



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 17, 2020 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. December 12, 2019 Minutes for Approval

Administration of Oaths

1. Swearing In of New Members
2. Election of Officers

New Business

1. This is a staff-initiated request to consider an official Zoning Map update to reflect the changes associated with the Gallants Channel Bridge and new US-70 (i.e. rights-of-way, shifts in parcel boundaries, etc.). This request also includes the rezoning of 14 parcels and the initial zoning of the portion of Rachel Carson Reserve included in the recent expansion of the corporate limits.

Requested Action:

Provide a consistency statement to the Board of Commissioners addressing the requested zoning amendment and the future land use plan. (Draft motions attached)

Provide recommendation to the Board of Commissioners to:

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

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



TOWN OF BEAUFORT
PLANNING BOARD REGULAR MEETING
DECEMBER 12, 2019
TRAIN DEPOT, 614 BROAD STREET, BEAUFORT, NC 28516

The Town of Beaufort Planning Board held its regularly scheduled meeting on Thursday, December 12, 2019, at 6:00 p.m. at the Train Depot, 614 Broad Street, Beaufort, NC 28516.

Members Present:

Jeff Vreugdenhil
 Paula Gillikin
 Diane Meelheim
 Ralph Merrill
 Ryan Neve, Chair

Staff Present:

Kyle Garner, Planning Director
 Dee Winn, Board Secretary

I. CALL TO ORDER.

Chair Neve called the meeting to order and asked all those attending to stand and join in the Pledge of Allegiance.

II. ROLL CALL.

Secretary Winn called roll and declared a quorum.

III. ADOPTION OF AGENDA.

Chair Neve made a motion to add to the agenda the election of a new vice chair to replace John Cartner. The motion was seconded by Paula Gillikin and the vote was unanimous. A second motion was made and seconded to adopt the agenda as it was presented.

IV. APPROVAL OF MINUTES.

A motion was made and seconded to approve the September 30, 2019 and the November 14, 2019 minutes as they stand.

V. PUBLIC COMMENT.

Chair Neve asked if anyone would like to make a comment about an item other than those for consideration tonight and hearing none, this item was closed.

VI. ITEMS OF CONSIDERATION.

2020 Meeting Calendar

Kyle Garner, AICP, Town Planner: Mr. Chairman, I believe in your packet you have a proposed calendar for 2020. This is a change from what we currently have. It is going back to the third Monday of the month were we used to have them. The meetings were changed from Monday's to Thursday's to accommodate board members who are no longer serving. I know there has been some discussion of a couple of changes that may need to be made to meetings that fall on a Tuesday after a holiday.

Chair Neve, the two January meetings dates that were switched from the Monday to Tuesday, I have a preexisting school board meeting on those Tuesday's, so I would request if we could have those meetings on the Thursday of that week unless anyone else has a conflict with that. So our next meeting will be on Thursday, January 23, 2020 and the last meeting on this calendar would be Thursday, January 21, 2021. Board Member Meelheim made a motion to approve the calendar with those changes and Board Member Merrill made the second. The vote was unanimous to pass the calendar.

Case # 19-23: 806 Cedar Street, Mixed-Use Site Plan

Kyle Garner, AICP, Town Planner, presented the staff report along with the following attachments; 1) Vicinity and Zoning Map, 2) Areal Map, and 3) Site Plans. The options that are to be considered are; 1) Recommend approval of the Site Plan, 2) Recommend approval of the Site Plan with conditions, and 3) Recommend denial of the Site Plan based on specific failures to meet requirements of the LDO. This site currently is a vacant lot and will be the first to apply the new zoning standards of the Cedar Street Overlay District. The question is to recommend approval or denial to the Board of Commissioners for the Mixed-Use project for 806 Cedar Street.

Mr. Garner stated that he was excited and pleased to present this site plan. Vic and Lauren Fasolino are the first to take advantage of the new mixed-use district. Mr. Garner then went through the staff report and slides provided in the packet.

This mixed-use project is permitted by right in Cedar Street Mixed Use District. The Cedar Street Mixed Use District does have specific design criteria which must be applied to Mixed Use & Commercial projects which the applicant has addressed as follows:

- Exterior Siding Material – ***The Site Plan identifies that the exterior building material shall be fiber cement which is an approved material per Section 8-D-5-e of the LDO.***
- Outside Walls - Section 8-D-5-f of the LDO allows for a “total area of glass, windows, and/or any similar transparent areas for any side of a commercial structure shall not exceed thirty-five percent (35%) of the surface area for such side of the building and must be positioned uniformly along the face of the structure. ***The Site Plan identifies that the ratio of glazed to total area = 32% which meets the requirement of being less than 35%.***
- Roof Forms – Section 8-D-5-g “The dominant shape of the roof shall be gabled, hipped or parapet.” ***The Site Plan identifies that the roof as a parapet on the front and a hipped on the sides and rear.***
- Parking – A parking table is provided below providing a clearer picture of what is required and provided.

PARKING TABLE	Required Spaces	Provided Spaces
Mixed Use *	3	6

* Mixed Use shall provide 1.5 onsite parking spaces/unit. There are two (2) residential units so a total of three (3) spaces are required.

This site plan has been reviewed and approved by the Town's Technical Review Committee which consist of the Fire, Police, Public Works & Public Utilities Departments as well as the Town Engineer and Planning.

Conclusion: This project meets the design criteria required in the LDO for mixed use projects in the Cedar Street Overlay District and staff recommends approval.

I did tell Mr. Fasolino that I would bring up, and that is the parking, landscaping and bio-retention cells and so forth along this area of Cedar Street. 808 Cedar Street shares a driveway with the Fasolino's and we are working to make sure that there would be a parking space in front of 808 Cedar Street.

Applicant and Owners of the Property: Sound Shore Construction (Vic Fasolino)

Existing Zoning: CS-MU (Cedar Street Mixed-Use)

Board Member Gillikin asked if there was an outstanding deed with the driveway.

Mr. Fasolino addressed this by explaining that the driveway is actually their property and the survey was brought up to show this. At one time, Mr. Jackson the adjacent property owner, owned the property and driveway but lost it through a bankruptcy. One of the requirements for the CSMU zoning is that the driveway can be on the property line if it is a shared driveway, so this is for both of us. Mr. Jackson will have access to the driveway.

Board Member Gillikin stated that it didn't sound like anymore research needed to be done in this area.

Mr. Fasolino stated that is the reason that the Cedar Street parking is being looked into. Mr. Garner stated that the Cedar Street parking is not a guarantee but an option.

Chair Neve questioned due to the requirement of the shared driveway would it remain that way in perpetuity. Mr. Garner responding by saying no due to the fact that it is on Mr. Fasolino's property.

Chair Neve also asked about rear access on the residences and Mr. Fasolino said they are just in the front.

Board Member Vreugdenhil stated based on the recommendation of the staff and the conformance of the LDO I recommend approval of the request as presented. Board Member Gillikin made a second to this motion and it was passed unanimously.

Board Member Merrill stated that he would like to comment because he was personally involved with another property that was not the first to be in the mixed use but during that it came out that if you have a business with a residence above it then it does have to be sprinkled. That was the ruling from the Town at that point and that is one of the things that comes along with mixed use buildings.

Chair Neve asked about multiple avenues of egress in case of a fire, because that was a concern of his. He stated that he guesses that it is reviewed by the Fire Department but was wondering about the stairway being blocked.

Mr. Garner stated that will actually come under review when the building plans are submitted.

Chair Neve brought up the amended portion of the agenda and requested nominations for a Vice Chair for the planning board to replace Mr. Cartner. Board Member Vreugdenhil nominated Board Member Merrill. The motion was seconded by Board Member Gillikin and the vote was unanimous in favor of Mr. Merrill for Vice Chair.

VI. BOARD COMMENTS.

Board Member Gillikin had no comment, Board Member Meelheim commented on how impressed she was with the packet and Board Member Vreugdenhil wished everyone a Happy Holiday.

Board Member Merrill brought up that he had gone online to look at the LDO and the updates were not on the website. Mr. Garner stated that those changes had been done and submitted so staff would be looking into finding out what happened and fixing that immediately.

Chair Neve thanked Commissioner Carter and everyone for coming out.

VIII. STAFF COMMENTS.

Mr. Garner stated that he had just three things: 1) Merry Christmas, 2) Thank you for all of the work that you have done this year, you saw the case number that we were on tonight. You had 23 items before you in this twelve month period, that is a lot of items and get ready for next month because I think we are starting the year off with three or four for next month, and 3) One big piece of information for this board is the State of North Carolina Legislature has passed some monumental legislation changing some of the language and it is overwhelming. It is the first time in over 30 or 40 years and this has been a total overhaul of the planning language. The Town Attorneys along with staff will be attending a workshop in Greenville in January. This is all to make it more uniform between counties and municipalities. Mr. Chairman, I appreciate all the hard work you folks have done this year.

IX. ADJOURNMENT.

A motion was made and seconded to adjourn the meeting and the vote unanimous to do so.

Ryan Neve, Chair

Dee Winn, Board Secretary



Staff Report

To: Planning Board

From: Kate Allen

Date: 1/31/2020

Meeting Date: 2/17/2020

Case Number 20-01

Summary of Request:

Zoning Map Update & Request to Rezone 15 Parcels

Background

Location(s) & PIN

1. 730617109293000, 500 Ann Street (Ann Street Methodist Church)
2. 730617203846000, 501 Broad Street
3. 730617204831000, 507 Broad Street
4. 730618215164000, 502 Cedar Street
5. 730618216055000, 508 Cedar Street
6. 730618217003000, 512 Cedar Street (Church)
7. 730617214176000, 314 Craven Street (Church)
8. 730618206936000, 313 Queen Street
9. 730618205985000, 311 Queen Street
10. 730618205869000, Queen Street (Carteret County)
11. 730618206910000, Queen Street (Carteret County)
12. 730617105358000, 138 Turner Street (Beaufort Historical Association)
13. 731500043525000, Rachel Carson Reserve (Recently Annexed Portion)
14. 730614334613000, 419/423 West Beaufort Road
15. 730617212200000, 300, 302, 303 Courthouse Square; 304, 306, 308, 310 Craven Street (Carteret County Courthouse)

Owner(s)

Ann Street Methodist Church
Beaufort Historical Association
Carteret County Courthouse
County of Carteret
Amy V. Johnson-Ferdinand
NC Department of Transportation
Nelson & Patricia Owens
St. Stephens Church of Christ
State of North Carolina
Thomas J Johnson, LLC

Applicant

Staff Initiated

Current Zoning

R-8 Residential Medium Density District
 R-20 Residential Single Family District
 TR Transitional District
 B-1 General Business District
 H-BD Historic Business District

Existing Land Use

See Current Land Use Maps

**CAMA Future Land Use Map
Amendment Required**

Public & Institutional; Low Density Residential
☒ No ☐ Yes

Adjoining Land Use & Zoning

See Current Land Use & Zoning Map

Additional Information

See Staff Comments

Requested Action

Provide a consistency statement to the Board of Commissioners addressing the requested zoning amendment and the future land use plan. (Draft motions attached)
 Provide recommendation to the Board of Commissioners to:

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

Staff Comments

This is a staff-initiated request to consider an official Zoning Map update to reflect the changes associated with the Gallants Channel Bridge and new US-70 (i.e. rights-of-way, shifts in parcel boundaries, etc.). This request also includes the rezoning of 14 parcels and the initial zoning of the portion of Rachel Carson Reserve included in the recent expansion of the corporate limits. The specific parcels with current and requested zoning districts are outlined in the table below.

Requested Rezoning - Subject Properties					
Address or PIN	Current Zoning	Requested Zoning	Address or PIN	Current Zoning	Requested Zoning
500 Ann St.	H-BD & TR	TR	311 Queen St.	R-8	TR
501 Broad St.	B-1	TR	PIN 730618205869000	B-1	TR
507 Broad St.	B-1	TR	PIN 730618206910000	R-8	TR
502 Cedar St.	B-1	TR	138 Turner St.	H-BD & R-8	TR
508 Cedar St.	B-1	TR	Rachel Carson Reserve	Unzoned	OS
512 Cedar St.	B-1	TR	419/423 West Beaufort Rd.	R-8 & R-20	R-20
314 Craven St.	B-1	TR	300, 302, 303 Courthouse Sq.	B-1 & TR	TR
313 Queen St.	R-8	TR	304, 306, 308, 310 Craven St.	B-1 & TR	TR

Current & Requested Zoning Districts with Conforming Status

Pin15	Owner	Address	Road Frontage (1)	Road Frontage (2)	Road Frontage (3)	Lot Sq. Ft.	Current Zoning	Conforming Lot	Conforming Structure	Conforming Use	Requested Zoning	Conforming Lot	Conforming Structure	Conforming Use
730617109293000	Ann Street Methodist Church	500 Ann St.	222'	268'		51,618.60	H-BD/TR	Y	H-BD Y; TR N	H-BD N; TR Y	TR	Y	N	Y
730617105358000	Beaufort Historical Association	138 Turner St.	192'			38,986.20	H-BD/R-8	Y	N	Y	TR	Y	N	Y
730617212200000	Carteret County Courthouse	300 Courthouse Sq.	440'	396'	396'	216,972.36	B-1/TR	Y	N	Y	TR	Y	N	Y
730617203846000	County of Carteret	501 Broad St.	167'	112'		18,687.24	B-1	Y	N/A	Y	TR	Y	N/A	N
730617204831000	County of Carteret	507 Broad St.	41'			4,573.80	B-1	N	N	Y	TR	N	N	Y
730618205985000	County of Carteret	311 Queen St.	28'			5,052.96	R-8	N	N/A	N	TR	N	N/A	N
730618205869000	County of Carteret	Flag Lot Behind 309 Queen	7.8'			3,528.36	B-1	N	N	Y	TR	N	N	Y
730618206910000	County of Carteret	Adjoining Lot 311 Queen	28'			2,221.56	R-8	N	N/A	N	TR	N	N/A	N
730618215164000	Johnson-Ferdinand, Amy V	502 Cedar St.	138'			15,158.88	B-1	Y	N	Y	TR	Y	N	Y
730614334613000	NC Dept Of Transportation	419/423 W Beaufort Rd.	170'	65'		8,799.12	R-8/R-20	N	N/A	Y	R-20	N	N/A	Y
730618216055000	Owens, Nelson N & Patricia A	508 Cedar St.	34'			3,876.84	B-1	N	N/A	Y	TR	N	N/A	Y
730618217003000	St Stephens Church of Christ	512 Cedar St.	85'	115'		9,365.40	B-1	Y	N	Y	TR	Y	N	Y
730617214176000	St Stephens Congregation Church	314 Craven St.	110'	77'		7,579.44	B-1	Y	N	Y	TR	N	N	Y
731500043525000	State Of North Carolina	Rachel Carson	N/A			392,040.00	Unzoned	Y	N/A	Y	OS	Y	N/A	Y
730618206936000	Thomas J Johnson LLC	313 Queen St.	56'			7,405.20	R-8	N	Y	Y	TR	N	Y	Y

CAMA Core Land Use Plan – Future Land Use Classifications

Low Density Residential	Predominant Land Use	Single Family Dwellings
	Density	2 or Less Dwelling Units Per Acre
	Lot Sizes	15,000 – 20,000 Square Feet
Public & Institutional	Predominant Land Use	Government Facilities, Low Impact Offices, Public Education Facilities
	Density	Varies
	Lot Sizes	5,000 – 40,000
Conservation/Open Space	Predominant Land Use	Open Space; Land Not Suitable for Development

