



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 15, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) PB Draft Minutes 052024

Public Comment

New Business

- [1.](#) To recommend to the Board of Commissioners approval or denial of the proposed Preliminary/Final Plat of 153 Kelly Lane
- [2.](#) To recommend to the Board of Commissioners approval, approval with stated conditions, or denial of the Special Use Permit (SUP) request for dry boat storage at 609 Highway 101

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, May 20, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair Neve called the May 20th, 2024 Planning Board meeting to order at 6:00 p.m.

Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Ryan Neve, Chair; Becky Bowler, Vic Fasolino, Clark Patton, George Stanziale

Members Absent: Diane Meelheim, Vice-Chair; Jeff Vreugdenhil

A quorum was declared with five members present.

Town Staff Present: Mr. Kyle Garner, Planning Director; Mrs. Michelle Eitner, Town Planner; Mr. Arey Grady, Town Attorney; Mr. Jason Brinson, IT Director; Ms. Laurel Anderson, Board Secretary

Agenda Approval

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

Member Stanziale made the motion to approve the agenda and Member Bowler made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Clark Patton, George Stanziale

Minutes Approval

1. PB Draft Minutes for 041524

Member Stanziale made the motion to approve the Minutes and Member Patton made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Clark 2 on, George Stanziale

Public Comment

Chair Neve then asked if anyone would like to speak. There were no public comments.

New Business

1. #24-10 To recommend to the Board of Commissioners approval or denial of the proposed Towns at Live Oak site plan

Mrs. Eitner gave the Staff Report and explained the site plan to build a 135-unit townhome development at 1809 Live Oak Street. The zoning district for the subject property is Townhome, Condominium, and Apartment (TCA). Abutting zoning districts are TCA, R20, and B-1. The proposed site plan includes a 135-unit townhome development with 69 larger 1,984sf 3-bedroom “type 1” townhomes, and 66 smaller 1,648sf 3-bedroom “type 2” townhomes. There are a total of 297 parking spaces with 270-unit spaces at two parking spaces per unit (one garage space and one driveway space) and 27 community spaces. Plans for landscaping and buffering, residential dumpster sites, a mail kiosk, and recreational facilities are included. Mrs. Eitner also showed two planned points of ingress and egress for the development and noted that the Town would maintain access to the well site at the northwestern corner of the property.

Member Patton asked if a traffic impact analysis had been conducted yet. Member Stanziale stated he had an issue with the number of units per building and asked about landscaping and buffer landscaping sizes, visitor parking, and entrance signage. Member Bowler asked how many visitor parking spaces were provided. Member Fasolino asked for clarification on townhome ownership, the HOA, and wastewater lift station ownership. Chair Neve asked if the streets would meet accessibility standards for heavy trucks and emergency vehicles, and Member Fasolino followed up with a question regarding the entrance into the Food Lion parking lot.

Ron Cullipher, The Cullipher Group, discussed the Food Lion access agreements already in place, lift station and water/sewer infrastructure, streets, and landscaping and trees.

Chair Neve asked about sidewalks and pond landscaping. Member Fasolino asked about the size of the townhome lots when sold and setbacks. Member Stanziale expressed concerns about the design. Member Bowler stated she was concerned with safety, requested more visitor parking spaces, and requested the use of native plant materials.

Member Fasolino worried the site plan was not pedestrian friendly and noted potential parking issues. Chair Neve echoed some concerns with aesthetics but also noted affordable housing is needed.

Member Stanziale made the motion to submit to the Board of Commissioners and Member Bowler made the second.

Chair Neve took a vote that was approved.

Voting yea: Chair Neve, Becky Bowler, Clark Patton, George Stanziale

Voting nay: Vic Fasolino

Commission / Board Comments

Member Stanziale asked about the upcoming Unified Development Ordinance (UDO). Member Patton noted traffic and safety concerns on Live Oak Street including sidewalks. Member Bowler asked about a possible future multi-use path to connect Beaufort Club to the downtown area. Chair Neve suggested townhomes as a separate zone in the upcoming UDO.

Staff Comments

Mrs. Eitner presented information on the upcoming UDO preliminary assessment.

Mr. Garner noted that G.S. Chapter 160D was incorporated 3 the UDO. He also explained how processes work for large projects such as the access management project.

Adjourn

Member Patton made the motion to adjourn and Member Fasolino made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Clark Patton, George Stanziale

Chair Neve then declared the meeting adjourned at 7:20 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary



Town of Beaufort, NC

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**Beaufort Planning Board Regular Meeting
6:00 PM Monday, July 15, 2024 – 614 Broad Street – Train Depot**

AGENDA New Business

CATEGORY:

SUBJECT: To recommend to the Board of Commissioners approval or denial of the proposed Preliminary/Final Plat of 153 Kelly Lane

BRIEF SUMMARY:

Jonathan McDaniel, PE of Tidewater Associates, agent for property owner Pamela Ann Smith Kelly, has requested to subdivide the 7.32 acre parcel addressed as 153 Kelly Lane into two parcels.

REQUESTED ACTION:

Discussion on Proposed Preliminary/Final Plat
Recommendation to Board of Commissioners for Plat

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner
Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Planning Board Members
From: Michelle Eitner, Town Planner
Date: July 15, 2024
Case No. 23-09 153 Kelly Lane Subdivision – Preliminary/Final Plat

THE REQUEST: Subdivide a 7.32 acre parcel addressed as 153 Kelly Lane (PIN 731703007898000) into two lots.

BACKGROUND: Jonathan McDaniel, PE of Tidewater Associates, agent for property owner Pamela Ann Smith Kelly, has requested to subdivide the 7.32 acre parcel addressed as 153 Kelly Lane into two parcels.

Location: 153 Kelly Lane
 Owner: Pamela Ann Smith Kelly
 Agent: Jonathan McDaniel, PE of Tidewater Associates
 Requested Action: Subdivide a parcel (PIN 731703007898000) into two lots (2.35a and 4.97a)
 Existing Zoning: R-20
 Size: 7.32 acres
 Existing Land Use: Single-Family Residential
 Proposed Land Use: Single-Family Residential
 TRC Review: September 14, 2023 (delay for proposed septic system permit issuance)

SPECIAL INFORMATION:

Public Utilities:

Water: Existing private well at Tract A/Existing Carolina Water Service meter at Tract B
 Sanitary Sewer: Existing septic system at Tract A/Proposed engineered septic system for Tract B

