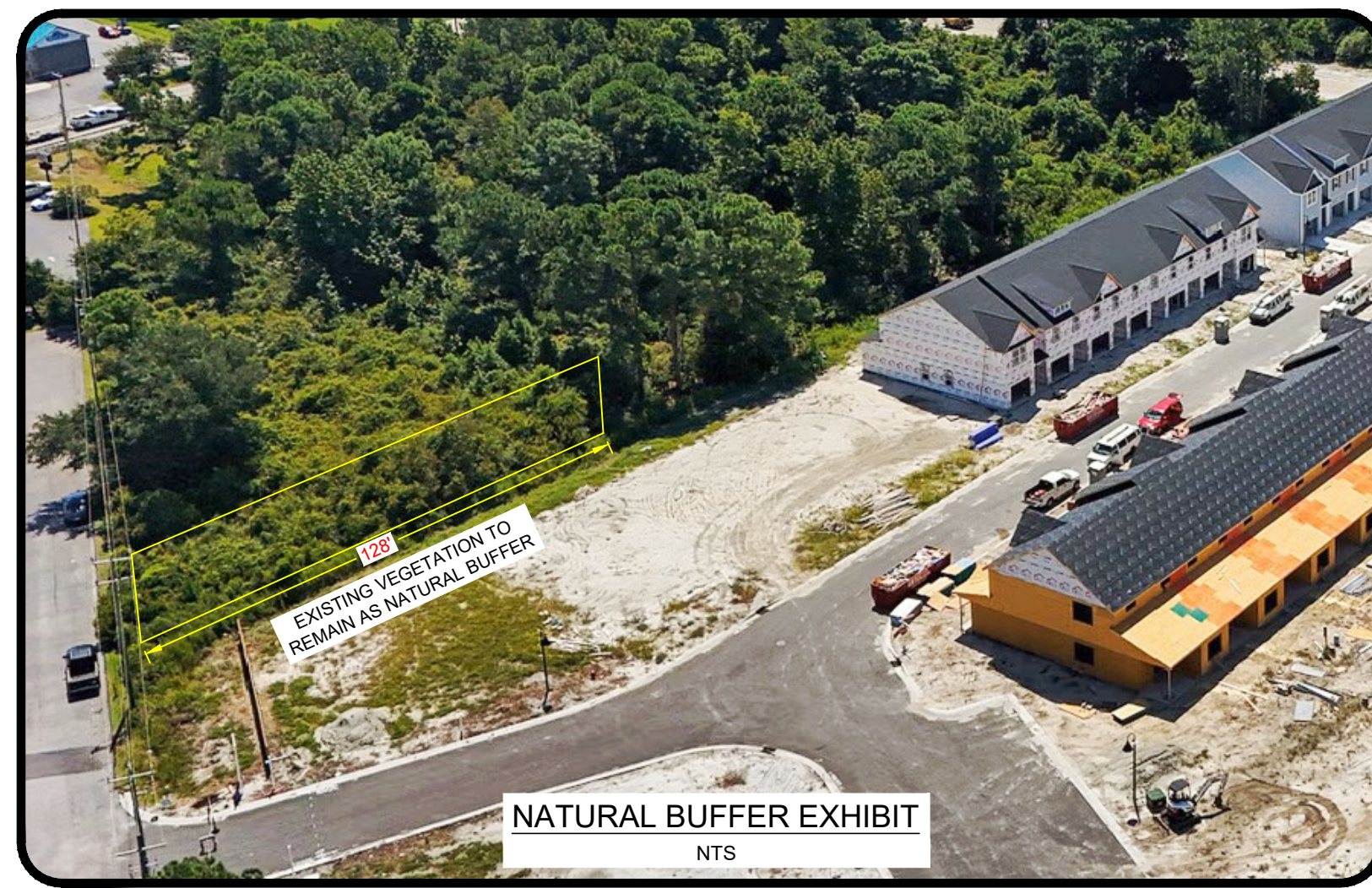


Vertical sidebar containing project information, revision table, professional seals, and contact information for Summit Design and Engineering Services.

GENERAL LANDSCAPING NOTES:

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES AND PROPOSED SITE LIGHTING POLE LOCATIONS LOCATED PRIOR TO INSTALLING PLANT MATERIAL.
- ALL LANDSCAPING SHALL COMPLY WITH SECTIONS 14.15 AND 19 OF THE LAND DEVELOPMENT ORDINANCE FOR THE TOWN OF BEAUFORT.
- CONTRACTOR SHALL NOT PLANT NEW PLANT MATERIAL IN CRITICAL ROOT ZONES OF EXISTING TREES TO BE SAVED AND PROTECTED ON SITE.
- ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTING, SOIL OR MULCH SHALL BE SEEDED LAWN.
- CONTRACTOR SHALL AMEND ALL PROPOSED PLANT BEDS WITH ORGANIC SOIL AMENDMENT (COMPOST). POTILL BEDS TO A DEPTH OF 6". ADD 2" OF COMPOST AND ROTOTILL AGAIN. REMOVE ALL EXIST. WEEDS, GRASS AND ROOTS.
- CONTRACTOR SHALL BAKE SMOOTH AND APPLY 1" 20" TOPSOIL TO ALL LAWN AREAS RECEIVING SEED. REMOVE ALL EXIST. WEEDS, GRASS AND ROOTS.
- ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH. REFERENCE DETAILS FOR DEPTH AND TYPE OF MULCH. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS.
- FINISHED GRADE IN LANDSCAPE ISLANDS THAT ARE TO RECEIVE MULCH SHALL BE SET SO THAT IT IS ONE INCH LOWER THAN THE TOP OF SURROUNDING CURBS. MULCH WITH 3" OF TROPIC SHIELDED HARDWOOD MULCH FROM A REPUTABLE LOCAL SOURCE.
- CONTRACTOR SHALL PROVIDE WATER PERMEABLE WEED MAT FOR ALL PLANTING BEDS.
- ALL TREES SHALL BE PLANTED IN A MULCH BED 4" - 6" WIDE MINIMUM DEPENDING ON TREE SIZE AT MATURITY.
- CONTRACTOR MAY SUBSTITUTE SHRUBS AND TREES FROM THE LAND DEVELOPMENT ORDINANCE'S "NATIVE SHRUBS AND TREES OF CARTER COUNTY" TABLES WITH THE TOWN'S APPROVAL.

| PLANTING SCHEDULE | | | | | | | |
|---------------------|-----|-------------------------|----------------|----------|----------------|-----------|---------------|
| SYM/KEY | QTY | BOTANICAL NAME | COMMON NAME | CALIPER | INITIAL HEIGHT | MATURE HT | SPECIFICATION |
| LARGE TREES | | | | | | | |
| 6 | 6 | NYSSA SYLVATICA | BLACK GLIM | 2" MIN | 8" MIN | 30-50' | B&B AS SHOWN |
| 15 | 15 | ILEX OPACA | AMERICAN HOLLY | 2" MIN | 8" MIN | 15-30' | B&B AS SHOWN |
| MEDIUM TREES | | | | | | | |
| 4 | 4 | OXYDENDRUM ARBOREUM | SOURWOOD | 1.5" MIN | 6" MIN | 20-30' | B&B AS SHOWN |
| 8 | 8 | PERSEA BORBONIA | RED BAY | 1.5" MIN | 6" MIN | 30-50' | B&B AS SHOWN |
| SMALL TREES | | | | | | | |
| 37 | 37 | MRYICA CERIFERA | WAX MYRTLE | 1" MIN | 4.5" MIN | 20-25' | B&B AS SHOWN |
| 23 | 23 | OSMANTHUS AMERICANUS | TEA OLIVE | 1" MIN | 4.5" MIN | 15-25' | B&B AS SHOWN |
| SHRUBS | | | | | | | |
| 105 | 105 | PHODODENDRON NUXIFLORUM | WILD AZALEA | 1.5" MIN | 4" MIN | | AS SHOWN |
| 50 | 50 | LEUCODIODE AXILLARIS | FETTERBUSH | 1.5" MIN | 3" MIN | | AS SHOWN |



NATURAL BUFFER EXHIBIT NTS

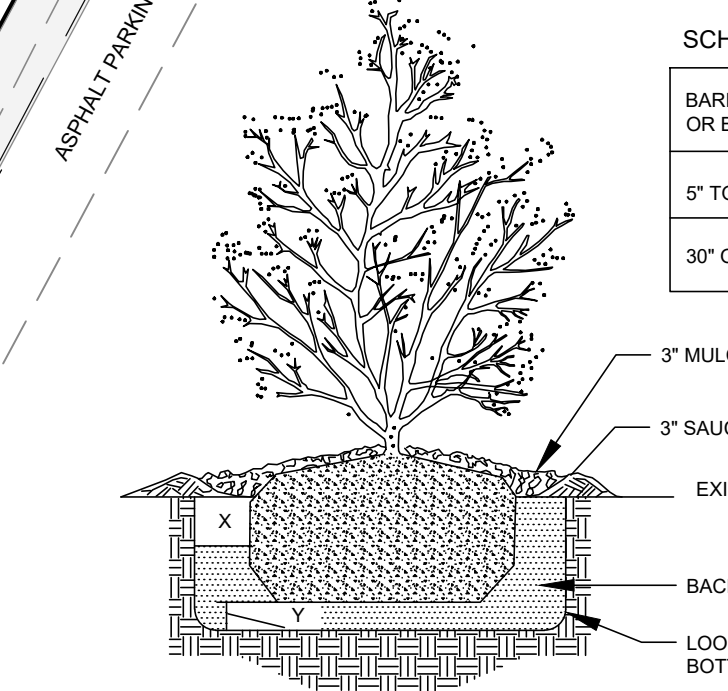
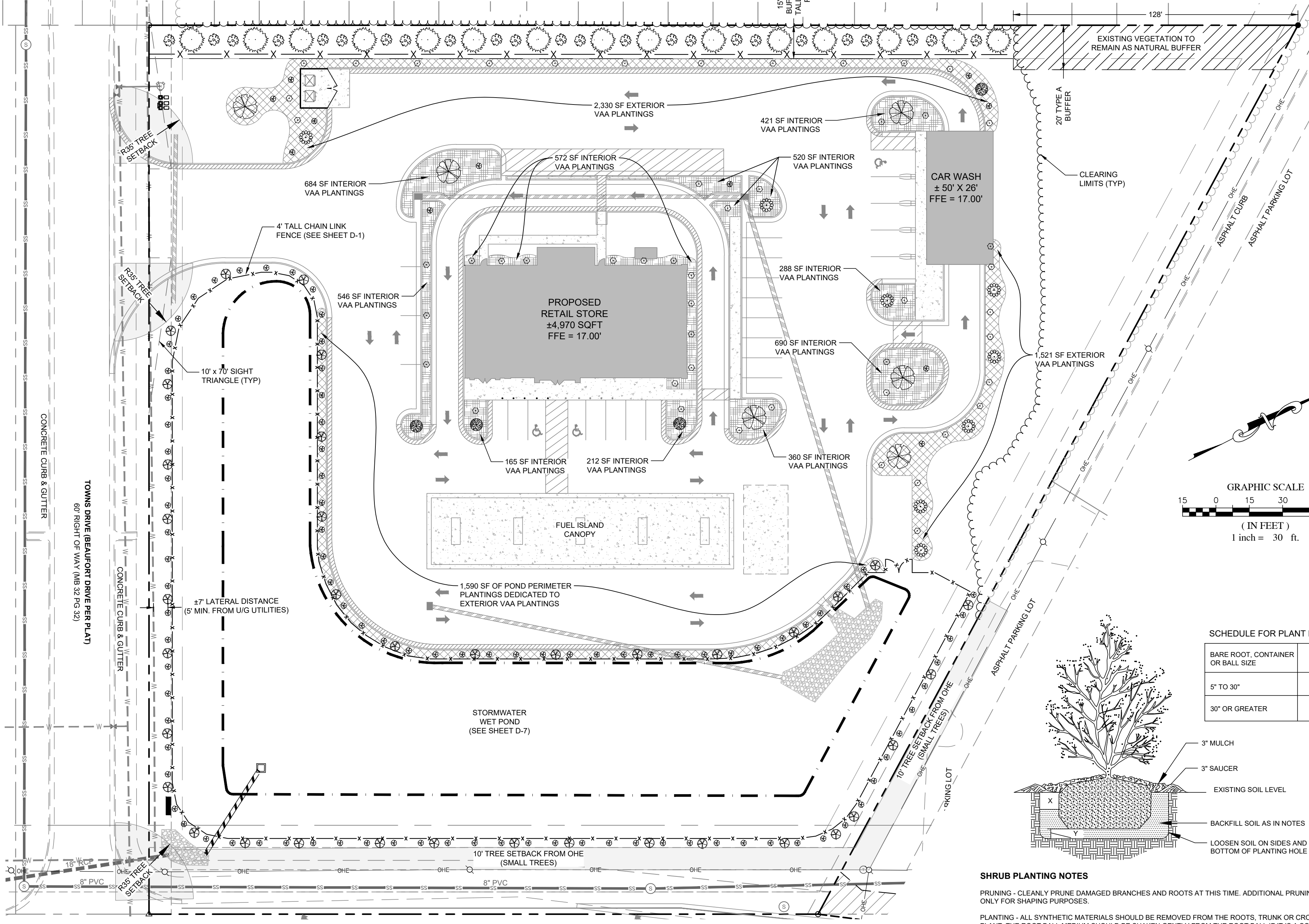
| Table 14-2 Minimum Installed Tree Dimensions | | |
|---|---------------------------|------------------------------|
| Tree Size Category (all trees at maturity size) | Minimum DBH (at planting) | Minimum Height (at planting) |
| Small Trees, 10'-20' Tall (see Appendix A) | 1.5" | 4' |
| Medium Trees, 20'-50' Tall (see Appendix A) | 1.5" | 6' |
| Large Trees, 50' or Taller (see Appendix A) | 2" | 8' |

| Table 19-1 "Type A" Screen Buffer Yard Minimum Plants Per 100 Linear Feet | |
|--|---|
| SCREENING/BUFFERING MATERIAL | BUFFER YARD WIDTH OPTIONS |
| Large trees (evergreen) | 10-19 ft. 20 ft. or more |
| Small trees (evergreen) | 4 6 4 |
| Large Shrubs (evergreen only) | 0 25 |
| Build opaque fence or wall (6' height minimum) covering entire length of buffer yard | Required Optional |
| MINIMUM AMOUNT OF REQUIRED SCREENING/BUFFERING MATERIAL PER 100 LINEAR FEET TOTAL | 10 trees plus fence or wall 10 trees plus 25 large shrubs |

| TYPE "A" BUFFER W/ FENCE PLANT CALCULATIONS | | | | |
|---|----------|----------------------|-----|----------|
| PLANTS | RATE | CALCULATION | QTY | PROVIDED |
| SMALL TREES REQUIRED | 6 / 100' | (386'/100')x4 = 15.4 | 23 | 24 |
| LARGE SHRUBS REQUIRED | 0 / 100' | | 0 | 0 |

| VAA LANDSCAPING LEGEND | |
|---|--|
| | INTERIOR PROVIDED (4,458 SF) REQUIRED (4,242 SF) |
| | EXTERIOR PROVIDED (5,441 SF) REQUIRED (4,242 SF) |
| TOTAL PROVIDED VAA AREA 9,899 SF | |
| TOTAL REQUIRED VAA AREA 8,484 SF | |

- UTILITIES LEGEND:**
- EXIST / PROPOSED
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - FIRE DEPT. CONNECTION (FDC)
 - REDUCER
 - PLUG & BLOCK
 - MECHANICAL JOINT / BEND
 - POST INDICATOR VALVE (PIV)
 - AIR RELEASE VALVE (ARV)
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN OUT
 - CURB INLET
 - DROP INLET
 - JUNCTION BOX
 - FLARED END SECTION (FES)
 - EXISTING WATER MAIN
 - PROPOSED WATER MAIN / SERVICE
 - EXISTING GAS MAIN
 - PROPOSED GAS MAIN
 - EXISTING OVERHEAD ELECTRIC
 - PROPOSED UNDERGROUND ELECTRIC
 - EXISTING SEWER MAIN
 - PROPOSED SEWER MAIN / SERVICE
 - EXISTING STORM PIPE
 - PROPOSED STORM PIPE
 - PROPOSED FENCE



SHRUB PLANTING NOTES

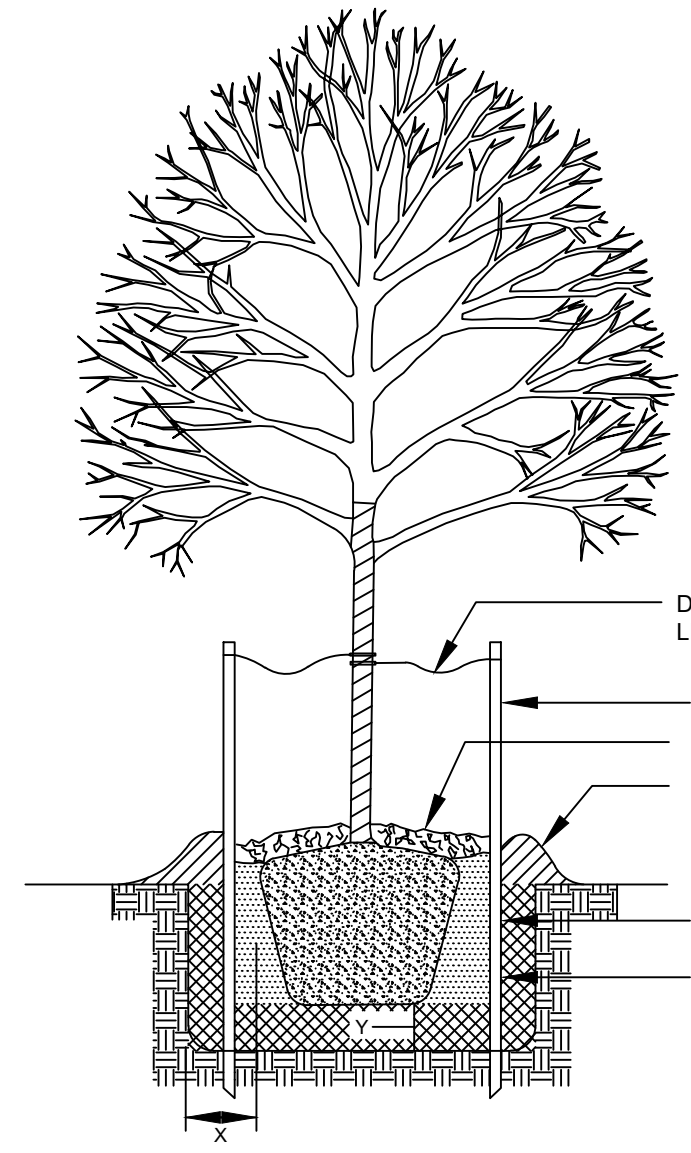
PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

PLANTING - ALL SYNTHETIC MATERIALS SHOULD BE REMOVED FROM THE ROOTS, TRUNK OR CROWN OF THE PLANT. THE ROOT BALL MEDIUM SHOULD BE SHAKEN GENTLY FROM THE ROOT BALL IF IT IS A SOILLESS MIXTURE. LOOSEN AND SPREAD THE ROOTS IN THE PLANTING HOLE. DAMAGED ROOTS AND ROOTS WHICH ENIRCLE THE TRUNK SHOULD BE CLEANLY PRUNED. SET THE PLANT SO THAT IT WILL BE AT ITS ORIGINAL DEPTH OR SLIGHTLY ABOVE THE EXISTING GRADE. BACKFILL WITH SOIL FROM THE HOLE. TAMP AND WATER THE SOIL TO PREVENT AIR POCKETS. DO NOT AMEND THE SOIL AT THIS TIME EXCEPT TO ADJUST THE PH.

STAKING - STAKE ONLY LARGER PLANTS THAT WILL CATCH THE WIND. EVERGREENS MAY NEED ATTENTION WHERE DECIDUOUS PLANTS DO NOT.

WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THAT THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

SHRUB PLANTING DETAIL NTS



TREE PLANTING AND STAKING NOTES

REMOVE BURLAP FROM TOP OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED.

ALL TREES WHICH ARE SMOOTH BARKED AT THE TIME OF PLANTING AND HAVE MORE THAN 2" OF CLEAR TRUNK SHALL BE WRAPPED.

ALL TREE WRAPPING SHALL EXTEND FROM THE TOP OF THE BACKFILL TO THE LOWERMOST TREE BRANCHES.

PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

PLANTING - ALL SYNTHETIC MATERIALS SHALL BE CLEARED FROM THE ROOTS, TRUNK AND CROWN OF THE PLANT. THE ROOT BALL MEDIUM SHOULD BE SHAKEN GENTLY FROM THE ROOT BALL IF IT IS A SOILLESS MIXTURE. LOOSEN AND SPREAD THE ROOTS IN THE PLANTING HOLE. DAMAGED ROOTS AND ROOTS WHICH ENIRCLE THE TRUNK SHOULD BE CLEANLY PRUNED. SET THE PLANT SO THAT IT WILL BE AT ITS ORIGINAL DEPTH OR SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SOIL FROM THE HOLE. TAMP AND WATER THE SOIL TO PREVENT AIR POCKETS. DO NOT AMEND THE SOIL AT THIS POINT EXCEPT TO AMEND THE PH.

WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANTS SHOULD BE WATERED AS BACKFILLING IS BEING DONE SO THAT THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

TREE PLANTING AND STAKING DETAIL NTS

| Vehicle Accommodation Area (VAA) Calculations | | |
|---|--|------------|
| Required Landscaping Area of VAAs | | |
| Table B-1 VAA Landscaping Calculations | | |
| 1 | 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 square footage of the VAA. | 70,703 SF |
| 2 | Required landscaping percentage. | 12 % |
| 3 | For required landscaping area, multiply line 1 by line 2. | 8,484 SF |
| 4 | Interior landscaping percentage. | 50 % |
| 5 | For the required landscaping in the interior of the VAA, multiply line 3 and line 4. | 4,242 SF |
| 6 | Exterior landscaping area, if any, to be retained in and around the VAA. | 0 SF |
| 7 | Subtract line 3 from line 6. This is the landscape area required. | 8,484 SF |
| Impervious Surface Ratio (ISR) | | |
| 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. | 71,568 SF |
| 9 | Total development impact area (do not include areas in wetlands or flood plains) | 163,578 SF |
| 10 | For Impervious Surface Ratio (ISR), divide line 8 by line 9. | 44 % |
| 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. | 70,703 SF |

| Table B-3 ISR Categories | |
|--------------------------------|------------------------------------|
| Impervious Surface Ratio (ISR) | Impervious Surface Intensity (ISI) |
| 0.08 - 0.20 | High |
| 0.20 - 0.28 | Moderately High |
| 0.28 - 0.35 | Moderate |
| 0.35 and below | Low |

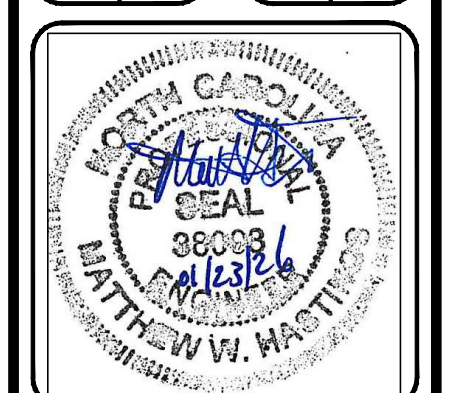
| Table 4 Required VAA Landscaping Calculations | | |
|--|---|-----------|
| 12 | Deciduous trees needed (use ISR from line 11 above to determine ISI ratio): For High ISR, enter 0.0003: For Moderately High ISR, enter 0.00025: For Moderate ISR, enter 0.00020: For Low ISR, enter 0.00016: Shrubs needed (use ISR from line 11 above to determine ISI ratio): For High ISR, enter 0.0020: For Moderately High ISR, enter 0.0020: For Moderate ISR, enter 0.0010: For Low ISR, enter 0.0003: Is the amount of parking more than what is prescribed in Section 13. If "YES", go to line 15. If "NO", stop here. | |
| 13 | 14 | Trees |
| 14 | 15 | Shrubs |
| 15 | 16 | 1 Trees |
| 16 | 17 | 4 Shrubs |
| 17 | 18 | 15 Trees |
| 18 | 19 | 74 Shrubs |
| Exceptions to Landscaping. 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. | YES |
| 20 | VAA are distinctly divided into smaller units (each less than 25,000 ft ²). | YES |
| 21 | Storm water detention pond is incorporated with the landscaping. | YES |
| 22 | A minimum of 20% of the total VAAs are paved using paving grids. | NO |
| 23 | Total number of boxes checked in lines 19 through 22. | 3 |
| 24 | Reduction multiplier (multiply line 23 by 0.06 (5% reduction in required landscaping). | 15 % |
| Additional Exemptions. Check all boxes which apply in lines 25-27 | | |
| 25 | Street trees planted at rate of 1 per 30' of street. | NO |
| 26 | Evergreen shrubs screen VAAs from adjacent lots and street. | YES |
| 27 | Adequate provisions have been made for pedestrian and bike traffic by installing walkways, bikeways, bicycle parking, and other similar facilities within the VAAs. | NO |
| 28 | Total number of boxes checked in lines 25-27. | 1 |
| 29 | Reduction in landscaping. Multiply line 28 by 0.1 (10% reduction in required landscaping). | 10 % |
| 30 | Total Exemptions add line 24 & line 29. | 25 % |
| Reduction in Landscaping | | |
| 31 | For the reduction in the number of deciduous trees required, multiply line 17 and line 30. | 4 Trees |
| 32 | For the reduction in the number of shrubs required, multiply line 18 and line 30. | 19 Shrubs |
| TOTAL LANDSCAPING REQUIRED | | |
| 33 | For the reduction in the number of deciduous trees required. | 11 Trees |
| 34 | For the reduction in the number of shrubs required, multiply line 19. | 56 Shrubs |

| POND PERIMETER PLANT CALCULATIONS | | | | |
|-----------------------------------|--|-------------------|-----|----------|
| PLANTS | RATE | CALCULATION | QTY | PROVIDED |
| LARGE OR MEDIUM TREES | FENCE LENGTH 1 / 50' | 1,116'/50' = 23.3 | 23 | *37 |
| SHRUBS (6" MATURE WIDTH) | 50% SCREENING OF FENCE (1,116'/6')*50% = 93 | | 93 | 94 |

* SMALL TREES WERE SUBSTITUTED FOR MEDIUM OR LARGE TREES DUE TO OVERHEAD ELECTRICAL DISTRIBUTION LINE SPACING (MIN. 10' FOR SMALL TREES). SMALL TREES WERE PLANTED AT A RATE OF 1 / 30' OF POND FENCE.

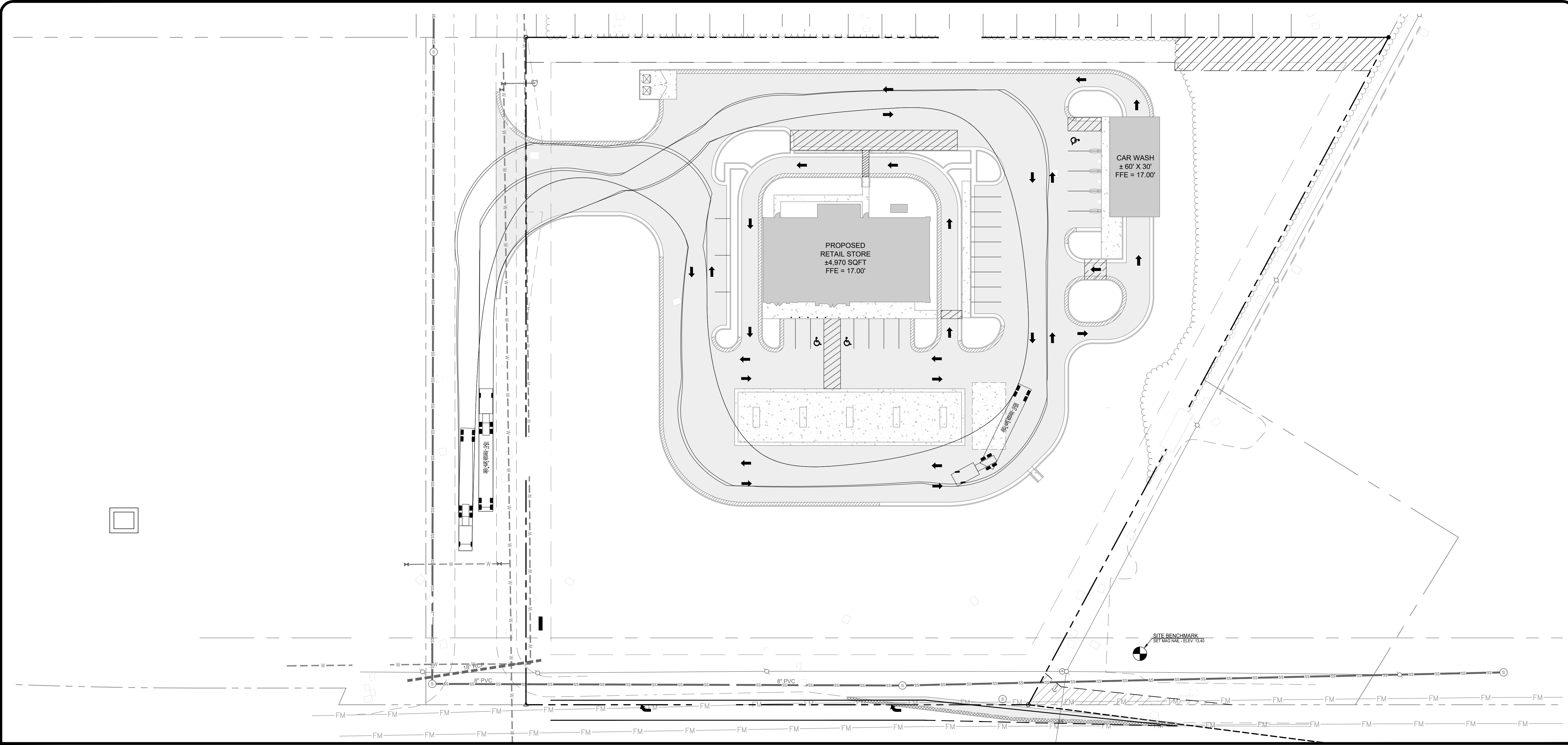
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FIRST ISSUE DATE
10-26-2025

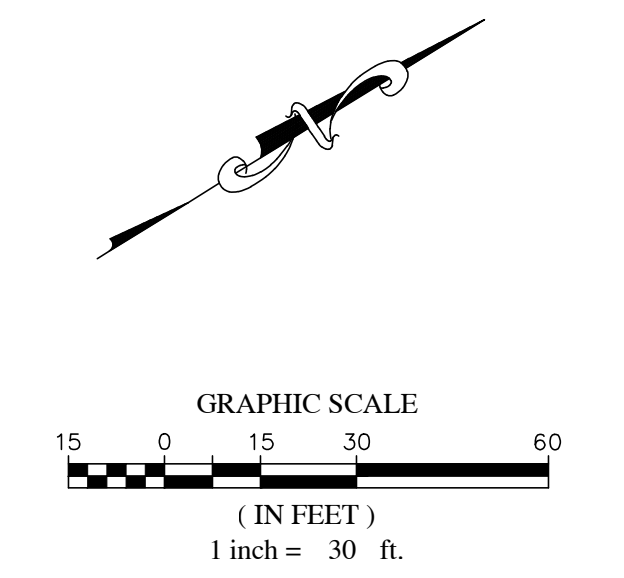
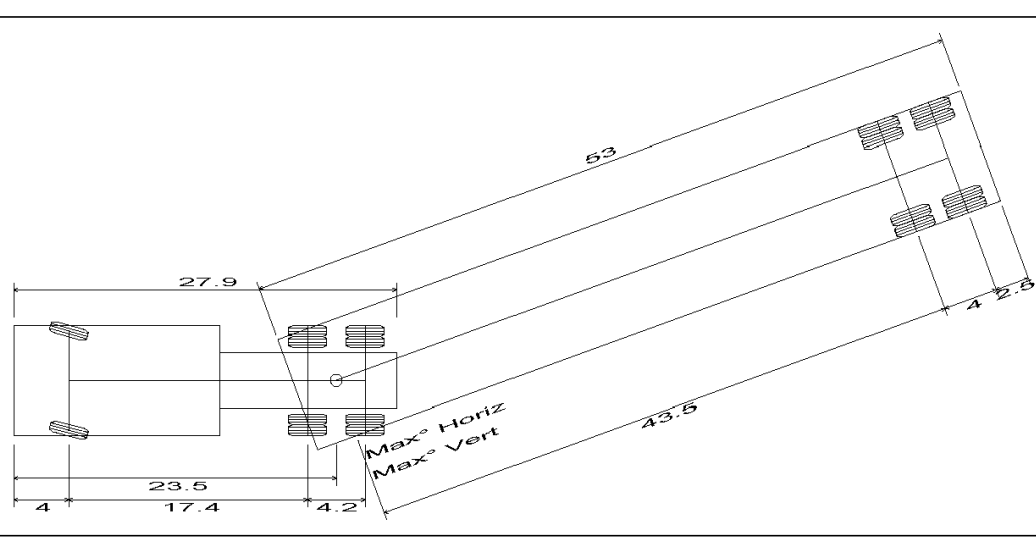


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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC
LANDSCAPING PLAN
PROJECT NO.
25-0099
DRAWING NAME:
25-0099_S
SHEET NO.
C-9



| Vehicle Tracking Vehicle Details | | Ref: 100033 |
|-------------------------------------|---|-------------|
| Unit Name: | WB-67 - Interstate Semi-Trailer Tractor | |
| Type: | Tractor (with driver controlled steering) | |
| Body style: | Articulated Vehicle Tractor (Large Sleeper Cab) | |
| Classification: | Autodesk | |
| Source: | AASHTO handbook 2011 | |
| Description: | Design vehicle | |
| Notes: | | |
| Datum: | Front Primary Axle | |
| Front Axle(s): | 1 Ackerman (axles fixed, wheels turn) | |
| Primary Front Axle Offset: | 0.000ft | |
| Effective Front Axle Offset: | 0.000ft (Auto Calculated) | |
| Maximum Wheel Angle: | 28.404deg (Any Front Wheel) | |
| Status: | Active Non Self-Steered | |
| Track Width: | 8.000ft | |
| Total Wheels: | 2 (positioned at the ends of the axle) | |
| Tire Width: | 0.800ft (Auto Calculated - proportion of Track Width) | |
| Tire Diameter: | 2.800ft (Auto Calculated - proportion of Track Width) | |
| Rear Axle(s): | 2 Fixed (All axles identical) | |
| Primary Rear Axle Offset: | 17.400ft (Innermost Axle behind Front Primary Axle) | |
| Effective Rear Axle Offset: | 19.500ft (Auto Calculated) | |
| Maximum Wheel Angle: | Unlimited | |
| Rear Axle Spacing: | 4.200ft | |
| Status: | Active Non Self-Steered | |
| Track Width: | 8.000ft | |
| Total Wheels: | 4 (positioned at the ends of the axle) | |
| Tire Width: | 0.800ft (Auto Calculated - proportion of Track Width) | |
| Tire Diameter: | 2.800ft (Auto Calculated - proportion of Track Width) | |
| Steering: | Front Axle(s): | |
| Maximum Virtual Steering Angle: | 28.4deg | |
| Lock-to-Lock Time (Fwd/Rev): | 6.0sec / 6.0sec | |
| Driver / Pilot: | | |
| Driver Offset Longitudinally: | -0.921ft (in front of Front Primary Axle) | |
| Driver / Pilot Offset Laterally: | -1.969ft (Right of Centerline) | |
| Driver Height: | 7.382ft (Above ground level) | |
| Front Coupling: | None | |
| Rear Coupling: | Generic | |
| Coupling Offset: | 19.500ft (behind Front Primary Axle) | |
| Coupling Height: | 2.800ft (Auto Calculated - proportion of Tire Diameter) | |
| Capability: | Can Tow or be Towed | |
| Max. Horizontal Articulation Angle: | 68.500deg | |
| Max. Vertical Articulation Angle: | 10.000deg | |
| Body outline (plan): | | |
| Outline Type: | Tractor Body | |



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FIRST ISSUE DATE
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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
 LIVE OAK STREET
 BEAUFORT, NC

TRUCK TRACKING PLAN

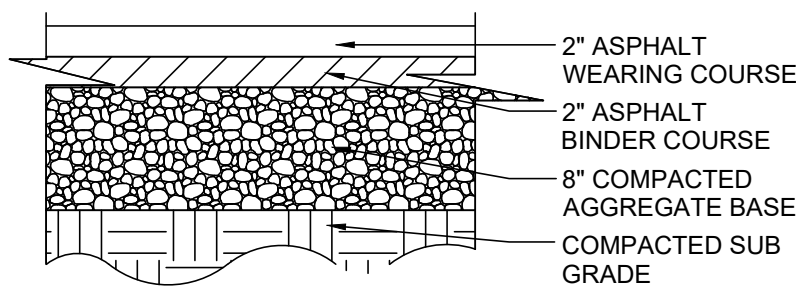
PROJECT NO.
25-0099

DRAWING NAME:
 25-0099_S

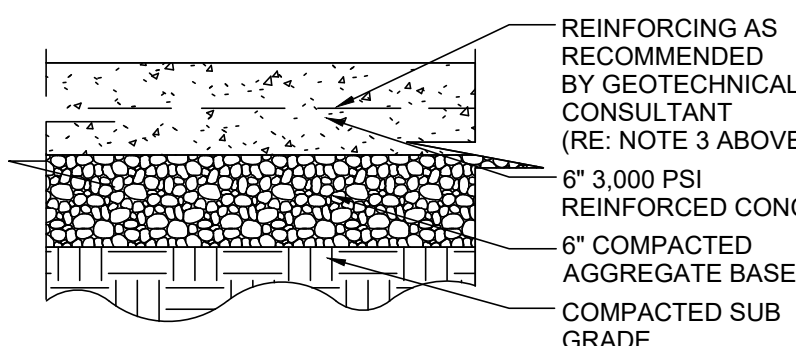
SHEET NO.
C-10

PAVEMENT DETAILS

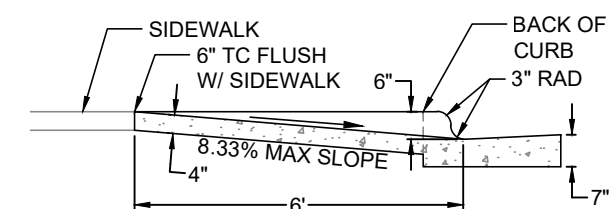
1. DETAILS ARE UNIVERSAL AND MAY CHANGE WITH VARIOUS SOIL CONDITIONS OR STATE/LOCAL REQUIREMENTS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE UNIVERSAL AND ANY RECOMMENDED DESIGN CHANGES ARE TO BE USED.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR STATE/LOCAL STANDARDS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL MEET ACI/ASTM REQUIREMENTS.
4. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.



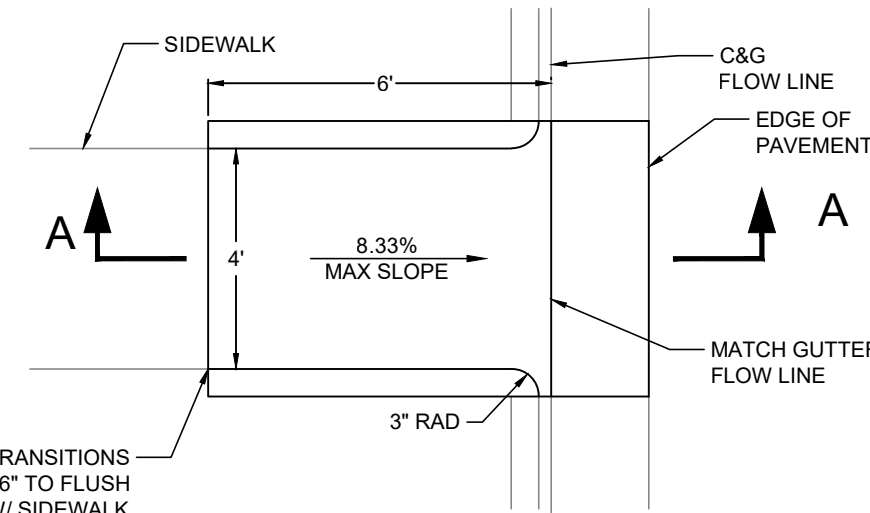
ASPHALT DETAIL
SCALE: NOT TO SCALE



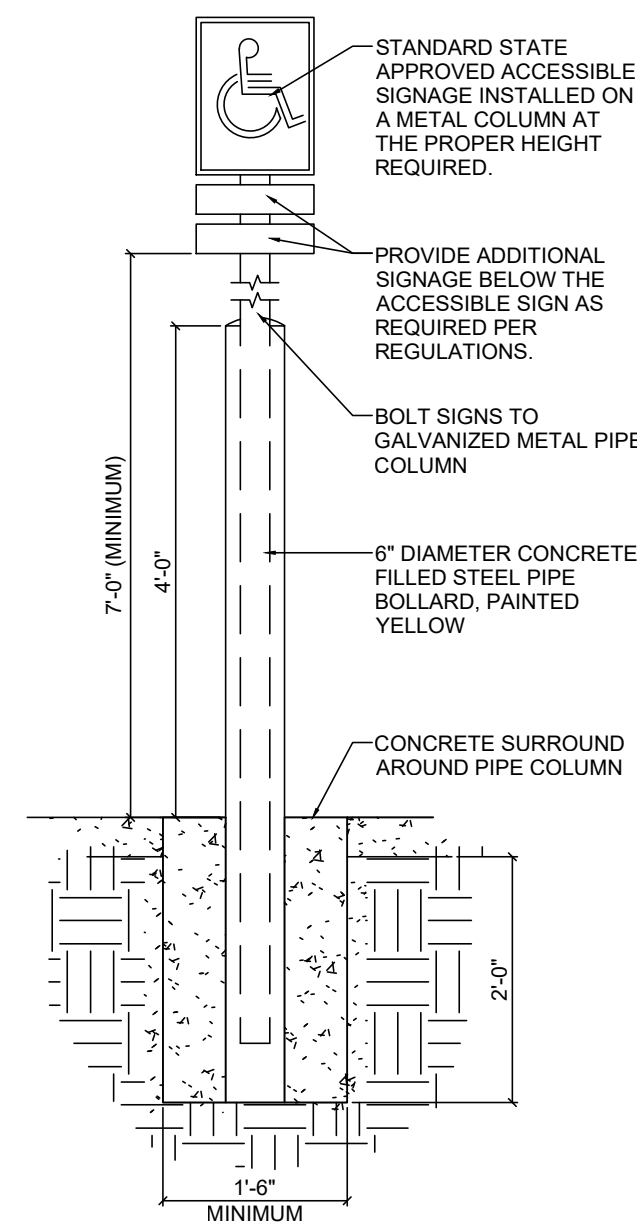
CONCRETE DETAIL
SCALE: NOT TO SCALE



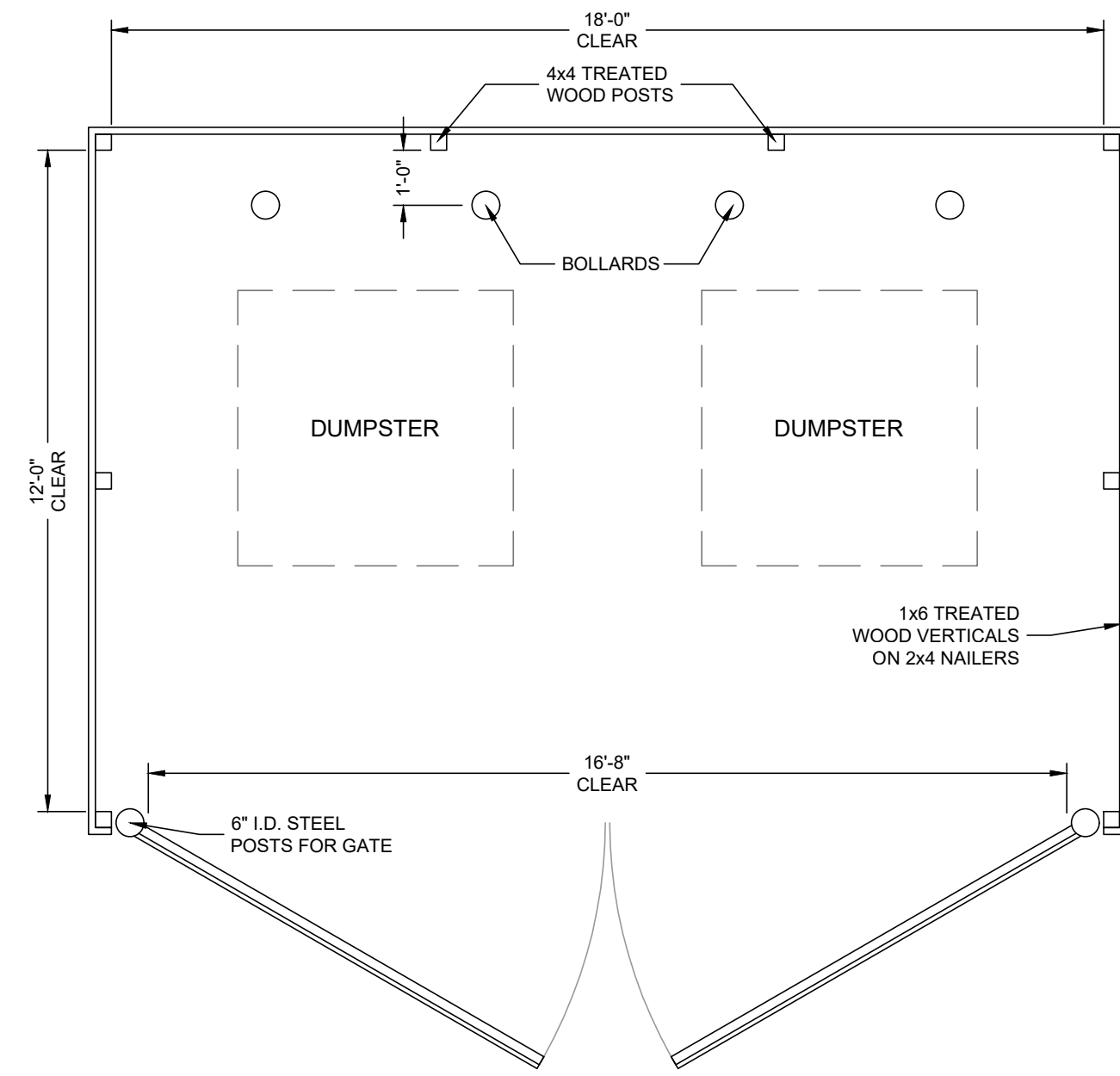
SECTION A-A



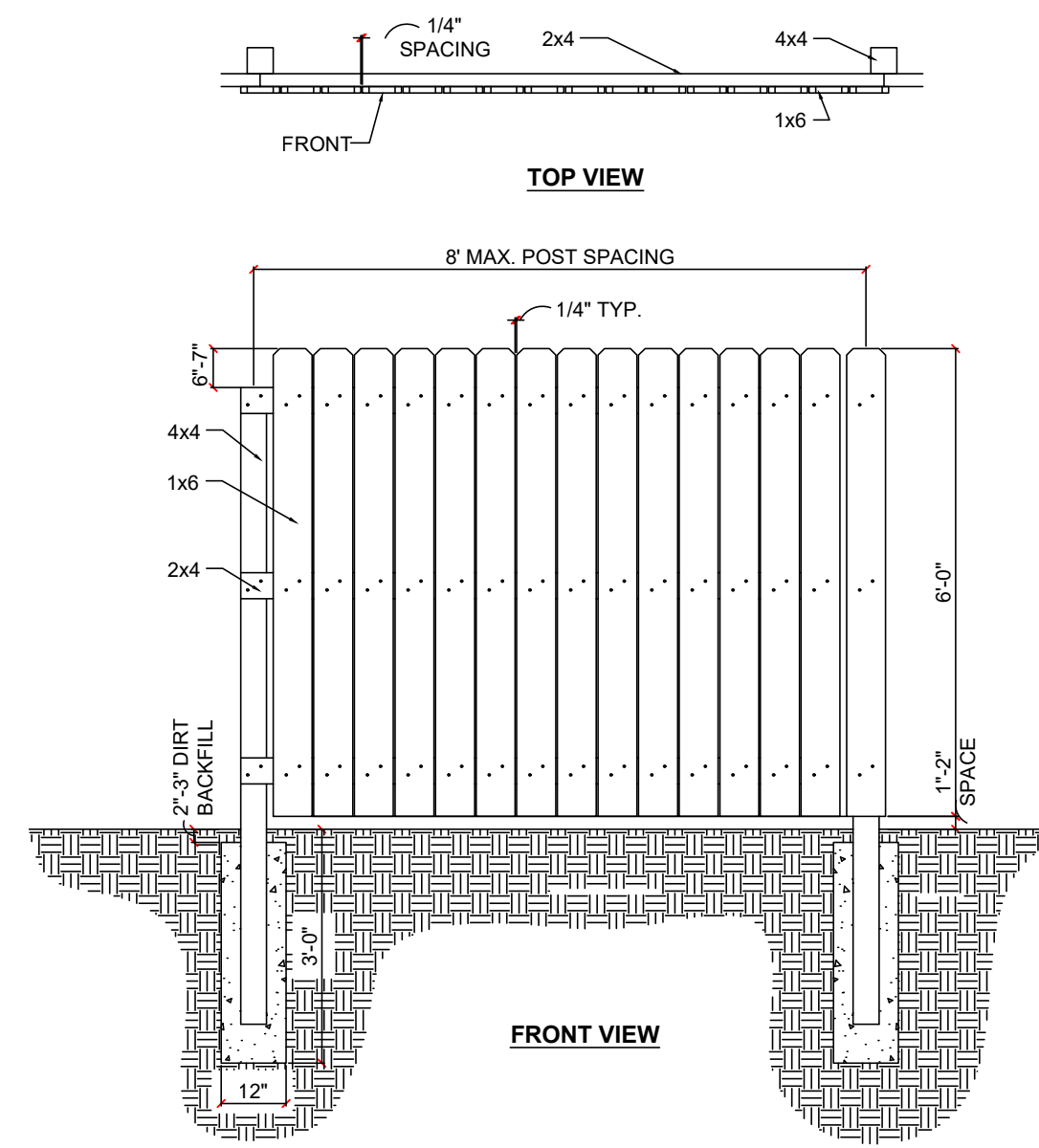
SIDEWALK RAMP DETAIL
N.T.S.