Consistency Statement & CAMA Core Land Use Plan Amendment

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

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

Attachments:

- Vicinity Map & Notice Letter Recipients
- Rezoning Request Area Map
 - RZ Area 1 Maps – West Beaufort Rd.
 - RZ Area 2 Maps – Courthouse Square
 - RZ Area 3 Maps – Beaufort Historical Association
 - RZ Area 4 Maps – Ann Street Methodist Church
 - RZ Area 5 Maps – Eastern Portion Rachel Carson Reserve
- Land Development Ordinance Excerpts
 - B-1 General Business District
 - H-BD Historic Business District
 - R-8 Residential Medium Density District
 - R-20 Residential Single-Family District
 - TR Transitional District
- Official Zoning Map (Subject to approval)
- Consistency Statement Resolution

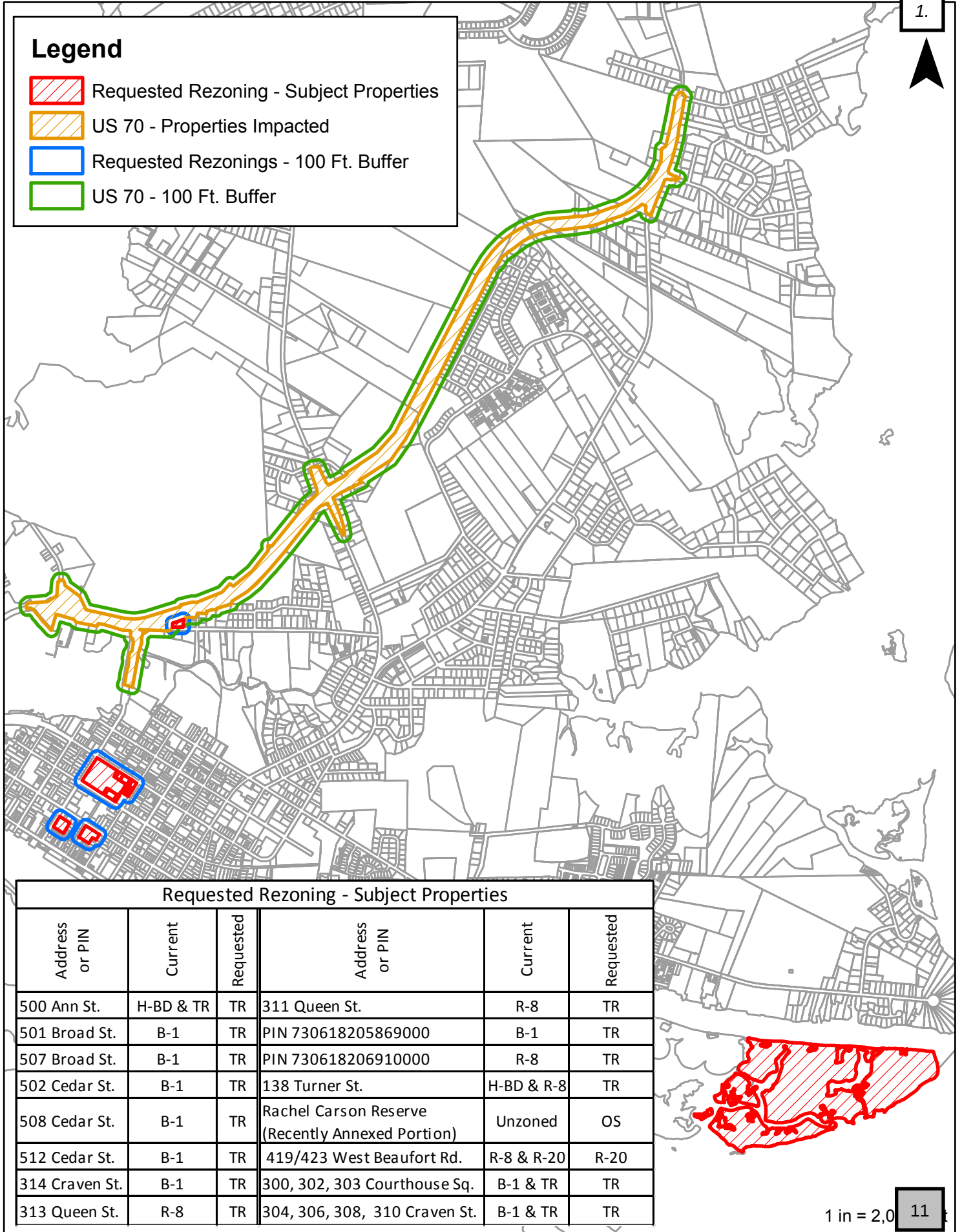
Vicinity Map

1.



Legend

-  Requested Rezoning - Subject Properties
-  US 70 - Properties Impacted
-  Requested Rezonings - 100 Ft. Buffer
-  US 70 - 100 Ft. Buffer



Requested Rezoning - Subject Properties

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314 Craven St.	B-1	TR	300, 302, 303 Courthouse Sq.	B-1 & TR	TR
313 Queen St.	R-8	TR	304, 306, 308, 310 Craven St.	B-1 & TR	TR

1 in = 2,0

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Notice Letter Recipients

Case No. 20-01 Zoning Map Update & Rezonings

1.

OWNER	MAILING ADDRESS	CITY, STATE, ZIP
AB CAUSEWAY LLC	PO BOX 58004	RALEIGH NC 27658
ALDERON CORPORATION	120 TURNER ST	BEAUFORT NC 28516
ALL PARK CORPORATION D/B/A	117 QUEEN ST	BEAUFORT NC 28516
ANN STREET METHODIST CHURCH	417 ANN STREET	BEAUFORT NC 28516
BARGER,GARY ETAL THERESA LEAHY	307 CEDAR STREET	BEAUFORT NC 28516
BARNES,ELMO D JR ETUX MARTHA	305 TURNER ST	BEAUFORT NC 28516
BEACHAM,MILDRED M L/T	2322 HIGHWAY 70	BEAUFORT NC 28516
BEACHEM,CEDRIC D	3600 SPRUELL DR	SILVER SPRINGS MD 20902
BEAUFORT FLATS LLC	608 ANN STREET	BEAUFORT NC 28516
BEAUFORT HIST ASSOCIATION INC	150 TURNER STREET	BEAUFORT NC 28516
BEAUFORT HISTORICAL ASSOCIATIO	150 TURNER STREET	BEAUFORT NC 28516
BEAUFORT INVESTMENTS LLP	608 ANN STREET	BEAUFORT NC 28516
BEAUFORT LINEN INTERIORS LLC	125 CRAVEN STREET	BEAUFORT NC 28516
BEAUFORT MEADOWS HOA INC	2171 HWY 70 BEAUFORT	BEAUFORT NC 28516
BEAUFORT MHC AIRPORT AUTHORITY	PO BOX 875	BEAUFORT NC 28516
BISHOP,STEPHEN F ETUX GAIL B	131 CRAVEN STREET	BEAUFORT NC 28516
BISHOP,STEPHEN FEREBEE	131 CRAVEN STREET	BEAUFORT NC 28516
BOWEN,LUCILLE WRIGHT	PO BOX 986	AHOSKIE NC 27910
BROCK,JASON ETAL ABRAMSKI	243 RUTLEDGE DRIVE	BEAUFORT NC 28516-2448
BROWN,BENJAMIN W ETUX GRACE	2308 COLEY FOREST PL	RALEIGH NC 27612
BROWN,MILTON R	101 CEDAR AVE	BEAUFORT NC 28516
BRYAN ETAL LYNELL VERCH REV TR	P O BOX 148	MARSHALLBERG NC 28553
BYRD,ELIZABETH ETAL PERRY	1909 INDIANWOOD CT	RALEIGH NC 27604
CALVARY BAPTIST CHURCH	119 BUNCH ROAD	BEAUFORT NC 28516
CANTRELL,AMY ELIZABETH	209 RUTLEDGE AVENUE	BEAUFORT NC 28516
CAPANNA,PALOMA A	127 MIDDLE LANE	BEAUFORT NC 28516
CARTERET COUNTY	302 COURTHOUSE SQUARE SUITE 200	BEAUFORT NC 28516
CHADWICK,RICHARD JR ETUX ETAL	106 GALLANTS LANE	BEAUFORT NC 28516
CHAPLAIN,JESSE TAYLOR SR ETAL	266 HIGHWAY 101	BEAUFORT NC 28516
CLEMENTS,MICHAEL ETUX CHRISTIN	2228A MCMILLEN DRIVE	SANTA RITA 96915

Notice Letter Recipients

Case No. 20-01 Zoning Map Update & Rezonings

CONGLETON,CLYDE CARLOS L/T	433 W BEAUFORT ROAD	BEAUFORT NC 28516
COOPER,HARRIET ISABEL L/T	118 SHELL LANDING ROAD	BEAUFORT NC 28516-7853
COOPER,ZACHARY S ETUX JESSICA	245 RUTLEDGE AVENUE	BEAUFORT NC 28516
CRAVEN 118 CONDO OWN ASSOC INC	608 ANN STREET	BEAUFORT NC 28516
CROWE,ROGER L JR	PO BOX 1190	BEAUFORT NC 28516
DARDEN,JOSEPH D ETUX SUSAN B	310 CEDAR ST	BEAUFORT NC 28516
DAVIS,ANGELA CAROL L/T	106 LEGARE COURT	BEAUFORT NC 28516
DAVIS,BRUNELLA L	657 MERRIMON ROAD	BEAUFORT NC 28516
DAVIS,FREDERICK N JR ETUX AMY	1009 LIVE OAK STREET	BEAUFORT NC 28516
DEANER,BRIAN ALISON	233 RUTLEDGE AVE	BEAUFORT NC 28516
DONOVAN,DONNA EASON ETVIR WILL	4529 STEVENS SAUSAGE ROAD	SMITHFIELD NC 27577
DOUGHMAN,BRANDY ETAL BIL BROWN	219 RUTLEDGE AVENUE	BEAUFORT NC 28516
ENNIS,ROSE	241 RUTLEDGE AVENUE	BEAUFORT NC 28516
EUBANKS,CECILIA LOU SWAIN ETAL	400 MEETING STREET	BEAUFORT NC 28516
FATOMA INC	1141 POMONA ROAD #A	CORONA CA 92882
FIRST BAPTIST CHURCH BEAUFORT	403 ANN STREET	BEAUFORT NC 28516
FIRST CITIZENS BANK	PO BOX 27131	RALEIGH NC 27611
FISH,BEN ADAMS	210 OLD MECHANICAL COURT	GARNER NC 27529
FLEEMAN,JACKIE N JR ETAL HANNA	231 RUTLEDGE AVENUE	BEAUFORT NC 28516
FORWARD,RICHARD B JR	414 ANN ST	BEAUFORT NC 28516
GARCIA,CARMEN M	105 LEGARE COURT	BEAUFORT NC 28516
GARNER,DIANNE S ETVIR EUGENE	173 JACKSON DRIVE	BEAUFORT NC 28516
GARNER,WALLACE	3332 BRIDGES ST STE 1A	MOREHEAD CITY NC 28557
GATLIN,JENNIFER K ETVIR	62 FEARINGTON POST	PITTSBORO NC 27312
GECI,JACKIE B ETVIR HERMAN SR	119 SHADY HOLLOW LANE	GARNER NC 27529
GENE LEWIS PROPERTIES LLC	168 CANDLEWOOD ROAD	ROCKY MOUNT NC 27804
GILLIKIN,ADRIENNE W	104 LEGARE COURT	BEAUFORT NC 28516
GILLIKIN,ADRIENNE WADE TRUSTEE	2255 HIGHWAY 70	BEAUFORT NC 28516
GILLIKIN,DEBORAH F ETVIR	134 BUNCH ROAD	BEAUFORT NC 28516
GILLIKIN,FRANK S JR ETAL BEN	2756 RENAISSANCE WAY	VIRGINIA BEACH VA 23456
GLEASON,GREGORY C ETAL REISZ	101 OLGA ROAD	BEAUFORT NC 28516

Notice Letter Recipients

Case No. 20-01 Zoning Map Update & Rezonings

GOLDEN,ETHEL K	151 TANNERS CREEK RD	BEAUFORT NC 28516
GOODING,CORRENA S ETAL	PO BOX 8	BEAUFORT NC 28516
GOODWIN,CHARLES FOREST JR	221 RUTLEDGE AVENUE	BEAUFORT NC 28516
GREENBERG,BRENT ETUX SINDEE	PO BOX 27	BEAUFORT NC 28516
GRIFFIN,GINA PINER	2286 HWY 70 BEAUFORT	BEAUFORT NC 28516
HAAS,JONATHAN R ETAL BELL KIMB	217 TURNER STREET	BEAUFORT NC 28516
HARRISS,MARVIN J ETUX CAROL M	1601 BRAMBLE DR	DURHAM NC 27712
HARTSEL,PHYLLIS	2549 NORTH ROCKY RIVER RD	LANCASTER SC 29720
HAWKES,ELIZABETH K	121 QUEEN ST	BEAUFORT NC 28516
HINSON,ADA L	214 ELM STREET	BEAUFORT NC 28516
HOBBS,TINA SHIRLEY ETAL HEAVNE	PO BOX 2346	SMITHFIELD NC 27577
HOGGARD,CHRIS D ETUX CHARLEE	115 TIFFANY WAY	BEAUFORT NC 28516
HOLLINGER,JOSH ETUX CATHERIN A	115 CALHOUN STREET	BEAUFORT NC 28516
HOWLAND,LOIS D	308 HWY 101	BEAUFORT NC 28516
HOWLAND,TIMOTHY	314 HWY 101	BEAUFORT NC 28516
HUGHES DEVELOPMENT LLC	901-F PAVERSTONE DRIVE	RALEIGH NC 27615
IRA SERVICES TRUST COMPANY	PO BOX 7080	SAN CARLOS CA 94070-7080
JACOBS,MAROLINE	104 BRUGG COURT	NEW BERN NC 28562-8728
JOHNSON,ALEXANDER ETUX ANNA	229 RUTLEDGE AVE	BEAUFORT NC 28516
JOHNSON,MARGARET L/T	PO BOX 643	MOUNT PLEASANT SC 29465
JOHNSON,MYRA WEAVER ETAL BETSY	121 SHELL LANDING RD	BEAUFORT NC 28516
JOHNSON-FERDINAND,AMY V	18 NYMPH RD	WEST ORANGE NJ 07052
JONES,ERICA JOYCE	247 RUTLEDGE AVENUE	BEAUFORT NC 28516
JONES,LOUIS	407 QUEEN ST	BEAUFORT NC 28516-1832
JORDAN,C Y ETUX DOROTHY	206 LAURIE LN	CARY NC 27513
JUSTICE,ELAINE SOKOLOSKY	223 SOUTH ELM STREET	SWANSBORO NC 28584
KALM,JAMI CARLA ETAL GUY A	2228 US HIGHWAY 70 E	BEAUFORT NC 28516-7850
KELLY,PAMELA ANN SMITH	153 KELLY DRIVE	BEAUFORT NC 28516-7852
KOSMIDIS,GEORGIOS	2328 HIGHWAY 70	BEAUFORT NC 28516
KUEHL,DAVID M ETUX JESSICA E	6700 LAKE SHORE DRIVE	QUINTON VA 23141
LAUGHTON,GEORGE R JR	275 HIGHWAY 101	BEAUFORT NC 28516

