



Town of Beaufort, NC

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

Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, July 18, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) PB Draft Minutes 06.20.22

Public Comment

Old Business

- [1.](#) Case # 22-13 Preliminary/Final Plat – 1791 Live Oak

Public Hearing

- [1.](#) To recommend approval or denial to the Board of Commissioners for the rezoning of 312 Pollock Street from R-8 to TCA.
- [2.](#) To recommend approval or denial to the Board of Commissioners for the rezoning of 1809 Live Oak from PUD to TCA.

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, June 20, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes**

Call to Order

Chair Neve called the June 20, 2022 Planning Board meeting to order at 6:00 p.m.

Roll Call

Chair Neve asked Secretary Anderson to conduct a roll call.

In attendance: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim

Secretary Anderson declared a quorum present.

Member Vreugdenhil arrived after Minutes Approval and was present for the rest of the meeting.

Also present for the meeting were Kyle Garner, and Laurel Anderson.

Agenda Approval

Chair Neve asked if there were any changes to the Agenda and hearing none, he asked for a motion.

Member LoPiccolo made the motion to approve the agenda as presented and Vice-Chair Merrill made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim

Minutes Approval

1. PB Draft Minutes for 5.16.22

Chair Neve asked if there were any changes to the Minutes from the May 16, 2022 meeting and hearing none, he asked for a motion.

Vice-Chair Merrill made the motion to approve the minutes and Member Meelheim made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim

Public Comment

Chair Neve opened public comments asked if anyone would like to speak.

Daphne Littiken, 102 Stanton Rd, Beaufort NC spoke regarding the need for workforce affordable housing.

Public Hearing

- 1. Pollock Street

Chair Neve introduced the public hearing for Pollock Street rezoning and asked Mr. Garner about the applicant withdrawing the application. Mr. Garner explained that the applicant decided to withdraw the request after speaking with some of the neighbors and hearing their concerns, and wanted to work with them to come up with a solution.

Vice-Chair Merrill asked Mr. Garner about the application and he explained that the applicant had originally looked at the Cedar Street mixed-use zoning but the neighbors were worried about the other possible uses included in that zoning. The applicant agreed to meet with the neighbors and discuss the options, such as townhomes, that everyone was more comfortable with.

New Business

- 1. Case# 22-12 AA Storage Site Plan

Chair Neve introduced Case# 22-12 and asked Mr. Garner about the application. Mr. Garner explained that this was the fourth time it had come before the Board and gave a summary of the application request to construct a Mini Storage facility totaling 150,567 square feet to include:

- 4 – one-story climate-controlled buildings, each totaling 24,000 square feet.
- 1 – one-story covered open air storage area totaling 52,967 square feet.
- 1 – two-story office totaling 1,600 square feet.

Additionally, as part of the Special Use Permit the applicant had agreed to install a 30-foot wide landscape buffer between the facility and adjoining residential properties along Piver Road. Mr. Garner stated that the site had already been annexed and rezoned and had already received a Special Use Permit for the Mini-Storage Facility. He noted that the project meets the design criteria required in the Land Development Ordinance (LDO), it had been fully reviewed by the town engineer, DOT, and staff; and the stormwater offsite of the area had been reviewed and approved, and staff recommended approval.

Member Bowler asked Mr. Garner if there had been any concerns submitted by adjacent property owners, and he answered that there were concerns regarding the stormwater component, and the applicant had submitted a full analysis of the off-site impact.

Chair Neve then asked the applicant if he would like to add anything. Mr. Chase Cullipher of the Cullipher Group, spoke on behalf of the Rosemyr Corporation. He stated that regarding the Department of Environmental Quality (DEQ) process, they had submitted and received their permit, and were anticipating the stormwater approval from DEQ.

Member Merrill asked about the stormwater collection, and Mr. Cullipher stated that there are downspouts to collect runoff to move to the pond, and there will be equal or less flow than the current runoff. Chair Neve commended the applicant for providing a 30-foot buffer and asked about other vegetation plans. Mr. Cullipher explained that they would add town-approved trees. Member Vreugdenhil stated his concern regarding the three close driveways.

Chair Neve closed discussion and asked for a motion.

Member Vreugdenhil made a motion to approve the Site Plan as presented and Vice-Chair Merrill made the second. Chair Neve took a vote that was unanimous.

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

2. Case # 22-13 Preliminary Plat – 1791 Live Oak

Chair Neve introduced Case# 22-13 and asked Mr. Garner about the application. Mr. Garner gave a summary of the application request to subdivide a 8.3 acre tract into 2 lots. The submitted preliminary plat shows a property line gap which the property owners are engaged in resolving and due to this gap, the developer did not submit utility drawings. Mr. Garner explained that because the applicant is requesting a Special Use permit a full Site Plan will be required at a later date. The property line gap between the properties totals .884 acres, with an almost 57' road frontage. He pointed out that there is a small retention pond already at the back of the property.

Member LoPiccolo asked Mr. Garner if the applicant would return when the survey was completed, and Josh Johnson of Stroud Engineering, representing the applicant, responded that the property line agreement was being currently worked on, adding that the utilities, site plan, and final design would be resolved.

Member Vreugdenhil asked how the mini storage would be accessed, and Mr. Johnson responded that the ABC store had agreed to access through their parking lot. Mr. Garner stated that the town's public safety requested that the driveway system for the housing area and existing mini-storage facility be used for access rather than the ABC store parking lot. Member Vreugdenhil clarified the applicant's request that the lot be divided with no street access to the back lot until the survey resolving the gap between the existing lots was completed, and that the Board could not consider a site plan until that time.

Vice-Chair Merrill stated that using the ABC store parking lot was not acceptable. After further discussion regarding the parking lot, Chair Neve asked Mr. Johnson if there was a formal agreement between the applicant and Beaufort Springs Apartments for use of their driveway. He stated that at this time, there was no formal agreement. Vice-Chair Merrill said the best configuration would be for the subdivided property to be accessed through an existing driveway, and the Board would need documentation granting access to the driveway.

Member Meelheim asked including the existing residents, how many cars would be accessing the shared driveway, and Mr. Johnson stated that information was not available at that time. Member Meelheim said that the existing residential neighbors had been used to a quiet environment and requested the applicant consider noise abatement.

Member Bowler asked if there would be mini storage and boat storage on the site. Mr. Johnson stated that the majority of the storage would be indoor climate-controlled but there would be some boat storage.

Chair Neve asked about a sidewalk, and Mr. Garner stated that the sidewalk was required as part of the final plat. Mr. Johnson said there would be connectivity across the gap area.

Vice-Chair Merrill made a motion to table Case# 22-13 until the applicant returned with an agreement to utilize the driveway. Member Meelheim made the second, and Chair Neve took a vote that was unanimous.

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

3. Case# 22-16 Special Use Permit for a Mini-Storage facility at 1791 Live Oak Street

Mr. Garner introduced Case# 22-16 and stated that the property is part of a subdivision plat of the existing ABC Store property and is for the rear portion. If approved by the Board of Commissioners a full Site Plan, to include a stormwater management plan will be submitted after the decision of the Special Use Permit. The site plan will go through the Planning and Board of Commissioners for approval as part of that process.

Member Vreugdenhil stated that as the property is zoned B-1, the mini storage facility is a good use as it is low-density and is not very visible from the road. Member Meelheim asked for the Board to consider noise and light abatement, and Vice-Chair Merrill requested a buffer also. Member Bowler requested more information regarding the amount of boat storage and sizes of boats that would be using the shared driveway and turning into traffic onto Live Oak Street.

Vice-Chair Merrill voiced a concern regarding the proliferation of mini-storage facilities in the area and expressed a need for other commercial land uses, and suggested a possible corridor 300 feet from the highway. The Board discussed adding restrictions and guidance in the new Unified Development Ordinance (UDO), and requested a text amendment be put on the next month's agenda. Member LoPiccolo suggested adding boat storage requirements to Planned Unit Development applications.

Mr. Garner read the list of the Board's recommendations for the Board of Commissioners, including light abatement to include headlights, noise control, the number and size of boats, and issuing a sunset clause if the special use permit is approved.

Member Bowler requested that the storage of Recreational Vehicles (RV's) be addressed, and Mr. Johnson stated that any RV storage would be covered and enclosed. Chair Neve pointed out that RV's could only be stored at the site and not occupied.

Chair Neve closed discussion and asked for a motion.

Member Bowler made a motion to approve the special use permit to include the following recommendations:

1. *Light abatement to include headlights*
2. *Noise control*
3. *Number and size of boats*
4. *Sunset clause on the special use permit*

Member Meelheim made the second and Chair Neve took a vote that was unanimous.

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

Commission / Board Comments

Member Vreugdenhil complimented the staff on the packets. Member Merrill discussed requirements for mini-storage facilities to be sited off the highway. Member Meelheim stated that she appreciated the opportunity to discuss issues that had been raised. Chair Neve suggested the Board keep a list of items to be updated in the UDO.

Staff Comments

Mr. Garner gave an update on the Land Use Plan, stating that the draft had been fully revised and the Board of Commissioners had set a workshop date in July for review.

Adjourn

Member Vreugdenhil made the motion to adjourn and Member LoPiccolo made the second. Chair Neve took a vote that was unanimous.

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

Chair Neve then declared the meeting adjourned.

Ryan Neve, Chair

Laurel Anderson, Board Secretary



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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, June 20, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 22-13 Preliminary/Final Plat – 1791 Live Oak

BRIEF SUMMARY:

During last month’s meeting the Planning Board requested that the applicant bring back something in writing from the adjacent property owner regarding the usage of the existing access to be used for the access to the Mini Storage facility behind the ABC Store which has been submitted and is now part of the package.

The applicant wishes to subdivide an 8.3 acre tract into 2 lots.

As the Board can see by the submitted preliminary there is a property line gap which the property owners are engaged in resolving and due to this gap the developer did not submit utility drawings. However, because the applicant is requesting a Special Use permit a full Site Plan will be required at a later date

REQUESTED ACTION:

- Discussion on Preliminary
- Decision on Preliminary Plat

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Planning Board Members
From: Kyle Garner, AICP, Town Planner
Date: June 13, 2022
Case No. 22-13 Preliminary/Final Plat 1791 Live Oak

THE QUESTION: Subdivide a 8.3 acre tract into 2 lots.

BACKGROUND: This property is known as the County ABC Store Property

Location: 1791 Live Oak
 Owners: Carteret County ABC
 Requested Action: Subdivide a 8.3 Acre Tract into 2 Lots (ABC Approx. = 1.77 – Rear 6.53)
 Existing Zoning: B-1
 Size: 8.3 acres
 Existing Land Use: Front portion (County ABC Store) Rear - Undeveloped

SPECIAL INFORMATION: As the Board can see by the submitted preliminary there is a property line gap which the property owners are engaged in resolving and due to this gap the developer did not submit utility drawings. However, because the applicant is requesting a Special Use permit a full Site Plan will be required at a later date. The applicants engineer will be available to explain more clearly the issues at hand with the shown gap.

Public Utilities:
 Water: Town
 Sanitary Sewer: Town

OPTIONS:
 1. Decision on Preliminary Plat

- Attachments:**
- Attachment A - Vicinity Map
 - Attachment B - Preliminary/Final Plat

Case # 22-13 - Preliminary Platt - Vicinity Map 1791 Live Oak

1.