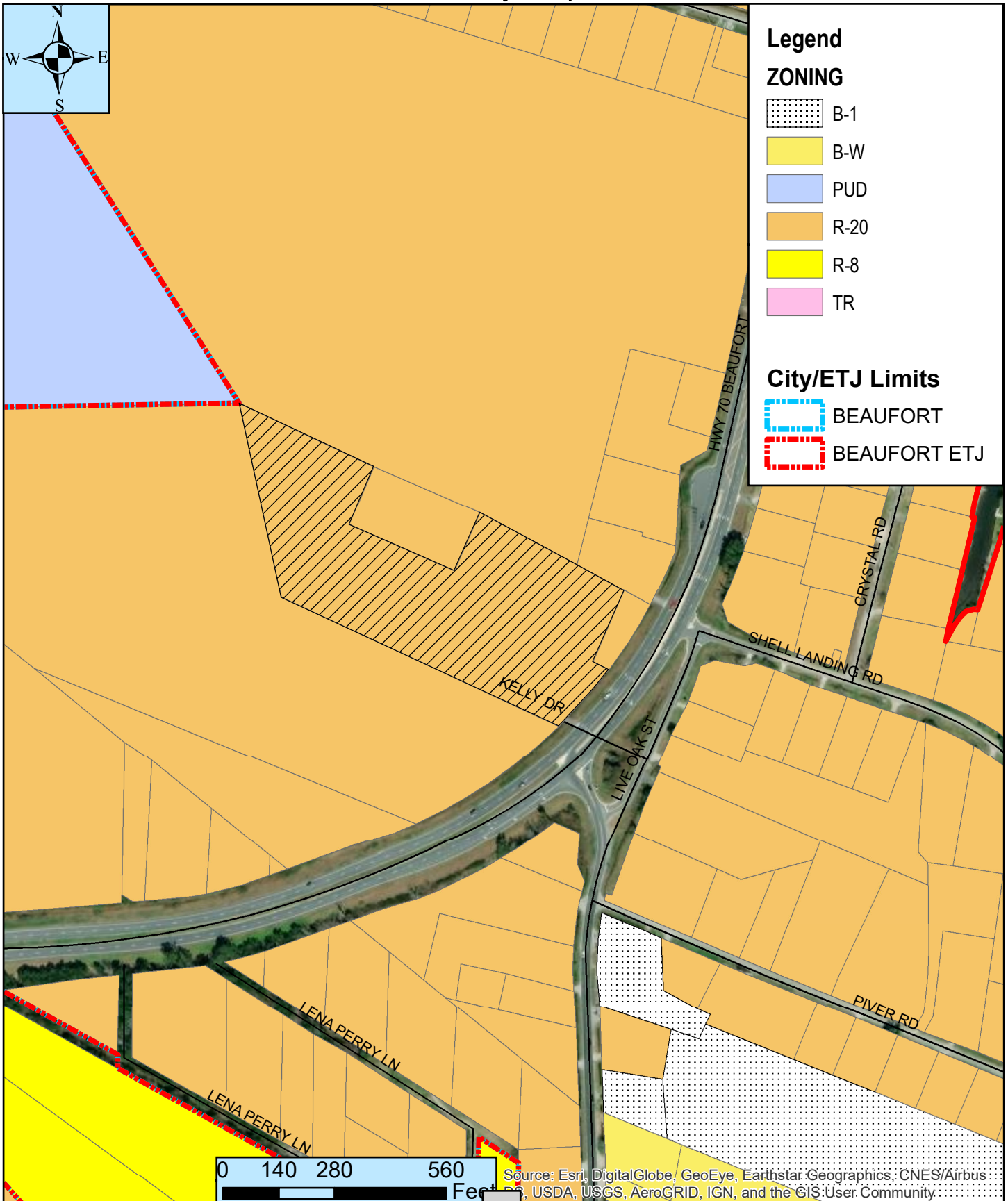
OPTIONS:

1. Recommend approval to the Board of Commissioners of the Preliminary and Final Plat for 153 Kelly Lane
2. Recommend denial of the request

Attachments:

- Attachment B – Vicinity Map
- Attachment C – Preliminary/Final Plat for 153 Kelly Lane

Case # 23-09 - 153 Kelly Lane Preliminary/Final Plat Subdivision Vicinity Map



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

Legend:
 C/L - Centerline
 CP - Computed Point
 D.B. - Deed Book
 EA - Existing Aisle
 EIP - Existing Iron Pipe
 EIR - Existing Iron Rod
 Ex. - Existing
 M.B. - Map Book
 ohpl - Overhead Power Line
 Pg. - Page
 PP - Power Pole
 R/W - Right-of-way
 SIR - Set Iron Rod
 SMN - Set Mag Nail

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Beaufort and that I hereby adopt this plan of subdivision with my free consent, established minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer and Water lines to the Town of Beaufort.

Date _____ Owner(s) _____

Certificate or approval of the design and installation of streets, utilities, and other required improvements. I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to the Town of Beaufort specifications and standards in the TRACT ON U.S. HIGHWAY 70, AND AT #153 KELLY DRIVE Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Beaufort have been received, and that the filing fee for this plat, in the amount of \$ _____ has been paid.

Date _____ Town Manager _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Beaufort, North Carolina, and that this plat has been approved by the Board of Commissioners for recording in the office of the Register of Deeds of Carteret County.

Date _____ Town Clerk, Beaufort _____

Certification of Approval by the Planning Board

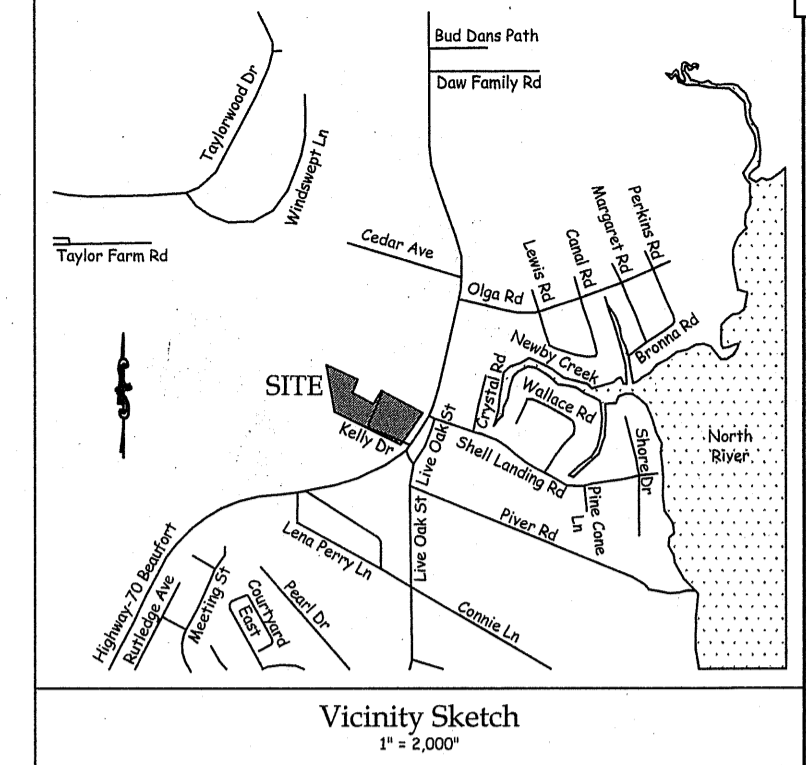
The Beaufort Planning Board hereby approves the final plat for the TRACT ON U.S. HIGHWAY 70, AND AT #153 KELLY DRIVE subdivision.

Date _____ Chairman, Beaufort Planning Board _____

I, Edwin N. Foley, Professional Land Surveyor L-2884, certify to one of the following as indicated:

- a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Edwin N. Foley, P.L.S., L-2884



I, Edwin N. Foley, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), made under my supervision, completed on 12/01/2022, that the ratio of precision or positional accuracy is 0.1", that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license number and seal this _____ day of _____ AD 2023.