Notice Letter Recipients

Case No. 20-01 Zoning Map Update & Rezonings

LAUGHTON,JOHN RAYMOND	265 HWY 101	BEAUFORT NC 28516
LAUGHTON,MAMIE T HEIRS	275 HIGHWAY 101	BEAUFORT NC 28516
LAWRENCE,MELTON JR ETUX LINDA	155 PINNERS POINT RD	BEAUFORT NC 28516
LAYKO,MICHAEL C ETUX ERIKA H	1001 THORNCROFT LANE	APEX NC 27502
LDA&J LLC	77 FURNESS PLACE	STATEN ISLAND NY 10314
LEE,AMANDA KAREN	227 RUTLEDGE AVENUE	BEAUFORT NC 28516
LEWIS,GUY DOUGLAS JR ETUX	166 SHELL LANDING ROAD	BEAUFORT NC 28516
LONG,ROSEZENA J L/T	PO BOX 643	MT PLEASANT SC 29465
MAINSAIL OF BEAUFORT LLC	901-F PAVERSTONE DRIVE	RALEIGH NC 27615
MALHOTRA,AMIT ETUX VIDHI	239 RUTLEDGE AVE	BEAUFORT NC 28516
MASON,XENOPHON F	4798 HWY 101	NEWPORT NC 28570
MAY,KATHERINE W ETVIR RICKY V	1897 NC 39 HWY S	LOUISBURG NC 27549-7104
MAY,RICKY V ETUX KATHERINE W	1897 NC 39 HWYS	LOUISBURG NC 27549-7104
MCGEE,LAURA HARRIS	107 LEGARE COURT	BEAUFORT NC 28516
MCGINNIS,EILEEN B	14171 STANFORD CT	LOS ALTOS CA 94022
MELTON,ROBERT EARL	507 WEST BEAUFORT ROAD	BEAUFORT NC 28516-8627
MERCER BUILDING & DESIGN INC	106D PROFESSIONAL PARK DR	BEAUFORT NC 28516
MERCER,GARY A ETUX JUDITH S	106D PROFESSIONAL PARK DR	BEAUFORT NC 28516
MHC HOLDINGS LLC	315 TURNER STREET	BEAUFORT NC 28516
MICHAEL J SMITH AIRPORT	180 AIRPORT ROAD	BEAUFORT NC 28516
MILLER,JAMES H SR	531 WEST BEAUFORT RD	BEAUFORT NC 28516
MILLINDER,KIMBERLY GRENE ETVIR	937 BRROKSIDE DR NW	WILSON NC 27893
MILLS,MELINDA DAWN	205 RUTLEDGE AVENUE	BEAUFORT NC 28516
MT ZION MISSIONARY BAPTIST CHU	PO BOX 12	BEAUFORT NC 28516
MURRAY,STEVEN J ETUX DENISE M	235 RUTLEDGE AVENUE	BEAUFORT NC 28516
MYERS,THOMAS D ETUX JEWEL	505 ANN STREET	BEAUFORT NC 28516
NC DEPT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH NC 27611
NOE,JODY RYAN ETUX BARBARA ANN	2262 US HIGHWAY 70 E	BEAUFORT NC 28516-7850
OLD CAUSEWAY THOROUGHFARE LLC	4737F ARENDELL STREET	MOREHEAD CITY NC 28557
O'PRAY,TERRY ETUX ANNE D/B/A	1301 PEACH BOTTOM ROAD	LAUREL SPRINGS NC 28644
OWENS,NELSON N ETUX PATRICIA A	723 COMET DRIVE	BEAUFORT NC 28516

Notice Letter Recipients

Case No. 20-01 Zoning Map Update & Rezonings

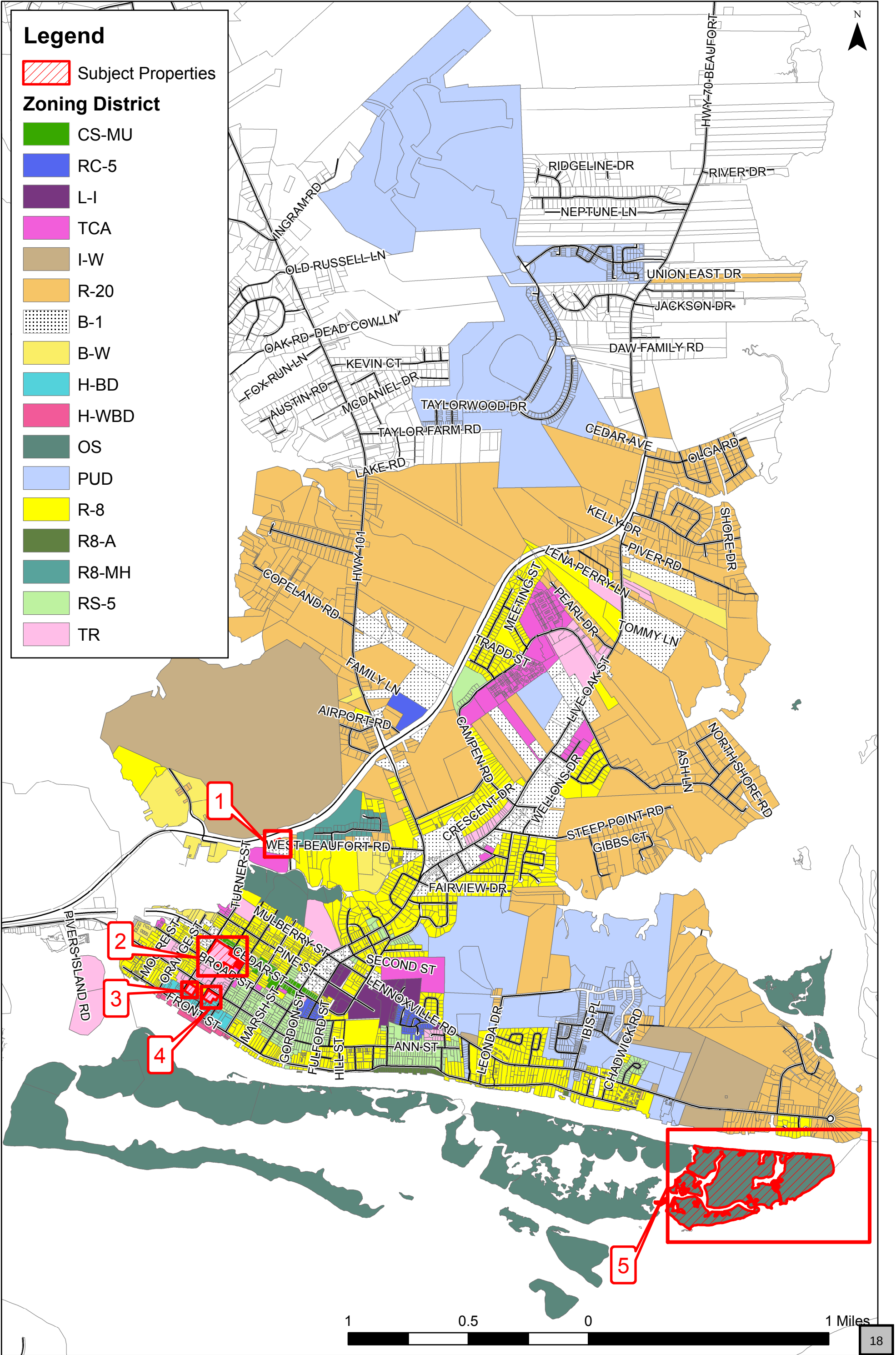
PAERL,BARBARA H ET VIR HANS W	100 HOLLY LANE	BEAUFORT NC 28516
PARK,CHARLES B IV ETUX WENDY	111 WILD MAGNOLIA DR	BEAUFORT NC 28516
PARSONS,FRANCES POTTER ET VIR	440 RICE FIELD COVE	MT PLEASANT SC 29464
PINER,JAMES JUDSON ET AL RISSE	304 LIVE OAK STREET	BEAUFORT NC 28516
PREST,LIZZETT ROMERO-JIMINEZ	135 CRAVEN STREET	BEAUFORT NC 28516
PURVIS CHAPEL CEMETERY/EDUCATI	PO BOX 182	BEAUFORT NC 28516
PURVIS CHAPEL CHURCH	210 QUEEN STREET	BEAUFORT NC 28516
QUEEN ANNE'S QUARTERS LLC	715 COMET DRIVE	BEAUFORT NC 28516
R & L OF BEAUFORT LLC	7706 SIX FORKS ROAD	RALEIGH NC 27615
RASPA TELLO,STEVEN A ETUX TRACY	2300 HWY 70 BEAUFORT	BEAUFORT NC 28516-7866
REEVES,PAUL J JR ETUX PEGGIE	PO BOX 11175	DURHAM NC 27703
RISSE,MARGARET PINER	118 MOORE STREET	BEAUFORT NC 28516-2129
ROMANO VETERINARY HOLDINGS LLC	288 HIGHWAY 101	BEAUFORT NC 28516
ROSE,JOSEPH LEE	358 HWY 101	BEAUFORT NC 28516
RUFFIN,HERBERT B ESTATE	PO BOX 20288	RALEIGH NC 27619
SANTORO,DINA CHARLENE TRUSTEE	120 CRAVEN STREET	BEAUFORT NC 28516
SHARPE,JOE EDWARD	10671 S W 137TH STREET	MIAMI FL 33176
SHOE,GREGORY D ETUX CRYSTAL	3347 MOUNT HARMONY CHURCH	ROUGEMONT NC 27572
SHOOK,ELIZABETH B	109 SOUTHGLEN DR	CARY NC 27518
SIMON,ROCHELLE L	2911 HIGHWAY 88 #5	POINT PLEASANT NJ 08742
SIMPSON FAMILY PROPERTIES LLC	1507 LIVE OAK ST	BEAUFORT NC 28516
SIMUNEK,FRANK A ETAL DAVIDSON	307 TURNER STREET	BEAUFORT NC 28516
SINOR,CARA A ET VIR BRANDON K	215 RUTLEDGE AVENUE	BEAUFORT NC 28516
SOKOLOSKY,JOHNNY ETUX TRACI	175 SHORE DRIVE	BEAUFORT NC 28516
SPYGLASS PROPERTIES INC	4029 HOCKADAY RD	FOUR OAKS NC 27524
ST STEPHENS CHURCH OF CHRIST	500 CEDAR STREET	BEAUFORT NC 28516
ST STEPHENS CONGREGATION CHURC	314 CRAVEN STREET	BEAUFORT NC 28516
STALLINGS,PAMELA GAIL	213 RUTLEDGE AVE	BEAUFORT NC 28516
STATE EXEMPTION	4605 MAIL SERVICE CENTER	RALEIGH NC 27699
STATE OF NORTH CAROLINA	1321 MAIL SERVICE CENTER	RALEIGH NC 27699-1321
STYRON,LARRY W	2212 US HIGHWAY 70 E	BEAUFORT NC 28516-7850

Notice Letter Recipients

Case No. 20-01 Zoning Map Update & Rezonings

STYRON,LARRY W ETUX NANCY K	2212 LIVE OAK ST	BEAUFORT NC 28516-8005
STYRON,MARTHA E	217 RUTHLEDGE AVENUE	BEAUFORT NC 28516
SULLIVAN,JAMES B	200 CRAVEN ST	BEAUFORT NC 28516
SWAIN,ROBERT KYLE ETUX LINDA	107 NORTH SHORE	BEAUFORT NC 28516
TAYLOR,JULIUS M III	707 HARBORSIDE WAY	KEMAH TX 77565
TAYLOR,KIMBERLY S ETAL BENJAMI	711 CANDLEWICK DRIVE	SALISBURY NC 28147
THE HOUSING AUTHORITY TWN BFT	716 MULBERRY STREET	BEAUFORT NC 28516
THOMAS J JOHNSON LLC	PO BOX 643	MT PLEASANT SC 29465
THOMAS,SAMUEL D ETUX CYNTHIA	250 MASON LN	BEAUFORT NC 28516
TOSTO,PATRICK B ETUX ANDREA	201 RUTLEDGE AVENUE	BEAUFORT NC 28516
TOWN OF BEAUFORT	PO BOX 390	BEAUFORT NC 28516
TYSON,JOSEPH T II ETUX SABRINA	203 RUTLEDGE AVENUE	BEAUFORT NC 28516
VANDYKE,THOMAS L III ETUX TERE	PO BOX 992	YANCEYVILLE NC 27379
VFW POST 2401	PO BOX 596	BEAUFORT NC 28516
WADSWORTH,MELINDA SKYE	279 HWY 101	BEAUFORT NC 28516
WARREN,LYDIA L/T	374 HIGHWAY 101	BEAUFORT NC 28516
WILKES,BRADLEY G ETUX ORANDA	2270 HWY 70	BEAUFORT NC 28516
WILLIAMS,MARK RANDOLPH	111 EARL AVENUE	BEAUFORT NC 28516
WILLIAMS,SEAN T	111 PIVER ROAD	BEAUFORT NC 28516
WILLIS,JACK M JR	103 EARL AVE	BEAUFORT NC 28516
WILLIS,MAURICE M	PO BOX 266	BEAUFORT NC 28516
WILLIS,ROLAND D	212 PIGOTT ROAD #12	GLOUCESTER NC 28528
WILLIS,THOMAS L ETAL MARSHALL	103 CEDAR AVE	BEAUFORT NC 28516
YEOMANS,DONNIE G ETUX FRANCES	251 RUTLEDGE AVENUE	BEAUFORT NC 28516
YOST,MARK S	2026 SAINT ANDREWS ROAD	GREENBORO NC 27408
YOUNG,JAMES WILLIAM II	208A JACOB DRIVE	MOREHEAD CITY NC 28557

Zoning Map Update & Requested Rezoning



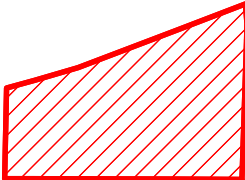
419/423 West Beaufort Road Vicinity Map

Legend

 Subject Property



HWY 70 BEAUFORT



WEST BEAUFORT RD

STANTON RD

419/423 West Beaufort Road Aerial Map

1.