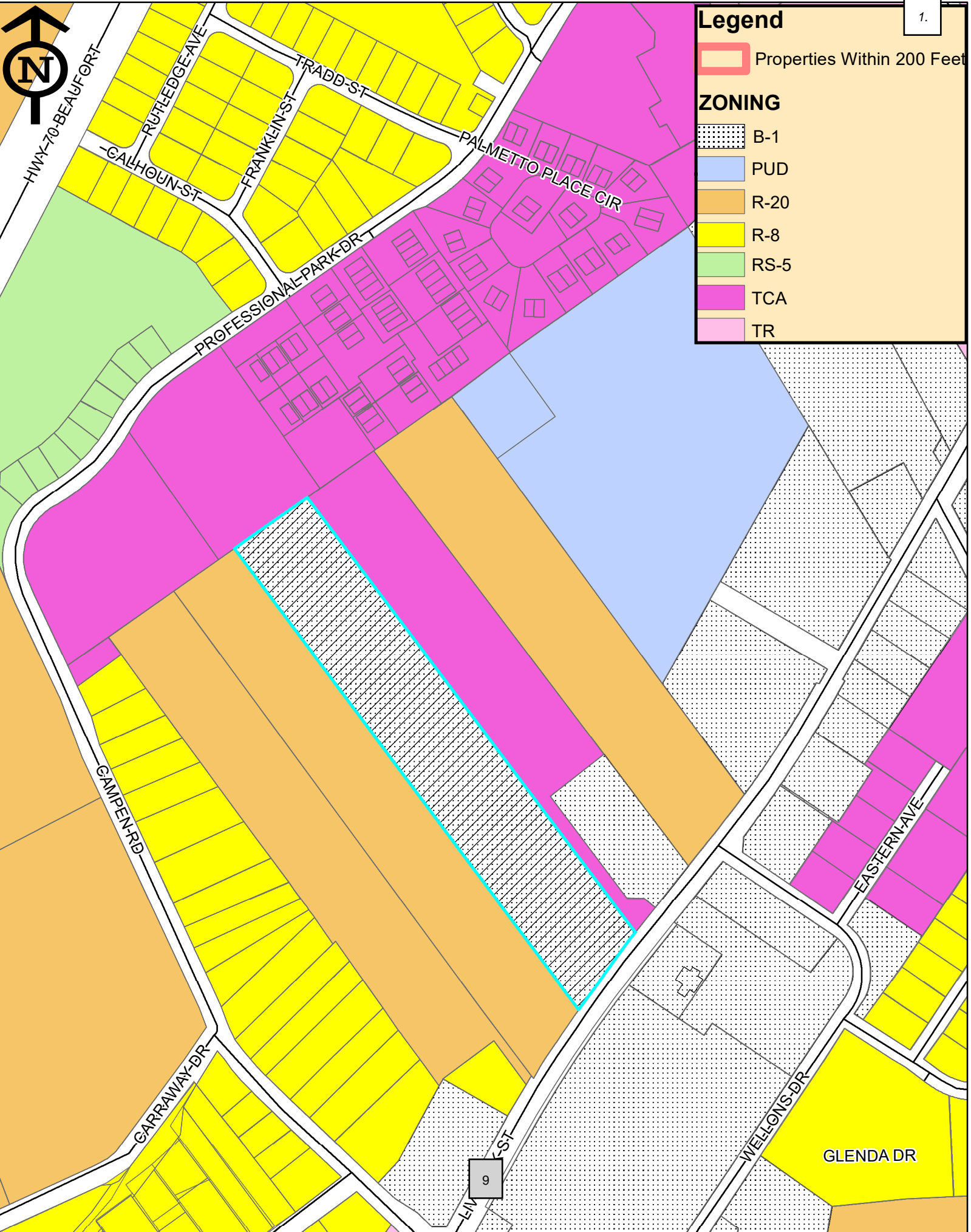


Legend

Properties Within 200 Feet

ZONING

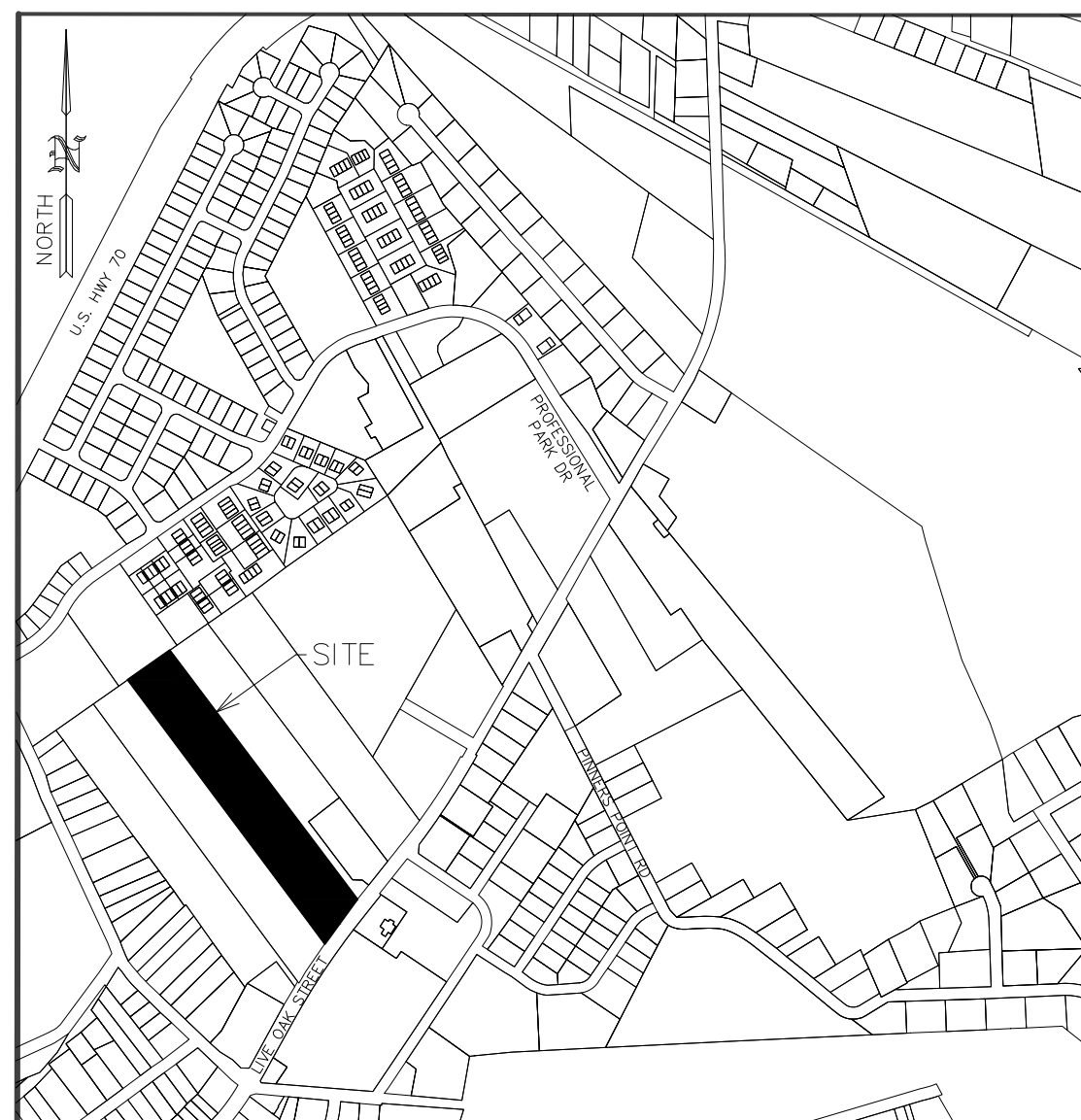
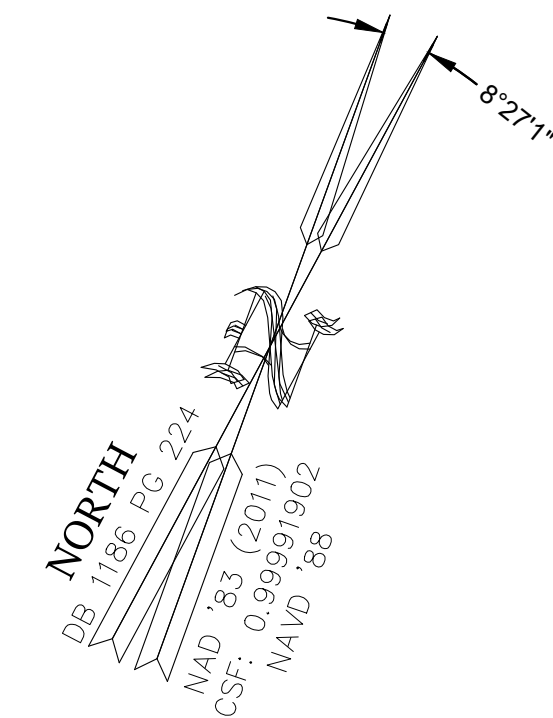
- B-1
- PUD
- R-20
- R-8
- RS-5
- TCA
- TR



9

GLEND A DR

PRELIMINARY NOT FOR SALES OR RECORDATION



VICINITY MAP (NOT TO SCALE)

LEGEND

- R/W= RIGHT-OF-WAY
- CP = COMPUTED POINT BY DEED
- EIP= EXISTING IRON PIPE
- EIR= EXISTING IRON ROD
- EPK= EXISTING PARKER NYLON NAIL
- ERRS= EXISTING RAILROAD SPIKE
- BOUNDARY LINE
- NON-SURVEYED LINE
- PLATTED BY DEED
- EX. RIGHT-OF-WAY
- EX. EASEMENT LINE

NOTES:

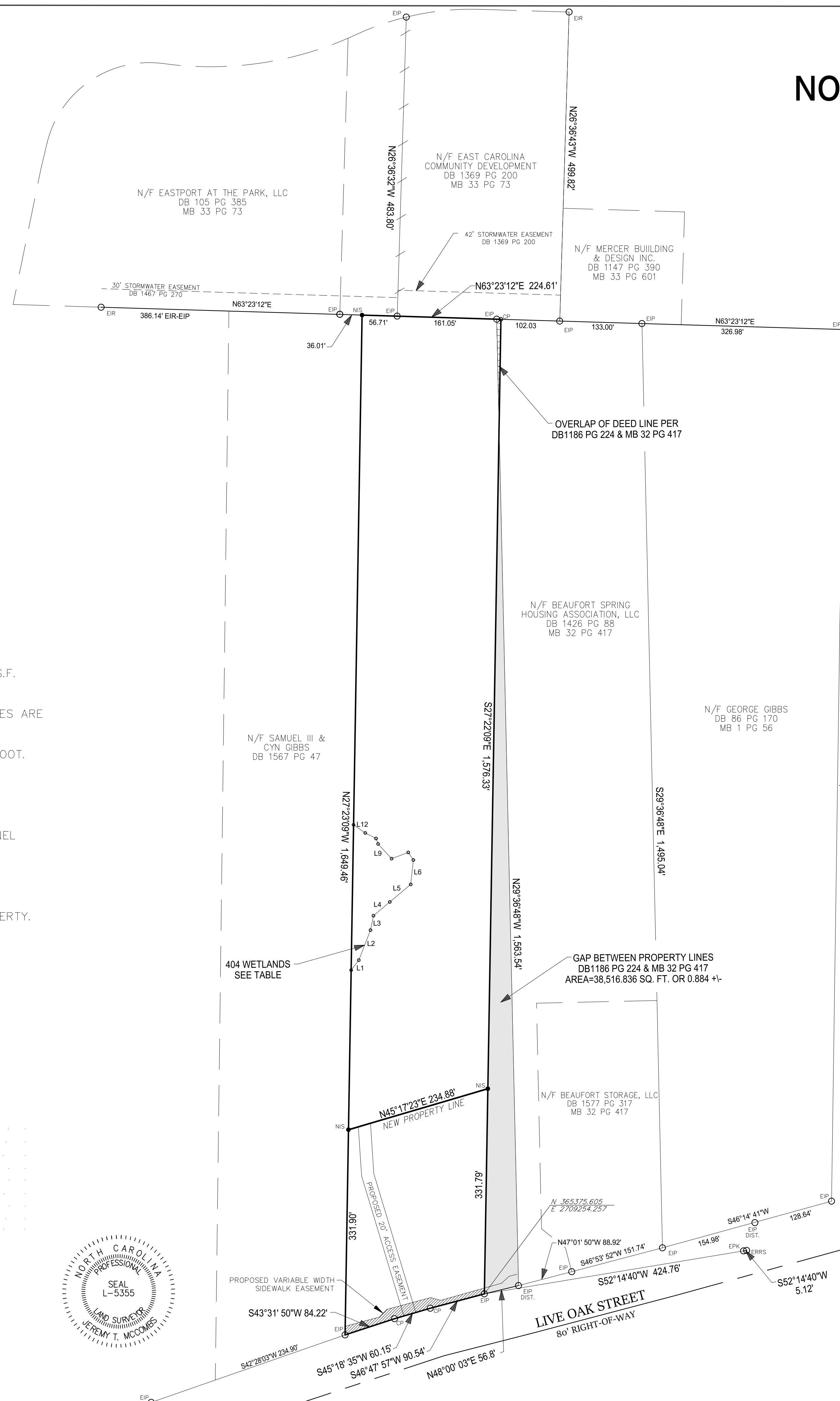
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY. AREA = 361,496.551 S.F. OR 8.30 +/- ACRES ON LAND.
2. ALL BEARINGS ARE BASED ON DEED BOOK 1186 PAGE 224 AND COORDINATES ARE BASED ON N.C. STATE PLANE COORDINATE SYSTEM; NAD 83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: US SURVEY FOOT.
4. THIS PARCEL IS ZONED B-1 PER THE TOWN OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCES.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE DESIGNATIONS: SHADED "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM PANEL 3720730600J, DATED 7/16/2003.
6. 404 WETLANDS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS PER ACTION ID: SAW-2017-00741.
7. NO NGS HORIZONTAL MONUMENT WITHIN 2,000 FEET OF THE SUBJECT PROPERTY.