ACCESSIBLE PARKING DETAIL
SCALE: N.T.S.

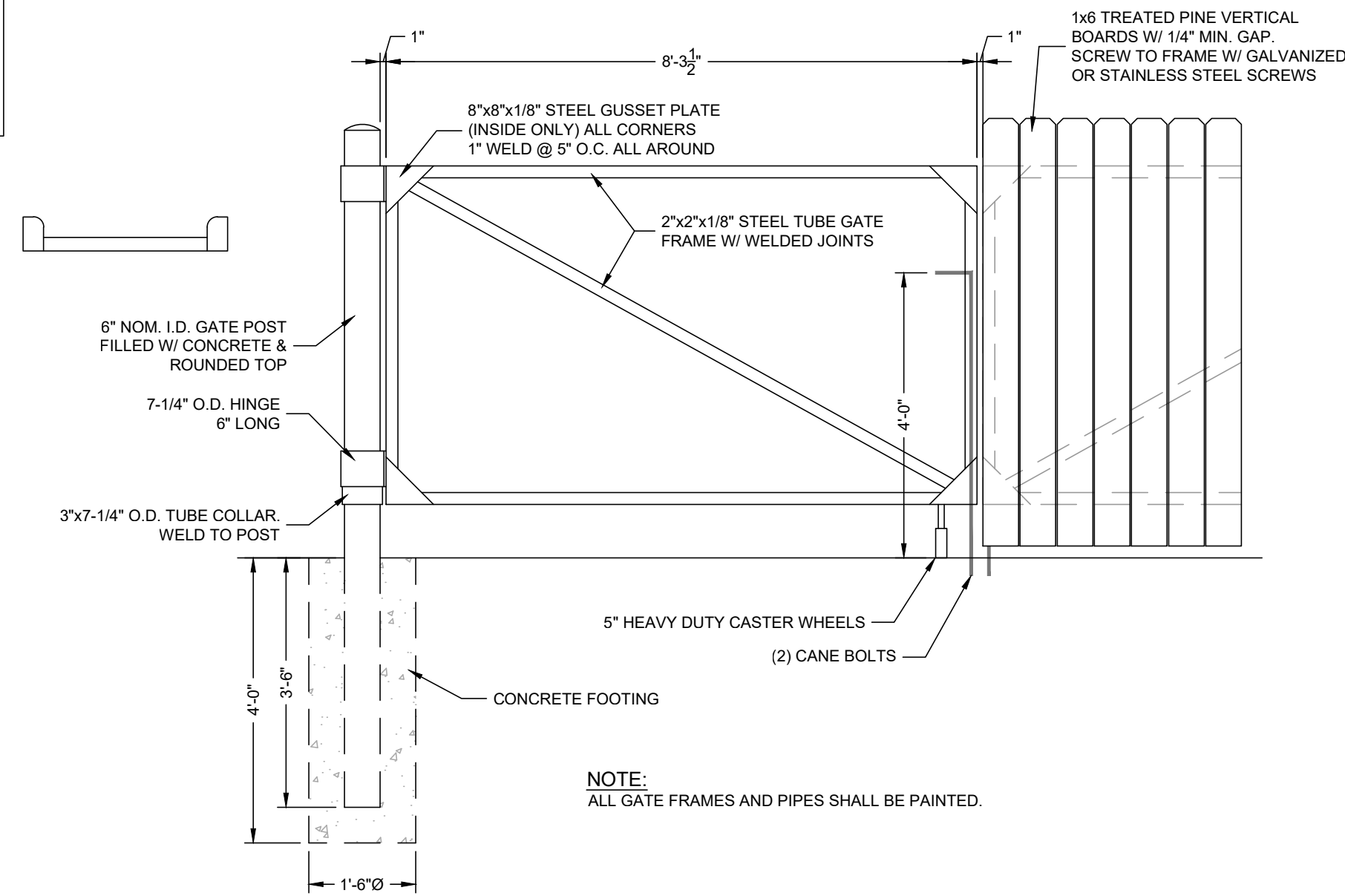


DUMPSTER ENCLOSURE PLAN
SCALE: N.T.S.



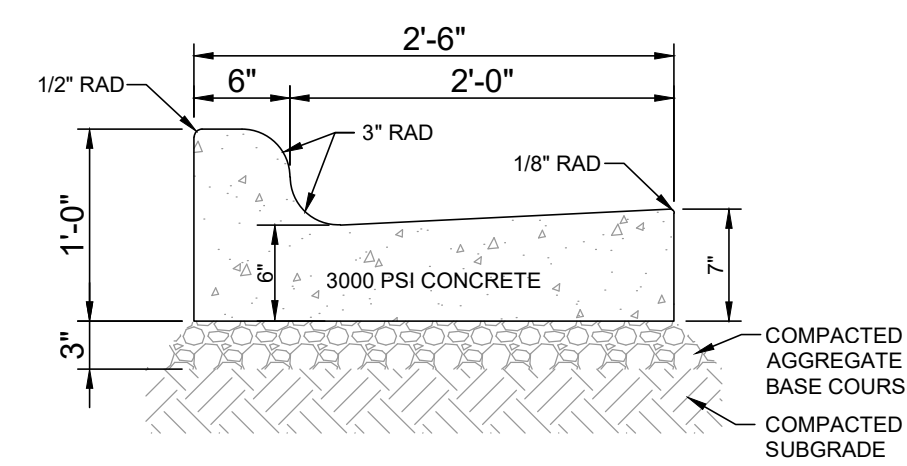
PRIVACY FENCE/DUMPSTER SCREEN DETAIL
SCALE: N.T.S.

- NOTE:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
 2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

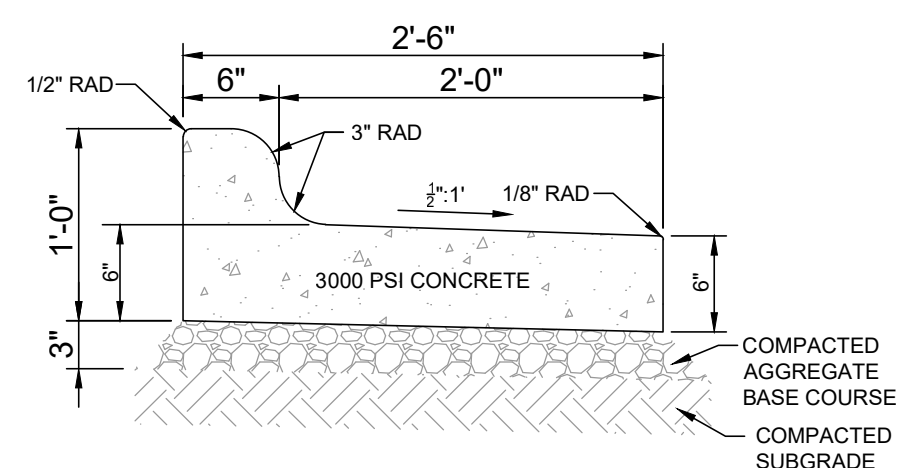


DUMPSTER ENCLOSURE GATE
SCALE: N.T.S.

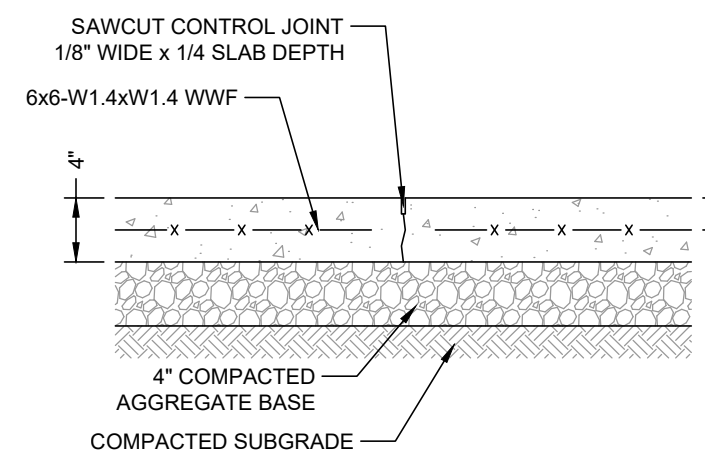
NOTE: ALL GATE FRAMES AND PIPES SHALL BE PAINTED.



30" CURB AND GUTTER
N.T.S.

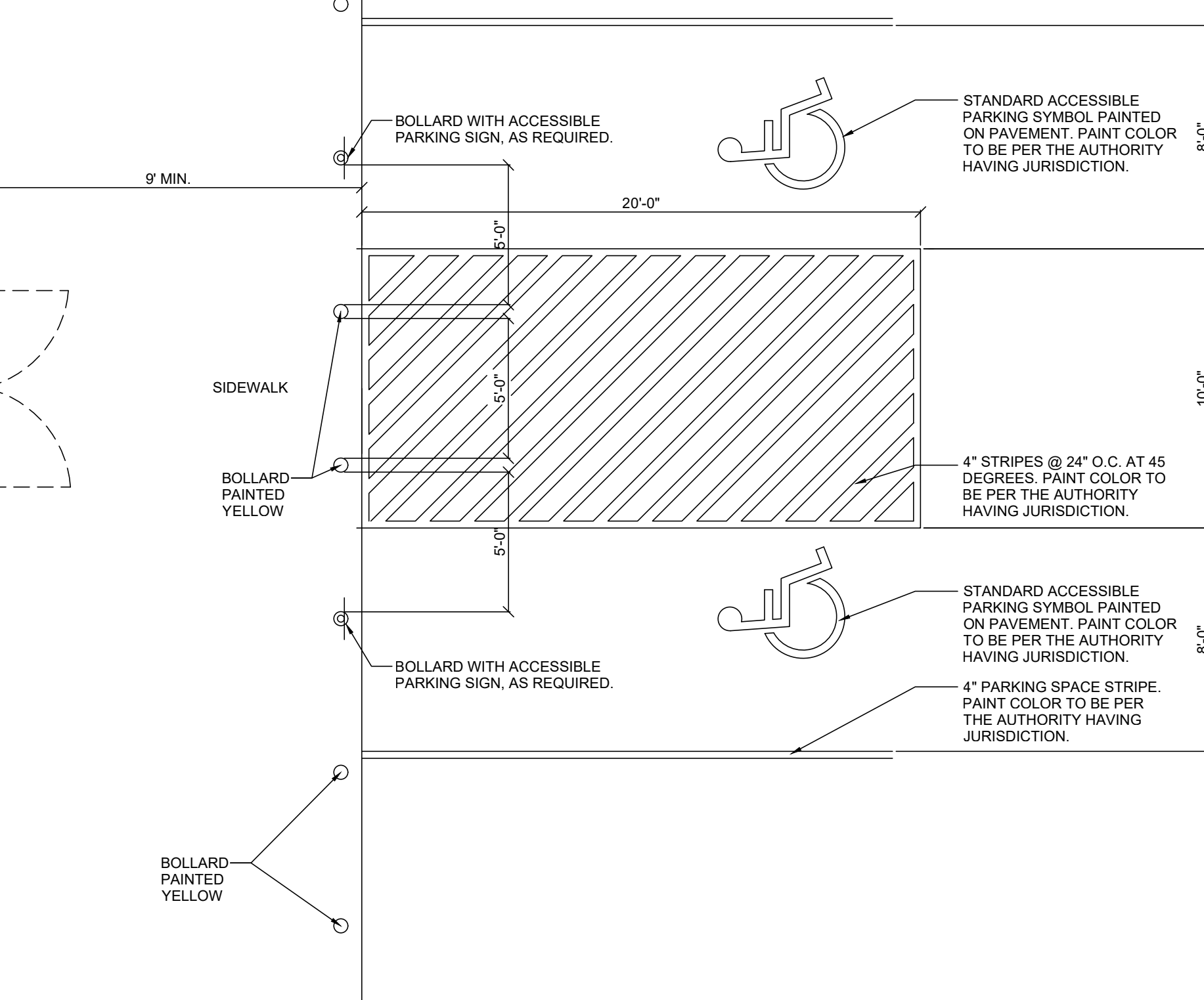


30" SPILLCURB AND GUTTER
N.T.S.



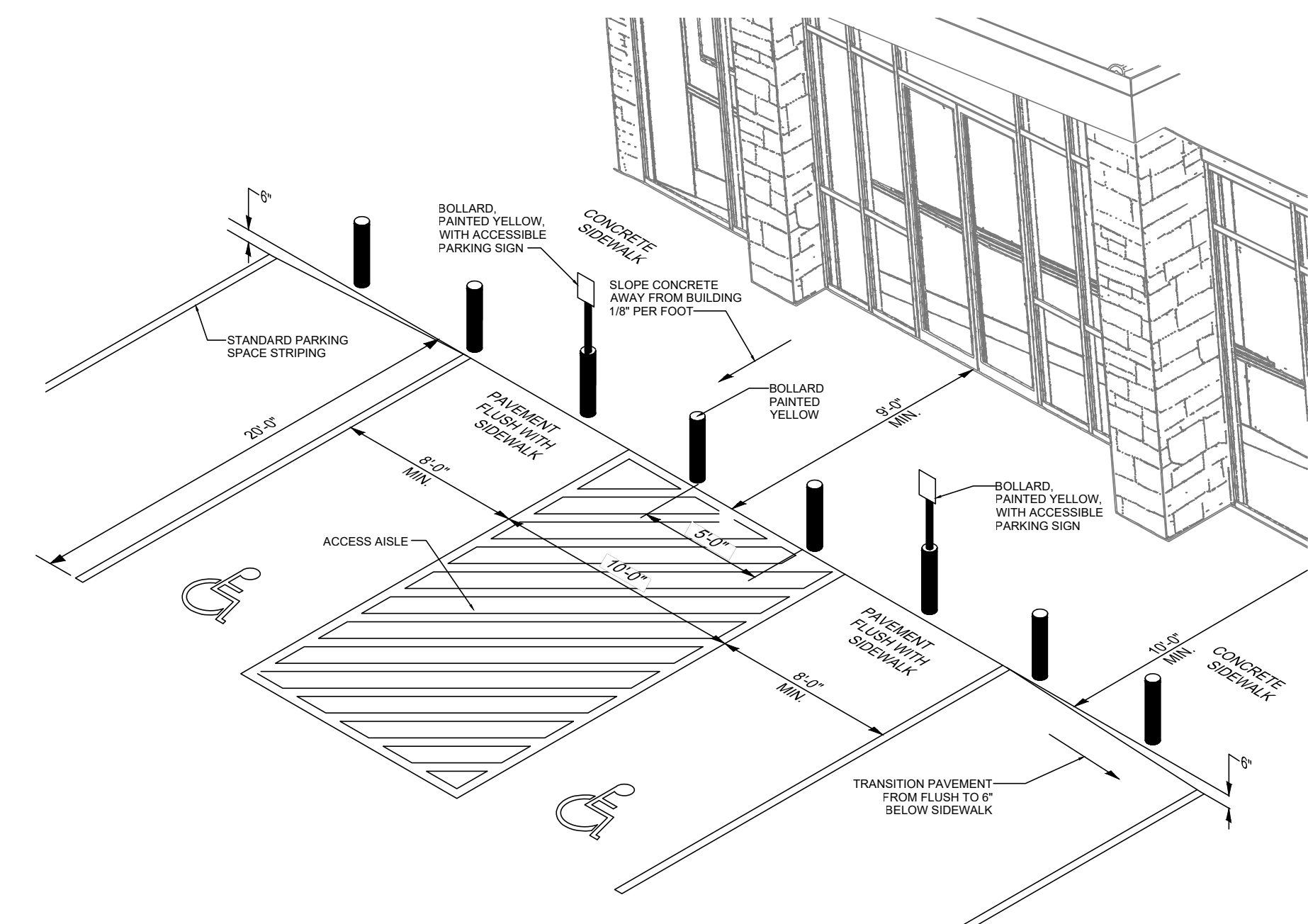
SIDEWALK DETAIL
N.T.S.

- NOTES:
1. PROVIDE CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
 2. EXPANSION JOINTS TO BE INSTALLED AT INTERVALS NOT EXCEEDING 50'

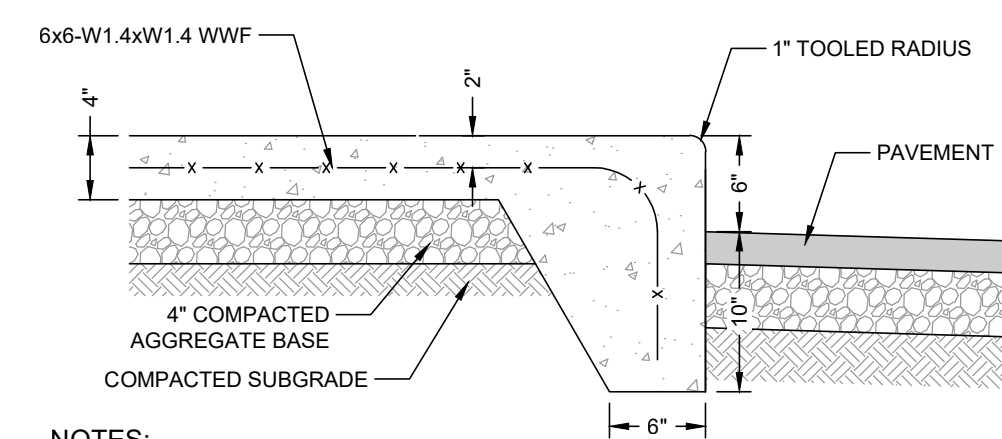


ACCESSIBLE PARKING DETAIL
SCALE: N.T.S.

NOTE: ALL ACCESSIBLE RAMPS AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS.



ACCESSIBLE PARKING, ACCESSIBLE RAMP AND ACCESS AISLE DETAILS
SCALE: N.T.S.



TURN DOWN SIDEWALK DETAIL
N.T.S.

- NOTES:
1. PROVIDE CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
 2. EXPANSION JOINTS TO BE INSTALLED AT INTERVALS NOT EXCEEDING 50'

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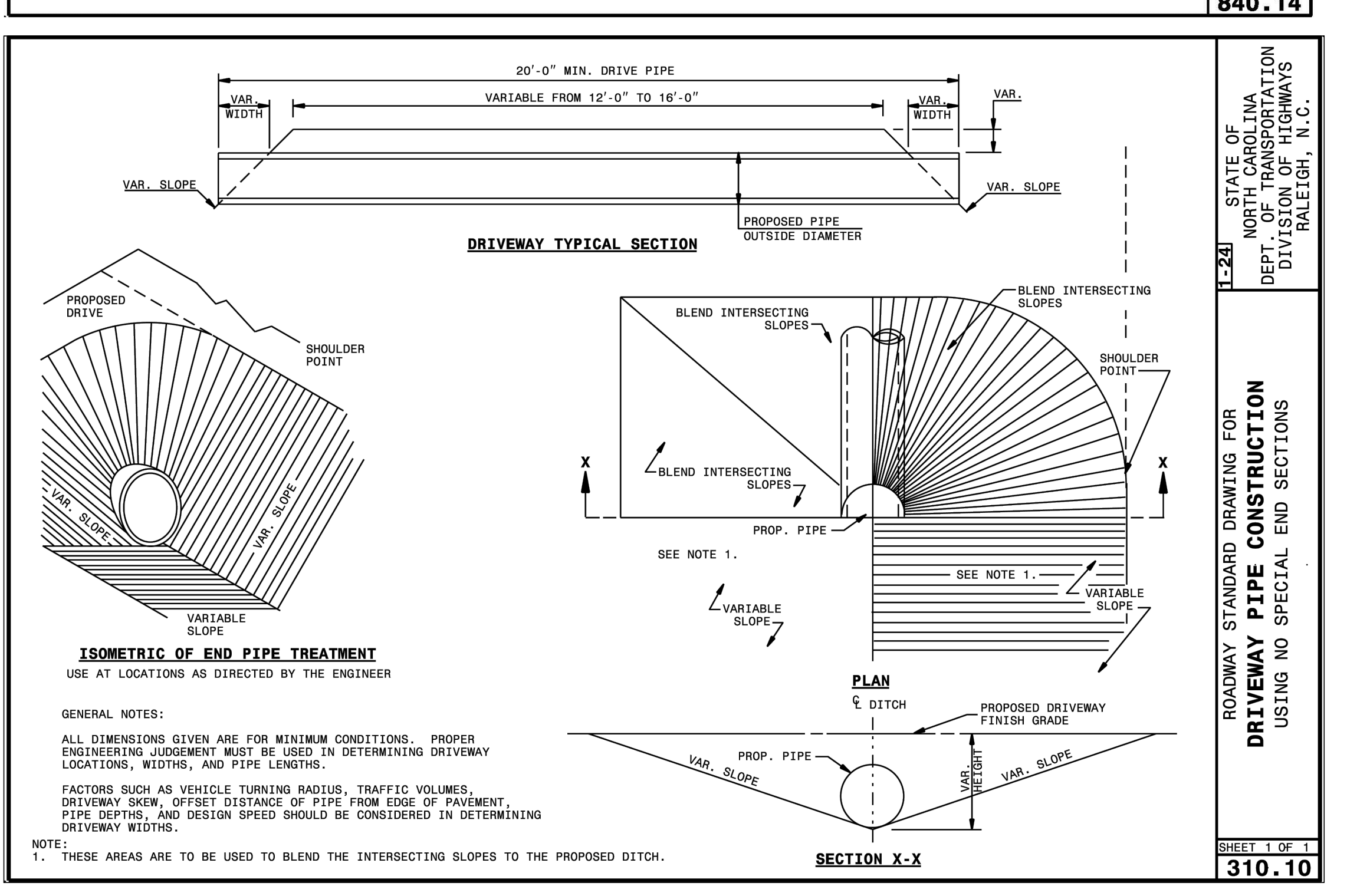
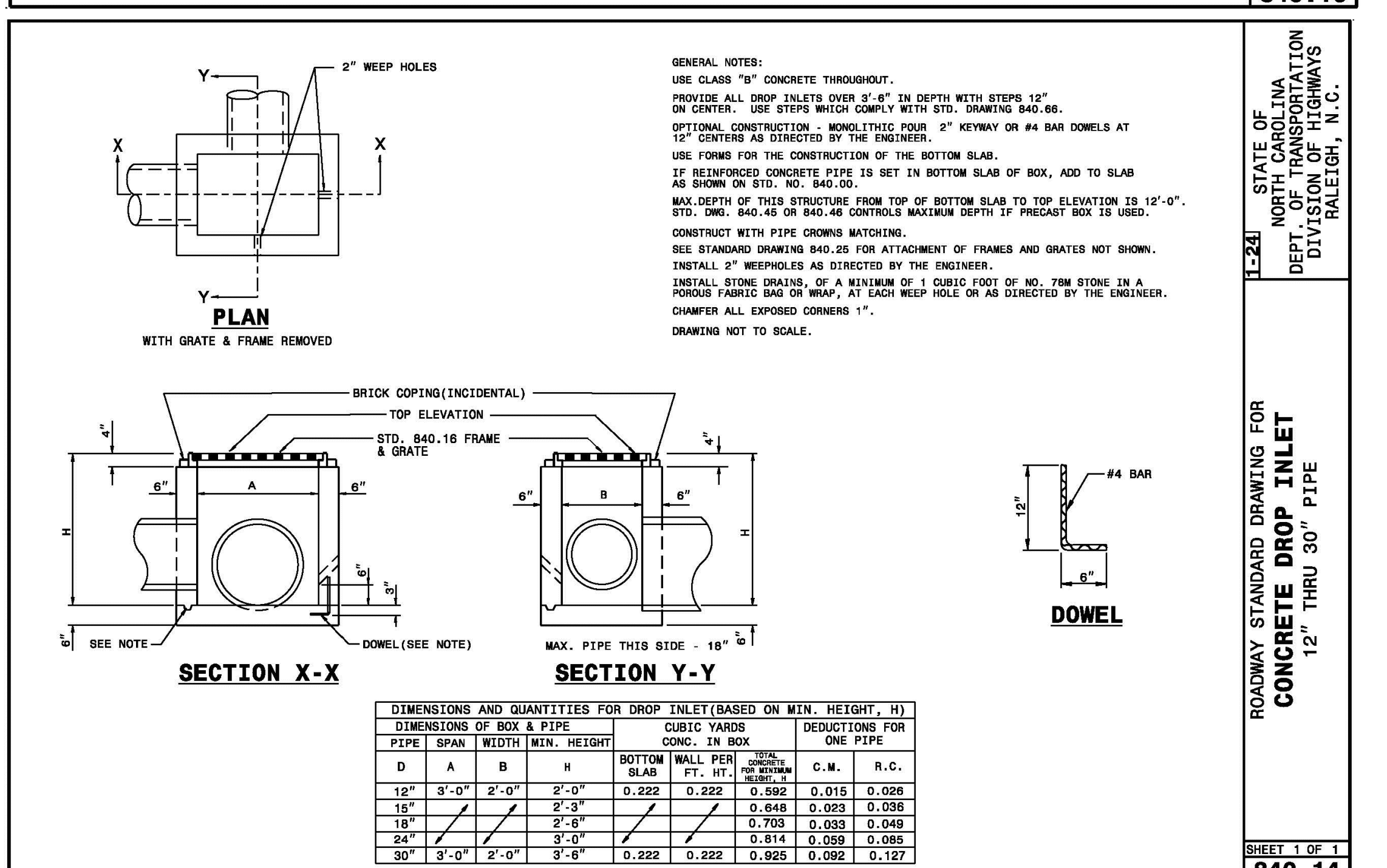
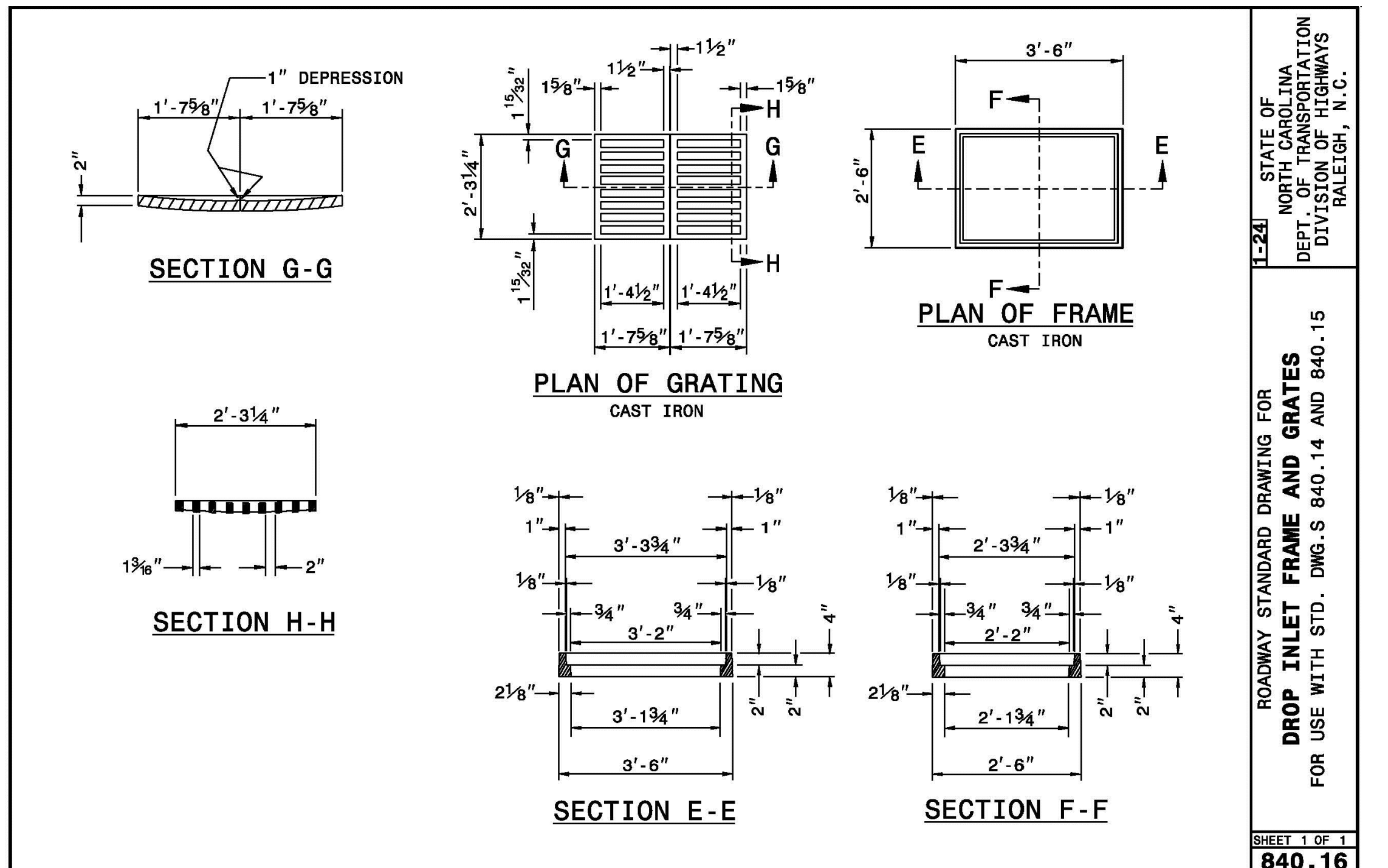
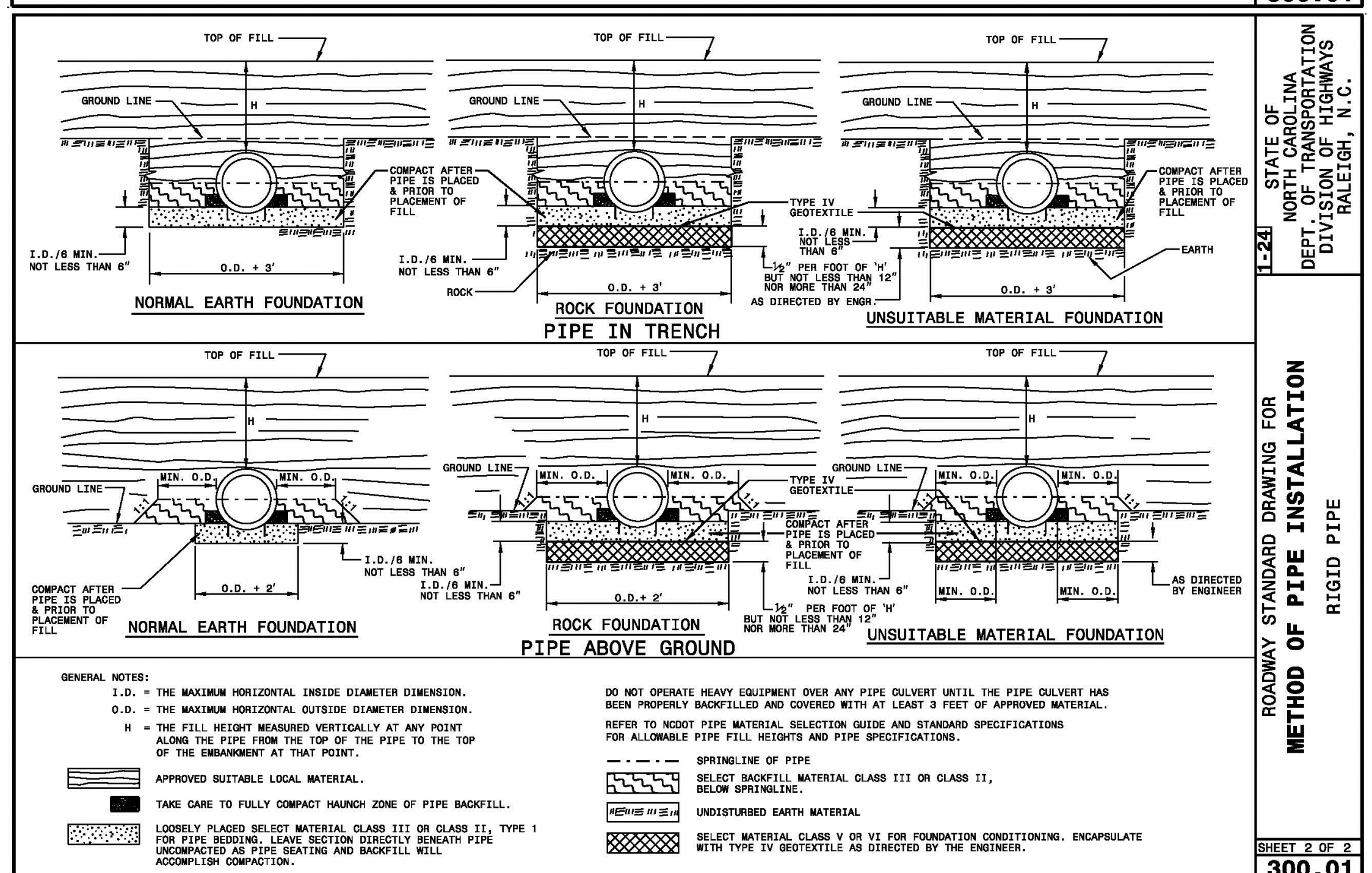
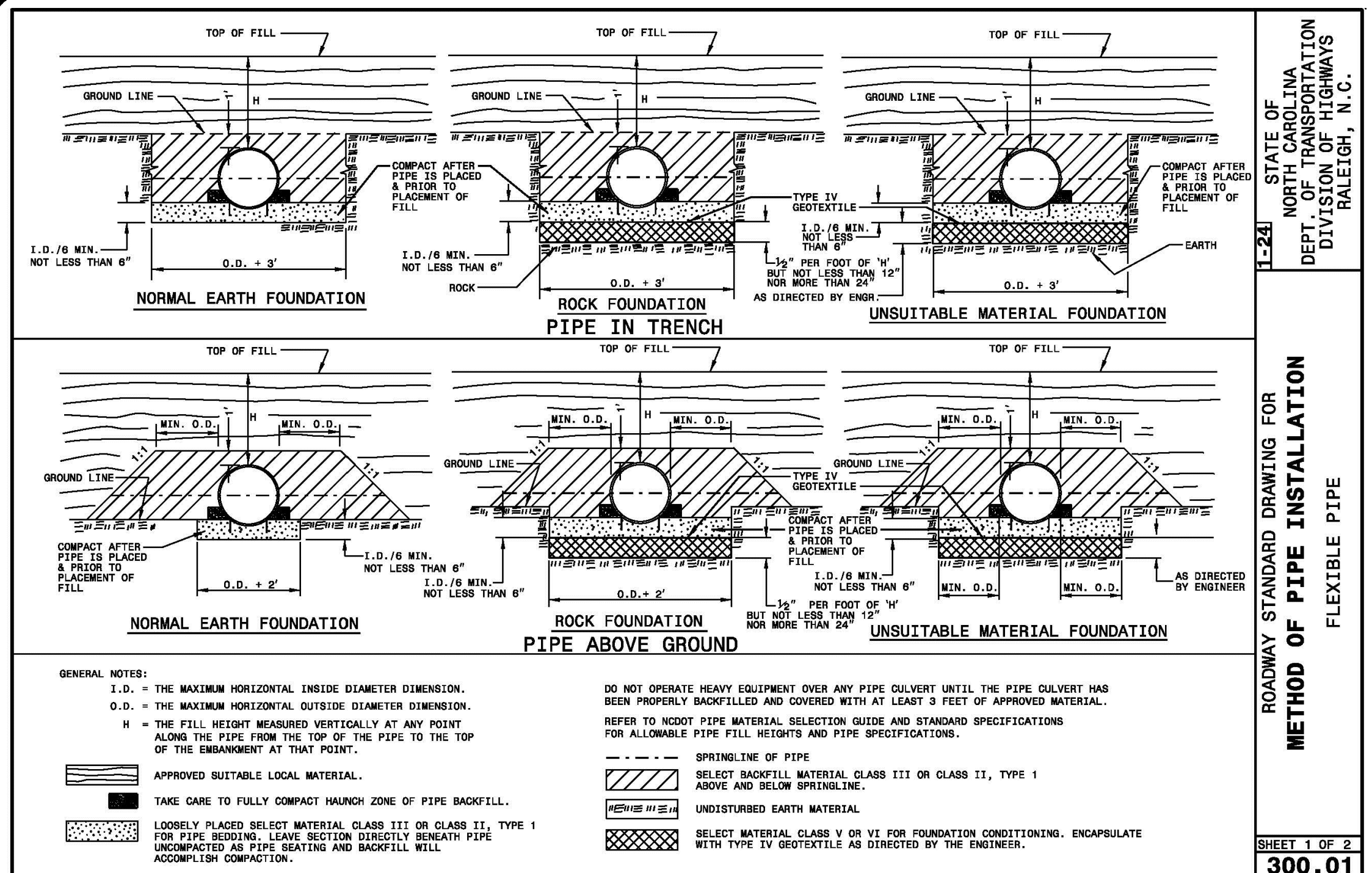
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FIRST ISSUE DATE
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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC
SITE DETAILS

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_D
SHEET NO.
D-1



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FIRST ISSUE DATE
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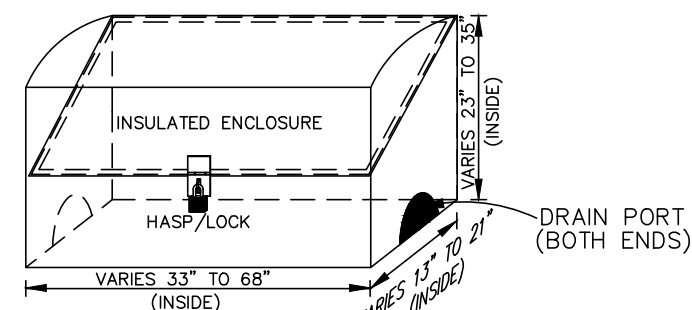
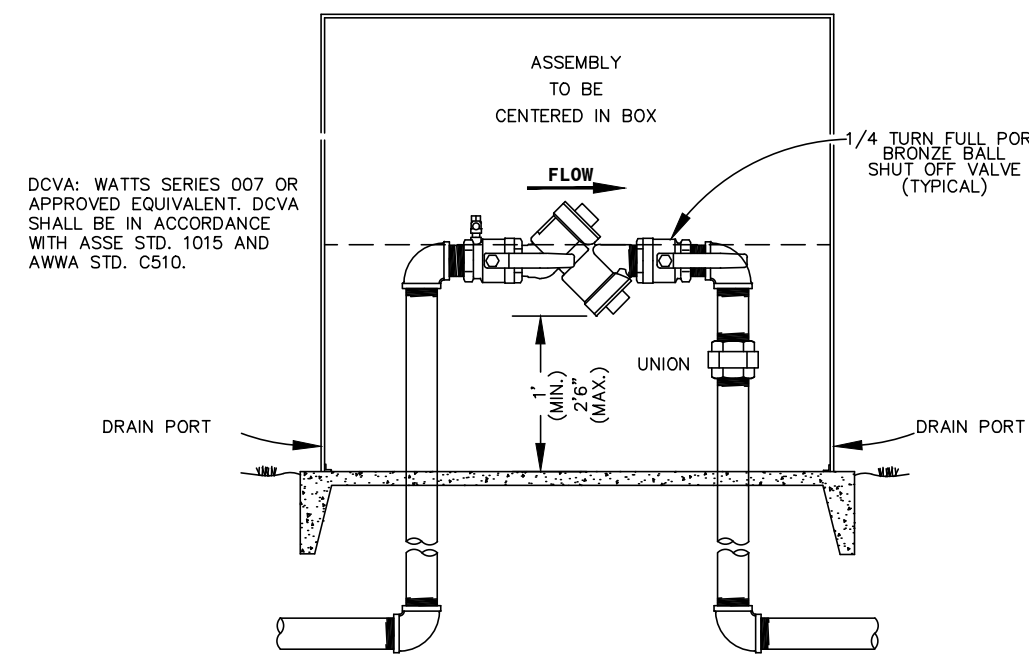
TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

SITE DETAILS

PROJECT NO.
25-0099

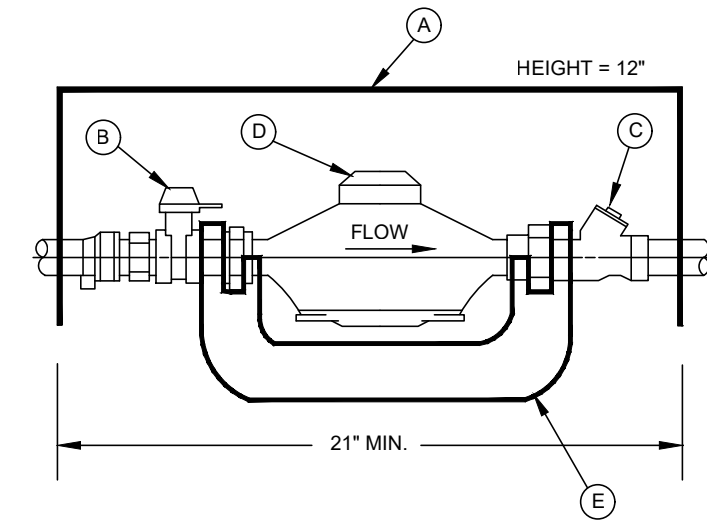
DRAWING NO.
25-0099_D

SHEET NO.
D-2



ENCLOSURE: HOTBOX, HB-75 - HB3E OR APPROVED EQUIVALENT.
ENCLOSURE SHALL MEET ASSE STD. 1060.

INSULATED HOTBOX ENCLOSURE
NOT TO SCALE

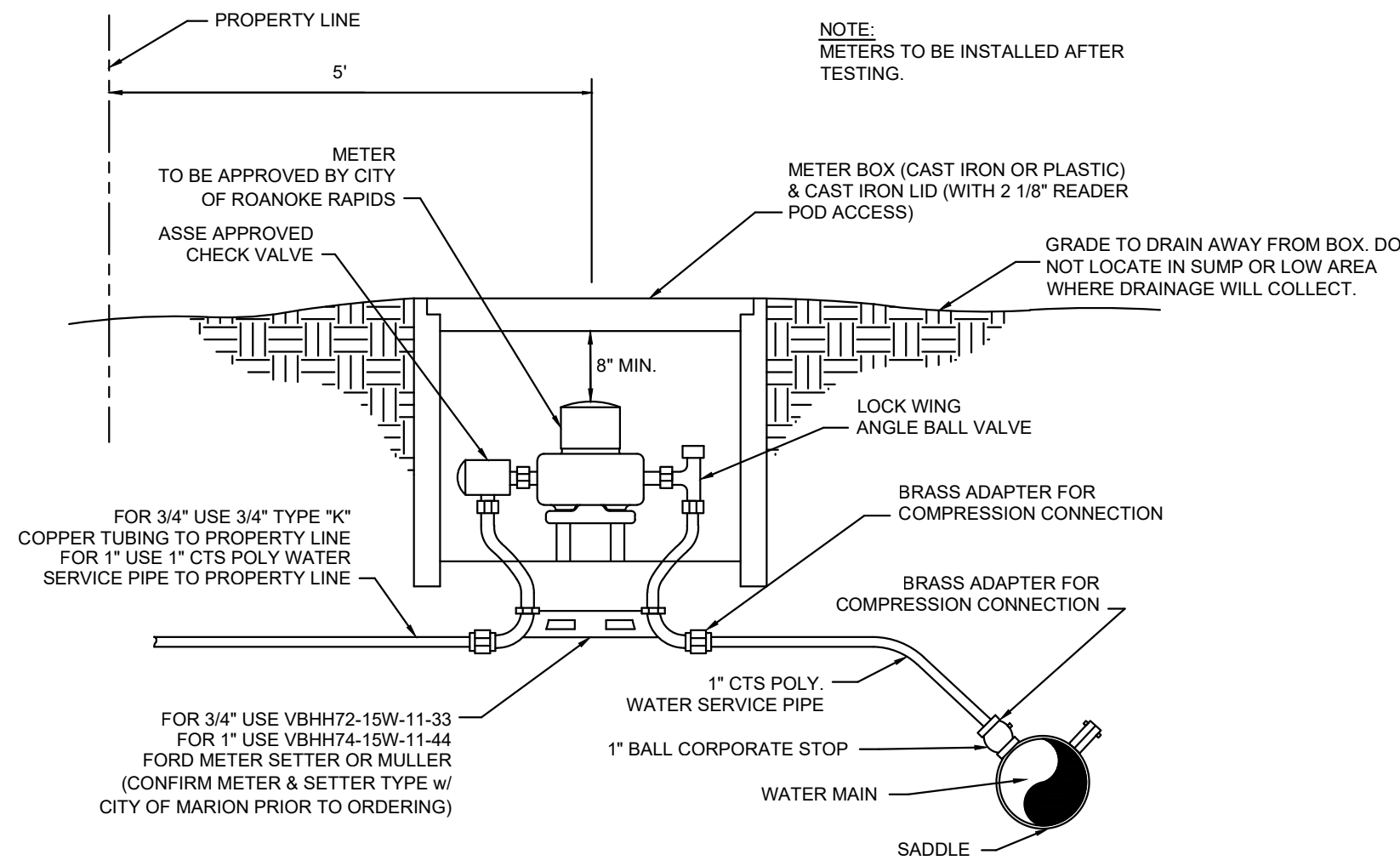


- A = METER BOX, STANDARD FLARED-BOTTOM PLASTIC (18"Ø) W/CAST IRON LID, DFW D1200 OR APPROVED EQUAL, CAST IRON BOX AND LID FOR TRAFFIC AREAS/LID TO BE PRE-DRILLED (2" DIA) FOR PRO-READ INSTALLATION
- B = FORD METER STOPS or APPROVED EQUAL

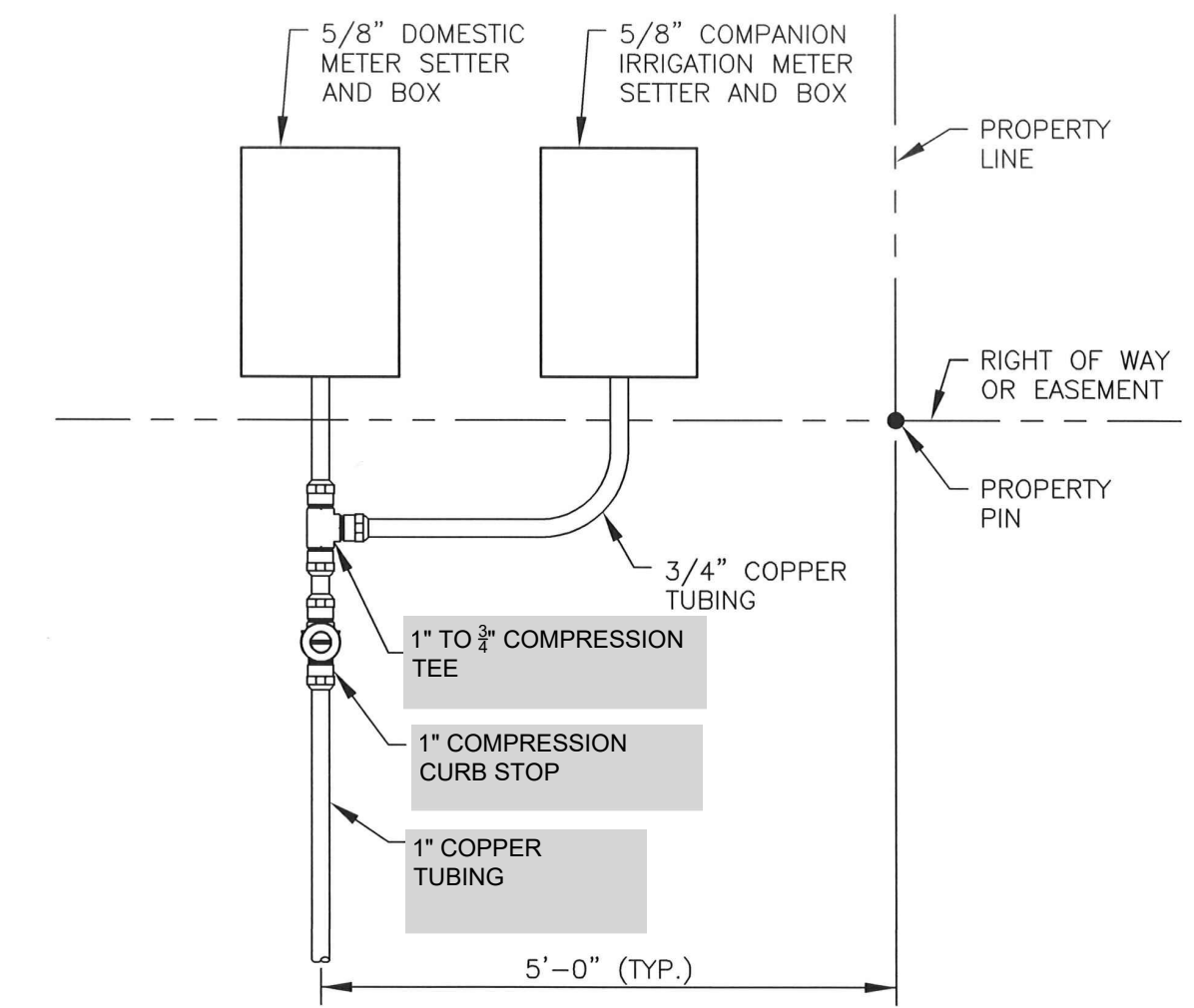
| METER | METER STOP |
|-------------|---------------|
| 3/4" X 5/8" | No. B94-323WG |
| 1" | No. B94-344WG |
- C = DUAL CHECK VALVE FORD HHS91-323 (3/4"), HHS91-334 (1"), OR APPROVED EQUAL
- D = NEPTUNE T10 DISC WATER METER WITH E-CODER JR-8001 PIT SET REGISTER IN GALLONS
- E = METER YOKE, FORD Y502 (5/8" X 3/4"), Y504 (1")

NOTE: 1 1/2" & 2" METER INSTALLATIONS SHALL USE A FORD 70 SERIES COPPERSETTER WITH BALL VALVE INLET & OUTLET (OR EQUAL)

WATER METER INSTALLATION
NTS



3/4" & 1" WATER SERVICE DETAIL
NOT TO SCALE



NOTE: UNLESS OTHERWISE APPROVED, COMPANION METER SHALL BE INSTALLED CLOSER TO PROPERTY LINE AND DOMESTIC METER INSTALLED CLOSEST TO BUILDING.