Legend



Subject Property

N

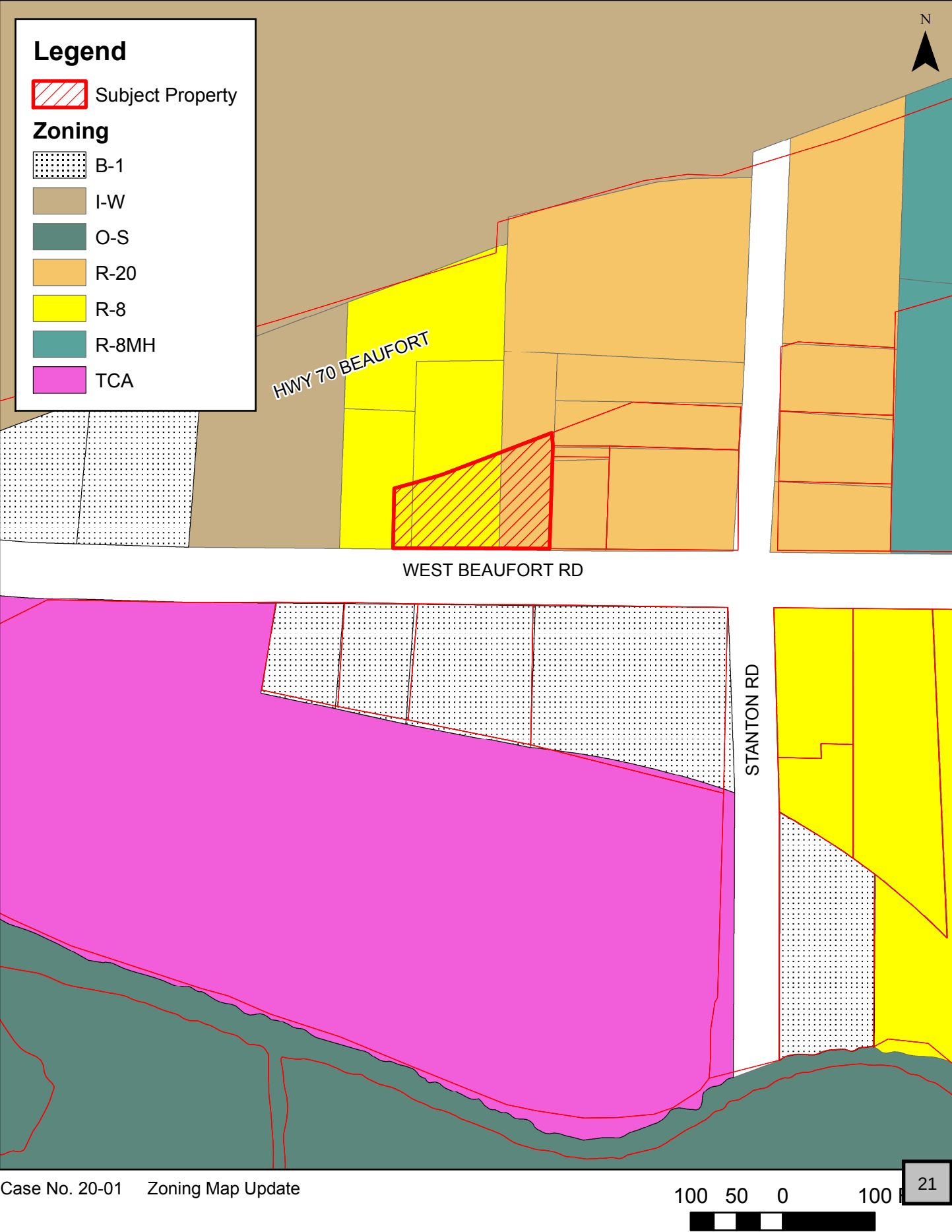
HWY 70 BEAUFORT

WEST BEAUFORT RD

STANTON RD

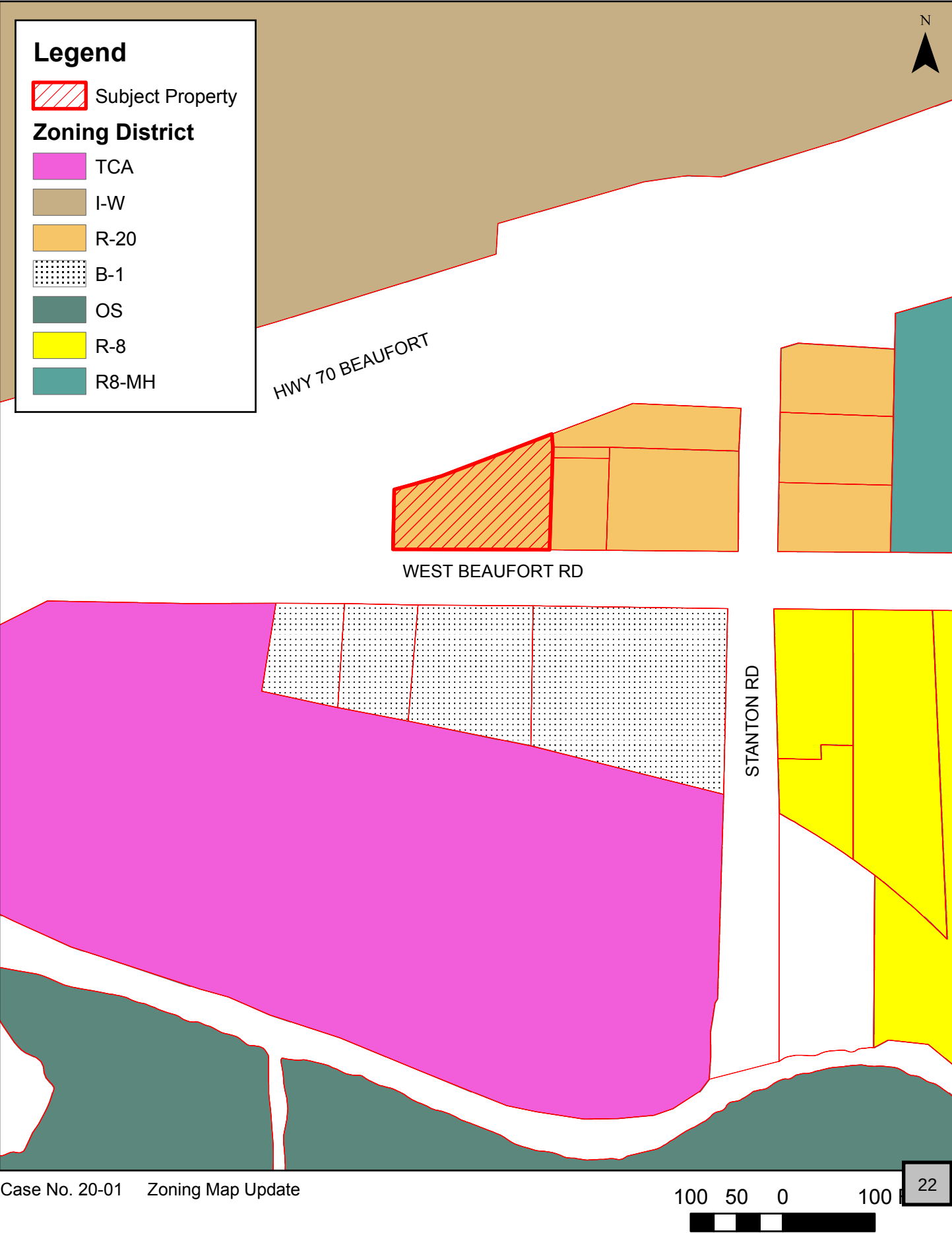
419/423 West Beaufort Road Current Zoning Map

1.



419/423 West Beaufort Road Proposed Zoning Map

1.



419/423 West Beaufort Road Future Land Use Map

1.

Legend



Subject Property

FLU



Conservation & Open Space



Low Density Residential



Medium Density Residential



Public & Institutional

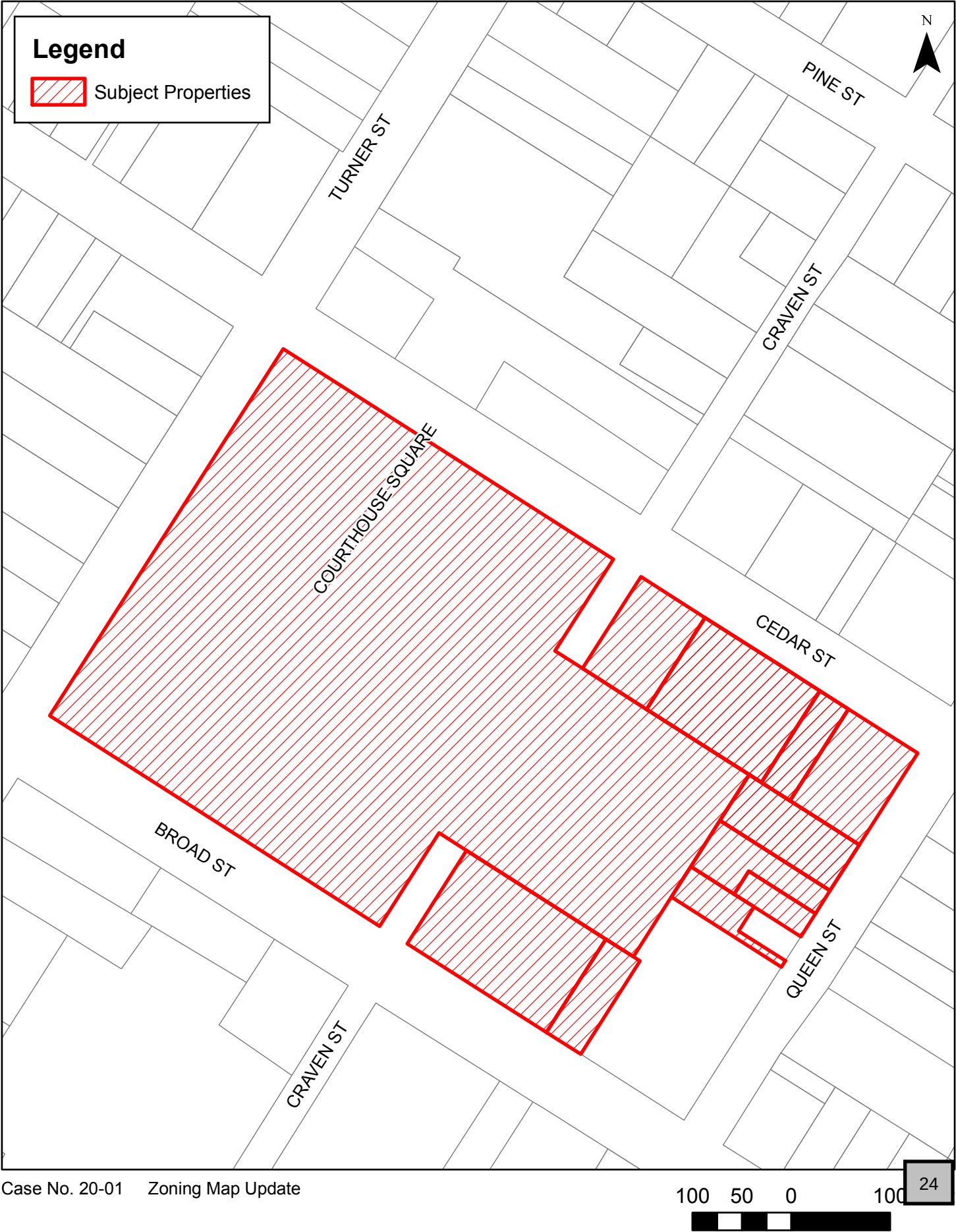


HWY 70 BEAUFORT

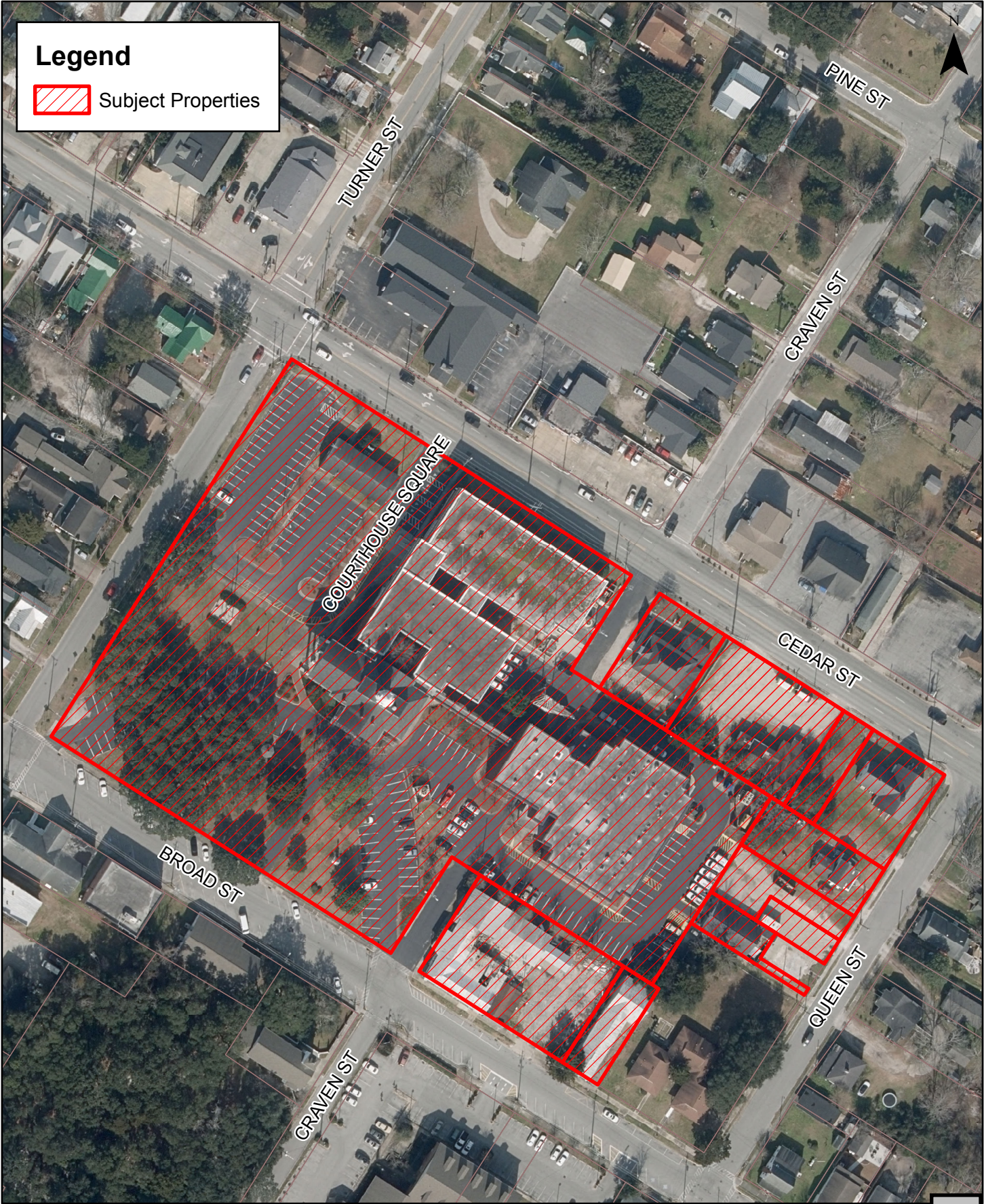
WEST BEAUFORT RD

STANTON RD

Courthouse Square & Surrounding Properties Vicinity Map

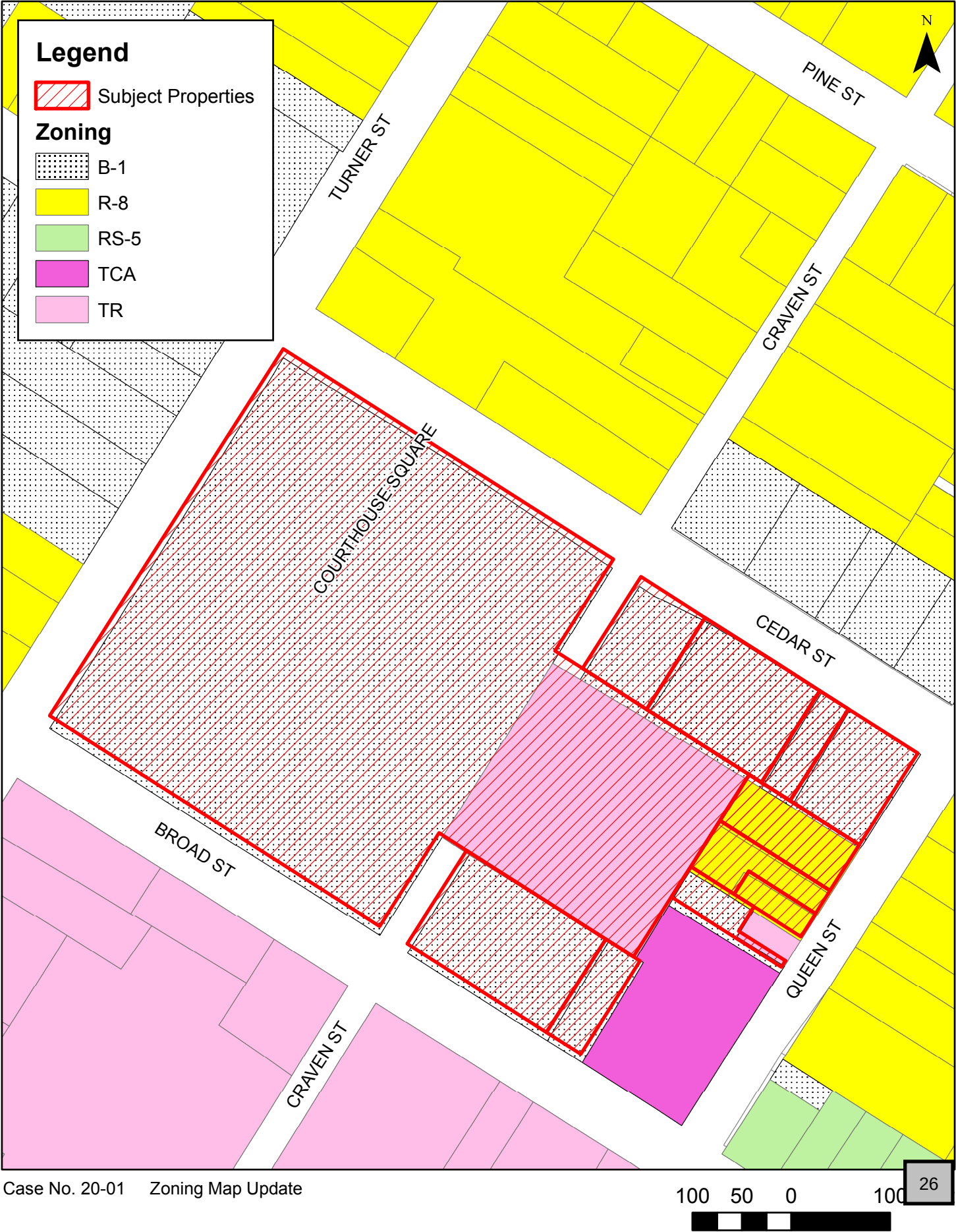


Courthouse Square & Surrounding Properties Aerial Map



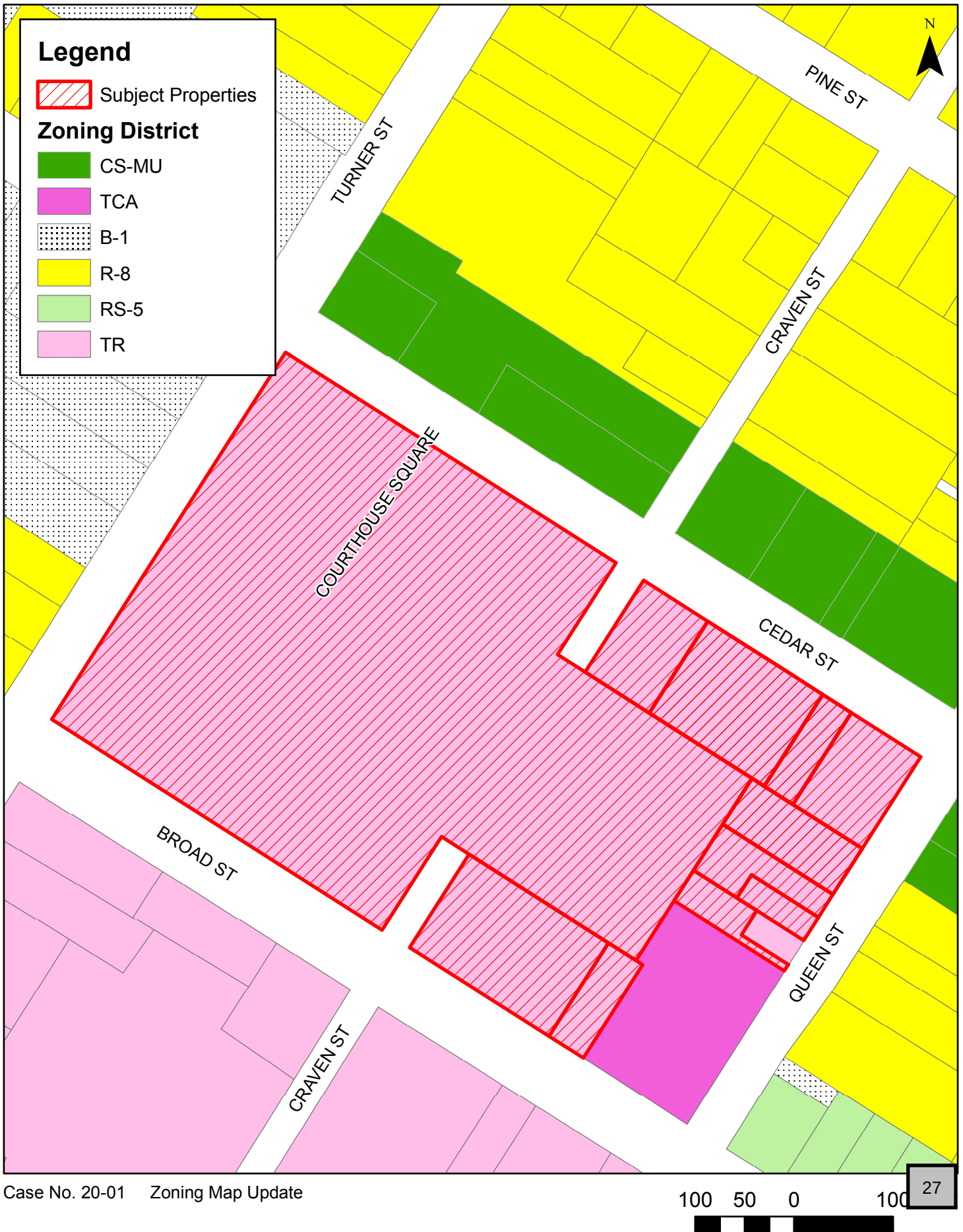
Courthouse Square & Surrounding Properties

Current Zoning Map



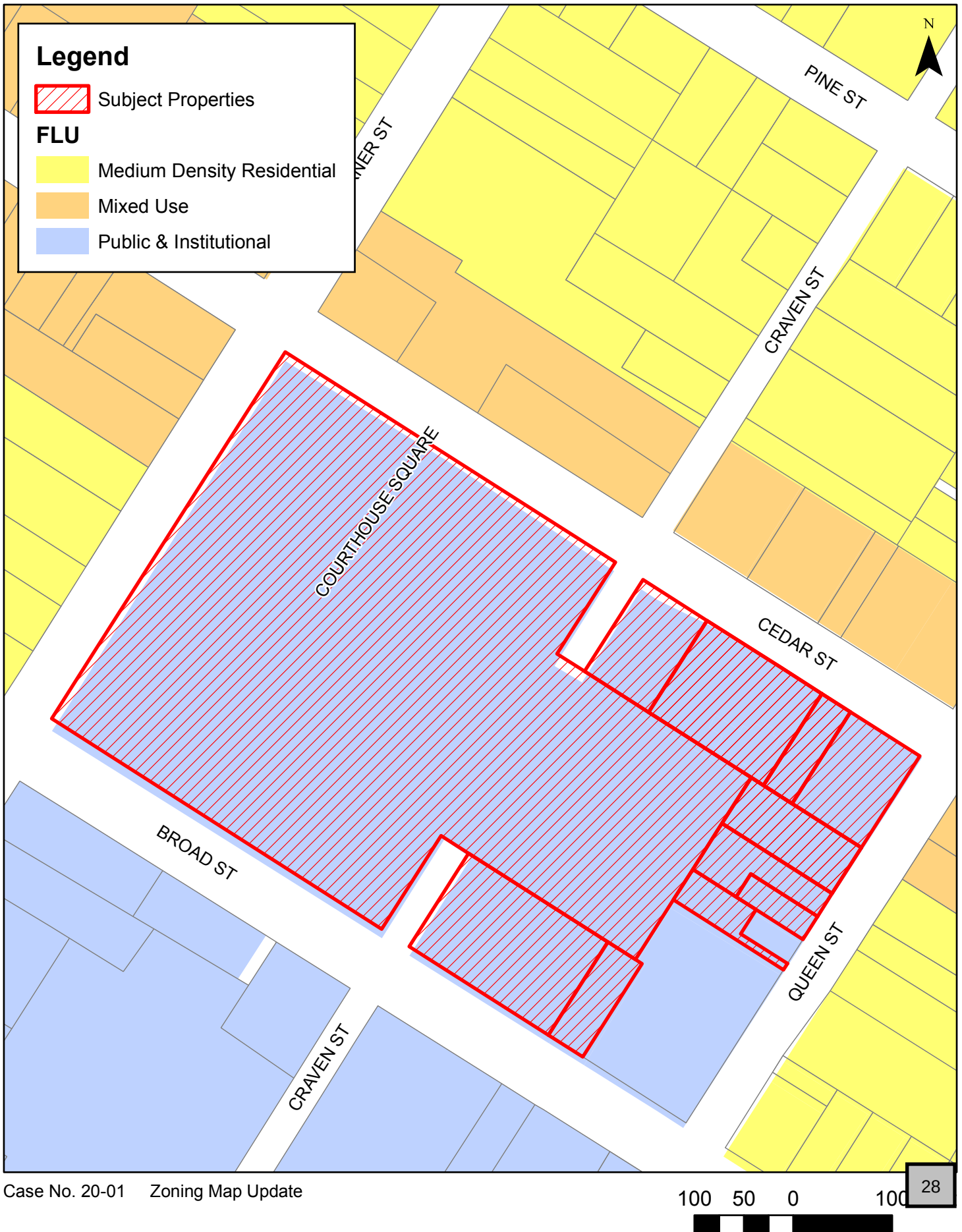
Courthouse Square & Surrounding Properties Proposed Zoning Map

1.



Courthouse Square & Surrounding Properties Future Land Use Map

1.



Beaufort Historical Association Vicinity Map

1.

Legend



Subject Properties



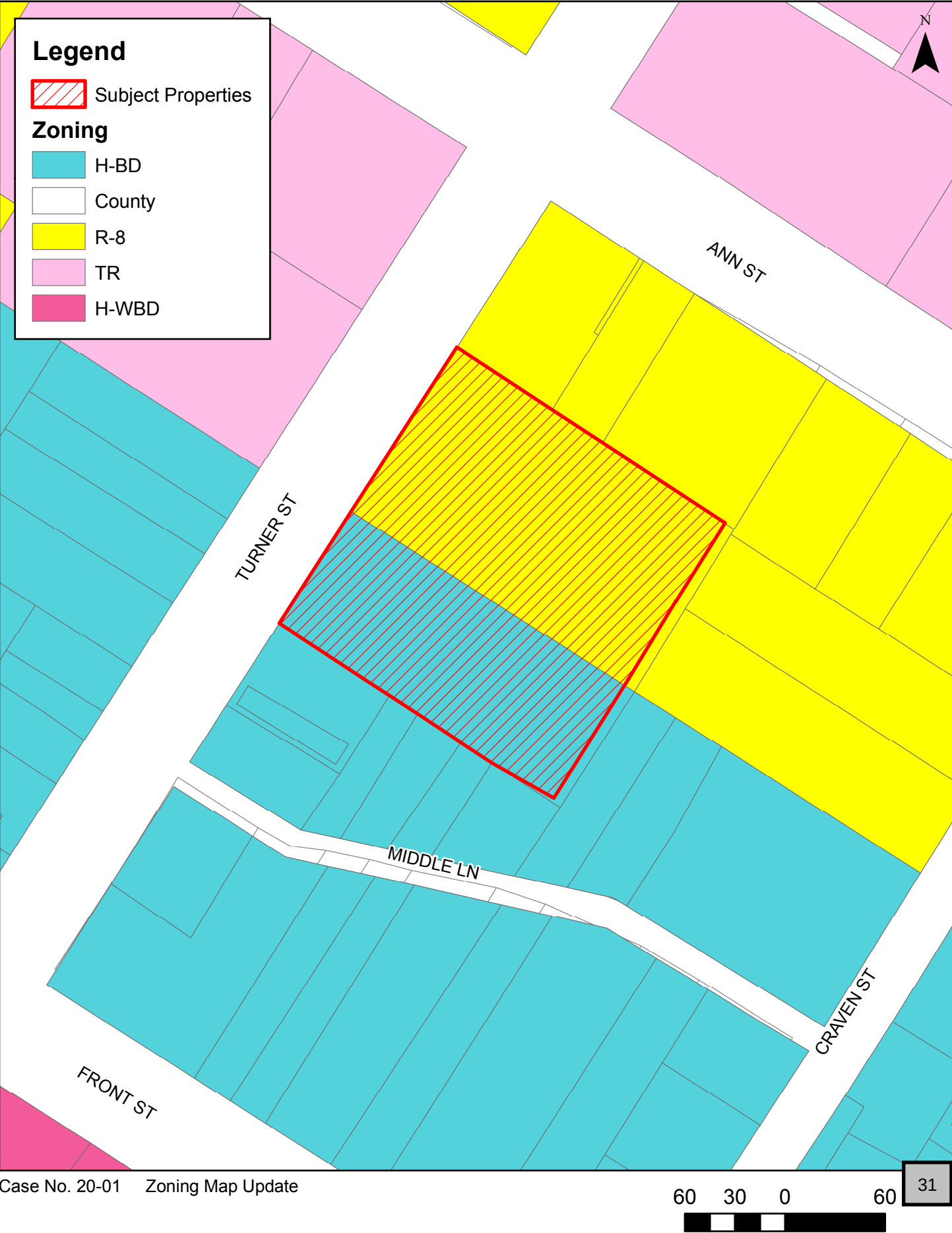
Beaufort Historical Association Aerial Map

1.



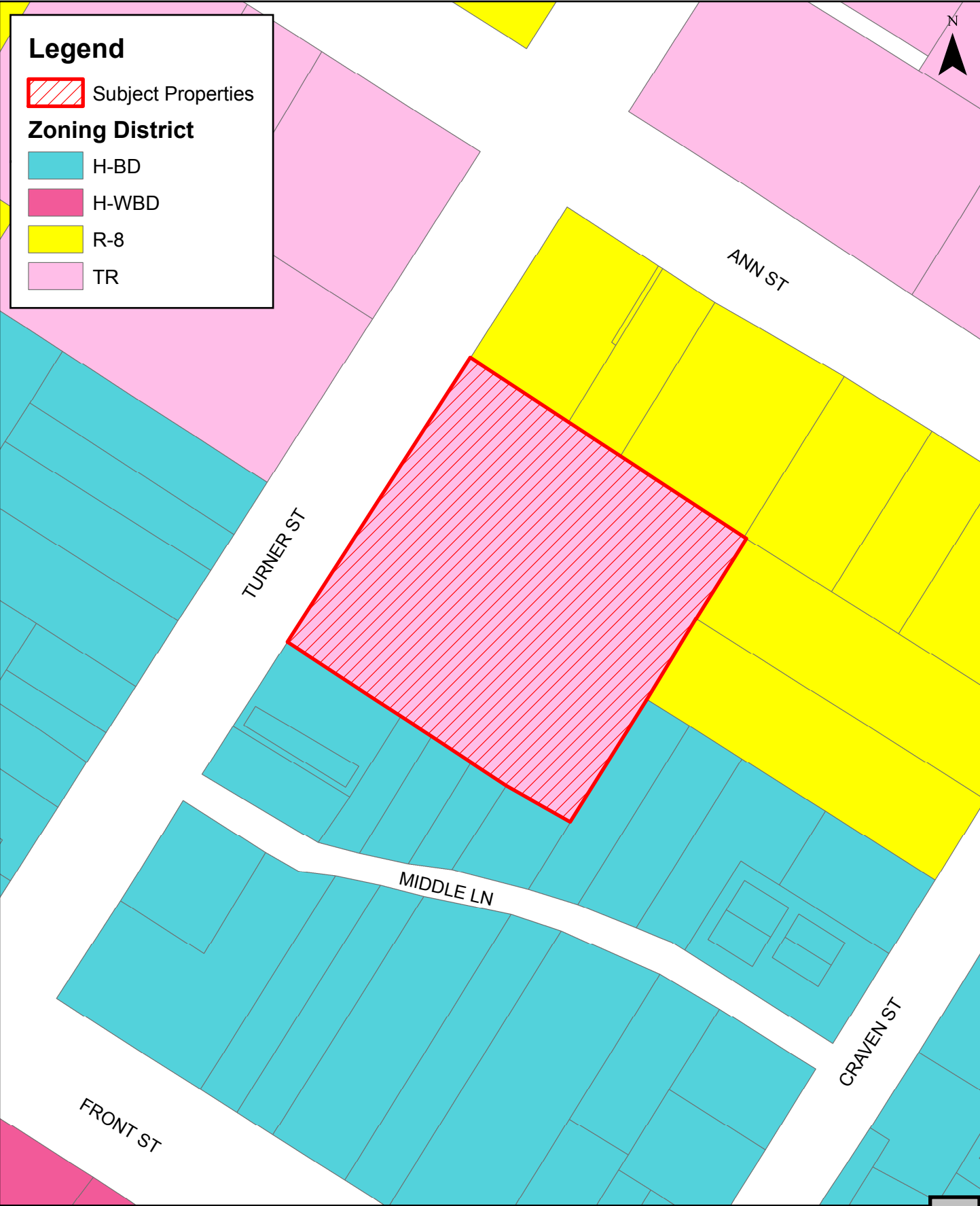
Beaufort Historical Association Current Zoning Map

1.



Beaufort Historical Association Proposed Zoning Map

1.



Beaufort Historical Association Future Land Use Map

1.

Legend

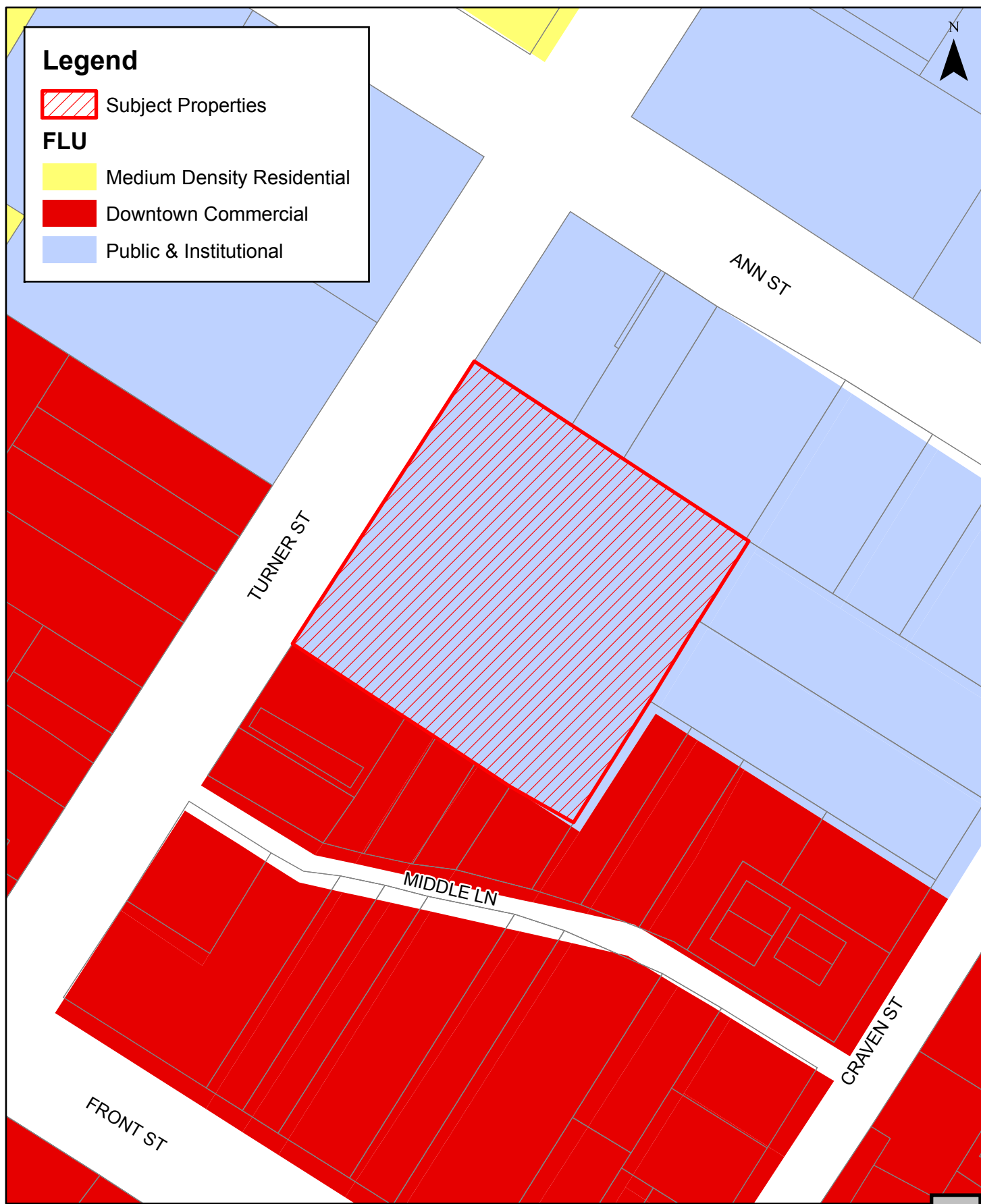
 Subject Properties

FLU

 Medium Density Residential

 Downtown Commercial

 Public & Institutional



Ann Street Methodist Church Vicinity Map

Legend



Subject Properties



CRAVEN ST

ANN ST

QUEEN ST

Ann Street Methodist Church Aerial Map

1.

Legend

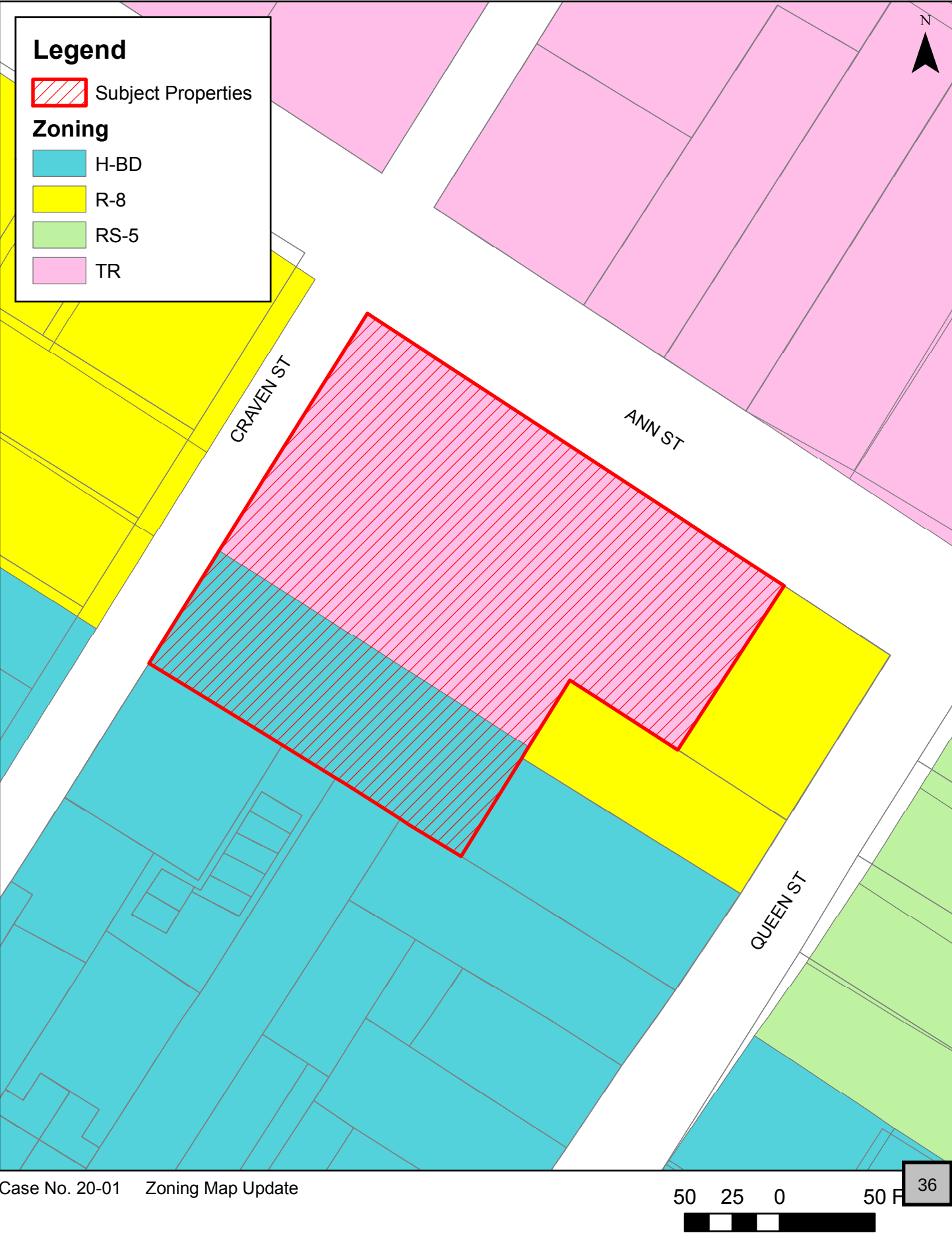


Subject Properties



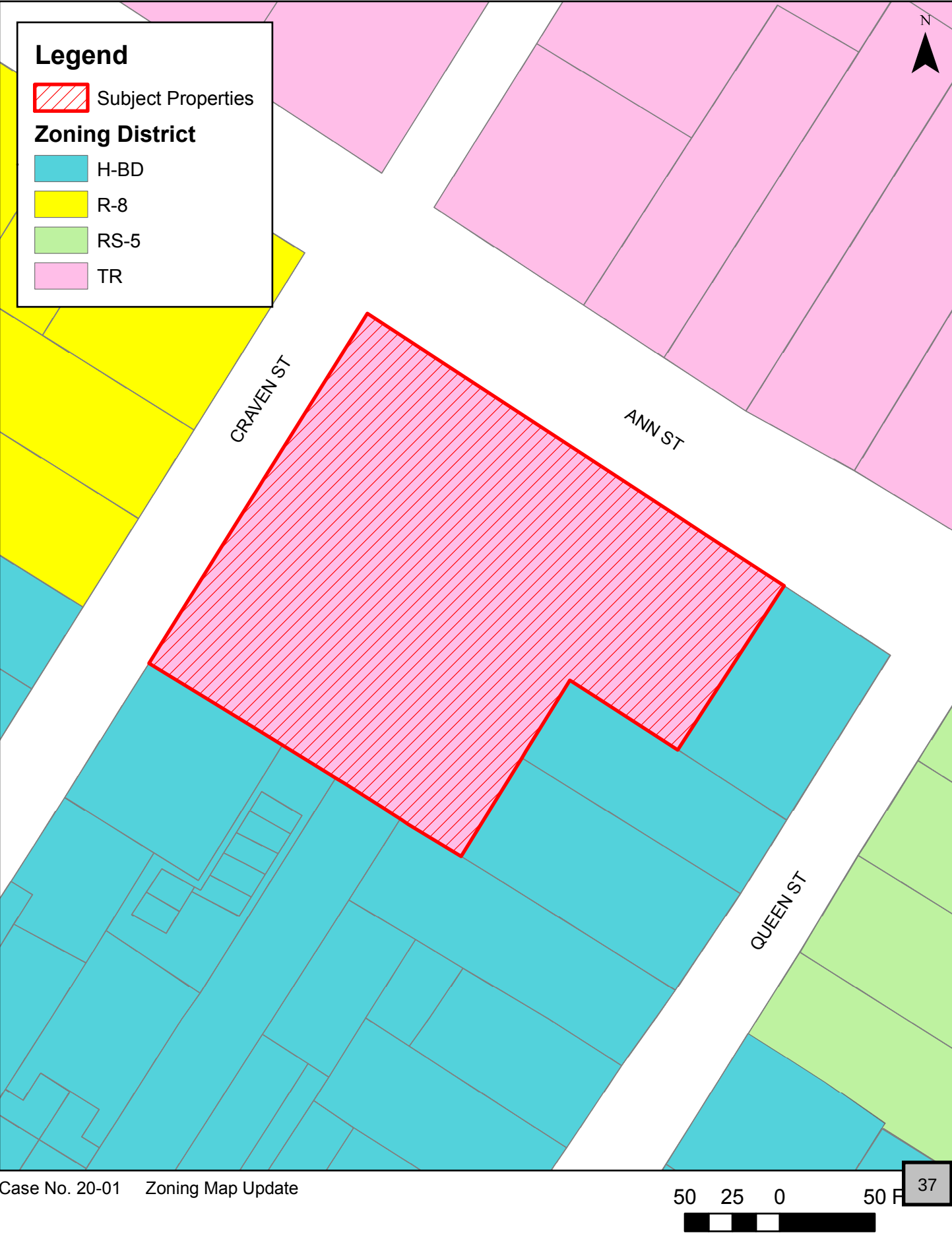
Ann Street Methodist Church Current Zoning Map

1.



Ann Street Methodist Church Proposed Zoning Map

1.



Ann Street Methodist Church Future Land Use Map

1.

Legend



Subject Properties

FLU



Downtown Commercial



Medium Density Residential



Public & Institutional

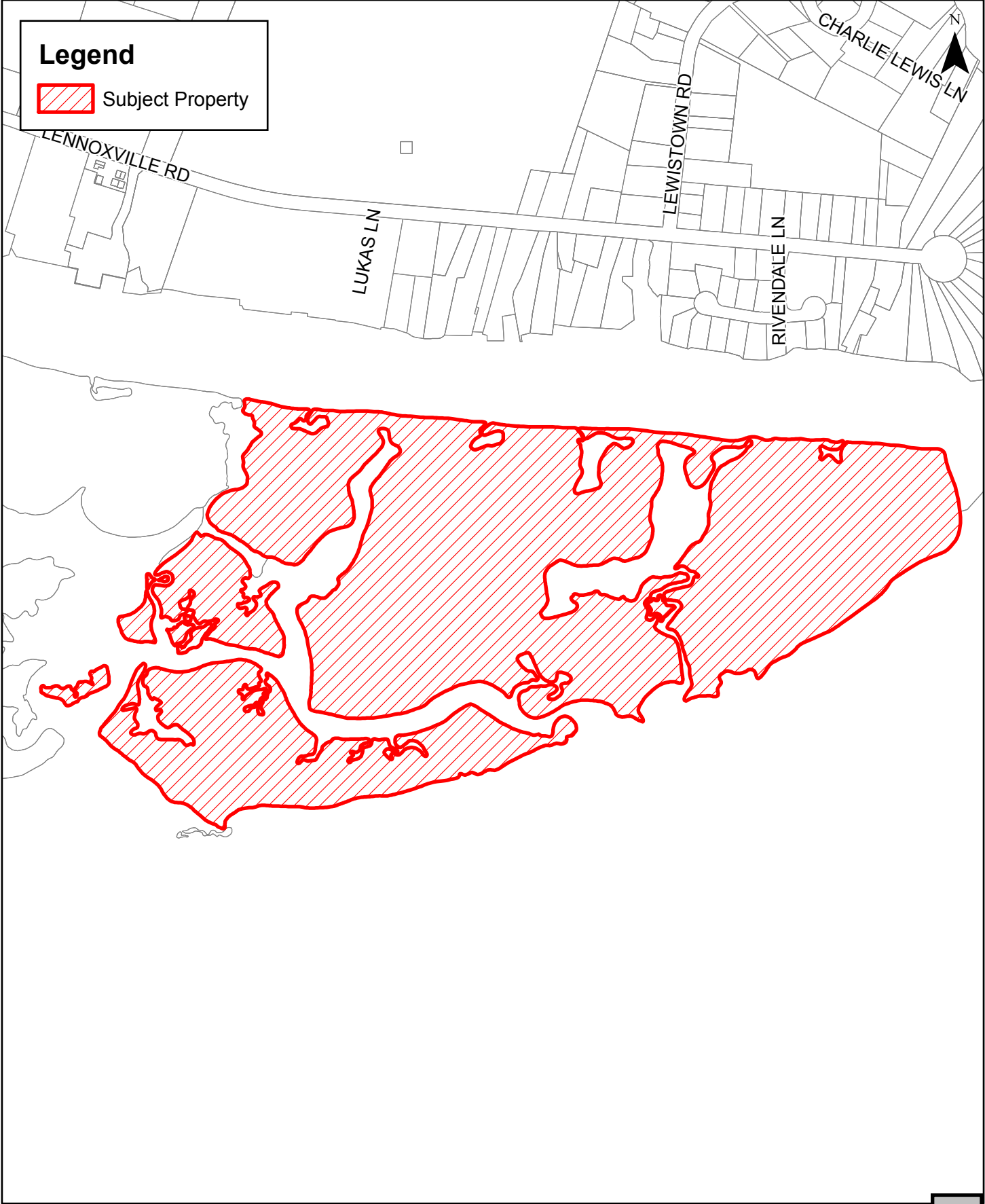


CRAVEN ST

ANN ST

QUEEN ST

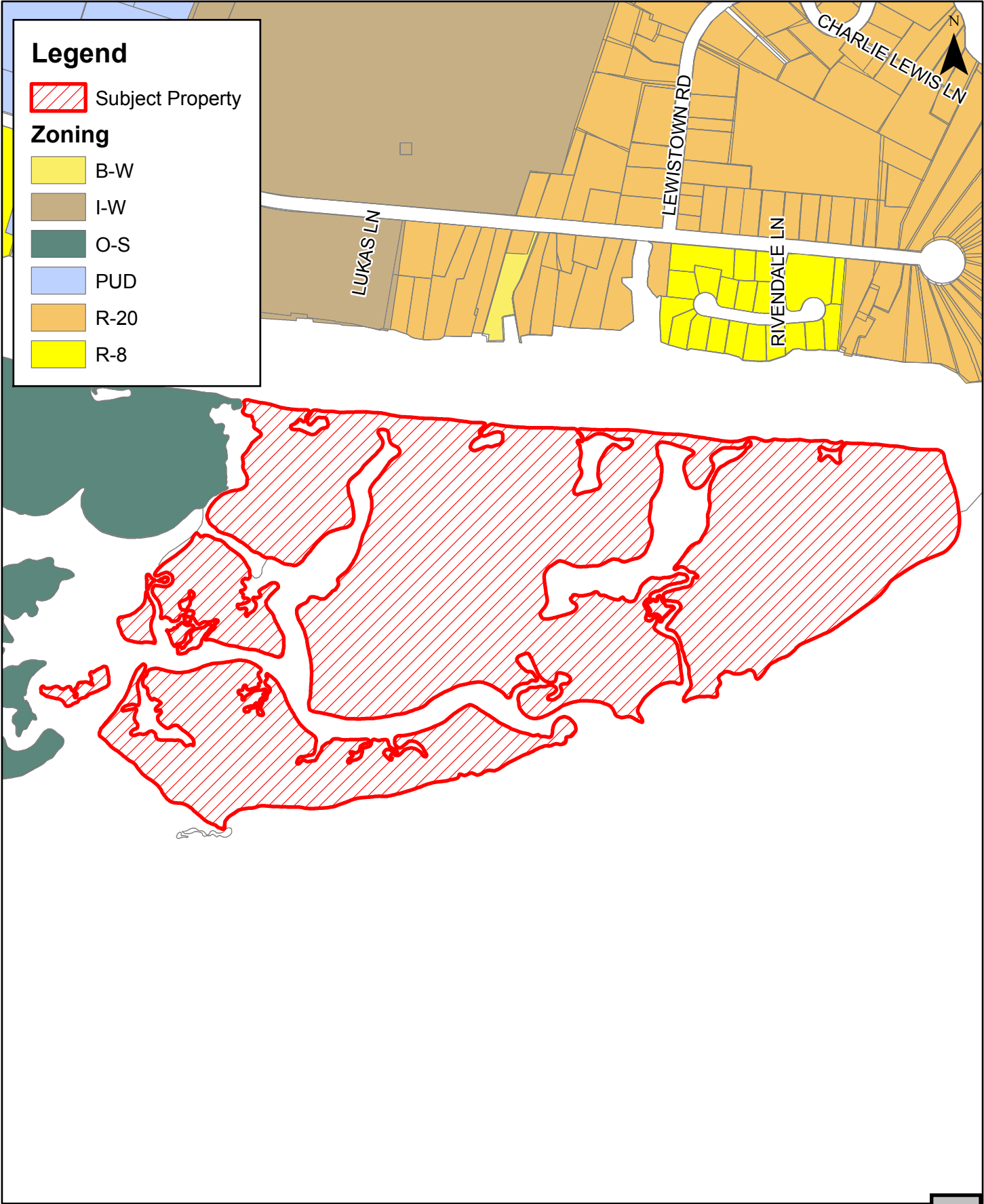
Rachel Carson Reserve Vicinity Map



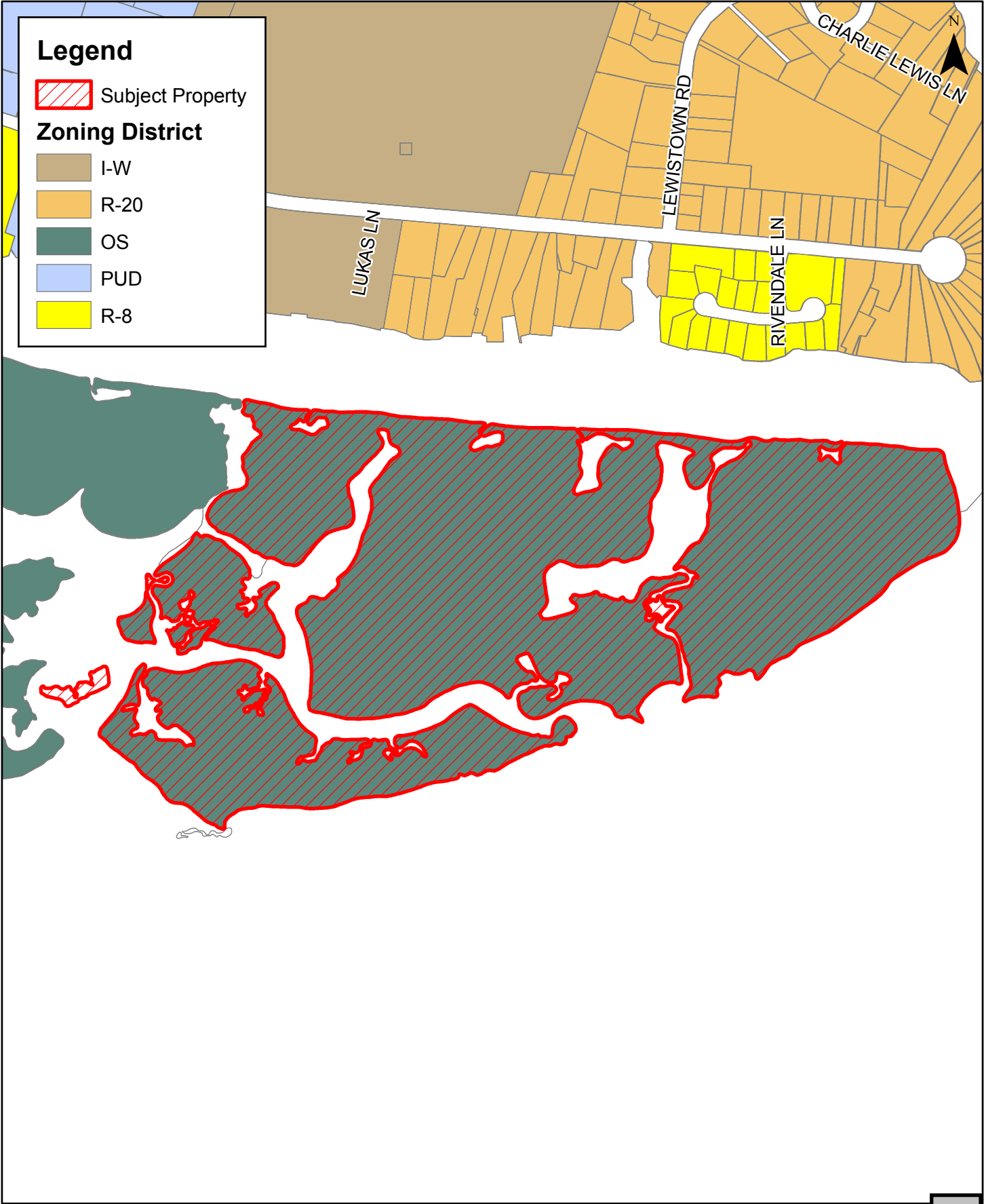
Rachel Carson Reserve Aerial Map



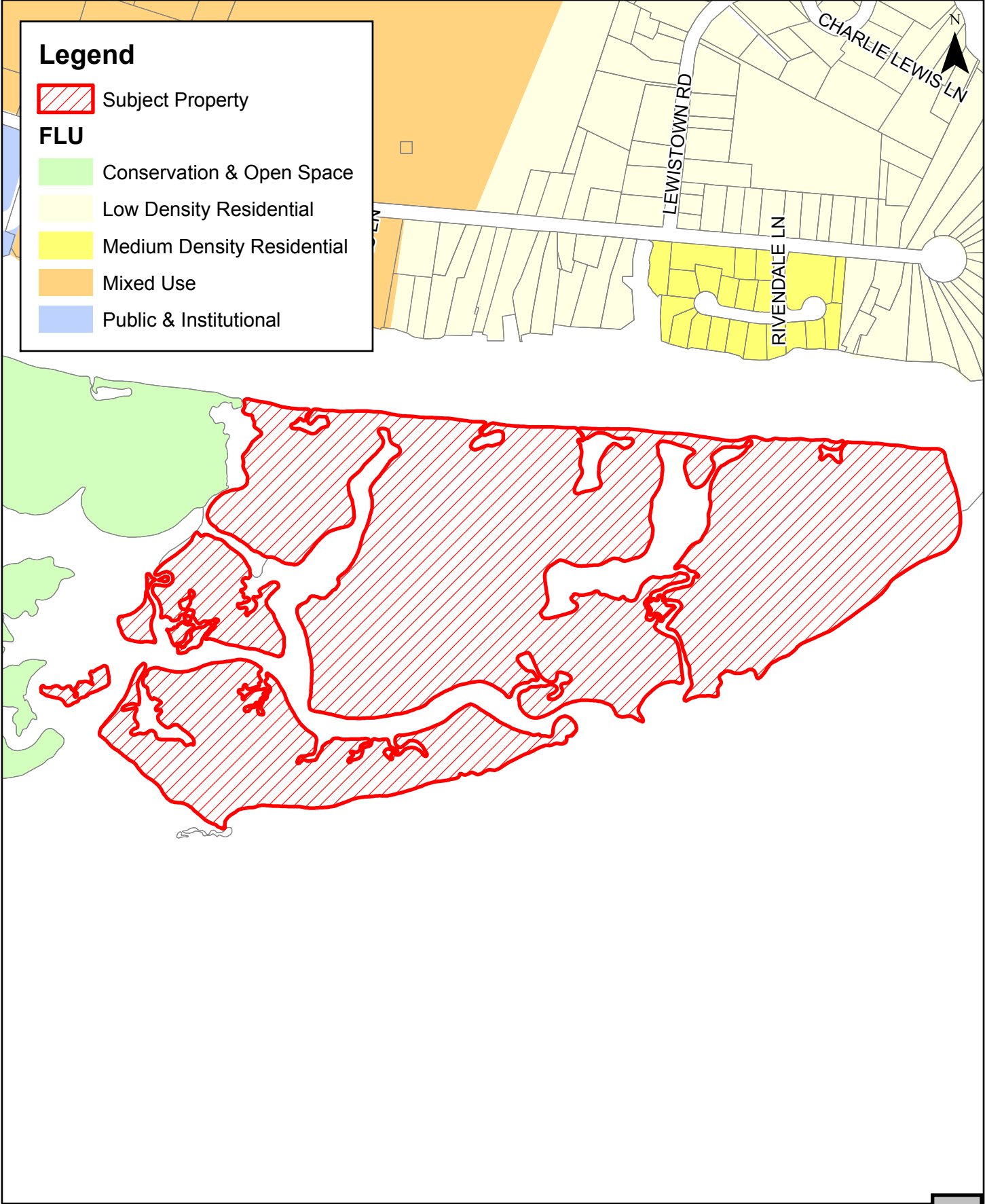
Rachel Carson Reserve Current Zoning Map



Rachel Carson Reserve Proposed Zoning Map



Rachel Carson Reserve Future Land Use Map



C) B-1 General Business District.

The General Business District is established as the district in which a wide variety of sales and service facilities may be provided to the general public. This district will be located throughout the Town's planning jurisdiction.

1) Minimum Lot Size.

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

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

Table 9-5 Lot Requirements

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

4) Accessory Building Setback Requirements.

All accessory buildings must comply with the setback requirements as set forth in section 2-F of this Ordinance, section 6 of this Ordinance, section 15 of this Ordinance, and all sections of this Ordinance.

5) Permitted Uses.

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

Other Building-Mounted Antennae &
Towers
Outdoor Retail Display/Sales
Park, Public
Parking Lot
Parking Structure
Personal Service Establishment
Pool Hall or Billiard Hall
Produce Stand/Farmers' Market
Public Safety Station
Public Utility Facility
Religious Institution
Resource Conservation Area

Restaurant with Drive-Thru Service
Restaurant with Indoor Operation
Retail Store
Satellite Dish Antenna
Signs, Commercial Free-Standing
Tavern/Bar/Pub with Indoor Operation
Temporary Construction Trailer
Theater, Small
Transportation Facility
Utility Minor
Vehicle Charging Station
Vehicle Service

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

Adult-Oriented Retail Establishment
Commercial Outdoor Amphitheater
Commercial Outdoor Recreation
Facility
Commercial Waterfront Facility
Gas/Service Station
Golf Driving Range
Hazardous Material Storage
Kennel, Indoor/Outdoor Operation
Manufacturing, Light
Marina
Microbrewery
Microdistillery

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

SECTION 9 Nonresidential Zoning Districts

A) *H-BD Historic Business District.*

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

1) Minimum Lot Size.

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

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

Table 9-1 Interior Lot Requirements for Residential Use

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

*0 feet if it connects to a common wall.

Table 9-2 Corner Lot Requirements for Residential Use

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

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

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

4) Accessory Building Setback Requirements.

All accessory buildings must comply with the setback requirements as set forth in section 2-F of this Ordinance, section 6 of this Ordinance, section 15 of this Ordinance, and all sections of this Ordinance.

5) Permitted Uses.

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

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

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

C) R-8 Residential Medium Density District.

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

1) Minimum Lot Size.

All lots in the R-8 district shall be a minimum of eight thousand square feet (8,000 ft²).

2) Minimum Lot Width.

All lots in the R-8 district shall have a minimum lot width of sixty feet (60') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.

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

Table 7-9 Interior Lot Requirements

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
R-8	25 feet	25 feet	8 feet	35 feet

Table 7-10 Corner Lot Requirements

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Side (Right-of-Way) Setback</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
R-8	25 feet	20 feet	25 feet	8 feet	35 feet

Table 7-11 Double Frontage Lot Requirements

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Rear (Right-of-Way) Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
R-8	25 feet	15 feet	8 feet	35 feet

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

4) Accessory Building Setback Requirements.

All accessory buildings must comply with the setback requirements as set forth in section 2-F of this Ordinance, section 6 of this Ordinance, section 15 of this Ordinance, and all sections of this Ordinance.

5) Permitted Uses.

Antenna Co-Location on Existing Tower
Athletic Field, Public
Carport
Community Garden
Dock
Dwelling, Single-Family
Garage, Private Detached
Government/Non-Profit Owned/
Operated Facilities & Services
Group Home
Home Occupation

Neighborhood Recreation Center,
Indoor/Outdoor, Private
Neighborhood Recreation Center,
Public
Park, Public
Public Utility Facility
Resource Conservation Area
Shed
Swimming Pool (Personal Use)
Temporary Construction Trailer
Utility Minor
Vehicle Charging Station

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

Accessory Dwelling Unit
Athletic Field, Private
Bed & Breakfast
Cemetery/Graveyard
Club, Lodge, or Hall
Concealed (Stealth) Antennae &
Towers
Day Care/Child Care Home
Golf Course, Privately-Owned
Golf Driving Range

Marina
Outdoor Amphitheater, Public
Preschool
Produce Stand/Farmers' Market
Public Safety Station
Religious Institution
Satellite Dish Antenna
School, Post-Secondary
Utility Facility

SECTION 7 Residential Zoning Districts

A) *R-20 Residential Single-Family District.*

This residential district is intended to maintain a compatible mixture of single-family residential and bona fide farm uses with a density of two families per acre in accordance with the North Carolina State Board of Health recommendations for residential areas without public water and public sewer, and to prevent the development of blight and slum conditions.

1) Minimum Lot Size.

All lots in this district shall be a minimum of twenty thousand square feet (20,000 ft²).

2) Minimum Lot Width.

All lots in the R-20 district shall have a minimum lot width of one hundred feet (100') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.

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

Table 7-1 Interior Lot Requirements

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
R-20	30 feet	25 feet	15 feet	40 feet

Table 7-2 Corner Lot Requirements

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Side (Right-of-Way) Setback</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
R-20	30 feet	30 feet	25 feet	15 feet	40 feet

Table 7-3 Double Frontage Lot Requirements

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Rear (Right-of-Way) Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
R-20	30 feet	25 feet	15 feet	40 feet

4) Accessory Building Setback Requirements.

All accessory buildings must comply with the setback requirements as set forth in section 2-F of this Ordinance, section 6 of this Ordinance, section 15 of this Ordinance, and all sections of this Ordinance.

5) Permitted Uses.

Agritourism
Antenna Co-Location on Existing
Tower

Aquaculture
Assisted Living
Athletic Field, Public

Athletic Field, Private
 Carport
 Club, Lodge, or Hall
 Community Garden
 Dock
 Dwelling, Single-Family
 Farming, General
 Forestry
 Garage, Private Detached
 Government/Non-Profit Owned/
 Operated Facilities & Services
 Group Home
 Home Occupation
 Manufactured Home
 Neighborhood Recreation Center
 Indoor/Outdoor, Private

Neighborhood Recreation Center,
 Public
 Nursing Home
 Park, Public
 Produce Stand/Farmers' Market
 Public Utility Facility
 Religious Institution
 Resource Conservation Area
 Satellite Dish Antenna
 Shed
 Swimming Pool (Personal Use)
 Temporary Construction Trailer
 Utility Minor
 Vehicle Charging Station

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

Accessory Dwelling Unit
 Bed & Breakfast
 Boat Sales/Rentals
 Cemetery/Graveyard
 Concealed (Stealth) Antennae &
 Towers
 Day Care/Child Care Home
 Dry Boat Storage
 Golf Course, Privately Owned
 Golf Driving Range
 Kennel, Indoor Operation Only

Kennel, Indoor /Outdoor Operation
 Marina
 Museum
 Office: Small Business
 Other Free Standing Towers
 Outdoor Amphitheater, Public
 Preschool
 Public Safety Station
 School, K-12
 School, Post-Secondary
 Utility Facility

B) Transitional District (TR).

The intent of this district is to serve as a transition between residential and more intensive districts. This includes residential and commercial uses with a low noise and traffic impact which would generally be considered compatible with a residential area which may or may not have buffering requirements as documented in section 19 of this Ordinance. Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

1) Minimum Lot Size.

All lots in the TR district shall be a minimum of eight thousand square feet (8,000 ft²).

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

Table 8-4 Lot Requirements

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setbacks</i>	<i>Building Height Limitation</i>
TR	25 feet	25 feet	15 feet	35 feet

Table 8-5 Other Lot Requirements

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setbacks</i>	<i>Building Height Limitation</i>
TR	25 feet	25 feet	8 feet	35 feet

4) Accessory Building Setback Requirements.

All accessory buildings must comply with the lot setback requirements as set forth in section 2-F, section 6, section 15, and all other sections of this Ordinance.

5) Permitted Uses.

Antenna Co-Location on Existing
Tower
Assisted Living
Athletic Field, Public
Bed & Breakfast
Carport
Club, Lodge, or Hall
Commercial Indoor Recreational
Facility
Community Garden
Dock

Dormitory
Dwelling, Single-Family
Garage, Private Detached
Government/Non-Profit Owned/
Operated Facilities & Services
Group Home
Home Occupation
Library
Mixed Use
Mortuary/Funeral Home/
Crematorium

Neighborhood Recreation Center
Indoor/Outdoor, Private
Neighborhood Recreation Center,
Public
Nursing Home
Office: Business, Professional, or
Medical
Park, Public
Personal Service Establishment
Public Safety Station

Public Utility Facility
Religious Institution
Resource Conservation Area
Restaurant with Indoor Operation
Shed
Signs, Commercial Free-Standing
Swimming Pool (Personal Use)
Temporary Construction Trailer
Utility Minor
Vehicle Charging Station

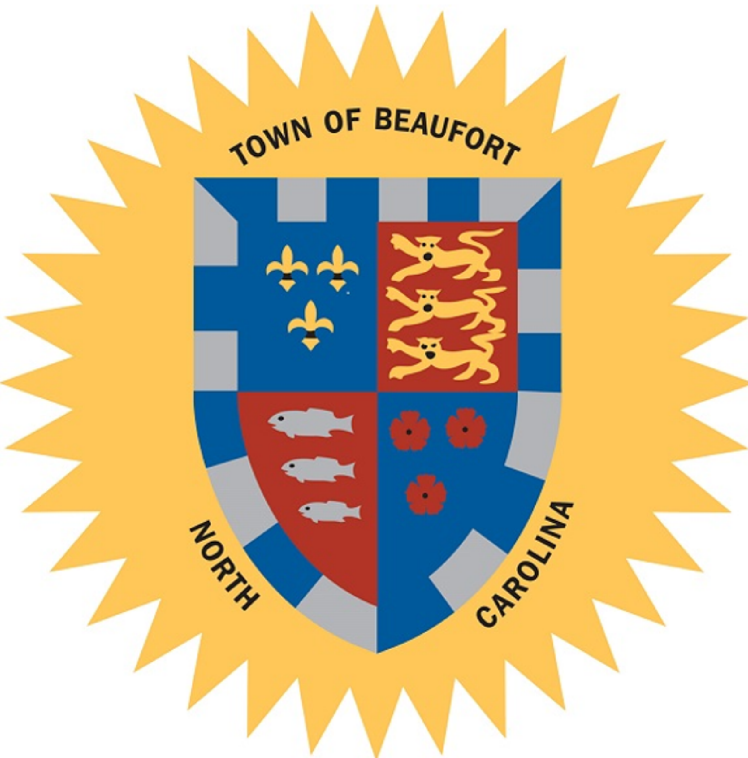
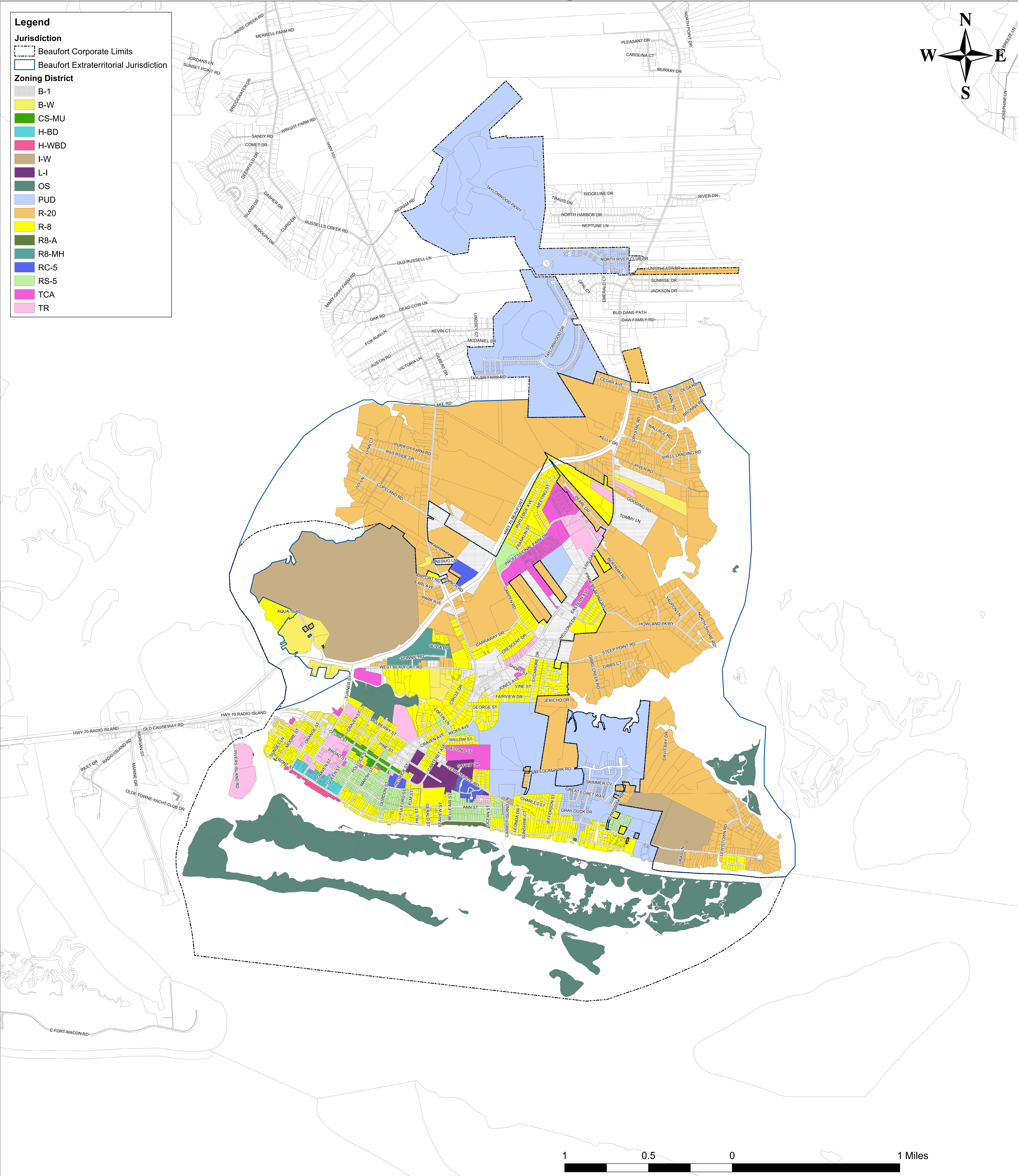
6) Special Uses (*Special Uses* text may be found in section 20 of this Ordinance).

Accessory Dwelling Unit
Aquaculture
Financial Institution
Cemetery/Graveyard
Concealed (Stealth) Antennae &
Towers
Day Care Center
Day Care/Child Care Home
Dwelling, Duplex
Golf Course, Privately Owned
Golf Driving Range
Hotel or Motel
Kennel, Indoor/Outdoor Operation
Marina

Museum
Other Freestanding Towers
Outdoor Amphitheater, Public
Parking Lot
Preschool
Produce Stand/Farmers' Market
Retail Store
Satellite Dish Antenna
School, K-12
School, Post-Secondary
Tavern/Bar/ Pub with Indoor
Operation
Utility Facility

Town of Beaufort, North Carolina

Official Zoning Map



THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF THE TOWN OF BEAUFORT, NORTH CAROLINA.

THIS MAP ADOPTED THIS _____ DAY OF _____, _____ BY THE TOWN OF BEAUFORT

BOARD OF COMMISSIONERS,

SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER _____.

MAYOR

TOWN CLERK

BY OFFICIAL ACTION OF THE TOWN BOARD OF COMMISSIONERS, BEAUFORT, IN ACCORDANCE WITH THE AMENDMENT PROVISIONS OF THE LAND DEVELOPMENT ORDINANCE, THE FOLLOWING CHANGES WERE MADE TO THE OFFICIAL ZONING MAP

DATE	CASE NO.	DESCRIPTION OF CHANGE	MAYOR	ATTEST



**TOWN OF BEAUFORT
PLANNING BOARD**

**RZ20-01
RESOLUTION ADVISING THAT PROPOSED AMENDMENTS
TO THE ZONING ORDINANCE
ARE IN ACCORDANCE WITH ALL OFFICIALLY ADOPTED PLANS; ARE
REASONABLE; AND ARE IN THE PUBLIC INTEREST.**

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

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

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

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendments to the Ordinance are in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Rezoning Case 20-01 attached hereto and incorporated herein by reference, and therefore recommends adoption by the Board of Commissioners. Specifically the Planning Board finds that the proposed amendments are in furtherance of the Town plans, ordinances and regulations; and better clarify all the Ordinance regulations.

This Resolution is effective upon its adoption this 17th day of February, 2020.

**TOWN OF BEAUFORT
PLANNING BOARD**

_____, Chairman

ATTEST:

_____, Secretary

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