



## **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, February 20, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting**

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#### **Call to Order**

#### **Roll Call**

#### **Agenda Approval**

#### **Minutes Approval**

- [1.](#) PB Draft Minutes 1.17.23

#### **Election of Officers**

#### **Public Comment**

#### **Public Hearing**

- [1.](#) To recommend approval or denial a Staff proposed zoning text amendment creating an Affordable Housing District.
- [2.](#) To recommend approval or denial to the Board of Commissioners for the rezoning of properties owned by the Housing Authority to be rezoned to Affordable Housing District (AFD)

#### **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, December 19, 2022 - Train Depot**  
**614 Broad Street, Beaufort, NC 28516**  
**Minutes**

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**Call to Order**

Chair Neve called the December 19, 2022 Planning Board meeting to order at 6:00 p.m.

**Roll Call**

Members Present: Chair Neve, Vice Chair Merrill, Member Bowler, Member Meelheim, Member Willis

Members Absent: Member LoPiccolo, Member Vreugdenhil

A quorum was declared with five members present.

Staff Present: Kyle Garner, Town Attorney Arey Grady, and Laurel Anderson.

**Agenda Approval**

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

*Vice-Chair Merrill made the motion to approve the agenda as presented and Member Bowler made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member Meelheim, Member Willis*

**Minutes Approval**

1. PB Draft Minutes for 11.21.22

Chair Neve asked if there were any changes to the Minutes from the November 21, 2022 meeting.

*Vice-Chair Merrill made the motion to approve the minutes and Member Meelheim made the second. Member Bowler abstained as she had not been present at the meeting and Chair Neve took a vote that was otherwise unanimously approved.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member Meelheim, Member Willis*

## Public Comment

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

Logan Louis, 900 Cedar St, spoke regarding Salt Wynd's Environmental Impact Statement required by the Planning Board and the Board's right to make the request.

## Public Hearing

1. Zoning Text Amendment – Section 2-H-4 (General Provisions Residential Zones – Docks and Piers in Certain Areas of R-8, R-8A & RS-5)

Mr. Garner introduced the zoning text amendment requested by Martha Harrell of 909 Front Street to modify Section 2-H-4 of the Land Development Ordinance to allow roofs over docks. Included in the proposed amendment are standards that the area under the roof cannot exceed four hundred square feet in area or be enclosed and may only be at a maximum height of sixteen feet above the decking of the dock.

Chair Neve opened the floor for the public hearing and requested the public direct all email correspondence to the Town and not the Board's private email addresses.

Mr. Charlie Harrell, 909 Front St, explained his request and read a letter dated 11.18.22 from Rachel Love-Adrick, District Planner for the NC Division for Coastal Management, stating that she had reviewed the Town of Beaufort's Land Use Plan and had not found "covered platforms" or any policies that prohibit "covered platforms".

Mr. Ron McClary, Beaufort, asked the applicant what the usage for the roofs would be and stated that he was concerned that allowing roofs would obstruct views of the Rachel Carson Preserve.

John Stephens, 1107 Ann St, spoke about the height of docks and structures obstructing the water views along Front Street.

*Vice-Chair Merrill made a motion to close the public hearing and Member Bowler made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member Meelheim, Member Willis*

The Board Members discussed the number of properties that would be affected, the impact on resiliency, a possible negative impact on the view, maintaining the character of the town, and the best interest of the town's taxpayers.

Member Bowler asked Mr. Harrell about the benefits of allowing roofs over docks to the town as a whole and he stated that sailboats at anchor in Town Creek also obstruct the view of Rachel Carson Preserve, and referring to possible damage he noted that boats coming unmoored had damaged his dock and he had not seen storm damage from existing covered dock structures. He also shared that their family would appreciate a permanent cover to prevent sun damage so they can enjoy the dock. He stated that tents can currently be utilized over docks but he personally felt that tents are not attractive, they also can obstruct the vista, and they are damaged in windstorms.

Member Bowler stated that she appreciated the applicant's comments but had reservations about approval as those structures could have a large impact on the public's enjoyment of the Rachel Carson Reserve and Carrot Island.

*Member Meelheim made a motion to recommend denial of the Zoning Text Amendment – Section 2-H-4 based on safety and aesthetics and to preserve the current vistas. Vice-Chair Merrill made the second and Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member Meelheim, Member Willis*

## **Old Business**

1. To recommend approval or denial to the Board of Commissioners for the rezoning of 457 NC Highway 101 from R-20 to I-W

Mr. Garner gave an overview of the rezoning request and to address the Board's request from last month, staff added information to the packet to include: a new zoning and surrounding land use map, a survey/site plan of the property showing the storage structure under construction, the list of uses in the R-20 and IW zones, and an aerial photo map showing the surrounding use pattern for the Board to draw use comparisons. He also gave the Board an additional handout from the applicant which had just been submitted to the Town.

The owner and applicant, Mr. Jimmy Johner, stated that the submitted handout would replace page 55 of the application. He gave an overview of his request and explained the zoning adjoining his property, demonstrating that it was mostly commercial and included the airport.

Member Willis stated his appreciation of the clarification of the current zoning surrounding the property. Chair Neve expressed his concern about that area being rezoned as industrial, and Vice-Chair Merrill asked if there were landscape requirements. Mr. Garner explained that there was a 20-foot vegetative or combination of fencing and landscaping buffer to the adjacent residential zoning requirement. He also noted that there were no comments from adjacent property owners regarding the rezoning request.

*Member Willis made a motion to recommend approval for the rezoning of 457 NC Highway 101 from R-20 to I-W, and Member Bowler made the second. Chair Neve took a roll call vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member Meelheim, Member Willis*

The Board also requested the applicant remove the illegal sign which was currently on the property.

## **Commission / Board Comments**

The Board thanked the staff for the comprehensive packets and wished everyone a happy holiday season. Chair Neve thanked the staff and the Board and reminded the Board members to input requests to be considered for the new Land Development Ordinance and the design standards for commercial property.

## **Staff Comments**

- Mr. Garner said that traffic studies would be requested in the FY 2023/2024 budget.
- The Board of Commissioners have authorized the Town attorneys to draft the text to update the zoning and subdivision ordinances to Chapter 160D standards.

## **Adjourn**

*Member Bowler made the motion to adjourn and Vice-Chair Merrill made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member Bowler, Member Meelheim, Member Willis*

Chair Neve then declared the meeting adjourned.