Edwin N. Foley, P.L.S., L-2884

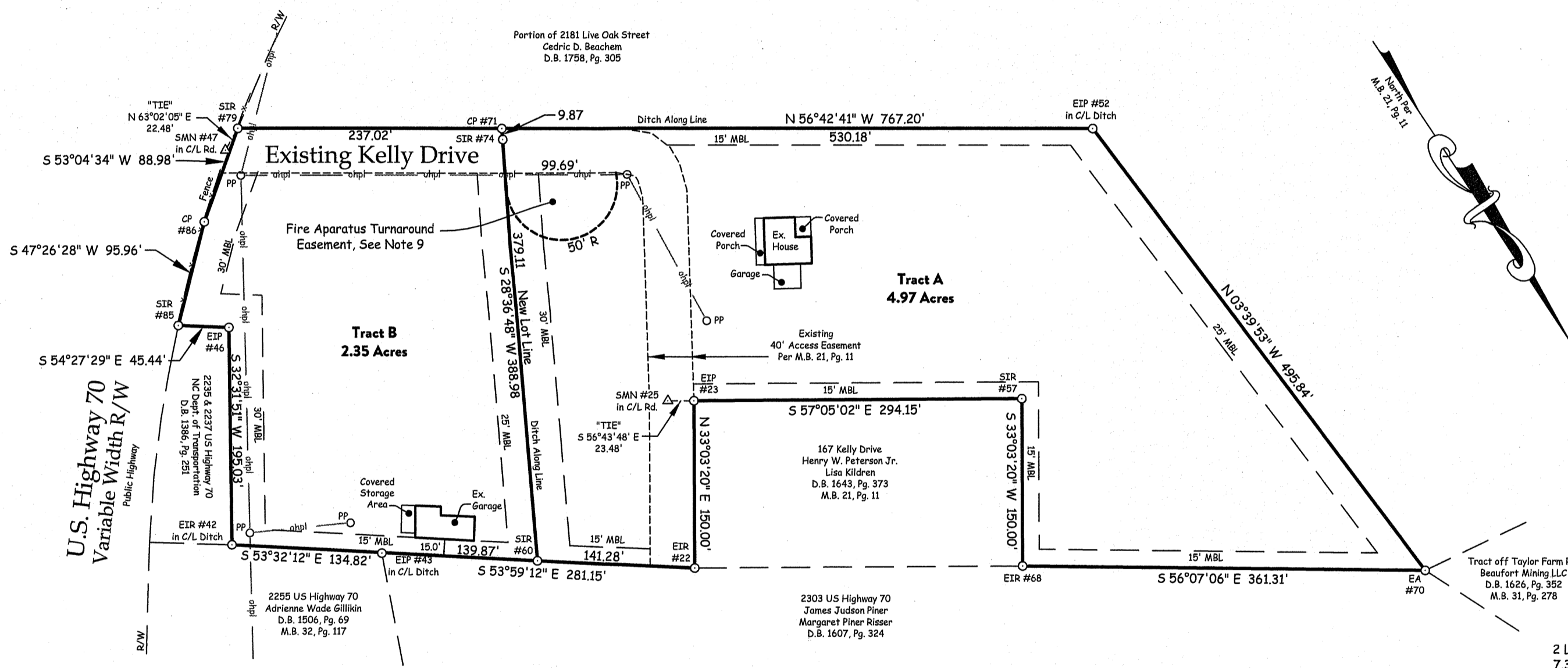
NORTH CAROLINA.....CARTERET COUNTY

I, _____ Review Officer of CARTERET County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____

Filed for registration and recorded in Map Book _____, Page _____, this _____ day of _____, 2023, at _____ o'clock _____ M.

Register of Deeds
By _____



NOTES:

1. Subject Property will be in Flood Zone "X" Per FIRM CPN 375346 7317 J (Town of Beaufort) Effective: 07/16/2003
2. No record search done by or furnished to surveyor in regards to zoning, setbacks, easements or restrictions.
3. All distances are horizontal ground, U.S. survey feet.
4. Area calculated by coordinates.
5. Adjoining property Information per Carteret County Tax Records.
6. No NCDOT R/W monuments found; Hwy 70 R/W line set at 1' behind control access fences.
7. The existing residence at Tract "A" has an individual septic system and private well. Tract "B" has septic system engineered option permit CDP#225234 issued 6/5/24, and existing water meter through Carolina Water Service of North Carolina (CWSNC).
8. Existing structures per Carteret County GIS aerial photography.
9. The 100' diameter access easement is reserved for a future fire apparatus road cul-de-sac turnaround. The portion of Kelly Drive across Tract "B" shall be upgraded to fire apparatus road standards at time of building permit, and shall be a minimum of 20' wide with minimum unobstructed vertical clearance of 13.5', and be rated to support of 75,000 lbs.

Setbacks - Front: 30'
 Side: 15'
 Rear: 25'

2 Lots
 7.32 Acres
 Deed Ref:
 D.B. 470, Pg. 265
 M.B. 21, Pg. 11
 Pin #: 731703007898000
 Zone: R-20 ETJ

Final Plat

SUBDIVISION OF 153 KELLY DRIVE

Town of Beaufort, Carteret County, North Carolina

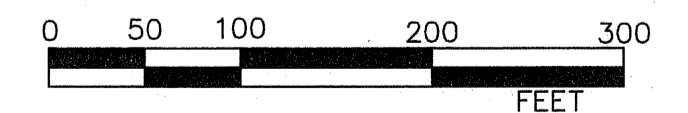
Owner:

Pamela Ann Smith Kelly

153 Kelly Drive
 Beaufort, NC 28516
 252-241-4989

DATE: 06/17/2024

SCALE: 1" = 100"



TIDEWATER ASSOCIATES, INC.

Engineers - Surveyors - Planners
 Cedar Point, North Carolina
 604E Cedar Point Blvd.
 Phone: (252) 393-6101 - www.TidewaterENC.com
 N.C. Firm License Number: F-0108



COGO: 22581.erd
 Project: 22581
 Filename: 22581Division.dwg
 Drawn By: SRH



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**Beaufort Planning Board Regular Meeting
6:00 PM Monday, July 15, 2024 – 614 Broad Street – Train Depot**

AGENDA New Business
CATEGORY:

SUBJECT: To recommend to the Board of Commissioners approval, approval with stated conditions, or denial of the Special Use Permit (SUP) request for dry boat storage at 609 Highway 101

BRIEF SUMMARY:

Special Use Permit (SUP) request for dry boat storage at 609 Highway 101

REQUESTED ACTION:

Discussion on Requested Special Use Permit

Recommendation to Board of Commissioners for Special Use Permit

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner
Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Planning Board Members
From: Michelle Eitner, Town Planner
Date: July 15, 2024
Case No. 24-08 Special Use Permit – Boat Storage at 609 Hwy 101

THE REQUEST: Special Use Permit (SUP) for dry boat storage at 609 Highway 101
INFORMATION:

Location: 609 Highway 101 (ETJ)
Property Owner: Copeland Road Property LLC (Tom Owens)
Requested Action: Special Use Permit for dry boat storage
Existing Zoning: Residential Single-Family District (R-20)
LUP Future Land Use Map: Rural/Working Lands
Size: 13.36 acres
Flood Zone: AE6 in northwest corner, otherwise Shaded X and X zones
Existing Land Use: Undeveloped
Adjoining Uses/Zoning: Residential (R-20)

OPTIONS:

1. Provide recommendation of approval to the Board of Commissioners as presented
2. Provide recommendation of approval to the Board of Commissioners with conditions
3. Provide recommendation of denial to the Board of Commissioners due to specific failures to meet required findings

ATTACHMENTS:

- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Application Package
- Attachment E – CAMA Land Use Plan Future Land Use Map and Classification Type

STAFF COMMENTS:

Tom Owens of Copeland Road Property LLC has requested a special use permit to construct and operate dry boat storage at 609 Highway 101. This property is undeveloped and has been cleared of some trees, but otherwise has no improvements on it. The proposed boat storage includes:

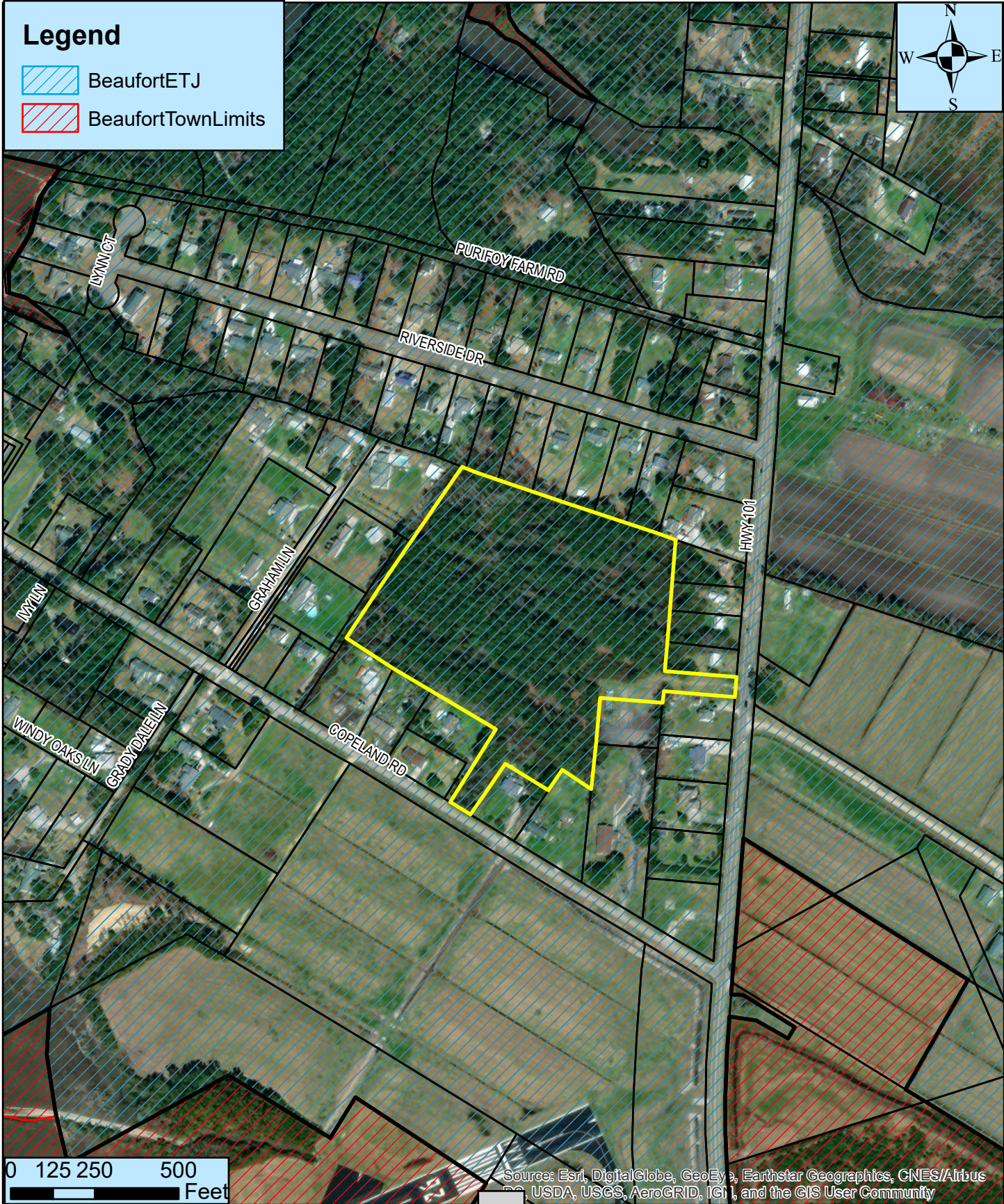
- 239 unpaved parking spaces (220 40ft-long spaces and 19 50ft-long spaces) for boat storage
- Two concrete driveway entrances (off Hwy 101 and Copeland Rd) with retractable gate openings
- 20ft-wide gravel driveways and drive aisles
- 12’-tall downward-facing pole lights
- Washdown area
- Fire hydrant
- 21’ landscape buffer including
 - 6’ chain link & barbed wire fence
 - Existing drainage ditches
 - Alternative buffer landscaping of 627 Nellie Stevens Holly trees spaced at 6ft on center to provide opaque buffer but allow for continued drainage ditch maintenance

Staff recognizes the importance of the fencing, landscaping buffer, drainage ditches within and around the site, and low impervious surface on the proposed site plan and suggest that maintenance of these components are made conditions of the special use permit.

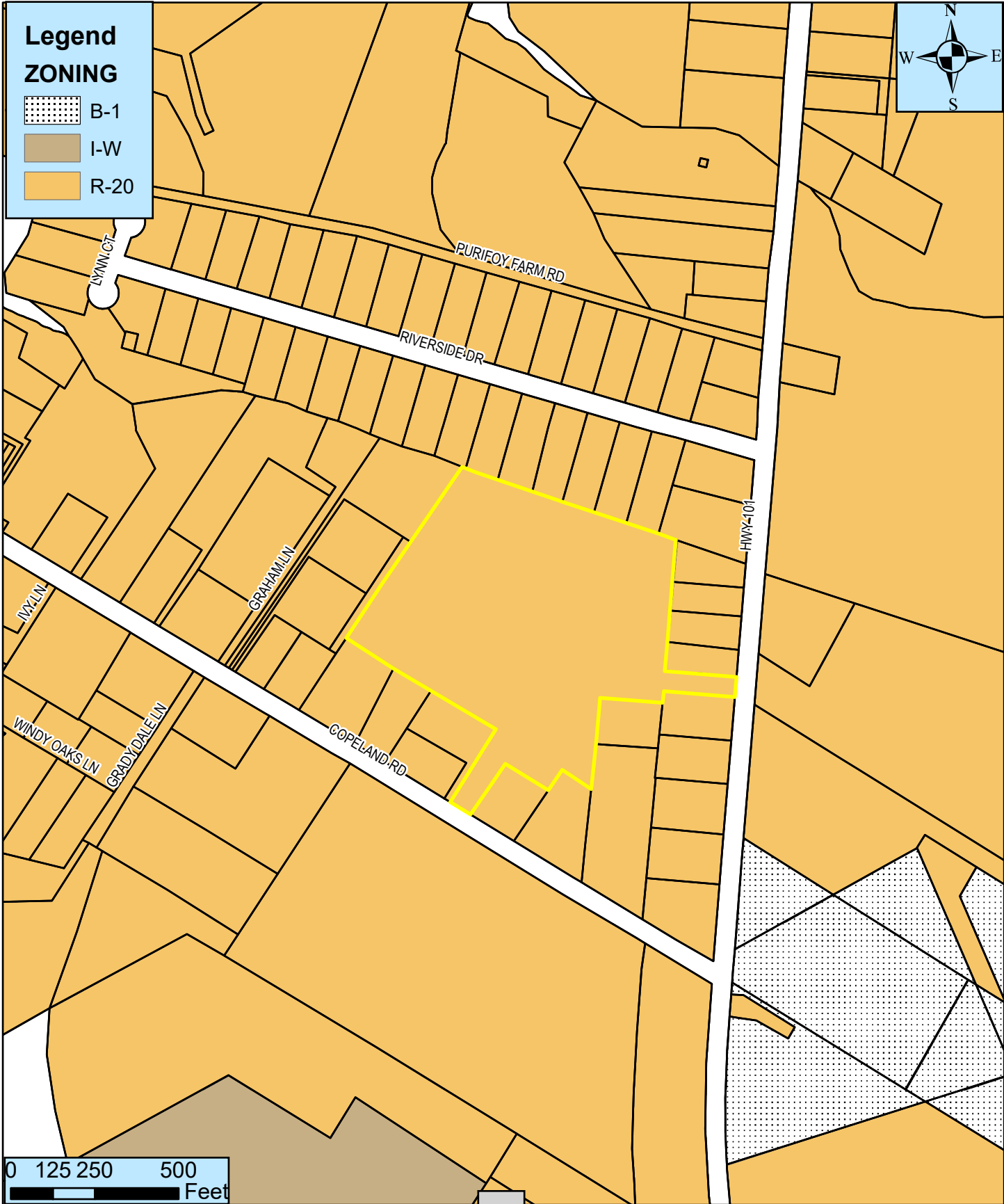
The Beaufort Comprehensive and CAMA Land Use Plan identifies this property as Rural/Working Lands: “Traditional Rural/Working lands (agriculture, silviculture, ranching and livestock, old farm fields, and homestead farms) predominate this character area. It also includes areas that are vacant or used for hunting or other non-residential, non-urban uses. These areas are generally not served by sewer service, although some suburban areas may be already. Due to typically poor septic infiltration potential for local soils, they are undesirable for residential or other types of development. If homes are present, they are often on very large lots or have been carved out of a larger tract of farmland. On-site septic treatment is one limiting factor to residential density, although the Town may also choose to restrict it further in the interest of maintaining rural character and/or maximizing use of public services (water, police, fire, emergency services, etc.).”

As there is no sewer or septic service to this proposed non-residential, non-urban use, staff asserts that while this is not agricultural, it follows the guidance of the Comprehensive and CAMA Land Use Plan.