| | | |
|-----------------------|------------------------------------|--------------------|
| DATE: FEB. 2020 | DOMESTIC AND IRRIGATION METER SETS | DWG. NO. MET-12 |
| REVISION: MAY 2020 | | |

| NO. | REVISIONS | DATE | BY |
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FIRST ISSUE DATE
10-29-2020



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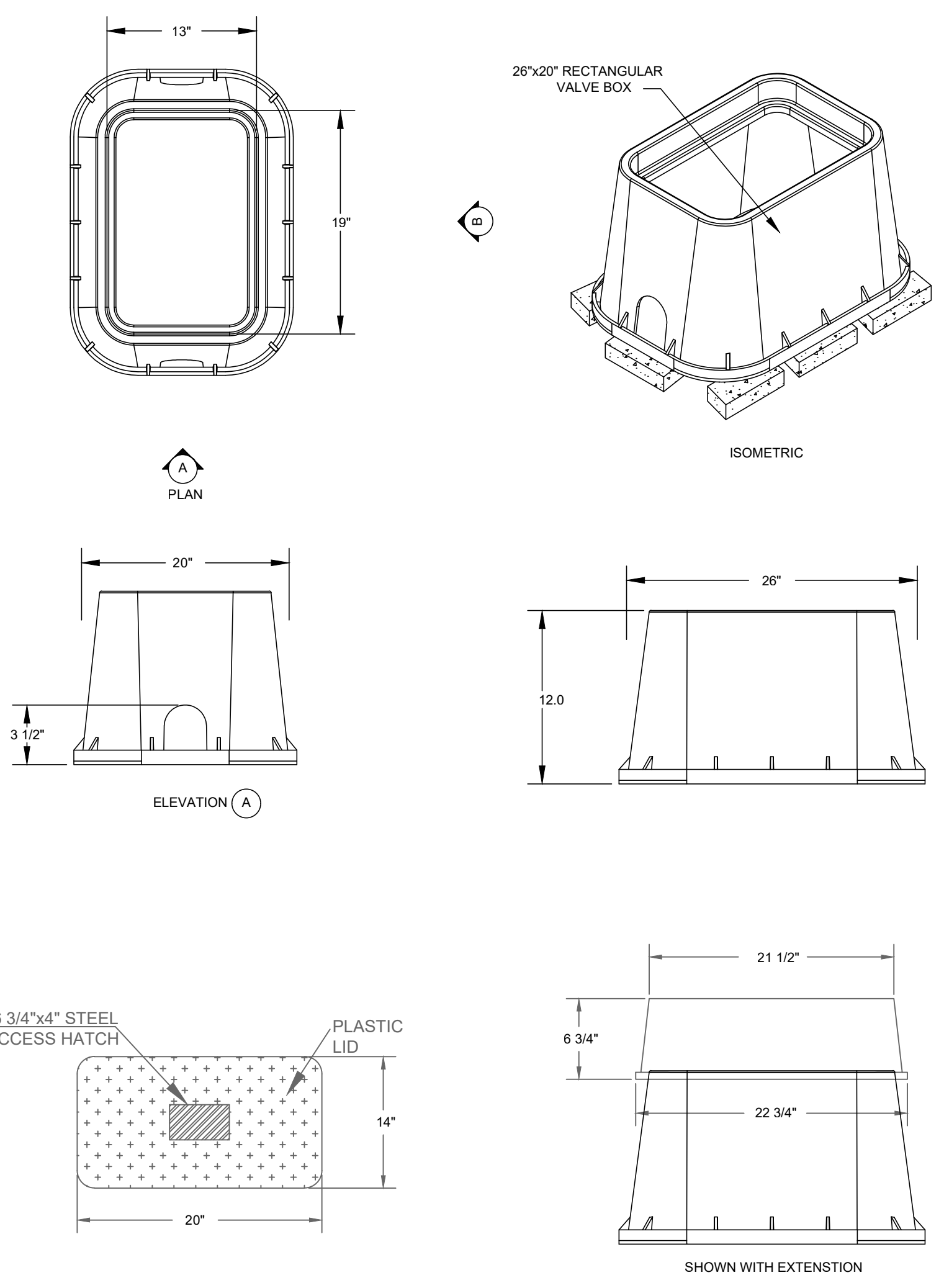
TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

WATER & SEWER DETAILS

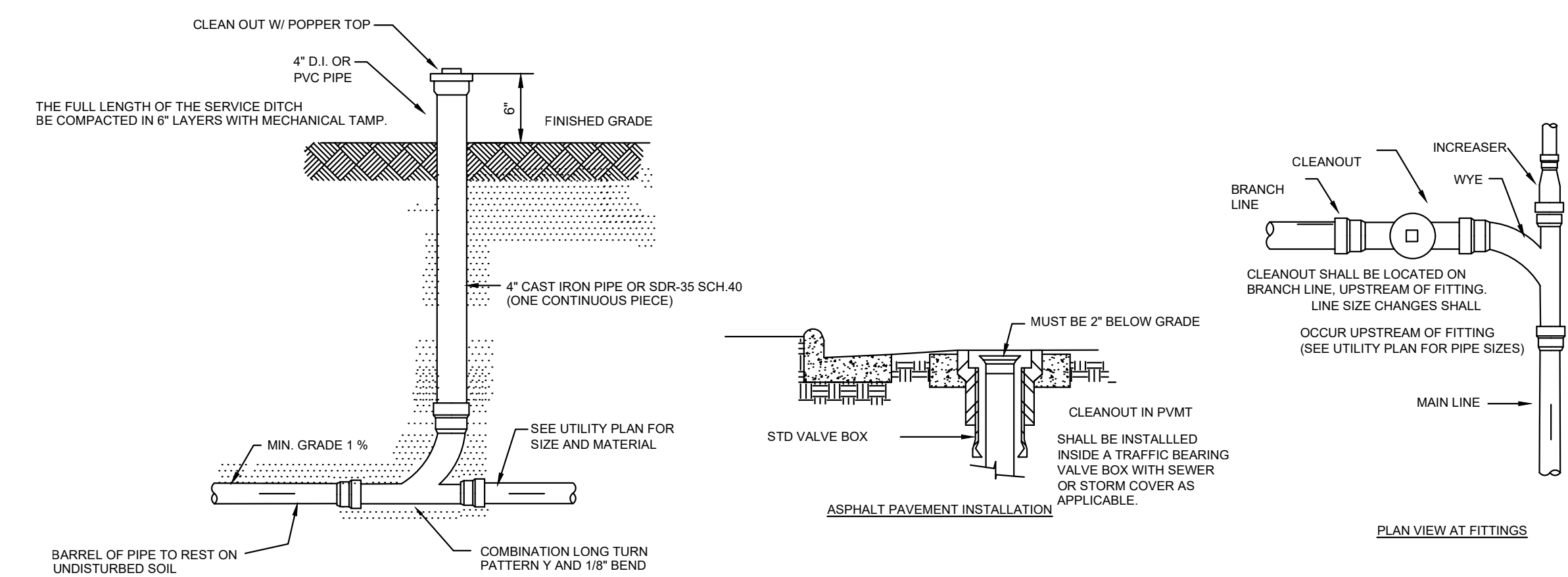
PROJECT NO.
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DRAWING NAME:
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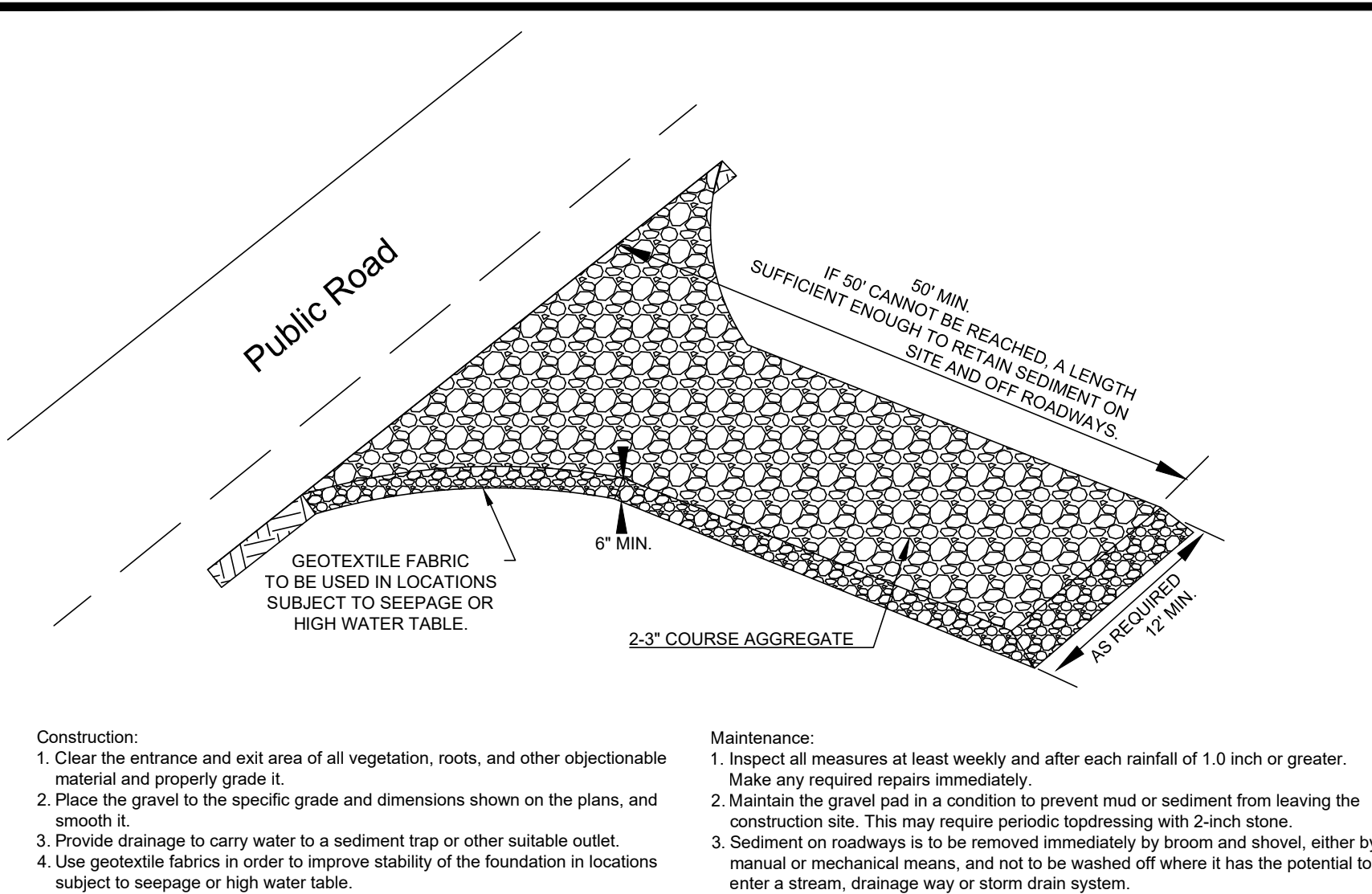
SHEET NO.
D-3



TYPICAL METER BOX DETAIL FOR 1" SERVICE
NO SCALE

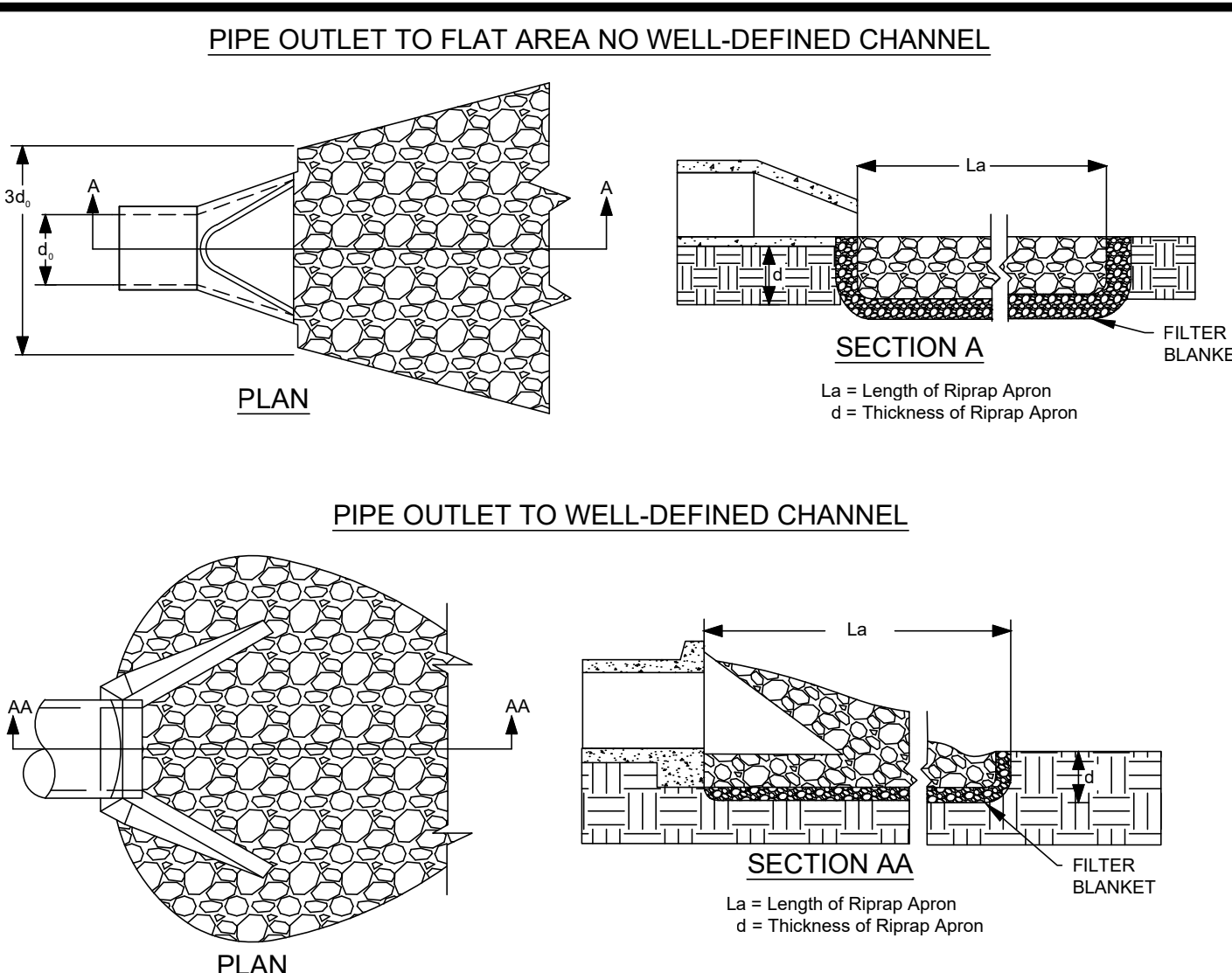


CLEANOUT DETAIL
NOT TO SCALE



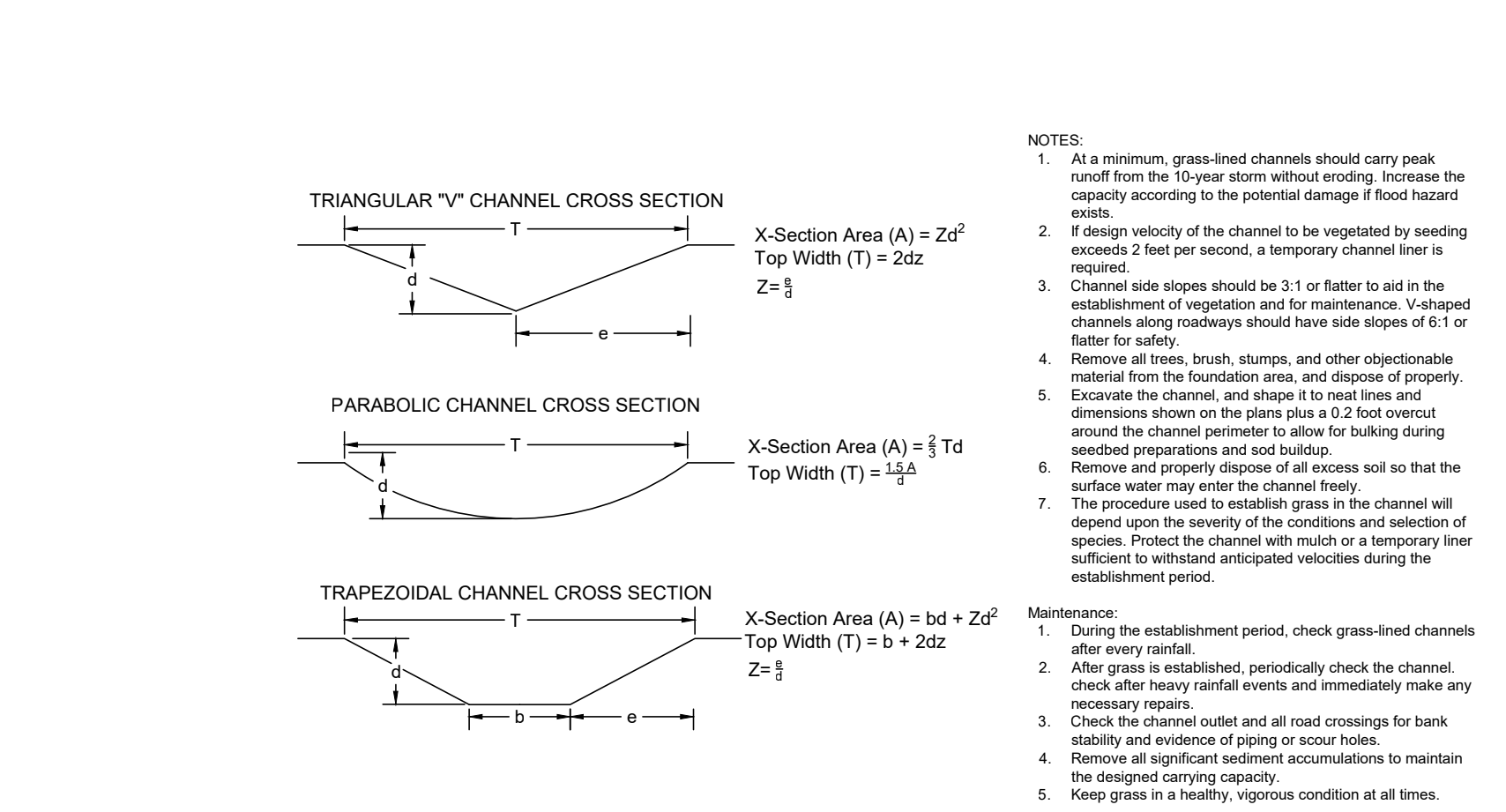
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

- Construction:**
1. Clear the entrance and exit area of all vegetation, roots, and other objectionable material and properly grade it.
 2. Place the gravel to the specific grade and dimensions shown on the plans, and smooth it.
 3. Provide drainage to carry water to a sediment trap or other suitable outlet.
 4. Use geotextile fabrics in order to improve stability of the foundation in locations subject to seepage or high water table.
- Maintenance:**
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater.
 2. Make any required repairs immediately.
 3. Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic topdressing with 2-inch stone.
 4. Sediment on roadways is to be removed immediately by broom and shovel, either by manual or mechanical means, and not to be washed off where it has the potential to enter a stream, drainage way or storm drain system.



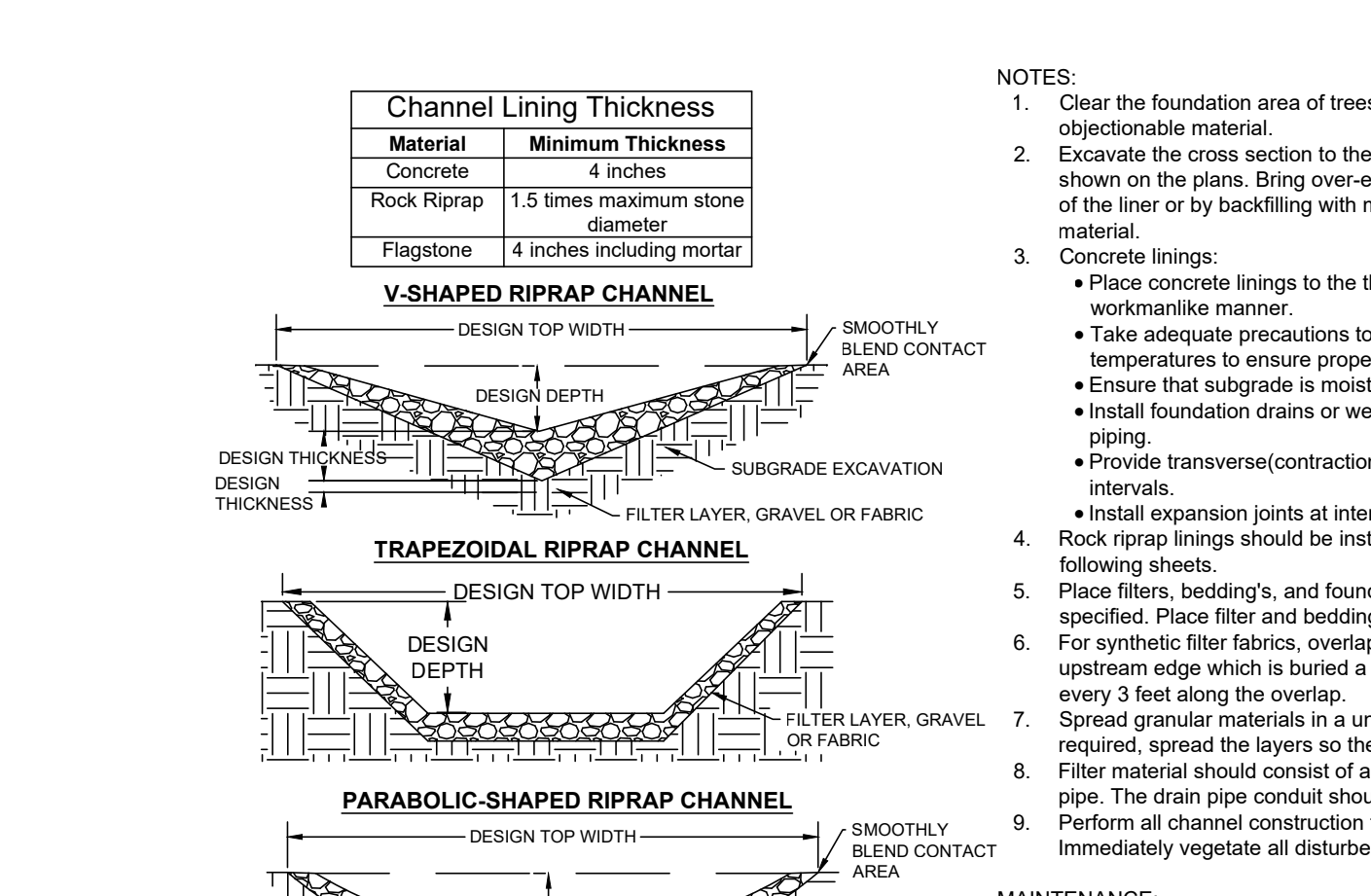
PIPE OUTLET TO FLAT AREA NO WELL-DEFINED CHANNEL

- NOTES:**
1. Compact any fill required in the subgrade to the density of the surrounding undisturbed material. Low areas in the subgrade on undisturbed soil may also be filled by increasing the riprap thickness.
 2. The riprap and gravel filter must conform to the specified grading limits shown on the plans.
 3. Filter cloth, when used, must meet design requirements, and be properly protected from punching or tearing during installation. Repair any damage by removing the riprap and placing another piece over the damaged area. If the damage is extensive, replace the entire filter cloth.
 4. All connecting joints should overlap so the top layer is above the downstream layer a minimum of 1 foot.
 5. The minimum thickness of the riprap should be 1.5 times the maximum stone diameter but not less than 6". Riprap may be field stone or rough quarry stone. It should be hard, angular highly weather-resistant and well graded.
 6. Construct the apron on zero grade with no overflow at the end. Make the top of the riprap at the downstream end level with the receiving area or slightly below it.
 7. Ensure that the apron is properly aligned with the receiving stream and preferably straight throughout its length. If a curve is needed, place in the upper section of the apron.
- MAINTENANCE:**
1. Inspect outlet structures at least weekly and after each rainfall of 1.0 inch or greater.
 2. Check outlets for erosion around or below riprap and for stones have been dislodged. Make repairs immediately to prevent further damage.



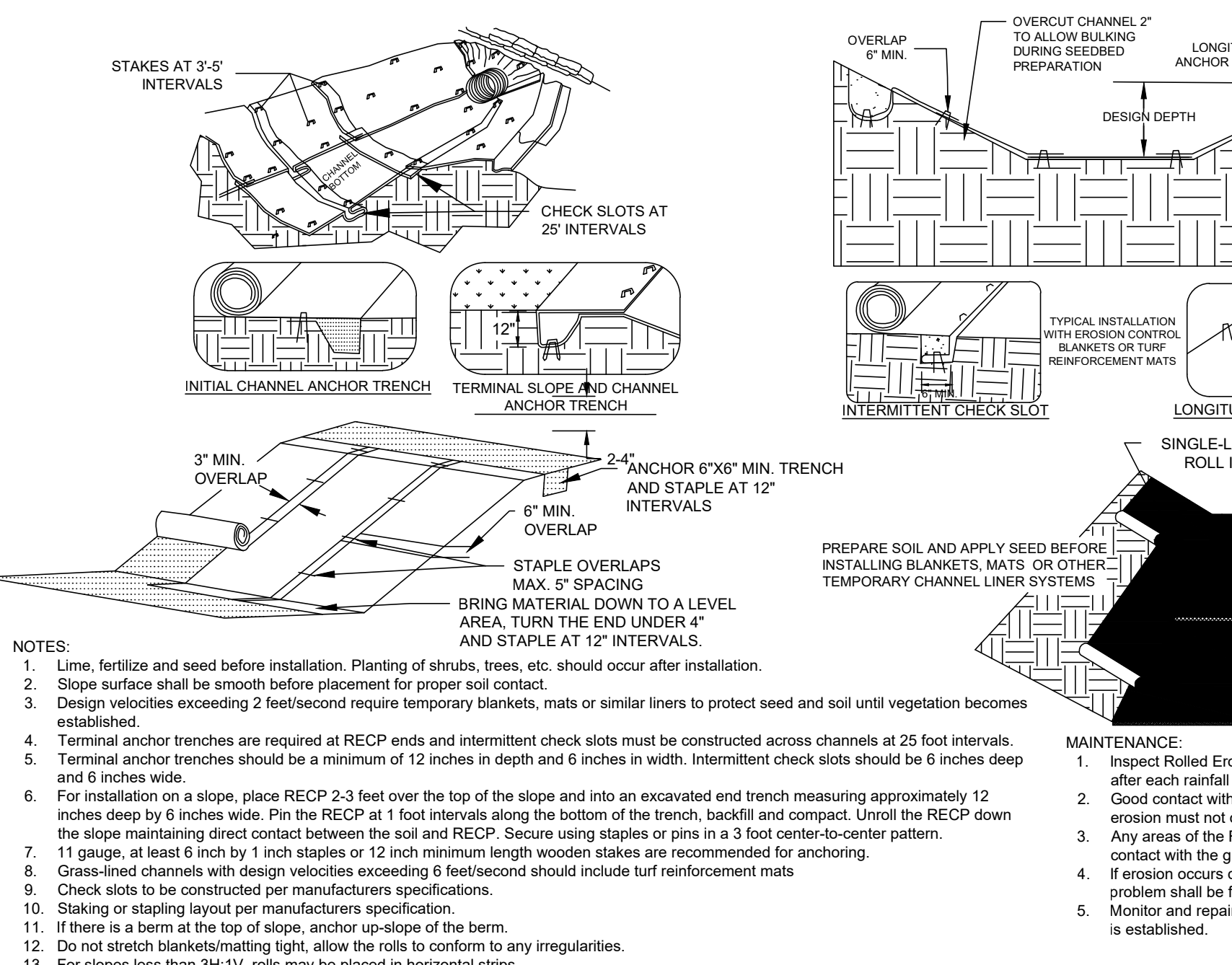
GRASS-LINED CHANNELS

- NOTES:**
1. At a minimum, grass-lined channels should carry peak runoff from the 10 year storm without eroding. Increase the capacity according to the potential damage if flood hazard exists.
 2. If design velocity of the channel to be vegetated by seeding exceeds 2 feet per second, a temporary channel liner is required.
 3. Channel side slopes should be 3:1 or flatter to aid in the establishment of vegetation and for maintenance. V-shaped channels along roadways should have side slopes of 6:1 or flatter for safety.
 4. Remove all trees, brush, stumps, and other objectionable material from the foundation area, and dispose of properly.
 5. Excavate the channel, and stage it to neat lines and dimensions shown on the plans plus a 0.2 foot overcut around the channel perimeter to allow for bulking during seedbed preparations and soil buildup.
 6. Remove and properly dispose of all excess soil so that the surface water may enter the channel freely.
 7. The procedure used to establish grass in the channel will depend upon the severity of the conditions and selection of species. Protect the channel with mulch or a temporary liner sufficient to withstand anticipated velocities during the establishment period.
- Maintenance:**
1. During the establishment period, check grass-lined channels after every rainfall.
 2. After grass is established, periodically check the channel. Check after heavy rainfall events and immediately make any necessary repairs.
 3. Check the channel outlet and all road crossings for bank stability and evidence of piping or scour holes.
 4. Remove all significant accumulations to maintain the designed carrying capacity.
 5. Keep grass in a healthy, vigorous condition at all times.



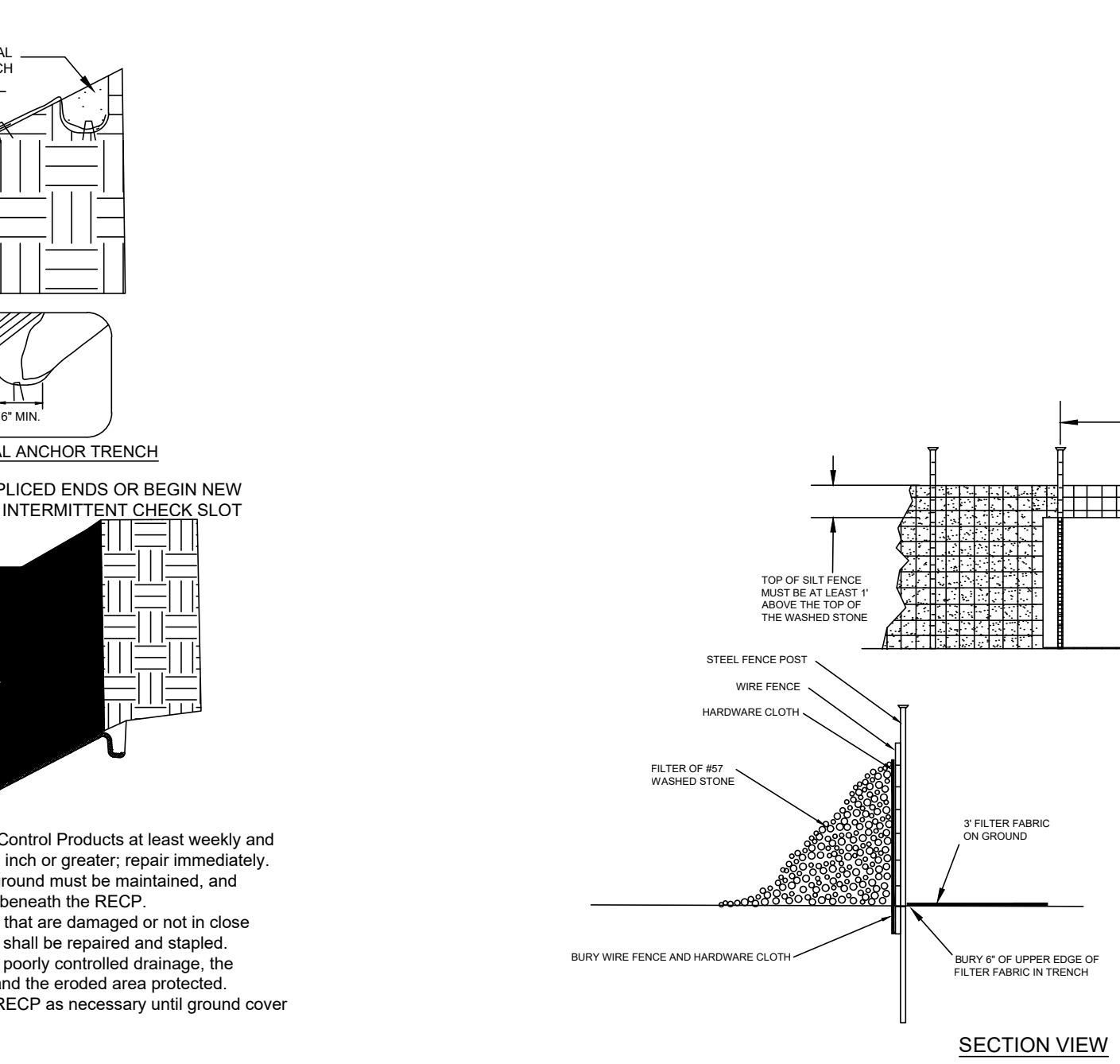
RIPRAP AND PAVED CHANNELS

- NOTES:**
1. Clear the foundation area of trees, stumps, roots, loose rock, and other objectionable material.
 2. Excavate the cross section to the lines and grades of the foundation of the liner as shown on the plans. Bring over-excavated areas to grade by increasing the thickness of the liner or by backfilling with moist soil compacted to the density of the surrounding material.
 3. Concrete linings:
 - Place concrete linings to the thickness shown on the plans and finish them in a workmanlike manner.
 - Take adequate precautions to protect freshly placed concrete from extreme temperatures to ensure proper curing.
 - Ensure that subgrade is moist when concrete is poured.
 - Install foundation drains or weep holes where needed to protect against uplift and piping.
 - Provide transverse/contraction joints to control cracking at approximately 20-foot intervals.
 - Install expansion joints at intervals not to exceed 100 feet.
 4. Rock riprap linings should be installed per the standards and specifications outlined on following sheets.
 5. Place filters, bedding's, and foundation drains to line and grade in the manner specified. Place filter and bedding materials immediately after slope preparation.
 6. For synthetic filter fabrics, overlap the downstream edge by at least 12 inches with the upstream edge which is buried a minimum 12 inches in a trench. Space anchor pins every 3 feet along the overlap.
 7. Spread granular materials in a uniform layer. When more than one gradation is required, spread the layers so there is minimal mixing.
 8. Filter material should consist of a least 3 inches of material on all sides of the drain pipe. The drain pipe conduit should be a minimum of 4 inches in diameter.
 9. Perform all channel construction to keep erosion and water pollution to a minimum. Immediately vegetate all disturbed areas or otherwise protect them against soil erosion.
- MAINTENANCE:**
1. Inspect channels at least weekly and after each rainfall of 1.0 inch or greater and make repairs promptly. Give special attention to the outlet and inlet sections and other points where concentrated flow enters.
 2. Carefully check stability at road crossings, looking for indication of piping, scour holes, or bank failures. Make any repairs immediately.
 3. Maintain all vegetation adjacent to the channel in a healthy, vigorous condition.



ROLLED EROSION CONTROL PRODUCTS

- NOTES:**
1. Lime, fertilize and seed before installation. Planting of shrubs, trees, etc. should occur after installation.
 2. Slope surface shall be smooth before placement for proper soil contact.
 3. Design velocities exceeding 2 feet/second require temporary blankets, mats or similar liners to protect seed and soil until vegetation becomes established.
 4. Terminal anchor trenches are required at RECP ends and intermittent check slots must be constructed across channels at 25 foot intervals.
 5. Terminal anchor trenches should be a minimum of 12 inches in depth and 6 inches in width. Intermittent check slots should be 6 inches deep and 6 inches wide.
 6. For installation on a slope, place RECP 2-3 feet over the top of the slope and into an excavated and trench measuring approximately 12 inches deep by 6 inches wide. Pin the RECP at 1 foot intervals along the bottom of the trench, backfill and compact. Unroll the RECP down the slope maintaining direct contact between the soil and RECP. Secure the RECP using staples or pins in a 3 foot center-to-center pattern.
 7. 11 gauge, at least 6 inch by 1 inch staples or 12 inch minimum length wooden stakes are recommended for anchoring.
 8. Grass-lined channels with design velocities exceeding 6 feet/second should include turf reinforcement mats.
 9. Check slots to be constructed per manufacturer's specifications.
 10. Staking or stapling layout per manufacturer's specification.
 11. If there is a berm at the top of slope, anchor up-slope of the berm.
 12. Do not stretch blankets/matting tight, allow the rolls to conform to any irregularities.
 13. For slopes less than 3H:1V, rolls may be placed in horizontal strips.



SILT FENCE OUTLET

- NOTES:**
1. Hardware cloth and gravel should overlay the silt fence at least 12 inches.
 2. Stone outlets should be placed on low elevation areas of silt fence and based on field conditions.
- MAINTENANCE:**
1. Per NCDOT, inspect outlet at least once a week and after each 1 inch or greater rainfall event. Complete any needed repairs immediately.
 2. Freshen stone when sediment accumulation exceeds 6 inches.
 3. Keep mesh free of debris to provide adequate flow.
 4. Remove sediment when half of stone outlet is covered.
 5. Replace stone as needed to facilitate de-watering.

TEMPORARY SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

| Seeding Mixture Species | Rate (lb/acre) |
|--|----------------|
| Rye (grain) | 120 |
| Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains) | 50 |

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

Seeding Dates

Mountains—Above 2500 feet: Feb. 15 - May 15
 Below 2500 feet: Feb. 1 - May 1
 Piedmont—Jan. 1 - May 1
 Coastal Plain—Dec. 1 - Apr. 15

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance: Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER

| Seeding Mixture Species | Rate (lb/acre) |
|-------------------------|----------------|
| German millet | 40 |

In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.

Seeding Dates

Mountains— May 15 - Aug. 15
 Piedmont— May 1 - Aug. 15
 Coastal Plain— Apr. 15 - Aug. 15

Mulch: Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance: Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

TEMPORARY SEEDING RECOMMENDATIONS FOR FALL

| Seeding Mixture Species | Rate (lb/acre) |
|-------------------------|----------------|
| Rye (grain) | 120 |

Seeding Dates

Mountains— Aug. 15 - Dec. 15
 Coastal Plain and Piedmont— Aug. 15 - Dec. 31

Mulch: Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance: Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.

TEMPORARY SEEDING

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

| Seeding Mixture Species | Rate |
|-------------------------|-------------------|
| Centipede | 5 lbs/acre |
| Indian Woodrats | 1.5-2.5 lbs/acre* |
| Virginia Wild Rye | 4-6 lbs/acre |

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

Seeding Dates

Coastal or Eastern Piedmont for Centipede- Sept. 1 - May 1
 Mountains for Indian Woodrats and Virginia Wild Rye- Feb 15 - April 1
 Mountains for Indian Woodrats and Virginia Wild Rye- March 1 - May 15

Maintenance: Significant maintenance may be required to obtain desired cover.

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR SUMMER

| Seeding Mixture Species | Rate |
|-------------------------|-------------------|
| Indian Woodrats | 1.5-2.5 lbs/acre* |
| Virginia Wild Rye | 4-6 lbs/acre* |

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

Seeding Dates

Mountains - July 15- Aug 15
 Piedmont - Aug 15 - Oct 15

Maintenance: Indian Woodrats and Virginia Wild Rye are both sun and shade tolerant.

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR FALL

| Seeding Mixture Species | Rate |
|-------------------------|-------------------|
| Hard Fescue | 15 lbs/acre |
| Switchgrass | 2.5-3.5 lbs/acre* |
| Indian Grass | 5-7 lbs/acre* |
| Big Bluestem | 5-7 lbs/acre* |
| Indian Woodrats | 1.5-2.5 lbs/acre* |
| Virginia Wild Rye | 4-6 lbs/acre* |

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

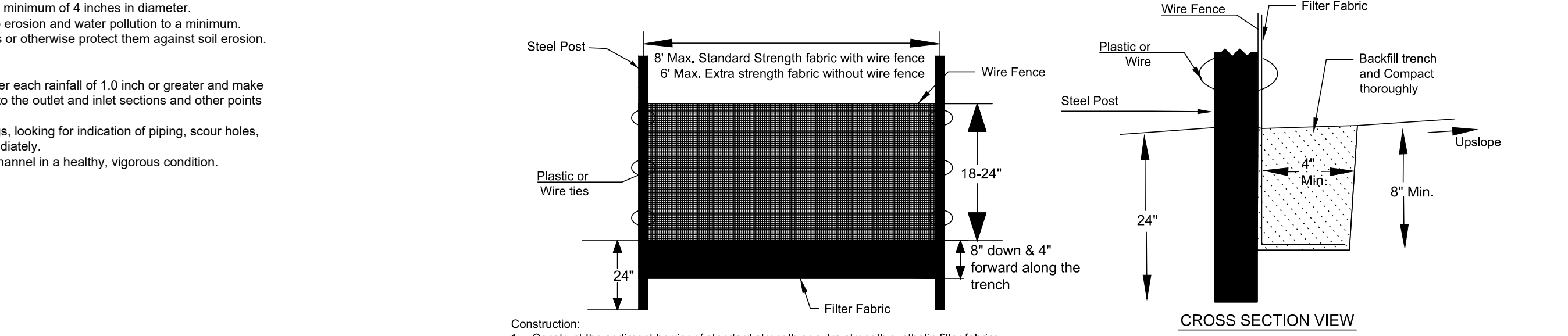
Seeding Dates

Mountains - Hard Fescue- Aug 1 - June 1
 Mountains- Switchgrass, Indian Grass, Big Bluestem- Dec 1 - April 15
 Piedmont and Coastal- Switchgrass, Indian Grass, Big Bluestem- Dec 1 - April 1
 Coastal- Indian Woodrats and Virginia Wild Rye- Sept 1 - Nov 1

Maintenance: Hard Fescue is not recommended for slopes > 5%. Prefers shade.

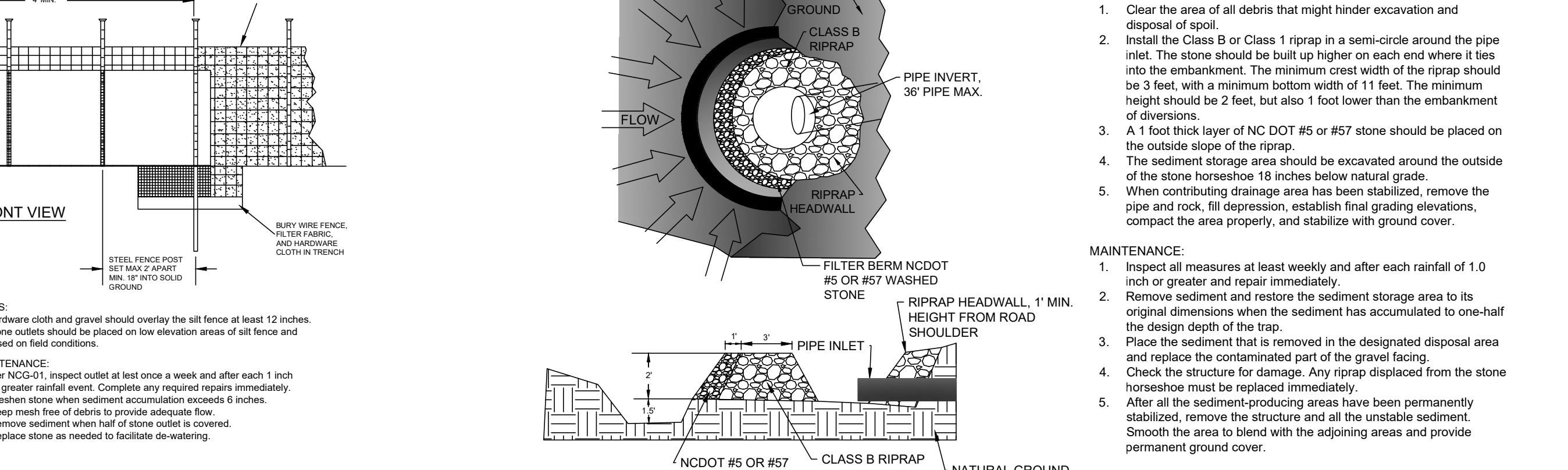
- SEED BED PREPARATION:**
- LIMING- Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate of 1-1 1/2 tons/acre on coarse-textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soils with a pH of 6 or higher need not be limed.
- FERTILIZER- Base application rates on soil tests. When these are not possible, apply a 10-10-10 grade fertilizer at 700-1,000 lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before application.
- SURFACE ROUGHENING- If recent tillage operations have resulted in a loose surface additional roughening may not be required, except to break up large clods. If rainfall causes the surface to become sealed or crusted, loosen it just prior to seeding by raking, harrowing, or other suitable methods for fine grading. The finished grade shall be a smooth even soil surface with a loosen uniform fine texture. All ridges and depressions shall be removed and filled to provide the approved surface drainage. Planting is to be done immediately after finished grades are obtained and seedbed preparation is completed.
- NOTES:**
1. Permanent seeding, sodding or other means of stabilization are required when all construction work is completed according to the NPDES timeframe table.
 2. A North Carolina Department of Agriculture soil test (or equal) is highly recommended for all areas to be seeded or sodded or planted.
 3. Use a seeding mix that will produce fast-growing nurse crops and includes non-invasive species that will eventually provide a permanent groundcover. Soil blankets may be used in lieu of nurse crops. Mat, tack or crimp mulch, as needed to stabilize seeded areas until root establishment. Mulch must cover at least 80% of the soil surface.
 4. Ground cover shall be maintained until permanent vegetation is established and stable against accelerated erosion.

PERMANENT SEEDING



- Construction:**
1. Construct the sediment barrier of standard strength or extra strength synthetic fiber fabrics.
 2. Ensure that the height of the sediment fence does not exceed 24 inches above the ground. (Higher fences may impound volumes of water sufficient to cause failure of the structure).
 3. Construct the fiber fabric from a continuous roll cut to the length of the barrier to avoid joints. When joints are necessary, securely fasten the fiber cloth only at a support post with 4 feet minimum overlap to the next post.
 4. Support standard strength fiber fabric by wire mesh fastened securely to the upslope side of the posts. Extend the wire mesh support to the bottom of the trench. Fasten the wire reinforcement, then fabric on the upslope side of the fence post. Wire or plastic zip ties should have a minimum 50 pound tensile strength.
 5. When a wire mesh support fence is used, space posts a maximum of 8 feet apart. Supports should be driven securely into the ground a minimum of 24 inches.
 6. Extra strength fiber fabric with 6 foot post spacing does not require a wire mesh support fence. Securely fasten the filter fabric directly to posts. Wire or plastic zip ties should have a minimum of 50 pound tensile strength.
 7. Excavate the trench approximately 4 inches wide and 8 inches deep along the proposed line of the posts and upslope from the barrier.
 8. Place 12 inches of fabric along the bottom and side of the trench.
 9. Backfill the trench with soil placed over the filter fabric and compact. Thorough compaction of the backfill is critical to silt fence performance.
 10. Do not attach filter fabric to existing trees.
- Maintenance:**
1. Inspect sediment fences at least once a week and after each 1 inch or greater rainfall. Make any required repairs immediately.
 2. Should the fabric of a sediment fence collapse, tear, decompose, or become ineffective, replace it promptly.
 3. Remove sediment deposits as necessary to provide adequate storage volume for the next rain and reduce pressure on the fence. Take care to avoid undermining the fence during cleanouts.
 4. 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.

SILT FENCE



ROCK PIPE INLET PROTECTION

- NOTES:**
1. Clear the area of all debris that might hinder excavation and disposal of spoil.
 2. Install the Class B or Class 1 riprap in a semi-circle around the pipe inlet. The stone should be built up higher on each end where it lies into the embankment. The minimum crest width of the riprap should be 3 feet, with a minimum bottom width of 11 feet. The minimum height should be 2 feet, but also 1 foot lower than the embankment of diversions.
 3. A 1 foot thick layer of NCDOT #57 or #57 stone should be placed on the outside slope of the riprap.
 4. The sediment storage area should be excavated around the outside of the stone horseshoe 18 inches below natural grade.
 5. When contributing drainage area has been stabilized, remove the pipe and rock. If depression, establish final grading elevations, compact the area properly, and stabilize with ground cover.
- MAINTENANCE:**
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater and repair immediately.
 2. Remove sediment and restore the sediment storage area to its original dimensions when the sediment has accumulated to one-half the design depth of the trap.
 3. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.
 4. Check the structure for damage. Any riprap displaced from the stone horseshoe must be replaced immediately.
 5. After all the sediment-producing areas have been permanently stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and provide permanent ground cover.

TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
 LIVE OAK STREET
 BEAUFORT, NC

PROJECT NO.
25-0099

DRAWING NAME
25-0099_D

SHEET NO.
D-4

DATE
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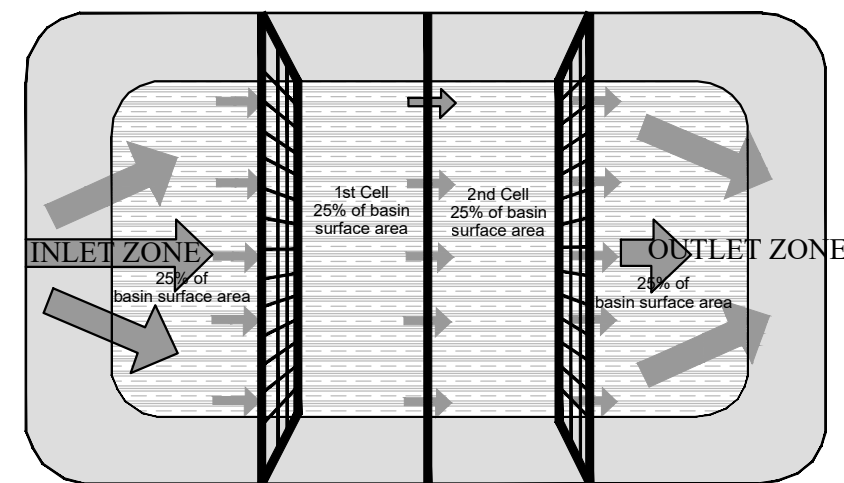
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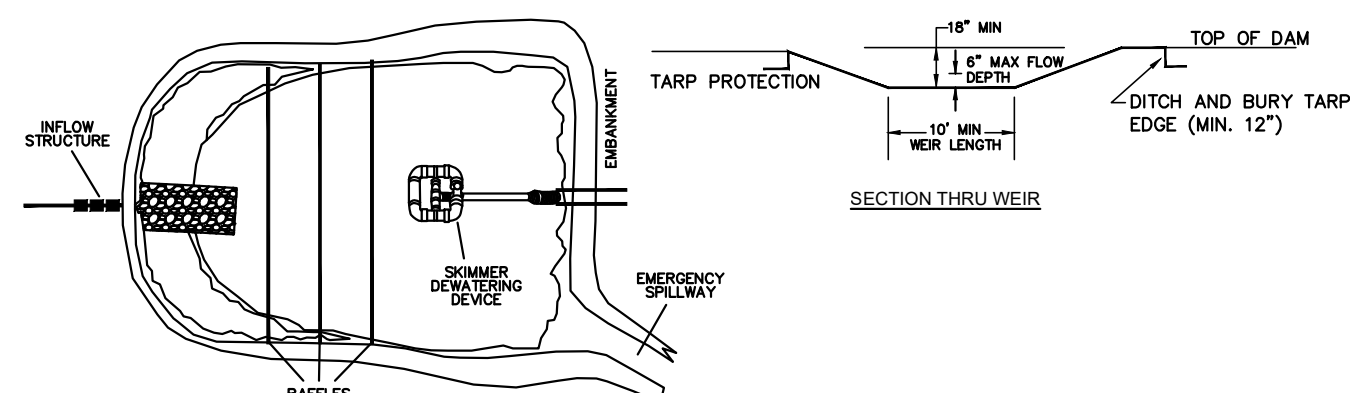
DRAWN BY
 MT/MATCHELL.WARTING@SUMMITDE.COM

FIRST ISSUE DATE
 03-29-2025

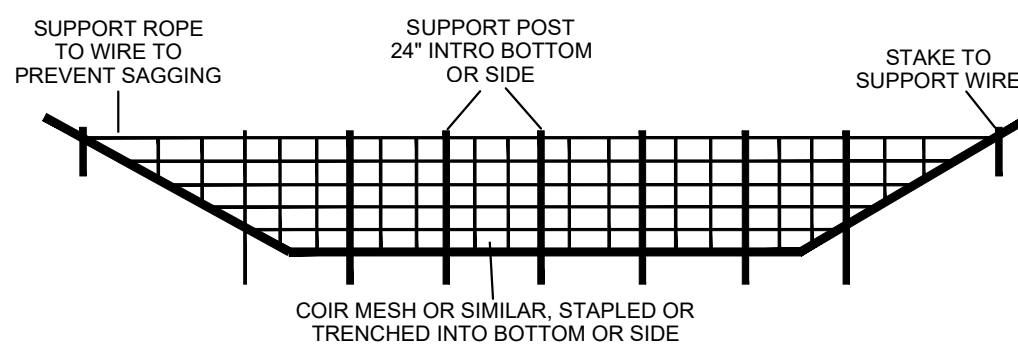
STATE OF NORTH CAROLINA
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAY CONSTRUCTION
 8608 BRUNNEN DRIVE
 RALEIGH, NC 27615
 WWW.NCDEPARTMENTOFTRANSPORTATION.GOV



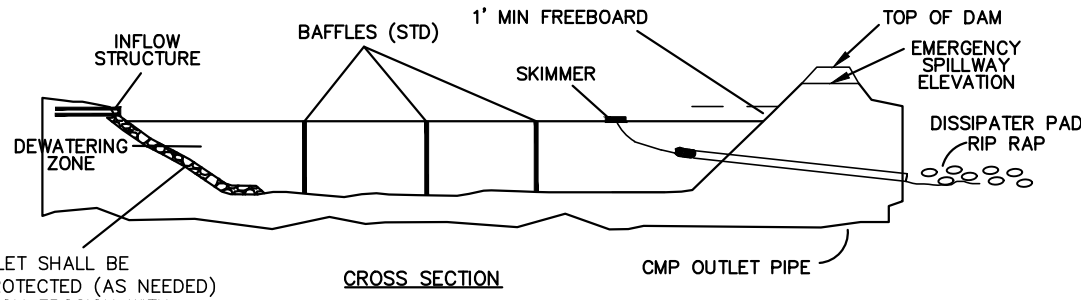
PLAN VIEW



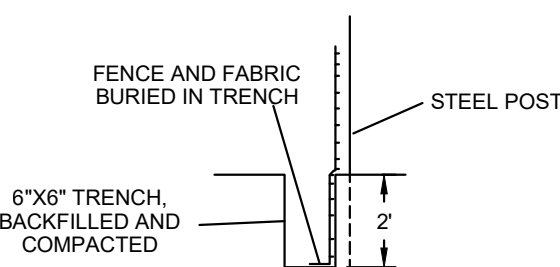
PLAN VIEW



CROSS SECTION



CROSS SECTION



SECTION VIEW AT OPENING

- NOTES:
1. BAFFLE MATERIAL SHOULD BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR SILT FENCE.
 2. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE 1ST BAY, WHICH SHOULD BE READILY ACCESSIBLE FOR MAINTENANCE.
 3. PROVIDE 3 BAFFLES (USE TWO IF LESS THAN 20 FEET IN LENGTH). PROVIDE 5 BAFFLES FOR DRAINAGE AREAS GREATER THAN 10 ACRES.
 4. BAFFLES SHALL BE 700 G/M2 COIR EROSION BLANKET. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS.
 5. INSPECT BAFFLES FOR REPAIR ONCE A WEEK AND AFTER EACH RAINFALL.

- NOTES:
1. BASIN SHOULD BE CLEANED OUT WHEN CAPACITY REACHES AN ELEVATION REPRESENTING THAT THE BASIN IS HALF-FULL.
 2. THE TARP USED TO PROTECT THE WEIR SHALL BE THE WIDTH SPECIFIED. THE LENGTH OF THE TARP SHALL BE ACCORDING TO AVAILABLE SUPPLY. IF MULTIPLE TARPS ARE TO BE USED, THEN TARPS SHALL BE OVERLAPPED AT LEAST 12". THE UPSTREAM 12" TARP SHALL OVERLAP THE DOWNSTREAM TARP. THE TARP SHALL BE 50 MIL. HEAVY DUTY SILVER TARP/AULINS OR EQUIVALENT FOR UV RESISTANCE.
 3. PROVIDE A MINIMUM OF THREE POROUS BAFFLES TO EVENLY DISTRIBUTE FLOW ACROSS THE BASIN, REDUCING TURBULENCE.
 4. BAFFLE MATERIAL MUST BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR A SILT FENCE.
 5. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE FIRST BAY, SO THIS SHOULD BE READILY AVAILABLE FOR MAINTENANCE.
 6. DURING THE CONSTRUCTION PHASE OF THE PROJECT, PERMANENT STORMWATER RISER SHALL ONLY DEWATER FROM THE TOP OF PIPE.
 7. POND SHALL NOT BE CONVERTED FOR STORMWATER USE UNTIL APPROVED BY ENVIRONMENTAL ENGINEER.

SKIMMER & SKIMMER BASIN MAINTENANCE

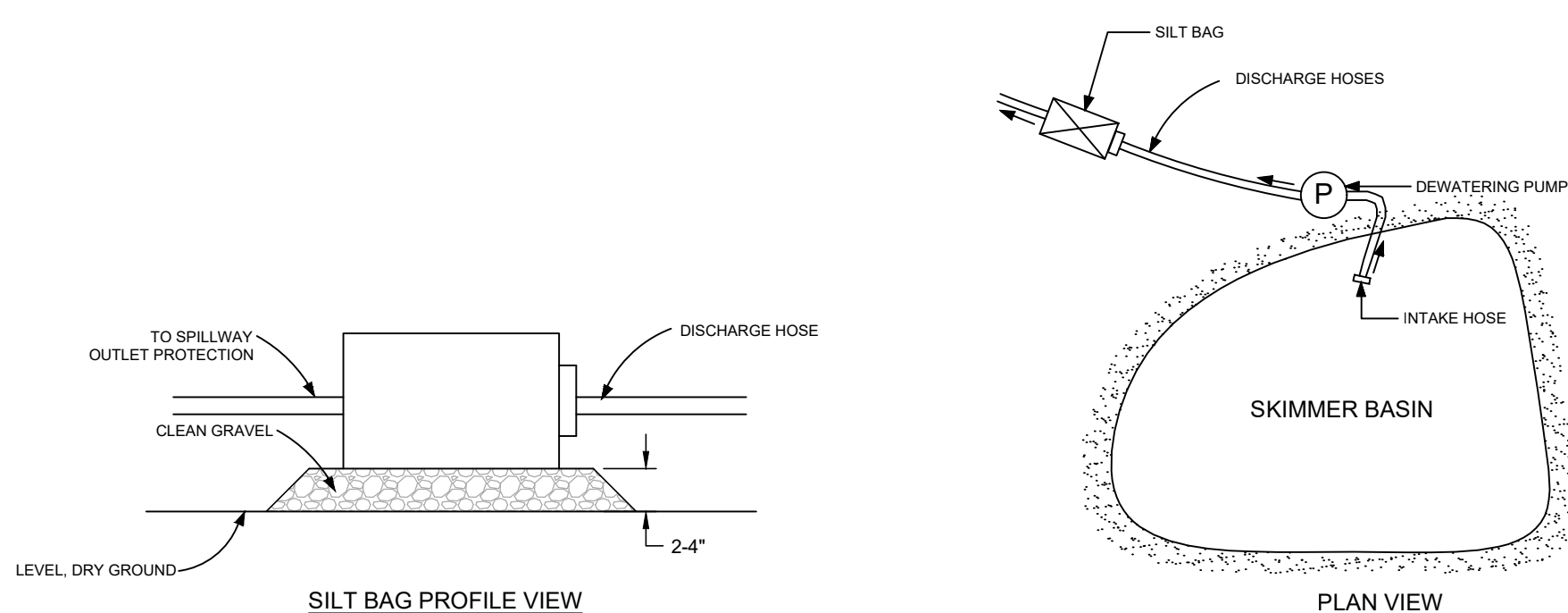
1. INSPECT SKIMMER SEDIMENT BASIN AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.
2. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.
3. IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER SOB UP AND DOWN AND DISLOGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED. IF SO REMOVE THE DEBRIS.

SKIMMER & SKIMMER BASIN MAINTENANCE CONT'D

4. IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.
5. CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOR AREAS.
6. FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.

SKIMMER BASIN

NOT TO SCALE



NOTE: REMOVE GRAVEL AND SEED WHEN PUMP AROUND OPERATION IS COMPLETED.

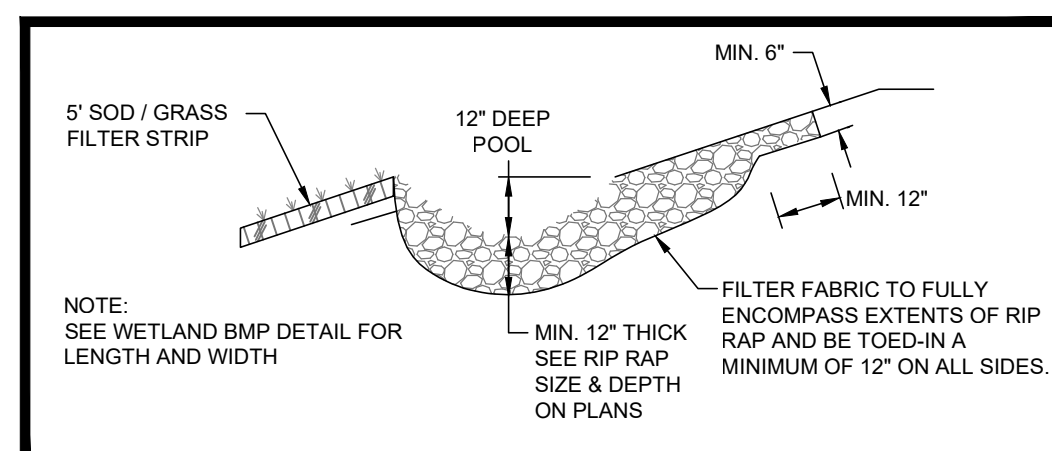
NOTE: ESTIMATED MINIMUM PUMP SIZE NEEDED FOR BASE FLOW IS 2" PUMP. CONTRACTOR IS RESPONSIBLE FOR SIZING PUMP AND MAINTAINING WORK "IN THE DRY".

SILT BAG MAINTENANCE

1. INSPECT INLET PIPE AND BAG FOR DAMAGE AND BLOCKAGE.
2. REPLACE BAG WHEN 3/4 FULL OF SEDIMENT.

SKIMMER BASIN DEWATERING

NOT TO SCALE



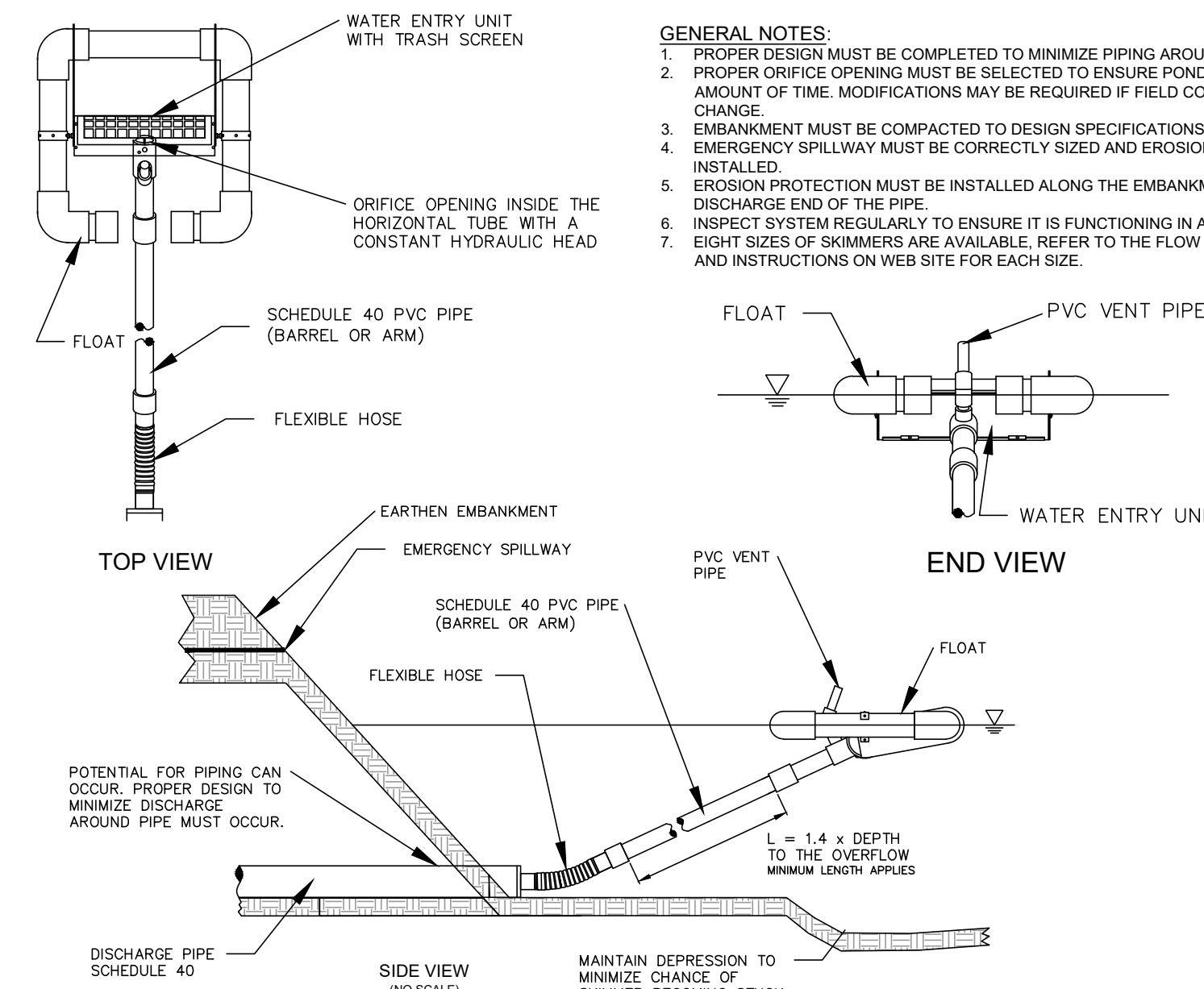
NOTE: SEE WETLAND BMP DETAIL FOR LENGTH AND WIDTH

RIP RAP PLUNGE POOL MAINTENANCE

1. INSPECT RIP RAP PLUNGE POOL WEEKLY AND AFTER SIGNIFICANT (1/2" OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE. OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

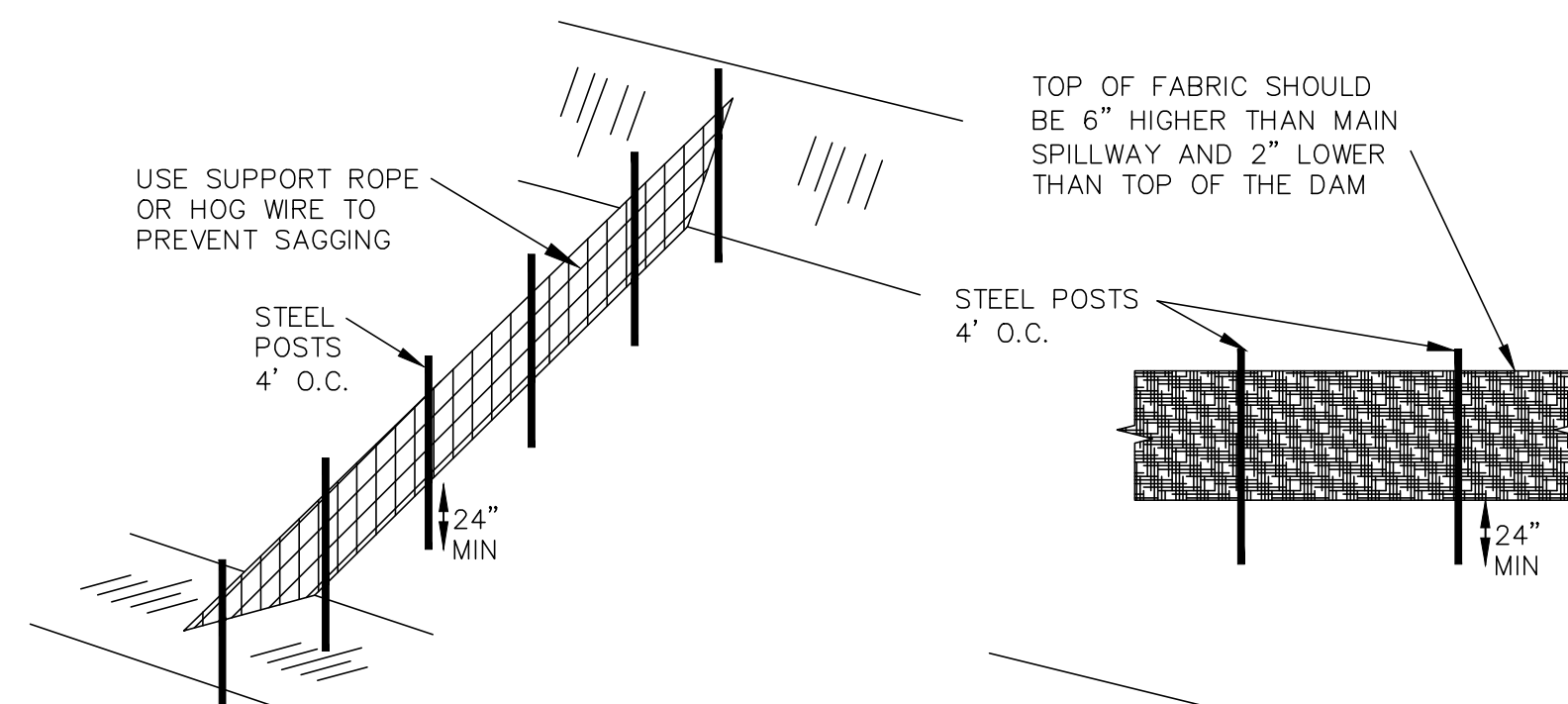
RIP RAP PLUNGE POOL

NOT TO SCALE



SKIMMER

NOT TO SCALE



POROUS BAFFLES AND INSTALLATION

NOT TO SCALE

POROUS BAFFLE MAINTENANCE

1. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT, AND REPLACE IF DAMAGED DURING CLEANOUT OPERATIONS. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.
4. AFTER CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

| NO. | REVISIONS | DATE | BY |
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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
 LIVE OAK STREET
 BEAUFORT, NC
EROSION CONTROL DETAILS

PROJECT NO.
25-0099
 DRAWING NAME:
 25-0099_D
 SHEET NO.
D-5

DATE: _____ PAGE: _____

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

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

SECTION E: GROUND STABILIZATION

Restrict Erosion Stabilization Timeframes

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

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

GROUND STABILIZATION SPECIFICATION

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

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

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

EQUIPMENT AND VEHICLE MAINTENANCE

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

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

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

PAINT AND OTHER LIQUID WASTE

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

PORTABLE TOILETS

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

EARTHEN STOCKPILE MANAGEMENT

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

HAZARDOUS AND TOXIC WASTE

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

ON-SITE CONCRETE WASHOUT STRUCTURE WITH LINER

CONCRETE WASHOUTS

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

HERBICIDES, PESTICIDES AND RODENTICIDES

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

NCG-01 GROUND COVER & MATERIALS HANDLING

DATE: _____ PAGE: _____

PART II, SECTION G, ITEM (4)

DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items.
- The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part II, Section C, Item (2)(c) and (d) of this permit.
- Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weirs, tanks, and filtration systems.
- Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above.
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

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

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

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

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

2. Additional Documentation to be Kept on Site

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

- This General Permit as well as the Certificate of Coverage, after it is received.
- Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if the records are available in hard-copy records.

3. Documentation to be Retained for This Permit

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

- Visible sediment deposition in a stream or wetland.
- Oil spills if:
 - They are 25 gallons or more.
 - They are less than 25 gallons but cannot be cleaned up within 24 hours.
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref. 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref. 40 CFR 302.4) or G.S. 143-215.65.
- Anticipated bypasses and unanticipated bypasses.
- Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

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

| Occurrence | Reporting Timeframe (After Discovery) and Other Requirements |
|--|---|
| (a) Visible sediment | <ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 Calendar Days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. |
| (b) Oil spills and releases of hazardous substances per item 1(b)-(c) above | <ul style="list-style-type: none"> Within 24 Hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release. |
| (c) Anticipated bypasses [40 CFR 122.41(m)(3)] | <ul style="list-style-type: none"> A report at least ten days before the date of the bypass, if possible, effect of the bypass. |
| (d) Unanticipated bypasses [40 CFR 122.41(m)(3)] | <ul style="list-style-type: none"> Within 24 Hours, an oral or electronic notification. Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass. |
| (e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(i)(7)] | <ul style="list-style-type: none"> Within 24 Hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate and prevent recurrence of the noncompliance. [40 CFR 122.41(i)(6)]. Division staff may waive the requirement for a written report on a case-by-case basis. |

NCG01- SELF INSPECTION

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| 7 | | | |
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03/29/2025

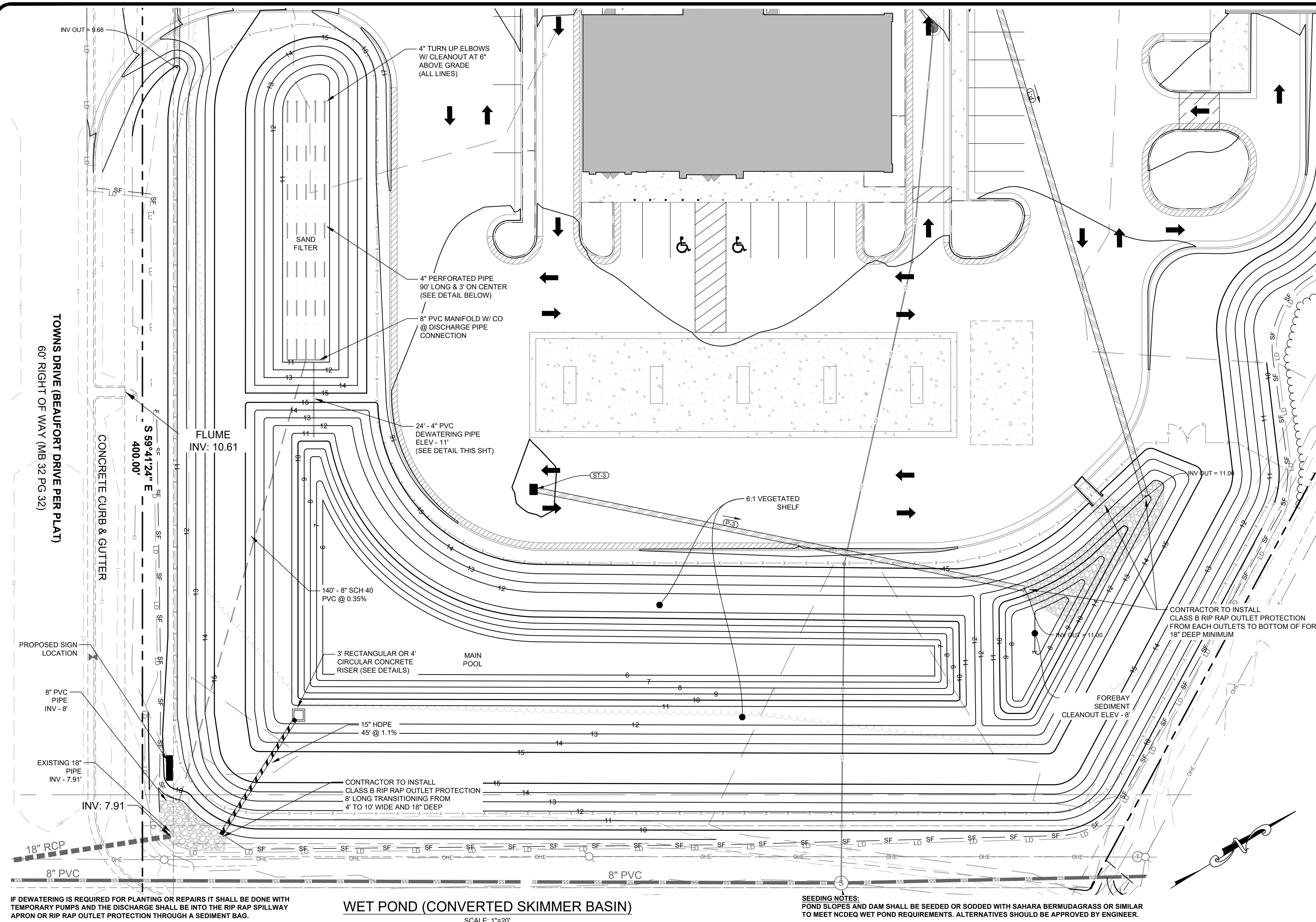
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DRAWN BY
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FIRST ISSUE DATE
03/29/2025

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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

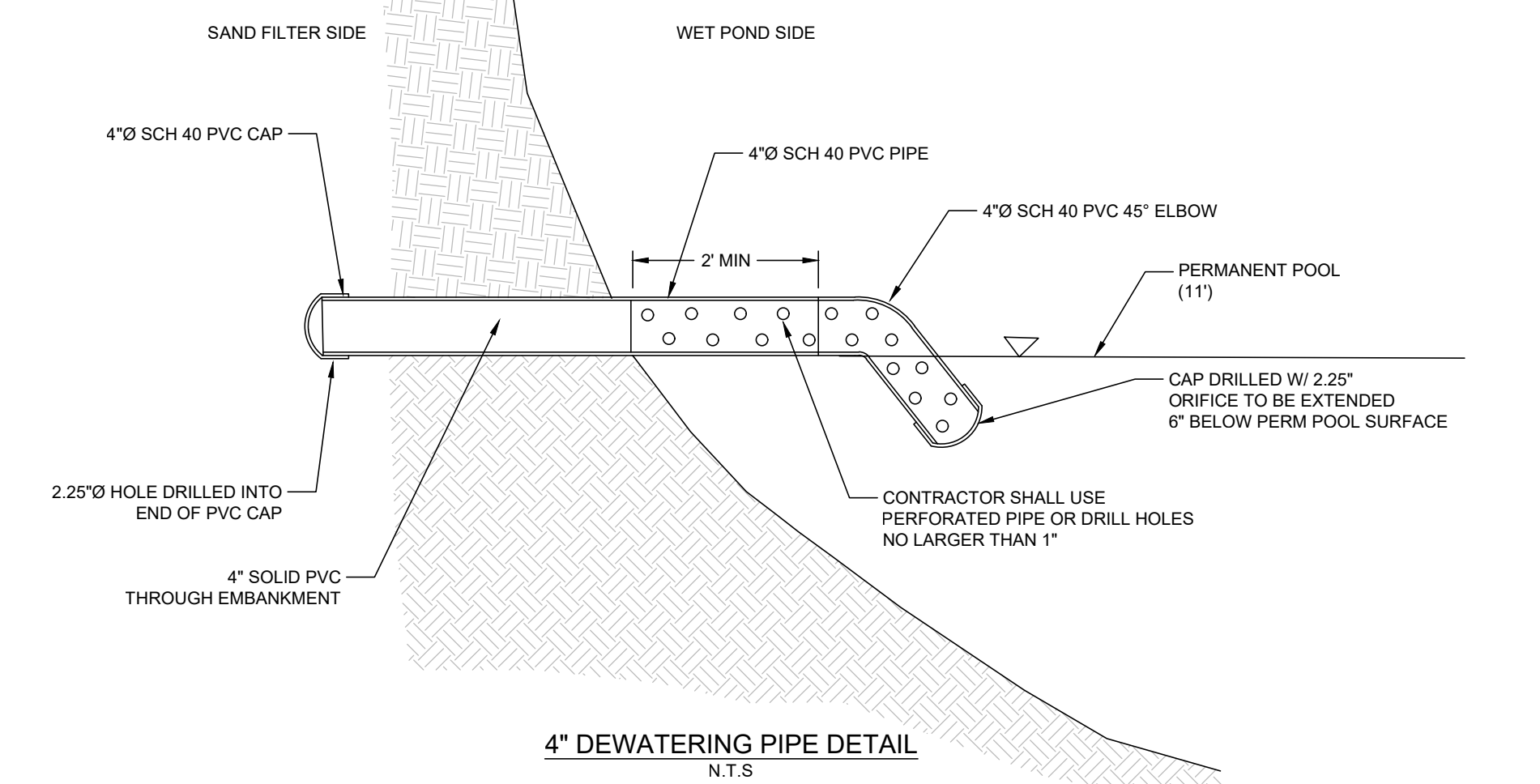
EPA STORMWATER REQUIREMENTS

PROJECT NO.
25-0099
DRAWING NAME
25-0105_D
SHEET NO.
D-6



DAM EMBANKMENT CONSTRUCTION STANDARDS:

- CONTROLLED FILL, AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, IN THE DAM EMBANKMENT SHALL BE PLACED IN 6-INCH LOOSE LAYERS (3-INCH LOOSE LAYERS WITHIN 3- FEET OF EITHER SIDE OF THE PRINCIPAL SPILLWAY PIPE TO A DEPTH OF 2- FEET OVER THE PIPE) AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF - OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698.
- ALL VISIBLE ORGANIC DEBRIS SUCH AS ROOTS AND LIMBS SHALL BE REMOVED FROM THE FILL MATERIAL PRIOR TO COMPACTION TO THE REQUIRED DENSITY. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED. STONES GREATER THAN 3-INCH (IN ANY DIRECTION) SHALL BE REMOVED FROM THE FILL PRIOR TO COMPACTION.
- FILL MATERIAL PLACED AT DENSITIES LOWER THAN SPECIFIED MINIMUM DENSITIES OR AT MOISTURE CONTENTS OUTSIDE THE SPECIFIED RANGES OR OTHERWISE NOT CONFORMING TO SPECIFIED REQUIREMENTS SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS.
- ANY FILL LAYER THAT IS SMOOTH DRUM ROLLED TO REDUCE MOISTURE PENETRATION DURING A STORM EVENT SHALL BE PROPERLY SCARIFIED PRIOR TO THE PLACEMENT OF THE NEXT SOIL LIFT.
- SURFACE WATER AND STREAM FLOW SHALL BE CONTINUOUSLY CONTROLLED THROUGHOUT CONSTRUCTION AND THE PLACEMENT OF CONTROLLED FILL.
- FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS IN ADDITION TO THAT INDICATED ON THE PLANS. ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. IN NO CASE SHALL THERE BE AN ATTEMPT TO STABILIZE ANY PORTIONS OF THE FOUNDATION SOILS WITH CRUSHED STONE.
- TREATMENT OF SEEPAGE AREAS, SUBGRADE PREPARATION, FOUNDATION DEWATERING AND ROCK FOUNDATION PREPARATION (I.E., TREATMENT WITH SLUSH GROUTING, DENTAL CONCRETE, ETC.) MAY BE REQUIRED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER. ALL SUCH ACTIVITIES SHALL BE CLOSELY MONITORED AND DOCUMENTED BY THE GEOTECHNICAL ENGINEER.
- FILL ADJACENT TO THE RISER AND PRINCIPAL SPILLWAY PIPE SHALL BE PLACED SO THAT LIFTS ARE AT THE SAME LEVEL ON BOTH SIDES OF THE STRUCTURES.
- EARTHWORK COMPACTED WITHIN 3- FEET OF ANY STRUCTURES SHALL BE ACCOMPLISHED BY MEANS OF HAND TAMPERS, MANUALLY DIRECTED POWER TAMPERS OR PLATE COMPACTORS OR MINIATURE SELF-PROPELLED ROLLERS.
- COMPACTED BY MEANS OF DROP WEIGHTS FROM A CRANE OR HOIST SHALL NOT BE PERMITTED.
- HEAVY EQUIPMENT SHALL NOT BE ALLOWED TO PASS OVER CAST-IN-PLACE STRUCTURES (INCLUDING THE CRADLE) UNTIL ADEQUATE CURING TIME HAS ELAPSED.
- TO RE-ESTABLISH VEGETATION AFTER CONSTRUCTION, A 2- TO 3- INCH LAYER OF TOPSOIL SHALL BE PLACED ON THE DISTURBED EMBANKMENT SURFACE AND THE AREA SEEDED AND SODDED OR HYDROSEEDDED.



SKIMMER BASIN TO WET POND CONVERSION SEQUENCE:

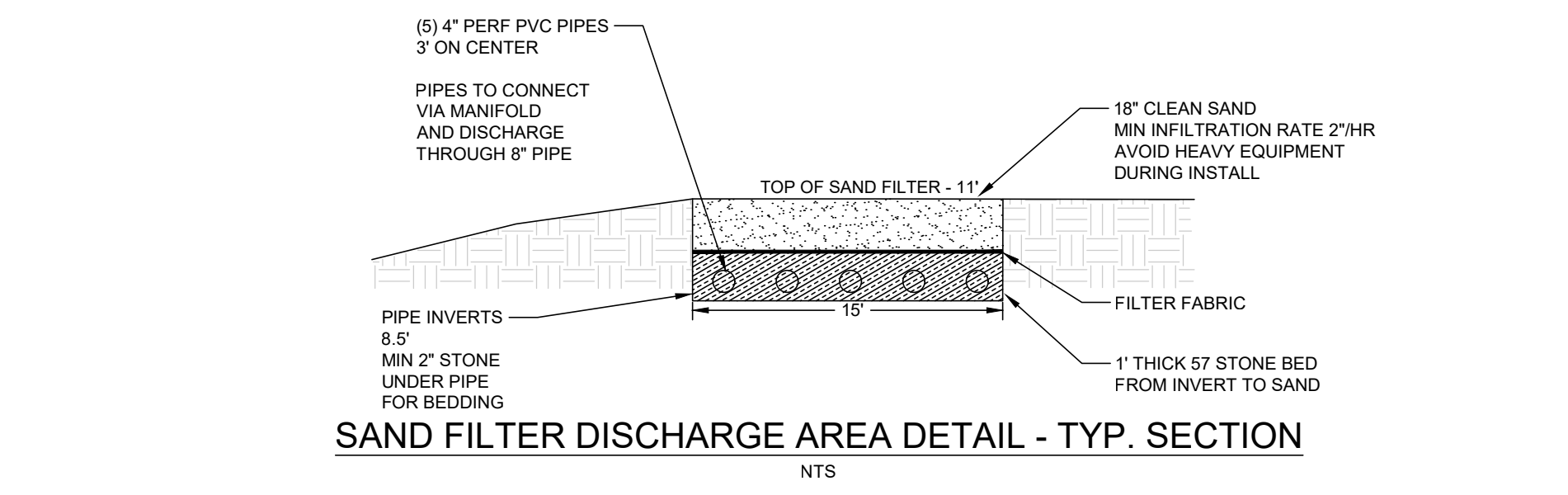
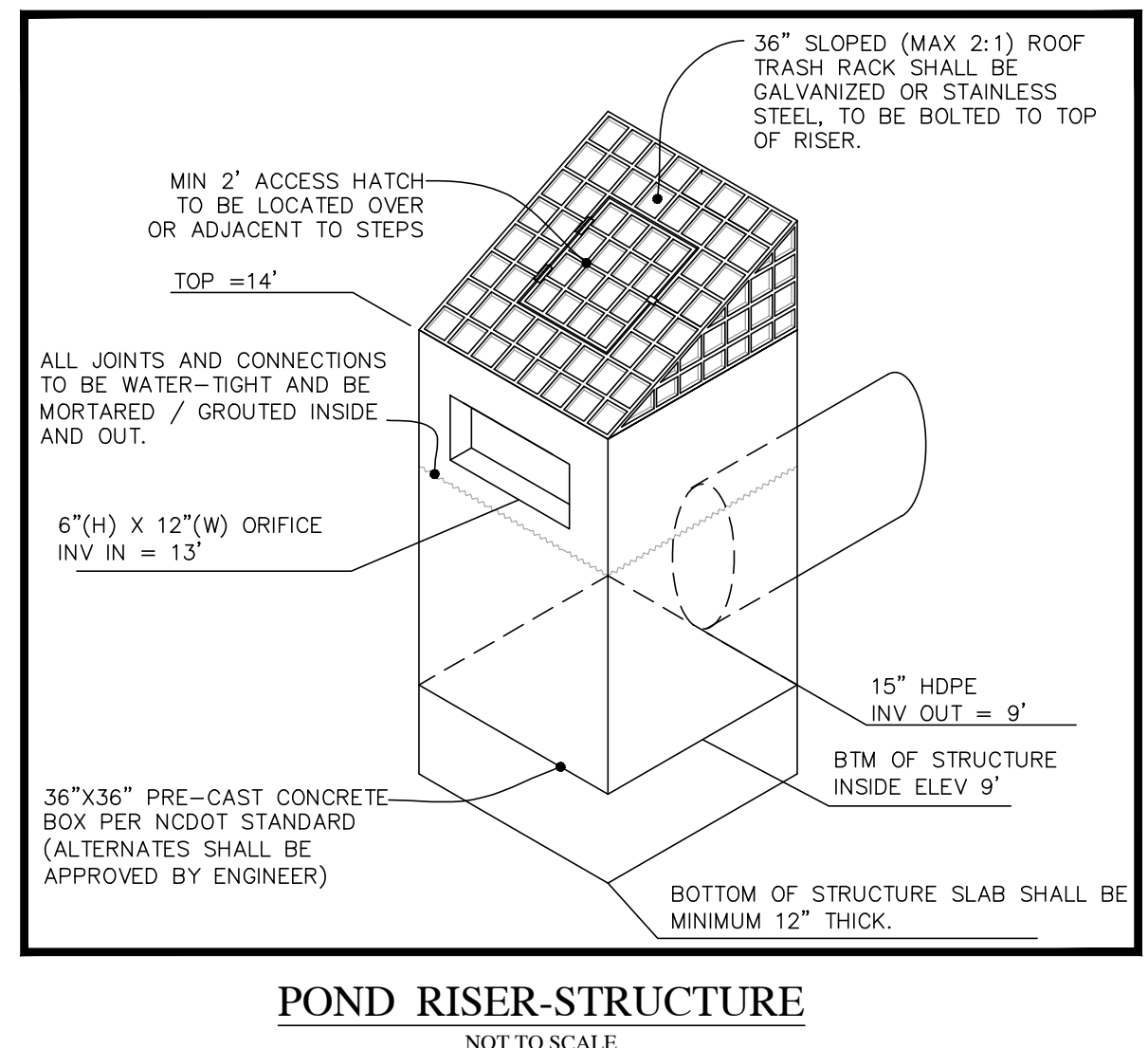
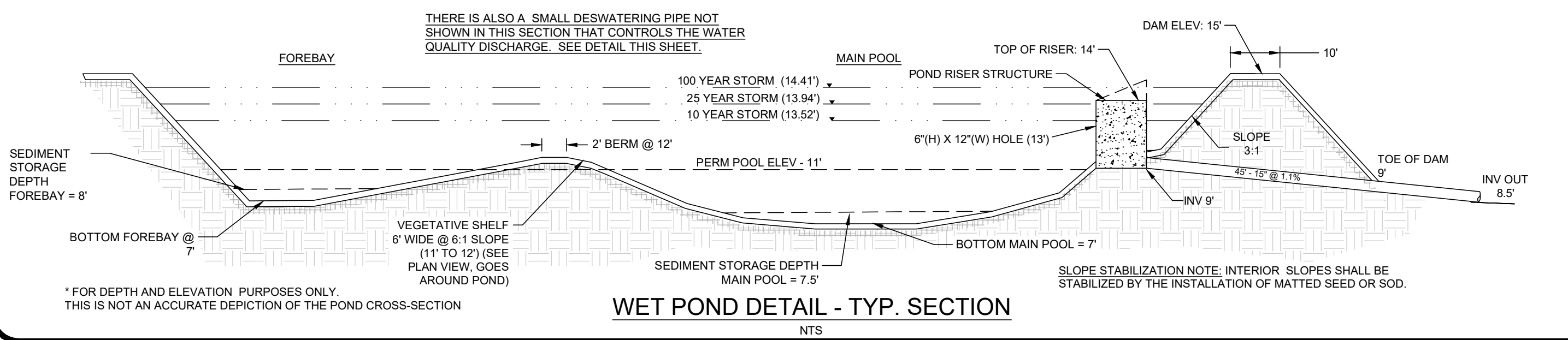
- DEWATER THE BASIN VIA PUMP THROUGH SEDIMENT BAG
- BAG SHALL DISCHARGE INTO A STABLE AGGREGATE DISSIPATOR PAD OR A DENSELY VEGETATED AREA
- REMOVE AND PROPERLY DISPOSE OF BAFFLES.
- REMOVE DEPOSITED SEDIMENT IN POND AND STRUCTURE. PROPERLY DISPOSE OF OFF-SITE.
- ADJUST GRADES AS NECESSARY TO MATCH PLANS INCLUDING EXCAVATION OF PERMANENT POOL.
- AS-BUILT CONDITIONS SHOULD BE VERIFIED PRIOR TO PLANTING TO ENSURE SIZE, SLOPES, ETC ARE ADEQUATE.
- INSTALL 3-4\"/>

MAINTENANCE:
DURING AND AFTER CONSTRUCTION THE STORMWATER WET POND MUST BE PERIODICALLY CHECKED FOR PROPER FUNCTION. THE BASIN SHALL ALSO BE INSPECTED AFTER RAIN EVENTS. PROPER FUNCTION WILL BE EVIDENT BY A WET POND CONDITION. PERIODS OF EXTENDED PONDING ABOVE THE WQ ORIFICE (42.5') INDICATE A BLOCKED DISCHARGE ORIFICE. ROUTINE INSPECTION TO BE DONE BY WALKING DOWN AND VISUALLY INSPECTING. IF ORIFICE FOUND TO BE CLOGGED BY TRASH OR SEDIMENT IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.

IN THE EVENT THERE ARE SLOPE FAILURES OR LARGE MAINTENANCE ISSUES A TRACKED EXCAVATOR SHALL BE USED TO ACCESS THE POND. IN THE EVENT OF LARGE MAINTENANCE ISSUES REQUIRING DEWATERING THE WET POND SHOULD BE DEWATERED VIA PUMP TO A STABLE OUTLET.

| WET POND SHELF PLANTING CHART | | | |
|-------------------------------------|---------------------|-------|--------------|
| Total Planting Area = 3,488 SF | | | |
| SHALLOW LAND PLANTS (upper 6\"/> | | | |
| Shallow Land Planting Area, SF 3488 | | | |
| Total Plants Required 872 | | | |
| SCIENTIFIC NAME | COMMON NAME | QTY. | PCT. OF QTY. |
| ASCLEPIAS INCARNATA | SWAMP MILK WEED | 174.4 | 20% |
| LOBELIA CARDINALIS | CARDINAL FLOWER | 174.4 | 20% |
| EUPATORIADDELPHUS FISTULOSUS | JOE PYE WEED | 174.4 | 20% |
| HIBISCUS COCCINEUS | SCARLET ROSE MALLOW | 174.4 | 20% |
| KOSTELETZKYA VIRGINICA | SEASHORE MALLOW | 174.4 | 20% |
| SUB TOTAL: | | 872 | 100% |

Contractor Shall Select at minimum 3 species. Total quantity of plants will remain the same



| NO. | REVISIONS | DATE | BY |
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DATE: 10/23/2025

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FIRST ISSUE DATE
10/23/2025



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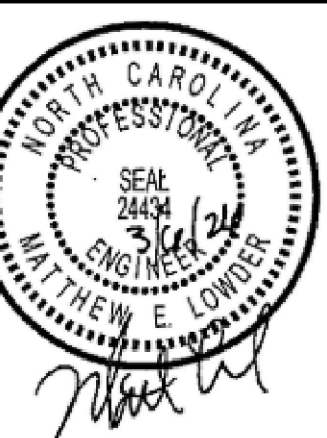
TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

STORMWATER DETAILS

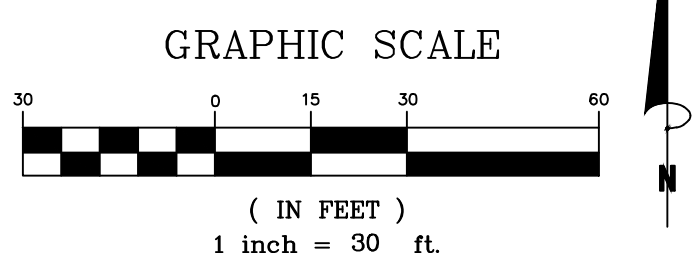
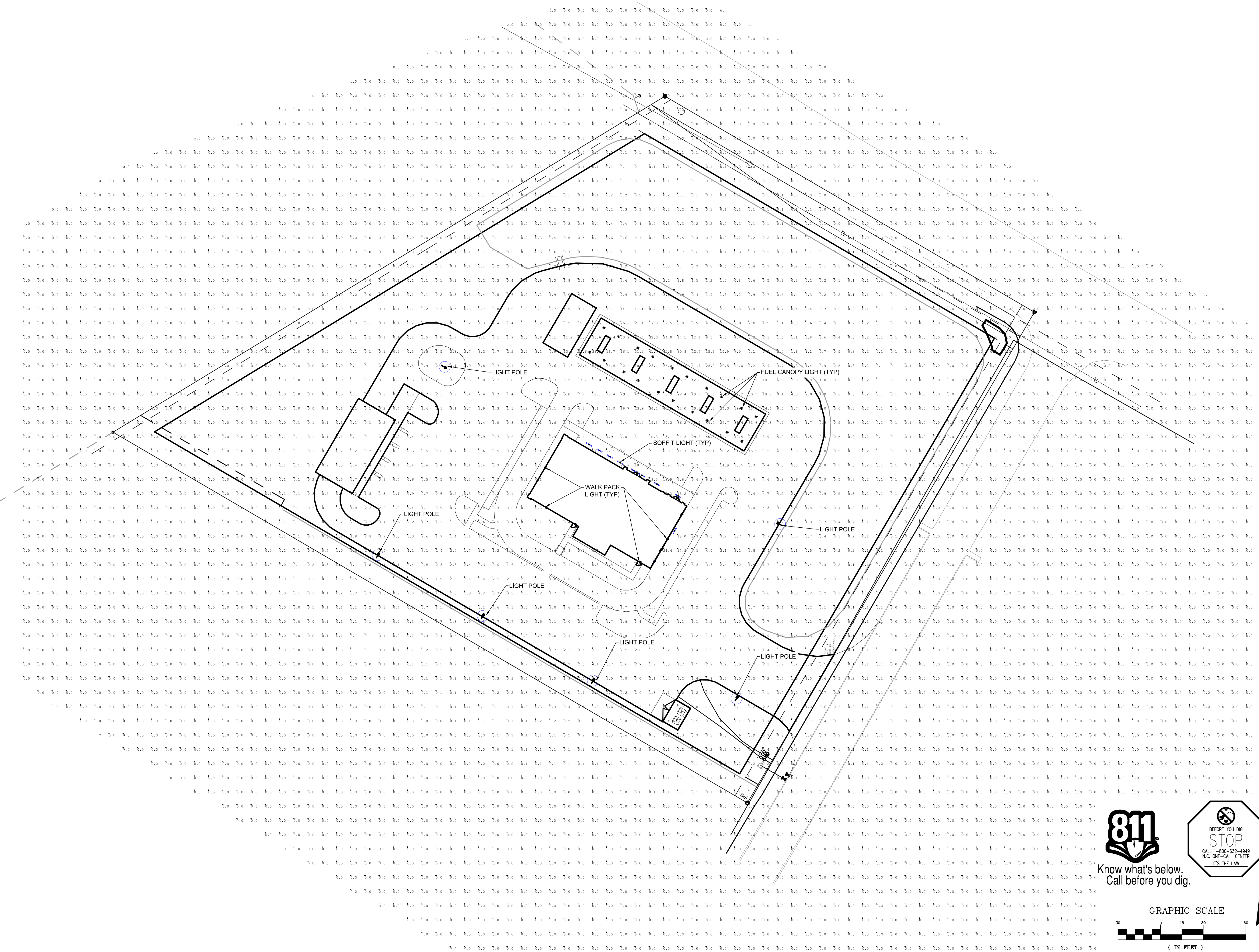
PROJECT NO.
25-0099

DRAWING NAME:
23-0196_D

SHEET NO.
D-7



| PLAN STATUS | | |
|-----------------------|-------------|--------|
| DATE | DESCRIPTION | |
| MEL DESIGN | DRAWN | CHKD |
| SCALE | H: 1" = 30' | V: N/A |
| JOB No: 220206-01-029 | | |
| DATE MARCH 6, 2026 | | |





Scottsdale® Legacy (CRUS)

LED Canopy Luminaire



| OVERVIEW | |
|----------------------|----------------|
| Lumen Package (lm) | 5,000 - 22,000 |
| Wattage Range (W) | 38 - 152 |
| Efficacy Range (LPW) | 114 - 156 |
| Weight lbs (kg) | 23 (10.4) |

QUICK LINKS

- Ordering Guide
- Performance
- Photometrics
- Dimensions

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED; 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution. Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
- Forward Throw distribution provides an industry leading unique distribution pattern that illuminates the area under the gas canopy and beyond. The forward through optic directs the light to the forecourt from the gas canopy eliminating the need for supplemental floodlights and extensive perimeter lighting.
- Diffuse lens available as an option to soften brightness of the luminaire.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2). Custom lumen and wattage packages available.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient operating temperature. (Varies based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See Isicorp.com for specific guidance. Not available on SLW.