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Ryan Neve, Chair

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Laurel Anderson, Board Secretary



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**Town of Beaufort Planning Board Regular Meeting  
6:00 PM Tuesday, January 17, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516  
Minutes**

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**Call to Order**

Vice-Chair Merrill called the January 17, 2023 Beaufort Planning Board regular meeting to order at 6:00 pm.

**Roll Call**

Members Present: Vice Chair Merrill, Member Bowler, Member Meelheim

Members Absent: Chair Neve, Member LoPiccolo, Member Vreugdenhil, Member Willis

Quorum was not established.

Staff Present: Kyle Garner, Town Attorney Arey Grady, and Laurel Anderson

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Vice-Chair, Ralph Merrill

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Board Secretary, Laurel Anderson



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**Town of Beaufort Planning Board Regular Meeting  
6:00 PM Tuesday, January 17, 2023 – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** To recommend approval or denial a Staff proposed zoning text amendment creating an Affordable Housing District.

**BRIEF SUMMARY:**

The need for affordable housing has been at the forefront of many community workshops and public surveys in Beaufort over the last decade and the proposed new zoning district is a start in in the right direction to address this important community issue. This text amendment was developed as an effort to combat the lack of attainable and affordable housing in the community for those with limited housing options.

In developing this proposal, the Town partnered with the Beaufort Housing Authority to develop specific criteria that could be applied in the development of new housing to reach the needs of a growing community. At present this new district would only apply to properties that are owned by the Housing Authority and Federal Government (HUD).

This proposed amendment is not a one size fits all proposal but more of a starting point. It's anticipated that through the development of a new Unified Development Ordinance that other options be presented that will aid in providing multiple housing options to those wanting to live and work in Beaufort

**REQUESTED ACTION:**

- Conduct Public Hearing
- Discussion on Proposed Rezoning

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Kyle Garner  
Planning Director

**BUDGET AMENDMENT REQUIRED:**

# STAFF REPORT

**BOARD ACTION REQUEST**

**AGENDA ITEM:**

**TO:** Planning Board Members  
**FROM:** Kyle Garner, Planning Director  
**DATE:** January 10, 2023  
**RE:** Case # 23-01: LDO Text Amendment Modifying Section 8 Transitional Zoning Districts by adding a new zoning district to be called the “Affordable Housing District”

**Background**

The need for affordable housing has been at the forefront of many community workshops and public surveys in Beaufort over the last decade and the proposed new zoning district is a start in in the right direction to address this important community issue. This text amendment was developed as an effort to combat the lack of attainable and affordable housing in the community for those with limited housing options.

In developing this proposal, the Town partnered with the Beaufort Housing Authority to develop specific criteria that could be applied in the development of new housing to reach the needs of a growing community. At present this new district would only apply to properties that are owned by the Housing Authority and Federal Government (HUD).

This proposed amendment is not a one size fits all proposal but more of a starting point. It’s anticipated that through the development of a new Unified Development Ordinance that other options be presented that will aid in providing multiple housing options to those wanting to live and work in Beaufort.

It should also be noted that the creation of this new district is not consistent with the 2006 CAMA Land Use Plan - Future Land Use Map, which recommended that the density be between 3-5 dwellings per acre. Even though in conflict with that portion the 2006 Executive Summary 1.3.1 Areas of Local Concern included the following bulleted item: “Implementation of redevelopment/revitalization projects to eliminate substandard housing.” (2006 CAMA Land Use Plan pages 11 & 22) so there is consistency in the policy recommendations for this amendment.

Action Needed: Conduct Public Hearing  
 Consider Text Amendment

Attachments: Proposed Text Amendment

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



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***Affordable Housing Zoning District (AHD)***

1) Purpose.

The purpose of this district is to protect the opportunity for a variety of housing that is affordable for those within Beaufort that have limited housing options. This District has also been developed as a partnership with the Beaufort Housing Authority and the Town of Beaufort who see the need for additional housing of this type in our community.

The Affordable Housing Zoning District for the Town of Beaufort, as set forth on a map so entitled and dated 00-00-0000, is hereby adopted by reference as an element of the *Land Development Ordinance* hereafter known as the *LDO*, and the Official Zoning Map of the Town of Beaufort.

2) Maximum Overall Density.

The AHD district shall have a maximum density of sixteen (16) units per acre.

3) Minimum Lot Width.

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

4) Permitted Uses.

The uses listed here shall be subject to the Development Standards listed below.

- |                        |                         |
|------------------------|-------------------------|
| Dwelling, Multi-family | Public Utility Facility |
| Mixed Use              | Religious Institution   |
| Government Offices     | Utility Minor           |
| Park, Public           |                         |

5) Prohibited Uses.

Any use not listed in subsection four (4) of this section is prohibited.

6) Development Standards.

a) Site Plan Submission.

A detailed site plan, meeting all N.C. State Building Codes and Town Ordinances, shall be required for all multi-family and mixed-use development within this zoning district with the exception that mixed use and multi-family developed lots shall be required only 1.5 parking spaces per unit.

b) Signage.

A detailed signage plan, meeting all Town Ordinances, shall be required for all multi-family and mixed-use development within this zoning district.

c) Landscaping.

Any new multi-family and mixed-use development 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 19 of the *LDO*.

Additionally, if developing adjacent to a different type of land use, a screening and buffering plan shall also be required.

d) Driveway Limitations.

- 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.

7) 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 8-8 Interior Lot Setback Requirements**

| <i>AHD District</i> | <i>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 8-9 Corner Lot Setback Requirements**

| <i>AHD District</i> | <i>Broad 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                                  | 10 feet minimum                               | 20 feet             | 0 feet              | 40 feet*                          |
|                     | 20 feet maximum                                  | 20 feet maximum                               | 20 feet             | 0 feet              | 40 feet*                          |

\*The maximum building height for properties in the Historic District is 35 feet.

**NOTE:** If the Affordable Housing Zoning District is added to the Transitional Zoning District, the Table of Uses (currently on page 103 of the LDO) will be relabeled to Table 8-10. This will take place likely after the BOC review.

Table 8-8 Transitional Zoning District Table of Uses

| Land Development Ordinance Uses              |   | R-8 | TR | TCA |  | AHD |  |
|--|---|-----|----|-----|--|-----|--|
| <b>Residential Uses</b>                      |   |     |    |     |  |     |  |
| <b>Group Living</b>                          | Assisted Living   |     | P  | P   |  |     |  |
|  | Dormitory   |     | P  | P   |  |     |  |
|  | Group Home  | P   | P  | P   |  |     |  |
|  | Nursing Home  |     | P  | P   |  |     |  |
| <b>Household Living</b>                      | Accessory Dwelling Unit                                     | S   | S  |     |  |     |  |
|  | Dwelling, Duplex/Townhome                                   |     | S  | P   |  |     |  |
|  | Dwelling, Multi-Family                                      |     |    | P   |  | P   |  |
|  | Dwelling, Single-Family                                     | P   | P  | S   |  |     |  |
|  | Manufactured Home   |     |    |     |  |     |  |
|  | Manufactured Home Park                                      |     |    |     |  |     |  |
|  | Recreational Vehicle Park                                   |     |    |     |  |     |  |
| <b>Mixed Uses</b>                            |   |     |    |     |  |     |  |
|  | Mixed Use   |     | P  | S   |  | P   |  |
| <b>Public/Institutional Uses</b>             |   |     |    |     |  |     |  |
| <b>Aviation</b>                              | Airport/Landing Strip                                       |     |    |     |  |     |  |
| <b>Cemeteries/Graveyards</b>                 | Cemetery/Graveyard  | S   | S  |     |  |     |  |
| <b>Cultural Facilities</b>                   | Library   |     | P  |     |  |     |  |
|  | Museum  |     | S  |     |  |     |  |
| <b>Day Care</b>                              | Day Care Center   |     | S  |     |  |     |  |
|  | Day Care/Child Care Home                                    | S   | S  |     |  |     |  |
| <b>Government Services</b>                   | Government/Non-Profit Owned/ Operated Facilities & Services | P   | P  | P   |  | P   |  |
|  | Public Safety Station                                       | S   | P  | P   |  |     |  |
|  | Public Utility Facility                                     | P   | P  | P   |  | P   |  |
| <b>Hospitals</b>                             | Hospital  |     |    |     |  |     |  |
| <b>Parks and Athletic Fields, Public Use</b> | Athletic Field, Public                                      | S   |    |     |  |     |  |
|  | Community Garden  | P   | P  | P   |  |     |  |
|  | Neighborhood Recreation Center, Public                      | S   | P  | P   |  |     |  |
|  | Outdoor Amphitheater, Public                                | S   | S  | S   |  |     |  |
|  | Park, Public  | P   | P  | P   |  | P   |  |
|  | Resource Conservation Area                                  | P   | P  | P   |  |     |  |
| <b>Religious Uses</b>                        | Religious Institution                                       | S   | P  | S   |  | P   |  |
| <b>Educational Uses</b>                      | Preschool   | S   | S  | S   |  |     |  |
|  | School, K-12  |     | S  |     |  |     |  |
|  | School, Post-Secondary                                      | S   | S  | S   |  |     |  |
| <b>Non-Governmental Facilities</b>           | Transportation Facility                                     |     |    | S   |  |     |  |
|  | Utility Facility  | S   | S  | S   |  |     |  |
|  | Utility Minor   | P   | P  | P   |  | P   |  |
| <b>Agricultural Uses</b>                     | Agritourism   |     |    |     |  |     |  |
|  | Aquaculture   |     | S  |     |  |     |  |
|  | Farming, General  |     |    |     |  |     |  |
|  | Forestry  |     |    |     |  |     |  |
|  | Produce Stand/Farmers' Market                               | S   | S  |     |  |     |  |

Permitted Use

Special Use

**Table 8-8 Transitional Zoning District Table of Uses**

| Land Development Ordinance Uses                                |  | R-8 | TR | TCA |  | AHD |  |
|--|--|-----|----|-----|--|-----|--|
| <b>Commercial Uses</b>   |  |     |    |     |  |     |  |
| <b>Animal Services</b>   | Kennel, Indoor Operation Only                          |     | S  |     |  |     |  |
|  | Kennel, Indoor/Outdoor Operation                       |     |    |     |  |     |  |
| <b>Assembly</b>  | Club, Lodge, or Hall                                   | S   | P  |     |  |     |  |
| <b>Financial Institutions</b>                                  | Financial Institution                                  |     | S  |     |  |     |  |
| <b>Food and Beverage Services</b>                              | Microbrewery   |     |    |     |  |     |  |
|  | Restaurant, with Drive-Thru Service                    |     |    | S   |  |     |  |
|  | Restaurant, with Indoor Operation                      |     | P  | S   |  |     |  |
|  | Restaurant, with Outdoor Operation                     |     |    | S   |  |     |  |
|  | Tavern/Bar/Pub with Indoor Operation                   |     | S  | S   |  |     |  |
|  | Tavern/Bar/Pub with Outdoor Operation                  |     |    | S   |  |     |  |
| <b>Offices</b>   | Office, Business, Professional, or Medical             |     | P  |     |  |     |  |
| <b>Public Accommodations</b>                                   | Bed & Breakfast  | S   | P  |     |  |     |  |
|  | Hotel or Motel   |     | S  |     |  |     |  |
| <b>Indoor Recreation &amp; Entertainment, Privately Owned</b>  | Adult Entertainment                                    |     |    |     |  |     |  |
|  | Amusement Establishment                                |     |    |     |  |     |  |
|  | Commercial Indoor Recreation Facility                  |     | P  |     |  |     |  |
|  | Neighborhood Recreation Center Indoor/Outdoor, Private | S   | P  |     |  |     |  |
|  | Pool Hall or Billiard Hall                             |     |    |     |  |     |  |
|  | Theater, Large   |     |    |     |  |     |  |
|  | Theater, Small   |     |    | S   |  |     |  |
| <b>Outdoor Recreation &amp; Entertainment, Privately Owned</b> | Athletic Field, Private                                | S   |    |     |  |     |  |
|  | Commercial Outdoor Amphitheater                        |     |    |     |  |     |  |
|  | Commercial, Outdoor Recreation Facility                |     |    |     |  |     |  |
|  | Golf Course, Privately-Owned                           | S   | S  |     |  |     |  |
|  | Golf Driving Range                                     | S   | S  |     |  |     |  |
|  | Motor Vehicle Raceway                                  |     |    |     |  |     |  |
| <b>Retail Sales and Services</b>                               | Adult-Oriented Retail Establishment                    |     |    |     |  |     |  |
|  | Convenience Store                                      |     |    |     |  |     |  |
|  | Mortuaries/Funeral Homes/Crematoriums                  |     | P  | P   |  |     |  |
|  | Liquor Store   |     |    |     |  |     |  |
|  | Personal Service Establishment                         |     |    | S   |  |     |  |
|  | Retail Store   |     | S  | S   |  |     |  |
| <b>Vehicle Storage Facilities</b>                              | Dry Boat Storage                                       |     |    |     |  |     |  |
|  | Marina   | S   | S  | S   |  |     |  |
|  | Parking Lot  |     |    |     |  |     |  |
|  | Parking Structure                                      |     |    |     |  |     |  |
| <b>Vehicles and Equipment Facilities</b>                       | Boat Sales/Rentals                                     |     |    |     |  |     |  |
|  | Car Wash   |     |    |     |  |     |  |
|  | Gas/Service Station                                    |     |    |     |  |     |  |
|  | Heavy Equipment Sales/Rentals                          |     |    |     |  |     |  |
|  | Heavy Vehicle Repair                                   |     |    |     |  |     |  |
|  | Moped/Golf Cart Sales/Rentals                          |     |    |     |  |     |  |
|  | Motor Vehicle Sales/Rentals                            |     |    |     |  |     |  |
|  | Towing & Vehicle Storage                               |     |    |     |  |     |  |
| Vehicle Service  |  |     |    |     |  |     |  |

**Permitted Use**

**Special Use**

**Table 8-8 Transitional Zoning District Table of Uses**

| Land Development Ordinance Uses            |  | R-8 | TR | TCA |  | AHD |  |
|--|--|-----|----|-----|--|-----|--|
| <b>Industrial Uses</b>                     |  |     |    |     |  |     |  |
| <b>Industrial Service Uses</b>             | General Industrial Service               |     |    |     |  |     |  |
| <b>Manufacturing and Production Uses</b>   | Manufacturing, Heavy                     |     |    |     |  |     |  |
|  | Manufacturing, Light                     |     |    |     |  |     |  |
|  | Resource Extraction                      |     |    |     |  |     |  |
| <b>Telecommunication Facilities</b>        | Antenna Co-Location on Existing Tower    | P   | P  | P   |  |     |  |
|  | Concealed (Stealth) Antennae & Towers    | S   | S  | P   |  |     |  |
|  | Other Building-Mounted Antennae & Towers |     |    |     |  |     |  |
|  | Other Freestanding Towers                |     |    |     |  |     |  |
| <b>Warehouse and Freight Movement Uses</b> | Commercial Waterfront Facility           |     |    |     |  |     |  |
|  | Hazardous Material Storage               |     |    |     |  |     |  |
|  | Mini-Storage                             |     |    |     |  |     |  |
|  | Outdoor Storage                          |     |    |     |  |     |  |
|  | Warehousing & Distribution Establishment |     |    |     |  |     |  |
|  | Wholesale Establishment                  |     |    |     |  |     |  |
| <b>Waste-Related Uses</b>                  | Recycling and Salvage Operation          |     |    |     |  |     |  |
| <b>Accessory Uses and Structures</b>       |  |     |    |     |  |     |  |
| <b>Accessory Uses</b>                      | Carport                                  | P   | P  | P   |  |     |  |
|  | Dock                                     | P   | P  | P   |  |     |  |
|  | Garage, Private Detached                 | P   | P  | P   |  |     |  |
|  | Home Occupation                          | P   | P  | P   |  |     |  |
|  | Outdoor Retail Display/Sales             |     |    |     |  |     |  |
|  | Satellite Dish Antenna                   | S   | S  |     |  |     |  |
|  | Shed                                     | P   | P  | P   |  |     |  |
|  | Signs, Commercial Free-Standing          |     | P  | P   |  |     |  |
|  | Swimming Pool (Personal Use)             | P   | P  |     |  |     |  |
|  | Temporary Construction Trailer           | P   | P  | P   |  |     |  |
|  | Vehicle Charging Station                 | P   | P  | P   |  |     |  |

**Permitted Use**

**Special Use**



**Town of Beaufort, NC**

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**Town of Beaufort Planning Board Regular Meeting  
6:00 PM Tuesday, January 17, 2023 – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** To recommend approval or denial to the Board of Commissioners for the rezoning of properties owned by the Housing Authority to be rezoned to Affordable Housing District (AFD)

**BRIEF SUMMARY:**

- Rezone seven parcels totaling 27.026 acres at various locations within Beaufort (See Attached Map) from TR, R-8 & TCA to AHD.

**REQUESTED ACTION:**  
Conduct Public Hearing  
Discussion on Proposed Rezoning

**EXPECTED LENGTH OF PRESENTATION:**  
15 Minutes

**SUBMITTED BY:**  
Kyle Garner  
Planning Director

**BUDGET AMENDMENT REQUIRED:**  
N/A



# Staff Report

**To:** Planning Board  
**From:** Kyle Garner, Planning Dir.

**Date:** 12/19/2022  
**Meeting Date:** 1/17/2023

## Case Number 23-02

**Summary of Request:** Rezone seven parcels totaling 27.026 acres at various locations within Beaufort (See Attached Map) from TR, R-8 & TCA to AHD.

### Background

**Location(s) & PIN** See attached map with information.

**Owner Applicant** Beaufort Housing Authority & Federal Government  
Town of Beaufort – Staff Initiated

**Current Zoning** TR, R-8 & TCA Zoning

**Lot(s) Size & Conformity Status** 27.026 Acres Total (based on GIS data)  
Conforming & Non-conforming parcels

**Existing Land Use** Multi-family Housing & Undeveloped

**CAMA Future Land Use Map** Medium Density Residential  
Amendment Required  Yes  No

**Adjoining Land Use & Zoning**  
**North** See Attached Zoning Map of Area  
**South** See Attached Zoning Map of Area  
**East** See Attached Zoning Map of Area  
**West** See Attached Zoning Map of Area

**Special Flood Hazard Area**  Yes  No

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

**Additional Information** This proposed rezoning is in direct correlation with the zoning text amendment to create the Affordable Housing District and with the significant difference allowing a higher density

**Requested Action** Conduct Public Hearing  
Table the request pending the preceding text amendment

## Staff Comments

The idea of Affordable Housing District did not just happen recently, it has been discussed at the Board of Commissioners retreat in 2022 as well as many other workshops and surveys conducted for Town plans. As the Town continues to grow, affordable housing will continue to grow as well and this rezoning in conjunction with the Affordable Housing District is the first attempts to improve the quality of affordable and attainable structures as well as the quality of life for those residing there.

Also, this rezoning is not consistent with the existing CAMA Land Use Plan Future Land Use Map it is consistent with other portions of the Plan that address the redevelopment of substandard housing making it in Staff’s opinion consistent with at least a portion of the Plan. Over recent months the Planning Board has discussed the inconsistency of the Land Use Plan with rezoning requests and this one is no different as it shows conflict in some areas and consistency in others.

The staff spent a great deal of time working with the Beaufort Housing Authority to develop the Affordable Housing District zoning and believes that this is just a start that will fold into revision of a new Unified Development Ordinance in the near future.

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

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

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

**Medium Density Residential Classification.** The Medium/High Density Residential classification encompasses approximately 0.8 square miles (483 acres) or about 10 percent of the total planning jurisdiction. The majority of the properties classified as Medium Density Residential are generally located immediately surrounding the Beaufort downtown area as well as north and east of the downtown area. 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; and R-8A Single-family Medium Density Residential 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. The Town’s goals and policies support the use of land in Medium Density-classified areas for single-family and two-family dwellings where adequate public utilities and streets are available or can be upgraded to support the higher residential densities encouraged in this classification.

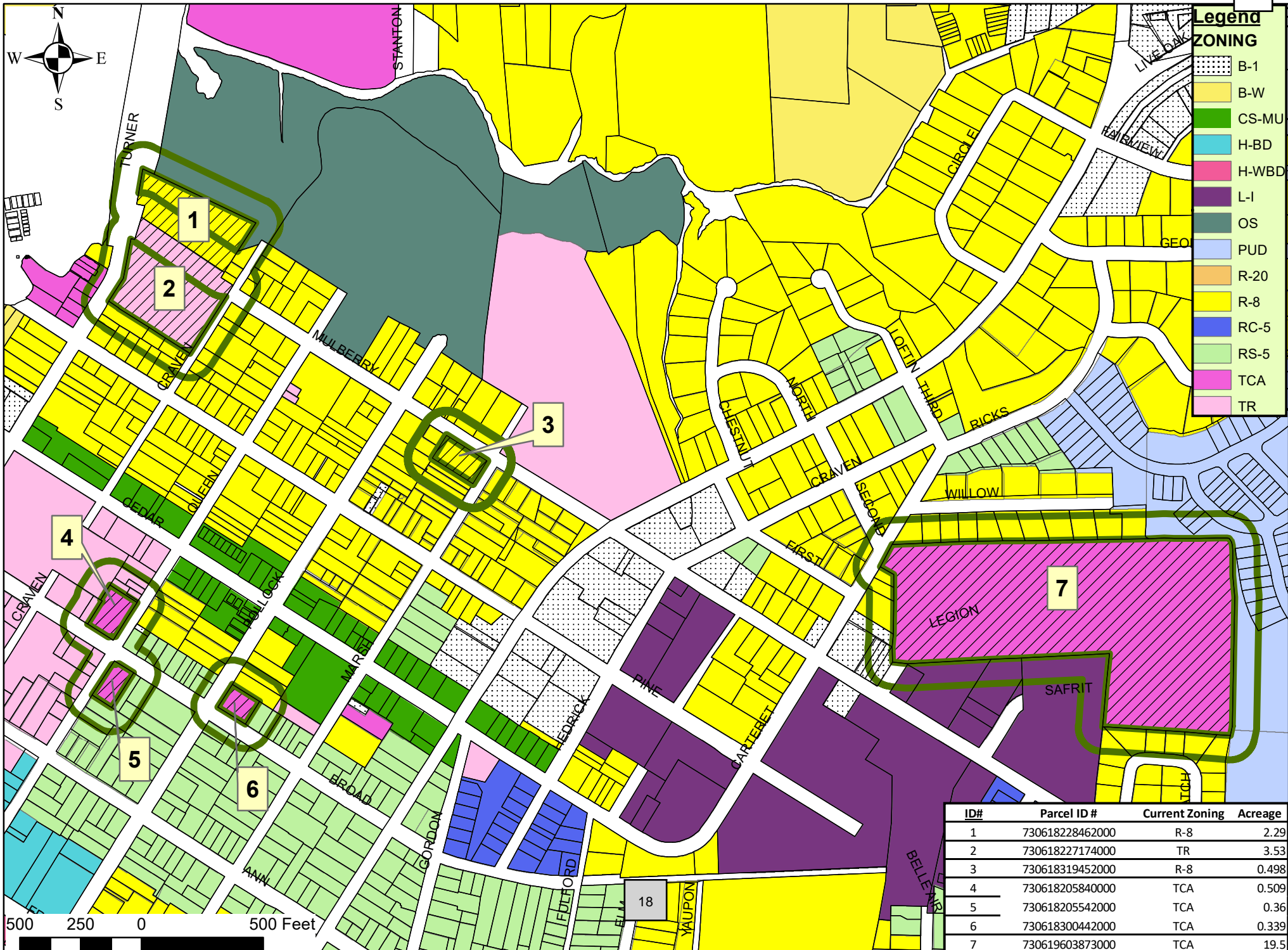


**High Density Residential Classification.** The High-Density Residential classification encompasses approximately 0.05 square miles (32.6 acres) or about 0.7 percent of the total planning jurisdiction. The properties classified as High Density Residential are located in the northeastern portion of the Town’s planning jurisdiction along the US Highway 70 North corridor. The High-Density Residential classification is intended to delineate lands where the predominant land use is higher density single-family residential developments and/or multifamily developments. The residential density within this classification is generally 6 to 16 dwelling units per acre. The minimum lot size is 2,750 square feet

per unit unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Land uses within High Density Residential designated areas are generally compatible with the RMF, Multi-Family High Density Residential and the R-5, Residential Cluster zoning classifications. Public water and sewer service is required to support the residential densities in this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support High Density Residential development. The Town’s goals and policies support the use of land in High Density-classified areas for single-family and multifamily dwellings where adequate public utilities and streets are available or can be upgraded to support the higher residential densities encouraged in this classification. The higher density residential developments anticipated to occur during the planning period are encouraged within the High Density-classified areas.

- Attachments:** Property Owners Within 100 Feet  
Vicinity & Zoning Map with 100 Foot Notification Boundary & Information Table  
CAMA Future Land Use Map with 100 Foot Notification Boundary  
Figure 8 - CAMA Future Land Use

# Vicinity & Zoning Map with 100 Foot Notification Boundary & Information Table

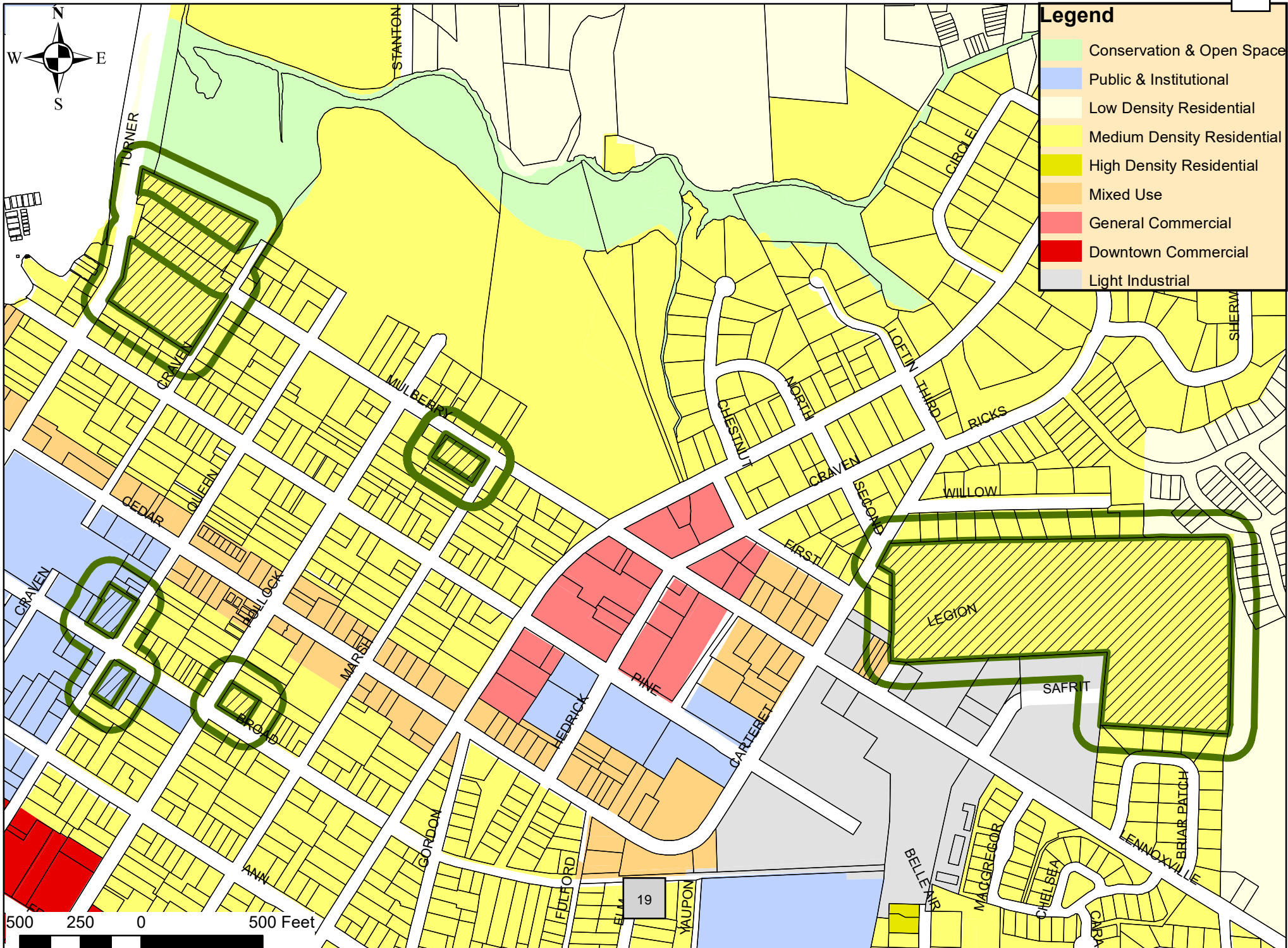


| Legend    |       |
|-----------|-------|
| ZONING    |       |
| [Pattern] | B-1   |
| [Color]   | B-W   |
| [Color]   | CS-MU |
| [Color]   | H-BD  |
| [Color]   | H-WBD |
| [Color]   | L-I   |
| [Color]   | OS    |
| [Color]   | PUD   |
| [Color]   | R-20  |
| [Color]   | R-8   |
| [Color]   | RC-5  |
| [Color]   | RS-5  |
| [Color]   | TCA   |
| [Color]   | TR    |

| ID# | Parcel ID #     | Current Zoning | Acreage |
|-----|-----------------|----------------|---------|
| 1   | 730618228462000 | R-8            | 2.29    |
| 2   | 730618227174000 | TR             | 3.53    |
| 3   | 730618319452000 | R-8            | 0.498   |
| 4   | 730618205840000 | TCA            | 0.509   |
| 5   | 730618205542000 | TCA            | 0.36    |
| 6   | 730618300442000 | TCA            | 0.339   |
| 7   | 730619603873000 | TCA            | 19.5    |

500 250 0 500 Feet

# Future Land Use Map with 100 ft. Buffer of Adjacent Properties



| <u>OWNER</u>                   | <u>AIL</u> | <u>HOU</u> | <u>MAIL ST</u>       | <u>MAIL CITY</u>   | <u>L S'MAIL Z</u> | <u>MAIL ZI</u> | <u>MAIL_ADD2</u>         |
|--------------------------------|------------|------------|----------------------|--------------------|-------------------|----------------|--------------------------|
| 710 CEDAR LLC                  |            |            |                      | BEAUFORT           | NC                | 28516          | PO BOX 360               |
| BALLOU-LEWIS PROPERTIES LLC    |            |            |                      | GREENVILLE         | NC                | 27835          | PO BOX 662               |
| BEAUFORT COMPOSITE TECHNOLOGIE | 111        |            | SAFRIT DR            | BEAUFORT           | NC                | 28516          |                          |
| BEAUFORT FLATS LLC             | 608        |            | ANN STREET           | BEAUFORT           | NC 1143           | 28516          |                          |
| BEAUFORT HOUSING AUTHROITY     | 716        |            | MULBERRY ST          | BEAUFORT           | NC 1922           | 28516          |                          |
| BEAUFORT HOUSING AUTHROITY     | 716        |            | MULBERRY ST          | BEAUFORT           | NC 1922           | 28516          |                          |
| BELL,SARAH                     | 514        |            | POLLOCK STREET       | BEAUFORT           | NC                | 28516          |                          |
| BISHOP,STEPHEN F ETUX GAIL B   | 131        |            | CRAVEN STREET        | BEAUFORT           | NC                | 28516          |                          |
| BLAND,CHARLES EVERET ETUX MARY | 609        |            | ANN STREET           | BEAUFORT           | NC                | 28516          |                          |
| BLUE TREASURE LLC              |            |            |                      | CARY               | NC                | 27519          | PO BOX 3557              |
| BONAVENTURA,JOSEPH             | 114        |            | BROAD STREET         | BEAUFORT           | NC                | 28516          |                          |
| BOYD,SAMUEL GLEN               | 701        |            | EVANS STREET         | MOREHEAD CITY      | NC                | 28557          |                          |
| BRIDGES,JOHN M                 | 1200       |            | PARK AVE-B           | GOLDSBORO          | NC                | 27530          |                          |
| BRYANT,MAGALENE JAMES          | 515        |            | MARSH STREET         | BEAUFORT           | NC                | 28516          |                          |
| BURBRIDGE,ANNIE ETVIR WILLIAM  | 518        |            | MARSH STREET         | BEAUFORT           | NC                | 28516          |                          |
| CANOSA,CHRISTOPHER J ETUX K    | 2          |            | ANTHONY DRIVE        | NEW PALTZ          | NY                | 12561          |                          |
| CARTER,FRANCES W               | 6101       |            | ROSENBLUM COURT      | NORTH CHESTERFIELD | VA                | 23234          | APT 1A,C/O ISSAC CARTERT |
| CARTERET COUNTY                | 302        |            | COURTHOUSE SQUARE    | BEAUFORT           | NC                | 28516          | SUITE 200                |
| CHAPLAIN,RICHARD M JR ETUX JAN |            |            |                      | BEAUFORT           | NC                | 28516          | PO BOX 2304              |
| CHRISTIANSSEN,EMILY FENIMORE   | 115        |            | CARTERET AVE         | BEAUFORT           | NC                | 28516          |                          |
| CLARK,JOHN W                   | 103        |            | LENNOXVILLE POINT RD | BEAUFORT           | NC                | 28516          |                          |
| COASTAL CONUNDRUM COMPANY INC  |            |            |                      | BEAUFORT           | NC                | 28516          | PO BOX 1143              |
| COLLINS,SAMUEL DEWAYNE         | 607        |            | QUEEN STREET         | BEAUFORT           | NC                | 28516          |                          |
| CRAVEN STREET PROPERTIES LLC   |            |            |                      | MT PLEASANT        | SC                | 29465          | PO BOX 643               |
| DELPAPA,CHARLES J ETUX SARAH   | 3929       |            | BENTLEY BROOK DRIVE  | RALEIGH            | NC                | 27612          |                          |
| EKUEHL,JESSICA                 | 223        |            | QUEEN STREET         | BEAUFORT           | NC                | 28516          |                          |
| ELLISON,GEORGE C ETUX LAVERA   | 1106       |            | LENNOXVILLE RD       | BEAUFORT           | NC                | 28516          |                          |
| ELLISON,WILLIAM L ETUX GRACE L | 1201       |            | LENNOXVILLE ROAD     | BEAUFORT           | NC 2028           | 28516          |                          |
| GALES SHORE PROPERTIES LLC     | 175        |            | GALES SHORE CIRCLE   | NEWPORT            | NC                | 28570          |                          |
| GARNER,EUGENE M JR ETUX DIANNE | 173        |            | JACKSON DRIVE        | BEAUFORT           | NC                | 28516          |                          |
| GONZALEZ,LUCILLE J             |            |            |                      | CARRBORO           | NC                | 27510          | PO BOX 111               |
| GORUM,CHARLIE STUX SARAH       | 604        |            | CRAVEN STREET        | BEAUFORT           | NC                | 28516          |                          |
| GRASSI,JENNIFER G              | 2004       |            | FARMSTEAD CT         | MOREHEAD CITY      | NC                | 28557          |                          |
| GRAY,ELAINE DIONE              | 4201       |            | NIBLICK DRIVE        | PFAFFTOWN          | NC                | 27040          |                          |

|                                |         |                      |                |         |                            |
|--------------------------------|---------|----------------------|----------------|---------|----------------------------|
| GRIGGS,JOHNNY LYDE III ETUX    | 458     | BAILEY ROAD          | WINSTON SALEM  | NC      | 27107                      |
| HABER,MARTIN JOSEPH            | 711     | MULBERRY ST UNIT A   | BEAUFORT       | NC 1921 | 28516                      |
| HAMILTON,STEPHEN RAY           | 610     | CRAVEN STREET        | BEAUFORT       | NC      | 28516                      |
| HARKER,PERRY L                 |         |                      | BEAUFORT       | NC      | 28516 PO BOX 42            |
| HENRY,JULIANNA                 | 515 1/2 | MARSH ST             | BEAUFORT       | NC 1917 | 28516                      |
| HENRY,LUCY C                   | 712     | MULBERRY ST          | BEAUFORT       | NC      | 28516                      |
| HOLLAND,NORMA                  | 601     | BROAD ST             | BEAUFORT       | NC      | 28516                      |
| HUGHES DEVELOPMENT LLC         | 901-F   | PAVERSTONE DRIVE     | RALEIGH        | NC      | 27615                      |
| HUNT,JASON MACDUFFY ETAL       | 118     | BRIAR PATCH DRIVE    | BEAUFORT       | NC      | 28516                      |
| JJL REAL ESTATE LLC            |         |                      | CHARLESTON     | SC      | 29413 PO BOX 21793         |
| JOHNSON,MARGARET L/T           |         |                      | MOUNT PLEASANT | SC      | 29465 PO BOX 643           |
| KOTCH,MARTIN JOEL ETUX INDA W  | 717     | MULBERRY STREET      | BEAUFORT       | NC      | 28516                      |
| KUNST,RICHARD ALAN ETAL MOORE  | 109     | LARIAT LANE          | CHAPEL HILL    | NC      | 27517                      |
| KUSEL,DAVID T ETUX KIMBERLY L  | 707     | BROAD STREET         | BEAUFORT       | NC      | 28516                      |
| KVD LLC                        | 2714    | ANDERSON DRIVE       | RALEIGH        | NC      | 27608                      |
| LEWS PROPERTIES III LLC        | 4770    | BISCAYNE BLVD #1050  | MIAMI          | FL 3247 | 33137 C/O LEON E SHARPE PA |
| LIVINGSTON,CASEY PAUL          | 502     | MULBERRY STREET      | BEAUFORT       | NC      | 28516                      |
| LONG,ROSEZENA J L/T            |         |                      | MT PLEASANT    | SC      | 29465 PO BOX 643           |
| MCLAUGHLIN,BARNEY ETUX MARTHA  | 14856   | PERCH POINT ROAD     | CHESTER        | VA      | 23836                      |
| MERCER,GARY A ETUX JUDITH S    | 106D    | PROFESSIONAL PARK DR | BEAUFORT       | NC      | 28516                      |
| MILLER,JONATHAN P              | 104     | WILLOW ST            | BEAUFORT       | NC      | 28516                      |
| NELSON,RUSS BUTLER             | 407     | PINE STREET          | BEAUFORT       | NC      | 28516                      |
| O'CONNELL,STEPHEN ETUX INGRID  | 2114    | WHITE OAK RD         | RALEIGH        | NC      | 27608                      |
| ODEN,PEARLIE L                 | 1100    | PINE STREET #B       | BEAUFORT       | NC 2036 | 28516                      |
| PAERL,BARBARA H ETVIR HANS W   | 100     | HOLLY LANE           | BEAUFORT       | NC      | 28516                      |
| PALFRAMAN,SANDRA L             | 118     | WILLOW STREET        | BEAUFORT       | NC      | 28516                      |
| PARKER,ETHEL                   | 2206    | BRIDLE PATH DRIVE    | WALDORF        | MD      | 20601                      |
| PARKER,PHYLLIS                 | 305     | POLLOCK STREET       | BEAUFORT       | NC      | 28516                      |
| PINE ST PROPERTIES OF BFT LLC  |         |                      | MT PLEASANT    | SC      | 29465 PO BOX 643           |
| POLLOCK STREET PROPERTIES LLC  |         |                      | MT PLEASANT    | SC      | 29465 PO BOX 643           |
| POPE,DAVID W ETUX RENEE G      | 1305    | FAYETTEVILLE STREET  | KNIGHTDALE     | NC      | 27545                      |
| POTTER,MARY E ETAL HALL IV     | 102     | WILLOW STREET        | BEAUFORT       | NC      | 28516                      |
| PURVIS CHAPEL CHURCH           | 210     | QUEEN STREET         | BEAUFORT       | NC      | 28516                      |
| QUEEN ST PROPERTIES OF BFT LLC |         |                      | MT PLEASANT    | SC      | 29465 PO BOX 643           |
| RAITER,PATRICK JACOBS          | 103     | CARTERET AVENUE      | BEAUFORT       | NC      | 28516                      |
| RICKS,MICHAEL K ETUX LINDA     | 112     | WILLOW ST            | BEAUFORT       | NC      | 28516                      |

|  |       |                      |               |         |                             |
|--|-------|----------------------|---------------|---------|-----------------------------|
| RODDEWIG,ROBBIN E ETUX JENNIFE SARY DISTRIBUTING INC       | 104   | NEWHALL PLACE SW     | LEESBURG      | VA      | 20175                       |
| SEIGLER,JOSEPH D ETUX SHARON SHAW FAMILY NC PROPERTIES LLC | 162-B | OLD HERTFORD ROAD    | EDENTON       | NC      | 27932                       |
| SOCIAL SERVICES OFFICES                                    | 8201  | LIGON MILL RD        | WAKE FOREST   | NC      | 27587                       |
| SPROWL,JONATHAN O ETUX ROBIN E                             | 101   | CARROT ISLAND LN     | BEAUFORT      | NC      | 28516                       |
| SPRUILL,JOSEPH ETAL MAR DILLON                             | 204   | 2ND ST               | BEAUFORT      | NC 1705 | 28516                       |
| STANLEY,D  | 594   | MIMOSOSA SHORES ROAD | WASHINGTON    | NC 8599 | 27889                       |
| STANLEY,GEORGIA B  | 604   | CRAVEN ST            | BEAUFORT      | NC      | 28516                       |
| STANLEY,VALERIE  | 412   | QUEEN STREET         | BEAUFORT      | NC      | 28516                       |
| STATE OF NORTH CAROLINA                                    | 1321  | MAIL SERVICE CENTER  | BEAUFORT      | NC      | 28516 PO BOX 554            |
| STEPHENSON,WILLIAM ETUX DIANE                              | 4028  | KAYLOR CREEK DRIVE   | RALEIGH       | NC 1321 | 27699                       |
| STREAMLINE DEVELOPERS LLC                                  |       |                      | APEX          | NC      | 27539                       |
| SUMMERS,MARY HEIRS   | 604   | CRAVEN ST            | MOREHEAD CITY | NC      | 28557 P O BOX 6             |
| TAHERI,PATRICIA PITTMAN                                    | 1519  | ANN STREET           | BEAUFORT      | NC      | 28516                       |
| TAILLON,TIMOTHY  | 601   | CRAVEN STREET        | BEAUFORT      | NC 2301 | 28516                       |
| TAYLOR,SCOTT D   | 105   | TAYLORS CREEK RD     | BEAUFORT      | NC      | 28516                       |
| THAYER,VICTORIA ETVIR KEITH                                | 602   | DANCER CT            | BEAUFORT      | NC      | 28516                       |
| THE HOUSING AUTHORITY TWN BFT                              | 716   | MULBERRY STREET      | BEAUFORT      | NC      | 28516                       |
| TOWN OF BEAUFORT   |       |                      | BEAUFORT      | NC      | 28516 PO BOX 390            |
| TURNER WESTWARD LLC  | 11905 | CENTRE STREET #109   | CHESTER       | VA 1777 | 23831 C/O BARNEY MCLAUGHLIN |
| TURNER WESTWARD LLC  | 11905 | CENTRE STREET #109   | CHESTER       | VA 1777 | 23831 C/O BARNEY MCLAUGHLIN |
| VANN,ROBERT E ETUX VERA                                    |       |                      | BEAUFORT      | NC      | 28516 PO BOX 561            |
| VINING CONSULTATION+MGMT LLC                               | 1921  | LEWIS STREET         | RALEIGH       | NC 1351 | 27608                       |
| VINSON,BRITT D ETUX TAMATHA L                              | 920   | STONE FALLS TRAIL    | RALEIGH       | NC      | 27614                       |
| WARDEN,MARK E  | 108   | WILLOW STREET        | BEAUFORT      | NC      | 28516                       |
| WASHINGTON,BEATRICE ETAL REGIN                             | 619   | BROAD STREET         | BEAUFORT      | NC 2223 | 28516                       |
| WILLIAMS,RALPH EMERSON JR                                  |       |                      | NEWPORT       | NC      | 28570 PO BOX 845            |
| YOPP,DAVID LANIER SR ETUX                                  | 2600  | GLENWOOD AVE         | RALEIGH       | NC      | 27608 APT 315               |
| YOST,MARK S  | 2026  | SAINT ANDREWS ROAD   | GREENBORO     | NC      | 27408                       |
| ZIEBELL,ASHLEY D ETVIR PAUL B                              | 106   | WILLOW STREET        | BEAUFORT      | NC      | 28516                       |