Case # 24-08 - Special Use Permit for Boat Storage Vicinity Map

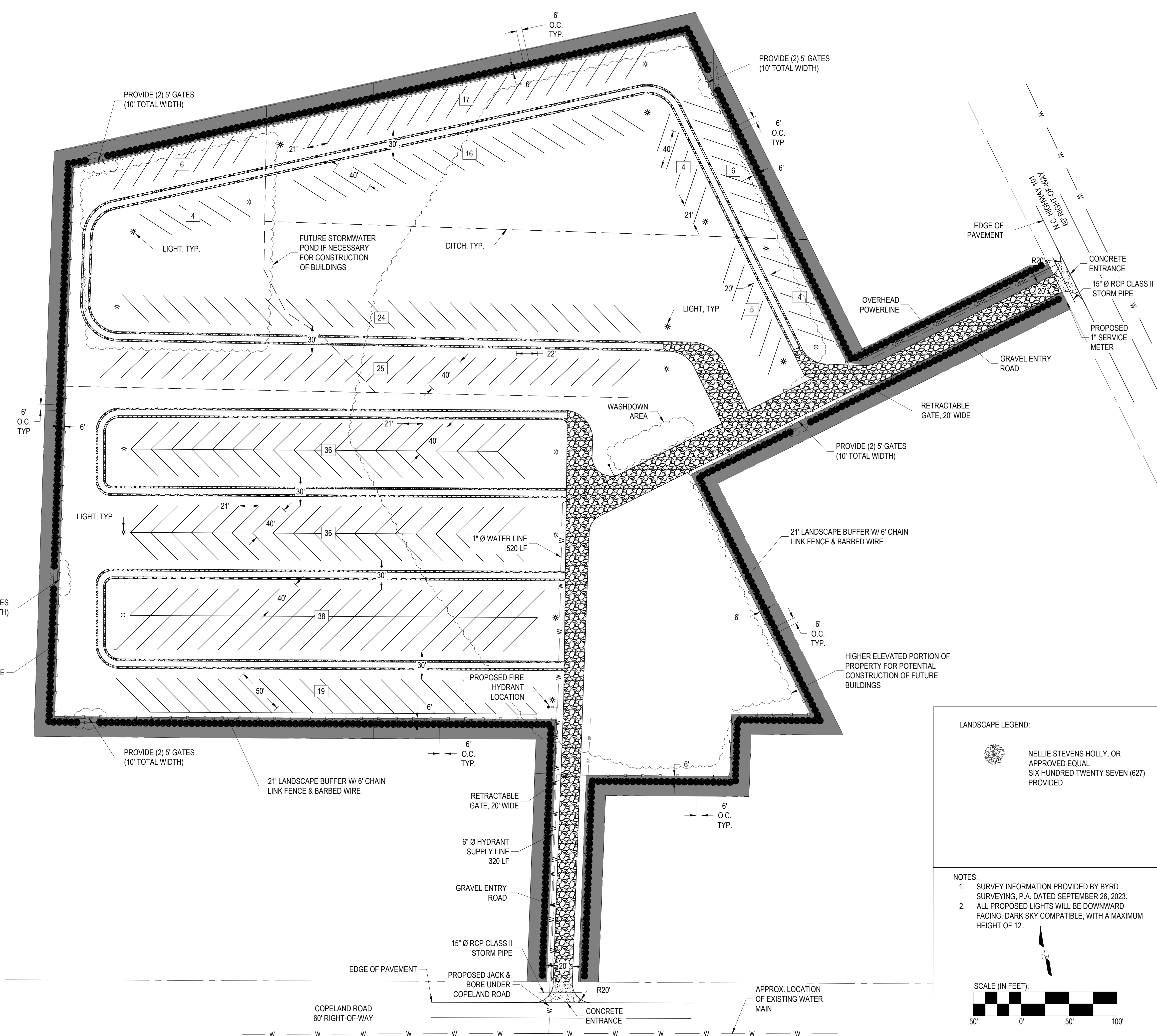


Case # 24-08 - Special Use Permit for Boat Storage Zoning Map




CHAIN LINK FENCE & GATE NOTES

1. PROVIDE CHAIN LINK FENCES AND GATES AS COMPLETE UNITS CONTROLLED BY A SINGLE SOURCE INCLUDING NECESSARY ERECTION ACCESSORIES, FITTINGS, AND FASTENINGS.
2. SUBMIT MANUFACTURER'S TECHNICAL PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR METAL FENCING, FABRIC, GATES, AND ACCESSORIES.
3. GALVANIZED STEEL FENCING:
 - 3.1. FABRIC: NO. 9 GAUGE FINISHED STEEL WIRES, 2" MESH, WITH TOP SELVAGES KNUCKLED FOR FABRIC 60" HIGH AND UNDER, AND BOTH TOP AND BOTTOM SELVAGES TWISTED AND BARBED FOR FABRIC OVER 60" HIGH. FABRIC FINISH, GALVANIZED, ASTM A 392, CLASS I, WITH NOT LESS THAN 1.2 OZ. ZINC PER SQUARE FOOT OF SURFACE.
 - 3.2. FRAMEWORK: GALVANIZED STEEL, ASTM A 120 OR ASTM A 123, WITH NOT LESS THAN 1.8 OZ. ZINC PER SQUARE FOOT OF SURFACE.
 - 3.3. FITTINGS & ACCESSORIES: GALVANIZED, ASTM A 153, WITH ZINC WEIGHTS.
 - 3.4. END, CORNER, AND PULL POSTS: 2.375" OD STEEL PILE, 3.65 LBS PER LINEAR FOOT, OR 3.5" X 3.5" ROLL-FORMED SECTIONS, 4.85 LBS PER LINEAR FOOT.
 - 3.5. LINE POSTS: SPACE 10' O.C. MAXIMUM.
 - 3.6. GATE POSTS:
 - 3.7. TOP RAIL: MANUFACTURER'S LONGEST LENGTHS, WITH EXPANSION TYPE COUPLINGS, APPROXIMATELY 6" LONG FOR EACH JOINT. PROVIDE MEANS FOR ATTACHING TOP RAIL SECURELY TO EACH GATE CORNER, PULL AND END POST. 1.66" OD PIPE, 2.27 LBS PER FOOT, OR 1.625" X 1.25" ROLL-FORMED SECTIONS, 1.35 LBS PER FOOT.
 - 3.8. POST BRACE ASSEMBLY: MANUFACTURER'S STANDARD ADJUSTABLE BRACE AT END AND GATE POSTS AND AT BOTH SIDES OF CORNER AND PULL POSTS.
 - 3.9. POST TOPS: PROVIDE WEATHERTIGHT CLOSURE CAP WITH LOOP TO RECEIVE TOP RAIL.
 - 3.10. GATES: FABRICATE PERIMETER FRAMES OF GATES FROM METAL AND FINISH TO MATCH FENCE FRAMEWORK. ASSEMBLE GATE FRAMES BY WELDING OR WITH SPECIAL FITTINGS AND RIVETS FOR RIGID CONNECTIONS, PROVIDING SECURITY AGAINST REMOVAL OF BREAKAGE CONNECTIONS. PROVIDE HORIZONTAL AND VERTICAL MEMBERS TO ENSURE PROPER GATE OPERATION AND ATTACHMENT OF HARDWARE AND ACCESSORIES.
 - 3.11. SWING GATES: FABRICATE PERIMETER FRAMES OF MINIMUM 1.90" OD PIPE. GATE HARDWARE SHALL BE GALVANIZED PER ASTM A 153. HINGES SHALL BE SIZED TO SUIT THE GATE SIZE NON-LIFT-OFF TYPE, OFFSET TO PERMIT 180° GATE OPENING. LATCH SHALL BE FORKED TYPE OR PLUNGER-BAR TYPE TO PERMIT OPERATION FROM EITHER SIDE OF GATE, WITH PADLOCK EYE AS INTEGRAL PART OF LATCH.
 - 3.12. DOUBLE GATES SHALL HAVE GATE STOPS CONSISTING OF MUSHROOM TYPE FLUSH PLATE WITH ANCHORS, SET IN CONCRETE, AND DESIGNED TO ENGAGE CENTER DROP ROD OR PLUNGER BAR. INCLUDE LOCKING DEVICE AND PADLOCK EYES AS INTEGRAL PART OF LATCH PERMITTING BOTH GATE LEAVES TO BE LOCKED WITH SINGLE PADLOCK.



LANDSCAPE LEGEND:

 NELLIE STEVENS HOLLY, OR APPROVED EQUAL SIX HUNDRED TWENTY SEVEN (627) PROVIDED

NOTES:

1. SURVEY INFORMATION PROVIDED BY BYRD SURVEYING, P.A. DATED SEPTEMBER 26, 2023.
2. ALL PROPOSED LIGHTS WILL BE DOWNWARD FACING, DARK SKY COMPATIBLE, WITH A MAXIMUM HEIGHT OF 12'.



THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JJW
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JJW
SCALE: 1" = 50'
DATE: 02/27/2024

ARENDELL ENGINEERS
 CIVIL • COASTAL • ENVIRONMENTAL
 1004 Arendell Street
 Morehead City, NC 28557
 (252) 622-4338
 Fax: (252) 622-4505

www.arendellengineers.com
 North Carolina Certification No. C-1509
OWNER:
 COPELAND ROAD PROPERTY LLC
 109 SHERWOOD BLVD.
 BEAUFORT, NC 28516

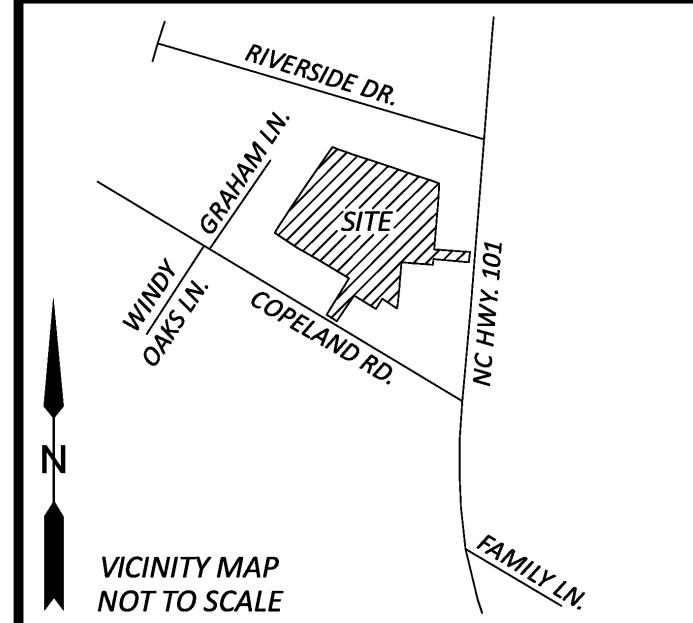
PROJECT:
 STORAGE FACILITY
 609 HIGHWAY 101
 BEAUFORT, NORTH CAROLINA
CARTERET COUNTY, NC

DRAWING:
 SITE PLAN

Preliminary Drawing
 Not For Construction

NO.	REVISION	DATE	BY	TOWN COMMENTS
1		04/03/2024	GDS	

SHEET NO:
C1
OF: 01
JOB NO. 23129



NOTE: THERE MAY BE EASEMENTS ASSOCIATED WITH THE EXISTING OVERHEAD POWERLINES. THE UTILITY COMPANY SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT IN THE AREA OF ANY UTILITY LINE.

NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE: X, X(SHADED) & AE 6 (NAVD88) PER F.I.R.M. 3720730600 J EFFECTIVE DATE: 7-16-2003

LINE	BEARING	DISTANCE
L-1	N 59° 07' 06" W	193.31'
L-2	S 12° 53' 21" W	85.99'
L-3	S 12° 50' 03" W	93.92'
L-4	S 12° 53' 28" W	86.82'
L-5	S 12° 59' 12" W	59.97'

NORTH CAROLINA, CARTERET COUNTY
I, LINWOOD E. BYRD, JR., certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed references are as shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information as shown on the face of this plat; that the ratio of precision as calculated is 1:10,000+ for unadjusted field data; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 26th day of SEPTEMBER, A. D., 2023.

Professional Land Surveyor
License Number L-4662
I, LINWOOD E. BYRD, JR., Professional Land Surveyor certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

LINWOOD E. BYRD, JR., PLS L-4662
THE FOLLOWING INFORMATION WAS USED TO PERFORM A GNSS GRID TIE.
Class of Survey: Class A
Positional Accuracy: 0.05 feet
Type of GPS field procedure: RTK VRS
Dates of survey: 9-11-2023
Datum/Epoch: NAD83(2011)/ Epoch 2010.0000
Published/Fixed-control used: NC GNSS RTN
Geoid model: GEOID12a
Combined grid factor: 0.99991702 & 0.99991738
Units: US SURVEY FEET

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, SALES OR CONSTRUCTION

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.
NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. 811 SHOULD BE CONTACTED TO LOCATE THE UTILITIES ON THIS PROPERTY. ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
NOTE: THIS LOT IS SUBJECT TO ANY AND ALL ADDITIONAL RESTRICTIONS SHOWN ON RECORDED PLATS AND RESTRICTIVE COVENANTS AND ANY RESTRICTIONS APPLIED BY ANY LOCAL, STATE OR FEDERAL LAWS OR RULES.

I, _____, REVIEW OFFICER OF CARTERET COUNTY, NC CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

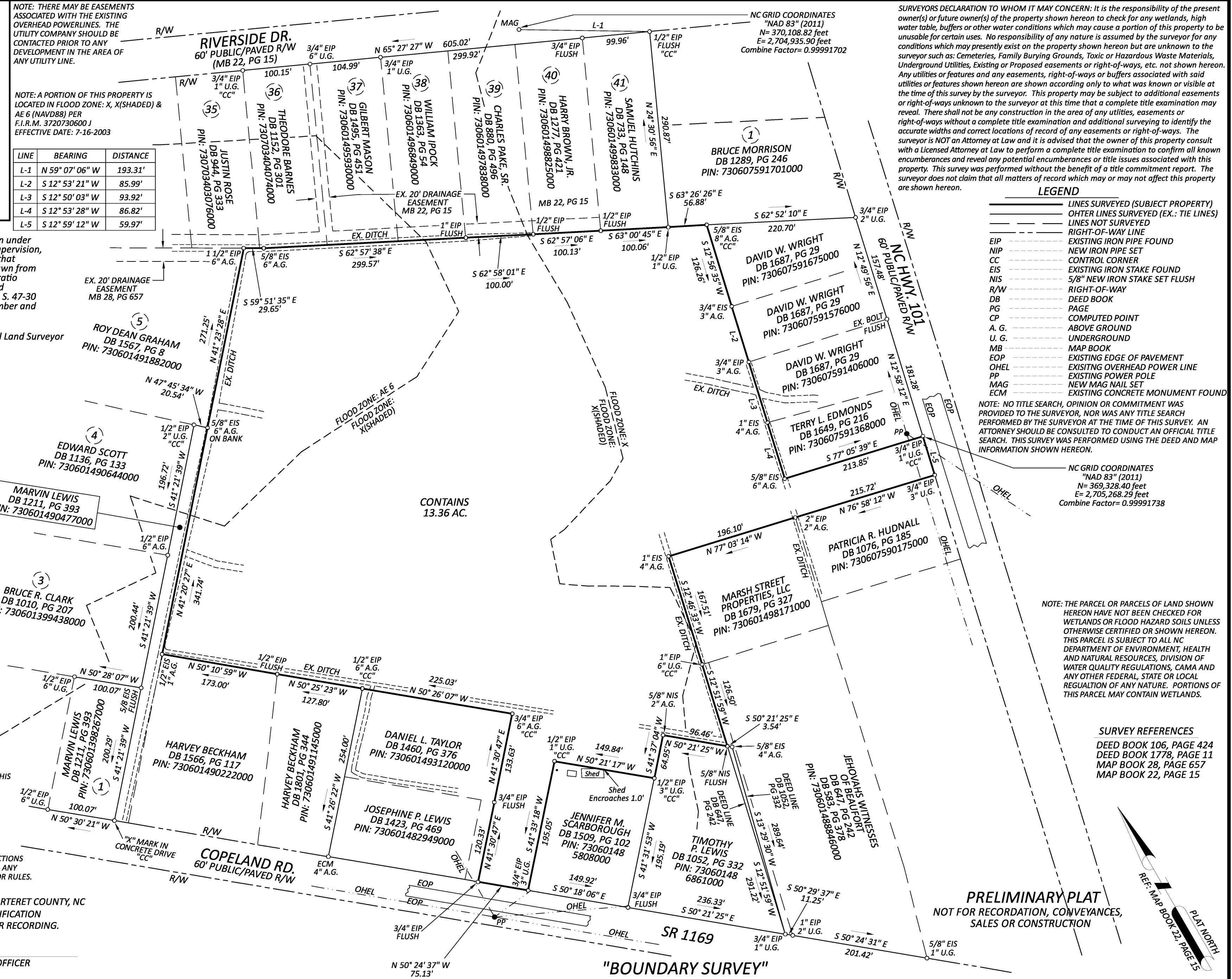
STATE OF NORTH CAROLINA, CARTERET COUNTY