Installation

- One-person installation.
- Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.isicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature.

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type: 1.

 **Have questions?** Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

| TYPICAL ORDER EXAMPLE: CRUS SCFT LED VHO 50 UE WHT DFL | | | | | | | |
|--|---|--------------|--|---|---|---|---|
| Prefix | Distribution | Light Source | Driver | Color Temperature | Input Voltage | Finish | Options ⁴ |
| CRUS - LED Canopy Luminaire | SC - Symmetric AC¹ - Asymmetric <hr/> SCFT² - Combination Standard Symmetric and Forward Throw | LED | SLW - 5,000 Lumens VLW - 9,000 Lumens LW - 11,000 Lumens SS - 13,000 Lumens HO - 19,000 Lumens VHO - 22,000 Lumens ² Custom Lumen Packages³ VHO - 22,000 Lumens | 30 - 3000K 40 - 4000K 50 - 5000K | UE - Universal Voltage (120 - 277V) HV - High Voltage (347 - 480V) | WHT - White BRZ - Bronze BLK - Black | HL⁵ - Hazardous Location DFL - Diffuse Lens |



Need more information?
[Click here for our glossary](#)

Have additional questions?
 Call us at (800) 436-7800



ACCESSORY ORDERING INFORMATION (Accessories are field installed)

| Order Number | Description |
|---------------|---|
| 525946 | Retrofit Panels - EC / ECTA / SCF to CRUS, for 16" Deck Panel |
| 530281 | Retrofit Panels - ECTA / SCF to CRUS, for 12" Deck Panel |
| 357282 | Retrofit 2x2 Cover Panel Blank (no holes) |

| Order Number | Description |
|----------------|--|
| 354702 | Retrofit RIC Cover Panel Blank (no holes) |
| 1320540 | Kit - Hole Plugs and Silicone (enough for 25 retrofits)* |

*Consists of (25) 7/8" hole plugs, (100) 5/16" hole plugs and (1) tube of RTV

1 AC distribution utilizes a reflector which alters the look from a standard SC distribution.
 2 FT distribution option only available with VHO 22,000 lumen package.
 3 Custom lumen and wattage packages available consult factory Values are within industry standard tolerances but not DLC listed.
 4 Not available with SCFT.
 5 Not available on SLW.

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type: 1.

 Have questions? Call us at (800) 436-7800

PERFORMANCE

| Delivered Lumens | | | | | | | | | | | |
|------------------|--------------|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|---------|
| Lumen Package | Distribution | 3000K CCT | | | 4000K CCT | | | 5000K CCT | | | Wattage |
| | | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | |
| VHO | SC | 21,301 | 140 | B4-U0-G2 | 21,835 | 144 | B4-U0-G2 | 22,697 | 150 | B4-U0-G2 | 152 |
| | AC | 17,355 | 114 | B3-U0-G3 | 17,799 | 117 | B3-U0-G3 | 18,502 | 122 | B3-U0-G3 | |
| | SCFT | 22,192 | 146 | B3-U0-G3 | 22,598 | 149 | B3-U0-G3 | 23,269 | 153 | B3-U0-G3 | |
| HO | SC | 17,889 | 143 | B3-U0-G1 | 18,346 | 146 | B3-U0-G2 | 19,071 | 152 | B4-U0-G2 | 125 |
| | AC | 14,582 | 116 | B3-U0-G2 | 14,955 | 119 | B3-U0-G2 | 15,546 | 124 | B3-U0-G2 | |
| SS | SC | 13,113 | 141 | B3-U0-G1 | 13,449 | 144 | B3-U0-G1 | 13,980 | 150 | B3-U0-G1 | 93 |
| | AC | 11,468 | 123 | B3-U0-G2 | 11,761 | 126 | B3-U0-G2 | 12,226 | 131 | B3-U0-G2 | |
| LW | SC | 10,457 | 144 | B3-U0-G1 | 10,724 | 148 | B3-U0-G1 | 11,148 | 154 | B3-U0-G1 | 73 |
| | AC | 9,145 | 126 | B2-U0-G2 | 9,379 | 129 | B2-U0-G2 | 9,749 | 134 | B2-U0-G2 | |
| VLW | SC | 8,783 | 146 | B3-U0-G1 | 9,008 | 149 | B3-U0-G1 | 9,364 | 155 | B3-U0-G1 | 60 |
| | AC | 7,681 | 127 | B2-U0-G1 | 7,878 | 131 | B2-U0-G1 | 8,189 | 136 | B2-U0-G1 | |
| SLW | SC | 5,585 | 146 | B2-U0-G1 | 5,728 | 150 | B2-U0-G1 | 5,954 | 156 | B2-U0-G1 | 38 |
| | AC | 4,884 | 128 | B1-U0-G1 | 5,009 | 131 | B1-U0-G1 | 5,207 | 136 | B1-U0-G1 | |

*LEDs are frequently updated therefore values are nominal.

| Electrical Data (AMPS) | | | | | | | |
|------------------------|---------|------|------|------|------|------|------|
| Lumen Package | Wattage | 120V | 208V | 240V | 277V | 347V | 480V |
| VHO | 152 | 1.27 | 0.73 | 0.64 | 0.55 | 0.44 | 0.32 |
| HO | 124 | 1.03 | 0.6 | 0.52 | 0.45 | 0.36 | 0.26 |
| SS | 92 | 0.77 | 0.44 | 0.38 | 0.33 | 0.27 | 0.19 |
| LW | 72 | 0.6 | 0.35 | 0.3 | 0.26 | 0.21 | 0.15 |
| VLW | 60 | 0.5 | 0.29 | 0.25 | 0.22 | 0.17 | 0.13 |
| SLW | 38 | 0.32 | 0.18 | 0.16 | 0.14 | 0.11 | 0.08 |

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

| OPERATING TEMPERATURE | | |
|-----------------------|-------------------|------|
| Lumen Package | Mounting | Max |
| VHO | Metal/Wood Canopy | 45 C |
| HO | Metal/Wood Canopy | 45 C |
| SS | Metal/Wood Canopy | 55 C |

| Recommended Lumen Maintenance ¹ CRUS VHO | | | | | |
|---|----------------------|---------------------|---------------------|---------------------|----------------------|
| Ambient Temperature °C | Initial ² | 25k hr ² | 50k hr ² | 75k hr ³ | 100k hr ³ |
| 0 C | 102% | 97% | 92% | 88% | 84% |
| 10 C | 102% | 97% | 92% | 88% | 84% |
| 20 C | 102% | 97% | 92% | 88% | 84% |
| 25 C | 102% | 97% | 92% | 88% | 84% |
| 30 C | 102% | 97% | 92% | 88% | 84% |
| 40 C | 101% | 95% | 90% | 85% | 80% |
| 50 C | 101% | 94% | 89% | 83% | 78% |

| Recommended Lumen Maintenance ¹ CRUS SS | | | | | |
|--|----------------------|---------------------|---------------------|---------------------|----------------------|
| Ambient Temperature °C | Initial ² | 25k hr ² | 50k hr ² | 75k hr ³ | 100k hr ³ |
| 0 | 102% | 97% | 92% | 88% | 84% |
| 10 | 102% | 97% | 92% | 88% | 84% |
| 20 | 102% | 97% | 92% | 88% | 84% |
| 25 | 102% | 97% | 92% | 88% | 84% |
| 30 | 102% | 97% | 92% | 88% | 84% |
| 40 | 102% | 97% | 92% | 88% | 84% |
| 50 | 101% | 95% | 91% | 86% | 82% |

1 Lumen maintenance values at 25 °C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.

2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED).

3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED).

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type: 1.

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

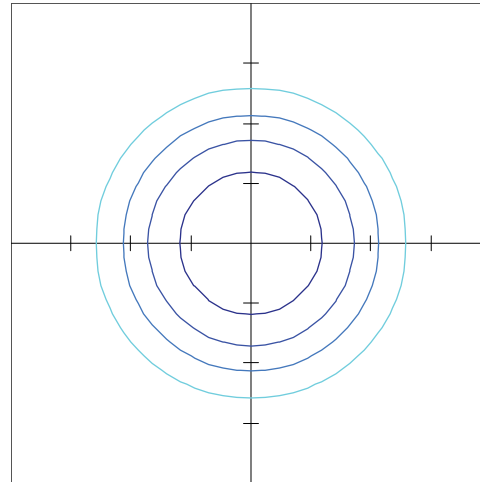
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

CRUS-SC-SS-50

| Luminaire Data | |
|----------------------------|----------------------|
| Type 5 Distribution | |
| Description | 5000 Kelvin, 80 CRI |
| Delivered Lumens | 13,980 |
| Watts | 93 |
| Efficacy | 150 |
| IES Type | Type VS - Very Short |
| BUG Rating | B3-U0-G1 |

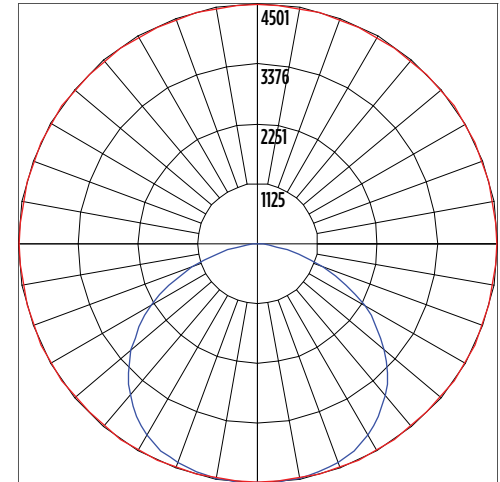
| Zonal Lumen Summary | | |
|---------------------|-----------------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 3,479.6 | 26.7% |
| Medium (30-60°) | 7,109.8 | 54.5% |
| High (60-80°) | 2,334.8 | 17.9% |
| Very High (80-90°) | 114.4 | 0.9% |
| Uplight (90-180°) | 0.0 | 0.0% |
| Total Flux | 13,038.6 | 100% |

ISO Footcandle



10' Mounting Height / 10' Grid Spacing
 5 FC
 2 FC
 1 FC
 0.5 FC

Polar Curve



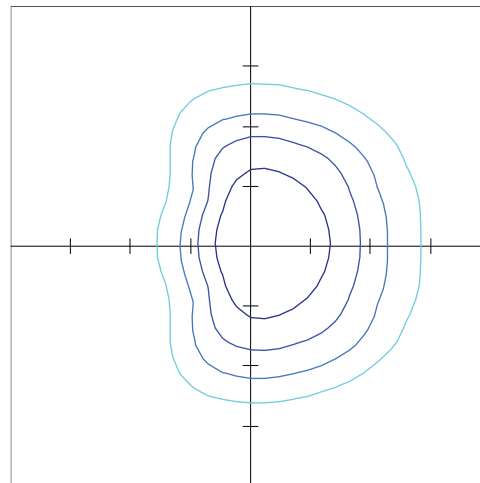
Vertical Plane
 Horizontal Cone

CRUS-AC-SS-50

| Luminaire Data | |
|----------------------------|----------------------|
| Type 3 Distribution | |
| Description | 5000 Kelvin, 80 CRI |
| Delivered Lumens | 12,226 |
| Watts | 93 |
| Efficacy | 131 |
| IES Type | Type III, Very Short |
| BUG Rating | B3-U0-G2 |

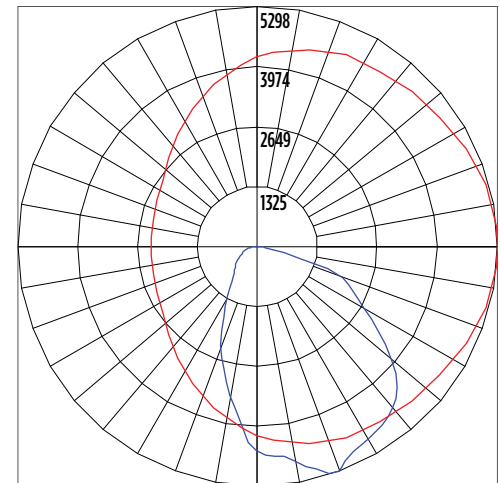
| Zonal Lumen Summary | | |
|---------------------|---------------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 3,240.3 | 27% |
| Medium (30-60°) | 6,245.5 | 51% |
| High (60-80°) | 2,594.6 | 21% |
| Very High (80-90°) | 146.1 | 1% |
| Uplight (90-180°) | 0 | 0% |
| Total Flux | 12,227 | 100% |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing
 5 FC
 2 FC
 1 FC
 0.5 FC

Polar Curve



Vertical Plane
 Horizontal Cone

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type: 1.

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

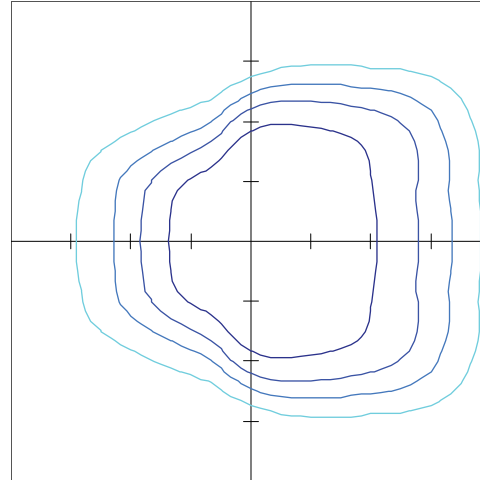
[Back to Quick Links](#)

CRUS-SCFT-SS-50

| Luminaire Data | |
|----------------------------|----------------------|
| Type 5 Distribution | |
| Description | 5000 Kelvin, 80 CRI |
| Delivered Lumens | 13,980 |
| Watts | 93 |
| Efficacy | 150 |
| IES Type | Type VS - Very Short |
| BUG Rating | B3-U0-G3 |

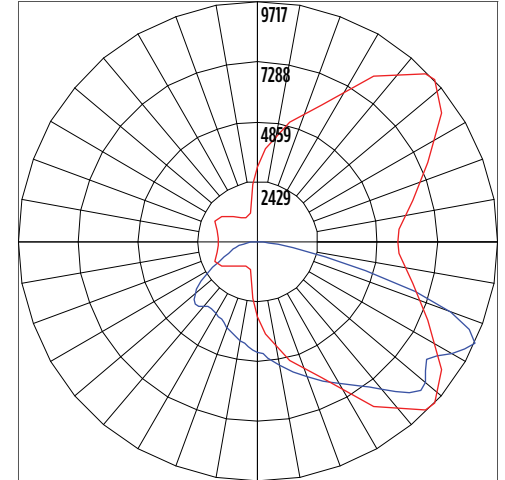
| Zonal Lumen Summary | | |
|---------------------|-----------------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 2,397.7 | 10.30% |
| Medium (30-60°) | 8,658.8 | 37.20% |
| High (60-80°) | 4,914.2 | 21.10% |
| Very High (80-90°) | 225.7 | 1.00% |
| Uplight (90-180°) | 0 | 0% |
| Total Flux | 23,269.3 | 100% |

ISO Footcandle



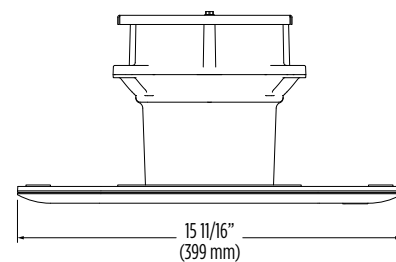
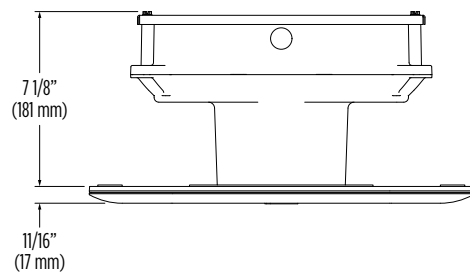
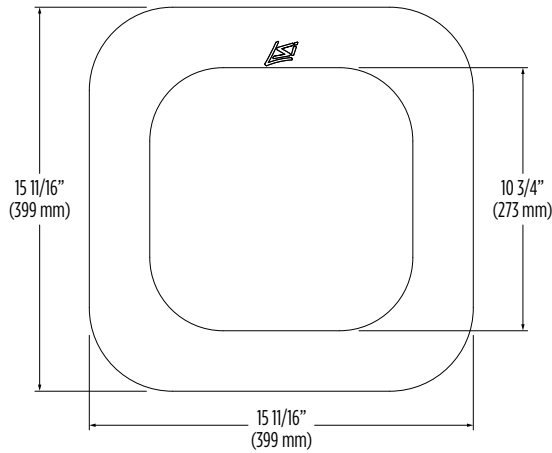
10' Mounting Height / 10' Grid Spacing
 5 FC
 2 FC
 1 FC
 0.5 FC

Polar Curve



Vertical Plane
 Horizontal Cone

PRODUCT DIMENSIONS



LED Wall Pack - 7,700 Lumens

1.



[More Images](#)

| MODEL NO. | DIMENSIONS W x 87 H | WATTS | LUMENS |
|-----------|------------------------|-------|--------|
| H-9996 | 14 x 7 1/2 x 9 1/2" | 76 | 7,700 |

SECTION 20 Special Use Permits

A) *General.*

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

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

B) *Special Use Permit Application Procedures.*

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

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

C) *Quasi-Judicial Proceeding Notification Requirements.*

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

D) *Procedures on Special Use Applications.*

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

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

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

E) Required Findings.

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

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

The General Business District is established as the zoning 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 and development regulation jurisdiction.

1) Minimum Lot Size.

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

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

Table 9-5 Lot Requirements

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

4) Accessory Building Setback Requirements.

All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

- | | |
|--|--|
| Amusement Establishment | Liquor Store |
| Antenna Co-Location on Existing Tower | Moped/Golf Cart Sales/Rentals |
| Aquaculture | Mortuary/Funeral Home/Crematorium |
| Assisted Living | Motor Vehicle Sales/Rentals |
| Athletic Field, Public | Museum |
| Bed & Breakfast | |
| Boat Sales/Rentals | Neighborhood Recreation Center, |
| Car Wash | Public |
| Club, Lodge, or Hall | Nursing Home |
| Commercial Indoor Recreation Facility | Office: Business, Professional, or Medical |
| Community Garden | Other Building-Mounted Antennae & |
| Concealed (Stealth) Antennae & Towers | Towers |
| Convenience Store | Outdoor Retail Display/Sales |
| Day Care Center | Park, Public |
| Dock | Parking Lot |
| Dry Boat Storage | Parking Structure |
| Financial Institution | Personal Service Establishment |
| Government/Non-Profit Owned/ Operated Facilities & Services | Pool Hall or Billiard Hall |
| Hospital | Produce Stand/Farmers' Market |
| Hotel or Motel | Public Safety Station |
| Kennel, Indoor Operation Only | Public Utility Facility |
| Library | 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* requirements 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
Microdistillery

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

Future Land Use Map

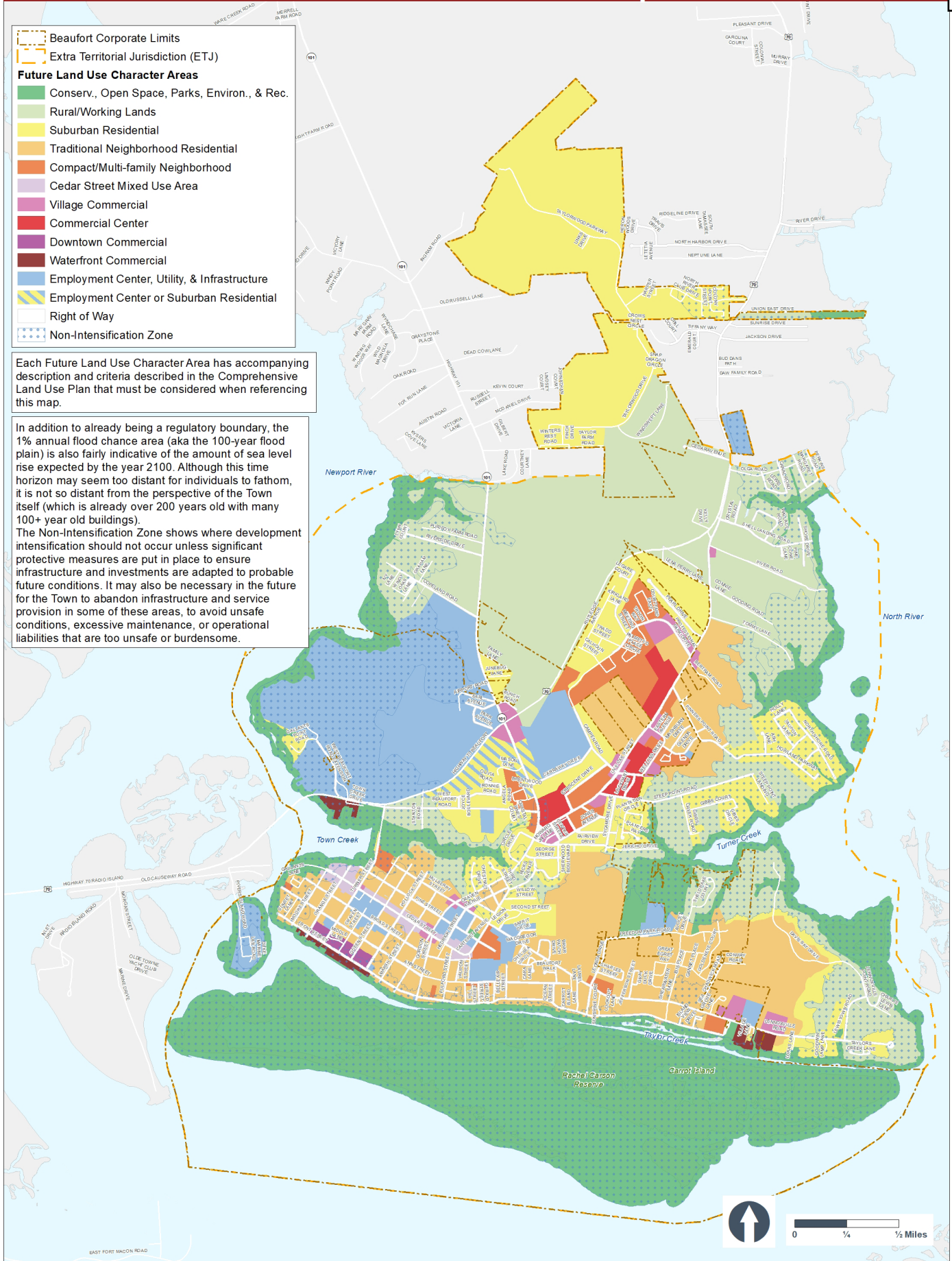
Beaufort Corporate Limits
Extra Territorial Jurisdiction (ETJ)

Future Land Use Character Areas

- Conserv., Open Space, Parks, Environ., & Rec.
- Rural/Working Lands
- Suburban Residential
- Traditional Neighborhood Residential
- Compact/Multi-family Neighborhood
- Cedar Street Mixed Use Area
- Village Commercial
- Commercial Center
- Downtown Commercial
- Waterfront Commercial
- Employment Center, Utility, & Infrastructure
- Employment Center or Suburban Residential
- Right of Way
- Non-Intensification Zone

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

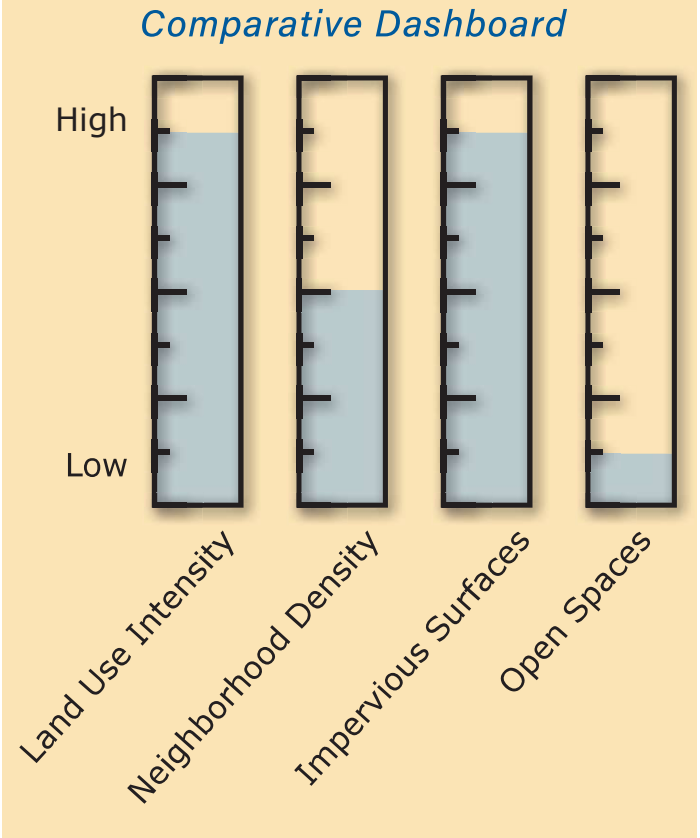
In addition to already being a regulatory boundary, the 1% annual flood chance area (aka the 100-year flood plain) is also fairly indicative of the amount of sea level rise expected by the year 2100. Although this time horizon may seem too distant for individuals to fathom, it is not so distant from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



Commercial Center

General Description:

These areas have large-scale non-residential uses that serve the entire community and larger region. These sites are often occupied or anchored by a large tenant ("big box") and the development may span the entire block. Often it is a multi-tenant development with outparcels and large swaths of shared parking, but it can have other, more pedestrian-friendly configurations, as well. Buildings are generally set back from the public street and often front on individual or shared parking lots. Some developments may have buildings pulled up to the street, with parking in the rear, especially at busy intersections or in particularly active nodes that are accessible by nearby residents via walking. However, these places are typically automobile-oriented, generate large volumes of traffic, and are not particularly walkable.



EXAMPLE USES:

Typical Uses:

Large footprint, higher intensity, regional commercial, retail, services, or offices, including less pedestrian friendly uses such as vehicle and machinery repair, sales, and rental, lumber yards, commercial nurseries, fast food restaurants, etc. Hotels are also appropriate. Automobile-dependent businesses predominate.

If Context Appropriate:

- Institutional uses (churches, primary or secondary schools, hospital,

government buildings, etc.), provided they do not detract from the overall commercial nature of an area.

- On parcels directly adjacent to this character area, multi-family residential is often appropriate, particularly if it is walkable to nearby businesses. Higher density residential development, whether as detached or attached residential, is usually appropriate within a ¼ mile network walking distance of these areas.
- Upper story dwellings (aka "live/work") may be appropriate in extremely limited instances.

Commercial Center

Streets and Circulation:

Streets should be (or have easy access to) higher volume streets or highways. Business frontages should have pedestrian connections to each other and to the surrounding sidewalk network, even if walking is not as convenient because of the longer distances. Automobiles are usually prioritized, but pedestrians should not be forgotten. If developments use extensive private drives or have adjacent parking areas, cross-access (automobile and pedestrian) should be required to adjacent non-residential or multi-family residential uses, in order to reduce traffic congestion on the main roads. Due to the high attraction of these centers, there might even be a transit stop nearby one day. Blocks should not exceed 700' feet on a side. If they do, the site may need to be redesigned to accommodate the public street network. Landscaping and proper stormwater management are key to ensuring attractive parking areas that do not contribute to excessive runoff.

Other Concerns:

Maintaining connectivity through these developments and to surrounding and adjacent neighborhoods and parcels is important. Allowing these developments to connect only to the main thoroughfare will contribute to additional traffic congestion as neighboring developments will have to travel the major thoroughfare to enter through the front, instead of having access from the sides and/or rear of the parcel. The connectivity, longevity, and public utility of the public street network must be a top consideration during the development process. Commercial areas are developed and redeveloped, but the right-of-way network established at the subdivision or site plan stage of development defines the built environment into the foreseeable future and beyond.



Examples of Commercial Centers

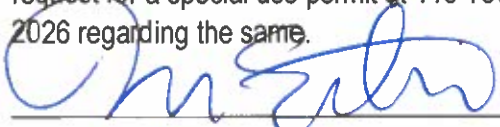


Town of Beaufort
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
252-728-2142 • 252-728-3982 fax
www.beaufortnc.org

Notification Certification
Case #26-06 110 Towns Drive Abutting Neighbors
Special Use Permit Request

| | |
|--|--|
| 1809 LLC 710 ARENDELL ST MOREHEAD CITY, NC 28557-4278 | 4 SISTERS-00 LLC PO BOX 1018 MOREHEAD CITY, NC 28557-1018 |
| BOYD SAMUEL GLENN 701 EVANS ST MOREHEAD CITY, NC 28557-4262 | BUTTS CAROLINE JANE 226 CLINE WAY BEAUFORT, NC 28516 |
| CATES BUILDING INC C/O CHRISTOPHER E CATES 639 EXECUTIVE PL STE 400 FAYETTEVILLE, NC 28305-5489 | CAVINNESS & CATES BUILDING AND DEVELOPMENT COMPANY OF GREENVILLE C/O WATSON G CAVINESS 639 EXECUTIVE PL STE 400 FAYETTEVILLE, NC 28305-5489 |
| CGW INC PO BOX 1018 MOREHEAD CITY, NC 28557-1018 | DOUBEK CHRISTOPHER M 224 CLINE WAY BEAUFORT, NC 28516 |
| HARMELINK DALE A ETUX JUDITH 1703-A FRONT STREET BEAUFORT, NC 28516 | HICKS-TODD LLC C/O GAYE W MASHBURN PO BOX 1018 MOREHEAD CITY, NC 28557-1018 |
| KAZANJIAN STEPHANIE REGINA 240 CLINE WAY BEAUFORT, NC 28516 | NORTHWEST HOLDINGS LLC C/O WENDELL LANTZ 102 SEAVIEW ST BEAUFORT, NC 28516- |
| ROSEMYR CORPORATION PO BOX 108 HENDERSON, NC 27536 | WORCESTER JOHN N III 2441 HIGHWAY 70 BEAUFORT, NC 28516 |

I, *Michelle Eitner*, Town Planner for the Town of Beaufort do hereby certify the above subject property owners, applicants, and adjacent property owners were notified that a special use permit request will be heard at the May 11, 2026 Board of Commissioners meeting at the Train Depot, 614 Broad Street, Beaufort, NC, at 6:00 p.m. Each of the above property owners was mailed a letter and vicinity map on April 24, 2026, regarding a request for a special use permit at 110 Towns Drive. A sign was posted on the subject property on April 24, 2026 regarding the same.



Signed

04/24/2026

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, May 11, 2026**

AGENDA CATEGORY: Quasi-Judicial Proceeding
SUBJECT: Case #26-08 Special Use Permit: Beaufort Bar
Outdoor Operation at 410 Live Oak Street

BRIEF SUMMARY:

Approve or deny proposed special use permit to continue outdoor operation at Beaufort Bar at 410-A Live Oak Street.

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

30 Minutes

SUBMITTED BY:

Michelle Eitner
Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Board of Commissioners
From: Michelle Eitner, Town Planner
Date: May 11, 2026
Case No. 26-08 Special Use Permit – Beaufort Bar Outdoor Operation at 410 Live Oak Street

THE REQUEST: Approve or deny proposed special use permit to continue outdoor operation at Beaufort Bar at 410-A Live Oak St.

INFORMATION:

Location: 416 Live Oak Street Unit A
Property Owner: Zachos Man LLC (Zach Manousardis)
Zoning District: General Business (B-1) with Live Oak Street Corridor Overlay
LUP Future Land Use: Employment Center, Utility, & Infrastructure
Size: 0.24 acres / 10,560sf
Existing Land Use: Commercial – Indoor/Outdoor Bar
Proposed Land Use: Commercial – Indoor/Outdoor Bar
Adjoining Uses/Zoning: North: Commercial - multiple tenants (B1)
 West: Four Seasons Heating & Air (B-1) and single-family residential (B-1)
 East: Town of Beaufort Public Works (B-1) and Duke Progress Energy Substation (B-1)
 South: No Name Pizza (B-1)
Utilities: Water and wastewater provided by Town

OPTIONS:

1. Approve the special use permit as presented
2. Approve the special use permit with conditions to bring the proposal into compliance with the Required Findings
3. Deny the special use permit based on specific failures to meet requirements
4. Table the request pending additional information necessary to make a decision

EXHIBITS:

- Exhibit A – Staff Report
- Exhibit B – Vicinity Map
- Exhibit C – Zoning Map
- Exhibit D – Application Package (including 2025 Special Use Permit)
- Exhibit E – LDO Section 20 Special Use Permits (Especially Section 20.E.1 Required Findings)
- Exhibit F – LDO Section 9.C. B-1 General Business District
- Exhibit G – Comprehensive and CAMA Land Use Plan Future Land Use Map & Classification
- Exhibit H – Notification Certification

STAFF COMMENTS:

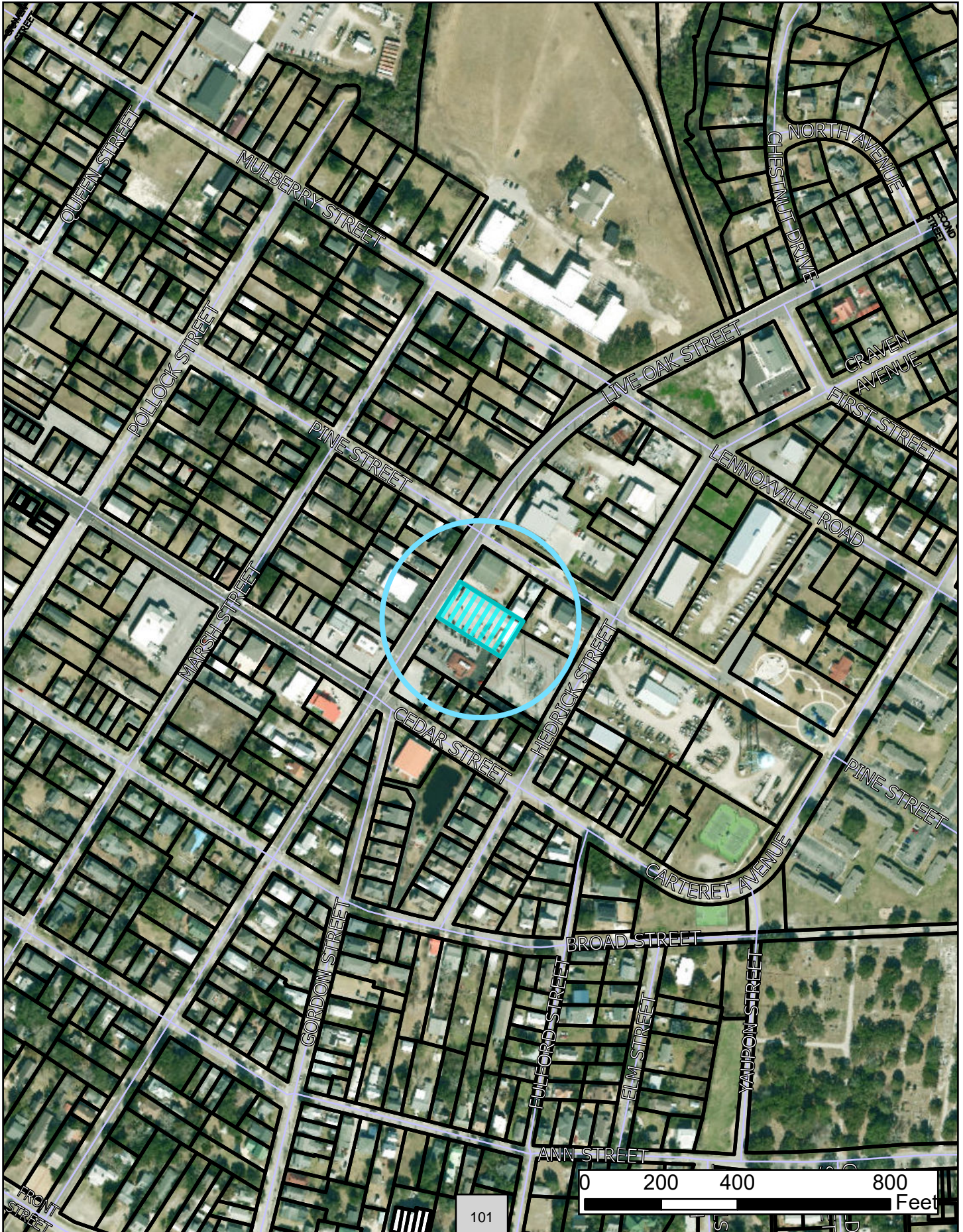
Mike Thagard has applied for a special use permit to continue outdoor operation of Beaufort Bar at 410-A Live Oak Street. Beaufort Bar was established in July 2024, which is an indoor tavern/bar/pub and as such is a permitted use in the General Business (B-1) zoning district. The applicant was granted a special use permit to add outdoor operation to Beaufort Bar in 2025, which was granted for a period of twelve months and will expire on July 14, 2026. This special use permit application requests continuation of the outdoor operation beyond the current sunset date.

Upon approval of last year’s special use permit, the applicant complied with the requirement to construct a six-foot tall fence surrounding the outdoor area in addition to the proposed roof structure.

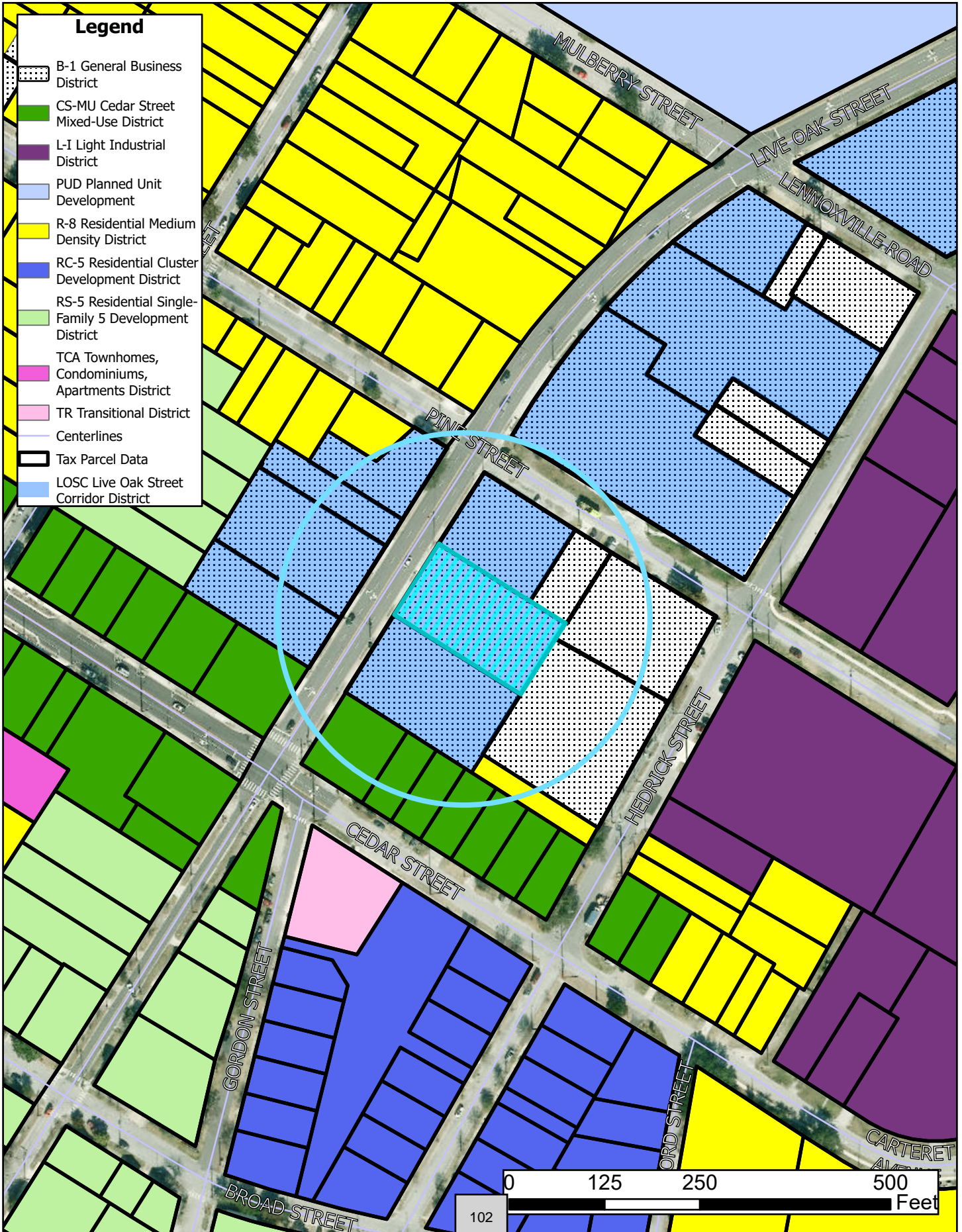
The Technical Review Committee provided comments virtually on March 26th. Public Works, Utilities, Engineering, and Fire departments had no comments or proposed conditions for the continuation of the outdoor operation of Beaufort Bar. The Police Chief identified, “Since June 2025, we have had only 2 reports of loud music coming from the establishment (6/27/25 and 11/5/25) which were immediately rectified upon request. I have no additional conditions to request.” The special use permit appears to be compliant with applicable regulations at this time and continuation of the use is recommended.

The Planning Board reviewed this request during their meeting on April 20th and unanimously recommended the request for approval as presented.

Case 26-08 SUP Beaufort Bar Outdoor Operation at 410 Live Oak St
Vicinity Map



Case 26-08 SUP Beaufort Bar Outdoor Operation at 410 Live Oak St. Zoning Map





APPLICATION FOR A SPECIAL USE PERMIT

Instructions:

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

APPLICANT INFORMATION

Applicant Name: Beaufort Bar / Michael Thagard

Applicant Address: 410 Live Oak St. Beaufort NC 28516

Phone Number: 252 732 5919 Email: ncbeaufortbar@gmail.com

Property Owner Name: Zacharias Manousaridis

Address of Property Owner: 3511 Country Club Rd. Morehead City NC 28557

Phone Number: 252-725-4405 Email: zakos123@yahoo.com

PROPERTY INFORMATION

Property Address: 410 Live Oak St. ~~Beaufort~~ Unit A, Beaufort NC 28516

15-Digit PIN: 730618402514000 Lot/Block #: _____

Size of Property (in square feet or acres): 6490 sq ft Current Zoning: B-1

Current Use of Property: Bar w/ outdoor operation Requested Use: continued Bar w/ outdoor operation

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

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

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

[Signature]
Applicant Signature

3/25/26
Date of Applicant's Signature

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

3-25-26
Date of Owner's Signature

OFFICE USE ONLY

Revised 8/2020

Date: _____

Reviewed for Completeness By: _____

Received by: _____

Date Deemed Complete and Accepted: _____

- a) The proposed use is an allowable special use in the zoning district it is being located within;**
 - a. Beaufort Bar located at 410 Live Oak Street, Beaufort NC 28516 is zoned B-1, in the 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. In the B-1 General Business District, the permitted uses include Tavern/Bar/Pub with Indoor Operation as well as special uses for Tavern/Bar/Pub with Outdoor Operation.
- b) The application is complete;**
- c) The location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;**
 - a. The Town of Beaufort's Existing Land Use Map shows Beaufort Bar's address to be in Commercial, Office, Service and Mixed' use area. Commercial land use designation was applied to any property where commerce such as service, retail, sales, or office work is the primary use. This includes hotels, stores, medical offices, marinas, boat slips, and small office buildings. This is less than 4% of the total acreage. Future Land Use map shows Beaufort Bar's address to be in the Employment Center, Utility, and infrastructure area. With Beaufort Bar being a business, that's not in a neighborhood, has no open spaces surrounding the address, and is prime for high intensity, it is able to have the special use of outdoor operation. The Beaufort Bars proposed plan supports the towns Small Area Plan with a social and attractive space that is walkable and bicycle friendly, also supporting the Bicycle/Pedestrian Plan. The existing zoning as B-1 and the towns proposed future land use plan has zoning as general commercial.
- d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;**
 - a. There will be no changes to the streets, driveways, and parking lots, with Beaufort Bars outdoor operation. The area for outdoor operation will include a fence to separate outdoor area and parking lot. The current area for outdoor operation doesn't currently contain any labeled parking so there will be no change to the current parking and traffic circulation. There has been no issues with parking since our opening date of July 5th 2024. Our parking lot is used by 2 other businesses that have little overlapping operating hours. Any

increase in demand from an outside operation would be little to no issue for traffic control and circulation.

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

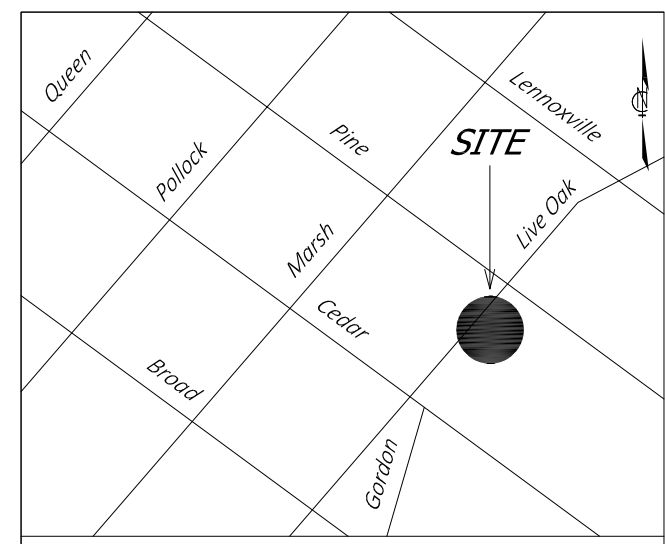
- a. The outdoor operation is designed in a way that enhances the visual appeal of the property rather than detracts from it. There will be clean and decorative design with some enhancing lighting and materials to give the area a more vibrant and appealing streetscape, potentially even increasing property values in the area. Outdoor operations are often seen as amenities that can enhance the attractiveness of a business, leading to more customers and visitors. Increased foot traffic to Beaufort Bar can support nearby businesses and help revitalize the area, potentially benefiting surrounding property owners. A lively, well-designed outdoor space can make the area more desirable, potentially attracting higher-value businesses or customers, and thereby increasing the overall value of neighboring properties.

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

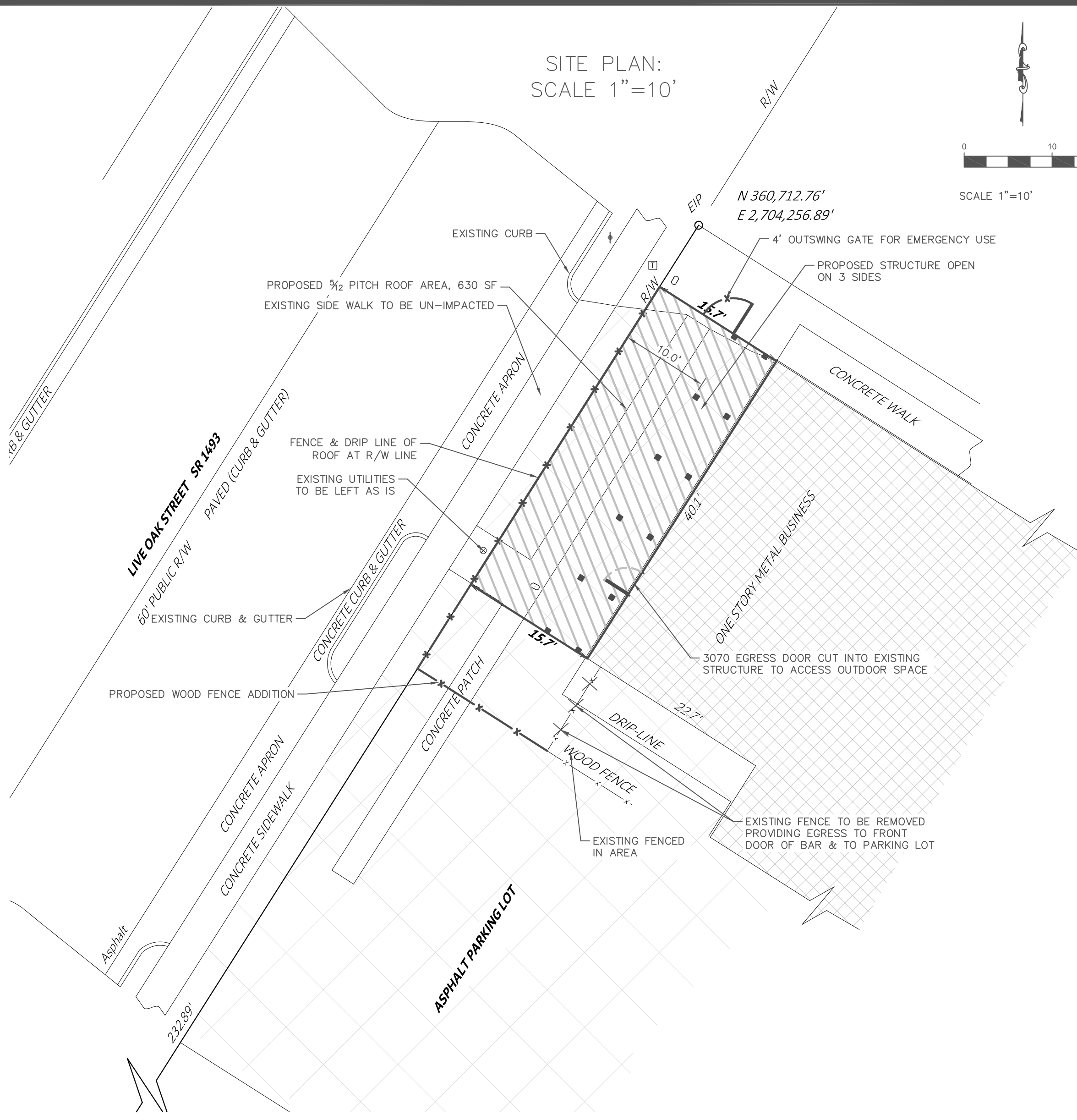
- a. Beaufort Bar is situated within a commercial district with restaurants and other commercial businesses. The proposed outdoor operation aligns with the surrounding land use, which can support activities such as dining and outdoor seating. Since the surrounding area is already developed for commercial purposes, an outdoor patio is an appropriate use that is consistent with the neighborhood's character.