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 1186, PAGE 224. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON: DB 1567 BK 47; MB 31 PG 794; MB 32 PG 417; MB 33 PG 73; MB 33 PG 601 THAT THE RATIO OF PRECISION WAS 1:10,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

(1) CLASS OF SURVEY:	CLASS A
(2) POSITIONAL ACCURACY:	0.05'
(3) TYPE OF GPS SURVEY:	RTK
(4) DATES OF SURVEY:	1-5-2022
(5) DATUM/EPOCH:	NAD83(2011)
(6) PUBLISHED/FIXED -CONTROL USE:	NC RTN
(7) GEOID MODEL:	2018
(8) COMBINED GRID FACTOR(S):	0.999991902
(9) UNITS:	US SURVEY FOOT

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(11) AS AMENDED. WITNESS MY HAND AND SEAL THIS 26TH DAY OF MAY, A.D. 2022.

JEREMY T. MCCOMBS PLS L-5355



404 WETLAND TABLE

L1	N09°12'25\"E	20.38'
L2	N07°06'08\"W	52.05'
L3	N16°40'22\"W	23.81'
L4	N21°36'05\"E	34.54'
L5	N21°35'28\"E	44.21'
L6	N22°16'13\"W	39.64'
L7	N61°40'28\"W	14.76'
L8	S40°55'14\"W	28.92'
L9	N70°48'31\"W	32.31'
L10	N48°45'39\"W	9.49'
L11	S88°36'00\"W	19.60'
L12	N83°25'32\"W	23.03'

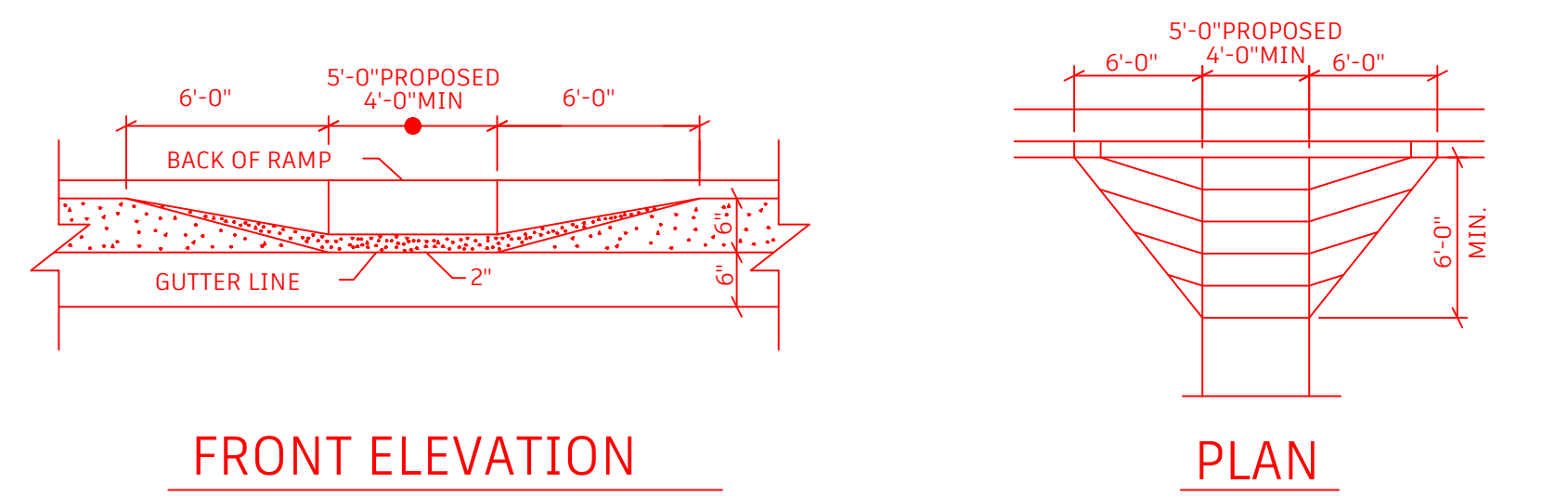
REFERENCES

- DEED BOOK 1567 PAGE 47
- MAP BOOK 1 PAGE 56
- MAP BOOK 30 PAGE 757
- MAP BOOK 31 PAGE 260
- MAP BOOK 31 PAGE 723
- MAP BOOK 31 PAGE 794
- MAP BOOK 31 PAGE 905
- MAP BOOK 32 PAGE 32
- MAP BOOK 32 PAGE 417
- MAP BOOK 32 PAGE 454
- MAP BOOK 31 PAGE 905
- MAP BOOK 32 PAGE 73
- MAP BOOK 33 PAGE 466
- MAP BOOK 33 PAGE 509
- MAP BOOK 33 PAGE 601

SUBDIVISION PLAT OF
TRACT #3 TOM GIBBS SUBDIVISION
REFERENCE: DB 1186 PG 224 PIN: 730612856893000
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

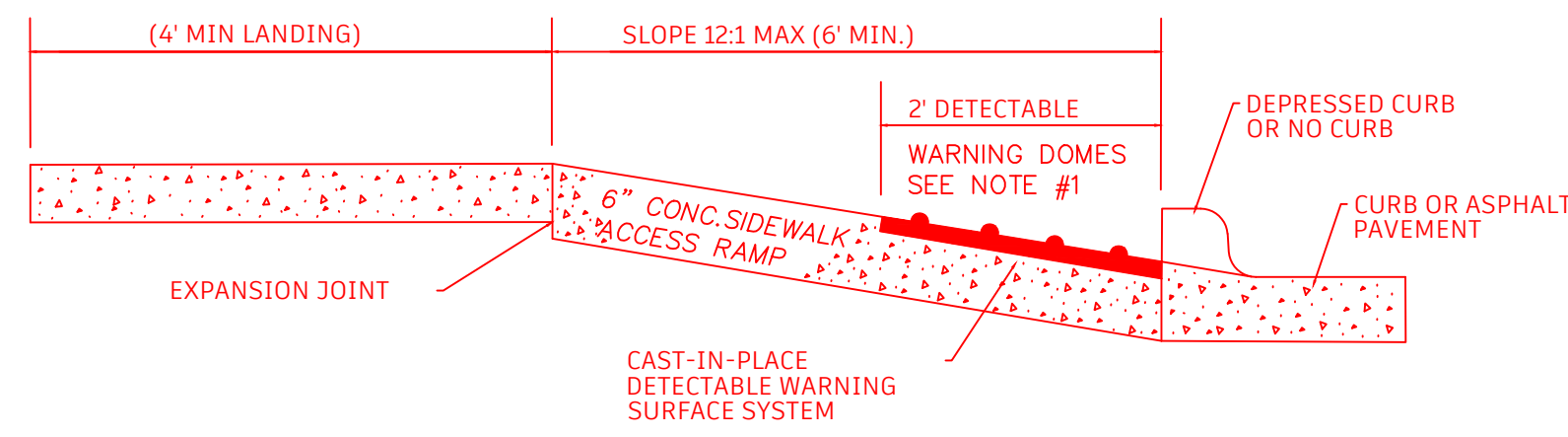
OWNER: CARTERET CO BD OF ALCOHOLIC CO	SURVEYED: BB/AC
ADDRESS: 1791 LIVE OAK STREET BEAUFORT, NC 28516	DRAWN: JTM
STROUD ENGINEERING, P.A. 422 HIGHWAY 24 MOREHEAD CITY, N.C. 28557 (252) 247-7479 LICENSE NO.C-0647	APPROVED: JTM
	DATE: 06/09/2022
	SCALE: 1" = 100'

PM3071~001



FRONT ELEVATION

PLAN



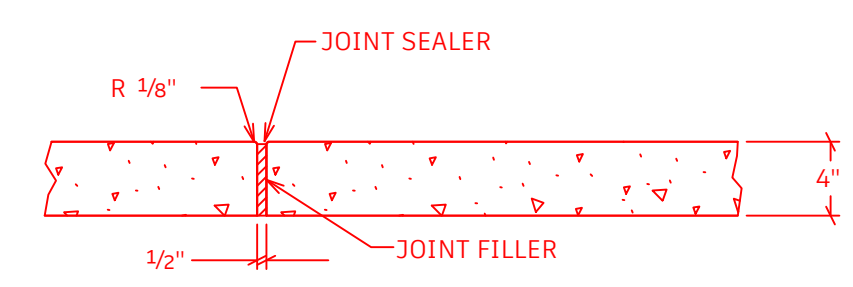
RAMP SECTION

WITH DETECTABLE WARNING SURFACE
CAST-IN-PLACE SYSTEM

GENERAL NOTES:
1. ENGINEER MAY SPECIFY LOCATION, RAMP TO ALIGN WITH EXISTING OR PROPOSED WALKS.
2. GRADE CHANGES FROM SIDEWALK TO RAMP TO BE A MAXIMUM OF 12:1. DISTANCE TO BE GOVERNED BY GRADE.
3. IN CASES WHERE THE 5'-0" LENGTH OF RAMP CAN BE ACHIEVED, KEEP BACK OF WALK ON UNIFORM GRADE.

SCALE: NOT TO SCALE

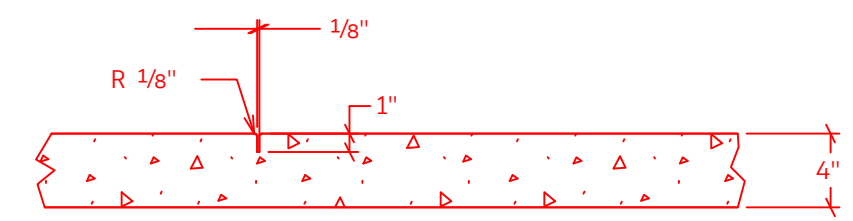
HANDICAP CURB RAMP



TRANSVERSE EXPANSION JOINT IN SIDEWALK

SCALE: NOT TO SCALE

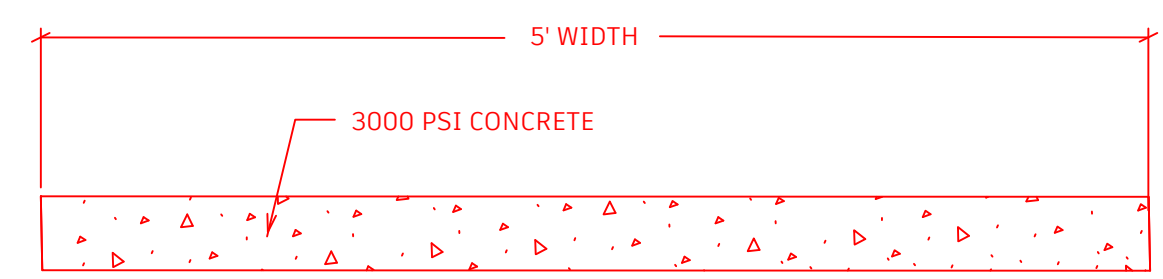
NOTE:
A 1/2" EXPANSION JOINT SHALL BE REQUIRED AT 45' INTERVALS.
A 1/2" EXPANSION JOINT SHALL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.



GROOVED JOINT IN SIDEWALK

SCALE: NOT TO SCALE

NOTE:
A GROOVED JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS



COMPACTED SUBGRADE TO 98% OF
MODIFIED PROCTOR DENSITY

SCALE: NOT TO SCALE

TYPICAL SIDEWALK DETAIL



NOTES:

1. PAVEMENT MARKINGS TO BE 6" WHITE PAINTED.
2. MINOR FIELD ADJUSTMENTS TO SIDEWALK PLACEMENT MAY BE REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES.



REVISIONS			
BY	NO.	DATE	DESCRIPTION

SIDEWALK CONFIGURATION DETAILS
TRACT #3 TOM GIBBS SUBDIVISION
REFERENCE: DB 1186 PG 224 PIN: 730612856893000
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA
OWNER: CARTERET CO BD OF ALCOHOLIC CO
ADDRESS: 1791 LIVE OAK STREET
BEAUFORT, NC 28516
PHONE:

DESIGNED: JLJ	DATE: 06/09/22
DRAWN: TLJ	SCALE: NTS
APPROVED: JLJ	SHEET 1 OF 1

STROUD ENGINEERING, P.A.
422 HIGHWAY 24
MOREHEAD CITY, NC 28557
(252) 247-7479 LICENSE NO. C-0647

PROJECT NO.: PM3071-001
DRAWING NO.: 001

**PRELIMINARY
NOT FOR SALES OR RECORDATION**



TO: Kyle Garner - Planning Director

FROM: Tim Morgan – President

SUBJECT: 1791 Live Oak Street – Special Use Permit – Mini Storage

DATE: July 5, 2022

This is to advise the Town of Beaufort that we have had several discussions with Mr. Marlowe, as well as reviewed his most recent site plan, regarding his proposed use on the property adjoining our Beaufort Spring community. We have agreed to allow him to tie into our existing drive at a location towards the front of his property, which we believe will have no impact on our residents. A shared access and maintenance agreement will be executed once Evergreen has approved the exact tie in location.

Please feel free to reach out to me should you, staff or elected officials have any questions.



This institution is an equal opportunity provider and employer



Town of Beaufort, NC

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**Beaufort Planning Board Regular Meeting
6:00 PM Monday, July 18, 2022 – 614 Broad Street- Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: To recommend approval or denial to the Board of Commissioners for the rezoning of 312 Pollock Street from R-8 to TCA.

BRIEF SUMMARY:

The applicant wishes to rezone 312 Pollock Street to TCA which would allow for a total of four multi-family units.

REQUESTED ACTION:

Discussion on Proposed Rezoning

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



Attachment - A

Staff Report

To: Planning Board
From: Kyle Garner, AICP

Date: 6/27/2022
Meeting Date: 7/18/2022

Case Number 22-14

Summary of Request: Rezone 312 Pollock Street totaling 0.345 acres from R-8 to TCA

Background

Location(s) & PIN 730618301695000

Owners Pollock Street Investment Partnership
Applicant Doug Brady

Current Zoning R-8

Lot(s) Size & Conformity Status Conforming

Existing Land Use Single Family Residential

Adjoining Land Use & Zoning

North	Single Family zoned – CS-MU
South	Single Family zoned – R-8
East	Antique Shop zoned – CS-MU
West	Multi-family zoned – CS-MU

Special Flood Hazard Area Yes No

Public Utilities

Water	<input checked="" type="checkbox"/> Available	<input type="checkbox"/> Not Available
Sewer	<input checked="" type="checkbox"/> Available	<input type="checkbox"/> Not Available

Additional Information See Staff Comments

Requested Action Conduct Public Hearing for Discussion.
Provide recommendation to the Board of Commissioners to:

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

Staff Comments

In July 2019 the Board of Commissioners created the CS-MU (Cedar Street – Mixed Use District) Zoning to encourage redevelopment. Since 2019 several properties listed below were rezoned to CS-MU they are as follows:

508 & 510 Cedar Street – February 2021 (From TR – Transitional)

1001 Cedar Street – March 2021 (From R-8 – Residential 8)

502 Cedar Street – March 2021 (From TR – Transitional)

Based on the acreage of .345 a total of 4 multi-family would be allowed per the TCA density.

CAMA Core Land Use Plan – Future Land Use Classifications

Current: Medium Density Residential

The Medium Density Residential classification is intended to delineate lands where the predominant land use is higher density single-family residential developments and/or two-family developments. The residential density within this classification is generally 3 to 5 dwelling units per acre. Minimum lot sizes vary from 8,000 to 10,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Land uses within Medium Density Residential-designated areas are generally compatible with the R-8, Medium Density Residential, R-8A Single-family Medium Density Residential Waterfront; R8-MH Residential Manufactured Home Park/Recreational Vehicle Park; and H-BD, Historic Business Zoning Districts. Public water is widely available and sewer service is required to support the higher residential densities in this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support Medium Density Residential development.

Additional Information

The current R-8 Residential District Standards

Minimum Lot Size	8,000 Square Feet	Setbacks
Minimum Lot Width	60 Feet	Front 25 Feet
Maximum Building Height	35 Feet	Rear 25 Feet
		Side 8 Feet
		Side (ROW) 20 Feet

The requested TCA Standards – Multi-family

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

Maximum Density is twelve units per acre

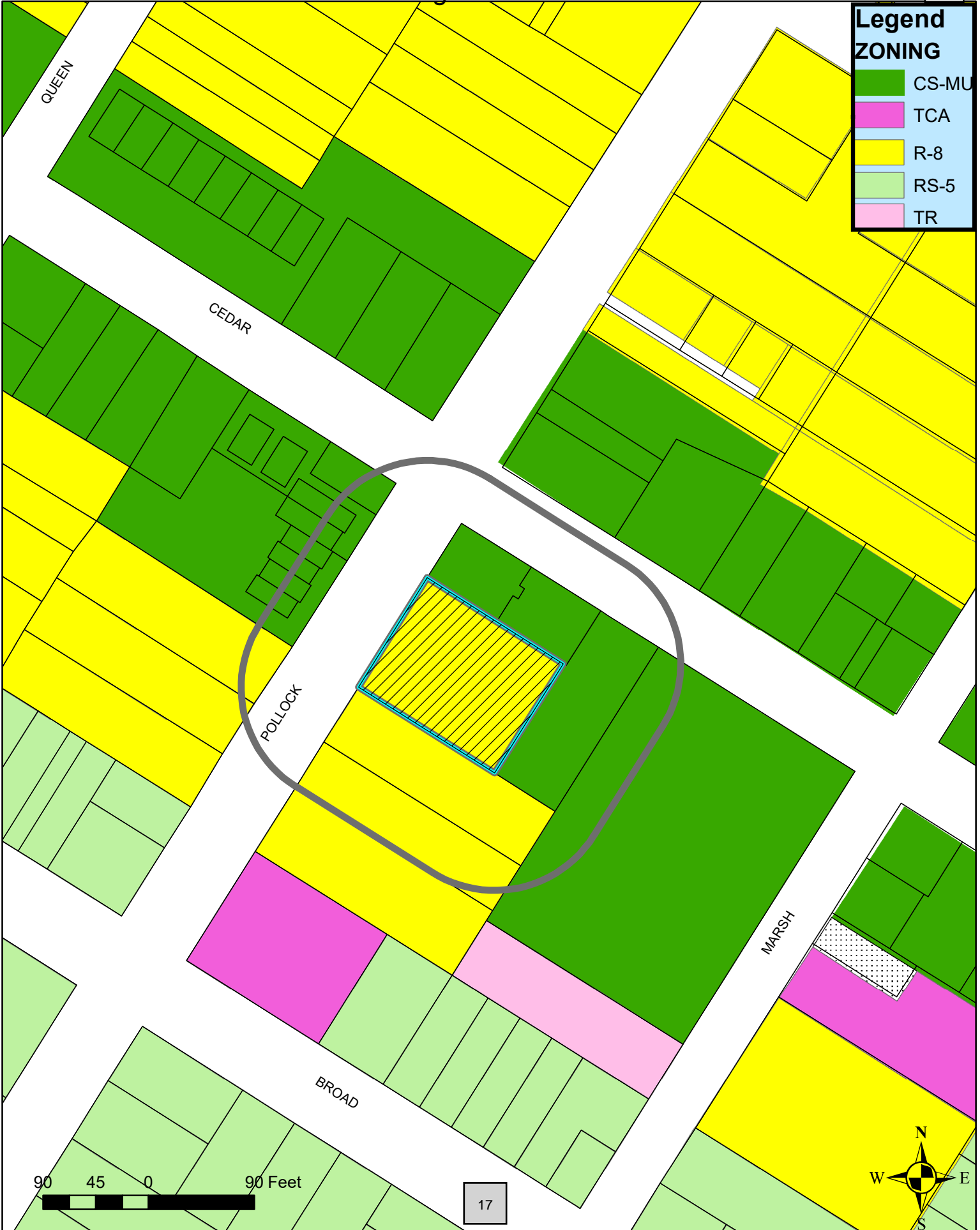
Attachments:

- Attachment B - Vicinity & Zoning Map with 100' Notification Buffer
- Attachment C – Future Land Use Map
- Attachment D - Owners Within 100'

Attachment E – Owners Application & Information

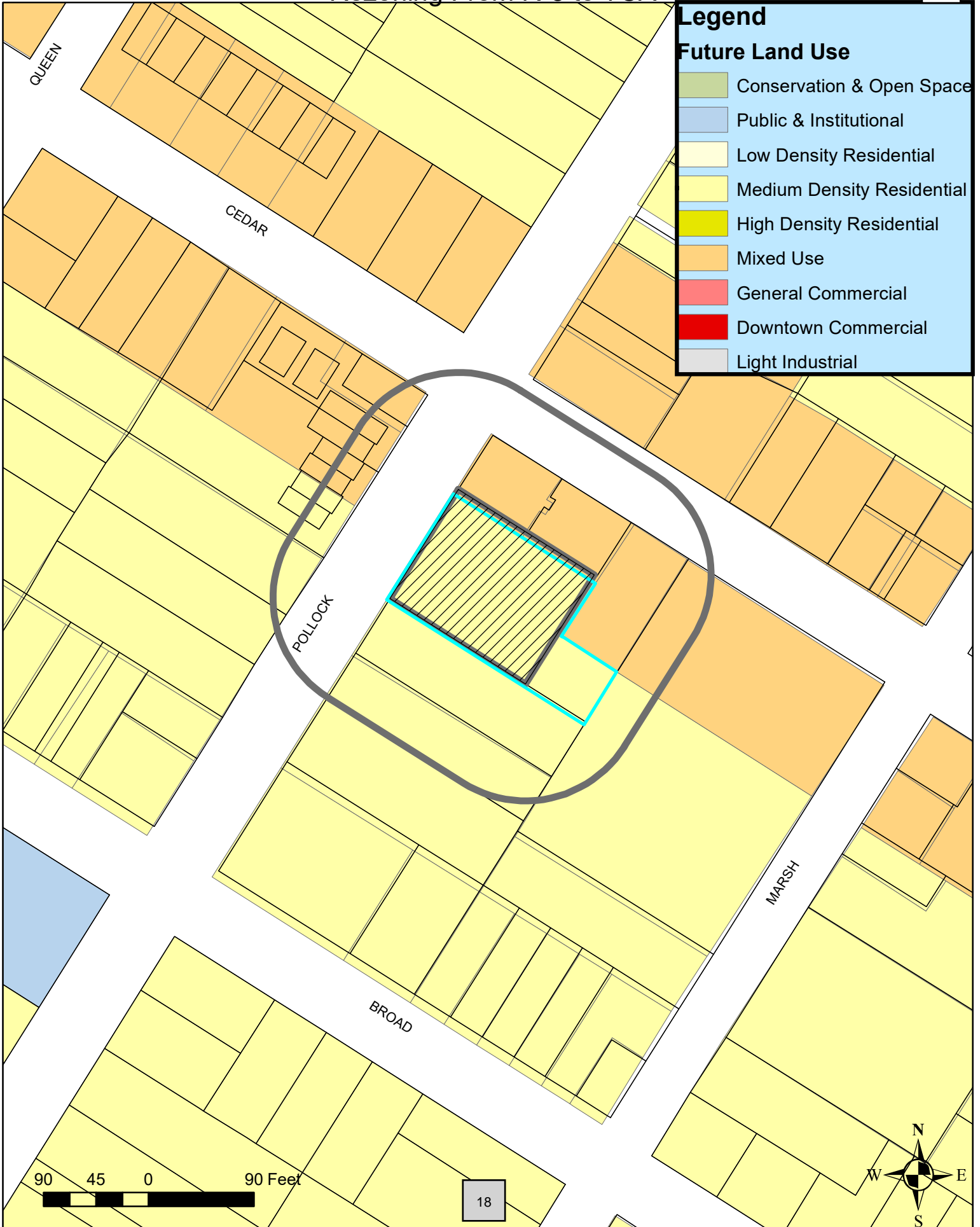
Zoning Map - Case # 22-14 - 312 Pollock Street
Rezoning From R-8 to TCA

1.



17

Zoning Map - Case # 22-14 - 312 Pollock Street Rezoning From R-8 to TCA



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
710 CEDAR LLC			BEAUFORT	NC	28516	PO BOX 360
ABEE,JUDY ETAL RICHA R STOCKETT	901F	PAVERSTONE DRIVE	RALEIGH	NC	27615	
CEDAR STREET PROPERTIES LLC			MT PLEASANT	SC	29465	PO BOX 643
HARKER,PERRY L ETUX SHARON E	512	POLLOCK STREET	BEAUFORT	NC	28516	
HUGHES DEVELOPMENT LLC	901-F	PAVERSTONE DRIVE	RALEIGH	NC	27615	
MCQUEEN,LUCAS CAYRE	310	POLLOCK STREET	BEAUFORT	NC	28516	
MEREDITH,KATHLEEN FARLEY	499	CHATHAM FOREST DR	PITTSBORO	NC	27313	
O'CONNELL,STEPHEN ETUX INGRID	119	HUDSON ST	RALEIGH	NC	27608	
PERRY,SAMANTHA	127	SPRUNT STREET	CHAPEL HILL	NC	27517	
POLLOCK ST INVEST PARTNERSHIP	312	POLLOCK STREET	BEAUFORT	NC	28516	



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: DOUG BRADY
Applicant Address: 805 FRONT ST BEAUFORT NC 28516
Phone Number: _____ Email: _____
Property Owner Name: POLLOCK ST INVESTMENT PARTNERSHIP
Address of Property Owner: _____
Phone Number: _____ Email: _____

PROPERTY INFORMATION

Property Address: 312 Pollock St
15-Digit PIN: 7306 1830 1695000 Lot/Block Number: Part 263/67 NEW TOWN BEAUFORT
Size of Property (in square feet or acres): .345 Acres
Current Zoning: R-8 Requested Zoning: CS-MU
Current Use of Property: Residential Vacant Commercial Other: _____
Applicant Signature: [Signature] Date of Applicant's Signature: 4-22-22
Property Owner Signature (if different than applicant): [Signature] Date of Owner's Signature: 4-22-22

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.

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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;
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 - Zoning classifications of all abutting properties.
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**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: _____

1. It is the applicant's opinion that the rezoning from R-8 is consistent with the Beaufort Land Use Plan.
2. The rezoning of this property will promote the public health, safety or general welfare of the Town of Beaufort by re-developing the property within current zoning guidelines and building codes.

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
August 30, 2021 04:11 PM
LESLIE DEED 3 P
FEE: \$26.00
NC REVENUE STAMP: \$700.00
FILE # 1736356



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$700.00
Parcel Identifier No.: 730618301695000

✓ This instrument was prepared by: John E. Way, Jr.
John E. Way, Jr., Attorney at Law, PLLC
P.O. Box 188, Morehead City, NC 28557

Grantee's address (return to): Pollock Street Investment Partnership
1400 Bridges St. Morehead City, NC 28557

THIS DEED is made this 27th day of August, 2021, by and between:

GRANTOR	GRANTEE
JO ANN TEEL, unmarried	POLLOCK STREET INVESTMENT PARTNERSHIP, a North Carolina Partnership
Forwarding Address: 601 S Church Street Salem Academy Winston Salem, NC 27101	Property Address: 312 Pollock Street, Beaufort, NC 28516

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 Carteret County, North Carolina and more particularly described as follows:

Property description is contained in EXHIBIT "A" attached hereto and incorporated herein by reference.

The property herein does not include the primary residence of Grantor.

3

Being same parcel conveyed to Grantor in Deed Book 428, Page 399, 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:

- 1. Ad valorem taxes for 2021 and subsequent years.
- 2. Restrictive Covenants of record affecting the property.
- 3. Easements and Rights-of-way of record.

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

Jo Ann Teel (SEAL)
Jo Ann Teel

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

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

WITNESS my hand and official stamp of seal, this the 27th day of August, 2021.

(Official Seal)



Jill Rich
 Signature of Notary Public
 My commission expires: 06/10/2025

Exhibit "A"

BEGINNING at a point which can be located by proceeding from a manhole in Cedar Street S 12-32-40 W 90.62 feet to an existing iron pipe in the eastern right-of-way line of Pollock Street, the Point and Place of Beginning. Then proceeding S 56-21-45 E 137 feet to an existing iron pipe; then proceeding S 33-37-00 W 110 feet to an existing iron pipe; then proceeding N 56-21-45 W 137 feet to an existing iron pipe in the eastern right-of-way line of Pollock Street; then proceeding along the eastern right-of-way line of Pollock Street N 33-37-00 E 110 feet to an existing iron pipe, the Point and Place of Beginning.

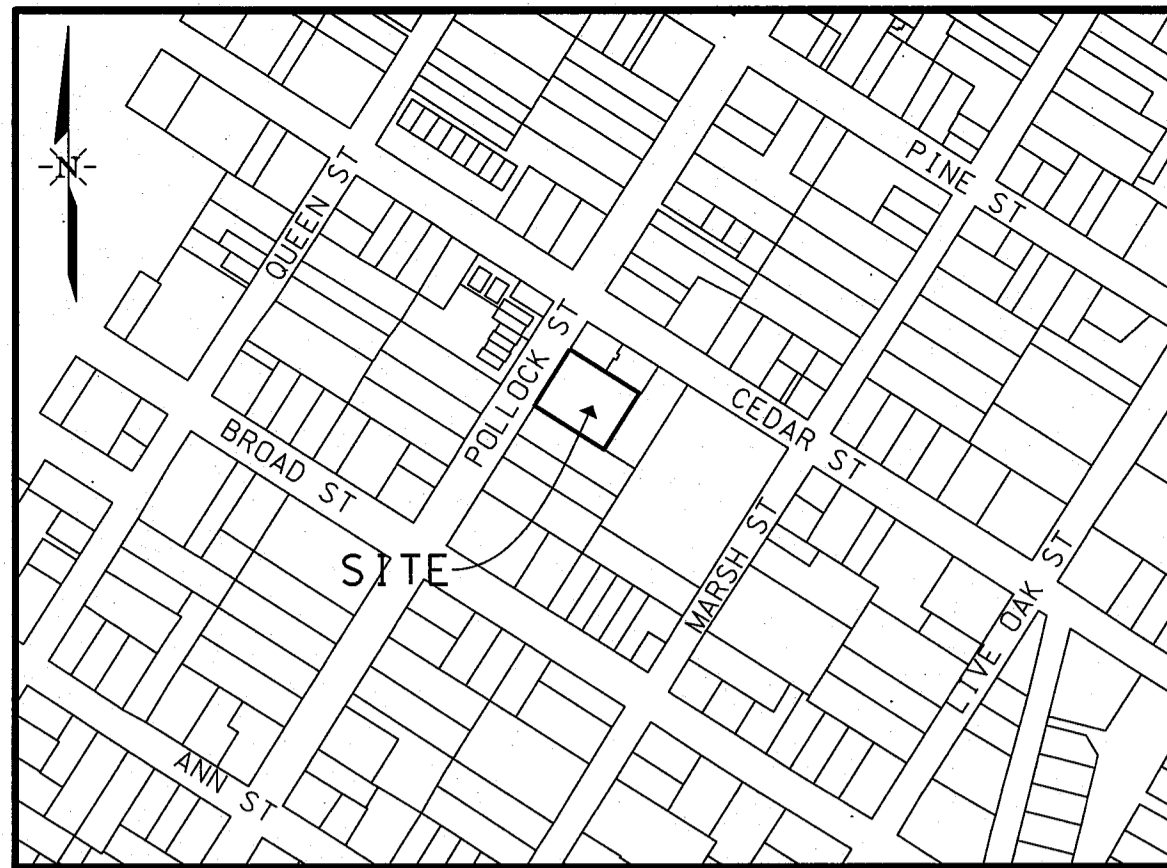
The above description being a part of Lots 63 and 67, New Town, Beaufort, NC.

For further reference refer to that survey prepared by James L. Powell, Land surveyor, dated 8/2/2021 entitled "WAP Partnership".

Rezoning Request
312 Pollock Street
Beaufort, NC 28516
Pollock Street Investment Partnership

Owners within 100 Ft

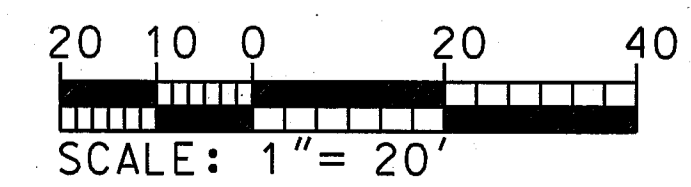
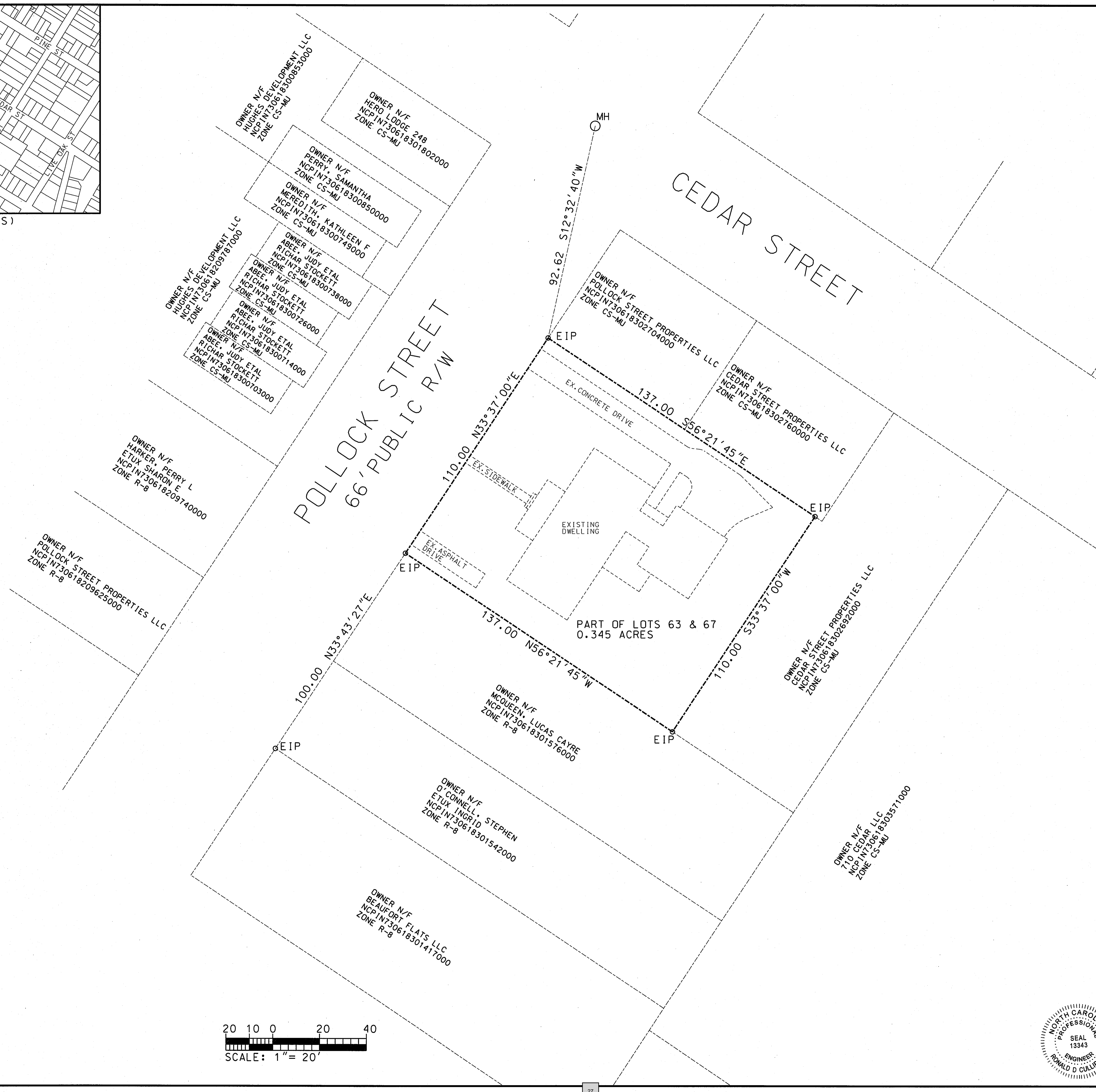
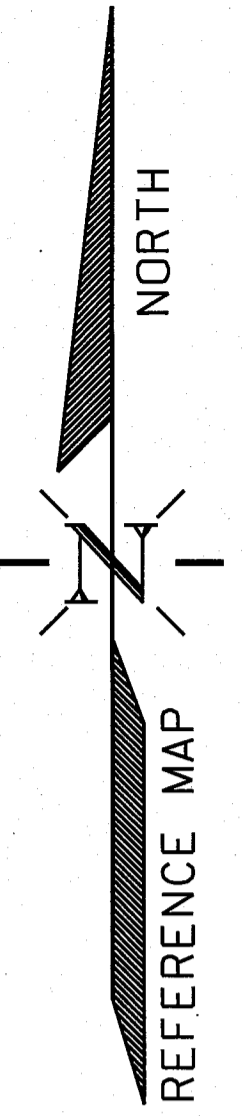
OWNER	NCPIN	DEED BOOK-PG	ZONE
1. POLLOCK ST PROPERTIES LLC	730618209625000	1679-330	R8
2. HARKER, PERRY L ETUX SHARON E	730618209740000	1425-47	R8
3. HUGHES DEVELOPMENT LLC	730618209787000	1542-327	CS-MU
4. ABEE, JUDY ETAL RICHA R STOCKETT	730618300703000	1477-147	CS-MU
5. ABEE, JUDY ETAL RICHA R STOCKETT	730618300714000	1477-147	CS-MU
6. ABEE, JUDY ETAL RICHA R STOCKETT	730618300726000	1477-147	CS-MU
7. ABEE, JUDY ETAL RICHA R STOCKETT	730618300738000	1477-147	CS-MU
8. MEREDITH, KATHLEEN F	730618300749000	1684-132	CS-MU
9. PERRY, SAMANTHA	730618300850000	1574-255	CS-MU
10. HUGHES DEVELOPMENT LLC	730618300853000	1542-327	CS-MU
11. HERO LODGE 248	730618301802000	17-29	CS-MU
12. POLLOCK ST PROPERTIES LLC	730618302704000	1679-330	CS-MU
13. CEDAR ST PROPERTIES LLC	730618302760000	1679-336	CS-MU
14. CEDAR ST PROPERTIES LLC	730618302692000	1679-336	CS-MU
15. 710 CEDAR LLC	730618303571000	1362-55	CS-MU
16. MCQUEEN, LUCAS CAYRE	730618301576000	1736-314	R8
17. O'CONNELL, STEPHEN	730618301542000	1226-65	R8
18. BEAUFORT FLATS LLC	730618301417000	1502-217	R8



VICINITY MAP (NTS)

REFERENCE MAP:

SEE SURVEY FOR WAP PARTNERSHIP
BY JAMES L. POWELL
DATED 08/02/2021



REVISIONS:

No.	BY	DATE	DESCRIPTION
1	LC	6/13/22	CHANGE ZONE TO R CLIENT

OWNER N/F
POLLOCK ST INVESTMENT PARTNERSHIP
DB 1736 PG 356
NCP INT 30618301695000
312 POLLOCK STREET

REZONING MAP: R-8 TO TCA

312 POLLOCK STREET

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

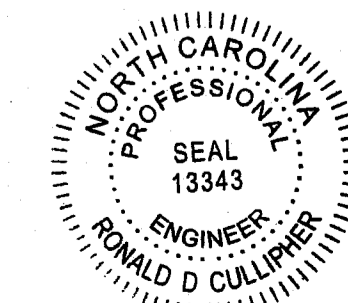
CLIENT: POLLOCK STREET INVESTMENT PARTNERSHIP
ADDRESS: 805 FRONT ST BEAUFORT, NC 28516
PHONE: 252-241-2780

DESIGNED: RDC
DRAWN: LFC
CHECKED: RDC
APPROVED: RDC

DATE: 05/02/2022
SCALE: 1" = 20'

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
WERNHEAD CITY, N.C. 28557
LICENSE NO. 9-4482

Ronald D. Cullipher 6/13/22
RONALD D. CULLIPHER P.E.





Town of Beaufort, NC

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

**Beaufort Planning Board Regular Meeting
6:00 PM Monday, July 18, 2022 – 614 Broad Street- Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: To recommend approval or denial to the Board of Commissioners for the rezoning of 1809 Live Oak from PUD to TCA.

BRIEF SUMMARY:
The applicant wishes to rezone 1809 Live Oak to TCA which would allow for a total of 180 multi-family units.

REQUESTED ACTION:
Discussion on Proposed Rezoning

EXPECTED LENGTH OF PRESENTATION:
15 Minutes

SUBMITTED BY:
Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:
N/A



Attachment - A

Staff Report

To: Planning Board
From: Kyle Garner, AICP

Date: 6/29/2022
Meeting Date: 7/18/2022

Case Number 22-17

Summary of Request: Rezone 1809 Live Oak from PUD to TCA

Background

Location(s) & PIN 730612962791000

Owners Live Oak 1809 LLC

Applicant Britt Development Co of Archdale LLC

Current Zoning PUD

Lot(s) Size & Conformity Status 15.04 Acres - Conforming

Existing Land Use Vacant

Adjoining Land Use & Zoning

North	Multi-Family zoned – TCA
South	Undeveloped zoned – B-1
East	Food Lion Shopping Center zoned – B-1
West	Undeveloped zoned – R-20

Special Flood Hazard Area Yes No

Public Utilities

Water	<input checked="" type="checkbox"/> Available	<input type="checkbox"/> Not Available
Sewer	<input checked="" type="checkbox"/> Available	<input type="checkbox"/> Not Available

Additional Information See Staff Comments

Requested Action Conduct Public Hearing for Discussion.
Provide recommendation to the Board of Commissioners to:

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

Staff Comments

- In July 2019 the Board of Commissioners approved a CAMA Map amendment to Mixed Use as well as a Rezoning to a PUD with Master Plan. That plan consisted of 54 total residential units with a proposed 12,000 square foot daycare center. A breakdown of the residential units were 17 Townhomes and 37 single-family residential lots.
- At 15.04 acres the total number of units could be up to 180 units based on the maximum density of 12 units per acre in the TCA Zone.
- A CAMA Map Amendment is not needed since the classification was changed to Mixed Use in 2019 which allows high density residential.

CAMA Core Land Use Plan – Future Land Use Classifications

Current: Mixed Use Classification

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

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

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

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

The Town’s goals and policies support the use of land in Mixed Use-classified areas for a range of uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of mixed development are also encouraged.

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

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

Additional Information

The requested TCA Standards – Multi-family

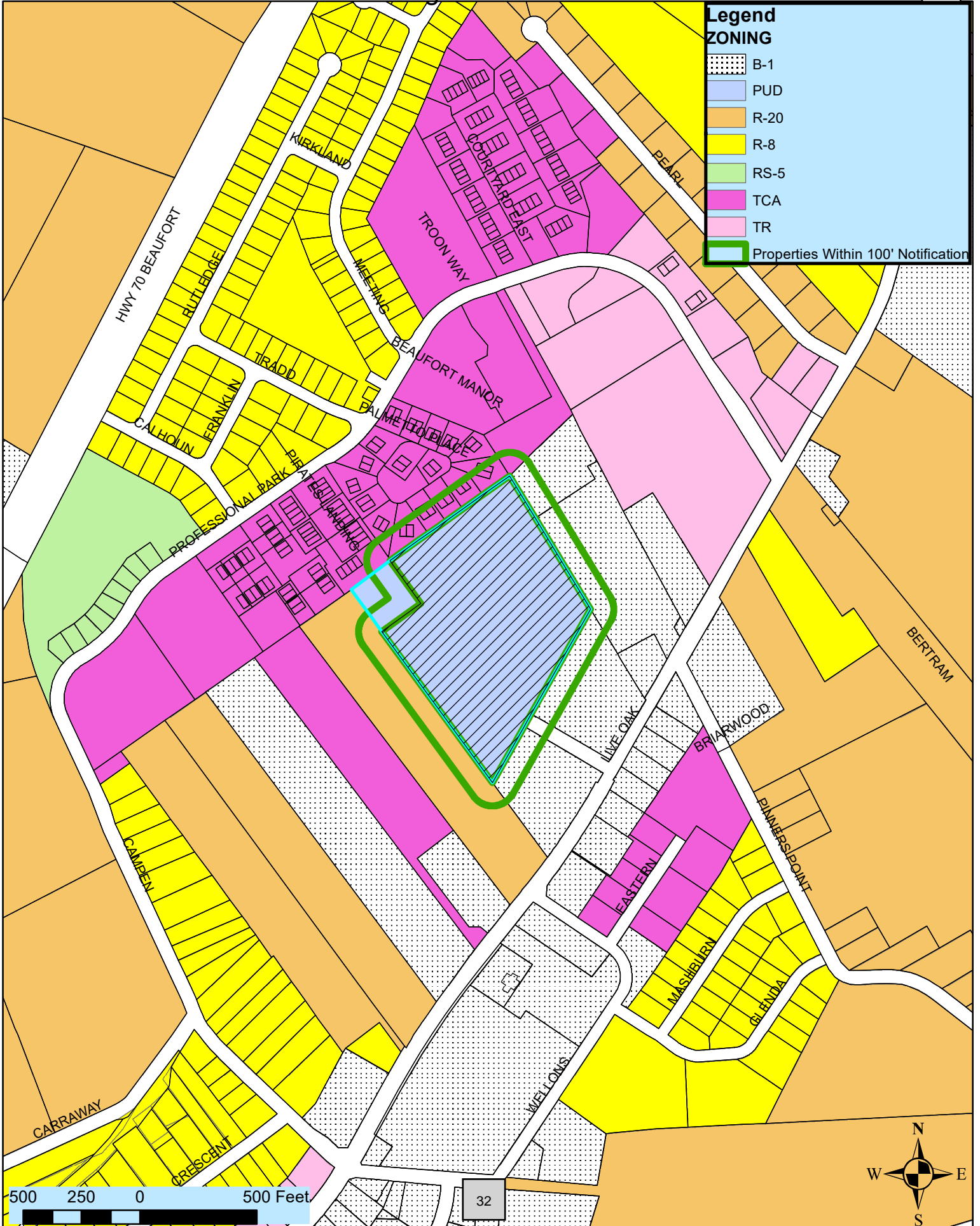
Minimum Lot Size	2,750 Square Feet		Setbacks
Minimum Lot Width	80 Feet	Front	25 Feet
Maximum Building Height	35 Feet	Rear	25 Feet
		Side	8 Feet

Maximum Density is twelve units per acre

Attachments:

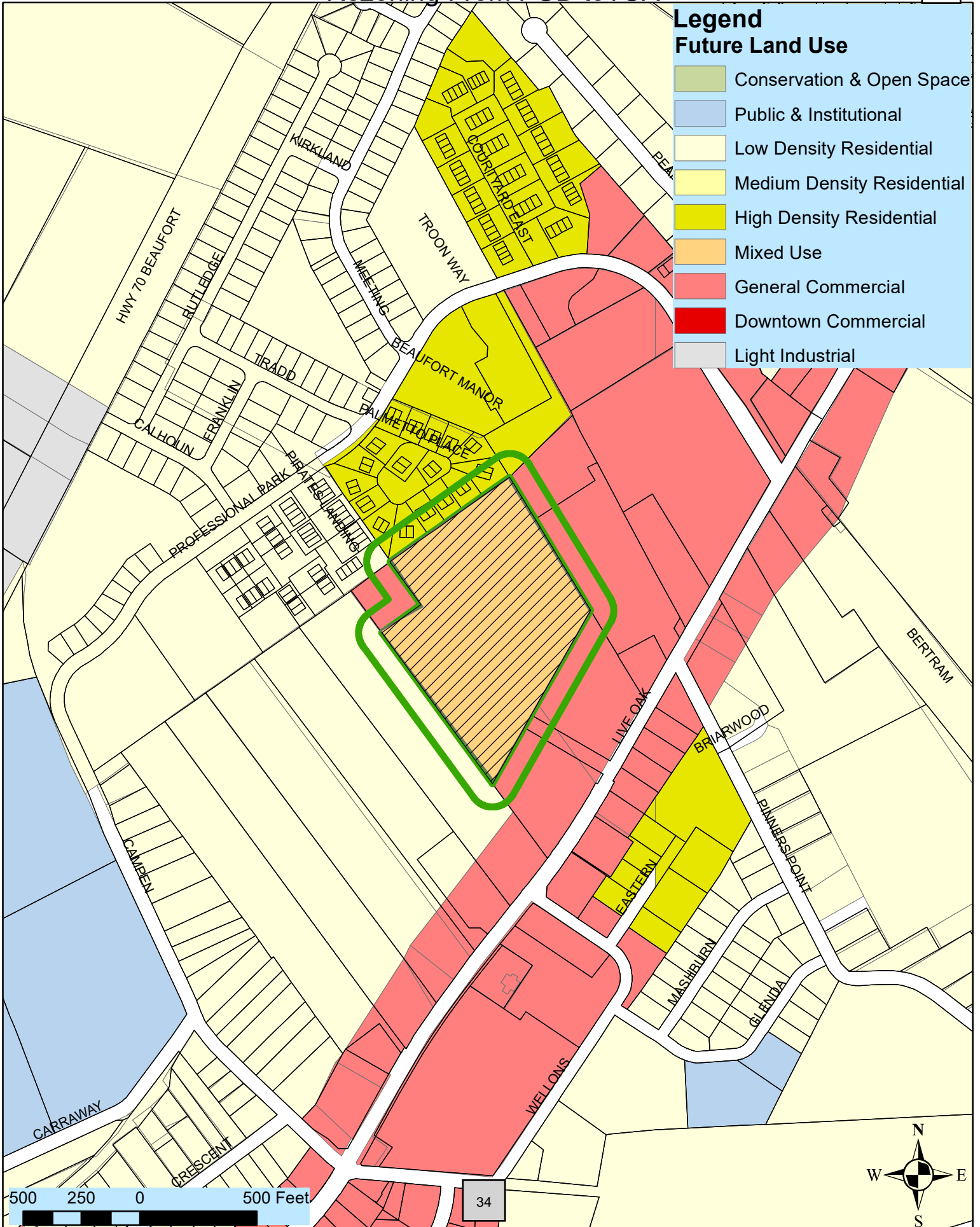
- Attachment B - Vicinity & Zoning Map with 100' Notification Buffer
- Attachment C – Future Land Use Map
- Attachment D - Owners Within 100'
- Attachment E – Owners Application & Information

Vicinity & Zoning Map - Case # 22-17 - 1809 Live Oak Street Rezoning From PUD to TCA



<u>OWNER</u>	<u>AIL</u>	<u>HOU</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>L S</u>	<u>MAIL ZI</u>	<u>MAIL ZI</u>	<u>MAIL ADD2</u>
4 SISTERS-00 LLC				MOREHEAD CITY	NC	28557		PO BOX 1018
BARE,KIMBERLY LEWIS	113		PALMETTO PLACE CIR	BEAUFORT	NC	28516		
BOWMAN,ELIZABETH	204		BEAUFORT MANOR DRIVE	BEAUFORT	NC	28516		
CHESLEY,JOHN EARL ETUX ZOLA J	115		PALMETTO PLACE CIR	BEAUFORT	NC	28516		
DADDARIO,TRACEY	111		PALMETTO PLACE	BEAUFORT	NC 1759	28516		
DOWN EAST TRADING POST I LLC	3025-I		BRIDGES STREET	MOREHEAD CITY	NC	28557		
FACCIOLA,CARLA JANINE	115		WINDY OAKS LANE	BEAUFORT	NC	28516		
GIBBS,GEORGE E ETAL	192		GIBBS CREEK ROAD	BEAUFORT	NC	28516		
GROVE,JAMES R ETUX ETAL CLAPP	6785		BROOKBANK ROAD	SUMMERFIELD	NC	27358		
LEWIS,JAMES A ETUX NORMA H L/T				BEAUFORT	NC	28516		PO BOX 653
LIVE OAK 1809 LLC	705		FRONT STREET	BEAUFORT	NC	28516		
MERCER BUILDING & DESIGN INC	106D		PROFESSIONAL PARK DR	BEAUFORT	NC	28516		
NAVIN,FRANCIS C JR ETAL CON TR	106		SELLY MANOR COURT	CARY	NC	27518		
PALMETTO PLACE OWNERS ASSO INC	106C		PROFESSIONAL DRIVE	BEAUFORT	NC	28516		
ROSE,LARRY E EUTX JOYCE W	112		PALMETTO PLACE	BEAUFORT	NC	28516		
ROSEMYR CORPORATION				HENDERSON	NC	27536		PO BOX 108
WASLEY,CRYSTAL S TRUSTEE	113		DICKS CREEK ROAD	GLOUCESTER	NC	28528		
WILLIS,MAURICE M ETUX KAREN	320		WINDING WOODS	BEAUFORT	NC	28516		

Future Land Use Map - Case # 22-17 - 1809 Live Oak Street Rezoning From PUD to TCA





Town of Beaufort
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APPLICANT INFORMATION

Applicant Name: Britt Development CO of Archdale LLC
Applicant Address: 710 Arendell Street, Suite 201, Morehead City
Phone Number: (252) 725-5375 Email: rdbritt@hotmail.com

Property Owner Name: Live Oak 1809 LLC
Address of Property Owner: 705 Front Street, Beaufort, NC 28516
Phone Number: _____ Email: jcsnc1@gmail.com

PROPERTY INFORMATION

Property Address: 1809 Live Oak Street
15-Digit PIN: 730612962791000 Lot/Block Number: _____
Size of Property (in square feet or acres): 15.04 acres

Current Zoning: PUD Requested Zoning: TCA

Current Use of Property: Residential Vacant Commercial Other: _____

Al D Brit
Applicant Signature _____ Date of Applicant's Signature 6-17-2022

John Craig Saye
Property Owner Signature (if different than applicant) _____ Date of Owner's Signature 6/17/22

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.

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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: _____

Rezoning Request
1809 Live Oak Street
Beaufort, NC 28516
Britt Development CO of Archdale LLC

Owners within 100 Ft

OWNER	NCPIN	DEED BOOK-PG	ZONE
1. 4 Sisters-00 LLC PO Box 1018 Morehead City, NC 28557	730612965025000	1221-413	B-1
2. Gibbs, George E etal 192 Gibbs Creek Road Beaufort, NC 28516	730612960207000	86-170	R-20
3. Mercer Building & Design Inc 106D Professional Park Drive Beaufort, NC 28516	730612865867000	1147-390	TCA
4. Mercer Building & Design Inc	730612877011000	1147-390	TCA
5. Palmetto Place Owners Assoc. 106C Professional Park Drive Beaufort, NC 28516	730612878132000	1197-250	TCA
6. Palmetto Place Owners Assoc.	730612879100000	1197-250	TCA
7. Palmetto Place Owners Assoc.	730612970149000	1197-250	TCA
8. Palmetto Place Owners Assoc.	730612971225000	1197-250	TCA
9. Palmetto Place Owners Assoc.	730612972300000	1197-250	TCA
10. Palmetto Place Owners Assoc.	730612973319000	1197-250	TCA
11. Palmetto Place Owners Assoc.	730608974569000	1202-412	TCA
12. Down East Trading I LLC 3025-I Bridges Street Morehead City, NC 28557	730612976303000	1401-108	B-1
13. ROSEMYR Corporation PO Box 108 Henderson, NC 27536	730612968869000	1652-193	B-1

14. Hicks, William etux Madge etal PO Box 1018 Morehead City, NC 28557	730612969651000	1234-58	B-1
15. CGW Inc PO Box 1018 Morehead City, NC 28557	730612967426000	929-405	B-1
16. Town of Beaufort	730612869934000	1645-208	PUD



FILE # 1645208

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
August 02, 2019 04:04:59 PM
BWC DEED 4 P
FEE \$26 00
NC REVENUE STAMP: \$1,000.00
FILE # 1645208

Rt. Wheatry
NORTH CAROLINA
CARTERET COUNTY

Tax Parcel # 730612962791
Revenue Stamps \$ 1000⁰⁰

THIS DEED, made this 2 day of August, 2019, by and between the TOWN OF BEAUFORT, a municipal corporation of the State of North Carolina ("Grantor"), whose mailing address is 701 Front St., Beaufort, NC 28516; to LIVE OAK 1809 LLC ("Grantee"), whose mailing address is 705 Front St., Beaufort, NC 28516 is as follows:

WITNESSETH:

WHEREAS, by Offer to Purchase and Sale Contract executed October 2, 2019, Grantor and Grantee agreed to sale and purchase the real property hereby conveyed; and,

WHEREAS, said contract was executed subject to Grantor's compliance with all laws regarding the dispositions of real property by North Carolina municipalities; and,

WHEREAS, by notice published on September 28, 2018, Grantor advertised the aforesaid contract, Grantor's intention to sale the real property therein described and the ten (10) day upset period required by law; and,

WHEREAS, Grantor received no upset periods during said ten (10) day upset period; and,

WHEREAS, Grantor and Grantee hereby desire to consummate the transactions contemplated by said contract.

Prepared by:
Sumrell Sugg, P.A.
Attorneys at Law
416 Pollock Street
New Bern, North Carolina 28560

NO TITLE EXAM REQUESTED OR PERFORMED
WITHOUT SEPARATE, WRITTEN OPINION ON TITLE
SIGNED BY PREPARER

(4)

ATTEST:

Michele Davis
MICHELE DAVIS, Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF Carteret

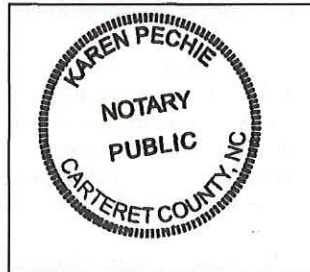
I, Karen Pechie Notary Public in and for said County and State, do hereby certify that on the 2 day of August, 2019, before me personally appeared EVERETTE S. NEWTON, with whom I am personally acquainted, who being by me duly sworn, says that he is the Mayor, and that MICHELE DAVIS is the Town Clerk for the Town of Beaufort, the municipal corporation described in and which executed the foregoing instrument; that she knows the common seal of said municipal corporation; that the seal affixed to the foregoing instrument is said common seal; that the name of the municipal corporation was subscribed thereto by the said Mayor; that the said common seal was affixed, all by order of the Board of Commissioners of said municipal corporation; and that the said instrument is the act and deed of said municipal corporation.

WITNESS my hand and official seal this the 2 day of August, 2019.

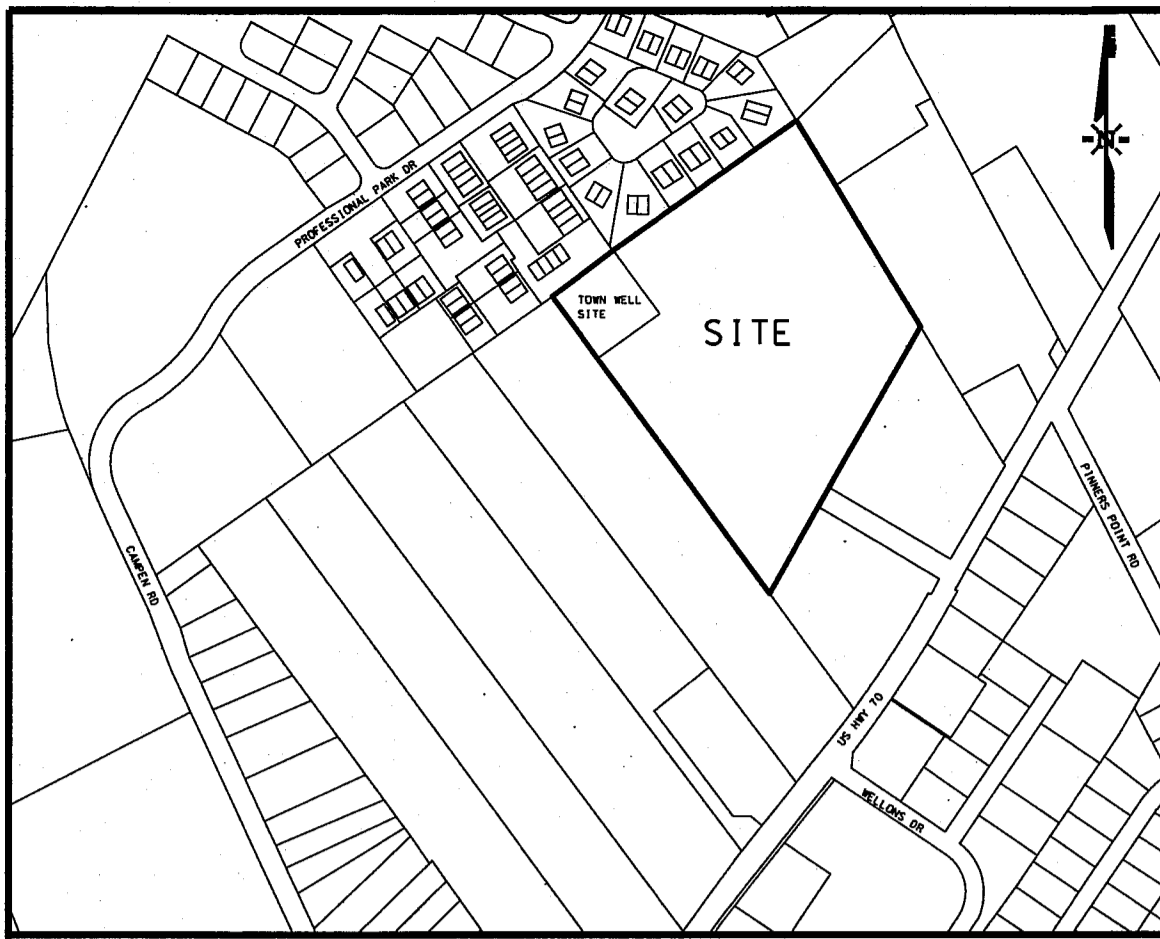
My Commission Expires:

7-7-2022

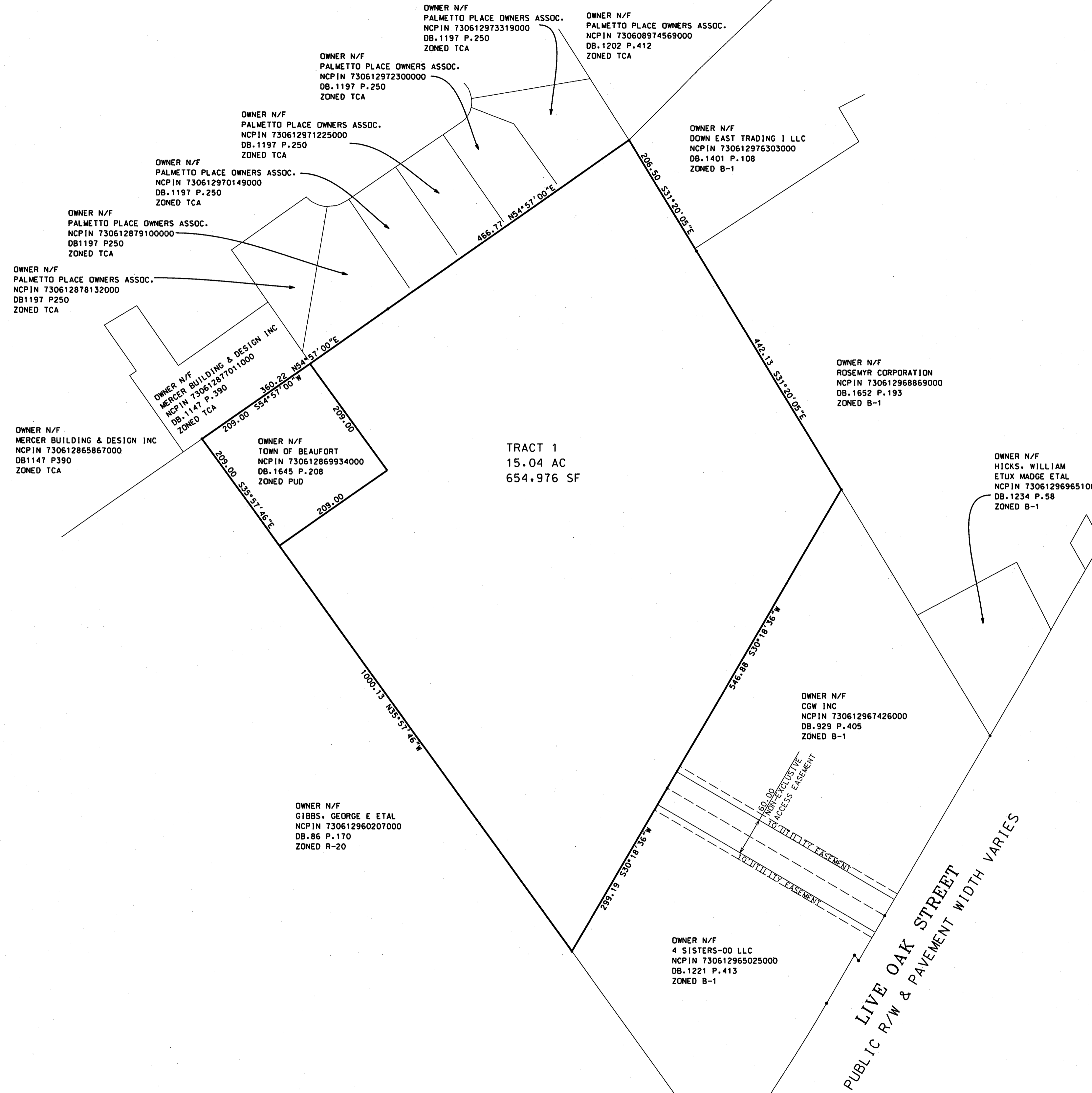
Karen Pechie
NOTARY PUBLIC



NOTARY SEAL/STAMP MUST APPEAR
LEGIBLY IN BOX TO RIGHT



VICINITY MAP (NTS)



BOUNDARY REFERENCE MB.31 P.794
 RIVERS & ASSOCIATES, INC
 RECORDED 12/18/2009

REVISIONS:

No.	BY	DATE	DESCRIPTION

OWNER N/F
 LIVE OAK 1809 LLC
 NCPIN 730612962791000
 DB.1645 P.208
 MB.31 P.794

REZONING MAP: PUD TO TCA

1809 LIVE OAK STREET

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BRITT DEVELOPMENT CO OF ARCHDALE LLC
 ADDRESS: 710 ARENDELL STREET, SUITE 201 MOREHEAD CITY, NC 28557
 PHONE: 252-725-5375

DESIGNED:	N/A
DRAWN:	LFC
CHECKED:	RDC
APPROVED:	RDC
DATE:	06/15/2022
SCALE:	1" = 100'

THE CULLIPHER GROUP, P.A.
 ENGINEERING & SURVEYING SERVICES
 151A HIGHWAY 24
 MOREHEAD CITY, N.C. 28557
 (252) 773-0090 LICENSE NO. C44482
Ronald D. Cullipher 6/15/22
RONALD D. CULLIPHER P.E.