Filed for Registration at _____
_____ 2023 in the Register of Deeds Office.

KAREN S. HARDESTY
Register of Deeds

By: _____

This Plat Recorded in Map Book _____, Page _____



SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any wetlands, high water table, buffers or other water conditions which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property shown hereon but are unknown to the surveyor such as: Cemeteries, Family Burying Grounds, Toxic or Hazardous Waste Materials, Underground Utilities, Existing or Proposed easements or right-of-ways, etc. not shown hereon. Any utilities or features and any easements, right-of-ways or buffers associated with said utilities or features shown hereon are shown according only to what was known or visible at the time of this survey by the surveyor. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. There shall not be any construction in the area of any utilities, easements or right-of-ways without a complete title examination and additional surveying to identify the accurate widths and correct locations of record of any easements or right-of-ways. The surveyor is NOT an Attorney at Law and it is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property. This survey was performed without the benefit of a title commitment report. The surveyor does not claim that all matters of record which may or may not affect this property are shown hereon.

LEGEND

---	LINES SURVEYED (SUBJECT PROPERTY)
---	OTHER LINES SURVEYED (EX.: TIE LINES)
---	LINES NOT SURVEYED
---	RIGHT-OF-WAY LINE
---	EXISTING IRON PIPE FOUND
---	NEW IRON PIPE SET
---	CONTROL CORNER
---	EXISTING IRON STAKE FOUND
---	5/8" NEW IRON STAKE SET FLUSH
---	RIGHT-OF-WAY
---	DEED BOOK
---	PAGE
---	COMPUTED POINT
---	ABOVE GROUND
---	UNDERGROUND
---	MAP BOOK
---	EXISTING EDGE OF PAVEMENT
---	EXISTING OVERHEAD POWER LINE
---	EXISTING POWER POLE
---	NEW MAG NAIL SET
---	EXISTING CONCRETE MONUMENT FOUND

NOTE: NO TITLE SEARCH, OPINION OR COMMITMENT WAS PROVIDED TO THE SURVEYOR, NOR WAS ANY TITLE SEARCH PERFORMED BY THE SURVEYOR AT THE TIME OF THIS SURVEY. AN ATTORNEY SHOULD BE CONSULTED TO CONDUCT AN OFFICIAL TITLE SEARCH. THIS SURVEY WAS PERFORMED USING THE DEED AND MAP INFORMATION SHOWN HEREON.

NC GRID COORDINATES
"NAD 83" (2011)
N= 369,328.40 feet
E= 2,705,268.29 feet
Combine Factor= 0.99991738

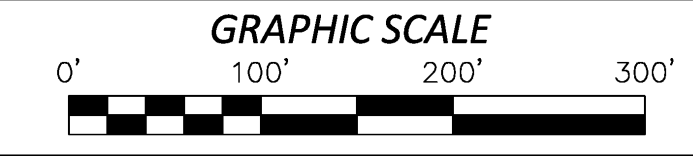
NOTE: THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL NC DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES, DIVISION OF WATER QUALITY REGULATIONS, CAMA AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE. PORTIONS OF THIS PARCEL MAY CONTAIN WETLANDS.

SURVEY REFERENCES
DEED BOOK 106, PAGE 424
DEED BOOK 1778, PAGE 11
MAP BOOK 28, PAGE 657
MAP BOOK 22, PAGE 15

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, SALES OR CONSTRUCTION

NOTE: TOWN OF BEAUFORT SHOULD BE CONTACTED TO DETERMINE BUILDING SETBACKS AND ANY OTHER DEVELOPMENT RESTRICTIONS.

ACREAGE COMPUTED BY COORDINATE METHOD
NOTE: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED



SURVEYED FOR	
TOWNSHIP: BEAUFORT	COUNTY: CARTERET
CITY OR TOWN: BEAUFORT ETJ	STATE: NORTH CAROLINA
ZONE: R-20	PIN: 730601495437000

BYRD SURVEYING, P.A.		PROFESSIONAL LAND SURVEYORS	
DATE: 9-26-2023	SURVEYED BY: LEBJ	FIELD BOOK SEE FILE	
SCALE: 1" = 100'	DRAWN BY: LEBJ	DRAWING NO.	
CHECKED & CLOSURE BY: LEBJ		23-064	

Proposed Storage Facility
609 Highway 101
Beaufort, North Carolina

Required Findings:

- 1. The proposed use is an allowable special use in the zoning district it is being located within.

The property is currently zoned R20. Dry boat storage is a special use in this classification.

- 2. The application is complete.

The application has been completed.

- 3. The location and character of the use will be in conformity with the Town’s Comprehensive and CAMA Land Use Plan and other comprehensive planning elements.

The Town’s Existing Land Use Plan Map identifies this property as vacant. The Town’s Future Land Use Map identifies this property as rural and working lands. As defined in the Town’s Comprehensive & Land Use Plan, rural and working lands are generally not served by sewer and are typically undesirable for residential developments.

- 4. Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use.

Proposed facility is for outdoor boat storage only and the traffic circulation is designed in accordance with that use.

- 5. The proposed special use will not substantially injure the value of adjoining or abutting properties.

Adjacent uses abutting this property are primarily residential. Additional uses east of Highway 101 and south of Copeland Road include agriculture and the Beaufort Airport. The buffering provided by the project will not negatively impact the adjacent properties.

- 6. The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area.

The Town’s Future Land Use Map identifies this property as rural and working lands. The Town indicates that schools, hospitals, and other residential attractors should be discouraged which makes this property a perfect location for exterior boat storage.

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

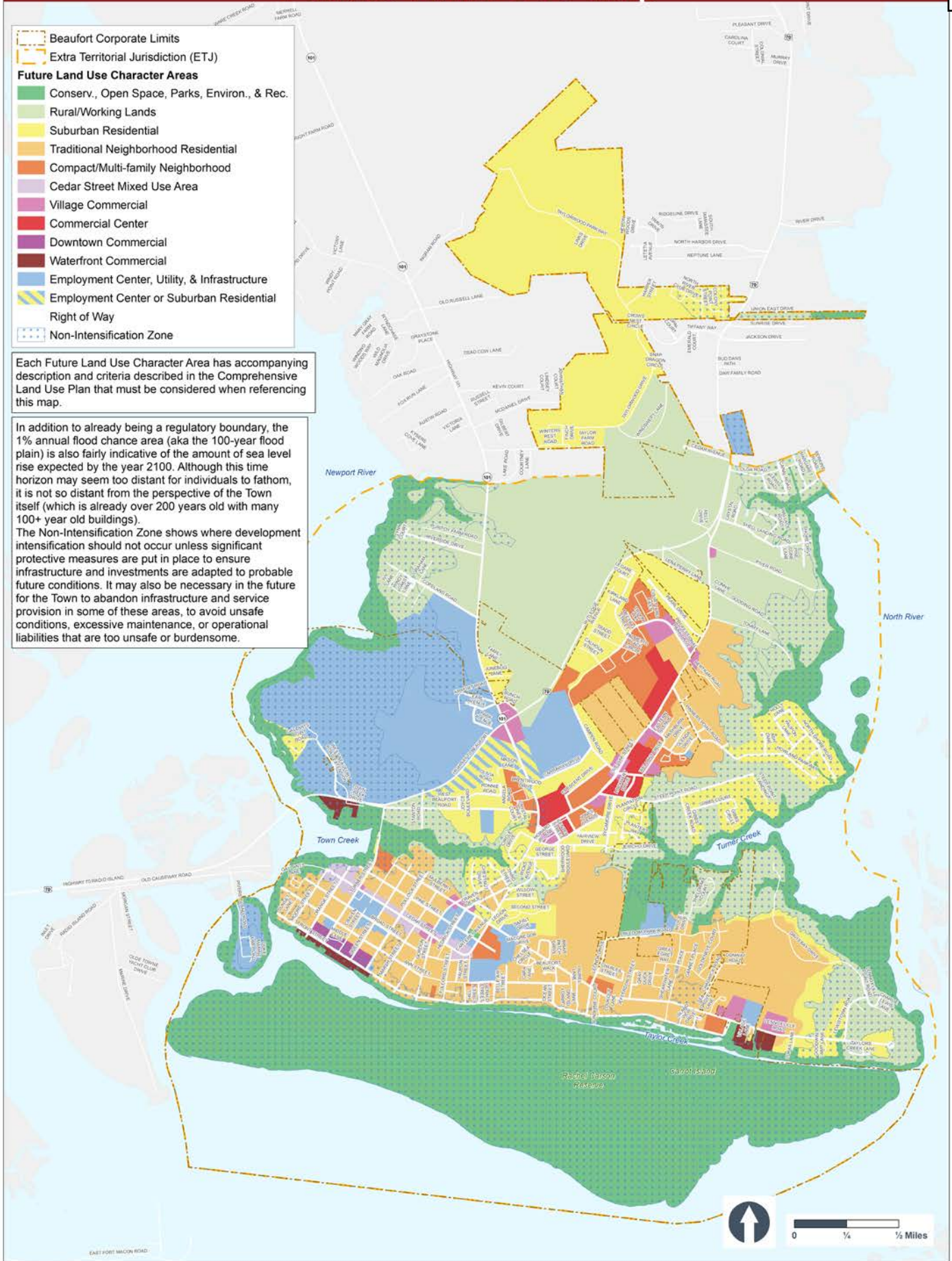
The proposed boat storage facility will include a full perimeter chainlink fence with barbed wire, automatic gates, downward facing lights, and cameras to monitor the site. These security protections will help protect the safety of the adjacent properties.

Future Land Use Map

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

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

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



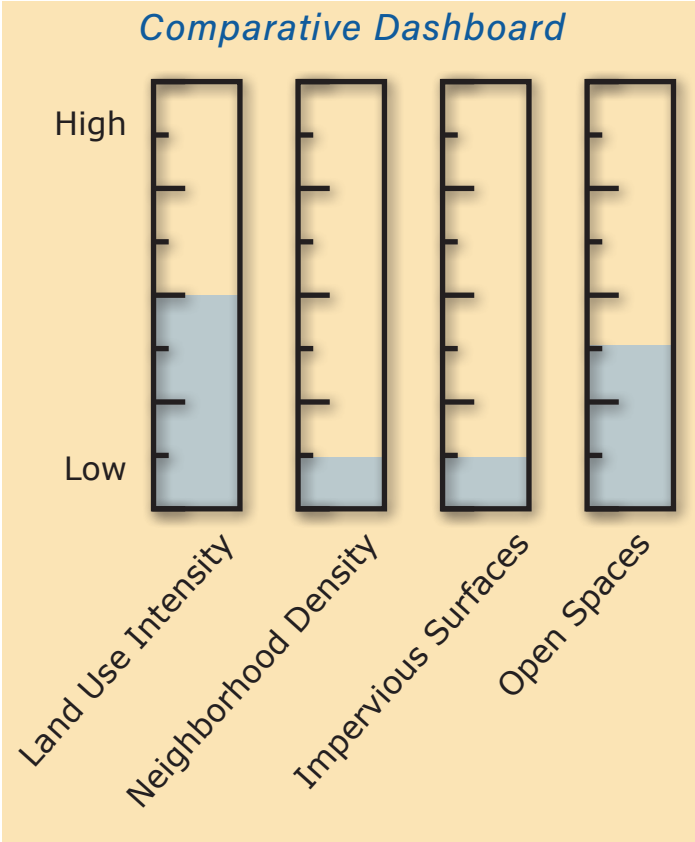
Rural/Working Lands

General Description:

Traditional Rural/Working lands (agriculture, silviculture, ranching and livestock, old farm fields, and homestead farms) predominate this character area. It also includes areas that are vacant or used for hunting or other non-residential, non-urban uses. These areas are generally not served by sewer service, although some suburban areas may be already. Due to typically poor septic infiltration potential for local soils, they are undesirable for residential or other types of development. If homes are present, they are often on very large lots or have been carved out of a larger tract of farmland. On-site septic treatment is one limiting factor to residential density, although the Town may also choose to restrict it further in the interest of maintaining rural character and/or maximizing use of public services (water, police, fire, emergency services, etc.).

This character area may also overlap with the Non-Intensification Zone in more urban or suburban contexts within Town. This indicates that although these areas may already have or be entitled for development, development denser than what is currently vested should be avoided and any public infrastructure in these areas should be minimized as it will be susceptible to coastal and climate hazards.

This character area encompasses the majority of the land between Hwy 101 and the new Hwy 70. It may be possible to serve this area effectively with sewer and it is generally some of the higher ground within the Town’s jurisdiction. If sewer



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EXAMPLE USES

Typical Uses:

Primarily silviculture, ranching and livestock, old farm fields, and other agricultural uses and supportive structures. Occasionally homestead farms or isolated large-lot single family detached residential. Schools, hospitals, and other

residential attractors should be discouraged and instead focused towards the Town, where services exist.

If Context Appropriate:

- » Small footprint institutional uses (churches, government buildings, etc.)

Rural/Working Lands

connections can be extended into these farmlands and development occurs, it should only be with an appropriate network of collector streets that will tie together the two main highways.

Streets and Circulation:

Streets in these areas are typically not curb-and-gutter (aka "ditch section"). There is typically not enough pedestrian activity to justify sidewalks, although if densities approach those of the Suburban Residential future land use character area, then they should be required in a similar amount. Blocks should not exceed twice the maximum length of the Traditional Neighborhood Residential character area. This is especially relevant when connecting to existing streets which are or will be thoroughfares or collectors of any sort, including residential collectors. The appropriate block length will allow these neighborhoods to evolve, redevelop, and become denser as the Town grows. So, while this connectivity may seem excessive in the present, it will preserve the ability for a more appropriate future condition to occur which is otherwise lost if block lengths are too long or streets too curvilinear. As always, streets should be on a grid and new neighborhoods should stub out to adjacent properties unless it would have an extremely negative impact on the environment.

Other Concerns:

Extension of public facilities (especially sewer service) to these areas for a single, remote development is generally not cost effective for service providers and can also create the incentive for further sprawl to develop along the extended public facilities. It can create a hodgepodge of development that is not conducive to focused activity centers. Significant consideration should be given to potential impacts before a decision of this type is made. If lower density residential development is allowed in these areas, it is important to ensure that appropriate street connections are made so that as public facilities are extended and the appropriate connectivity exists to serve higher density redevelopment and infill development as these places evolve. Where these areas overlap with the Non-Intensification Zone or other areas prone to inundation as seas rise, public infrastructure should not be extended.



Examples of Rural/Working Lands.