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

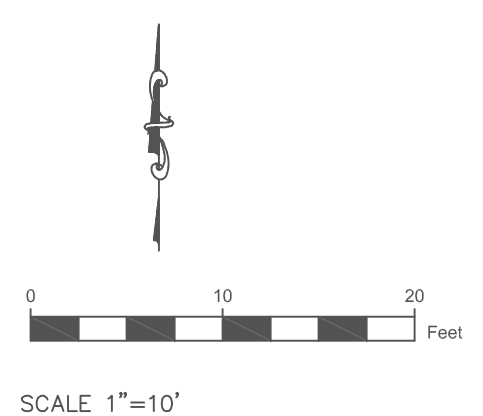
- a. The outdoor operation space will comply with all safety codes, including fire regulations, sanitation, and proper waste management. A well-maintained, safe, and hygienic space will further ensure that there are no health or safety concerns that would negatively impact surrounding properties.



VICINITY SKETCH NTS



SITE PLAN: SCALE 1"=10'



- LEGEND
- R/W RIGHT OF WAY
 - EIP EXISTING IRON PIPE
 - EIS EXISTING IRON STAKE (RE-BAR)
 - EOP EDGE OF PAVEMENT
 - WM WATER METER
 - WV WATER VALVE
 - TELEPHONE PEDESTAL
 - UTILITY POLE
 - PT PRESSURE TREATED

THIS PLAN IS THE PROPERTY OF AMP'D ENGINEERING, PLLC, AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION. DESIGNER ASSUMES NO LIABILITY FOR ANY CONSTRUCTION FROM THIS PLAN. CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN, ONLY THE ENGINEER SHOULD ATTEMPT MODIFICATIONS. IT IS THE DUTY OF THE CONTRACTOR TO VERIFY ALL PERMITS ARE APPROVED, APPROVED PLANS BEING USED AND EXISTING CONDITIONS MATCH PLAN.

- GENERAL NOTES:
- CONSTRUCTION TO BEGIN ONLY AFTER ALL PERMITS HAVE BEEN ISSUED BY THE TOWN OF BEAUFORT.
 - PROPOSED COVERED PATIO AREA TO EXTEND FROM EXISTING STRUCTURE TO THE R/W. ALL SUPPORT PILINGS TO REMAIN 10' FROM R/W.
 - PROPERTY INFORMATION:
 - DEED REF 1717-266 4/15/2021
 - PLAT REF MM-511
 - THE PROPERTY IS WITHIN THE LOWER LIVE OAK STREET CORRIDOR OVERLAY DISTRICT, B-1 ZONING.
 - THE SPECIAL USE PERMIT DESIRED IS FOR OUTDOOR BAR USE.
 - SURVEY AND EXISTING CONDITIONS DATA PROVIDED BY KR BAREFOOT SURVEYING DATED MARCH 3, 2025.
 - AREA DISTURBED ONLY PROPOSED THAT OF THE FENCED IN AREA OUTSIDE OF PROPOSED DRIP LINE OF ROOF AND UNDER DRIP LINE, 828 SF.
 - EXISTING AREA WHERE PROJECT IS PROPOSED CURRENTLY IS ALL IMPERVIOUS, CONCRETE OR ASPHALT COVERS AREA. CONCRETE WILL BE PLACED BACK IN AREA UNDER ROOF AREA AND WITHIN FENCED IN AREA.



AMP'D ENGINEERING, PLLC
 FIRM LICENSE NO P-1532
 PO BOX 4580
 EMERALD ISLE, NC 28594
 athan.parker@ampdengineering.com
 252-777-0141

PROJECT AREAS:
 PROPOSED ROOF: 630 SF
 FENCED AREA: 828 SF

OWNER:
 ZACHOS MAN, LLC
 408 LIVE OAK ST
 BEAUFORT, NC 28516

DEVELOPER/APPLICANT:
 BEAUFORT BAR
 MICHAEL THAGARD
 2629 LENNOXVILLE RD
 BEAUFORT, NC 28516
 252-732-5919

BEAUFORT BAR
 PROPOSED COVERED
 OUTDOOR PATIO TO SERVE
 THE BEAUFORT BAR
 410 LIVE OAK ST
 UNIT A
 BEAUFORT, NC

DATE: 4/3/2025

| REV: | DATE: |
|----------------------------|-----------|
| ADD DETAIL FOR APPLICATION | 4/17/2025 |
| TRC COMMENTS | 5/1/2025 |

SHEET:

SITE PLAN & BUILDING PLAN

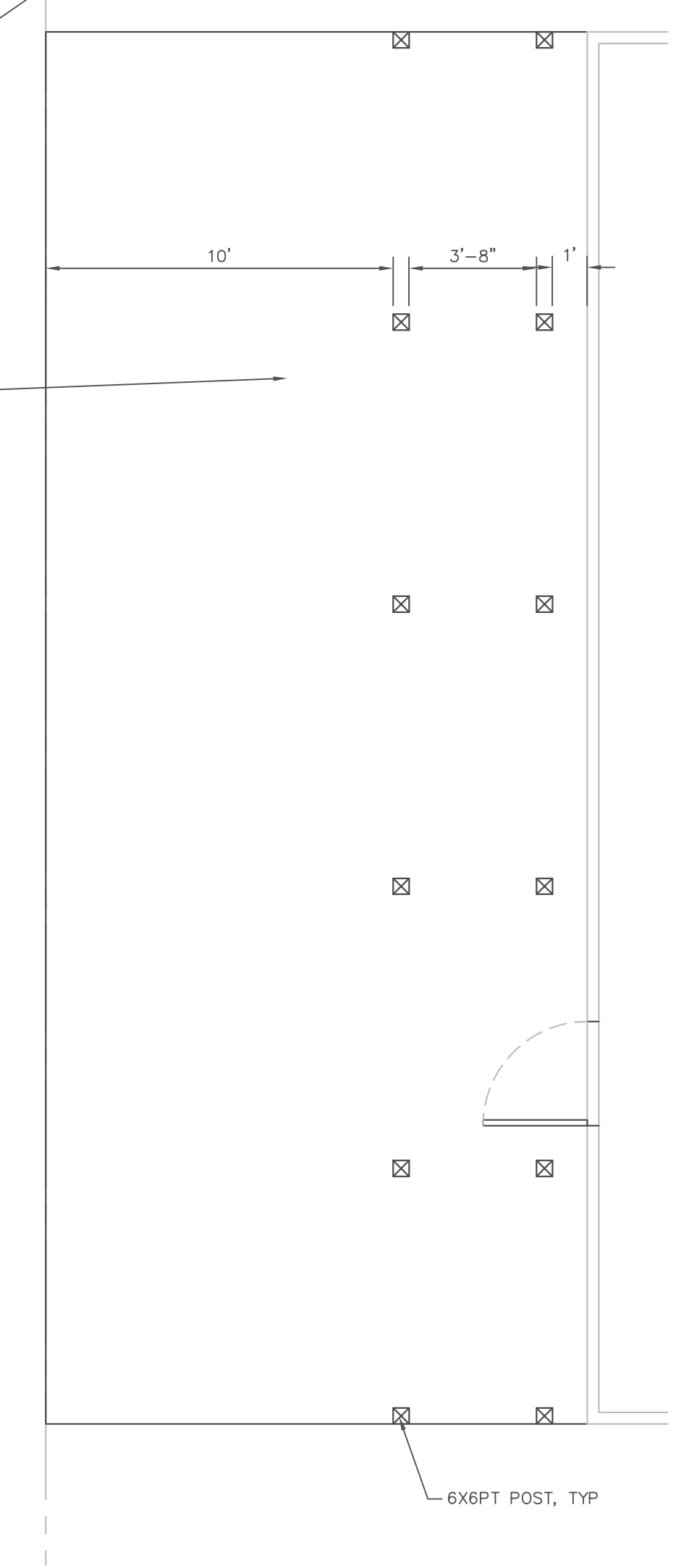
SHEET NUMBER:

1 OF 1

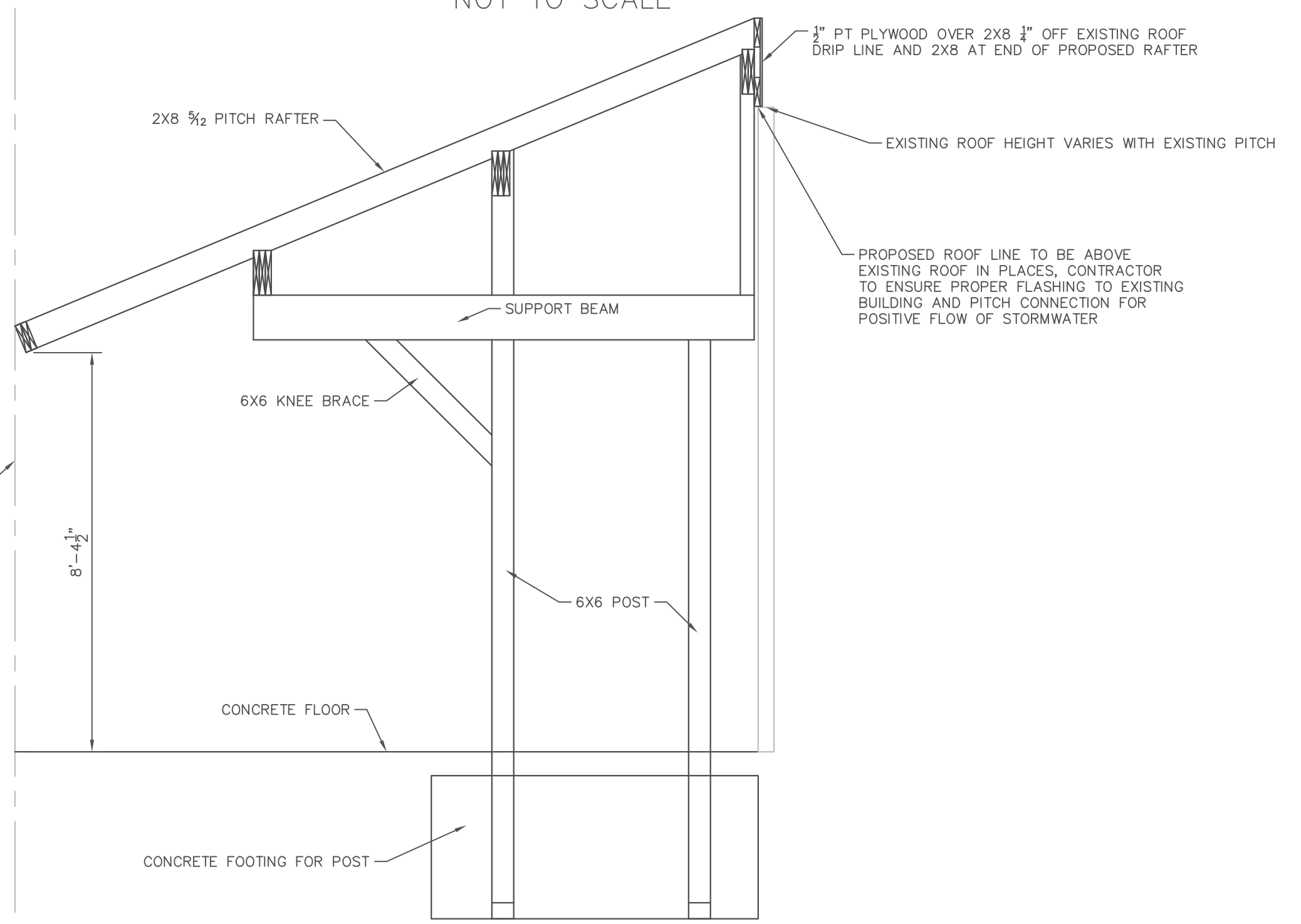
PROPOSED STRUCTURE PLAN VIEW: SCALE 1/4"=1'

R/W LINE, DRIP EDGE TO STOP AT R/W EXTENDED VERTICALLY, NO ENCROACHMENT INTO R/W PROPOSED

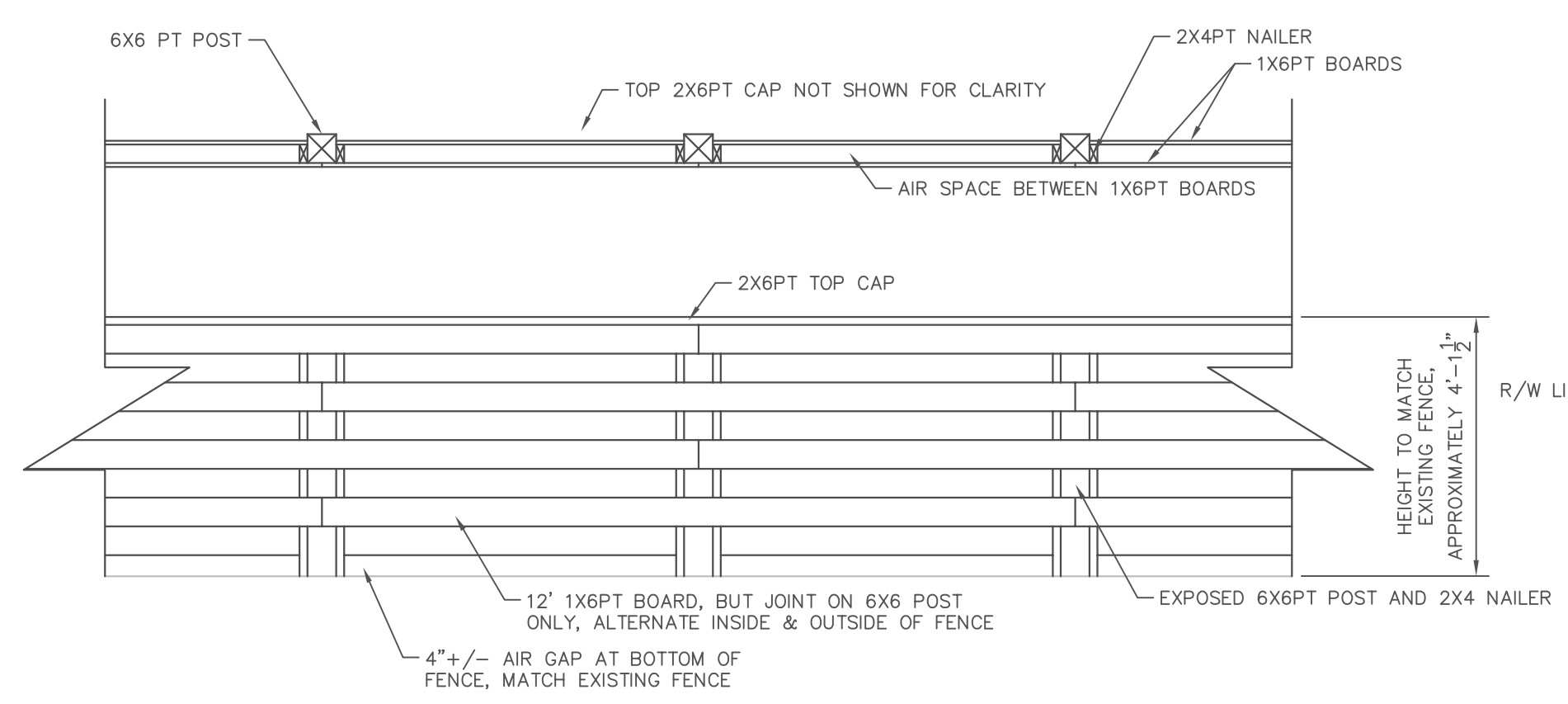
COVERED PORCH AREA WITH 1/2" ROOF PITCH



PROPOSED STRUCTURE PROFILE VIEW: NOT TO SCALE



PROPOSED FENCE DETAIL: NOT TO SCALE





TOWN OF BEAUFORT ORDER APPROVING A SPECIAL USE PERMIT

The Board of Commissioners for the Town of Beaufort, having held an evidentiary hearing on June 9, 2025, to consider Case # 25-09, submitted by Michael Thagard, a request to add outdoor operation to the “Beaufort Bar”, an existing indoor bar at 410-A Live Oak Street in the General Business (B-1) zoning district, and having heard all of the evidence and arguments presented at the hearing, makes the following **FINDINGS OF FACT** and draws the following **CONCLUSIONS**:

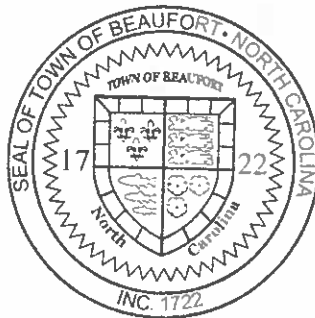
In accordance with Section 20 of the Town’s Land Development Ordinance, the Board **FINDS** as follows: a) The proposed use is an allowable special use in the zoning district it is being located within; b) The application is complete; c) the location and character of the use will be in conformity with the Town’s Comprehensive and CAMA Land Use Plan and other comprehensive planning elements; d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use; e) The proposed special use will not substantially injure the value of adjoining or abutting properties; f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and, g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.

Therefore, on the basis of all the foregoing, **IT IS ORDERED** that the application for a **SPECIAL USE PERMIT** be **APPROVED TO ALLOW A TAVERN/BAR/PUB WITH INDOOR AND OUTDOOR OPERATION AT 410-A LIVE OAK STREET FOR A PERIOD OF TWELVE MONTHS FOLLOWING VALIDATION OF THIS SPECIAL USE PERMIT, WITH THE FOLLOWING CONDITIONS**:

- The Special Use Permit hereby issued shall expire and be of no further force and effect at 11:59 am on July 14, 2026;
- A six-foot tall fence must be erected surrounding the outdoor area to aid in noise attenuation.

Ordered this 14th day of July, 2025.

Elizabeth Lewis,
Clerk to the Board

Sharon E. Harker, Mayor

SECTION 20 Special Use Permits

A) *General.*

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

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

B) *Special Use Permit Application Procedures.*

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

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

C) *Quasi-Judicial Proceeding Notification Requirements.*

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

D) *Procedures on Special Use Applications.*

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

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

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

E) Required Findings.

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

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

The General Business District is established as the zoning 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 and development regulation jurisdiction.

1) Minimum Lot Size.

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

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

Table 9-5 Lot Requirements

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

4) Accessory Building Setback Requirements.

All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

- | | |
|--|--|
| Amusement Establishment | Liquor Store |
| Antenna Co-Location on Existing Tower | Moped/Golf Cart Sales/Rentals |
| Aquaculture | Mortuary/Funeral Home/Crematorium |
| Assisted Living | Motor Vehicle Sales/Rentals |
| Athletic Field, Public | Museum |
| Bed & Breakfast | |
| Boat Sales/Rentals | Neighborhood Recreation Center, |
| Car Wash | Public |
| Club, Lodge, or Hall | Nursing Home |
| Commercial Indoor Recreation Facility | Office: Business, Professional, or Medical |
| Community Garden | Other Building-Mounted Antennae & |
| Concealed (Stealth) Antennae & Towers | Towers |
| Convenience Store | Outdoor Retail Display/Sales |
| Day Care Center | Park, Public |
| Dock | Parking Lot |
| Dry Boat Storage | Parking Structure |
| Financial Institution | Personal Service Establishment |
| Government/Non-Profit Owned/ Operated Facilities & Services | Pool Hall or Billiard Hall |
| Hospital | Produce Stand/Farmers' Market |
| Hotel or Motel | Public Safety Station |
| Kennel, Indoor Operation Only | Public Utility Facility |
| Library | 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* requirements 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
Microdistillery

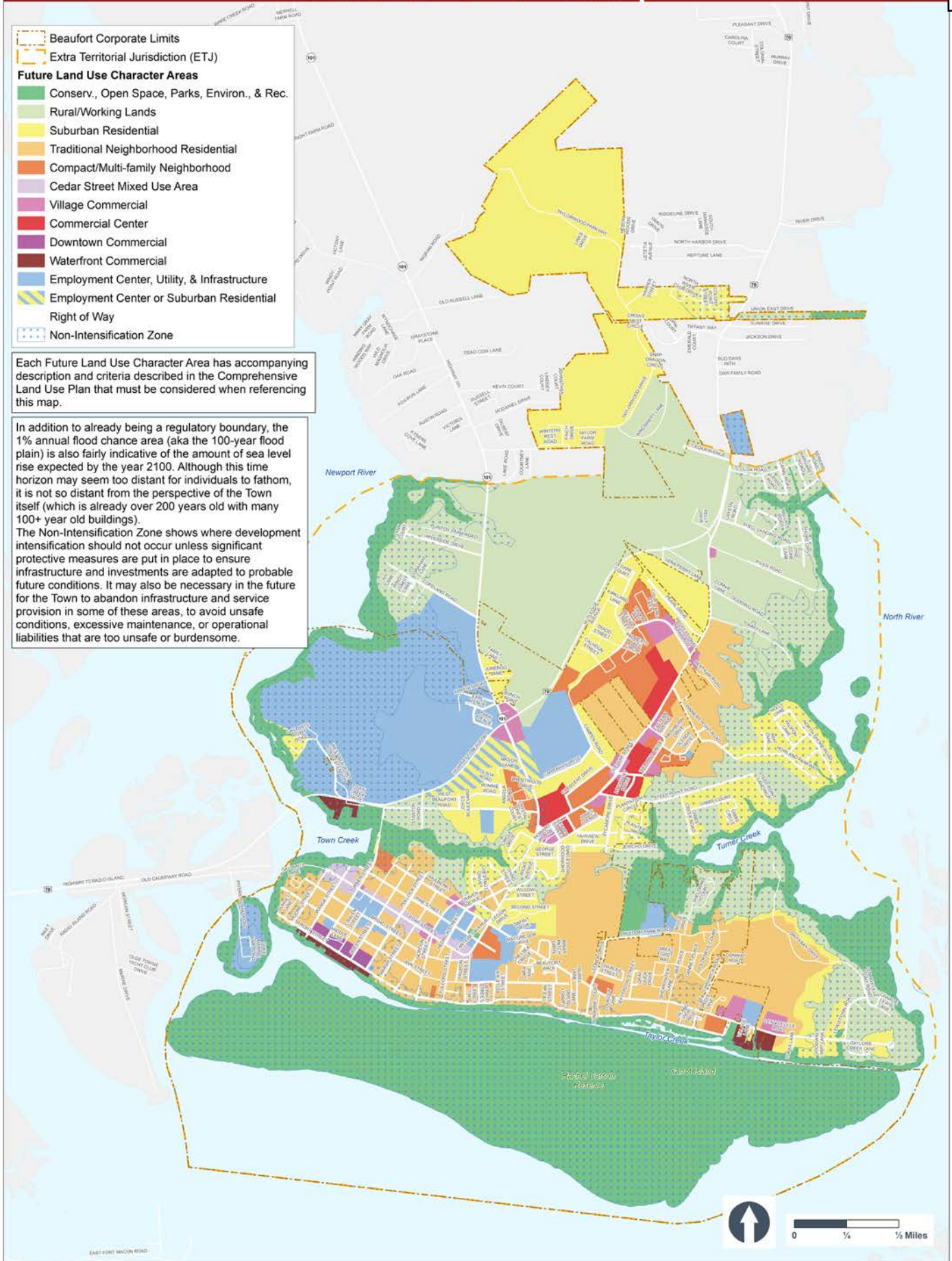
Mini-Storage
Mixed Use
Outdoor Amphitheater, Public
Outdoor Storage
Preschool
Restaurant with Outdoor Operation
School, K-12
School, Post-Secondary
Tavern/Bar/Pub with Outdoor Operation
Theater, Large
Utility Facility
Wholesale Establishment

Future Land Use Map

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

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

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



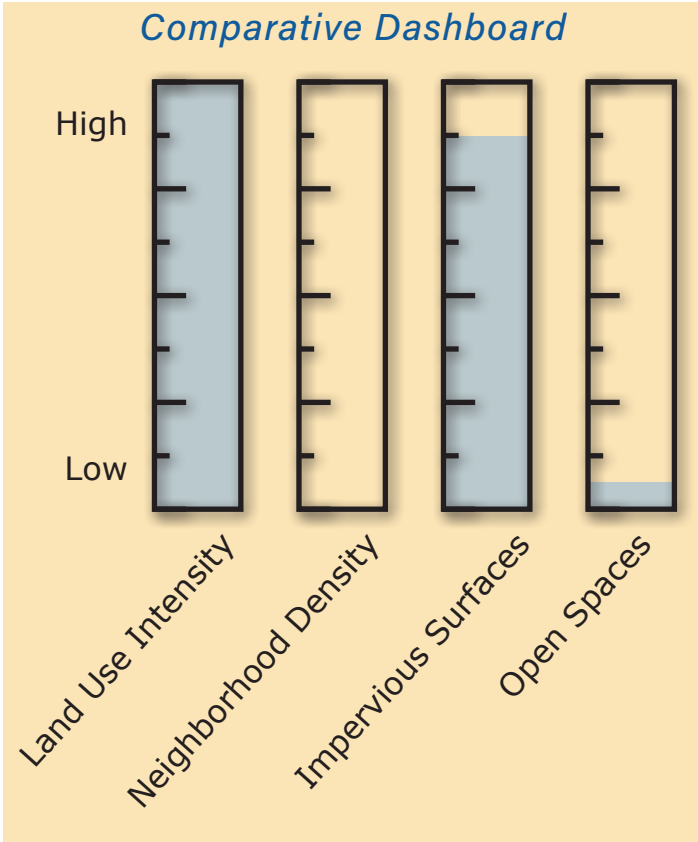
Employment Center / Utility / Infrastructure

General Description:

These employment-supporting land uses provide jobs and centers for economic growth. In many other Towns, these types of uses are heavily screened or separated from different uses, but in Beaufort they are typically pre-existing and/or are already closely located to neighboring structures. These areas should not be allowed to develop for lower intensity uses to infiltrate, since this type of land usually already has the unique combination of factors needed to support these higher intensity uses, and the value to the community of these larger employment-generating uses is significant.

Streets and Circulation:

Because these uses have requirements that are often specific to the occupant, care should be taken at development to



EXAMPLE USES:

Typical Uses:

Offices, manufacturing, fabrication, and industrial uses, lumber yards or high intensity contractor’s offices, breweries and distilleries, transportation, logistics, and warehousing. Industrial-supportive commercial uses, such as wholesale operations. Larger institutional uses, such as hospitals or technical colleges involving industrial uses, but excluding non-intensive uses such as churches and primary and secondary schools.

If Context Appropriate:

- » Institutional operations (government maintenance buildings, etc.), provided they

do not detract from the overall commercial nature of an area.

- » Some outside industrial operations may be permissible, depending on location and the extent of external impacts. Otherwise, indoor operations are preferable.
- » Lay-down yards and outdoor storage of heavy equipment or materials.
- » Storage of hazardous materials should only occur outside of areas susceptible to flooding. Best practices would exclude more than just areas in the 100-year floodplain to ensure the risk of environmental pollution is tightly managed.

Employment Center / Utility/Infrastructure

maintain efficient traffic flow and cross access, while also respecting occupant needs. Automobiles and freight are prioritized over pedestrians, although pedestrian linkages may still be necessary in some locations. Streets are designed to accommodate larger vehicles and delivery trucks. Typically, blocks should not need to exceed 500' to 600', but in some locations (such as the old Atlantic Veneer campus) these areas have grown through the years with much larger block sizes.

Other Concerns:

With the ever-present high demand for residential properties in coastal communities, it is difficult to argue against old industrial or manufacturing properties converting to residential neighborhoods. This is especially difficult if buildings are vacant and there is limited demand for manufacturing business space. However, it is important to realize that once these industrially-suited areas are lost they will likely never return. This may be tolerable and/or even appropriate, based on the specific situation, but it is a consideration to be discussed, especially given some community members' desire to diversify the employment base of the community away from a heavy reliance on tourism. If these properties are lost and demand for those uses still exists, it is likely new sites will be developed elsewhere, potentially not in Town limits.



Examples of Employment Center/Utility/Infrastructure



Town of Beaufort
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
252-728-2142 • 252-728-3982 fax
www.beaufortnc.org


Notification Certification
Case #26-08 410 Live Oak Abutting Neighbors
Special Use Permit Request

| | |
|--|--|
| TOWN OF BEAUFORT 701 FRONT ST BEAUFORT, NC 28516-2229 | ZACHOS MAN LLC 408 LIVE OAK ST BEAUFORT, NC 28516-1912 |
| DUKE ENERGY PROGRESS INC 550 TRYON STREET CHARLOTTE, NC 28202- | GARNER EUGENE MAURICE JR 173 JACKSON DR BEAUFORT, NC 28516-7881 |
| SADLER GERRY PO BOX 245 BEAUFORT, NC 28516- | BBH LIVE OAK STREET LLC C/O LAURA B CHAPMAN APEX, NC 27502-8543 |
| GILLIKIN NELSON BRYAN II PO BOX 248 BEAUFORT, NC 28516-0248 | WINDOW WALL&INTERIOR DECOR LLC 904 PINE STREET BEAUFORT, NC 28516-2031 |

I, *Michelle Eitner*, Town Planner for the Town of Beaufort do hereby certify the above subject property owners, applicants, and adjacent property owners were notified that a special use permit request will be heard at the May 11, 2026 Board of Commissioners meeting at the Train Depot, 614 Broad Street, Beaufort, NC, at 6:00 p.m. Each of the above property owners was mailed a letter and vicinity map on April 24, 2026, regarding a request for a special use permit at 410 Live Oak Street. A sign was posted on the subject property on April 24, 2026 regarding the same.



Signed



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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, May 11, 2026
614 Broad Street- Train Depot**

AGENDA CATEGORY: Public Hearing
SUBJECT: Case #26-09: 100 Cedar Street Rezoning B-1 to CS-MU

BRIEF SUMMARY:

The applicant wishes to rezone 100 Cedar Street which is currently zoned B-1 and contains 0.688 acres to R-8. The proposed rezoning is consistent with the adopted CAMA Land Use Plan of December 2023.

At their April 20, 2026, meeting the Planning Board unanimously recommended approval.

REQUESTED ACTION:

Discussion
Decision on Proposed Rezoning

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



Attachment - A

Staff Report

To: Board of Commissioners
From: Kyle Garner, AICP

Date: 4/27/2026
Meeting Date: 5/11/2026

Case Number 26-09

Summary of Request:

Rezone 100 Cedar Street from B-1 to CS-MU

Background

Location(s) & PIN

100 Cedar Street (Pin # 730617112912000)

Owners Applicant

Beaufort TCS LLC

Current Zoning

B-1

Lot(s) Size & Conformity Status

.24 Acres (10,474 sq. ft. approx.) Conforming

Existing Land Use

Commercial Office

Adjoining Land Use & Zoning

North Homer Smith Marina (Across Cedar Street) – WC
South Single Family zoned – R-8
East Compass Hotel Parking Lot – B-1
West NCDOT Property – Former Bridge

Special Flood Hazard Area

Yes No

Public Utilities

Water

Available Not Available

Sewer

Available Not Available

Additional Information

See Staff Comments

Requested Action

Discussion.

Decision to:

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

Background Information

- In 2019 the Cedar Street Mixed Use District was created to complement the Entry Master Plan, CAMA Land Use Plan and the development pattern which was in a state of transition with the relocation of US Hwy. 70.
- There is currently one structure on the property which does not meet the setbacks for B-1 rendering it non-conforming.
- A rezoning to CS-MU would not change the non-conforming status of the structures as they would still not meet the rear yard setbacks of 20 feet.
- At their April 20, 2026 meeting the Planning Board unanimously recommend the rezoning of 100 Cedar Street from B-1 (Commercial) to Cedar Street Mixed Use

CAMA Land Use Plan – Future Land Use Classifications

In accordance with NCGS § 160D-604(d), when conducting a review of proposed zoning text or map amendments the Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan that has been adopted and any other officially adopted plan that is applicable.

The Planning Board shall provide a written recommendation to the BOC that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan shall not preclude consideration or approval of the proposed amendment by the BOC.

The recently adopted CAMA Land Use Plan identifies this property as **Cedar Street – Mixed Use** which is consistent with the rezoning request to CS-MU. (See Land Use Map & Attached Land Use Description

Attachments:

- Attachment B - Vicinity Map
- Attachment C - Zoning Map
- Attachment D - CAMA Map
- Attachment E – CAMA Description
- Attachment F - Application Package
- Attachment G - CAMA Consistency Statement
- Attachment H - LDO Sections (B-1 & CS-MU)
- Attachment I - Abutting Property Owners
- Attachment J – Property Survey
- Attachment K – Draft Ordinance







Comparison of Zoning Standards Existing B-1 to Proposed CS-MU

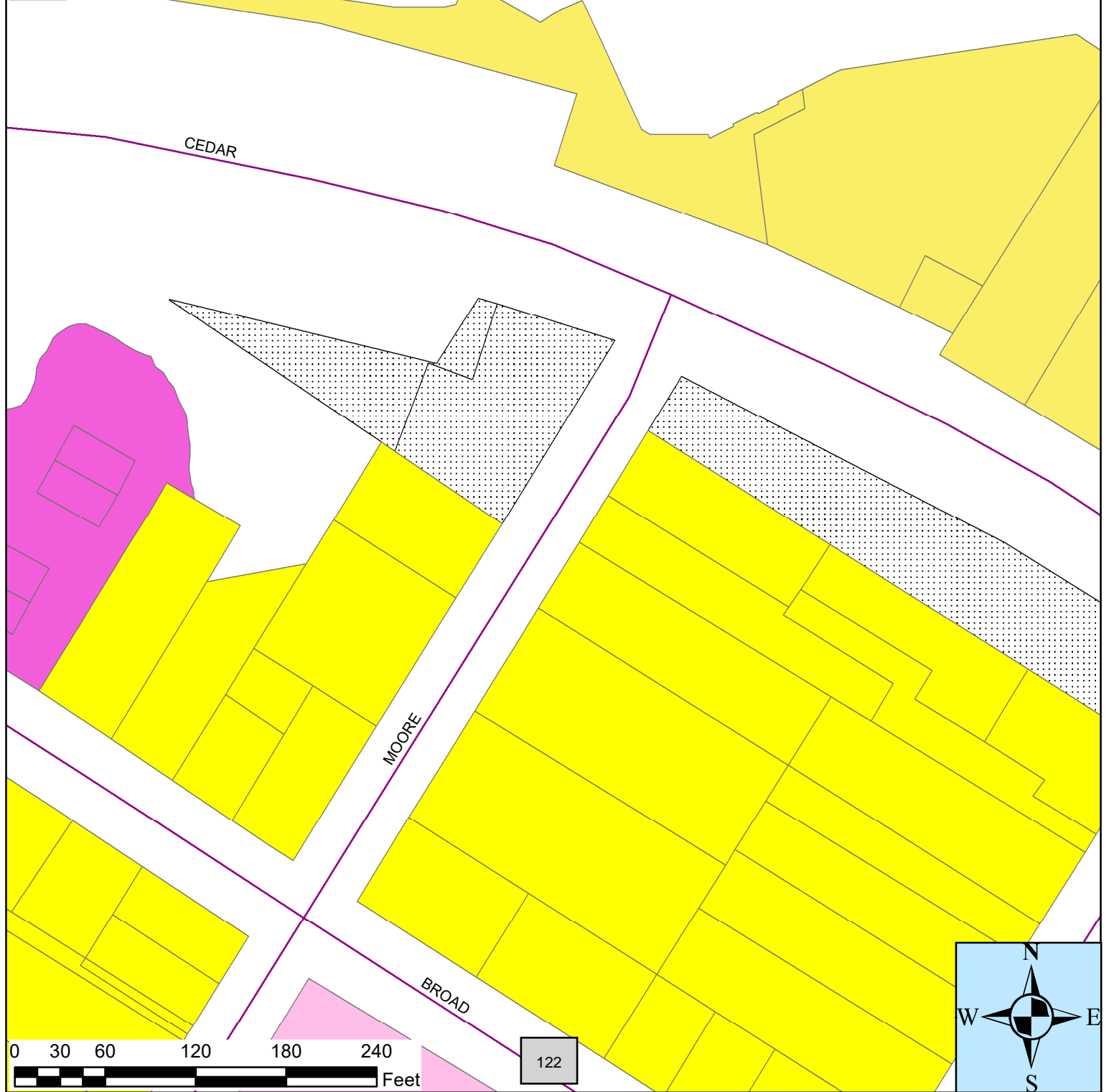
| Item | Existing (B-1) | Proposed (CS-MU) |
|-------------------------|-------------------------------------|-------------------------------------|
| Minimum Lot Size | 5,000 sq. ft. | N/A |
| Lot Width | 60' Minimum | N/A |
| Front Setback | 30 feet | 10 foot minimum 20 feet maximum |
| Side Setback | 15 feet | 0 feet |
| Rear Setback | 15 feet | 20 feet |
| Building Height | 35 Feet* Local Historic District | 35 Feet* Local Historic District |



Attachment C - Zoning Map

Legend
ZONING

-  B-1
-  B-W
-  CS-MU
-  R-8
-  TCA
-  TR

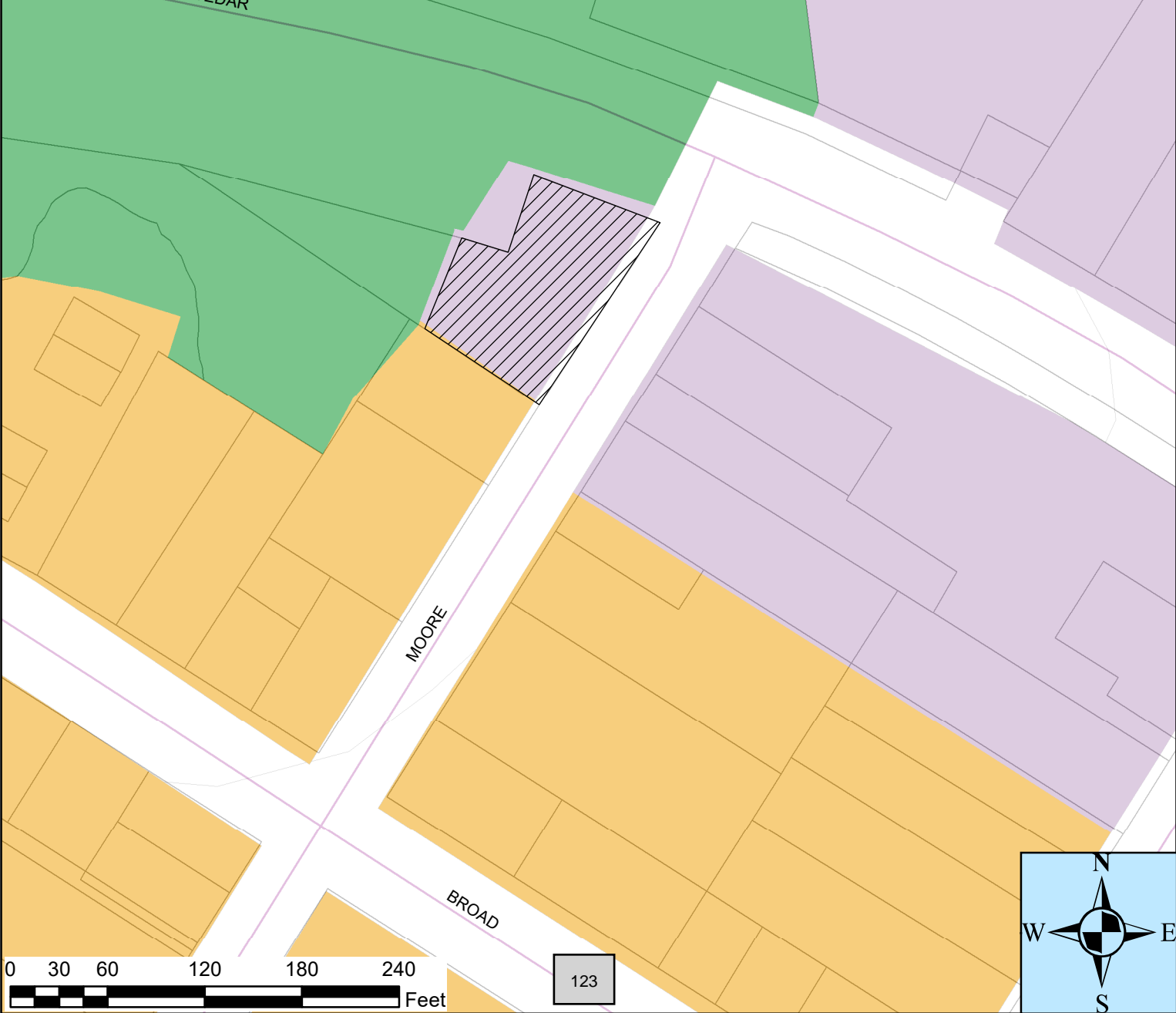


Attachment D - CAMA Map

Legend

Future Land Use Character Areas

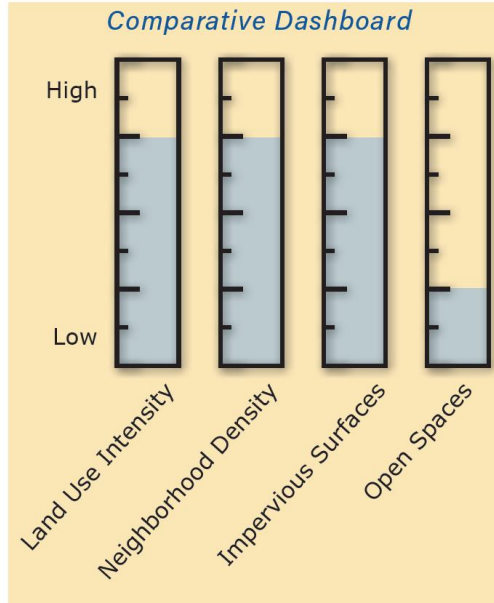
- Conserv., Open Space, Parks, Environ., & Rec.
- Rural/Working Lands
- Suburban Residential
- Traditional Neighborhood Residential
- Compact/Multi-family Neighborhood
- Cedar Street Mixed Use Area
- Village Commercial
- Commercial Center
- Downtown Commercial
- Waterfront Commercial
- Employment Center, Utility, & Infrastructure
- Employment Center or Suburban Residential



Cedar Street Mixed-Use Area

General Description:

These areas have a mix of non-residential and residential uses that serve the existing neighborhood and the greater area. These sites are occupied by single-family attached dwellings, duplexes, apartments, lofts, condominiums, and commercial uses such as retail, office, business services, and personal services. Density is medium-to-high, similar to traditional neighborhoods near the downtown area. The area is walkable and good for cycling, with a few neighborhood-oriented businesses. Structures should front the street to enhance public safety by having "eyes on the street" while parking should be located in the rear to promote walking and biking. Public water and sewer services are necessary.



Streets and Circulation:

Streets are typically low volume and prioritize pedestrians through the provision of sidewalks on both sides. Street trees soften the streetscape and further enhance pedestrian comfort. Connectivity is high because of the grid network which very

EXAMPLE USES:

Typical Uses:

Medium- to high-density residential dwelling units such as single-family homes, duplexes, apartments, townhomes, condominiums, and neighborhood serving commercial, retail, services (e.g. – brew pub, restaurant, small stores). Pedestrian oriented commercial uses such as cafés, boutique shops, hardware stores, flower shops,

and personal care businesses. Vertical mixed use, including upper-story residences or offices, are appropriate.

If Context Appropriate:

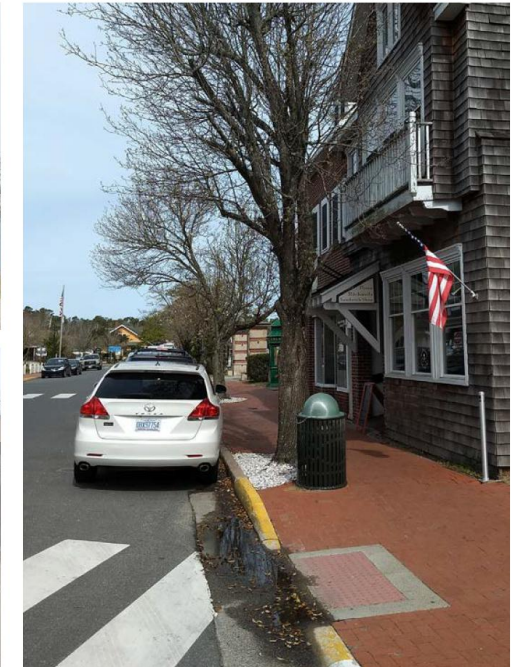
- » Neighborhood-serving, small-scale commercial uses
- » Accessory dwellings
- » House-scale multi-family residential
- » Small hotels or bed-n-breakfasts

Cedar Street Mixed-Use Area

rarely has blocks longer than 500' on a side. On-street parking serves both visitors and residents. Bicycles will have dedicated facilities but may share the vehicular travel lanes where speed limits and traffic volumes are low enough to accommodate them safely. It is important to prepare the area for potential future transit.

Other Concerns:

Vertically integrating residential uses with commercial uses can maximize walkability and livability. Nearby public parks and access to the water provide outdoor recreational opportunities. It is possible that in the future, Cedar Street becomes a second downtown hub similar to Front Street.



Examples of Cedar Street Mixed-Use Areas.



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

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

Instructions:

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

APPLICANT INFORMATION

Applicant Name: BTTP Partnership
Applicant Address: 1305 Front Street, Beaufort, NC 28516
Phone Number: (919) 272-1908 Email: tmikels@atlasstark.com

Property Owner Name: Beaufort TCS LLC
Address of Property Owner: 2301 Executive Circle, Greenville, NC 27834-3768
Phone Number: (252) 916-4053 Email: fbs@brucesalter.com

PROPERTY INFORMATION

Property Address: 100 Cedar Street, Beaufort, NC 28516
15-Digit PIN: 730617112912000 Lot/Block Number: NA
Size of Property (in square feet or acres): 10474 SF
Current Zoning: B-1 Requested Zoning: CS-MU

Current Use of Property: Residential Vacant Commercial Other: _____

Tom Mikels
Applicant Signature 3/27/26
Date of Applicant's Signature

SEE SECOND PAGE
Property Owner Signature (if different than applicant) Date of Owner's Signature

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



Town of Beaufort
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Current Use of Property: Residential Vacant Commercial Other: _____

Applicant Signature: SEE SECOND PAGE

Date of Applicant's Signature

Property Owner Signature (if different than applicant): F. Bruce Salter

3/27/26
Date of Owner's Signature

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

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

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

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

1. A statement as to whether or not the proposed zoning amendment is consistent with the Beaufort Land Use Plan.
2. A statement as to how the zoning amendment will promote the public health, safety or general welfare of the Town of Beaufort.
3. Proof of ownership (For example: a copy of the deed or city tax statement).

If a property is owned by more than one individual or if multiple properties under different ownership are applying under one request, attach a statement and signatures indicating that all owners have given consent to request the zoning change.

4. An area map of property to scale which includes:
 - North Arrow;
 - All Property lines and accurate property line dimensions;
 - Adjacent streets and names;
 - Location of all easements;
 - Location of all structures;
 - Zoning classifications of all abutting properties.
5. Please submit one digital/electronic copy of any drawings or plans associated with the amendment. At least one paper copy of the drawings or plans should also be submitted.
6. A TYPED list all property owners (with addresses) within 100 feet of the boundary lines of all properties requested to be rezoned (notification of adjacent property owners by the Town is required by North Carolina law).

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

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

OFFICE USE ONLY

Revised 08/2020

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____



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

**REZONING REQUEST
100 CEDAR STREET
B-1 TO CS-MU**

CONSISTENCY STATEMENT FOR PROPOSED REZONING IN ACCORDANCE WITH LAND USE PLAN.

THE FUTURE LAND USE PLAN SHOWS THIS PROPERTY AS PART OF THE FUTURE CEDAR STREET MIXED USE DISTRICT, THEREFORE COMPLYING.

STATEMENT ON HOW ZONING AMENDMENT WILL PROMOTE HEALTH, SAFETY OR GENERAL WELFARE OF THE TOWN OF BEAUFORT.

WE BELIEVE REZONING THE PROPERTY TO CS-MU WILL PROMOTE THE WELFARE OF THE TOWN OF BEAUFORT. THE PROPOSED ZONING MEETS THE PLANS FOR THE FUTURE LAND USE INDICATING THAT THE FUTURE OF THIS AREA WAS IN THE BEST INTEREST OF THE PUBLIC.

COPY OF DEED ATTACHED

REZONING MAP ATTACHED

TYPED LIST OF PROPERTY OWNERS WITHIN 100 FEET ATTACHED .

Karen S. Hardesty
 Carteret County, NC
 July 17, 2023 2:37:34 PM
 DEED # Pages: 3

Fee: \$26.00 NC Revenue Stamp: \$1,580.00

FILE # 1804175

Karen S. Hardesty

NORTH CAROLINA GENERAL DEED

Excise Tax: \$1580.00

Parcel Identifier No. 730617112912000 Verified by Carteret County on the ____ day of _____, 2023.

By: _____

Mail/Box to: Wheatly Law Group, PA, P.O. Box 360, Beaufort, NC 28516

This instrument was prepared by: C.R. Wheatly, III

Brief description for the Index: 100 Cedar Street

THIS DEED made this 13 day of July, 2023 by and between

GRANTOR

Sound Shore Construction, Inc.
 A North Carolina Corporation
 1913 Front Street
 Beaufort, NC 28516

GRANTEE

Beaufort TCS, LLC
 A North Carolina Limited Liability Company
 P. O. Box 867
 New Bern, NC 28561

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

See attached Exhibit "A"

submitted electronically by "ward and smith, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Carteret County Register of Deeds.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1522, Page 448, Carteret County Registry.

A map showing the above described property is recorded in Plat Book ___, Page ___, Carteret County Registry.

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 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:

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

Victor Fasolino, Pres. (SEAL)
Victor Fasolino, President of Sound Shore Construction, Inc.

State of North Carolina
County of Carteret

I, a notary public of the county and state aforesaid, certify that Victor Fasolino personally appeared before me this day and acknowledged that he is the President of Sound Shore Construction, Inc., A North Carolina Corporation, and further acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this 13 day of July, 2023.

Stacie L Cape
Notary Public

My Commission Expires:
June 6, 2027
(Affix Seal)

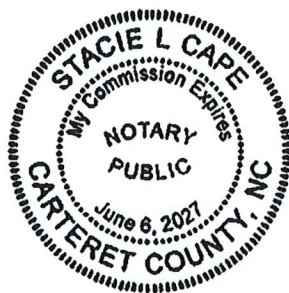


Exhibit "A"

Beginning at the southwest intersection of the rights of way of Cedar and Moore Street at a pk nail in the asphalt pavement, and running thence along the west right of way line of Moore Street S 39-55-00 W 134.89 feet to an existing iron pipe in said right of way; thence leaving said right of way N 50-01-24 W 84.72 feet to an existing iron pipe in the northernmost property line of Charles C. King as described in Deed Book 799, Page 32; thence N 28-31-00 E 61.50 feet to a new iron pipe set in the southern right of way line of Cedar Street (US Highway 70); thence along with the southern right of way line of Cedar Street S 64-46-08 E 29.78 feet, N 24-36-50 E 50.18 feet and S 62-56-39 E 83.4 feet to the POINT OF BEGINNING, and containing 10,470 square feet.

Property owners within 100 feet of the boundary line

1. WIGGINS IRMA BEST : 1677 WEST NEW HOPE ROAD GOLDSBORO, NC 27534
Parcel: 730617111912000 (No Physical Address)
2. FAULKNER CHRISTOPHER LAWRENCE FAULKNER ANITA BENTLEY:
Mailing Address: 1823 W FRIENDLY AVE GREENSBORO, NC 27403-1240
Physical Address: 309 Moore Street, Beaufort, NC 28516
3. HOLLAND LAURA ELLEN:
Physical and Mailing Address: 305 MOORE STREET BEAUFORT, NC 28516-1814
4. LAPSLEY BENJAMIN LAPSLEY TAMARA:
Mailing Address: 1249 KILDAIRE FARM RD PMB 363 CARY, NC 27511-5523
Physical Address: 308 Moore Street, Beaufort, NC 28516
5. SOUTHGATE MANAGEMENT LLC:
Mailing Address: 305 MOORE STREET BEAUFORT, NC 28516
Physical Address: 310 Moore Street, Beaufort, NC 28516
6. MCLAUGHLIN RICHARD KYLE MCLAUGHLIN ASHLEY MAK:
Physical and Mailing Address: 312 MOORE ST BEAUFORT, NC 28516-1815
7. HAUS MARY K HAUS THOMAS REILLY:
Mailing Address: 801 OAKLAWN AVE WINSTON SALEM, NC 27104
Physical Address: 314 Moore Street, Beaufort, NC 28516
8. HAMILTON JULIAN CRAIG:
Mailing Address: 795 SEASHORE DRIVE ATLANTIC, NC 28511
Physical Address: 316 Moore Street, Beaufort, NC 28516
9. BEAUFORT PARTNERS LLC:
Mailing Address: 2301 EXECUTIVE CIR GREENVILLE, NC 27834-3768
Physical Address: 319 Orange Street, Beaufort, NC 28516
10. HOMER SMITH LLC:
Physical and Mailing Address: 101 CEDAR STREET BEAUFORT, NC 28575



**TOWN OF BEAUFORT
PLANNING BOARD**

**RESOLUTION ADVISING THAT PROPOSED AMENDMENT
TO THE TOWN OF BEAUFORT ZONING MAP IS IN ACCORDANCE
WITH ALL OFFICIALLY ADOPTED PLANS;
IS REASONABLE; AND IS 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, of which the zoning map is part, for the purpose of promoting the health, safety, morals, and general welfare of its citizens;

WHEREAS, N.C.G.S. §160D-604(d) requires the Town of Beaufort Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort CAMA Core Land Use Plan that has been adopted and any other officially adopted plan that is applicable, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board; and

WHEREAS, the Planning Board has in fact met to consider and evaluate the proposed zoning map amendment; and

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendment to the zoning map is in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Case 26-09 and therefore recommends adoption by the Board of Commissioners. The Planning Board finds that the proposed amendment reasonable and in the public interest because it allows the continuation of single-family residential use, and is in furtherance of the Town plans, ordinances and regulations.

This Resolution is effective upon its adoption this 20th day of April 2026.

**TOWN OF BEAUFORT
PLANNING BOARD**

_____, Chairman

ATTEST:

_____, Secretary

Any open space land use not included under the approval of the PUD preliminary plat must be reviewed by the Planning Board and approved by the BOC prior to its development.

7) Owner Association Required.

The creation of an owners' association shall be mandatory for all PUD developments.

- a) The owners' association shall be organized and established as a legal entity prior to the conveyance of any lot, townhome, or condominium within the PUD project.
- b) Membership in the owners' association shall be mandatory for each owner of a lot, townhome, or condominium within the PUD project.
- c) The owners' association shall have the authority to assess its members to produce revenues to cover the expenses of the association. Such assessments will be secured by a lien.
- d) The association shall be responsible for the payment of premiums for liability insurance, taxes, maintenance of recreational and other facilities located on common areas, payment of assessment for public and private capital improvements made to or for the benefit of the common areas, payment of assessment and maintenance of any private street, and for such other purposes as the organizing documents provide.
- e) A PUD may have a master association where all lot, townhome, and condominium owners are mandatory members. There also may be additional owners' associations or "section associations" for the individual housing sections developed within a PUD where only the lot, townhome, or condominium owners in such section are members.

8) Residential Development.

The applicable area, yard, and height requirements in Section 4 of this Ordinance shall be adhered to. With the exception of pre-designated lots employing the zero lot line provisions, the applicable yard setback requirements for single-family structures shall be based upon the square footage of the lot. All multi-family developments shall adhere to the applicable development regulations contained herein. The approved preliminary and final site plans for the PUD project shall designate the district category which shall apply to each parcel of property.

9) Commercial Development.

Any commercial land use will be developed under the regulations of this Ordinance. No commercial construction may begin until at least fifty percent (50%) of the proposed residential dwelling units or five hundred TCA dwelling units within the PUD, whichever is smaller, are completed and ready for occupancy.

D) ***Cedar Street Mixed-Use Zoning District (CS-MU)***

1) Purpose.

The purpose of this zoning district is to protect, enhance and guide the redevelopment of the Cedar Street corridor by reducing visual clutter through the implementation of commercial design standards and selecting the appropriate type of uses for this district. These standards are designed to improve the aesthetics, traffic congestion and provide for a solid and vibrant tax base as well as promote the public health, safety and welfare of the Town.

2) Adoption.

The Cedar Street Mixed Use Zoning District (CS-MU) for the Town, as set forth on a map so entitled and dated 07/08/2019, is hereby adopted and incorporated by reference as part of this Ordinance and the Official Zoning Map of the Town.

3) Permitted Uses

The uses listed here, with the exception of single-family residential uses, shall be subject to the Development Standards listed below.

| | |
|---|---|
| Convenience Store | Park, Public |
| Dwelling, Single-family | Personal Service Establishment |
| Dwelling, Multi-family | Produce Stand/Farmers' Market |
| Financial Institution | Public Utility Facility |
| Hotel or Motel | Religious Institution |
| Mixed Use | Restaurant with Indoor & Outdoor Operations |
| Office, Business, Professional, or Medical* | Retail Store |
| Outdoor Retail Display/Sales | Utility Minor |

*Includes Government Offices

4) Special Uses (*Special Use Requirements may be found in Section 20 of the LDO*)

Any commercial use which results in a structure or combination of structures with over 15,000 square feet.

- Microbrewery
- Tavern/Bar/Pub with Indoor Operation
- Tavern/Bar/Pub with Outdoor Operation

5) Prohibited Uses

Any use not listed in Sections 8(D)(3) or 8(D)(4) of this Ordinance is prohibited.

6) Development Standardsa) Design Criteria

The intent of the following design criteria is to maintain and strengthen the unique character of Cedar Street by ensuring new development projects are architecturally compatible with the characteristics of the community. These characteristics include building forms, proportions, treatments, exterior materials, and architectural styles. It is intended that front elevations and overall massing of new structures shall be of human scale and related to the street. All design criteria will be reviewed and approved by the Zoning Administrator.

It is not the intent for new structures to closely duplicate existing historic structures. The intent is for new structures to include elements in ways which achieve a design compatible with and complementary to the historic character of the Town.

b) Site Plan Submission

A detailed site plan, meeting all N.C. State Building Codes and Town Ordinances, shall be required for all commercial and mixed-use development within this zoning district.

c) Signage

Whenever the regulations made under the authority of this section are in conflict with any other provisions of this Ordinance, the restrictions of this section shall supersede.

- i. Only attached wall or projecting type signs made of wood or substitute materials which have the appearance of wood are permitted.
- ii. The use of internally lit, flashing or free-standing signs of any kind is prohibited.
- iii. Subject to the provisions of this section, the maximum sign surface area permitted in this district shall not be more than 0.75 square feet per linear foot of total lot frontage.

- d) **Landscaping.**
Any new commercial site plan with on-site parking shall provide a detailed landscape plan identifying all shrub and tree types as well as the number of such trees and shrubs as per Section 14 and Section 19 of this Ordinance. Additionally, if developing adjacent to a different type of land use, a screening and buffering plan shall also be required.
- e) **Exterior Siding Materials (Commercial & Mixed-Use Structures Only)**
The primary siding material constituting a minimum of eighty percent (80%) of the exterior shall be one or a combination of two of the following materials:
- i) Brick;
 - ii) Stone: Natural, Limestone or Granite;
 - iii) Fiber Cement (Lap or Board & Batten Siding);
 - iv) Treated Wood excluding plywood (Board & Batten or Clapboard Design only); and/or;
 - v) Cedar Shake;
 - vi) Other materials or combinations thereof can be submitted to the Planning Board and BOC for consideration. Detailed elevation drawings and product specifications shall be required.
- f) **Outside Walls (Commercial & Mixed-Use Structures Only).**
- i) The total area of glass, windows, and/or any similar transparent areas for any side of a commercial structure shall not exceed thirty-five percent (35%) of the surface area for such side of the building, and must be positioned uniformly along the face of the structure. This percentage may be increased if it needs to meet the state fire code. Each exterior wall of a building viewable from any public or private right-of-way shall incorporate architectural design features to create a visual break at least every one hundred feet (100') along the exterior wall in order to avoid a box like appearance. All plans for exterior walls shall be approved by the BOC as part of the site plan approval process.
- g) **Roof Forms (Commercial & Mixed-Use Structures Only).**
- i) The dominant shape of roof forms shall be gabled, hipped or parapet. If pitched, the minimum pitch shall be five over twelve (5/12).
 - ii) All roof top mounted equipment shall be fully screened from view and the method of screening shall be integrated into the overall building design, for example within or behind pitched roofs. Hipped or gabled roofs with a mechanical element will not be considered mansard roofs when the roof appears to be a true hipped or gabled roof design.
- h) **Driveway Limitations (Commercial & Mixed-Use Structures With Onsite Parking Only).**
- i) Two driveways entering the same street from a single lot shall only be permitted if the minimum distance between the closest edges of the driveways equals to or exceeds one hundred feet (100').
 - ii) In no case shall the total width of all driveways exceed fifty percent (50%) of the total property frontage.
 - iii) No driveway shall be located within a hundred feet (100') of an intersection except in cases where no other access to a public street is available.
- i) **Parking Requirements.**
- i) Mixed use, multi-family and single-family lots shall provide 1.5 onsite parking spaces/unit.

- ii) Commercial lots with an area less than 5000 ft² have no requirements for onsite parking; and,
- iii) Commercial lots with an area more than 5000 ft² shall provide 1 onsite parking space for every 600 ft² of gross floor area.
- j) Exterior Elevation Drawings (Commercial & Mixed-Use Structures Only).
Exterior elevation drawings shall be submitted to determine the visual break of exterior walls for the structure or structures.

7) Minimum Lot Size.

The Cedar Street Mixed-Use Zoning District will not have a minimum lot size.

8) Minimum Lot Width.

No minimum lot width is required in the Cedar Street Mixed-Use Zoning District at the minimum building line.

9) Building Setback and Building Height Requirements and Limitations.

Subject to the exemptions of this Ordinance, each structure on said lot in this zoning district shall be set back from the boundary line of the lot at least the distance provided in the tables set forth in this section. The building height limitation in this district is also provided in the tables of this section.

Table 8-6 Single Family Detached Setback Requirements

| <i>District</i> | <i>Cedar Street Front Setback (Right-of-Way)</i> | <i>Rear Setback</i> | <i>Side Setback</i> | <i>Building Height Limitation</i> |
|-----------------|--|---------------------|---------------------|-----------------------------------|
| | 15 feet minimum | 25 feet | 8 feet | 40 feet |
| | 20 feet maximum | 25 feet | 8 feet | 40 feet |

Table 8-7 Corner Lot and Interior Lot Requirements for Commercial and Mixed Use

| <i>District</i> | <i>Cedar Street Front Setback (Right-of-Way)</i> | <i>Designated Side (Right-of-Way) Setback</i> | <i>Rear Setback</i> | <i>Side Setback</i> | <i>Building Height Limitation</i> |
|-----------------|--|---|---------------------|---------------------|-----------------------------------|
| | 10 feet minimum | 0 feet | 20 feet | 0 feet | 40 feet |
| | 20 feet maximum | 0 feet | 20 feet | 0 feet | 40 feet |

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 shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

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

- 6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).
- | | |
|-----------------------------------|---------------------------------------|
| Aquaculture | Towers |
| Boat Sales/Rentals | Outdoor Amphitheater, Public |
| Commercial Outdoor Amphitheater | Preschool |
| Commercial Waterfront Facility | Restaurant with Outdoor Operation |
| Gas/Service Station | Satellite Dish Antenna |
| Hotel or Motel | School, K-12 |
| Marina | School, Post-Secondary |
| Microbrewery | Tavern/Bar/Pub with Outdoor Operation |
| Microdistillery | Theater, Large |
| Other Building-Mounted Antennae & | Utility Facility |

C) ***B-1 General Business District.***
The General Business District is established as the zoning 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 and development regulation jurisdiction.

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

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

Table 9-5 Lot Requirements

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

4) Accessory Building Setback Requirements.

All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

- | | |
|--|--|
| Amusement Establishment | Neighborhood Recreation Center, |
| Antenna Co-Location on Existing Tower | Public |
| Aquaculture | Nursing Home |
| Assisted Living | Office: Business, Professional, or Medical |
| Athletic Field, Public | Other Building-Mounted Antennae & |
| Bed & Breakfast | Towers |
| Boat Sales/Rentals | Outdoor Retail Display/Sales |
| Car Wash | 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 |
| Convenience Store | Produce Stand/Farmers' Market |
| Day Care Center | Public Safety Station |
| Dock | Public Utility Facility |
| Dry Boat Storage | Religious Institution |
| Financial Institution | Resource Conservation Area |
| Government/Non-Profit Owned/ Operated Facilities & Services | Restaurant with Drive-Thru Service |
| Hospital | Restaurant with Indoor Operation |
| Hotel or Motel | Retail Store |
| Kennel, Indoor Operation Only | Satellite Dish Antenna |
| Library | Signs, Commercial Free-Standing |
| Liquor Store | Tavern/Bar/Pub with Indoor Operation |
| Moped/Golf Cart Sales/Rentals | Temporary Construction Trailer |
| Mortuary/Funeral Home/Crematorium | Theater, Small |
| Motor Vehicle Sales/Rentals | Transportation Facility |
| Museum | Utility Minor |
| | Vehicle Charging Station |
| | Vehicle Service |

6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

- | | |
|--|---------------------------------------|
| Adult-Oriented Retail Establishment | Mini-Storage |
| Commercial Outdoor Amphitheater | Mixed Use |
| Commercial Outdoor Recreation Facility | Outdoor Amphitheater, Public |
| Commercial Waterfront Facility | Outdoor Storage |
| Gas/Service Station | Preschool |
| Golf Driving Range | Restaurant with Outdoor Operation |
| Hazardous Material Storage | School, K-12 |
| Kennel, Indoor/Outdoor Operation | School, Post-Secondary |
| Manufacturing, Light | Tavern/Bar/Pub with Outdoor Operation |
| Marina | Theater, Large |
| Microbrewery | Utility Facility |
| Microdistillery | Wholesale Establishment |

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

The objective of this zoning 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 ft²).

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 shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

- | | |
|---------------------------------------|---------------------------------------|
| Amusement Establishment | Commercial Indoor Recreation Facility |
| Antenna Co-Location on Existing Tower | Community Garden |
| Aquaculture | Concealed (Stealth) Antennae & Towers |
| Assisted Living | Convenience Store |
| Bed & Breakfast | Day Care Center |
| Boat Sales/Rentals | Dock |
| Car Wash | Dry Boat Storage |
| Club, Lodge, or Hall | Financial Institution |

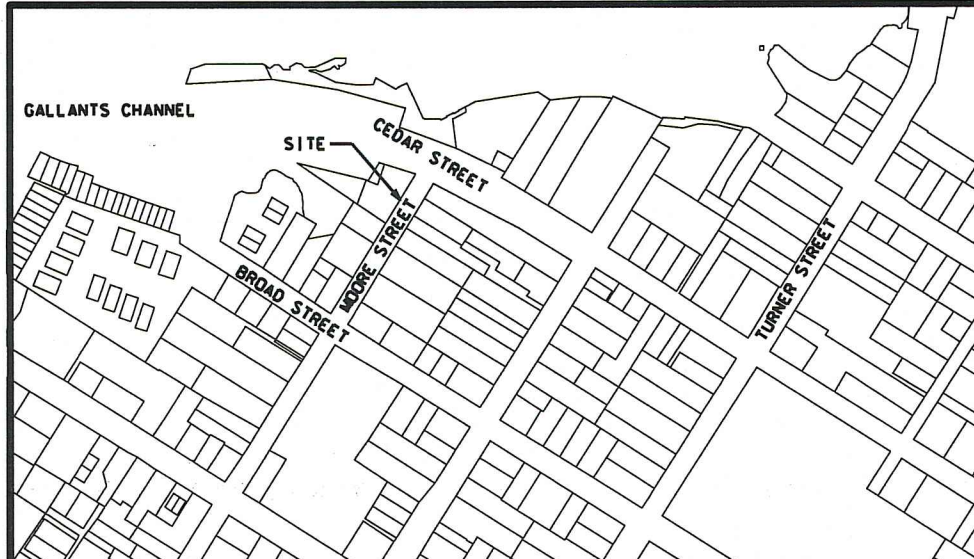


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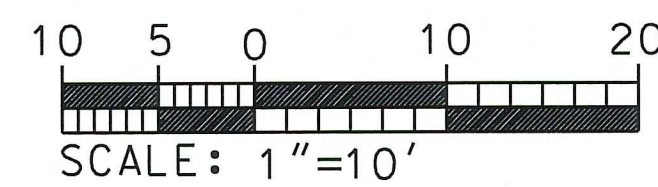
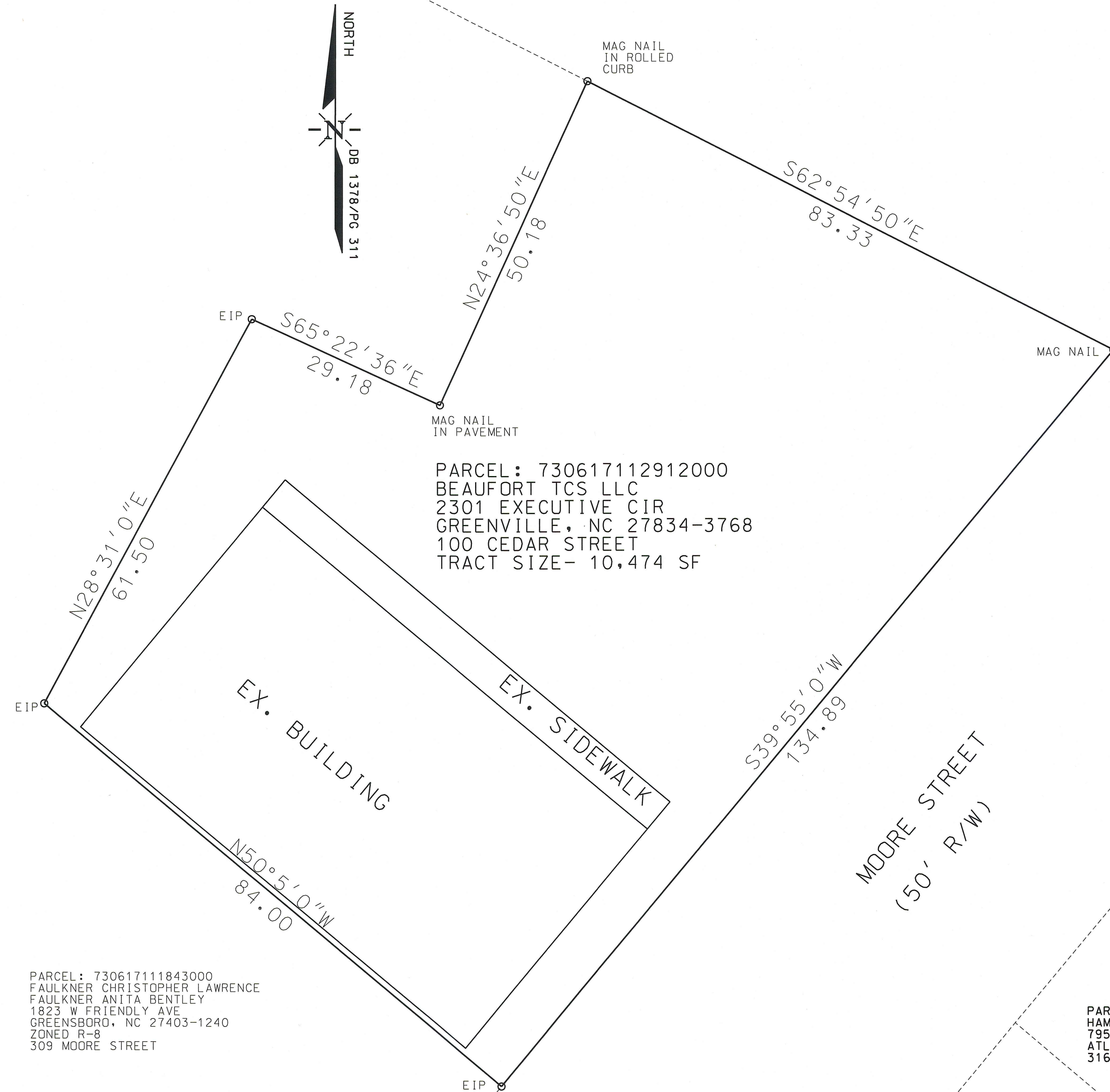
**Case #26-09 100 Cedar Street Abutting Neighbors
Rezoning Request from B-1 to CS-MU**

| | |
|---|---|
| BEAUFORT PARTNERS, LLC 2301 EXECUTIVE CIRCLE GREENVILLE, NC 27834 | CHRIS FAULKNER 1823 W. FRIENDLY AVENUE GREENSBORO, NC 27403 |
| CRAIG HAMILTON 795 SEASHORE DRIVE ATLANTIC, NC 28511 | MARY HAUS 801 OAKLAWN AVENUE WINSTON SALEM, NC 27104 |
| HOMER SMITH LLC 101 CEDAR STREET BEAUFORT, NC 28516 | KYLE McLAUGHLIN 312 MOORE STREET BEAUFORT, NC 28516 |
| IRMA WIGGINS 1677 WEST NEW HOPE ROAD GOLDSBORO, NC 27534 | |

Mayor Sharon Harker
Commissioner Dexter Matthews • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner John LoPiccolo • Commissioner Sarah Spiegler
Town Manager Matt Zapp



VICINITY MAP



PARCEL: 730617113776000
 HAUS MARY K
 HAUS THOMAS REILLY
 801 OAKLAWN AVE
 WINSTON SALEM, NC 27104
 314 MOORE STREET



SURVEY DATA TAKEN FROM MAP PREPARED BY
 POWELL SURVEYING, P.A. DATED 6/28/2016
 FOR VICTOR FASOLINO

| REVISIONS: | | |
|------------|----|------------------|
| NO. | BY | DATE DESCRIPTION |
| | | |
| | | |
| | | |
| | | |

REZONING REQUEST B-1 GENERAL BUSINESS DISTRICT
 TO CS-MU CEDAR STREET MIXED USE DISTRICT

100 CEDAR STREET
 BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

| | |
|--|---------------|
| CLIENT: BTP PARTNERSHIP | DESIGNED: RDC |
| ADDRESS: 1305 FRONT STREET BEAUFORT, NC 28516 | DRAWN: RDC |
| PHONE: 919-272-1908 | CHECKED: RDC |
| THE CULLIPHER GROUP, P.A. ENGINEERING & SURVEYING SERVICES 151A HIGHWAY 24 MOREHEAD CITY, N.C. 28557 TEL: 919-0090 LICENSE NO. C-4482 | APPROVED: RDC |
| <i>Ronald D. Cullipher</i> 3/26/26 RONALD D. CULLIPHER, P.E. | DATE: 3/26/26 |
| | SCALE: 1"=10' |

**BEAUFORT BOARD OF COMMISSIONERS
AN ORDINANCE TO REZONE
100 CEDAR STREET FROM B-1 TO CS-MU
ORDINANCE NO. 26-__**

Owner Beaufort TCS LLC
Location & PIN: 100 Cedar Street (Pin # 730617112912000)
Lot Size: 0.24 acres
Existing District: B-1 (Commercial)
Requested District: CS-MU (Cedar Street – Mixed Use District)
Meeting Date: May 11, 2026

WHEREAS, the property owner Beaufort TCS LLC has submitted a request to rezone 100 Cedar Street from B-1 to CS-MU; and

WHEREAS, the Beaufort Planning Board has convened to consider and prepare a recommendation and consistency statement on the request at its meeting on April 20, 2026, at which time the Planning Board unanimously recommended approval of the request; and

WHEREAS, a notice of public hearing to be held during May 11, 2026, Beaufort Board of Commissioners regular meeting was published in the Carteret County News-Times on April 29, 2026 and May 6, 2026; and

WHEREAS, the Beaufort Board of Commissioners conducted a public hearing on May 11, 2026, at which time the applicant and/or applicant’s representative was given the opportunity to present arguments, and Town staff were given the opportunity to comment on the application; and

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

- The proposed zoning of CS-MU at 100 Cedar Street is consistent with surrounding land use patterns and zoning in the area.
- The proposed zoning of CS-MU at 100 Cedar Street is consistent with the Cedar Street – Mixed Use Future Land Use Classification in the Future Land Use Map of the Beaufort Comprehensive and CAMA Land Use Plan,
- The proposed zoning of CS-MU at 100 Cedar Street is reasonable and in public interest.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Board of Commissioners based on the foregoing findings and conclusions that the request to rezone 100 Cedar Street (Pin # 730617112912000) is approved and the Town’s Zoning Map is amended accordingly.

Enacted on motion of Commissioner _____ and carried on
a vote of _____ in favor and _____ against.

This, the 11th day of May 2026

TOWN OF BEAUFORT

Sharon E. Harker, Mayor

Elizabeth Lewis, Assistant Town Manager & Town Clerk



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

Board of Commissioners
Regular Meeting
6:00 PM – Monday, May 11, 2026
Train Depot, 614 Broad Street
Beaufort, NC 28516

AGENDA CATEGORY: Old Business
SUBJECT: Live Oak Trees: Located at 123-127 Front Street

SUMMARY:

At the March 23, 2026, Work Session, the Board discussed the potential relocation of four live oak trees located within the public right-of-way along Front Street, specifically between 123 and 127 Front Street. The Board was asked to provide policy direction on the matter. Following discussion, the item was tabled until the May 11, 2026, Regular Meeting.

REQUESTED ACTION:

The Board is requested to consider the matter and provide direction regarding any further action related to the proposed relocation of the live oak trees.

SUBMITTED BY:

Matt Zapp, Town Manager



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

Board of Commissioners
Regular Meeting
6:00 PM – Monday, May 11, 2026

AGENDA CATEGORY: New Business
SUBJECT: Voluntary Annexation Applications: 374 Highway 101, 388 Highway 101, and 404 Highway 101

SUMMARY:

Tidewater Associates, Inc., on behalf of R&L of Beaufort LLC, Beaufort Crossing LLC, and Sycamore Creek LLC, has submitted three (3) applications for voluntary annexation into the Town of Beaufort corporate limits. The subject properties, identified as 374 Highway 101, 388 Highway 101, and 404 Highway 101, are located within the Town’s ETJ and are associated with the future Beaufort Crossing development. The three parcels total approximately 3.10 acres. A single annexation map depicting all parcels, along with the annexation applications and supporting documentation, has been submitted and included in the agenda packet for the Board’s review.

Recent conceptual discussions indicate the parcels proposed for annexation are intended to provide improved access from NC 101 to a larger tract of approximately 40 acres already located within the Town’s corporate limits. Preliminary concepts discussed with staff suggest the annexation area would primarily function as ingress and egress to the larger acreage situated between NC 101 and US 70.

Staff anticipates a rezoning request may be submitted in the near future reflecting the developer’s intent to establish a commercial center on the site, but at this time, staff notes that no formal development plans have been submitted to the Town, nor has a request for sewer allocation been made.

Pursuant to North Carolina General Statutes governing voluntary annexations, the initial step in the process is for the Board of Commissioners to consider adoption of a resolution directing the Town Clerk to investigate the sufficiency of the annexation petitions.

REQUESTED ACTION:

Approval/Denial of the attached Resolution directing the Town Clerk to investigate the annexation petitions submitted by Tidewater Associates, Inc.

EXPECTED LENGTH OF PRESENTATION:

10 minutes

SUBMITTED BY:

Elizabeth Lewis, Assistant Town Manager/Town Clerk



TIDEWATER ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
CEDAR POINT, NORTH CAROLINA

VIA HAND DELIVERY

April 15, 2026

Town of Beaufort
Attn: Michelle Eitner
701 Front Street
Beaufort, NC 28516

Re: Beaufort Crossing
Town of Beaufort
Annexation Request

Mrs. Eitner,

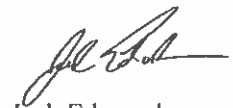
Please accept this letter of submittal for the request of annexation of three (3) parcels within the Town of Beaufort’s ETJ. The parcels total 3.10 acres and are part of the future Beaufort Crossing development. The following information is provided as part of this submittal:

- Applications For Voluntary Annexation Request
 - R&L Of Beaufort LLC
 - Beaufort Crossing LLC
 - Sycamore Creek LLC
- Property Deeds (All Parcels)
- Tax Cards (All Parcels)
- Limited Liability Annual Report
 - R&L Or Beaufort LLC
 - Beaufort Crossing LLC
 - Sycamore Creek LLC
- Application Fees
 - R&L Or Beaufort LLC \$350.00
 - Beaufort Crossing LLC \$350.00
 - Sycamore Creek LLC \$350.00
- Adjacent Property List and Map
- Annexation Map

If you have any questions or need any additional information, please contact me.

Sincerely,

TIDEWATER ASSOCIATES, INC.


Josh Edmondson



TOWN OF BEAUFORT
 701 FRONT ST.
 PO BOX 390
 BEAUFORT, NC 28516-0390

1.

| |
|------------------|
| INVOICE # |
| 26-00884 |

INVOICE DATE: 04/15/26
 DUE DATE: 04/15/26

ACCOUNT ID: RLOFB005 PIN: 576092
 R & L OF BEAUFORT NC
 5711 SIX FORKS RD
 SUITE 300
 RALEIGH, NC 27609-3888

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION | UNIT PRICE | AMOUNT |
|---------------|------------|--|-------------------|------------------|
| | | VOL ANNEX 374 HWY 101 | | |
| 1.0000/1 | ANNEXAPP | Anexation Application VOL ANNEX 374 HWY 101 | 350.000000 | 350.00 |
| | | | TOTAL DUE: | \$ 350.00 |

RECEIVED

APR 15 2026

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

TOWN OF BEAUFORT
 701 FRONT ST.
 PO BOX 390
 BEAUFORT, NC 28516-0390

INVOICE #: 26-00884
 DESCRIPTION: VOL ANNEX 374 HWY 101
 ACCOUNT ID: RLOFB005 PIN: 576092
 DUE DATE: 04/15/26
 TOTAL DUE: \$ 350.00

R & L OF BEAUFORT NC
 5711 SIX FORKS RD
 SUITE 300
 RALEIGH, NC 27609-3888





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

APPLICATION FOR VOLUNTARY ANNEXATION REQUEST

Instructions: Please complete the form below and include all required attachments, including the **\$350 application fee (to The Town of Beaufort)** and return to the Planning Department, Town Hall, 701 Front St., PO Box 390, Beaufort, NC, 28516. Incomplete applications will not be processed and returned to the applicant. Please contact Town Hall at (252) 728-2141 with any questions.

Applicant Name: TIDEWATER ASSOCIATES INC

Applicant Address: 1069A CEDAR POINT BLVD, CEDAR POINT, NC 28584

Phone Number: 252-393-6101 Email: JEDMONDSON@TIDEWATERENC.COM

Property Owner Name: R & L OF BEAUFORT LLC

Address of Property: 5711 SIXS FORKS RD, STE 300, RALEIGH, NC 27609

Phone Number: 919-422-1201 Email: LYLEDGARDNER8@GMAIL.COM

PROPERTY INFORMATION

Property Address: 374 HIGHWAY 101 Current Zoning: ~~B1~~ R-20

15 Digit Pin: 730611567208000 Size of Property (Square Feet or Acres): .38 AC

Is the property Contiguous to the City Limits: Yes No;

If Not Contiguous please indicate how many miles it is to the City Limits: NA

Current Use of Property:

- Residential
- Commercial

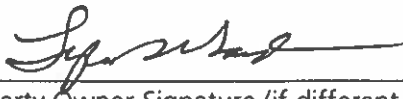
- Vacant
- Other: _____

[Signature] Date: 11/10/25
Applicant Signature

OFFICE USE ONLY Revised 7/22

Received by: _____ Reviewed for Completeness By: _____

Date: _____ Date Deemed Complete and Accepted: _____



Date: 10/20/25

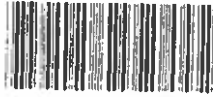
Property Owner Signature (if different than above)

A fee of \$350 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

Please provide the following as attachments to the voluntary annexation request form:

1. Copy of the Annexation Survey (suitable for recording)
2. Copy of all the deeds for the area to be annexed to verify ownership
3. A TYPED list of adjoining property owners
4. Carteret County Tax Parcel Card (Included should be parcel number and tax value)
5. Anticipated impact to city services including estimated gallons of water/sewer per day



FILE # 1630132

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardisty
Carteret County NC
February 19 2019 10:30:48 AM
MARY DEED 3 P
FEE \$26.00
NC REVENUE STAMP \$160.00
FILE # 1630132

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 160.00

Parcel Identifier No. 730611567208000 Verified by _____ County on the ____ day of _____, 20__

By: _____

✓ Mail/Box to: Richard L. Stanley, P.O. Box 150, Beaufort, NC 28516

This instrument was prepared by: Richard L. Stanley, 601 Cedar St., Ste F, Beaufort, NC 28516

Brief description for the Index: LOT lot east side Highway 101,

THIS DEED made this 8th day of February, 2019, by and between

GRANTOR

GRANTEE

Kenneth Wayne Willis and spouse,
Deanna Willis
298 Cape Lookout Drive
Harkers Island, NC 28531
subject to the life estate of Lydia Warren

R & L of Beaufort, LLC
a North Carolina Limited Liability Company
7706 Six Forks Road
Raleigh, NC 27615

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, _____ Township, CARTERET County, North Carolina and more particularly described as follows:

EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____. 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 _____ page _____.

3

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 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: _____ (Entity Name) Kenneth Wayne Willis (SEAL)
 Print/Type Name: Kenneth Wayne Willis

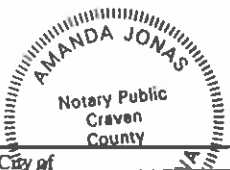
By: _____ Deanna Willis (SEAL)
 Print/Type Name & Title: Deanna Willis

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type 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 Kenneth Wayne Willis and spouse, Deanna Willis 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 8th day of February, 2019.

My Commission Expires: 7-10-22
 (Affix Seal)



Amanda Jonas
 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 _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, 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 _____ day of _____, 20____.

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

ATTACHMENT

Beginning at a stake on the east side of Highway 101, the southwest corner of the land formerly owned by Allen Stanley Taylor (later Gordon Hardesty and R. Neal Campen); thence North 74 East 200 feet to an iron stake; thence S 15-35 East 85 feet to an iron stake, the north side of a right of way belonging to R. Neal Campen; thence S 74 W with the said right of way 200 feet to the east side of Highway 101; thence N 15-35 W 85 feet to the point of beginning, and being the property conveyed in Book 958, page 343, Carteret County Registry.

A portion of the above lot on the east line of NC Highway 101 has been conveyed to the NC Department of Transportation in Book 1370, page 124, and the tract so conveyed is excepted herewith.

This property is subject to the life estate conveyed to Lydia Warren in the deed recorded in Book 958, page 343, Carteret County Registry. This deed is further conveyed subject to the rights of heirs of Lydia Warren to remove a shed and items of personal property from the property within a period of 2 weeks following the death of Lydia Warren.

In the deed in Book 958, page 343, the property was conveyed to Morris Mitchell, Joyce Oglesby, Kenneth Willis and Iva Joyce Stuck with the right of survivorship among the remainder grantees. Morris C. Mitchell died December 23, 2003, Joyce Oglesby died 3/19/2005, and Iva Joyce Stuck died April 2, 2008, leaving Kenneth Willis as the surviving Grantee.

03-3685

374 Highway 101, Beaufort, NC 28516

RCCL: 730611567208000
 K & L OF BEAUFORT LLC

Carteret County, North Carolina

Route Number:
 Appraiser Area:
 Tax Year: 2026 Reval Year: 2025
 Visited By: FHERNANDEZ
 Information Source: NOH

WARREN LYDIA LT
 5711 SIX FORKS RD
 SUITE 300
 RALEIGH, NC 27609

01 County, Beaufort Water, 42 Beaufort Fire, 46 Beaufort Rescue, 60 Annual Availability
 Fee (1)
 Jurisdiction: 1175 - 1175 BFT WATER/FIRE/RESC

Tax Districts
 01 County, Beaufort Water, 42 Beaufort Fire, 46 Beaufort Rescue, 60 Annual Availability
 Fee (1)
 Jurisdiction: 1175 - 1175 BFT WATER/FIRE/RESC

PARCEL INFORMATION

ADDRESS: 374 HWY 101 BEAUFORT NC 28516
 NBHD: 1110005.00-Beaufort E of 70 S of OBX Scenic
 TOWNSHIP: 11 - BEAUFORT
 MAP #: 7306

PROPERTY DESCRIPTION

LOT NC 101 BEAUFORT
 0.3370 AC

VALUE SUMMARY

LAND VALUE: 22,848
 BUILDING VALUE: 0
 OBXF VALUE: 1,124
 APPRAISED VALUE: 23,972
 DEFERRED VALUE: 0
 ASSESSED VALUE: 23,972

NOTES

PERMIT INFORMATION

| Date | Status | Amount | CO Date |
|-----------|--------|----------|---------|
| 2/19/2019 | | 80,000 V | |
| | | 0 V | |

SALES INFORMATION

| Date | Price | V/I | S | Book/Parcel | Valid | Code |
|-----------|----------|-----|---|-------------|-------|------|
| 2/19/2019 | 80,000 V | | | 1630/0132 | | N |
| | 0 V | | | 204/42 | | N |

LAND DATA - MARKET VALUE

| L# | CODE | DESCRIPTION | SIZE | TYPE | BASE RATE | ADJUSTMENTS | ADJUSTED UNIT PRICE | VALUE |
|-------------------|------|---------------------|---------|------|-----------|--------------------------|---------------------|--------|
| 1 | RP | RESIDENTIAL PRIMARY | 0.33670 | AC | 43,000 | 7-TRAFF:-25 20-LOCAT:-15 | 67,798.22 | 22,848 |
| Total Market Land | | | | | | | | 22,848 |

OUTBUILDING DATA

| CODE | DESCRIPTION | UNITS | LENGTH | WIDTH | AREA | GRADE | CONDITION | AYB | % COMPLETE | RATE | VALUE |
|------------------|-------------|-------|--------|-------|------|-------|-----------|------|------------|---------|-------|
| G10 | Shed | 1 | 8 | 10 | 80 | C | Average | 2020 | | 15,7500 | 1,124 |
| Total OBXF Value | | | | | | | | | | | 1,124 |



LIMITED LIABILITY COMPANY ANNUAL REPORT

SOSID: 1013475
Date Filed: 4/28/2025
Elaine F. Marshall
North Carolina Secretary of State
CA2025 118 00844

NAME OF LIMITED LIABILITY COMPANY: R & L of Beaufort, LLC

SECRETARY OF STATE ID NUMBER: 1013475 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Lyle D Gardner

2. SIGNATURE OF THE NEW REGISTERED AGENT:
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS
5711 Six Forks Rd, Suite 300 5711 Six Forks Rd, Suite 300
Raleigh, NC 24609 Wake Raleigh, NC 24609 Wake

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Land Investment

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 848-2041 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS 5. PRINCIPAL OFFICE MAILING ADDRESS
5711 Six Forks Rd, Suite 300 5711 Six Forks Rd, Suite 300
Raleigh, NC 24609 Wake Raleigh, NC 24609 Wake

6. Select one of the following if applicable. (Optional see instructions)

- The company is a veteran-owned small business
The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Lyle D Gardner NAME: Lyle D Gardner NAME: Rhonda M Gardner
TITLE: Manager TITLE: Member TITLE: Member
ADDRESS: ADDRESS: ADDRESS:
10501 Charmford Way 10501 Charmford Way 10501 Charmford Way
Raleigh, NC 27615 Wake Raleigh, NC 27615 Wake Raleigh, NC 27615 Wake

SECTION D: CERTIFICATION OF ANNUAL REPORT, Section D must be completed in its entirety by a person/business entity.

SIGNATURE DATE
Form must be signed by a Company Official listed under Section C of This form.
Lyle D. Gardner member MANAGER

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$20

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 26172, Raleigh, NC 27626-0525



TOWN OF BEAUFORT
 701 FRONT ST.
 PO BOX 390
 BEAUFORT, NC 28516-0390

1.

| |
|------------------|
| INVOICE # |
| 26-00885 |

INVOICE DATE: 04/15/26
 DUE DATE: 04/15/26

ACCOUNT ID: BEAUF320 PIN: 340096
 BEAUFORT CROSSING LLC
 5711 SIX FORKS RD
 SUITE 300
 RALEIGH, NC 27609-3888

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION | UNIT PRICE | AMOUNT |
|---------------|------------|--|-------------------|------------------|
| | | VOL ANNEX 404 HWY 101 | | |
| 1.0000/1 | ANNEXAPP | Anexation Application VOL ANNEX 404 HWY 101 | 350.000000 | 350.00 |
| | | | TOTAL DUE: | \$ 350.00 |

RECEIVED

APR 15 2026

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

TOWN OF BEAUFORT
 701 FRONT ST.
 PO BOX 390
 BEAUFORT, NC 28516-0390

INVOICE #: 26-00885
 DESCRIPTION: VOL ANNEX 404 HWY 101
 ACCOUNT ID: BEAUF320 PIN: 340096
 DUE DATE: 04/15/26
 TOTAL DUE: \$ 350.00

BEAUFORT CROSSING LLC
 5711 SIX FORKS RD
 SUITE 300
 RALEIGH, NC 27609-3888





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

APPLICATION FOR VOLUNTARY ANNEXATION REQUEST

Instructions: Please complete the form below and include all required attachments, including the **\$350 application fee (to The Town of Beaufort)** and return to the Planning Department, Town Hall, 701 Front St., PO Box 390, Beaufort, NC, 28516. Incomplete applications will not be processed and returned to the applicant. Please contact Town Hall at (252) 728-2141 with any questions.

Applicant Name: TIDEWATER ASSOCIATES INC

Applicant Address: 1069A CEDAR POINT BLVD., CEDAR POINT, NC 28584

Phone Number: 252-393-6101 Email: JEDMONDSON@TIDEWATERENC.COM

Property Owner Name: BEAUFORT CROSSING LLC

Address of Property: 5711 SIX FORKS RD, STE 300, RALEIGH NC 27609

Phone Number: 919-427-2283 Email: JEFF@BARANPROPERTIES.COM

PROPERTY INFORMATION

Property Address: 404 HIGHWAY 101 Current Zoning: R-20

15 Digit Pin: 730611566676000 Size of Property (Square Feet or Acres): 2.22 ACRES

Is the property Contiguous to the City Limits: Yes No;

If Not Contiguous please indicate how many miles it is to the City Limits: NA

Current Use of Property:

- Residential
- Commercial
- Vacant
- Other: _____

[Signature] Date: 11/10/25
Applicant Signature

OFFICE USE ONLY *Revised 7/22*

Received by: _____ Reviewed for Completeness By: _____

Date: _____ Date Deemed Complete and Accepted: _____

Jeff W. B... Date: 10/20/2025
Property Owner Signature (if different than above)

A fee of \$350 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

Please provide the following as attachments to the voluntary annexation request form:

- 1. Copy of the Annexation Survey (suitable for recording)
- 2. Copy of all the deeds for the area to be annexed to verify ownership
- 3. A TYPED list of adjoining property owners
- 4. Carteret County Tax Parcel Card (Included should be parcel number and tax value)
- 5. Anticipated impact to city services including estimated gallons of water/sewer per day

Revised 03/16

FOR REGISTRATION REGISTER OF DEEDS

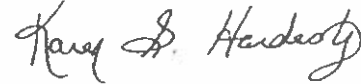
Karen S. Hardesty
Carteret County, NC
June 14, 2024 9:47:07 AM

DEED # Pages: 5

Fee: \$26.00

NC Revenue Stamp: \$770.00

FILE # 1829276



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$770.00

Parcel Identifier No. 730611566676000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Gwynn, Edwards & Getter, PA

This instrument was prepared by: Kirkman, Whitford, Brady, Berryman & Gordon, P. A. without examination of title

Notice per N.C.G.S. §105-317.2: The property herein is not the primary residence of the Grantor.

Brief description for the Index: Lot N.C. Highway 101 - Beaufort

THIS DEED made this 5 day of June, 2024, by and between

GRANTOR

**Juliann Finch Castell, Executor of the
Estate of Graham Menzies Finch, deceased;**

Juliann Finch Castell, unmarried

**814 Ocean Avenue
New London, CT 06320**

and

Mary Louise Finch, unmarried

**7 Fontana St
Toms River, NJ 08757**

GRANTEE

**Beaufort Crossing LLC
a North Carolina limited liability company**

**5711 Six Forks Rd., Ste 300
Raleigh NC 27609**

Enter in appropriate block for each party: name, 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

WHEREAS, Graham Menzies Finch died a resident of Carteret County, North Carolina on March 13, 2024, and his estate is being probated with the Clerk of Superior Court in Carteret County Estate File # 24 E 223; and

WHEREAS, the following described real property was owned by the decedent at the time of his death; and

WHEREAS, following the probate of the Last Will and Testament of Graham Menzies Finch, Juliann Finch Castell qualified as Executor of the Estate of Graham Menzies Finch; and

Submitted electronically by "Gwynn, Edwards & Getter, PA"
in compliance with North Carolina statute governing recordable documents
and the terms of the submitter agreement the Carteret County Register of Deeds.

WHEREAS, pursuant to the Last Will and Testament of Graham Menzies Finch, as filed for probate in Carteret County Estate File # 24 E 223, the decedent devised the below-described property to Juliann Finch Castell and Mary Louise Finch; and

WHEREAS, the Executor joins in this Deed in her official capacity to convey any interest of the Estate and to state that it is her opinion that there are presently sufficient assets in the Estate without the property herein conveyed; and

NOW THEREFORE, 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 Township, Carteret County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Estate File # 24 E 223, Carteret County Clerk of Court, see also deed recorded in Book 566, Page 220.

A map showing the above described property is recorded in Map Book _____, Page _____.

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 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:

2024 ad valorem taxes, utility easements and unviolated restrictions of record.

[SIGNATURE PAGES ATTACHED HERETO]

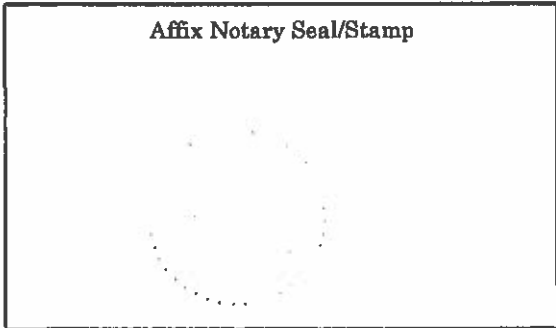
[SIGNATURE PAGE ATTACHED TO DEED FROM CASTELL, ET. AL. TO R & L OF BEAUFORT]

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

Julian Finch Castell
 EXECUTOR OF ESTATE OF GRAHAM MENZIES FINCH
 Julian Finch Castell, Executor of the
 Estate of Graham Menzies Finch
Julian Finch Castell
 Julian Finch Castell

STATE OF Connecticut, CITY/COUNTY OF New London

I Yan Zhan, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 5th day of June, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Juliann Finch Castell as Executor and individually.



Yan Zhan
 Notary Public (Official Signature)

My commission expires: 02-28-2029

YAN ZHAN
 Notary Public, State of Connecticut
 My Commission Expires 02/28/2029

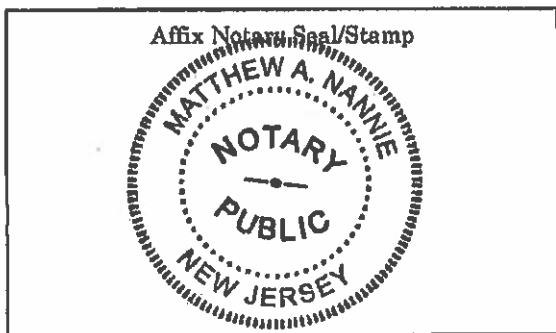
[SIGNATURE PAGE ATTACHED TO DEED FROM CASTELL, ET. AL. TO R & L OF BEAUFORT]

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

Mary Louise Finch
Mary Louise Finch

STATE OF NJ, CITY/COUNTY OF Ocean

I Matthew A Nannie, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 6 day of June, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Mary Louise Finch.



MANNIE
Notary Public (Official Signature)

My commission expires: MATTHEW A. NANNIE
NOTARY PUBLIC, NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 13, 2025

EXHIBIT A

BEGINNING at an iron rod in the eastern right of way margin of N.C. Highway 101, said iron rod being located the following two (2) courses and distances from the intersection of the centerline of N.C. Highway 101 with the centerline of N.C.S.R. 1212: 1) N 15-35 W 286.0 feet and 2) N 74-00 E 30.0 feet to point of beginning. From said POINT AND PLACE OF BEGINNING, run thence with the eastern right of way margin of N.C. Highway 101, N 15-35 W 291.0 feet to an iron rod; thence S 87-00 E 540.4 feet to an iron rod; thence S 37-30 W 203.0 feet to an iron rod; thence S 74-00 W 351.0 feet an iron rod in the eastern right of way margin of N.C. Highway 101, the place of beginning less and except that property conveyed to the North Carolina Department of Transportation by deed recorded in Deed Book 1397, Page 460, Carteret County Registry.

The above being the same land property described in that Deed to Graham M. Finch and wife, Patricia B. Finch, recorded in Book 566, Page 220, Carteret County Registry. Patricia B. Finch died on June 24, 2023. Graham M. Finch died on March 13, 2024 – see Estate File# 24 E 223, Carteret County Clerk of Court.

Carteret County, North Carolina

PARCEL: 730611566676000
 BEAUFORT CROSSING LLC
 C/O JEFFREY W BARAN
 5711 SIX FORKS RD STE 300
 RALEIGH, NC 27609-3888
 ACCOUNT NUMBER: 71488

01 County, Beaufort Water, 42 Beaufort Fire, 46 Beaufort Rescue, 60 Annual Availability
Tax Districts
 Visited By: LZARATE
 Information Source: OWN

Route Number:
 Appraiser Area:
 Tax Year: 2026 Reval Year: 2025

01 County, Beaufort Water, 42 Beaufort Fire, 46 Beaufort Rescue, 60 Annual Availability
Tax Districts
 Visited By: LZARATE
 Information Source: OWN

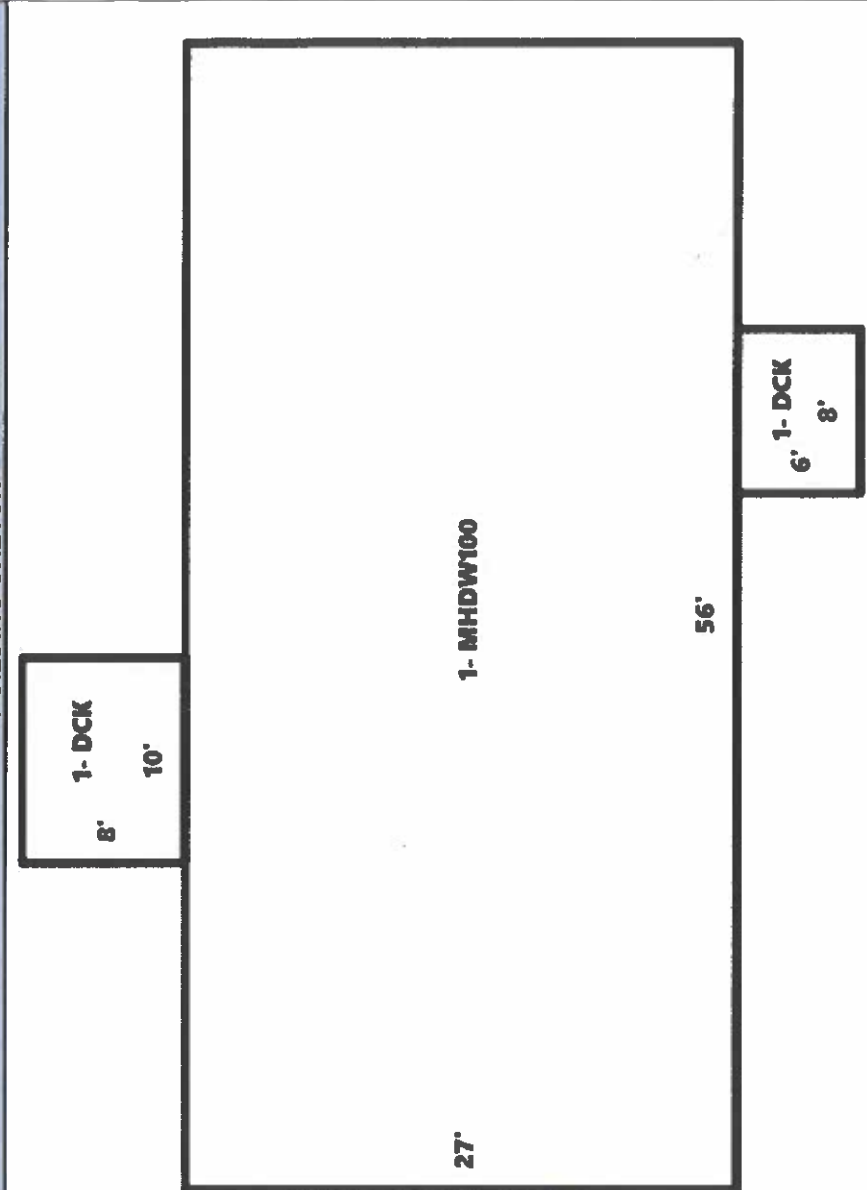
| PARCEL INFORMATION | PROPERTY DESCRIPTION | VALUE SUMMARY |
|---|---|---|
| ADDRESS: 404 HWY 101 BEAUFORT NC 28516 NBHD: 1110005.00-Beaufort E of 70 S of OBX Scenic TOWNSHIP: 11 - BEAUFORT MAP #: 7306 | LOT NC 101 NC 101 BEAUFORT 2.2200 AC | LAND VALUE: 29,902 BUILDING VALUE: 199,107 OBXF VALUE: 28,060 APPRAISED VALUE: 257,069 DEFERRED VALUE: 0 ASSESSED VALUE: 257,069 |

| NOTES | | PERMIT INFORMATION | | | | SALES INFORMATION | | | |
|-------|--------|--------------------|---------|-----------|---------|-------------------|---|-----------|------------|
| Date | Status | Amount | CO Date | Date | Price | V/I | S | Book/Page | Valid Code |
| | | | | 6/14/2024 | 385,000 | 1 | | 1829/0276 | N |
| | | | | | 0 | V | | 566/220 | N |

| LAND DATA - MARKET VALUE | | | | | | | | | |
|--------------------------|------|--------------------------|---------|------|-----------|--------------------------------------|---------------------|---------------------|--------|
| L# | CODE | DESCRIPTION | SIZE | TYPE | BASE RATE | ADJUSTMENTS | ADJUSTED UNIT PRICE | ADJUSTED UNIT PRICE | VALUE |
| 164 | RL | RESIDUAL ACRES | 1.19960 | AC | 9,200 | 7-TRAFF:-25 6-COMME:-15 20-LOCAT:-15 | 5,500 | 5,500 | 6,600 |
| | RP | RESIDENTIAL PRIMARY | 1.00000 | AC | 43,000 | 7-TRAFF:-25 6-COMME:-15 20-LOCAT:-15 | 23,302 | 23,302 | 23,302 |
| | | Total Market Land | 2.19960 | | | | | | 29,902 |

| OUTBUILDING DATA | | | | | | | | | | | |
|------------------|-------------------|-------------------------|--------|-------|-------|-------|-----------|------|------------|---------|--------|
| CODE | DESCRIPTION | UNITS | LENGTH | WIDTH | AREA | GRADE | CONDITION | AYB | % COMPLETE | RATE | VALUE |
| C03 | Garage - Finished | 1 | | | 1,440 | D | Poor | 2013 | | 30.1900 | 23,281 |
| G10 | Shed | 1 | | | 140 | C | Average | 2013 | | 15.7500 | 1,694 |
| G10 | Shed | 1 | | | 320 | D | Average | 2013 | | 15.7500 | 3,085 |
| | | Total OBXF Value | | | | | | | | | 28,060 |

BUILDING DESCRIPTION BUILDING 1 of 1 **BUILDING SKETCH**



ACTUAL YR BLT: 2004
BATHS FULL/HALF: 2/
BEDROOMS: 3
CONDITION: Average
CONDO VIEW:
ELEVATOR:
ELEVATORS:
EXTERIOR WALL: 26 Vinyl/Alum
FIREPLACE: Prefab
FIREPLACES: 1
FOUNDATION: 04 Pier
GRADE: C+
HEATING SYSTEM: 11 Central Heat/AC
IMPROVEMENT TYPE: MHDW - Manufactured Double Wide
MODEL: RES
PERCENT COMPLETE:
ROOF STRUCTURE: 02 Gable
ROOFING COVER: 06 Comp Shingle
STYLE: 17 Man. Double Wide
UNIT LOCATION:

BUILDING COMPUTATION

| | |
|--|---------|
| BUILDING VALUE: | 199,107 |
| NOMIC OBSOLESCENCE: | |
| CTIONAL OBSOLESCENCE: | |
| ED AREA: | 1,512 |
| PHYSICAL DEPRECIATION: | 20% |
| REPLACEMENT COST NEW LESS DEPR: | 181,006 |
| REPLACEMENT COST NEW: | 226,257 |
| VALUE PER SQUARE FOOT HEATED: | 131.68 |

BUILDING SECTIONS

| L# | LL | 1ST | 2ND | 3RD | DESCRIPTION | RATE | ADJUSTED RATE | SIZE FACTOR | AREA | RCN |
|----|-----|-----|-----|-----|-------------|--------|---------------|-------------|-------|---------|
| A | DCK | | | | DECK | 21.00 | 21.00 | 102% | 80 | 1,714 |
| B | MHD | | | | 1 Story | 133.30 | 133.30 | 92% | 1,512 | 185,426 |
| C | DCK | | | | DECK | 21.00 | 21.00 | 104% | 48 | 1,048 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

CA202511800843

SOSID: 2851707
Date Filed: 6/6/2025
Elaine F. Marshall
North Carolina Secretary of State
CA2025 118 00843



LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: BEAUFORT CROSSING LLC

SECRETARY OF STATE ID NUMBER: 2851707 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

SECTION A: REGISTERED AGENT'S INFORMATION

Change

1. NAME OF REGISTERED AGENT: Lyle D Gardner

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

5711 Six Forks Rd, Suite 300

5711 Six Forks Rd, Suite 300

Raleigh, NC 27609 Wake

Raleigh, NC 27609 Wake

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: REAL ESTATE

Privacy Redaction

2. PRINCIPAL OFFICE PHONE NUMBER: (818) 422-1201

3. PRINCIPAL OFFICE EMAIL:

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS:

5711 Six Forks Rd, Suite 300

5711 Six Forks Rd, Suite 300

Raleigh, NC 27609 Wake

Raleigh, NC 27609 Wake

B. Select one of the following if applicable. (Optional see instructions)

The company is a veteran-owned small business

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section B.)

NAME: Jeffrey W. Baran

NAME: Lyle D Gardner

NAME:

TITLE: Member

TITLE: Member

TITLE:

ADDRESS:

ADDRESS:

ADDRESS:

809 Arendell St

5711 Six Forks Rd suite 300

Worsham City, NC 28557 Carteret

Raleigh, NC 27609 Wake

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

[Signature]
SIGNATURE

6/4/25
DATE

Form must be signed by a Company Official listed under Section C on this form.

member

Lyle D Gardner
Print or Type Name of Company Official

Print or Type Title of Company Official

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$20

(MAIL TO: Secretary of State, Business Registration Division, Post Office Box 26226, Raleigh, NC 27626-0226)



TOWN OF BEAUFORT
 701 FRONT ST.
 PO BOX 390
 BEAUFORT, NC 28516-0390

1.

| |
|------------------|
| INVOICE # |
| 26-00886 |

INVOICE DATE: 04/15/26
 DUE DATE: 04/15/26

ACCOUNT ID: BEAUF320 PIN: 340096
 BEAUFORT CROSSING LLC
 5711 SIX FORKS RD
 SUITE 300
 RALEIGH, NC 27609-3888

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION | UNIT PRICE | AMOUNT |
|---------------|------------|--|-------------------|------------------|
| | | VOL ANNEX 388 HWY 101 | | |
| 1.0000/1 | ANNEXAPP | Anexation Application VOL ANNEX 388 HWY 101 | 350.000000 | 350.00 |
| | | | TOTAL DUE: | \$ 350.00 |

RECEIVED

APR 15 2026

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

TOWN OF BEAUFORT
 701 FRONT ST.
 PO BOX 390
 BEAUFORT, NC 28516-0390

INVOICE #: 26-00886
 DESCRIPTION: VOL ANNEX 388 HWY 101
 ACCOUNT ID: BEAUF320 PIN: 340096
 DUE DATE: 04/15/26
 TOTAL DUE: \$ 350.00

BEAUFORT CROSSING LLC
 5711 SIX FORKS RD
 SUITE 300
 RALEIGH, NC 27609-3888





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

APPLICATION FOR VOLUNTARY ANNEXATION REQUEST

Instructions: Please complete the form below and include all required attachments, including the **\$350 application fee (to The Town of Beaufort)** and return to the Planning Department, Town Hall, 701 Front St., PO Box 390, Beaufort, NC, 28516. Incomplete applications will not be processed and returned to the applicant. Please contact Town Hall at (252) 728-2141 with any questions.

Applicant Name: TIDEWATER ASSOCIATES INC

Applicant Address: 1069A CEDAR POINT BLVD, CEDAR POINT, NC 28584

Phone Number: 252-393-6101

Email: JEDMONDSON@TIDEWATERENC.COM

Property Owner Name: SYCAMORE CREEK LLC

Address of Property: 305 TRANSYLVANIA AVE, RALEIGH, NC 27609

Phone Number: 919-815-9694

Email: trent@raglandpropertiesinc.com

PROPERTY INFORMATION

Property Address: 388 HIGHWAY 101 Current Zoning: B-1

15 Digit Pin: 730611566479000 Size of Property (Square Feet or Acres): .619 AC

Is the property Contiguous to the City Limits: Yes No;

If Not Contiguous please indicate how many miles it is to the City Limits: NA

Current Use of Property:

- Residential
- Commercial

- Vacant
- Other: _____

Trent Ragland
Applicant Signature
Owner

Date: 10/16/25

OFFICE USE ONLY

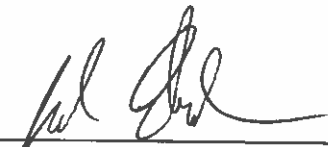
Revised 7/22

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____


 _____ Date: 11/10/25
 Property Owner Signature (if different than above)
 Applicant Signature

A fee of \$350 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

Please provide the following as attachments to the voluntary annexation request form:

1. Copy of the Annexation Survey (suitable for recording)
2. Copy of all the deeds for the area to be annexed to verify ownership
3. A TYPED list of adjoining property owners
4. Carteret County Tax Parcel Card (Included should be parcel number and tax value)
5. Anticipated impact to city services including estimated gallons of water/sewer per day

J R. Wheatly

Melanie Arthur 2P
CARTERET COUNTY
BWC Date 12/18/2008 Time 16:09:00
GR 1293274 Page 1 of 2

CARTERET COUNTY
36802 12/18/2008
\$600.00



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.

Melanie Arthur, Register of Deeds
By Melanie Arthur
Deputy, Register of Deeds

Prepared by: The Harris Law Firm, PLLC
304 North 35th Street
Morehead City, NC 28557

Parcel# See Below

Excise Tax \$600.00

NORTH CAROLINA GENERAL WARRANTY DEED

This DEED made this the 18th day of December, 2008, by and between CONSCIENCE BAY, LLC, hereinafter referred to as "Grantor" and HASSINGER PROPERTIES, LLC, hereinafter "Grantee", whose address is 518 Island Drive, Beaufort, NC 28516, hereinafter "Grantee". The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all of their interest in those certain lots or parcels of lands in Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

TRACT 1: Tax Parcel #7306.11.56.6378
BEGINNING at a point in the right of way of Highway 101, being the centerline intersection of N.C. Highway 101 with S.R. 1212 (Airport Road); From said point North 07 38 12 East 77.14 feet to an iron pipe marking the point and place of beginning; thence, from said point and place of beginning, North 15 35 00 West 100.00 feet to an iron pipe; thence, North 73 57 11 East 200.00 feet to an iron pipe; thence, South 15 35 00 East 100.00 feet to an iron pipe; thence South 73 57 11 West 200.00 feet to an iron pipe being the point and place of beginning. Being the same property depicted on that survey prepared by Powell Surveying Company, P.A. entitled "Survey for Frank and Sarah Hassinger" dated December 2, 2008.

TRACT 2: Tax Parcel # 7306.11.56.6479
BEGINNING at a point in the right of way of Highway 101, being the centerline intersection of N.C. Highway 101 with S.R. 1212 (Airport Road); From said point, North 05 29 32 West 173.58 feet to an iron pipe marking the point and place of beginning; thence, North 15 35 00

BOOK 1293 PAGE 274

2

West 100.00 feet to an iron pipe; thence North 74 44 08 East 347.85 feet to an iron pipe; thence, South 37 45 07 West 161.27 feet to an iron pipe; thence, South 73 57 11 West 200.00 feet to an iron pipe being the point and place of beginning. Being the same property depicted on that survey prepared by Powell Surveying Company, P.A. entitled "Survey for Frank and Sarah Hassinger" dated December 2, 2008.

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 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 except for the exceptions hereinafter stated.

Title to the property hereinabove is subject to the following exceptions:

- 1. Restrictive Covenants of record.
- 2. Public utility easements of record.

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

CONSCIENCE BAY, LLC

By: *Charles B. Tulevech, III* (SEAL)
Charles B. Tulevech, III, Member/Manager

By: *Steven M. Tulevech* (SEAL)
Steven M. Tulevech, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

I, a Notary Public of the County and State above, do hereby certify that CHARLES B. TULEVECH, III and STEVEN M. TULEVECH, both personally came before me this day and acknowledged that they are the Managers of CONSCIENCE BAY, LLC, Grantor, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in its name by them as its Managers.



this the 08 day of December, 2008.

Karen Pechie
Notary Public *Karen Pechie*

My commission expires: 7-7-2012

BOOK 1293 PAGE 274



BUSINESS CORPORATION ANNUAL REPORT

10-2017

NAME OF BUSINESS CORPORATION: Ragland Properties, Inc.

SECRETARY OF STATE ID NUMBER: 0235552 STATE OF FORMATION: NC

REPORT FOR THE FISCAL YEAR END: 12/31/2024

Filing Office Use Only

E - Filed Annual Report
0235552
CA202509308780
4/3/2025 04:05

Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: W Trent Ragland III

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

| | |
|--|--|
| 3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY | 4. REGISTERED AGENT OFFICE MAILING ADDRESS |
| <u>3725 National Drive</u> | <u>3725 National Drive, Suite 150</u> |
| <u>Raleigh, NC 27612-4831 Wake County</u> | <u>Raleigh, NC 27612-4831</u> |

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate Management

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 782-7283 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

| | |
|---------------------------------------|---------------------------------------|
| 4. PRINCIPAL OFFICE STREET ADDRESS | 5. PRINCIPAL OFFICE MAILING ADDRESS |
| <u>3725 National Drive, Suite 150</u> | <u>3725 National Drive, Suite 150</u> |
| <u>Raleigh, NC 27612-4831</u> | <u>Raleigh, NC 27612-4831</u> |

6. Select one of the following if applicable. (Optional see instructions)

- The company is a veteran-owned small business
- The company is a service-disabled veteran-owned small business

SECTION C: OFFICERS (Enter additional officers in Section E.)

| | | |
|-------------------------------------|----------------|----------------|
| NAME: <u>W. Trent Ragland , III</u> | NAME: _____ | NAME: _____ |
| TITLE: <u>President</u> | TITLE: _____ | TITLE: _____ |
| ADDRESS: _____ | ADDRESS: _____ | ADDRESS: _____ |
| <u>305 Transylvania Ave</u> | | |
| <u>Raleigh, NC 27609</u> | | |

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

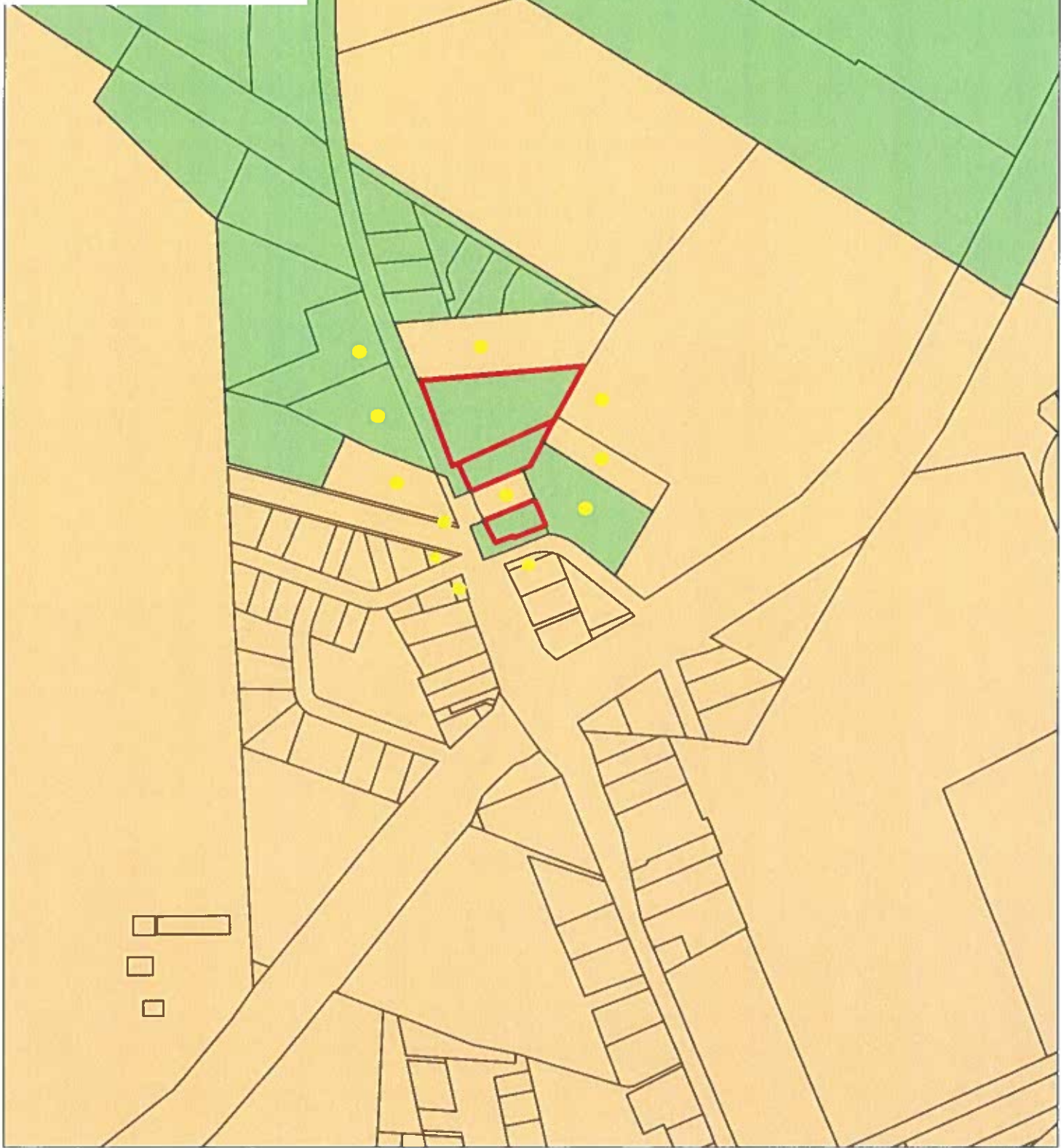
| | |
|-----------------------------|-----------------|
| <u>W. Trent Ragland III</u> | <u>4/3/2025</u> |
| SIGNATURE | DATE |

Form must be signed by an officer listed under Section C of this form.

| | |
|-------------------------------|--------------------------------|
| <u>W. Trent Ragland III</u> | <u>President</u> |
| Print or Type Name of Officer | Print or Type Title of Officer |

- BEAUFORT CITY LIMITS
- BEAUFORT ETJ
- CAPE CARTERET ETJ
- CEDAR POINT ETJ
- MOREHEAD CITY ETJ
- NEWPORT ETJ
- PELETIER ETJ

1.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, Carteret County

ADJACENT OWNER 175 MAP



| PIN15 | OWNER | MAIL_HOU:MAIL_ST | MAIL_CITY | MAIL_STAT | MAIL_ZIP | PhysicalAd | MAIL_ADD |
|-----------------|--------------------------------|--------------------------|-------------|-----------|----------|----------------|-------------------------|
| 730601267487000 | MICHAEL J SMITH AIRPORT | 180 AIRPORT ROAD | BEAUFORT NC | | 28516 | 180 AIRPORT RD | 180 AIRPORT ROAD |
| 730611563480000 | MARANATHA PENTECOSTAL HOLINESS | 130 AIRPORT ROAD | BEAUFORT NC | | 28516 | 130 AIRPORT RD | 130 AIRPORT ROAD |
| 730611567182000 | ROSE,JOSEPH LEE | 358 HWY 101 | BEAUFORT NC | | 28516 | 358 HWY 101 | 358 HWY 101 |
| 730611569374000 | CALVARY BAPTIST CHURCH | 119 BUNCH ROAD | BEAUFORT NC | | 28516 | 119 BUNCH RD | 119 BUNCH ROAD |
| 730611567147000 | ROSE,JOSEPH LEE | 358 HWY 101 | BEAUFORT NC | | 28516 | | 0 358 HWY 101 |
| 730611562655000 | FAITH TABERNACLE OF PRAISE INC | PO BOX 686 | BEAUFORT NC | | 28516 | 413 HWY 101 | |
| 730611565200000 | WILLIAMS,MARK RANDOLPH | 111 EARL AVENUE | BEAUFORT NC | | 28516 | 100 EARL AVE | 111 EARL AVENUE |
| 730611567902000 | WOODRING,AMANDA JUNE | 192 PIVER ROAD | BEAUFORT NC | | 28516 | 107 JUNEBUG LN | 192 PIVER ROAD |
| 730611565180000 | NC DEPT OF TRANSPORTATION | 1546 MAIL SERVICE CENTER | RALEIGH NC | | 27611 | | 0 1546 MAIL SERVICE CEN |
| 730611561856000 | YARBOROUGH,PHILLIP E ETAL ADAM | 1801 CHAMPION DRIVE | MOREHEAT NC | | 28557 | 427 HWY 101 | 1801 CHAMPION DRIVE |
| 730611664893000 | R & L OF BEAUFORT LLC | 7706 SIX FORKS ROAD | RALEIGH NC | | 27615 | 125 BUNCH RD | 7706 SIX FORKS ROAD |
| 730611660429000 | CALVARY BAPTIST CHURCH | 119 BUNCH RD | BEAUFORT NC | | 28516 | | 0 119 BUNCH RD |
| 730611566378000 | SYCAMORE CREEK LLC | 305 PENNSYLVANIA AVENUE | RALEIGH NC | | 27609 | 380 HWY 101 | 305 PENNSYLVANIA AVEN |

Certificate for Approval for Annexation and Recording

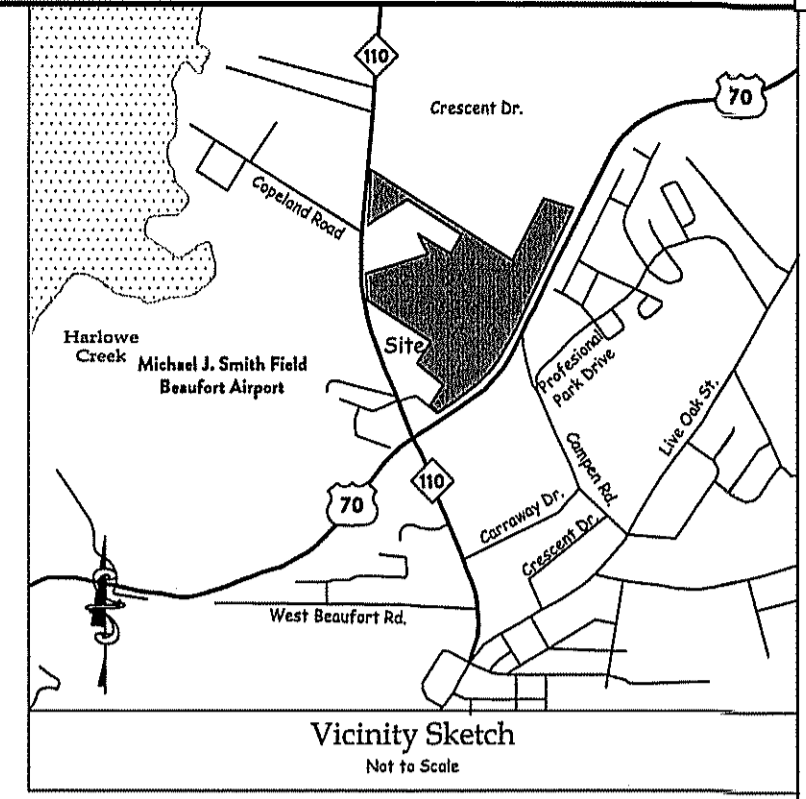
I, _____, the Town Clerk of Beaufort, do certify that the Beaufort Town Council approved this map and the site has been approved for annexation and recording in the Office of the Register of Deeds.

Date: _____

Town Clerk: _____

I, Jonathan L. McDaniel, Professional Land Surveyor L-5682, certify to one of the following as indicated:

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



PRELIMINARY

Jonathan L. McDaniel, P.L.S., L-5682

I, Jonathan L. McDaniel, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), made under my supervision, completed on 5/29/2025, 06/04/2025, 06/05/2025, & 10/14/2025, that the average relative positional precision is 0.1", that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license number and seal this _____ day of _____ in the year of our Lord 2026.

PRELIMINARY

Jonathan L. McDaniel, P.L.S., L-5682

NORTH CAROLINA.....CARTERET COUNTY

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

Review Officer _____ Date _____

NORTH CAROLINA.....CARTERET COUNTY

Filed for registration and recorded in Map Book _____

Page _____ this _____ day of _____, 2026, at _____ o'clock _____ M.

Register of Deeds
By _____

PRELIMINARY

Annexation Map

TRACTS ON N.C. HIGHWAY 101

Town of Beaufort, Carteret County, North Carolina

Owners:

R & L of Beaufort, LLC 5711 Six Forks Road, Suite 300 Raleigh, North Carolina 27609
Beaufort Crossing, LLC 5711 Six Forks Road, Suite 300 Raleigh, North Carolina 27609
Sycamore Creek, LLC 305 Transylvania Avenue Raleigh, North Carolina 27609

DATE: 04/13/2026

SCALE: 1"=60'



TIDEWATER ASSOCIATES, INC.

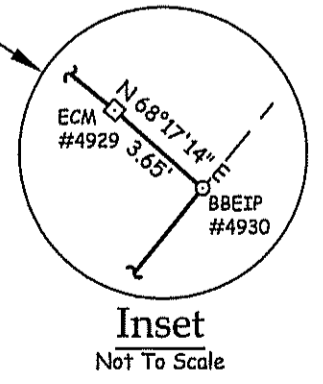
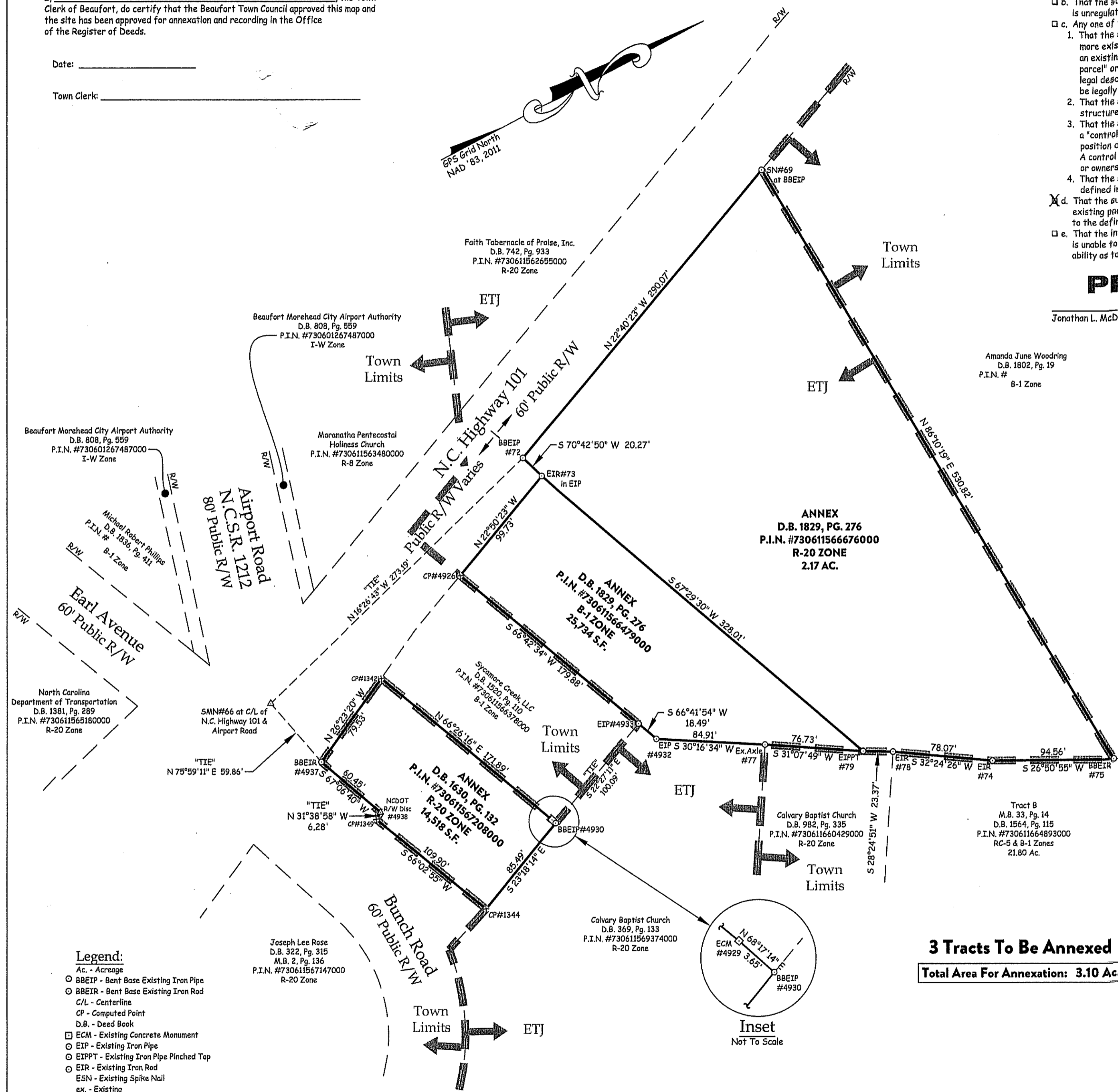
Engineers - Surveyors - Planners
Cedar Point, North Carolina
1069A Cedar Point Blvd.
Phone (252) 393-6101 - www.TidewaterENC.com
N.C. Firm License Number: F-0108



3 Tracts To Be Annexed

Total Area For Annexation: 3.10 Ac.

COGO: 22569.crd
Project: 22569
Filename: BeaufortCrossing-Annexation2.dwg
Drawn By: JJS
Job No.: 5220926-8211



- Legend:**
- Ac. - Acreage
 - BBEIP - Bent Base Existing Iron Pipe
 - BBEIR - Bent Base Existing Iron Rod
 - C/L - Centerline
 - CP - Computed Point
 - D.B. - Deed Book
 - ECM - Existing Concrete Monument
 - EIP - Existing Iron Pipe
 - EIPPT - Existing Iron Pipe Pinched Top
 - EIR - Existing Iron Rod
 - ESN - Existing Spike Nail
 - ex. - Existing
 - M.B. - Map Book
 - Pg. - Page
 - R/W - Right-of-way
 - S.F. - Square Feet
 - SIR - Set Iron Rod



**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION
RECEIVED UNDER G.S. 160A-31
RESOLUTION NO. 26-_____**

WHEREAS, petitions requesting annexation of areas described in said petitions, totaling approximately 3.10 acres, were received on April 15, 2026, by the Town of Beaufort; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of annexation petitions shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Commissioners of the Town of Beaufort deems it advisable to proceed in response to these requests for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Beaufort that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petitions and to certify as soon as possible to the Board of Commissioners the result of this investigation.

Adopted this ____ day of May 2026.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk



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

**Board of Commissioners
Regular Meeting
6:00 PM – Monday, May 11, 2026**

AGENDA CATEGORY: New Business
SUBJECT: PFAS Class Action Lawsuit

SUMMARY:

The Town has been approached by the law firm of Bryson Harris Suciu & DeMay PLLC regarding the Town’s interest in participating in the distribution of settlement funds from a nation-wide class action lawsuit against the major producers of PFAS, known as “forever chemicals.” The class action lawsuit was brought on behalf of public water systems across the nation which may, to varying degrees, be saddled by the federal and state governments with future testing and abatement requirements. If the Town chooses to participate, the Town may be entitled to share in the settlement proceeds depending on the results of testing of the Town’s raw water supplies, to be performed through the Bryson law firm.

Importantly, the public should understand that the Town has tested the Town’s drinking water after treatment, and the Town’s drinking water contains no detectable levels of PFAS chemicals. Furthermore, the Town’s drinking water meets all current federal and state safety standards.

If the Town elects to retain the Bryson law firm and participate in the nationwide settlement, the first step would be to test the Town’s raw water supply – the Town’s water supply before it is treated. If PFAS is detected, the detection levels would inform the settlement amount the Town may receive. Note all testing and legal fees would be paid from any ultimate settlement amount received by the Town; the Town essentially incurs no cost unless a settlement is paid to the Town.

REQUESTED ACTION:

Board action on whether to participate in PFAS settlement; approve resolution and retainer agreement (included in your packet); authorize Town Manager to execute and deliver retainer agreement.

EXPECTED LENGTH OF PRESENTATION:
15 minutes

SUBMITTED BY:
Arey Grady, Town Attorney

Resolution No. _____

A RESOLUTION OF TOWN OF BEAUFORT, NORTH CAROLINA AUTHORIZING THE TOWN MANAGER TO EXECUTE A “RETAINER AGREEMENT” WITH THE LAW FIRMS OF BRYSON HARRIS SUCIU & DEMAY, PLLC, MILBERG, LLC, AND NAPOLI SHKOLNIK, PLLC FOR REPRESENTATION OF THE TOWN IN NATIONAL LITIGATION AND SETTLEMENTS ARISING FROM PRODUCTS CONTAINING PERFLUOROALKYL SUBSTANCES (“PFAS”) AND FURTHER AUTHORIZING THE PARTICIPATION OF THE TOWN IN SUCH LITIGATION AND SETTLEMENTS.

RECITALS

WHEREAS, federal and state governments have recognized that certain chemicals, specifically those found in firefighting foam products (known as “aqueous film forming foam” or “AFFF”) and/or other products containing perfluoroalkyl substances (“PFAS”) can produce harmful health effects; and

WHEREAS, such PFAS-containing products or manufacturing sources may contaminate water sources and other sites, including wastewater facilities, landfills, fire training centers, and airports, resulting in costly testing and treatment protocols; and

WHEREAS, hundreds of local governments across the country have brought legal action against the manufacturers and distributors of such PFAS-containing products for the recovery costs associated with the burden that is now placed on local governments to monitor and, if necessary, abate any PFAS issues; and

WHEREAS, the Town of Beaufort similarly desires to retain legal representation to investigate this issue on behalf of the TOWN and, as appropriate, file suit against the manufacturers and distributors of PFAS-containing products and/or to pursue claims for funds that may be available to the TOWN in settlements paid by those manufacturers and distributors; and

WHEREAS, the law firms of Bryson Harris Suci & DeMay, PLLC, Milberg, LLC, and Napoli Shkolnik, PLLC have presented for review and consideration the

Retainer Agreement attached hereto as Exhibit 1, which exhibit is incorporated as if fully set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF BEAUFORT that (a) the Town Manager is authorized to execute and enter into the attached Retainer Agreement on behalf of the Town of Beaufort, North Carolina and (b) the Town authorizes the law firms of Bryson Harris Suciu & DeMay, PLLC, Milberg, LLC, and Napoli Shkolnik, PLLC to investigate the issues described above related to PFAS on behalf of the TOWN and, as appropriate, file suit on behalf of Town against the manufacturers and distributors of PFAS-containing products and/or to pursue on behalf of Town claims for funds that may be available to the TOWN in settlements paid by those manufacturers and distributors.

Adopted this the 11th day of May, 2026.

Mayor
Town of Beaufort, North Carolian

ATTEST:

Town Clerk

ATTORNEY-CLIENT RETAINER AGREEMENT ("AGREEMENT")

Town of Beaufort, North Carolina (“Client” or “You”) hereby agrees to separately retain Milberg Coleman Bryson Phillips Grossman, LLC (“Milberg”), Bryson Harris Suci & DeMay, PLLC (“Bryson”), and Napoli Shkolnik, PLLC (“NS”) to provide legal services to Client on the terms and conditions set forth below. Milberg, Bryson, and NS are collectively referred to as “Co-Counsel” or “We.” This Agreement shall be made effective upon the date of execution.

1. Condition

This Agreement will not take effect, and We will have no obligation to provide legal services, until You return a signed copy of this Agreement to Co-Counsel.

2. Key Deliverables

Co-Counsel will provide legal representation in identifying and pursuing Your potential claims for injuries and/or property damages arising out of the contamination of water supplies, wastewater treatment facilities, solid waste facilities, fire training facilities, and/or airports by emerging hazardous contaminants including, but not limited to, per- and polyfluoroalkyl and related substances (PFAS). This representation includes any litigation or settlement claim made in connection the Aqueous Film-Forming Foams (AFFF) Products Liability Litigation MDL No. 2873 pending in the United States District Court, District of South Carolina, as well as any actions brought against individual PFAS dischargers under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) or any other applicable state or federal statutory or common law. The representation described in this paragraph is collectively referred to herein as the “Cases.”

We have identified the key deliverables that we will provide to you in connection with the Cases:

- a) Represent Your interests in pursuing a claim in the Cases and recovering the maximum amount of compensation You may be entitled to under the controlling law.
- b) Represent Your interests in the litigation and pursuit of claim recovery, with Co-Counsel’s respective responsibilities defined in the following subsections.

In consideration for these services, Client agrees to pay the contingency fee set forth in Section 5.A.

3. Additional Services

Your matter is complicated and it is difficult to predict how your claim eligibility and potential recovery may unfold. The Key Deliverables above do not include assisting You, by way of example, in any administrative or regulatory agency proceedings outside of the defined Cases. We are not agreeing to represent You in any other matter other than as set out in this agreement; any additional representation must be agreed to in writing.

4. Client Duties

You agree to be completely truthful and candid with us, to cooperate, to keep us informed of all developments, and to keep us advised of your address and telephone number. You agree to be available upon reasonable notice to discuss matters, to attend meetings, testify, assist with depositions, and participate in court conferences and hearings. You agree to help review documents and to provide factual or technical expertise. You will maintain and not delete, discard or destroy any documents (including text messages, instant messages, messages sent by way of messaging apps, and emails) relating to the Cases, and will put procedures in place to make sure all such documents remain preserved. You authorize Co-Counsel to advertise their respective roles in the Cases subject to all applicable professional rules of conduct.

5. Co-Counsel Fees

A. Contingency Fee

Co-Counsel shall be entitled to a contingency fee of 25% of the claim recovery (“Contingency Fee”). In the event of a claim recovery, We shall further be entitled to our costs and expenses advanced in the representation (as set forth in paragraph 6 below), in addition to the 25% Contingency Fee. You shall not be obligated to pay these costs unless there is a claim recovery. Any common benefit or MDL related fees shall be deducted from the contingency fee; i.e., in no event shall Client be responsible for payment of attorneys’ fees greater than 25% of the recovery.

Co-Counsel shall divide any Contingency Fee as follows: Milberg shall receive 40%, Bryson shall receive 40%, and NS shall receive 20%. In addition to the Contingency Fee, Co-Counsel shall be entitled to recover any costs and expenses advanced by Co-Counsel from any award or payment made to You arising from the representation as permitted by law.

Any amendment to this Contingency Fee arrangement shall be required to be made in writing with consent of the undersigned parties. Co-Counsel are assuming joint responsibility for Your representation.

You acknowledge the 25% Contingency Fee plus costs arrangement accounts for the amount of time and expertise required in this representation, the risk, costs and expenses incurred by Co-Counsel in the event there is no claim recovery, as well as the likely duration of time before any claim recovery will occur, if ever. You acknowledge Co-Counsel is accepting a very high degree of risk that no claim recovery will be made, but Co-Counsel will nonetheless invest significant time and costs in the matter. You further acknowledge the fee share arrangement between Co-Counsel, and that Co-Counsel are entitled to recover their costs and expenses advanced in the representation as permitted by law.

6. Costs

In addition to fees for legal services, there are certain costs and expenses that you may be obligated to pay in connection with the Key Deliverables. These include, but may not be limited to, costs for court filing fees, sheriff fees, court reporter fees, deposition costs, expert fees for

expert depositions and court appearances, trial and deposition exhibits, photocopying, postage and express mail charges, travel, airfare, mileage charges, any other reasonable fees or costs which Co-Counsel may be required to advance in the course of providing the Key Deliverables. Expenses incurred in connection with the Key Deliverables shall not be required to be repaid if there is no recovery. Expenses and costs related to Additional Services shall be paid as incurred, but no expenses or costs shall be incurred without prior client approval. Co-Counsel agree that they shall confer with each other in writing before proceeding to incur any costs exceeding \$1,000.00 (one thousand dollars).

7. Statute of Limitations

You understand that any lawsuit must be commenced within a certain limited time period, (that may vary, depending upon the defendant) starting from the "discovery of the injury" or of "the date when through the exercise of reasonable diligence such injury should have been discovered... whichever is earlier". You further understand that the Statute of Limitations period for any case must be investigated, and that this Agreement is made subject to that investigation as well as an investigation of the entire case.

8. Discharge and Withdrawal

You can terminate Co-Counsel's representation of You at any time, either individually or collectively. For the avoidance of doubt, in the event You terminate Co-Counsel's representation of You and do not pursue the Cases with other counsel or on your own, terminated Co-Counsel shall be entitled to recover its costs.

Co-Counsel may respectively withdraw at any time with your consent or for good cause. Good cause includes your breach of this Agreement, your failure to cooperate with or follow Co-Counsel's advice on a material matter, any fact or circumstance that would render Co-Counsel's continuing representation unlawful or unethical, or any developments which render the pursuit of this case economically unfeasible. Co-Counsel individually reserves the right, and You consent, to each firm's respective withdrawal at any time if the anticipated evidence does not materialize, or if the allegations in the complaint turn out to be incorrect or not supported by the evidence. After Co-Counsel's services conclude, We will deliver your file to You, along with any funds or property of yours in Co-Counsel's respective possession.

9. Disclaimer of Guarantee and Negotiability

Nothing in this Agreement and nothing in Co-Counsel's past, present or future respective statements to You are a promise or guarantee about the outcome of your matter. We make no such promises or guarantees, and no statement of Co-Counsel can be construed as offering the same. Our comments about the outcome of your matter are expressions of opinion only. You acknowledge that You have been advised that the attorneys' fee provided in this Agreement is negotiable between Co-Counsel and You.

10. Effective Date, Severability and Subsequent Written Modifications

This Agreement contains the entire agreement of the parties. No other agreement, statement, or promise made on or before the effective date of this Agreement will be binding on the parties. If any provision of this Agreement is held wholly or partly unenforceable for any reason, the remainder of that provision and the entire agreement will be severable and remain in effect. This Agreement may be modified by subsequent agreement of the parties only by an instrument in writing signed by each of them. The person signing below for You has full authority and consent to do so and can fully bind You to the terms of this Agreement without further approval by any other person, board, or entity.

11. Document Retention Policy; Privacy of Information

Our document filing system is primarily digital and so Co-Counsel may not keep copies of paper documents that have been scanned. After the conclusion of the Matter all documents retained by Co-Counsel will be transferred to the person responsible for administering our records retention program. For various reasons, including the minimization of unnecessary storage expenses, We reserve the right to destroy or otherwise dispose of any such documents or other materials retained by us within a reasonable time after the termination of the engagement. At the conclusion of the Matter, you must notify us within 30 days if you want copies of any documents. Respective Co-Counsel legal files relating to the Cases and any documents not returned to the client will be retained in accordance with the applicable rules of professional conduct or other regulation or requirements. At the end of the retention period, files will be destroyed in a manner protecting client confidentiality, barring further written instruction from You.

Attorneys, like other professionals who advise clients on personal financial and tax matters, are now required by federal law to inform their clients of their policies regarding privacy of client information. In addition to these federal laws, attorneys have been and continue to be bound by professional standards of confidentiality under state law and our ethics standards. In the course of providing our clients with advice and representation in diverse areas of practice, we receive significant personal information from our clients and their other advisors. Information we receive about You is held in confidence, and is not released to people outside the firm, except as agreed to by You, or as appropriate under applicable laws, rules, and regulations.

12. Governing Law

The laws of the State of North Carolina shall govern this Agreement. Any disputes arising out of this agreement shall be brought in the courts for Carteret County, North Carolina.

13. Co-Counsel Status

You acknowledge that Co-Counsel are neither partners nor joint venturers nor otherwise affiliated with one another, and that neither Co-Counsel firm guarantees any obligation of the other the firm and that Co-Counsel does not assume joint or several liability for the actions or omissions of the other firm.

* * * *

Town of Beaufort, North Carolina
May 11, 2026

2.

[SIGNATURE PAGE FOLLOWS]

YOU HAVE READ AND AGREE TO THE FOREGOING FIVE PAGES, FULLY UNDERSTAND ITS TERMS AND CONDITIONS, AND AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS.

Date: _____, 2026

TOWN OF BEAUFORT, NORTH
CAROLINA

By:
Its:

Date: _____, 2026

MILBERG COLEMAN BRYSON PHILLIPS
GROSSMAN, LLC

By:
Its:

Date: _____, 2026

BRYSON HARRIS SUCIU & DEMAY,
PLLC

By:
Its:

Date: _____, 2026

NAPOLI SHKOLNIK, PLLC

By:
Its: