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

Board of Commissioners Regular Meeting
6:00 PM Monday, July 11, 2022
Train Depot, 614 Broad Street
Beaufort, NC 28516

Call to Order

Pledge of Allegiance

Roll Call

Agenda Approval

Public Comment

Manager Report

Items of Consent

1. Historic Beaufort Road Race
2. Minutes

Items for Discussion and Consideration

1. Case # 22-12 AA Storage Site Plan
2. FY 2023 Budget Amendment #1 and Capital Reserve Fund Amendment #13

Public Hearing

1. Rezone 801 Mulberry Street totaling 15.87 acres from TR to PUD With Master Plan

Quasi-Judicial Proceeding

1. Variance Request for Salt Wynd Preserve Cul-de-sac Length
2. Case #22-16 Special Use Permit for a Mini-Storage facility at 1791 Live Oak Street
3. Case # 22-11 PUD Old Beaufort Elementary School - SUP

Mayor/Commissioner Comments

Adjourn

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Board of Commissioners
Regular Meeting
6:00 pm- Monday, July 11, 2022

AGENDA CATEGORY: Items of Consent

SUBJECT: Historic Beaufort Road Race

BRIEF SUMMARY:

Event organizers for the Historic Beaufort Road Race run by the Beaufort Ole Towne Rotary have submitted an event application to host the annual event on Saturday, June 10, 2023. The event requests the closure of roads and the use of John Newton Park. The event hours are 6:00 am to 10:30 am. The event organizers request the delay of part paid parking until 10:30 AM. The event will require 4 off-duty officers to work at the for-hire rate.

The following is an outline of the requests for the event:

* June 10, 2023

* Set-up 6 a.m. – Finished by 10:30 a.m.

* Request traditional 10K route – map attached

* Request Turner Street be closed from Middle Lane to Front Street from 6 -10 a.m.

* Request Front Street be closed from Orange to Queen Streets during race

* Request paid parking be suspended until 10:30 a.m.

* Event will provide volunteers to help supplement public safety personnel at intersections along Front Street

REQUESTED ACTION:

Consider approval

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY: Rachel Johnson, PIO/Parks & Events Coordinator

Date Application Received: 1.

Permit Number:

TOWN of BEAUFORT NORTH CAROLINA

APPLICATION FOR SPECIAL EVENT PERMIT

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

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

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

EVENT BASICS

Event Name: Rotary Historic Beaufort Road Race

Location of Event Site: Front Street

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

Racers will start and end at the corner of Front and Turner Street

Run by: Beaufort Ole Towne Rotary

Applicant (Organizer) Name: Christine Lamb Contact # 303-907-2735

Day of Event Contact #: Christine Lamb Email: info@beaufortoletownerotary.com

Type of Event:

- ○ Festival
- ○ Parade
- ● 5K Race
- ● 10K Race
- ● 1 mile race/walk

- Music Event
- Other _____

Actual Event Date(s): June 10, 2023 Time of Event: 7:00 - 10:30 AM

Set-Up Date: June 10, 2023 Start Time: 6am

Tear Down Date: June 10, 2023 End Time: 10:30

Estimated Attendance: 200-500 Admission Fees: $30-45

Event Description:
Charity Road Race 10K, 5K,Race, 1 mile walk

ORGANIZER/APPLICANT INFORMATION

Name of Organization: Beaufort Ole Towne Rotary

Primary Contact Person: Christine Lamb

Mailing Address: PO Box 737, Beaufort, NC 28516

Email: info@beaufortoletownerotary.com

Daytime Phone #: 303-907-2735 Cell Phone #: 303-907-2735

Alternate Contact Person: _____ Phone #: _____

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

SITE PLAN

Site Plan Attached

- ● Yes
- ○ No
  (If you need help, please set up a meeting with the Town of Beaufort's Events Coordinator)

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

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

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

PARKS & PARKING LOTS REQUESTED

Please mark all that apply:

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

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

Trash cans X 2 ($20)
Recycle cans X 2 ($20)
Electricity ($50)

OTHER EVENT DETAILS

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

Run the East (race management) Jamie Orr 252-902-9717
Port A Pottie Rentals - Blu site solutions (800) 682-7023

Will there be canon/re-enactment fire during your event? N/A If yes, please coordinate with the Beaufort Fire Department for safety procedures.

ALCOHOL

Alcohol at the event YES_____NO_X__ Attach all required paperwork. Applicant is responsible for obtaining applicable ABC License and Liquor Liability Insurance. Applicant must provide a clearly marked and contained area for alcohol consumption and hire two Town of Beaufort police officers at a rate of $35 per hour for the duration. (The Police Chief will review the application for exceptions.) All local, state and Federal laws must be adhered to.
I/we have read, understand and will comply with the rules outlined by the Town of Beaufort in the Town Code of Ordinances as well as in the Event Procedures.

X_____(Applicant's Signature)

ROAD CLOSURES

Does your event require a road closure? X YES _____NO

Please provide specifics below:

Road	Set-Up Time	Event Start Time	Finish Time	Tear Down Time
Turner Street	6 am	7:30 am	10:00 am	10:30 am
Front Street	6 am	7:30 am	10 AM	10:30 am
Turner Street Bridge	**(Week before the race**	**lighted sign warning town**	**residents and visitors of**	Racers on Turner and
	Broad due to high traffic	**In this area during the**	**Farmers Market)**	

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

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

PARKING/PARKING LOTS

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

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

We are requesting town parking fees collection be delayed until 10:30 am the day of the race.

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

N/A

Bicycle Parking: Yes_____No __x_____

Additional Handicap Parking: Yes_____No___x_____Location: _____

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

Event participants will park on Turner Street, Ann Street and side streets adjacent to Front Street

PARADE/WALK INFORMATION

Parade Assembly Area:_____ Time: _____

Parade Dismissal Area:_____ Time: _____

Parade Start Time: _____

EMERGENCY MANAGEMENT

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

Designated Emergency personal/liaison (onsite): Christine Lamb

Cell #: 303-907-2735 Other Contact: _____

How will your event staff react to severe weather?
Event will be canceled or delayed in the event of severe weather

How will you alert visitors to the event to evacuate the site? (If multiple sites are being requested, a plan must be submitted for each location)
Local announcement via megaphone or by email prior to event date

RISK ASSESSMENT

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

What training will you provide to your volunteers/staff/participants regarding emergencies?
Volunteers have years of experience new volunteers will receive training prior to event.

TENTS

Will you have tents at your event?_____YES _X_____NO

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

FOOD

Will there be food served at your event?_____YES _X_____NO

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

If yes, have you contacted the Carteret County Health Department to set up inspections?_____YES_____NO

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

VENDORS

Will there be vendors selling items at your event?_____Yes __X_____No

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

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

CHECKLIST

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

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

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

Applicant's Signature Christine Lamb Date 06/14/2022

Internal Use Only

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

Permit Issue Date: _____

Authorized Signature: _____

Insurance Certificate: Yes____No_____

Permit Fee: Yes ____ No ____

BOC Approval Date: _____

Police Chief Approval: _____

Fire Chief Approval:_____

Historic Beaufort Road Race 10k

Race Starts at 8:00 AM

Rett Cell (803) 468-6501

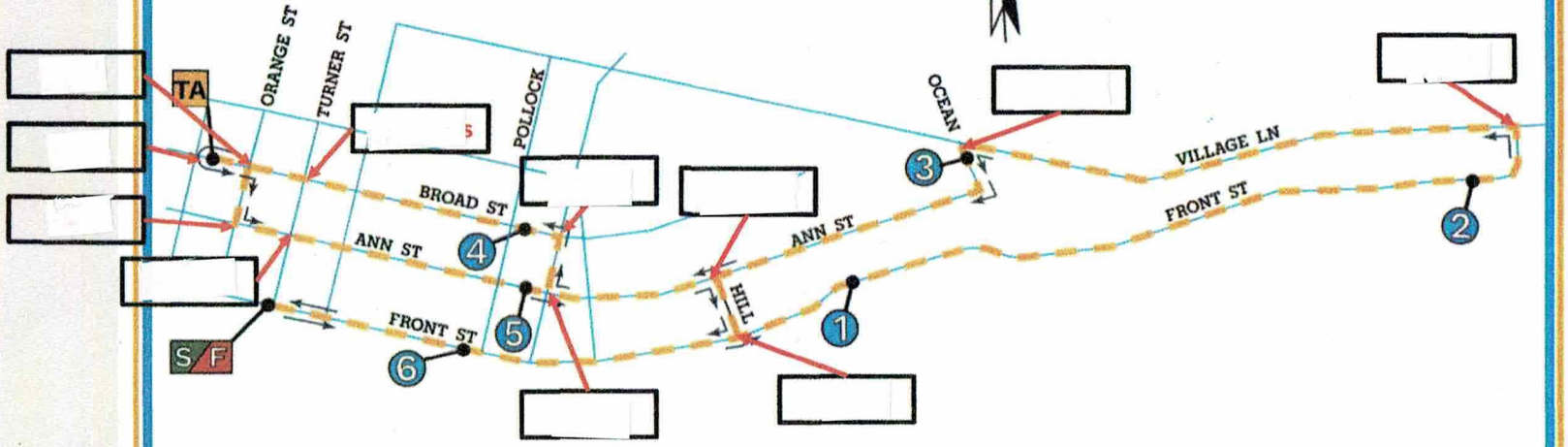
Last runner on course will have police escort

Brandon Wilson

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

And Belinda King
USATF / RRTC Measurer

Measured: Mar 24, 2019
Course = 10km



ROUTE

Start on Front St
Proceed East
Left on Village Ln
Left on Ocean
Right on Ann
Right on Live Oak
Left on Broad
Turn-Around on Broad
Right on Orange
Left on Ann
Right on Hill
Right on Front St
Finish on Front St

USATF
CERTIFIED COURSE
NC19006BW

Run The East LLC

Town of Beaufort, NC
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252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Board of Commissioners
Regular Meeting
6:00 PM Monday, July 11, 2022

AGENDA CATEGORY: Items of Consent

SUBJECT: Minutes

REQUESTED ACTION:

Approval of the attached draft minutes from the following meetings: May 9th BOC Work Session, May 16th Budget Work Session, May 23rd BOC Regular Meeting, June 6th Budget Work Session, and June 27th BOC Work Session.

SUBMITTED BY:

Elizabeth Lewis, Town Clerk

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Board of Commissioners
Regular Meeting
6:00 PM Monday, May 09, 2022
Train Depot, 614 Broad Street
Beaufort, NC 28516
Minutes

Call to Order

Mayor Harker called the meeting to order at 6:00 pm

Pledge of Allegiance

Mayor Harker invited all to join in reciting the Pledge of Allegiance.

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

PRESENT:

Mayor Harker
Mayor Pro Tem Hagle
Commissioner Cooper
Commissioner Hollinshed
Commissioner Oliver
Commissioner Terwilliger

Agenda Approval

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

The motion carried unanimously.

Public Comment

Janet Woodward, 2217 Lennoxville Road in Beaufort, distributed documents to the Board of Commissioners and made the following statements:

It is apropos that I come before you the day after Mother's Day. A celebration of mothers America wid of women who have given so much to their families, without, sometimes given the recognition they deserve.

I am here to talk about a woman who is a mother, but more important to this community, she has given over 60 years of her life educating all children into adulthood as to the value of education, history, and kindness. I ask that the small Turner Street Bridge, an entryway into this wonderful caring town, honor her by naming it after her; for all to see who enter, that Beaufort has always been a caring town of its citizens and recognizes her value.

Beaufort, according to Southern Living Magazine, stated that our town is "South's Best Small Town in America" several years ago and a lot of people flocked here. Well, let us make an important statement of Beaufort that will last a lifetime. Let this new majority Board of Commissioners approve a resolution, per North Carolina's DOT Bridge Division for their consideration to name the Turner Street Bridge after Ms. Violet J. Bailey. She is currently 98 years old and a more than deserving native of Beaufort who is a black female, making her the first black female in the state of North Carolina honored for her 60 years of community service while she is still alive; now that is a historical precedence. Ms. Bailey was big on education and encouraged children, black and white, to meet their potential and respect all people they came in contact with.

The North Carolina DOT Bridge Division said on March 10, 2022 that "the naming for Ms. Bailey appears to have substantial local support and meets the criteria for consideration". They stated further in the email, "you can move forward with the next steps of the application process, which is getting resolutions passed by the appropriate local government". This Board of Commissioners is the appropriate local government, and our committee respectfully asks that you put us on next month's agenda to consider doing just that, naming the bridge after Ms. Bailey. We have many people who would like to see this happen, we have many letters and notes of support.

Please give Beaufort an opportunity to show our values by recognizing someone who has lived her faith for 60 years in giving to other's goals of success by placing a sign on that beautiful, small bridge into our town, which I think matches the beautiful spirit of her life. Thank you for your consideration.

John Flowers, 321 Orange Street in Beaufort, discussed Case #19-19 Compass Hotel 18 Month Extension/Re-approval request. He noted at the April 18th Planning Board Meeting, approval of the site plan was recommended, with the condition the buffer adjacent to the neighbors on the south side parking area, previously approved by the Historic Commission, be installed immediately. He explained he was there to ask that the buffering along the north and west side of his property be installed immediately, highlighting the importance of fencing/screening in the area.

Dick DeButts, 320 Orange Street in Beaufort, discussed the parking lot area Mr. Flowers mentioned. He asked that the parking lot be built out to conform with Historic District standards, with hopes the project could move forward in a timely manner.

Kathleen Schurdevin, 119 Sherwood Blvd in Beaufort, shared her concern about a protected wetlands area, associated with the Beaufort Village East development. She explained about a week ago, an excavator cleared the wetland area where flags and a silt fence were, disturbing vegetation. She noted the wetland impact plan provided by the developer did not note any effect in the protected area she was referencing. She requested they ask the developers for an explanation regarding the recent clearing.

Hans Paerl, 100 Holly Lane in Beaufort, explained he was an avid biker and expressed concerns regarding several streets in Town. He shared that he had a bike accident on Broad Street, after hitting a pothole. He also noted Ann Street was not in good condition and asked that street repairs start taking place to ensure safer streets for bicycles and vehicles.

Manager Report

Todd Clark, Town Manager, gave an update on events and projects throughout Town. He shared the notice to proceed for the Turner/Broad Street intersection improvements had been issued and work was expected to start within two weeks. He informed the board the Town will be the recipient of two electric vehicle charging spaces via Duke Energy's "Park & Plug Program", at no cost to the Town; the two spaces will be located along the east bound side of Broad Street at its intersection with Pollock Street. He shared the Fire Department Captain Cowley recently completed the Self-Contained Breathing Apparatus Service Technician Training, which will allow many services and repairs to be done in house for the Fire and Water Department. He noted the grace period for the Golf Cart Ordinance update had expired, and the Police Department will begin education/enforcement efforts as appropriate.

Presentations

1. Budget Presentation

   Mr. Clark shared the proposed FY 2023 Town of Beaufort Budget with the Board of Commissioners. Mr. Clark explained this was an introduction to the budget and there were scheduled work sessions to follow; his budget message highlighted the following areas:

   - The total proposed budget for Fiscal Year 2023 is $16,280,959. This represents a decrease of $510,083 or 3%, from the amended fiscal year budget for 2022.
   - The total proposed budget for the General Fund is $11,668,334. The Fund is balanced at the current tax rate of $0.46 per $100 of assessed property value and represents a decrease of $331,140, or 3%, from the amended fiscal year budget for 2022.
   - The proposed Water and Wastewater Enterprise Fund budget is $4,612,625 and is balanced without a water or sewer rate increase. The proposed budget represents a decrease of $211,443, or 4%, from the FY 2022 amended budget.

Items of Consent

1. Minutes
2. Case # 22-06 Special Use Permit - Mini Storage 2150 & 2176 Live Oak – Order

Commissioner Hagle made a motion to approve the items of consent.

The motion passed unanimously.

Items for Discussion and Consideration

1. Case # 22-09 Preliminary/Final Plat - 146 Gibbs Court

   Kyle Garner, Planning Director, presented the case. He noted the requested action was to subdivide a 4.2-acre tract into two lots. He shared the following information about the property: currently undeveloped, R-20 zoning, located in the ETJ, served by existing streets, and has water and septic permits from the County. He reported there was no bonding of infrastructure required and $1,259.20 in recreation fees would be required, in lieu of recreation amenities.

Commissioner Hagle made a motion to approve the request as presented.

The motion passed unanimously.

2. Final Plat – Beaufort East Village Phase I

Mr. Garner presented Case #22-10, noting it was a 40.62-acre tract with 108 lots, composed of 79 single-family homes and 29 townhomes. He reported there was 23.44 acres of open space, and the bond request was approximately $1.4 million. He referenced the vicinity map included in the meeting packet and shared the developers engineer was present should there be any questions for him.

Commissioner Cooper asked for clarity regarding Class A and Class B members, as referenced on page 154 of the meeting packet.

Mr. Garner requested the developer answer that, as it was part of the covenants.

Karl Blackley addressed the question, explaining they were required to submit covenants to the Town for the development. He said he would review the covenants, specifically regarding Class A and Class B, and report back to the Commissioners, as he did not have that information with him. He explained that generally the developer maintains control of the community to a certain point, and typically had rights greater than those individuals who bought property in the area, as they are responsible for all the shortfalls associated with the development.

Commissioner Cooper asked about short-term rentals.

Mr. Blackley explained the covenants allowed for short-term rentals and noted they did not want the rental to be shorter than one week. He added that the owner made the decisions on rental of their property.

Commissioner Oliver asked if all the street accesses this portion of the development opens were paved.

Mr. Blackley responded they were not all paved yet, but they were in the process of doing so, noting the bond amount. He suggested they would start paving at Ricks Avenue and move to the west. He added they do not directly connect to Pineview, an existing Town street.

Commissioner Cooper asked if the 8-foot fence was going to be placed along George Street.

Mr. Blackley confirmed it was.

Joe Boyd, engineer on the job, explained where the fence would be located on George Street. He noted they would only be connecting to it; no street improvements were planned.

Commissioner Cooper asked how many homes were planning to be in the phase.

Mr. Boyd replied there would be 108 homes.

Commissioner Cooper noted concerns about additional traffic in the area.

Mr. Boyd noted there would be an increase and that a traffic impact analysis was approved years ago.

Commissioner Hagle asked about the maintenance of the open spaces, easements, and drainage ditches.

Mr. Boyd confirmed they would be managed through the covenants, noting the developer would be responsible and when the HOA came about, they would take over that responsibility. He said some of the open spaces would be landscaped while other areas would be left at their natural state.

Commissioner Hagle asked if the overflow of the BMPs would go into existing drainage easements.

Mr. Boyd confirmed they would.

Commissioner Oliver made a motion to approve the final plat as submitted.

The motion carried unanimously.

Commissioner Hagle made a motion to approve the bond amount of $1,393,829.44, as presented.

The motion carried unanimously.

3. Case # 19-19 Site Plan - Compass Hotel - 18 Month extension request/Re-approval

Mr. Garner presented the request and explained the background. He shared that in September of 2019, the Planning Board recommended conditions the following conditions be placed on the project. He provided an update on those recommended conditions, as highlighted below.

- NCDOT ha conveyed the recommended right of way to the property owners.
- The site plans show the marina meeting current sanitary standards.
- The Historic Commission issued a COA for the southern parking lot closing off the Orange Street access.
- The lighting plan has been approved and is shoebox/dark sky compliant.
- A third-party stormwater consultant, WK Dickson, reviewed the potential impacts on downstream properties and stated that the shown improvements reduced stormwater in the neighborhood.
- The Board of Commissioners discussed the parking issue at their November 2019 meeting.
- At their April 18, 2022 meeting, the Planning Board unanimously recommended approval of the Site Plan with the recommended condition that the buffer adjacent to the neighbors on the south side parking area, previously approved by the Historic Commission be installed immediately.

Mr. Garner noted Mr. Joe Thomas, the developer agreed to install the buffer immediately and removed several palm trees as previously requested. He shared a photo referencing where the hotel would be built, explaining there would not be a rooftop bar and the building would not exceed 40-feet in height. He added it was staff's understanding that the environmental permits associated with the project were still active and in good standing.

Commissioner Hollinshed asked if the marina had been completed.

Mr. Garner said it was his understanding all of the slips had been built.

Commissioner Terwilliger asked what the relative plans were for parking at the marina during the construction process.

Mr. Garner shared the original plan from 2019, which involved the parking lot on the south side; he explained that lot would be a lay down yard and parking area for the marina while the hotel was under construction. He added the developer was present, should they have additional questions.

Commissioner Terwilliger noted the sequence of construction was important, suggesting the parking lot should be completed first. He asked if there was any agreement or discussion in place about the buffering and fencing along Orange Street, in terms of completing that first.

Mr. Garner said it was discussed at the Planning Board meeting and there did not appear to be any objection, but it was an excellent question for the applicant.

Mike Baldwin, representing the applicant, addressed several questions raised by the board. He confirmed the parking plan is the same as it was in 2019 and there would be a crush and run type system to help prevent runoff. He also confirmed buffering questions came up at the Planning Board meeting, and shared the client was more than happy to complete the buffering upfront to protect the adjoining properties to the south. He noted traditionally buffering and fencing gets done at the latter portion of the project, but they were going to do it upfront.

Commissioner Oliver asked Mr. Garner if a marina was a permitted use in the BW zone.

Mr. Garner said yes.

Commissioner Oliver asked if a stormwater pond was permitted use in a R-8 Zone.

Mr. Garner said it was permitted in a R-Zone as well as in a local Historic District.

Commissioner Oliver asked how the inspections department managed the building height during the construction period.

Mr. Garner explained when construction was at the fourth floor, the Town would require an elevation shot from a surveyor, indicating the height of the top-level; if the height exceeded the building plans, a stop work order would be issued. He explained it would be measured to the top floor level.

Commissioner Oliver shared his concerns about the amount of parking in the area, suggesting there were not going to be enough spaces and it would be a hinderance to business owners as well the neighbors. He suggested the marina parking and hotel parking together would be a problem. He also questioned the primary use as a hotel. He asked Mr. Garner if the common environmental review was provided in the application.

Mr. Garner confirmed that it was, based on fact that the environmental permitting was active and viable; he noted an improvement to the stormwater plan on the south side.

Mr. Baldwin noted that the parking requirements were no different now than they were when submitted in 2019; he said they were there to request approval of the site plan along with the other permits secured since then. He confirmed all of the permits were still current.

Commissioner Hagle asked if the parking requirement ordinance had changed since 2019.

Mr. Garner confirmed it had not.

Commissioner Cooper made a motion to approve the Compass Hotel 18-month extension request.

Commissioner Hollinshed said the motion should be amended to include a requirement that buffering take place first, as part of the extension.

Commissioner Cooper amended his motion to include the buffering requirement.

The motion passed unanimously.

4. Sewer Allocation Request- Proposed Compass Hotel

Greg Meshaw, Town Engineer, presented the request. He explained Beaufort Partners, LLC was requesting 19,350 gallons per day (gpd) of sewer capacity be allocated for the 105-room Compass Hotel. He noted their proposed calculation below:

120 gpd/hotel room x 105 hotel rooms = 12,600 gpd
30 gpd/marina boat slip with bathhouse x 59 slips = 1,770 gpd
10 gpd/pool deck area occupant x 498 occupants = 4,980 gpd
19,350 gpd total request

Mr. Meshaw explained he recently discovered the boat slip usage was already covered, suggesting a requested total of 17,580 gpd be more suitable. He also explained the breakdown of the pool calculations, noting the design engineer made recommendations based on the pool accommodating hotel guests as well as marina slip owners/renters.

Commissioner Hollinshed asked about the requirements for the fees involved with the request.

Mr. Meshaw explained they would have to pay system development fees for the wastewater capacity, noting it was an allocation request, not a reservation.

Commissioner Terwilliger questioned the 498-occupant total used in the calculation, suggesting it was a very conservative number. He added the number could probably be cut in half and it would not exceed the actual usage on a normal day.

Mr. Meshaw confirmed it was indeed a conservative calculation.

Commissioner Oliver asked who suggested the 498-occupants.

Mr. Meshaw said it was the applicant's suggestion.

Commissioner Oliver made a motion to approve a total allocation of 13,600 gpd, basing the pool calculation off 100-occupants.

The motion carried unanimously.

5. FY 2022 Budget Amendment 9

Mr. Meshaw explained one portion of the Budget Amendment requests appropriation of $30,000 fund balance for the High-Rate Infiltration Basin (HRIB) project so that the force main transmitting groundwater from the HRIB underdrain system can be placed within the portion of the Beau Coast West subdivision currently under construction. He explained an additional appropriation of $2,500 is requested for the project to extend water and sewer mains to the 1809 Live Oak Street property.

Commissioner Hagle made a motion to approve the budget amendment.

The motion carried unanimously.

Public Hearing

1. Annexation Request

Mayor Harker addressed the group by explaining only those who were residents or owned property in the area described in the petition, or residents owning property in the Town of Beaufort shall be given an opportunity to be heard during the Public Hearing.

Arey Grady, Town Attorney, confirmed it was not a typical Public Hearing in which anyone could speak on the matter. He echoed the Mayor and also explained who was able to address the board, noting the North Carolina General Statue was very clear on the subject.

Commissioner Hagle made a motion to open the floor for the Public Hearing.

The motion carried unanimously.

Mr. Clark invited the applicant to come forward to make their formal request.

Beth Clifford, Ann Street in Beaufort, explained the area she was requesting for annexation, as referenced in the application included in the meeting packet. She shared the area in question was currently going through preliminary plat approval at the Planning Board level. She noted a request for sewer allocation had also been made for consideration.

Mayor Harker noted they were only going to entertain the annexation request currently.

Commissioner Oliver asked why the entirety of the property was not being requested for annexation, only a portion.

Ms. Clifford said the Town advised her to match the annexation request with the subdivision request, noting what is included in the annexation application matches the plans submitted for preliminary plat approval. She added the next phase of the development would follow similar steps, an annexation request and preliminary plat approval submitted at the same time.

Commissioner Oliver confirmed it was to match the phase of the development the applicant was requesting approval for at the time.

Ms. Clifford said that is correct.

Commissioner Oliver asked Ms. Clifford why annexation was being requested; was it needed?

Ms. Clifford provided multiple reasons for the request; noting the desire to be a full-time citizen of Beaufort, pay taxes, and be able to use public utilities. She suggested public utilities were a better option than private septic tanks.

Commissioner Oliver asked what was in it for Beaufort.

Ms. Clifford noted the tax revenue would benefit Beaufort, suggesting a projection of over $400,000 in property tax as a result of the development. She also shared her team would be bringing a great project to the area, giving 81 residences an opportunity to participate in all the Town of Beaufort has to offer.

Commissioner Oliver asked that she consider what services the Town would need to supply as a result of the annexation, that would not need to be supplied otherwise.

Ms. Clifford responded it was really only water and sewer, which could provide a possible benefit to the Town, as usage increases.

Commissioner Oliver noted they were going to need to think of items associated with growing in that direction, like Fire Stations. He suggested Ms. Clifford consider those ideas and suggested they could work together in the future.

Harriet Altman, 103 Leonda Drive in Beaufort, also proposed the question regarding how the annexation would benefit Beaufort. She discussed the current infrastructure issues throughout Town, noting several roads need repair. She suggested addressing current issues before branching out further and providing services to more people. She also reminded the group the proposed development previously mentioned had not been approved yet, suggesting it was a cart before the horse situation. She emphasized the importance of the Land Use Plan and expressed her concern environmental impacts in the area.

Daphne Littiken, 102 Stanton Road in Beaufort, discussed how Town Creek has been affected as a result of the Turner Street Bridge. She spoke on environmental factors, expressed concerns about flooding and noted development in the area.

Commissioner Hollinshed made a motion to close the Public Hearing.

The motion passed unanimously.

Mayor Harker asked what the pleasure of the board was regarding the annexation request.

Commissioner Hagle made a motion to approve the annexation request.

Commissioner Cooper discussed the flooding concerns in Beaufort.

Mr. Grady commented on the effective date of the annexation if the motion carries. He explained the draft ordinance included in the agenda packet mentions two conditional items: the applicant must acquire the property; and the preliminary plat is approved. He suggested adding an additional condition to the ordinance, regarding approval of the sewer allocation request.

Commissioner Hagle amended his motion to include the sewer allocation approval, noting the condition be added as number 3(c) on the draft ordinance.

Commissioner Oliver asked Mr. Grady if this addressed the question about the cart before the horse.

Mr. Grady explained there was not a defined script on when these items were approved; and often jurisdictions manage the process differently. He suggested the items were all implicitly connected, and one of the items had to be decided on first. He suggested this type of conditional approval would adequately address the concerns of the property owners, applicant and ensures potential projects meet the Town's requirements.

Mayor Harker asked Mr. Meshaw to speak on the sewer allocation portion.

Mr. Meshaw explained until there was an approved site plan for the development, the request would be a reservation for sewer, not an allocation.

Mr. Grady confirmed final action should be taken soon, suggesting the sewer request would automatically fall into the correct category following a decision on the proposed preliminary plat. He clarified the board was not approving the sewer reservation right now; it would be a separate agenda item at a later date. He also confirmed they were not approving the preliminary plat, as that was before the Planning Board. He explained the action to annexation was conditioned on those boxes being checked.

Mayor Harker reminded the board there was a motion on the table by Commissioner Hagle, to approve the annexation request, and to add a condition to the draft ordinance regarding the sewer request.

Voting Yay: Commissioner Hagle, Commissioner Hollinshed, Commissioner Oliver, Commissioner Terwilliger

Voting Nay: Commissioner Cooper

The motion passed with a (4-1) vote.

Mayor/Commissioner Comments

Commissioner Cooper shared Policeman Day was coming up soon. He praised Samantha Burdick on her recent presentation at the Spring NCBIWA Event. He announced his upcoming office hours at the Train Depot.

Commissioner Hollinshed mentioned it was budget season. She reminded the group many guests would be visiting Town in the upcoming weeks, and noted it needed to look nice as possible.

Commissioner Terwilliger thanked staff for their hard work on the budget. He suggested the Town was headed in a good direction and noted how citizens seemed to be opening up and voicing their opinions in positive ways. He also announced his upcoming office hours at the Train Depot.

Commissioner Oliver followed up on a few outstanding items/topics from past meetings: 104 Chestnut Drive, 400 Pollock Street, and utility collection efforts.

Commissioner Hagle thanked staff for their continued work throughout Town and budget preparation. He noted the Wooden Boat Show was a great success. He ended with a safety message regarding safe walking along roads and sidewalks.

Mayor Harker commended the Commissioners on their hard work. She shared she witnessed law enforcement staff playing with youth in the area and praised them for that. She mentioned the new Big Red Bus Mural on Middle Lane. She shared she was recently interviewed by Mitchell Whitley, who was on a journey to meet every mayor across the State of North Carolina. She ended by thanking staff for all of their work on the proposed budget.

Adjourn

Commissioner Hagle made a motion to adjourn the meeting at 8:20 pm.

The motion carried unanimously.

_____

Sharon Harker, Mayor

_____

Elizabeth Lewis, Town Clerk

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

Board of Commissioners
Budget Work Session
6:00 PM Monday, May 16, 2022
Town Hall- Conference Room
Minutes

Call to Order

Mayor Harker called the meeting to order at 4:00 pm

Present:	Staff:
Mayor Harker	Todd Clark, Town Manager
Mayor Pro Tem Hagle	Paul Burdette, Police Chief
Commissioner Cooper	Barbara Cooper, HR Manager
Commissioner Hollinshed	Mark Eakes, Public Works Director
Commissioner Oliver	Kyle Garner, Planning Director
Commissioner Terwilliger	Rachel Johnson, Events Coordinator/PIO
	Greg Meshaw, Town Engineer
	Tony Ray, Fire Chief
	Donovan Willis, Public Utilities Director
	Christi Wood, Finance Director

The Board of Commissioners and staff members discussed the proposed FY 22-23 Budget, which was first introduced on May 9, 2022. Line items within each department were reviewed. A summary of highlighted discussion topics is listed below:

- Consider ways to approach inflationary cost for items such as fuel. Suggestion of partnering with the county to share fuel supplies and utilizing Wex Cards for fuel savings.
- Add budgeted funds for the Annual Board Retreat; suggestion of $6,000
- Consider bringing tax collection back in-house in the future if it benefits the Town to do so.
- Request of additional details in the proposed full-time Parking Manager position.
- Budgeted funds of $100,000 for re-write of the town's LDO and NCGS 160D update.
- Staff was asked to make sure the budgeted funds for professional services was sufficient.
- Discussion about future dredging expenses.
- Suggestion to remove line items that were not being used, for example, inmate services.

- Consider an increased yard debris fee in the future.
- Consider mooring ball options, per Harbor and Waterways suggestions.
- Discussion on grant writing and the need throughout multiple areas.
- Discussion on lowering the utility transfer amount; $350,000 suggested by Commissioner Oliver.
- Question on how much administration time is spent on the Utility Fund.
- Discussion on adding a line item in the future to provide funding to the airport.

Adjourn

Commissioner Hagle made a motion to adjourn the meeting at 5:55 pm

The motion carried with unanimously.

_____

Sharon Harker, Mayor

_____

Elizabeth Lewis, Town Clerk

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

Board of Commissioners
Work Session Meeting
4:00 PM Monday, May 23, 2022
Beaufort Fire Department, 506 Live Oak Street
Minutes

Call To Order

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

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

Present:

Mayor Harker
Mayor Pro Tem Hagle
Commissioner Cooper
Commissioner Oliver
Commissioner Terwilliger
Commissioner Hollinshed

Agenda Approval

Commissioner Hagle made a motion to approve the agenda.

The motion carried unanimously.

Commissioner Hagle made a motion to go into closed session, pursuant to NCGS 1430318.11 (a) (3), to consult with Town Attorney's regarding the *O'Neal vs. Beaufort* case.

Closed Session

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

Commissioner Hollinshed made a motion to exit closed session.

The motion carried unanimously.

Public Comment

There was none.

Items for Discussion and Consideration

1. Rezone 801 Mulberry Street totaling 15.87 acres from TR to PUD With Master Plan & Special Use Permit

   Mayor Harker deemed a consensus to set a Public Hearing to consider the Rezoning Request and set an evidentiary hearing for the Special Use Permit to be conducted at the June 13th Regular Board of Commissioners Meeting.

   Commissioner Terwilliger requested staff have a discussion with developers regarding the "trestle walk" topic; to determine if and how it could be incorporated in the project.

2. Sewer Allocation Request- Proposed Salt Wynd Preserve Subdivision

   Mayor Harker deemed a consensus the Salt Wynd Preserve Subdivision Sewer Allocation Request be placed on the agenda under items of discussion and consideration for the June 13th Regular Board of Commissioners Meeting.

3. Grant Funding Assistance Resolution- Cedar Street Pervious Pavement Parking Lane Construction

   Todd Clark, Town Manager, explained staff needed direction from the board regarding the Cedar Street Resurfacing Project, specifically in the area of impervious concrete, pavers, or asphalt. He noted that Greg Meshaw, Town Engineer, had been in contact with NCDOT and also exploring possible grant funding assistance that would require a resolution be adopted.

   Mr. Meshaw gave background on the project and explained the bioretention cell portion of the project should be bid in July and the construction process should start late fall, with paving to follow. Mr. Meshaw asked the board to consider pervious pavement in the parking spaces, which would help with stormwater runoff. He explained this grant opportunity would be a 50/50 match between the Town and State, with additional contributions from Coastal Federation.

   After discussion amongst the Commissioners, the consensus was to place the Grant Funding Resolution on the June 13th agenda under items of discussion and consideration; Commissioner Oliver requested staff be in contact with NCDOT to request their participation on a cost difference of the project, assuming the grant was obtained.

4. Fourth of July Parade Event Request

   Rachel Johnson, Parks & Events Coordinator/PIO, presented the application as submitted by the Beaufort Development Association regarding the Annual Fourth of July Parade. She explained the staff that would be required and the specific street closures and times the event would take place.

   Commissioner Hollinshed suggested waving parking fees for the entire day of July 4th.

   Commissioner Terwilliger made a motion to approve the event request with the additional of no paid parking on July 4th.

   The motion carried unanimously.

5. Minutes

   Mayor Harker deemed a consensus to place the May 9, 2022 Regular Meeting minutes on the agenda under items of consent for the upcoming meeting.

6. Personnel Policy

   Barbara Cooper, Human Resources Manager, discussed the proposed Personnel Policy and ask that it be adopted.

   Commissioner Hollinshed suggested adding a section that addressed working remotely but noted it could be done at a later date.

   The other board members agreed it was a good idea and commended Ms. Cooper on her efforts preparing the policy.

   Commissioner Terwilliger made a motion to approve the Personnel Policy.

   The motion carried unanimously.

7. Residential Solid Waste Fee Increase

   Christi Wood, Finance Director, explained there was an increase in residential solid waste fees per the agreement with Waste Industries (GFL) and requested board approval to change the fee from $19.44 to $20.88 (an increase of $1.44 per month).

   Commissioner Hagle made a motion to approve the change.

   The motion carried unanimously.

8. FY 2022 Budget Amendment 10

   Ms. Wood explained the amendment requests transfer of funds from the General Fund to the Capital Reserve Fund for a future debt service payment on the Fire Pumper for Station 2; the amendment will reserve the funds for the debt payment in the last year of the loan term.

   Commissioner Terwilliger made a motion to approve FY 2022 Budget Amendment #10 and Capital Reserve Fund #11.

   The motion carried unanimously.

9. FY 2022 Budget Amendment 11

   Ms. Wood explained the amendment requests the appropriation of funds from Carteret County Reserve (Fire Tax) of $19,800 to outfit the new Pumper Truck that will be housed at Station 2. She noted the County Commissioners approved the item Monday, May 16, 2022.

   Commissioner Terwilliger made a motion to approve FY 2022 Budget Amendment #11.

   The motion carried unanimously.

10. Financial Notes

Ms. Wood reported tax balances for March and April, as well as the sales and use tax distribution for May, noting the amount of $172,209.

11. Budget Work Session

Mr. Clark initiated a continued discussion on the proposed FY 2023 Budget, noting here were certain areas that required a follow-up, such as the Parking Manager/Special Projects Assistant job description.

Ms. Cooper provided a copy of the job description to the board and explained it.

Mr. Clark reported additional funds had been added to the Governing Bodies line for the Annual Board Retreat, as requested by the Mayor in a prior budget meeting; this amount was noted to be $6,000.

Ms. Wood gave an overview of the 5-year plan, explaining how expenditure and revenue numbers were generated.

Commissioner Terwilliger suggested at having a future discussion on the Town financial policy that requires the General Fund to keep unassigned funds equal to 20% of its anticipated expenses for the fiscal year, noting that target number may need to be raised.

Commissioner Oliver asked some questions regarding the 5-year plan, specifically if it was adjusted from year to year.

Ms. Wood explained there were some adjustments, but the Town tries to hold to the forecasted numbers as much as possible.

Commissioner Oliver discussed his desire to see fund balance reserved for use only, as needed.

Commissioner Terwilliger asked a few questions regarding the capital outlay fund.

Mayor Harker shifted the conversation to address the question regarding the sewer transfer amount.

Mr. Clark reiterated the method for calculating the transfer had been shared with the board. He explained the proposed transfer amount, $454,361.00, was recommended by staff, specifically based off finance and engineering expenses.

Commissioner Oliver said he was comfortable with $350,000 as the reimbursement amount from the utility fund to the general fund.

Commissioner Hagle indicated that he supported staff's recommendation but suggested there needed to be a process or policy put in place for calculating the number each year.

Commissioner Hollinshed noted staff had justifications for the recommended number and pointed out it could be changed through a budget amendment if numbers were not on track throughout the year

Commissioner Terwilliger shared he was comfortable with a number around $350,000-375,000 and agreed it could always be corrected later.

Commissioner Cooper asked for clarification on the methodology.

Mayor Harker suggested revisiting the topic during the next budget work session, on June 6, 2022.

Commissioner Oliver asked Mr. Clark his opinion on the Town's fund balances, if he felt they were adequate at the present time.

Mr. Clark suggested it was an adequate amount for a normal year but not in the event of a natural disaster such as a hurricane.

Commissioner Oliver spoke on the topic of lowering sewer rates and asked the Town Manager to evaluate how funds could be allocated to do so.

Commissioner Terwilliger confirmed that there would be money budgeted for maintenance and repair of the water/sewer system in the upcoming years.

After more discussion between the Board of Commissioners and staff, Mayor Harker suggested continuing the conversation at the next scheduled budget work session on June 6, 2022.

Mayor/Commissioner Comments

Commissioner Terwilliger thanked Ms. Cooper for her work in preparing the personnel policy and commended the staff for their work on the budget preparation.

Mayor Harker echoed the Commissioner Terwilliger's praise and commended staff on being prepared for each meeting.

Adjourn

Commissioner Hagle made a motion to adjourn the meeting at 6:36 p.m.

The motion carried unanimously.

_____

Sharon Harker, Mayor

_____

Elizabeth Lewis, Town Clerk

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

Board of Commissioners
Budget Work Session
4:00 PM Monday, June 6, 2022
Train Depot, 614 Broad Street
Minutes

Call to Order

Mayor Harker called the meeting to order at 4:00 pm

Present:	Staff:
Mayor Harker	Todd Clark, Town Manager
Mayor Pro Tem Hagle	Paul Burdette, Police Chief
Commissioner Cooper	Barbara Cooper, HR Manager
Commissioner Hollinshed	Mark Eakes, Public Works Director
Commissioner Oliver	Kyle Garner, Planning Director
Commissioner Terwilliger	Rachel Johnson, Events Coordinator/PIO
	Elizabeth Lewis, Town Clerk
	Greg Meshaw, Town Engineer
	Tony Ray, Fire Chief
	Tammy Turek, Fire Admin Coordinator
	Donovan Willis, Public Utilities Director
	Christi Wood, Finance Director

Commissioner Cooper initiated a discussion regarding sewer rates and the utility transfer amount.

Commissioner Oliver suggested instead of a utility transfer, it should be referred to as a reimbursement, noting he believed that amount should be $350,000

Commissioner Hagle suggested the amount be agreed upon in order to make necessary adjustments at the same time, proposing $400,000 as the transfer amount.

Commissioner Terwilliger referenced the 5-year plan and how the transfer amount increases, noting the importance of making sure the numbers are financially supported. He suggested it was time to reduce the target and see what kind of impacts it would have on the budget. He also suggested having a 90-day comprehensive study analyzing the numbers.

Commissioner Hollinshed indicated that she was comfortable with the numbers staff provided. She expressed concerns about debt and setting reserves aside for the future.

Mayor Harker deemed the consensus of the board was to change the transfer amount to $400,000.

Commissioner Oliver suggested discussing the areas where the $54,361 reduction would be reflected.

Mr. Clark gave several options as to where the change could be made.

Commissioner Oliver noted that 51% of the revenues in the utility fund were directed toward operating expenses, excluding debt and transfers, leaving 49% in the utility fund; he said that 49% was aimed at four items: debt service, reimbursement, transfers to the capital fund, and fund balance. He added if the change was not reflected in the utility fund, the general fund was an option. He also noted the importance of reducing debt.

Commissioner Cooper suggested using the $400,000 transfer amount.

Commissioner Oliver made a motion to utilize the $400,000 amount and label it as a reimbursement in the corresponding documents.

The motion carried unanimously.

Commissioner Hollinshed noted that moving the numbers around would not reduce current sewer rates.

The board agreed it would take time and effort to determine how that could come to fruition.

Mr. Clark explained following the Board’s action to change the transfer amount to $400,000, there was now a difference of $54,361 going into the general fund and how that effects the overall budget.

Commissioner Terwilliger suggested cutting back on the reserves, noting he did not want to take away from the operational budget.

Mr. Clark referred to page 60 of the recommended budget, noting there was currently a $294,000 transfer to capital reserve. He explained that number could be reduced by $54,361, changing the total to $239,639.

Mayor Harker confirmed it would be a transfer from the general fund to capital reserve.

Commissioner Oliver asked about employee longevity and if it was in the budget.

Mr. Clark confirmed longevity had not been restored and would remain the same as it has in previous fiscal years.

Commissioner Oliver asked if the capacity fees flowed into the utility budget.

Mr. Clark confirmed they did.

Commissioner Oliver brought up a question addressing appropriated balances and if they should be used as a source of revenue.

Mr. Clark explained they could explore that idea, but staff was not recommending any changes.

Commissioner Oliver also noted there could be a need for more Moffatt & Nichol money for the Harbor and Waterways Committee.

Ms. Wood explained there was $18,000 budgeted for the company to do grant work on behalf of the Town, but there were not additional funds in the recommended budget.

Commissioner Oliver suggested doing a deep dive in the balance sheet, to determine if there was a way to pay down debt faster.

Commissioner Hagle made a motion to decrease the transfer from the General Fund to Capital Reserve by $54,361 changing the transfer amount to $239,639.

The motion carried unanimously.

Mr. Clark asked the board how they would like to credit that amount to the water and enterprise fund.

Commissioner Terwilliger suggested putting the funds somewhere they could be pulled out if needed.

Mr. Clark said the funds could be termed as contribution to fund equity, retained in the fund balance.

Ms. Wood explained there would be a new line item that reflect the change; it would be an expenditure category in the utility fund. She also explained the different categories that make up fund balance. She suggested the amount should roll into unassigned fund balance, as the Board expressed the desire to be able to use the funds without any restrictions.

Mr. Clark suggested calling it contribution to unassigned fund balance.

Commissioner Hagle made a motion to credit $54,361 to the utility fund, as an unassigned fund balance.

The motion carried unanimously.

Mr. Clark noted the fee schedule had been sent out prior to the meeting and was included in the budget; he asked if there were any questions regarding the proposed changes.

Commissioner Hagle suggested labeling the pool permit fees a little different on the fee schedule, for clarity purposes, adding the word “per” into the explanation as well as “construction cost”.

Mr. Garner explained there was a flat rate permit fee and then additional cost associated with each project based off construction cost.

Commissioner Terwilliger asked for the wording to be changed regarding the Train Depot $50 security deposit fee, noting it was repetitive to list the deposit fee beside each rental.

Mr. Clark noted the addition of $6,000 as requested in prior budget work sessions, for the upcoming Annual Board Retreat.

Mayor Harker confirmed there were no other changes requested amongst the board.

Commissioner Cooper made a motion to approve the changes discussed regarding the proposed budget.

The motion carried unanimously.

Adjourn

Commissioner Hagle made a motion to adjourn the meeting at 5:00 pm

The motion carried with unanimously.

_____

Sharon Harker, Mayor

_____

Elizabeth Lewis, Town Clerk

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

Board of Commissioners
Work Session Meeting
4:00 PM Monday, June 27, 2022
Train Depot, 614 Broad Street
Minutes

Call To Order

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

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

PRESENT:

Mayor Harker
Mayor Pro Tem Hagle
Commissioner Cooper
Commissioner Oliver
Commissioner Terwilliger
Commissioner Hollinshed

Agenda Approval

Mayor Harker made a change to the agenda, removing the Public Safety Resolution, located under items for discussion and consideration.

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

The motion carried unanimously.

Public Comment

Logan Louis, 900 Cedar Street in Beaufort, explained there were several conditions associated with the annexation approved by the board on May 9th. He noted those conditions as follows: this ordinance and the annexation hereunder shall be effective upon (a) the approval of the preliminary plat(s) for the subdivision of the areas described in the Petitions, (b) the acquisition by Beaufort Agrihood, LLC of the real property described in the Petitions and (c) the final approval of the Wastewater Allocation Request filed by Beaufort Agrihood, LLC. The effectiveness of this ordinance shall be conclusively demonstrated

by the recordation of this Ordinance in the Office of the Register of Deeds of Carteret County, North Carolina. He informed the group, as of 2:00 today, no sale of land to Beaufort Agrihood Development LLC has been recorded at the Carteret County Courthouse. He also shared no Town of Beaufort annexation ordinance had been recorded at the Register of Deeds. He said, as of now the land is not annexed and remains outside of the Town limits, therefore the sewer allocation priority level 1 category does not apply because the develop is not located in the Town's cooperate limits. He suggested the current request is at best a priority level 3 category or possibly the priority level 4 category, and it was out of order, explaining the board could deny the request or table it until the conditions attached to the ordinance were met.

Presentations

1. NCDOT- Jeff Cabaniss

   Jeff Cabaniss with North Carolina Division of Transportation made a presentation regarding current and future projects. *A copy of the presentation is attached and incorporated as part of the minutes.*

Items of Consent

1. Minutes

   Mayor Harker deemed a consensus to move the draft meeting minutes to the Regular Meeting on July 11, 2022, under items of consent.

Public Hearing

1. Proposed FY 2023 Budget

   Commissioner Hollinshed made a motion to open the Public Hearing.

   The motion carried unanimously.

   Todd Clark, Town Manager, gave an overview of the proposed FY 2023 Budget and noted the slight changes that resulted from recent budget workshops.

   The proposed budget ordinance was presented as follows:

   TOWN OF BEAUFORT

   FY 2023 BUDGET ORDINANCE

   BE IT ORDAINED

   By the Town Board of Commissioners of the Town of Beaufort, North Carolina:

   SECTION 1: GENERAL FUND

   A. Revenues

   It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

   GENERAL FUND REVENUES

   Property Taxes: $5,352,069

   Intergovernmental: $4,230,085

   Permits and Fees: $1,266,956

   Sales and Service: $306,163

   Other Revenues: $4,700

Loan Proceeds: $0

Transfers In: $400,000

Fund Balance Appropriation: $60,000

TOTAL: $11,619,973

B. Expenditures Authorized by Department

The following amounts are hereby appropriated to each department in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

GENERAL FUND EXPENDITURES

Governing Body: $101,756

Administration: $645,594

Finance: $590,232

Fire: $2,617,370

Planning & Inspections: $601,872

Police: $2,347,129

PSA & Engineering: $326,431

Public Works: $2,766,212

Non-Departmental: $1,623,376

TOTAL: $11,619,973

SECTION 2: UTILITY FUND

A. Revenues

It is estimated that the following revenues will be available in the Utility Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

UTILITY FUND REVENUES

Property Taxes: $0

Intergovernmental: $0

Permits and Fees: $171,000

Sales and Service: $4,441,625

Other Revenues: $0

Loan Proceeds: $0

Transfers In: $0

Fund Balance Appropriation: $0

TOTAL: $4,612,625

B. Expenditures Authorized by Department

The following amounts are hereby appropriated to each department or division in the Utility Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

UTILITY FUND EXPENDITURES

Sewer: $2,888,680

Water $865,479

Non-Departmental: $858,466

TOTAL: $4,612,625

SECTION 3: AD VALOREM TAX

There is hereby levied a tax as calculated below in the General Fund in Section I of this ordinance.

Valuation of property as listed January 1, 2022: Real & Personal $1,102,542,284

Motor Vehicles $59,394,177

Rate $0.4600 per $100 value: Real & Personal $5,071,695

Motor Vehicles $273,213

Rate of Collection: Real & Personal 98.12%

Motor Vehicles 100.00 %

Total Revenue: $5,249,560

In accordance with NC General Statute 159-13, the estimated rate of collection for property and motor vehicle taxes for the 2023 fiscal year beginning July 1, 2022 is as shown in the calculation above.

The proceeds from two cents ($0.02) of the aforementioned tax rate shall be used only for resurfacing streets.

SECTION 4: AMENDMENTS AND CONTRACTS

Pursuant to NC General Statute 159-15, this budget may be amended by submission of proposed changes to the Town Board of Commissioners.

Notwithstanding the above subsection (a) above, the Town Manager is authorized to transfer funds from one appropriation to another within the same fund without limitation.

Funds may not be transferred between funds without prior approval from the Town Board of Commissioners.

The Town Manager may enter into and execute change orders or amendments to construction contracts in amounts less than $50,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.

The Town Manager may execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.

Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Town Manager may adjust budgets to match, including grants that require a match for which funds are available.

SECTION 5: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and the Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted this 27th day of June, 2022

ATTEST:

Elizabeth Lewis, Town Clerk	Sharon Harker, Mayor

Mayor Harker asked if there was anyone from the public who wished to speak during the Public Hearing.

There was none.

Commissioner Hagle made a motion to close the Public Hearing.

The motion carried unanimously.

Commissioner Oliver made a motion to adopt the revised FY 23 Budget Ordinance subject to the following conditions: (1) That a Sub-Committee of the Board recommend a Utility Fund Cost Reimbursement Policy on or before September 30, 2022, as discussed at the June 6, 2022, BOC Budget Workshop Meeting. (2) That the title in Section 1 "Transfer in" be changed to "Cost Reimbursements" to comply with the intent of GS 159G-37(b) as soon as possible in the Town's Chart of Accounts. (3) That Staff recommend the amount of Capacity Fees expected in FY22/23 in an Amendment to the Budget as soon as possible to be consistent with our Audit.

The motion carried unanimously.

Items for Discussion and Consideration

1. Public Safety Resolution

   This item was removed from the agenda.

2. Mural Project

   Rachel Johnson, Events Coordinator, presented the request and explained Arts in Beaufort, a 501 (c) 3 organization is requesting the Town's permission to use the shower house at the end of the boardwalk as a location for a public art mural. They are requesting permission from the Town to use this location prior to opening a call to artists for designs. Arts in Beaufort is the organization who recently completed the Big Red Bus mural project on Middle Lane. The Parks & Rec Board reviewed the request and liked the idea, recommending the BOC grant permission for a mural at the proposed location on public property. Ms. Johnson noted BJ Vincent of Arts in Beaufort was present to address any questions or concerns.

   Commissioner Terwilliger was supportive of the project and recommended the art work be done in a portable fashion.

   Commissioner Oliver asked if the Board of Commissioners would be presented with a conceptual design before the artwork is done.

   Ms. Johnson said the Parks & Recreation board recommended it come back to the Board of Commissioners for final approval.

Commissioner Hagle expressed concerns with storms, suggesting the panels needed to be secure and able to be removed if that design was chosen. He also suggested the Historic Preservation Commission be able to comment on the project.

Mayor Harker suggested it would be nice to have the general public review and comment on the concepts as well.

Commissioner Hagle made a motion to allow Arts in Beaufort to use the public shower house as an area for a public art mural.

The motion carried unanimously.

3. Historic Beaufort Road Race

Ms. Johnson explained the request was for Saturday, June 10, 2023 and shared the race would be conducted the same as it has been for the past few years; police and fire have both signed off on the event. She also shared they would be a few road closures and paid parking would be suspended until 10:30 am the morning of the race.

Mayor Harker deemed a consensus to place the request under items of consent at the July 11, 2022 Board of Commissioners Regular Meeting.

4. Beaufort Development Association

Commissioner Hollinshed explained she was not a member of the Beaufort Development Association (BDA) but did attend the meetings. She shared the BDA had a need to redesign their website and were asking for a $10,800 contribution from the Town. She noted they BDA conducted parking surveys for the Town. She asked Susan Sanders and David Cartier to speak on the topic.

Susan Sanders explained the money would help the BDA generate a new website that would be open to all businesses in Beaufort, not just those in the downtown area. She suggested the new website would be a gateway for businesses to get information about what was going on around Town, as well as another avenue for visitors to obtain information about Beaufort. She shared the BDA was in desperate need of having updated technology.

David Cartier said he did not serve on the BDA board, but was an active member. He explained challenges with the current website, suggesting not all Beaufort businesses are currently represented. He said events and other news would also be displayed on the website. He shared he was confident in the ability to maintain the new website; they just needed the seed money to get it going.

Mayor Harker asked for a motion to excuse Commissioner Oliver from the discussion, as he had a conflict of interest.

Commissioner Hagle made a motion to excuse Commissioner Oliver.

The motion carried unanimously.

Commissioner Terwilliger shared he understood the benefit of improving the website; he shared concerns about future maintenance of the website, as well as other non-profit organizations in the area asking for funding from the Town.

Mr. Cartier suggested the BDA spends a lot of money to market the Beaufort destination, unlike other non-profit organizations in the area.

Commissioner Terwilliger added to was hard to draw subjective lines regarding each non-profit organization, as each serve a purpose.

Commissioner Cooper shared similar concern, noting there were many non-profit organizations in the area and it was a considerable amount of money being requested by the BDA.

Commissioner Hollinshed added the new website would be inclusive, covering all of the 501 (c) 3 organizations that are in Town. She also pointed out the BDA helps contribute to sales tax and parking revenues for the Town.

Commissioner Hagle shared similar concerns and noted the importance of all businesses being represented. He said it was a difficult decision, noting the board has faced these request in the past.

Commissioner Cooper asked what the current website was lacking that the new website will achieve.

Mr. Cartier said it would be more up to date, have all Town events on there, and allow people/businesses to go in and make their own changes.

Commissioner Cooper asked if the decision needed to be made tonight.

Mr. Cartier explained the urgency was there, but if the board needed more time or information, a decision did not have to be reached tonight.

Commissioner Cooper made a motion to table the request until the next Board of Commissioners Work Session on July 25th.

Voting Yea: Commissioner Terwilliger, Commissioner Cooper

Voting Nay: Commissioner Hollinshed, Commissioner Hagle

Mayor Harker's vote was needed to break the tie; her vote was recorded as yea.

The motion passed with a 3-2 vote.

Commissioner Hagle made a motion to bring Commissioner Oliver back into the meeting.

The motion carried unanimously.

5. Sewer Allocation Request- Salt Wynd Preserve Subdivision

Greg Meshaw, Town Engineer, explained staff was requesting action on the Sewer Allocation Request submitted by Beaufort Agrihood Development, LLC. He shared the item had been before the board previously and explained the request referenced 17,760 gallons per day of sewer capacity be allocated to the first phase of the residential subdivision that is to be known as Salt Wynd Preserve. He said the first phase of the subdivision is to extend northward from Pinners Point Road near Mashburn Drive; the capacity being requested is for 47 lots with 40 of those lots being for 3-bedroom houses and the remaining 7 lots being for 4-bedroom houses. He confirmed it was labeled as a Priority Level 1 request, but it could be considered a Priority Level 3, as it is not yet in the Town's cooperate limits but has been volunteered to be annexed.

Commissioner Terwilliger asked the Town Attorney if there was any reason the board should not move forward with consideration of the sewer request, based on the current legal status.

Arey Grady, Town Attorney, said no.

Commissioner Cooper asked for clarification regarding the public comment.

Mr. Grady said to his knowledge, the purchase had not closed, pointing out that was a condition that had to be met before the annexation was recorded.

Mayor Harker asked the applicant, Beth Clifford if she would like to make a statement.

Ms. Clifford explained the intention was for the preliminary plat approval, annexation, and sewer allocation to be completed together before the purchase was recorded; indicating she could move forward after the sewer request was approved.

Commissioner Hagle made a motion to approve the proposed Sewer Allocation Request, as a Priority Level 3.

The motion passed unanimously.

6. Grant Funding Assistance Resolution- Cedar Street Pervious Pavement Parking Lane Construction

Mr. Meshaw explained the rehabilitation of the Cedar Street pavement by NCDOT is planned for execution after the construction of a number of stormwater bioretention cells at the intersections from Orange to Marsh Street. Given that Cedar Street is to essentially be reconstructed, staff believes this presents an opportunity to incorporate previous pavement parking lanes between the proposed bioretention cells into the overall street plan, which will help reduce stormwater runoff. Mr. Meshaw explained staff was proposing to move forward with a grant funding application that requires the board adopt a resolution. He explained the cost of constructing pervious parking lanes between the bioretention areas from Orange Street to Marsh Street is estimated at $391,000. Realizing that this represents a significant expenditure, staff recommends that the Town make application for a Water Resources Development Grant. This type of grant provides a 50 percent matching limit. When considering this limit, it is important to know that the Coastal Federation has committed to matching the Town's contribution up to $75,000 of the needed grant matching funds thereby reducing the Town's estimated contribution from $195,500 to $120,500. He noted it was unclear whether this would delay the overall paving project, it really depended on when the bio cells were constructed.

Commissioner Terwilliger asked if the $391,000 included the contribution NCDOT would make to the normal paving or if the Town would have to cover that total amount.

Mr. Meshaw confirmed the Town would need to cover the cost, if they went that route; per a meeting with NCDOT, it was inferred it was highly unlikely they would contribute to any of the cost.

Commissioner Terwilliger asked for a comment regarding the duration of the project, as well as future maintenance.

Mr. Meshaw suggested it would decline over time, and the major maintenance piece was required vacuuming, noting the Town has a new sweeper truck. He suggested the pavement should be tested annually.

Commissioner Terwilliger suggested it was not a good idea, from a financial standpoint, to take on something that would require more maintenance in the long run.

Commissioner Oliver asked who was responsible addressing stormwater in general, as it concerns the street.

Mr. Meshaw noted the intentions of NCDOT was to turn the street over to Beaufort, after the improvements are complete; at that point, it would become the Town's responsibility. He added NCDOT was paying for the biorientation areas at the intersections.

Commissioner Oliver asked if the bioretention areas, bump outs and other conceptual designs for Cedar Street followed the 2012 Entry Master Plan.

Mr. Meshaw noted the Entry Master Plan recommended the street for "beautification", and suggested that it will serve as a major local street reflecting the character of Beaufort. He shared he was not sure if there was an exact plan for beautification, but suggested the pervious pavement could provide some contrast, making it more appealing to the eye.

Commissioner Oliver asked if the bump outs were in the plan.

Mr. Meshaw confirmed they were, and those were also known as the bioretention cells. He explained the purpose of the bioretention areas and how they would function.

Commissioner Oliver shared his concerns on the cost associated with the pervious parking lanes.

Commissioner Cooper asked if Mr. Meshaw if he was in favor of pervious parking lanes.

Mr. Meshaw suggested it would help lessen stromwater run off, and provide some attractiveness, but said it was ultimately the board's decision.

Commissioner Hollinshed shared concerns about the basins and asked about the beautification plan on Cedar Street.

Mr. Meshaw shared several benefits of the bump outs, explained pedestrian safety would be addressed, and discussed how future paving would be a major step in the beautification process.

Commissioner Hagle suggested the major advantage of pervious pavement was stormwater benefits. He discussed the future beautification opportunities for Cedar Street.

Mayor Harker discussed how stormwater was impacted on paved streets; emphasizing the efforts taking place to improve water quality and runoff throughout Town.

Commissioner Hagle made a motion to adopt the resolution as presented, to allow staff to apply for Grant Funding Assistance to construct Cedar Street Pervious Pavement Parking Lanes.

Voting Yea: Commissioner Hagle, Commissioner Hollinshed, Commissioner Cooper

Voting Nay: Commissioner Oliver, Commissioner Terwilliger

The motion passed with a 3-2 vote.

7. Valuation of the Beaufort Docks and Boardwalk

   Mr. Clark shared staff was seeking the Board's consideration of having a fair market appraisal of the Beaufort Docks, Boardwalk and associated properties conducted. He explained how a completed fair market appraisal would enable the Town to accomplish several future goals.

   Commissioner Terwilliger shared he believed it was a good idea and suggested eventually having all of the Town assets evaluated.

   Commissioner Oliver suggested having the Town Manager obtain appraisal costs and report that information back to the Board for consideration at a later date, noting it would be a critical tool for the Town moving forward.

   Commissioner Hollinshed asked if the evaluation would consider the parks, or just the Town docks and boardwalk areas.

   Mr. Clark confirmed the intend was for the dock and boardwalk areas to be considered.

   Mayor Harker deemed the consensus was to have the Town Manager determine the cost associated with the appraisal, and bring it back for the Board to review.

8. Case # 22-12 AA Storage Site Plan

   Kyle Garner, Planning Director, requested the item be placed under Items of Discussion and Consideration at the next Board of Commissioner's meeting.

   Mayor Harker deemed a consensus to place Case # 22-12 AA Storage Site Plan on Items of Discussion and Consideration at the July 11, 2022 Regular Meeting.

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

   Mr. Garner requested an evidentiary hearing be set for July 11, 2022, to consider Case #22-16 Special Use Permit for a Mini-Storage facility at 1791 Live Oak.

   Mayor Harker deemed a consensus to set a Quasi Judicial Hearing for Case #22-16 Special Use Permit for a Mini-Storage facility at 1791 Live Oak.

10. Variance Request for Salt Wynd Preserve Cul-de-sac Length

    Mr. Garner explained this item required a Quasi Judicial Hearing and requested the Board set the hearing date as July 11, 2022 at their Regular Meeting.

    Mayor Harker deemed a consensus to set a Quasi Judicial Hearing for the Variance Request for Salt Wynd Preserve Cul-de-sac Length to be considered at the meeting on July 11, 2022.

11. FY 2022 Budget Amendment 12

    Ms. Wood explained FY 2022 Budget Amendment 12 requests the appropriation of fund balance for legal fees in the amount of $70,000

    Commissioner Hagle made a motion to approve Budget Amendment 12.

    The motion carried unanimously.

12. Capital Reserve Fund Amendment #12

    Ms. Wood described the Capital Reserve Fund Amendment #12 as follows: Receive funds budgeted in FY 22 General Fund Budget Transfer to Capital Reserve $185,000; Receive funds budgeted in the FY 22 Utility Fund Budget Transfer to Capital Reserve $350,000; Transfer funds budgeted in the FY 22 Utility Fund Budget from the Capital Reserve Fund $90,000

    Commissioner Hagle made a motion to approve the Capital Reserve Fund Amendment #12.

    The motion carried unanimously.

13. FY 2022 Budget Amendment 13

    Ms. Wood explained FY 2022 Budget Amendment 13 requests appropriation of fund balance for any unforeseen expenditures that may occur prior to the end of the current fiscal year (June 20, 2022), in the amount of $85,000.

    Commissioner Hagle made a motion to approve Budget Amendment 13.

    The motion carried unanimously.

14. FY 2022 Budget Amendment #14 & Capital Reserve Fund Amendment #13

    Mr. Clark explained this request was to fund the construction and sewer line improvements to serve Pruitt Healthcare, a facility currently under construction at 2415 Highway 70. He suggested this was a prior commitment the Town made in 2018, as an economic incentive. He went on to explain the Town staff solicited bids for construction of water and sewer lines to the property with the bulk of the sewer line work requiring a road bored under Highway 70; staff recommends awarding the bid to Atlantic On-Site Development, LLC in the amount of $59,337, with the Budget Amendment request of $60,000.

    Commissioner Oliver questioned what evidence the Town had regarding the economic incentive agreement offered in 2018.

    Mr. Clark explained there was a letter from the former Town Manager to Pruitt Health Care suggesting the Town would be responsible for the cost. He also shared he spoke with the former Town Manager who confirmed that was the agreement.

    Mr. Grady suggested staff research past meeting minutes and other documents that indicates the Town is responsible for the utility work. He noted if the Town has represented they would provide this service to Pruitt, they would essentially be required to do so.

    Mr. Meshaw explained the parameters of the quote from Atlantic On-Site Development, LLC, noting if it was tabled he would have to ask the contractor for an extension on the bid price. He shared Town staff designed and bided the work.

    Commissioner Oliver made a motion to table the item to allow the Town Attorney to investigate any legal obligations the Town is responsible for in terms of economic incentives as well as funding.

    The motion passed unanimously.

15. Capital Project USSI Stormwater and Streets Improvements Budget Amendment #1

    Ms. Wood explained the Budget Amendment was to receive funds budgeted in the FY 2022 General Fund Budget (Transfer to Capital Projects) for the Front Street Culvert Repair in the amount of $100,000.

    Commissioner Hagle made a motion to approve Capital Project USSI Stormwater and Streets Improvements Budget Amendment #1.

    The motion carried unanimously.

16. Financial Notes

    Ms. Wood discussed the financial report for May 2022, noting sales and use tax distribution for June as $217,794.

Mayor/Commissioner Comments

Commissioner Terwilliger praised the Public Works Department for fixing a sidewalk obstruction at the 700 block of Ann Street. He requested that Ms. Wood try to incorporate a line item that addresses utility late fees as part of the monthly report. He suggested the Board have a discussion about the Godette property at a future meeting. He closed by expressing concerns about speeding and other safety issue on Live Oak Street, specifically at the corner of Live Oak and Ann Street; he suggested looking into options that would slow traffic down, such as a four-way stop.

Commissioner Oliver requested the Town proceed with a notice of demolition and a lien on the house at 104 Chestnut Drive.

Mr. Grady shared many options had been exhausted to remedy the situation, and if the Board wanted to proceed, he would work with the Planning and Inspections staff to make that happen.

Commissioner Oliver made a motion to proceed with a notice of demolition and enforcement of a lien by the Town for those cost, in accordance with the Town's legal guidance.

The motion carried unanimously.

Commissioner Oliver asked Mr. Meshaw to review the maintenance of Orange Street, specifically on the north side.

Commissioner Cooper requested a monthly report regarding abandoned properties throughout Town. He commended Public Works staff on their excellent work and wished everyone a Happy 4th of July.

Commissioner Hollinshed noted the area around Cedar and Orange Street, near the future Compass Hotel, still needs to be cleaned up. She said the palm trees had been taken care of but there were several maintenance items that need to be addressed, such as debris down the fence line and tall grass in the area. She gave praise to staff for getting the Town looking nice in preparation for the Olde Homes Tour.

Commissioner Hagle noted there was an abandoned house on Fulford Street that is getting worse each day, he echoed the request Commissioner Cooper made regarding a monthly report on these types of properties. He noted the busy streets throughout Town and urged others to be more aware. He suggested having the Town's Golf Cart Ordinance reviewed in terms of which streets golf carts were not allowed on, as traffic has increased.

Mayor Harker echoed the Public Work's staff compliments. She thanked Paula Gillikin for taking the Board of Commissioners on an educational tour of Rachel Carson Reserve. She also thanked the Police Department for being present during the Juneteenth event and other staff members who helped prepare the budget.

Closed Session

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

Commissioner Hagle made a motion to enter closed session, pursuant to NCGS 143-318.11 (a) (3).

The motion carried unanimously.

Adjourn

Commissioner Hagle made a motion to adjourn the meeting at 7:21 p.m.

The motion carried unanimously.

_____

Sharon Harker, Mayor

_____

Elizabeth Lewis, Town Clerk

US 70 Projects Update

June 2022



NCDOT

DIVISION 2

Corridor Upgrades
Feasibility Studies
Resurfacing

TIP: I-6034
US 70 La Grange, Lenoir County



I-6034

US 70 Resurfacing Bear Creek Bridge to SR 1690 (Willie Measley RD)

Project Description:
Widening/Strengthening/Resurfacing Roadway to Interstate Standards

Funding Status:

- Funded at the Statewide Tier in the 2020-2029 STIP

Schedule:

- Division Design
- Division Let – FY 2026

Project Manager: Jeremy Stroud, P.E., (252) 775-6100, jdstroud@ncdot.gov

TIP: R-5813
US 70 Little Baltimore, Lenoir County



R-5813 Little Baltimore
US 70 Intersection Improvements at SR 1690 (Willie Measley RD)

Project Description:
Upgrade Existing Intersection to Interchange with Full Control of Access.

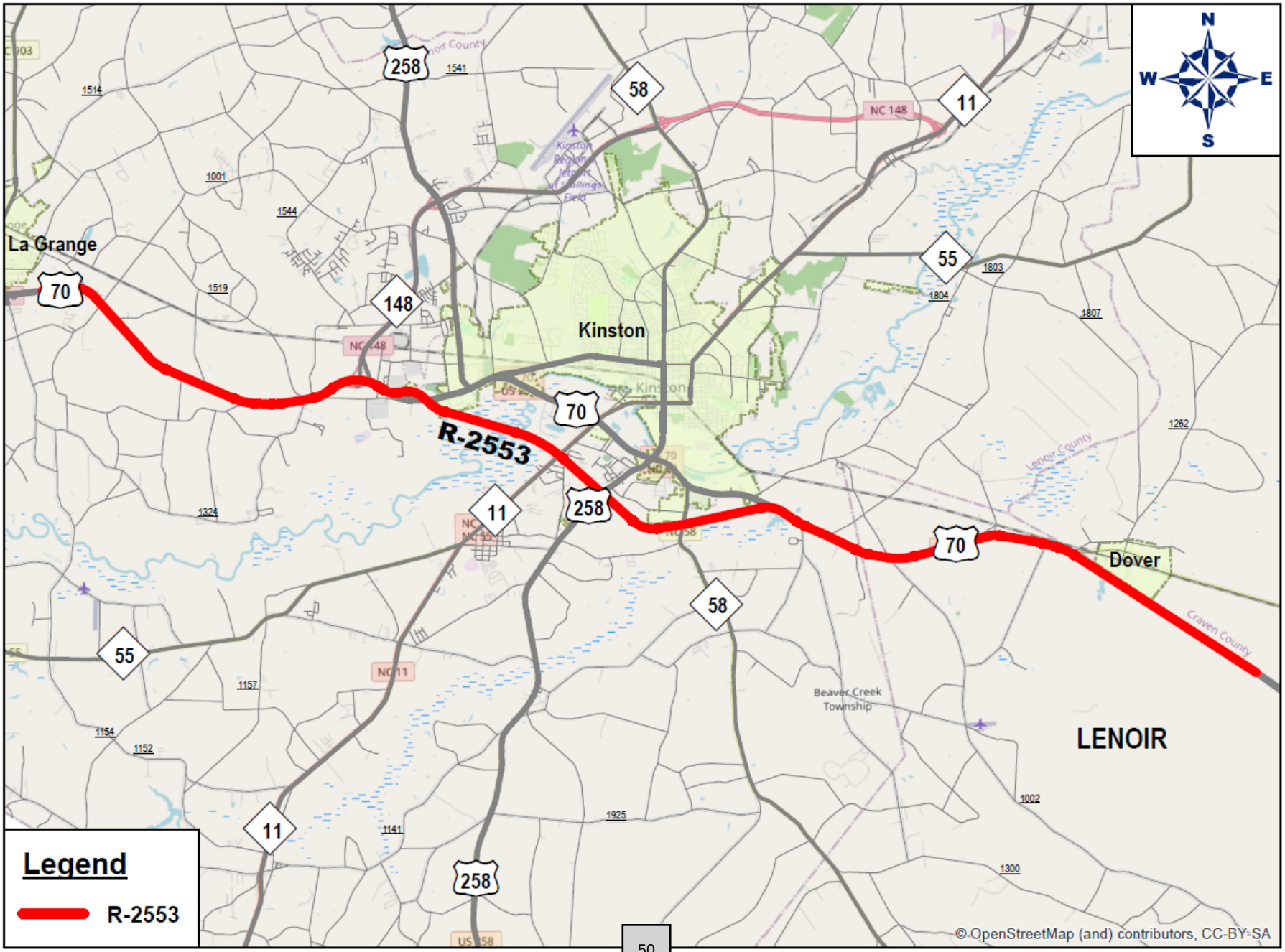
Funding Status:
- Funded at the Regional Tier in the 2020-2029 STIP
- Right of Way – FY 2026
- Construction – FY2028

Schedule:
- Environmental Document Completed – October 31, 2018
- Preferred alternate has been selected.

Activities Underway
- Project in Preliminary Engineering Phase

Project Manager: Cathy Meyer, (252) 439-2806, cossackmeyer@ncdot.gov

TIP: R-2553
US 70 Kinston Bypass, Lenoir County



R-2553
US 70 Kinston Bypass

Project Description:
Upgrade US 70 to Interstate standards.

Funding Status:
R-2553A –From existing Freeway near La Grange to SR 1522 (Albert Sugg Road)

- Unfunded for Right of way and Construction

R-2553B – From SR 1522 (Albert Sugg Road) to NC 148 (Harvey Parkway)

- Funded at the Regional Tier in the 2020-2029 STIP
- Right of Way – FY 2029
- Construction – Post Years

R-2553C – From NC 148 (Harvey Parkway) to US 70 east of NC 58

- Funded at the Statewide Tier in the 2020-2029 STIP
- Right of Way – FY 2026
- Construction – Post Years

R-2553D – From East of NC 58 to East of SR 1002 (Wyse Fork)

- Unfunded for Right of way and Construction R 2553E- from east of SR 1002 (Wyse Fork) to existing Freeway near Dover
- Unfunded for Right of way and Construction

Schedule:

- Preferred Alternative Selected (1SB) – February 2020
- Final EIS – Anticipated 2022
- Record of Decision Signed – Anticipated 2023

Activities Underway

- Wetland Predicted Model was verified
- Update to Technical Studies underway
- Community Outreach is underway
- MOU is underway
- Burial Protocol approved by USACE legal team

****NOTE**** R-2553A

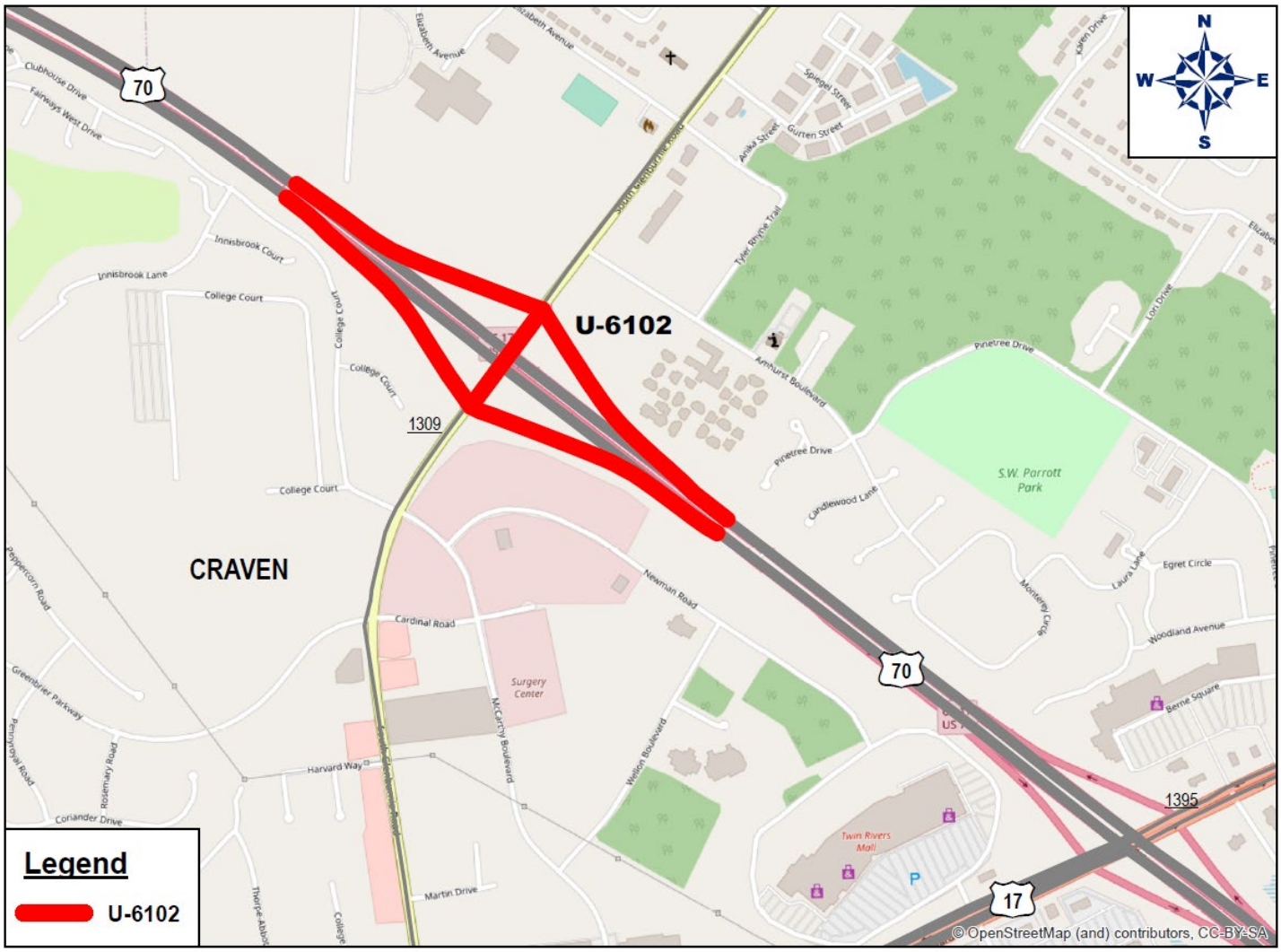
- A large portion of this work will be covered under projects I-6034 and R-5813

Project Manager: Heather Lane, P.E., (252) 439-2847, hclane@ncdot.gov

R-2553
US 70 Kinston Bypass



TIP: U-6102
US 70 Upgrade Glenburnie Interchange, Craven County



U-6102
US 70 Upgrade Interchange

Project Description:
Upgrade Interchange to Interstate Standards

Funding Status:

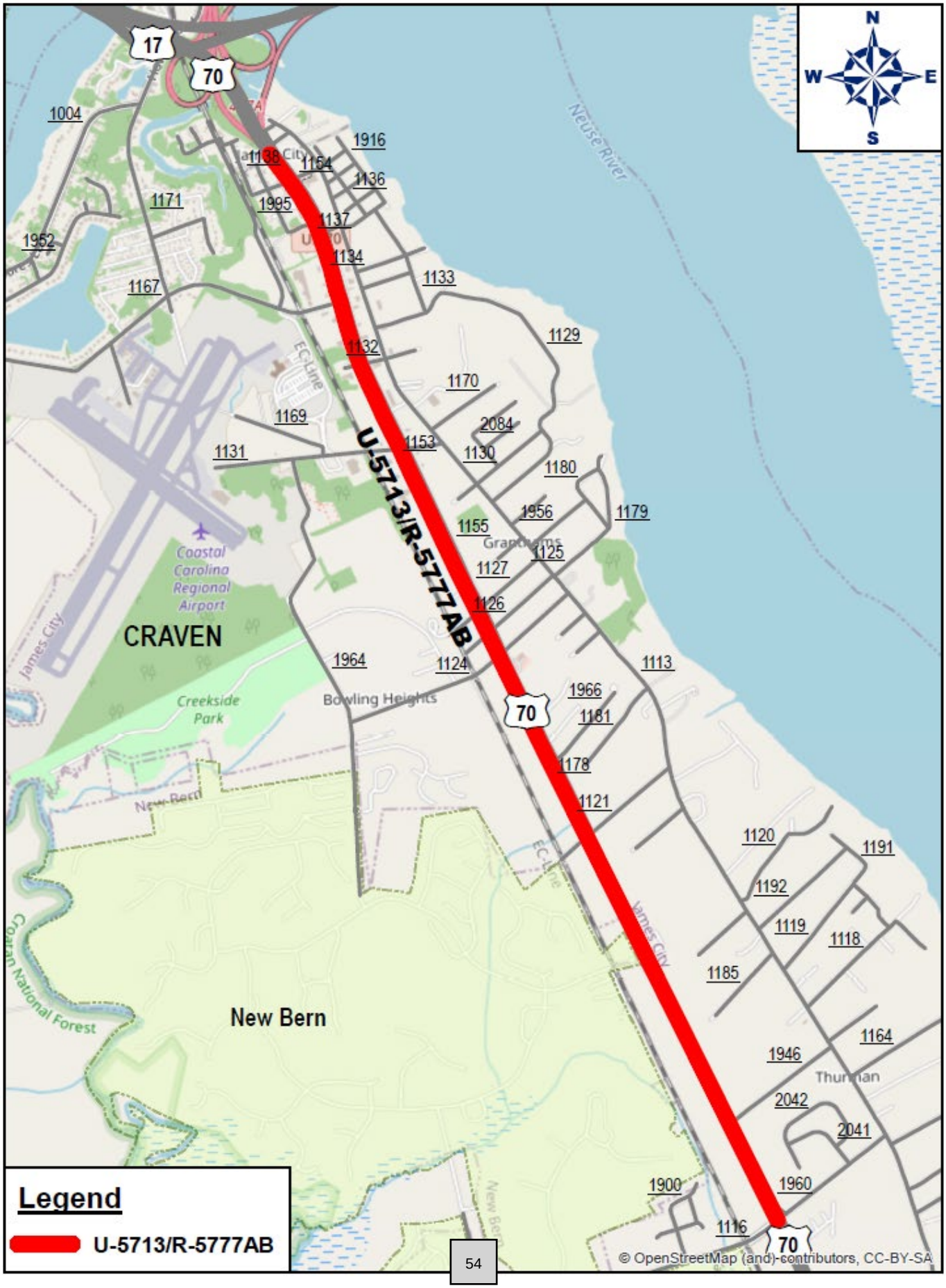
- Included in the Developmental Program at the Division Tier in the 2020- 2029 STIP (will have to be rescored in SPOT 7.0)
- Right of Way – FY 2027
- Construction – Post Years

Activities Underway

- Consultant Development of Feasibility Study – Complete

Project Manager: Cathy Meyer, (252) 439-2806, cahossackmeyer@ncdot.gov

TIP: U-5713/R-5777AB
US 70 James City Project, Craven County



U-5713/R-5777AB
US 70 Upgrade to Interstate Standards

Project Description:

Upgrade 70 to Interstate Standards from Neuse River Bridge to Thurman Road Interchange

Funding Status:

- Fully funded in 2020-2029 STIP

Schedule:

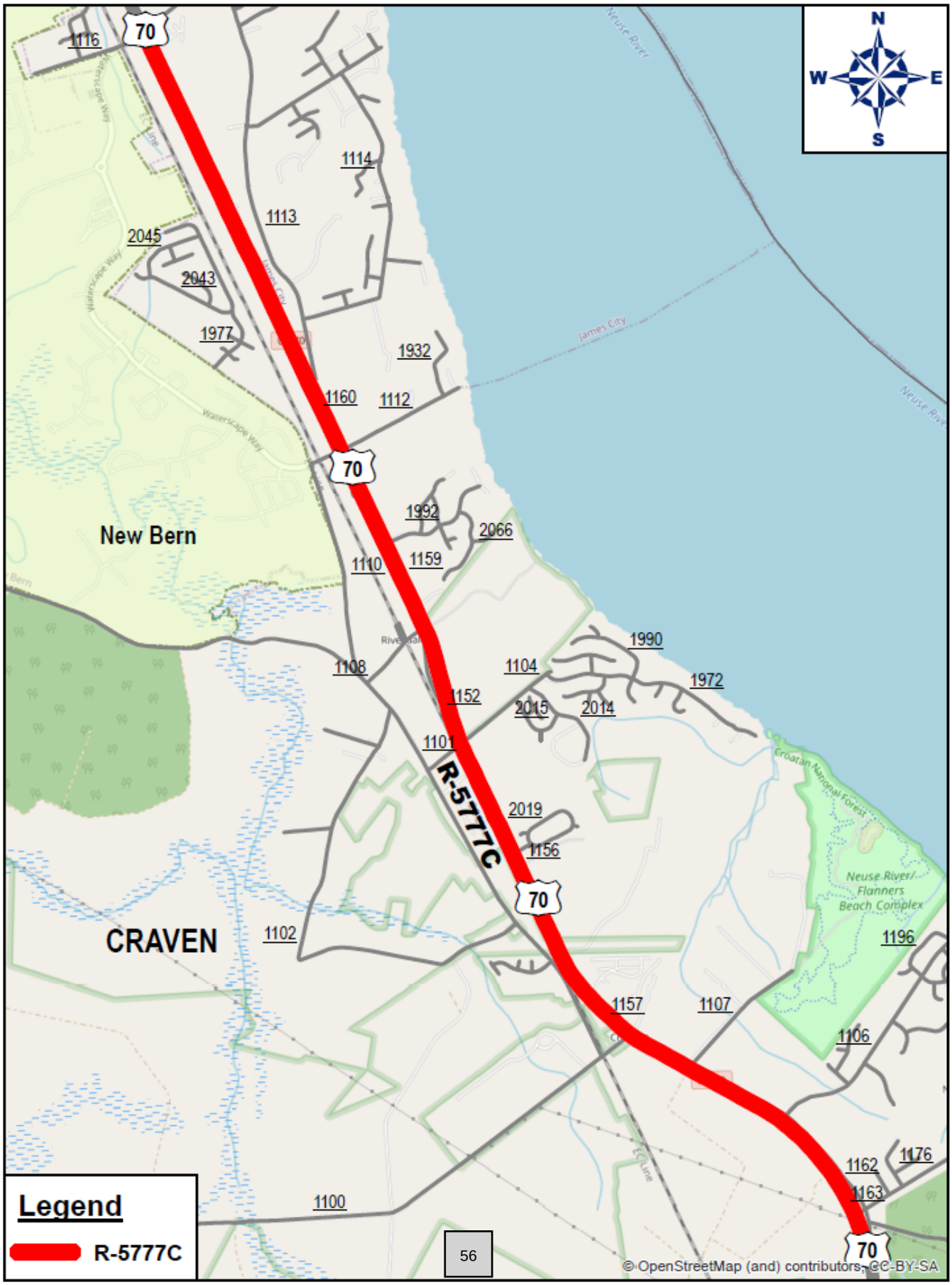
- CE Approved – July 2018
- Awarded September 2019 to Balfour Beatty/STV
- Roadway Construction began in early April
- Estimated Completion Late 2024

Activities Underway

- Right of way acquisition and clearing nearing completion
- Designs in final stages
- Utility Relocation continues
- Construction of the future service roads is now underway with clearing, grading, and stormwater culvert. Water and Sewer Construction beginning soon.
- Dedicated web site to illustrate what to expect during and after construction.
- Web Site provides updated maps and videos to show overview of the project https://www.ncdot.gov/projects/us-70-james-city/Pages/default.aspx
- Sign up for Project Updates either through email or text on the project website to stay in touch with future changes.

Project Manager: Cadmus Capehart, P.E., (252) 439-2840, ccapehart@ncdot.gov

TIP: R-5777C
US 70 New Bern, Craven C



R-5777C
US 70 Upgrade to Interstate Standards

Project Description:
Upgrade US 70 to Interstate Standards from Thurman Road Interchange to the Havelock Bypass Interchange

Funding Status:
- Funded at the Statewide Tier in the 2020-2029 STIP
- Right of Way – FY 2023
- Construction – FY2023

Schedule
- Held First Public Meeting – June 2019
- Second public meeting held virtual in September 2020

Activities Underway
- Completing required environmental studies (Human and Natural)
- Coordinating with US Forestry Service-District Ranger Station
- Coordinating with the FHWA on land transfer

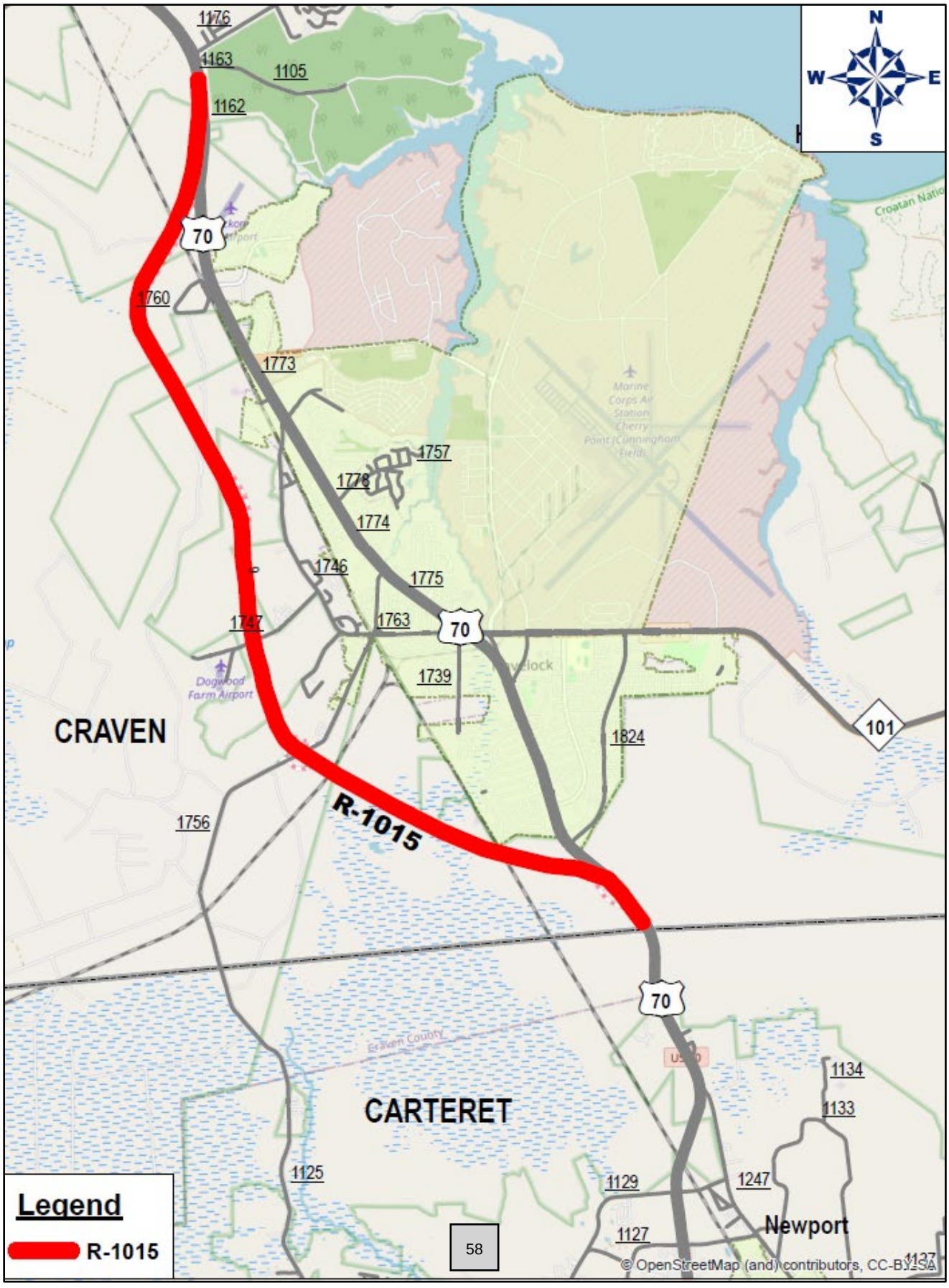
Future Activities
- Environmental Document complete April 2021
- Design Build Process anticipated to begin summer 2022
- Design Build selection anticipated to be in early 2023

For videos, maps, pictures and additional information on the project, **Google:** "R-5777C", then select "US 70 improvements-Havelock Bypass to East of Thurman Rd"

https://www.ncdot.gov/projects/us-70-james-city-havelock-bypass/Pages/default.aspx

Project Manager: Casey Whitley, P.E., (252) 439-2811, ckwhitley@ncdot.gov

TIP: R-1015
US 70 Havelock Bypass, Craven County



R-1015
US 70 Havelock Bypass (Preferred Alternative 3)

Project Description:
From North of Pine Grove to North of Carteret County Line

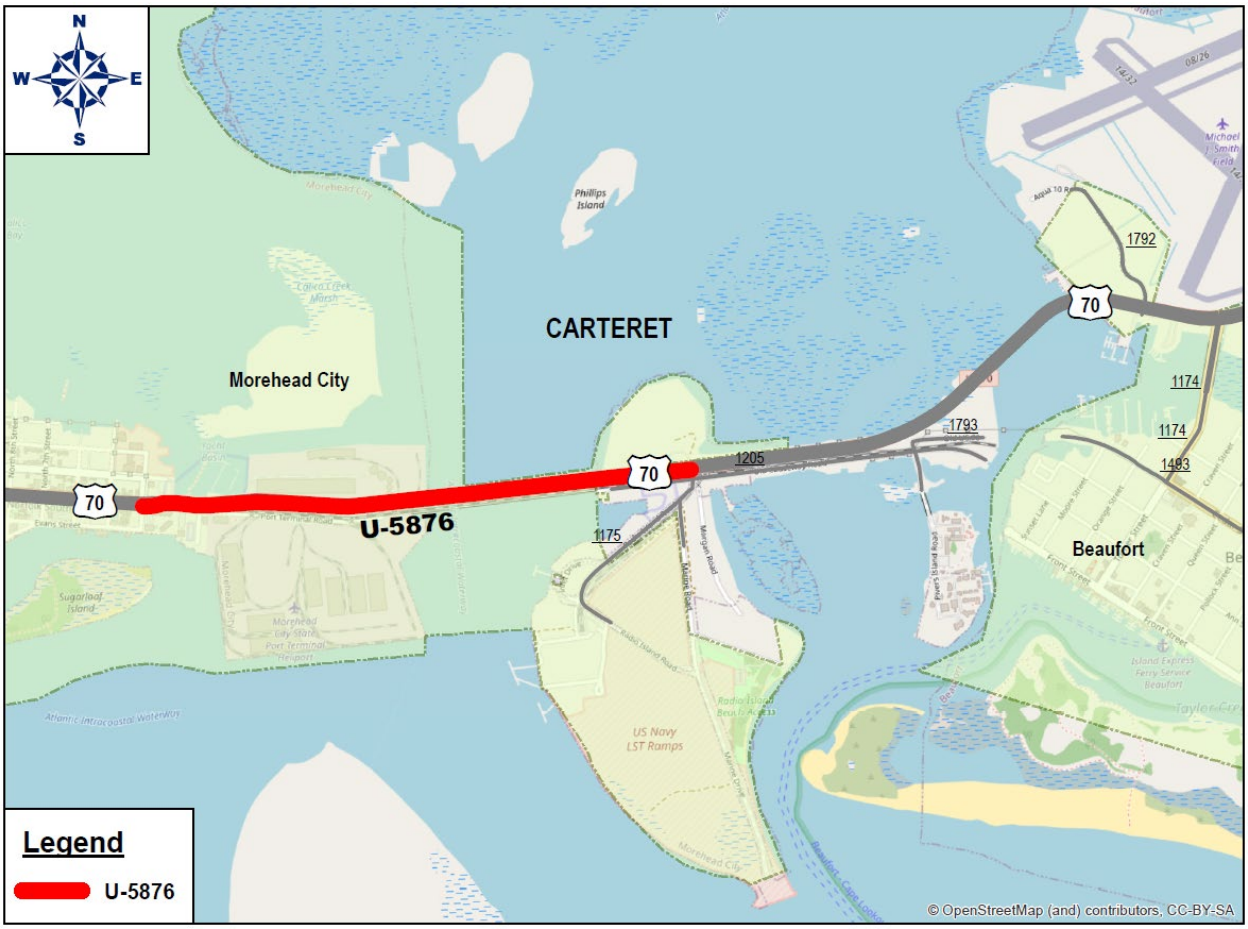
Funding Status:
Funded in the 2020-2029 STIP

Schedule:
- Awarded to Balfour Beatty July 2019

Activities Underway
- Construction Underway
- 47% Complete
- Estimated Completion Spring 2024
- Web Site provides updated maps and videos to show overview of the project. https://www.ncdot.gov/projects/us-70-havelock-bypass/Pages/default.aspx

Project Manager: Brad McMannen, P.E., (252) 649-6520, bmcmannen@ncdot.gov

TIP: U-5876
US 70 Newport River Bridge, Craven County



U-5876
US 70 Newport River Bridge

Project Description:
Replace Existing Two-Lane Bridge with Multi-Lane Bridge

Funding Status:
- Funded at the Statewide Tier in the 2020-2029 STIP.
- Right of Way – FY 2025
- Construction – FY 2027

Schedule:
- Project is in Preliminary Engineering Phase

Activities Underway
- Concurrence Points 1 and 2 with Merger Team – Completed
- Vessel Survey has been completed and submitted for USCG review
- Environmental Document submitted for review

Project Manager: Cathy Meyer, (252) 439-28[illegible], ahossackmeyer@ncdot.gov

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

Board of Commissioners
Regular Meeting
6:00 PM Monday, July 11, 2022

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Case # 22-12 AA Storage Site Plan

BRIEF SUMMARY:

The applicant wishes to construct a Mini Storage facility totaling 150,567 square feet and includes:

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

Additionally, as part of the Special Use Permit the applicant agreed to install a 30-foot-wide landscape buffer between the facility and adjoining residential properties along Piver Road.

REQUESTED ACTION:

Discussion on Proposed Site Plan

Decision on the Site Plan

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

To: Board of Commission Members

From: Kyle Garner, AICP, Town Planner

Date: June 21, 2022

Project 2176 Live Oak - Site Plan – AA Storage

THE QUESTION: To approve or deny the proposed Site Plan for AA Storage.

BACKGROUND: This site currently is an undeveloped and has been annexed, rezoned and been given a Special Use Permit for the Mini-Storage Units. The site plan is the next step in the process.

Location:	2176 Live Oak
Owners:	The Rosemyr Corporation
Requested Action:	Discussion & Decision on request
Existing Zoning	B-1
Pin #:	731703102015000, 731605191929000, 731605192705000
Size:	12.74 acres
Building Square Footage:	150,567 Square Feet
Existing Land Use:	Undeveloped

PUBLIC UTILITIES & WORKS:

Water:	Town of Beaufort
Sanitary Sewer:	Town of Beaufort

OPTIONS:

1. Approval of the Site Plan
2. Denial of the Site Plan based on specific failures to meet requirements of the LDO.

ATTACHMENTS:

A. Vicinity Map
B. Site Plan – AA Storage Site Plan
C. NCDOT Driveway Permit Application

Staff Comments:

The applicant wishes to construct a Mini Storage facility totaling 150,567 square feet and includes:
4 – one-story climate controlled buildings, each totaling 24,000 square feet.
1 – one-story covered open air storage area totaling 52,967 square feet.
1 – two-story office totaling 1,600 square feet.

Additionally, as part of the Special Use Permit the applicant agreed to install a 30 foot wide landscape buffer between the facility and adjoining residential properties along Piver Road.

This site has already been annexed, rezoned and received a Special Use Permit for the Mini-Storage Facility.

Conclusion

This project meets the design criteria required in the LDO and at their June 20th meeting the Planning Board staff recommended approval.

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION
Driveway Permit No.	Date of Application 4/4/2022	STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
County: Carteret		
Development Name: AA Storage Beaufort		

LOCATION OF PROPERTY:

Route/Road: Live Oak St

Exact Distance 0.1 ☒ Miles ☐ Feet N ☐ S ☒ E ☒ W ☐

From the Intersection of Route No. US70 and Route No. SR1493 Toward Beaufort

Property Will Be Used For: ☐ Residential /Subdivision ☒ Commercial ☐ Educational Facilities ☐ TND ☐ Emergency Services ☐ Other

Property: ☒ is ☐ is not within Beaufort City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a $50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

2004-07 NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation TEB 65-04rev.
61-03419

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	Rosemyr Corporation	NAME	Sarah M. Tucker
SIGNATURE	Wm W Cuffley Jr	SIGNATURE	Sarah M. Tucker
ADDRESS	231 Garnett St	ADDRESS	231 S. Garnett St
	Henderson, NC Phone No. 252-430-6161		Henderson NC 27536

AUTHORIZED AGENT		WITNESS	
COMPANY	The Cullipher Group, PA	NAME	Lauren Cox
SIGNATURE	Chad M Cullipher	SIGNATURE	Lauren Cox
ADDRESS	151A NC HWY 24	ADDRESS	151A NC HWY 24
	Morehead City Phone No. 252-773-0090		Morehead City, NC 28557

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY NCDOT

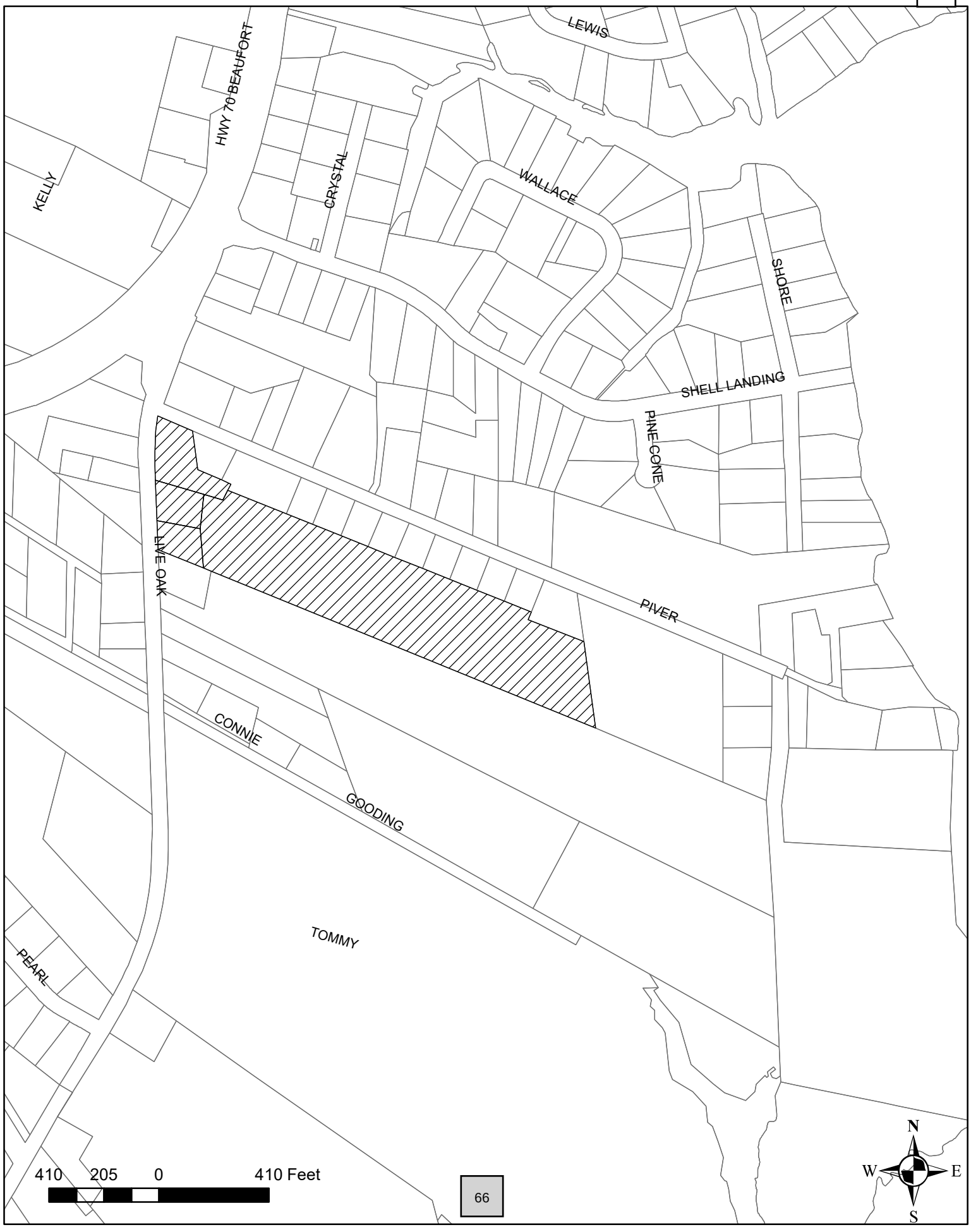
SIGNATURE TITLE DATE

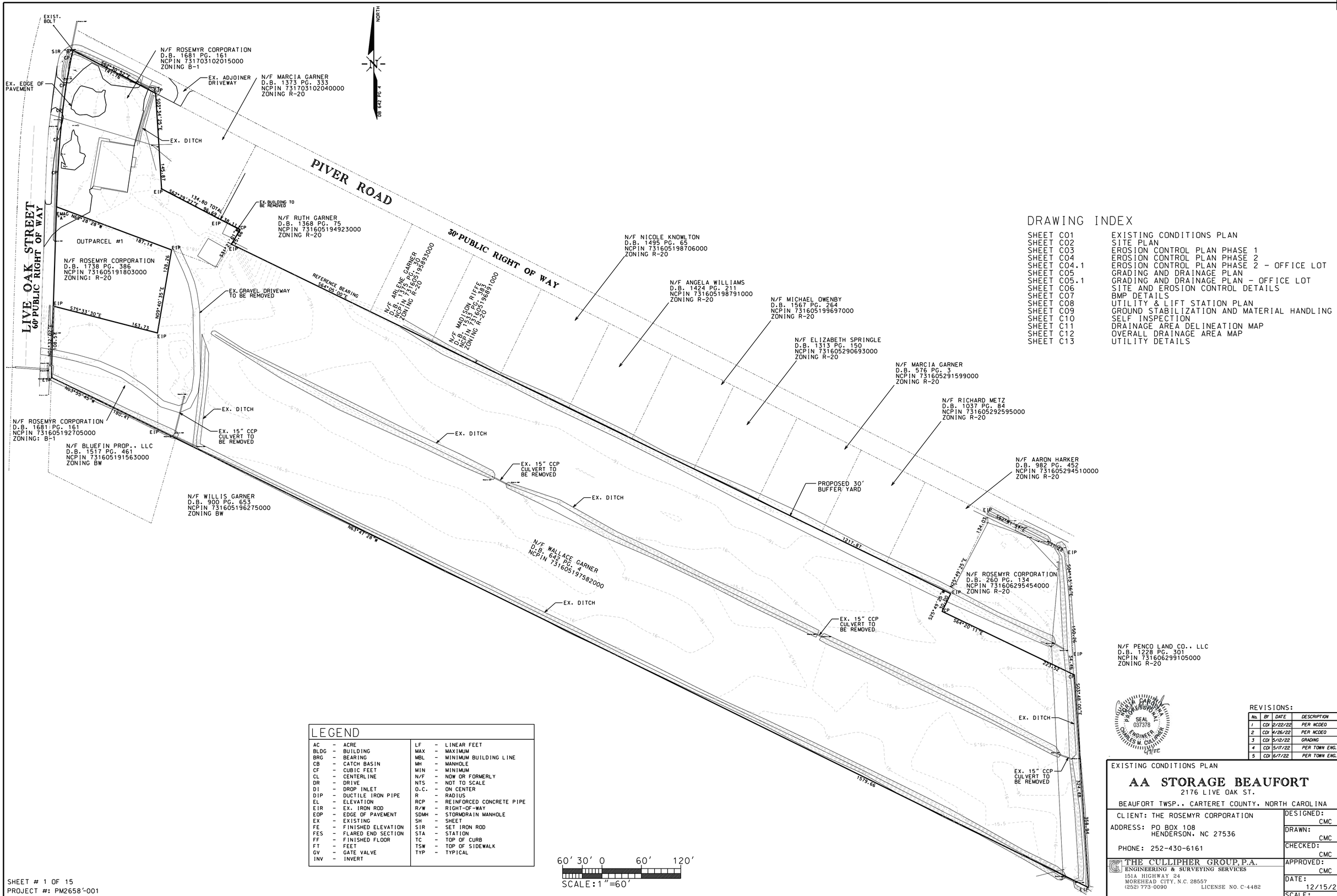
INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

Case # 22-12 Vicinity Map - Site Plan - AA Storage 2176 Live Oak





DRAWING INDEX

SHEET C01	EXISTING CONDITIONS PLAN
SHEET C02	SITE PLAN
SHEET C03	EROSION CONTROL PLAN PHASE 1
SHEET C04	EROSION CONTROL PLAN PHASE 2
SHEET C04.1	EROSION CONTROL PLAN PHASE 2 - OFFICE LOT
SHEET C05	GRADING AND DRAINAGE PLAN
SHEET C05.1	GRADING AND DRAINAGE PLAN - OFFICE LOT
SHEET C06	SITE AND EROSION CONTROL DETAILS
SHEET C07	BMP DETAILS
SHEET C08	UTILITY & LIFT STATION PLAN
SHEET C09	GROUND STABILIZATION AND MATERIAL HANDLING
SHEET C10	SELF INSPECTION
SHEET C11	DRAINAGE AREA DELINEATION MAP
SHEET C12	OVERALL DRAINAGE AREA MAP
SHEET C13	UTILITY DETAILS

LEGEND

AC	ACRE	LF	LINEAR FEET
BLDG	BUILDING	MAX	MAXIMUM
BRG	BEARING	MBL	MINIMUM BUILDING LINE
CB	CATCH BASIN	MH	MANHOLE
CF	CUBIC FEET	MIN	MINIMUM
CL	CENTERLINE	N/F	NOW OR FORMERLY
DR	DRIVE	NTS	NOT TO SCALE
DI	DROP INLET	O.C.	ON CENTER
DIP	DUCTILE IRON PIPE	R	RADIUS
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EIR	EX. IRON ROD	R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	SDMH	STORMDRAIN MANHOLE
EX	EXISTING	SH	SHEET
FE	FINISHED ELEVATION	SIR	SET IRON ROD
FES	FLARED END SECTION	STA	STATION
FF	FINISHED FLOOR	TC	TOP OF CURB
FT	FEET	TSW	TOP OF SIDEWALK
GV	GATE VALVE	TYP	TYPICAL
INV	INVERT		

60' 30' 0 60' 120'
SCALE: 1"=60'

NORTH CAROLINA PROFESSIONAL SEAL 037378 ENGINEER CHARLES M. CULLIPHER

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

EXISTING CONDITIONS PLAN

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

ADDRESS: PO BOX 108
HENDERSON, NC 27536

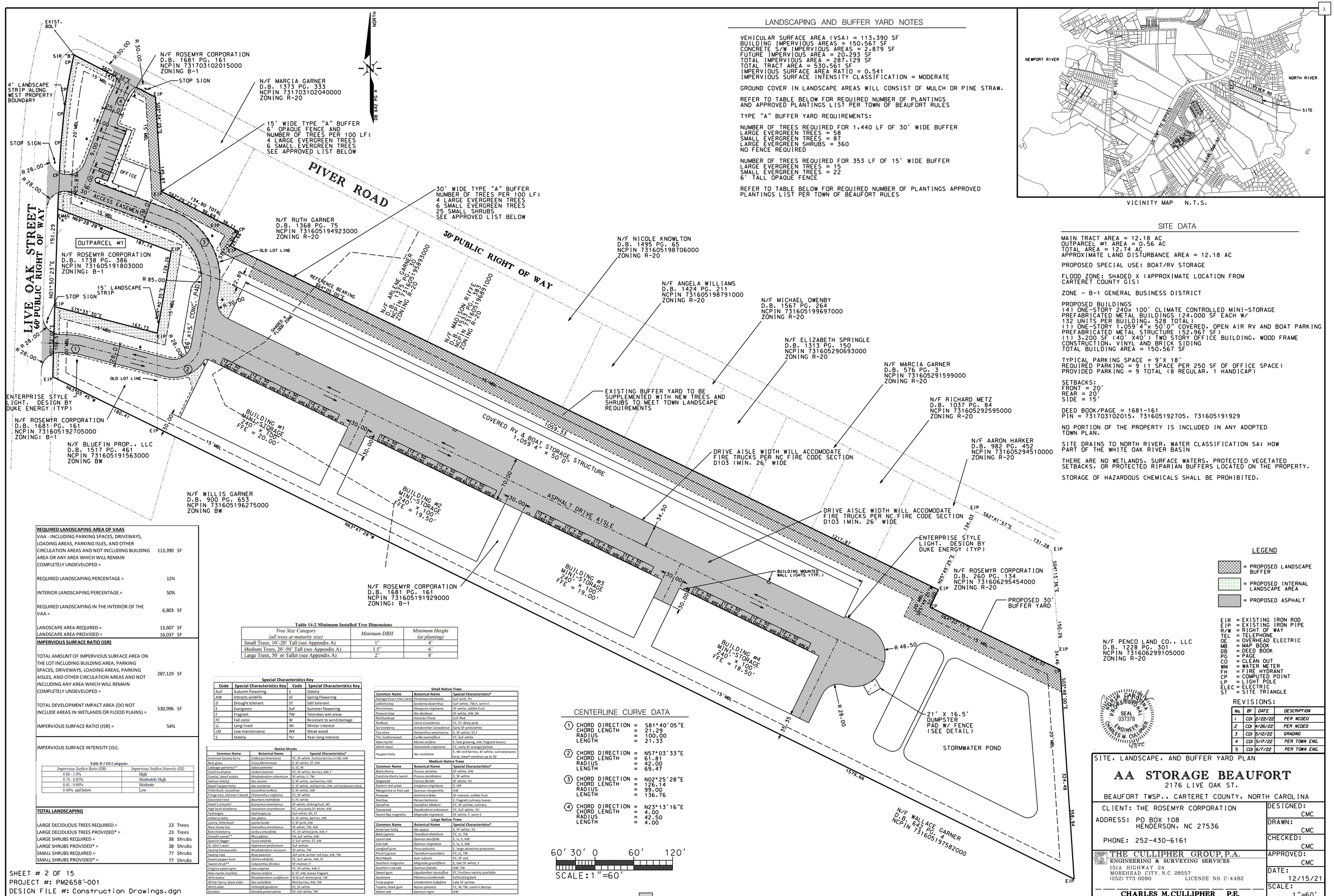
PHONE: 252-430-6161

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: 1"=60'

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482

CHARLES M. CULLIPHER P.E.

SHEET # 1 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn



LANDSCAPING AND BUFFER YARD NOTES

VEHICULAR SURFACE AREA (VSA) = 113,390 SF
BUILDING IMPERVIOUS AREAS = 150,567 SF
CONCRETE S/W IMPERVIOUS AREAS = 2,879 SF
FUTURE IMPERVIOUS AREA = 20,293 SF
TOTAL IMPERVIOUS AREA = 287,129 SF
TOTAL TRACT AREA = 530,561 SF
IMPERVIOUS SURFACE AREA RATIO = 0.541
IMPERVIOUS SURFACE INTENSITY CLASSIFICATION = MODERATE

GROUND COVER IN LANDSCAPE AREAS WILL CONSIST OF MULCH OR PINE STRAW.

REFER TO TABLE BELOW FOR REQUIRED NUMBER OF PLANTINGS AND APPROVED PLANTINGS LIST PER TOWN OF BEAUFORT RULES

TYPE "A" BUFFER YARD REQUIREMENTS:

NUMBER OF TREES REQUIRED FOR 1,440 LF OF 30' WIDE BUFFER
LARGE EVERGREEN TREES = 58
SMALL EVERGREEN TREES = 87
LARGE EVERGREEN SHRUBS = 360
NO FENCE REQUIRED

NUMBER OF TREES REQUIRED FOR 353 LF OF 15' WIDE BUFFER
LARGE EVERGREEN TREES = 15
SMALL EVERGREEN TREES = 22
6' TALL OPAQUE FENCE

REFER TO TABLE BELOW FOR REQUIRED NUMBER OF PLANTINGS APPROVED PLANTINGS LIST PER TOWN OF BEAUFORT RULES

SITE DATA

MAIN TRACT AREA = 12.18 AC
OUTPARCEL #1 AREA = 0.56 AC
TOTAL AREA = 12.74 AC
APPROXIMATE LAND DISTURBANCE AREA = 12.18 AC

PROPOSED SPECIAL USE: BOAT/RV STORAGE

FLOOD ZONE: SHADED X (APPROXIMATE LOCATION FROM CARTERET COUNTY GIS)

ZONE - B-1 GENERAL BUSINESS DISTRICT

PROPOSED BUILDINGS
(4) ONE-STORY 240'x 100' CLIMATE CONTROLLED MINI-STORAGE PREFABRICATED METAL BUILDINGS (24,000 SF EACH W/ 132 UNITS PER BUILDING, 528 TOTAL)
(1) ONE-STORY 1,059'4"x 50'0" COVERED, OPEN AIR RV AND BOAT PARKING PREFABRICATED METAL STRUCTURE (52,967 SF)
(1) 3,200 SF (40' X40') TWO STORY OFFICE BUILDING, WOOD FRAME CONSTRUCTION, VINYL AND BRICK SIDING
TOTAL BUILDING AREA = 150,567 SF

TYPICAL PARKING SPACE = 9'X 18'
REQUIRED PARKING = 9 (1 SPACE PER 250 SF OF OFFICE SPACE)
PROVIDED PARKING = 9 TOTAL (8 REGULAR, 1 HANDICAP)

SETBACKS:
FRONT = 20'
REAR = 20'
SIDE = 15'

DEED BOOK/PAGE = 1681-161
PIN = 731703102015, 731605192705, 731605191929

NO PORTION OF THE PROPERTY IS INCLUDED IN ANY ADOPTED TOWN PLAN.

SITE DRAINS TO NORTH RIVER. WATER CLASSIFICATION SA; HQW PART OF THE WHITE OAK RIVER BASIN

THERE ARE NO WETLANDS, SURFACE WATERS, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS LOCATED ON THE PROPERTY.

STORAGE OF HAZARDOUS CHEMICALS SHALL BE PROHIBITED.

REQUIRED LANDSCAPING AREA OF VAAS

VAA - INCLUDING PARKING SPACES, DRIVEWAYS, LOADING AREAS, PARKING ISLES, AND OTHER CIRCULATION AREAS AND NOT INCLUDING BUILDING AREA OR ANY AREA WHICH WILL REMAIN COMPLETELY UNDEVELOPED =	113,390	SF
REQUIRED LANDSCAPING PERCENTAGE =	12%	
INTERIOR LANDSCAPING PERCENTAGE =	50%	
REQUIRED LANDSCAPING IN THE INTERIOR OF THE VAA =	6,803	SF
LANDSCAPE AREA REQUIRED =	13,607	SF
LANDSCAPE AREA PROVIDED =	16,037	SF

IMPERVIOUS SURFACE RATIO (ISR)

TOTAL AMOUNT OF IMPERVIOUS SURFACE AREA ON THE LOT INCLUDING BUILDING AREA, PARKING SPACES, DRIVEWAYS, LOADING AREAS, PARKING AISLES, AND OTHER CIRCULATION AREAS AND NOT INCLUDING ANY AREA WHICH WILL REMAIN COMPLETELY UNDEVELOPED =	287,129	SF
TOTAL DEVELOPMENT IMPACT AREA (DO NOT INCLUDE AREAS IN WETLANDS OR FLOOD PLAINS) =	530,996	SF
IMPERVIOUS SURFACE RATIO (ISR) =	54%	

IMPERVIOUS SURFACE INTENSITY (ISI).

Table B-3 ISI Categories

Impervious Surface Ratio (ISR)	*Impervious Surface Intensity (ISI)*
0.86 - 1.0%	High
0.70 - 0.85%	Moderately High
0.41 - 0.69%	Moderate
0.40% and below	Low

TOTAL LANDSCAPING

LARGE DECIDUOUS TREES REQUIRED =	23	Trees
LARGE DECIDUOUS TREES PROVIDED* =	23	Trees
LARGE SHRUBS REQUIRED =	38	Shrubs
LARGE SHRUBS PROVIDED* =	38	Shrubs
SMALL SHRUBS REQUIRED =	77	Shrubs
SMALL SHRUBS PROVIDED* =	77	Shrubs

Table 14-2 Minimum Installed Tree Dimensions

Tree Size Category (all trees at maturity size)	*Minimum DBH*	*Minimum Height (at planting)*
Small Trees, 10'-20' Tall (see Appendix A)	1"	4'
Medium Trees, 20'-50' Tall (see Appendix A)	1.5"	6'
Large Trees, 50' or Taller (see Appendix A)	2"	8'

Special Characteristics Key

Code	Special Characteristics Key	Code	Special Characteristics Key
AuF	Autumn flowering	S	Stately
AW	Attracts wildlife	SF	Spring flowering
D	Drought tolerant	ST	Salt tolerant
E	Evergreen	SuF	Summer flowering
F	Fragrant	TW	Tolerates wet areas
FC	Fall color	W	Resistant to wind damage
LL	Long-lived	WI	Winter interest
LM	Low maintenance	WK	Weak wood
S	Stately	YLI	Year-long interest

Native Shrubs

Common Name	Botanical Name	Special Characteristics*
American beauty berry	*Callicarpa Americana*	FC, SF-white, fuchsia berries in fall, AW
Bear grass	*Yucca filamentosa*	E, SF-white, ST, AW
Cabbage palmetto**	*Sabal palmetto*	E, ST, W
Carolina allspice	*Lindera benzoin*	FC, SF-white, berries, AW, F
Coastal, dwarf azalea	*Rhododendron atlanticum*	SF-white, F, TW
Dahoon (Holly)	*Ilex cassine*	E, SF-white, red berries, AW
Dwarf Yaupon Holly	*Ilex vomitoria*	E, SF-white, red berries, AW, culinaryleaves (tea)
Fetterbush, leucothoe	*Leucothoe axillaris*	E, SF-white, AW
Fringe tree, old man's beard	*Chionanthus virginicus*	FC, SF-white
Groundsel tree	*Baccharis halimifolia*	FC-white
Heart's-a-bustin'	*Euonymus americanus*	SF-white, striking fruit, WI
High bush blueberry	*Vaccinium corymbosum*	FC, very early SF-white, AW
Hydrangea	*Hydrangea sp.*	SuF-white, WI, ST
Inkberry holly	*Ilex glabra*	E, SF-white, berries, AW
Lyonia, fetterbush	*Lyonia lucida*	E, SF-pink, AW
New Jersey tea	*Ceanothus americanus*	SF-white, TW, AW
Red chokeberry	*Sorbus arbutifolia*	FC, SF-white/pink, AW, F
Smooth sumac**	*Rhus glabra*	FA, SuF-white, AW
Spanish dagger	*Yucca aloifolia*	E, SuF-white, ST, AW
St. John's wort	*Hypericum perforatum*	SuF-yellow
Swamp honeysuckle	*Rhododendron viscosum*	SF-white, TW
Swamp rose	*Rosa palustris*	SuF-pink, winter red hips, AW, TW
Sweet pepper bush	*Clethra alnifolia*	FC, SuF-white, AW, ST
Sweet shrub**	*Calycanthus floridus*	SF-maroon, F
Virginia sweet spire	*Itea virginica*	FC, SF-white, AW, F
Wax myrtle (myrkle)	*Myrica cerifera*	E, ST, AW, leaves fragrant
Wild azalea	*Rhododendron nudiflorum*	SF & SuF-white/pink, TW
Winter berry, black elder	*Ilex verticillata*	Red berries, AW, TW
Witch alder	*Fothergill gardenia*	FC, SF-white
Zenobia	*Zenobia pulverulenta*	SF, SuF-white, TW

Small Native Trees

Common Name	Botanical Name	Special Characteristics*
Georgia fever tree (rare)	*Pinckneya bracteata*	SuF-pink, YLI
Loblolly bay	*Gordonia lasianthus*	SuF-white, TW,F, semi-E
Persimmon	*Diospyros virginiana*	SF-white, edible fruit
Possum haw	*Ilex deciduas*	SF-white, AW, WI
Red buckeye	*Aesculus Pavia*	SuF-Red
Redbud	*Cercis Canadensis*	FC, FC-deep pink
Serviceberry	*Amelanchier Canadensis*	Early SF-pink/white
Tea olive	*Osmanthus americanus*	E, SF-white, ST,F
Titi, leatherwood	*Cyrilla racemiflora*	FC, SuF-white
Wax myrtle	*Myrica cerifera*	E, fast growing, AW, fragrant leaves
Witch hazel	*Hamamelis virginiana*	FC, early SF-orange/yellow
Yaupon holly	*Ilex vomitoria*	E, WI-red berries, SF-white, culinaryleaves (tea), dwarf varieties up to 10'

Medium Native Trees

Common Name	Botanical Name	Special Characteristics*
Black cherry	*Prunus serotina*	SF-white, AW
Carolina cherry laurel	*Prunus caroliniana*	E, SF-white
Dogwood	*Cornus florida*	SF-white, YLI
Eastern red cedar	*Juniperus virginiana*	E, LM
Margaretta or Post oak	*Quercus margaretta*	AW
Pawpaw	*Asimina triloba*	SF-maroon, edible fruit
Red bay	*Persea borbonia*	E, fragrant culinary leaves
Sassafras	*Sassafras albidum*	FC, SF-yellow, culinary
Sourwood	*Oxydendrum arboreum*	FC, SuF-white, YLI
Sweet Bay magnolia	*Magnolia virginiana*	SF-white, F, semi-E

Large Native Trees

Common Name	Botanical Name	Special Characteristics*
American holly	*Ilex opaca*	E, SF-white, YLI
Bald cypress	*Taxodium distichum*	FC, LL, TW
Laurel oak	*Quercus laurifolia*	E, LL, S, AW
Live oak	*Quercus virginiana*	E, LL, S, AW
Longleaf pine	*Pinus palustris*	E, large attractive pinecones
Pond Cypress	*Taxodium ascendens*	FC, LL, TW
Red Maple	*Acer rubrum*	FC, SF-red
Southern magnolia	*Magnolia grandiflora*	E, late SF-white, F
Southern red oak	*Quercus falcata*	AW, TW
Sweet gum	*Liquidambar styraciflua*	FC, fruitless variety available
Sycamore	*Platanus occidentalis*	Exfoliating bark
Tulip poplar	*Liriodendron tulipifera*	Late SF-yellow
Tupelo, black gum	*Nyssa sylvatica*	FC, M, TW, used in decoys
Water oak	*Quercus nigra*	AW

CENTERLINE CURVE DATA

1. CHORD DIRECTION = S81°40'05"E
   CHORD LENGTH = 21.29
   RADIUS = 100.00
   LENGTH = 21.33
2. CHORD DIRECTION = N57°03'33"E
   CHORD LENGTH = 61.81
   RADIUS = 42.00
   LENGTH = 69.47
3. CHORD DIRECTION = N02°25'28"E
   CHORD LENGTH = 126.14
   RADIUS = 99.00
   LENGTH = 136.76
4. CHORD DIRECTION = N23°13'16"E
   CHORD LENGTH = 4.00
   RADIUS = 42.50
   LENGTH = 4.00

60' 30' 0 60' 120'
SCALE: 1"=60'

LEGEND

= PROPOSED LANDSCAPE BUFFER
= PROPOSED INTERNAL LANDSCAPE AREA
= PROPOSED ASPHALT

EIP = EXISTING IRON ROD
EIP = EXISTING IRON PIPE
R/W = RIGHT OF WAY
TEL = TELEPHONE
OE = OVERHEAD ELECTRIC
MB = MAP BOOK
DB = DEED BOOK
PG = PAGE
CO = CLEAN OUT
WM = WATER METER
FH = FIRE HYDRANT
CP = COMPUTED POINT
LP = LIGHT POLE
ELEC = ELECTRIC
ST = SITE TRIANGLE

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037378 CHARLES M. CULLIPHER 6/7/22

SITE, LANDSCAPE, AND BUFFER YARD PLAN

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

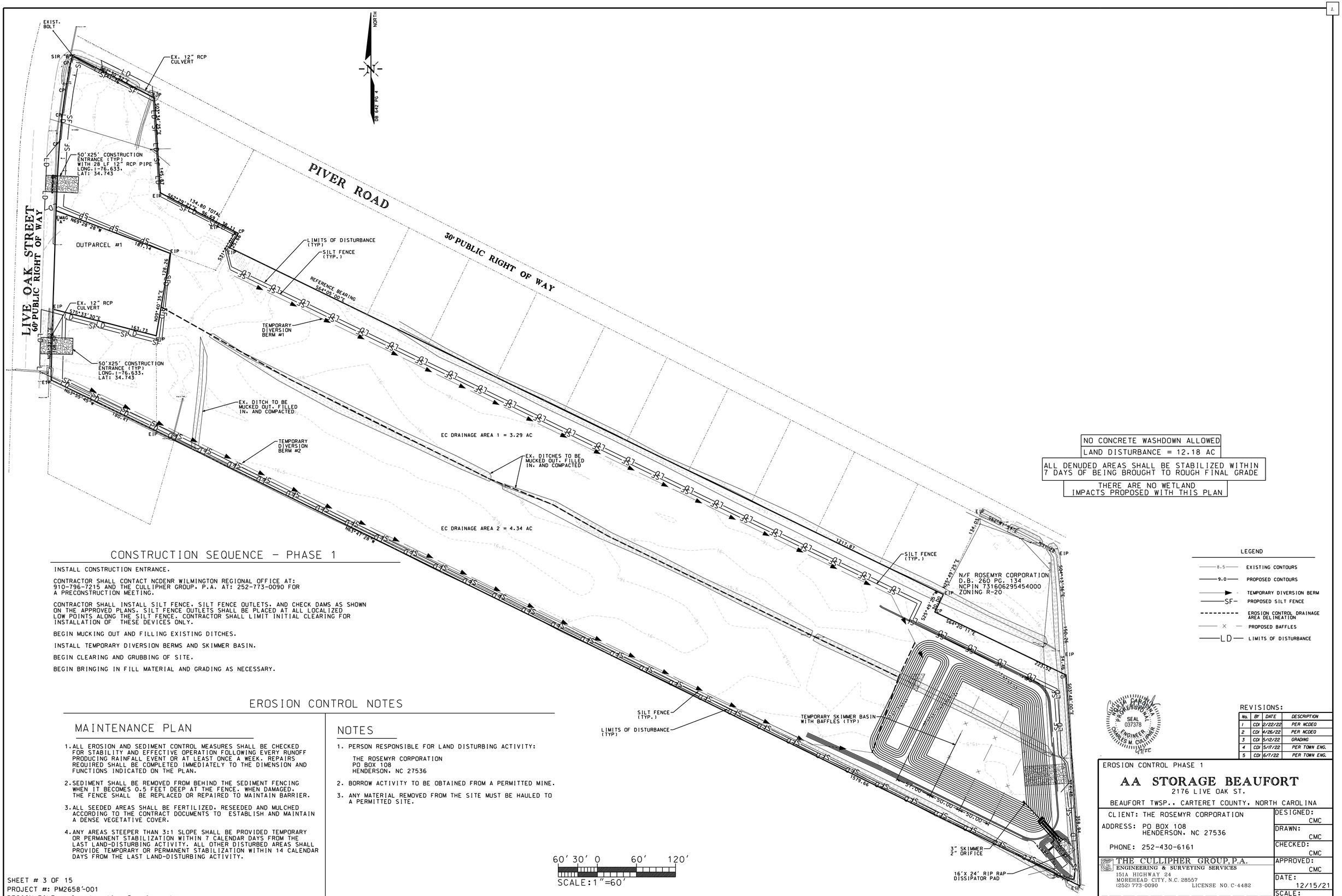
BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION
ADDRESS: PO BOX 108 HENDERSON, NC 27536
PHONE: 252-430-6161

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482
CHARLES M. CULLIPHER P.E.

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: 1"=60'

SHEET # 2 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn



NO CONCRETE WASHDOWN ALLOWED

LAND DISTURBANCE = 12.18 AC

ALL DENUDED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING BROUGHT TO ROUGH FINAL GRADE

THERE ARE NO WETLAND IMPACTS PROPOSED WITH THIS PLAN

CONSTRUCTION SEQUENCE - PHASE 1

INSTALL CONSTRUCTION ENTRANCE.

CONTRACTOR SHALL CONTACT NCDENR WILMINGTON REGIONAL OFFICE AT: 910-796-7215 AND THE CULLIPHER GROUP. P.A. AT: 252-773-0090 FOR A PRECONSTRUCTION MEETING.

CONTRACTOR SHALL INSTALL SILT FENCE, SILT FENCE OUTLETS, AND CHECK DAMS AS SHOWN ON THE APPROVED PLANS. SILT FENCE OUTLETS SHALL BE PLACED AT ALL LOCALIZED LOW POINTS ALONG THE SILT FENCE. CONTRACTOR SHALL LIMIT INITIAL CLEARING FOR INSTALLATION OF THESE DEVICES ONLY.

BEGIN MUCKING OUT AND FILLING EXISTING DITCHES.

INSTALL TEMPORARY DIVERSION BERMS AND SKIMMER BASIN.

BEGIN CLEARING AND GRUBBING OF SITE.

BEGIN BRINGING IN FILL MATERIAL AND GRADING AS NECESSARY.

EROSION CONTROL NOTES

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE A WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLAN.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. WHEN DAMAGED, THE FENCE SHALL BE REPLACED OR REPAIRED TO MAINTAIN BARRIER.
3. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AND MULCHED ACCORDING TO THE CONTRACT DOCUMENTS TO ESTABLISH AND MAINTAIN A DENSE VEGETATIVE COVER.
4. ANY AREAS STEEPER THAN 3:1 SLOPE SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

NOTES

1. PERSON RESPONSIBLE FOR LAND DISTURBING ACTIVITY:

   THE ROSEMYR CORPORATION
   PO BOX 108
   HENDERSON, NC 27536
2. BORROW ACTIVITY TO BE OBTAINED FROM A PERMITTED MINE.
3. ANY MATERIAL REMOVED FROM THE SITE MUST BE HAULED TO A PERMITTED SITE.

LEGEND

- 8.5 — EXISTING CONTOURS
- 9.0 — PROPOSED CONTOURS
- TEMPORARY DIVERSION BERM
- SF — PROPOSED SILT FENCE
- EROSION CONTROL DRAINAGE AREA DELINEATION
- PROPOSED BAFFLES
- LD — LIMITS OF DISTURBANCE

NORTH CAROLINA PROFESSIONAL SEAL 037378 ENGINEER CHARLES M. CULLIPHER 12/15/21

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
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5	CDI	6/7/22	PER TOWN ENG.

EROSION CONTROL PHASE 1

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

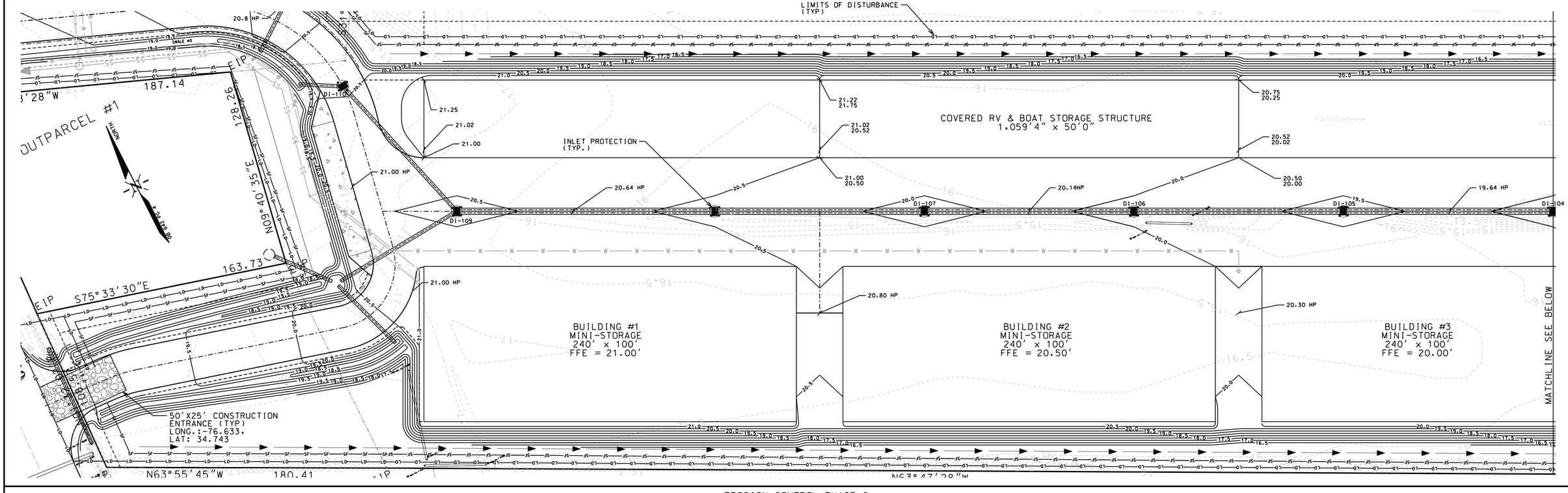
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HENDERSON, NC 27536

PHONE: 252-430-6161

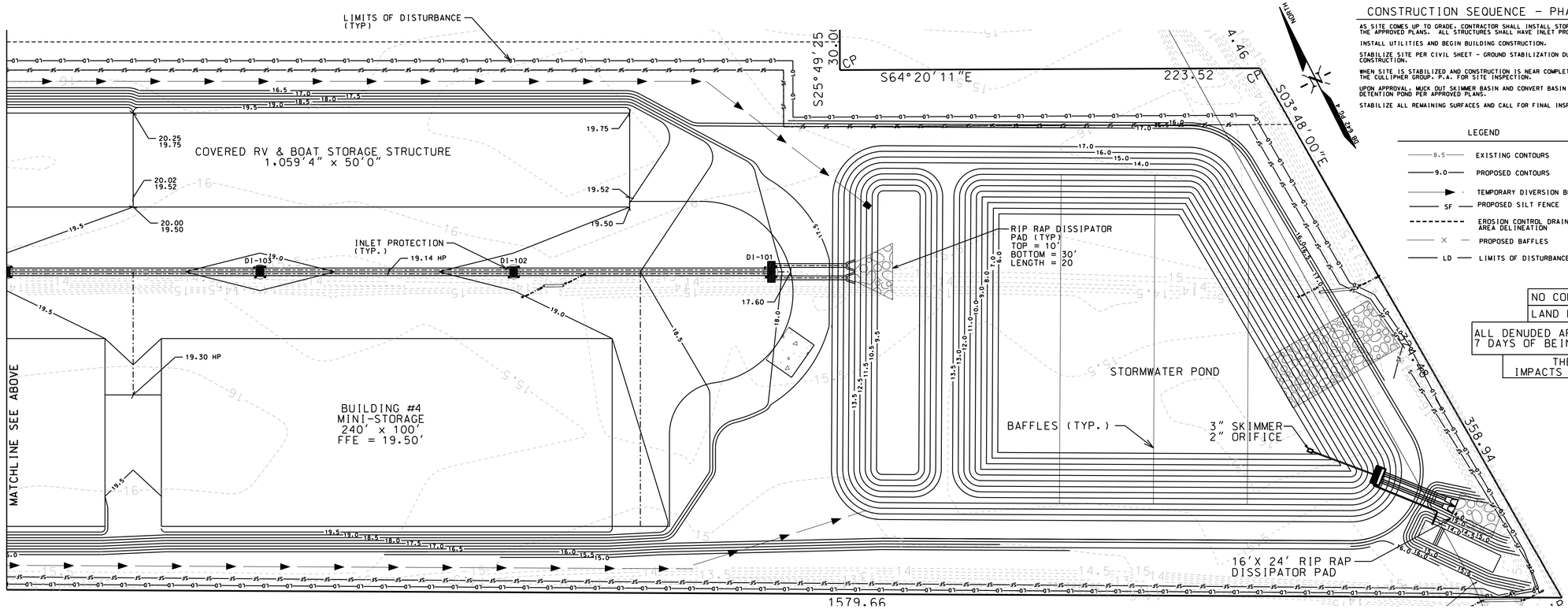
THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482
CHARLES M. CULLIPHER P.E.

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: 1"=60'

SHEET # 3 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn



EROSION CONTROL PHASE 2



CONSTRUCTION SEQUENCE - PHASE 2

AS SITE COMES UP TO GRADE, CONTRACTOR SHALL INSTALL STORM DRAIN NETWORKS PER THE APPROVED PLANS. ALL STRUCTURES SHALL HAVE INLET PROTECTION PER DETAILS.

INSTALL UTILITIES AND BEGIN BUILDING CONSTRUCTION.

STABILIZE SITE PER CIVIL SHEET - GROUND STABILIZATION DURING CONSTRUCTION.

WHEN SITE IS STABILIZED AND CONSTRUCTION IS NEAR COMPLETE, CALL NCDEQ AND THE CULLIPHER GROUP, P.A. FOR SITE INSPECTION.

UPON APPROVAL, MUCK OUT SKIMMER BASIN AND CONVERT BASIN INTO STORMWATER DETENTION POND PER APPROVED PLANS.

STABILIZE ALL REMAINING SURFACES AND CALL FOR FINAL INSPECTION.

LEGEND

- 8.5 — EXISTING CONTOURS
- 9.0 — PROPOSED CONTOURS
- TEMPORARY DIVERSION BERM
- SF — PROPOSED SILT FENCE
- EROSION CONTROL DRAINAGE AREA DELINEATION
- X — PROPOSED BAFFLES
- LD — LIMITS OF DISTURBANCE

NO CONCRETE WASHDOWN ALLOWED

LAND DISTURBANCE = 12.18 AC

ALL DENUDED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING BROUGHT TO ROUGH FINAL GRADE

THERE ARE NO WETLAND IMPACTS PROPOSED WITH THIS PLAN

EROSION CONTROL NOTES

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE A WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLAN.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. WHEN DAMAGED, THE FENCE SHALL BE REPLACED OR REPAIRED TO MAINTAIN BARRIER.
3. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AND MULCHED ACCORDING TO THE CONTRACT DOCUMENTS TO ESTABLISH AND MAINTAIN A DENSE VEGETATIVE COVER.
4. ANY AREAS STEEPER THAN 3:1 SLOPE SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

NOTES

1. PERSON RESPONSIBLE FOR LAND DISTURBING ACTIVITY:
   ROSEMYR CORPORATION
   PO BOX 108
   HENDERSON, NC 27536
2. BORROW ACTIVITY TO BE OBTAINED FROM A PERMITTED MINE.
3. ANY MATERIAL REMOVED FROM THE SITE MUST BE HAULED TO A PERMITTED SITE.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037378 CHARLES M. CULLIPHER

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

30' 15' 0 30' 60'

SCALE:1"= 30'

EROSION CONTROL PHASE 2

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

ADDRESS: PO BOX 108
HENDERSON, NC 27536

PHONE: 252-430-6161

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: 1"= 30'

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MOREHEAD CITY, N.C. 28557
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CHARLES M. CULLIPHER P.E.

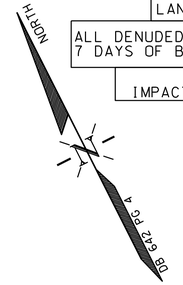
SHEET # 4 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn

NO CONCRETE WASHDOWN ALLOWED

LAND DISTURBANCE = 12.18 AC

ALL DENUDED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING BROUGHT TO ROUGH FINAL GRADE

THERE ARE NO WETLAND IMPACTS PROPOSED WITH THIS PLAN





20' 10' 0 20' 40'

SCALE:1"= 20'

CONSTRUCTION SEQUENCE - PHASE 2

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INSTALL UTILITIES AND BEGIN BUILDING CONSTRUCTION.

STABILIZE SITE PER CIVIL SHEET - GROUND STABILIZATION DURING CONSTRUCTION.

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UPON APPROVAL, MUCK OUT SKIMMER BASIN AND CONVERT BASIN INTO STORMWATER DETENTION POND PER APPROVED PLANS.

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EROSION CONTROL NOTES

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LEGEND

- 8.5 — EXISTING CONTOURS
- 9.0 — PROPOSED CONTOURS
- TEMPORARY DIVERSION BERM
- SF — PROPOSED SILT FENCE
- EROSION CONTROL DRAINAGE AREA DELINEATION
- PROPOSED BAFFLES
- LD — LIMITS OF DISTURBANCE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037378 CHARLES M CULLIPHER 4/11/22

REVISIONS:

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4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

EROSION CONTROL PHASE 2 - OFFICE LOT

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

ADDRESS: PO BOX 108
HENDERSON, NC 27536

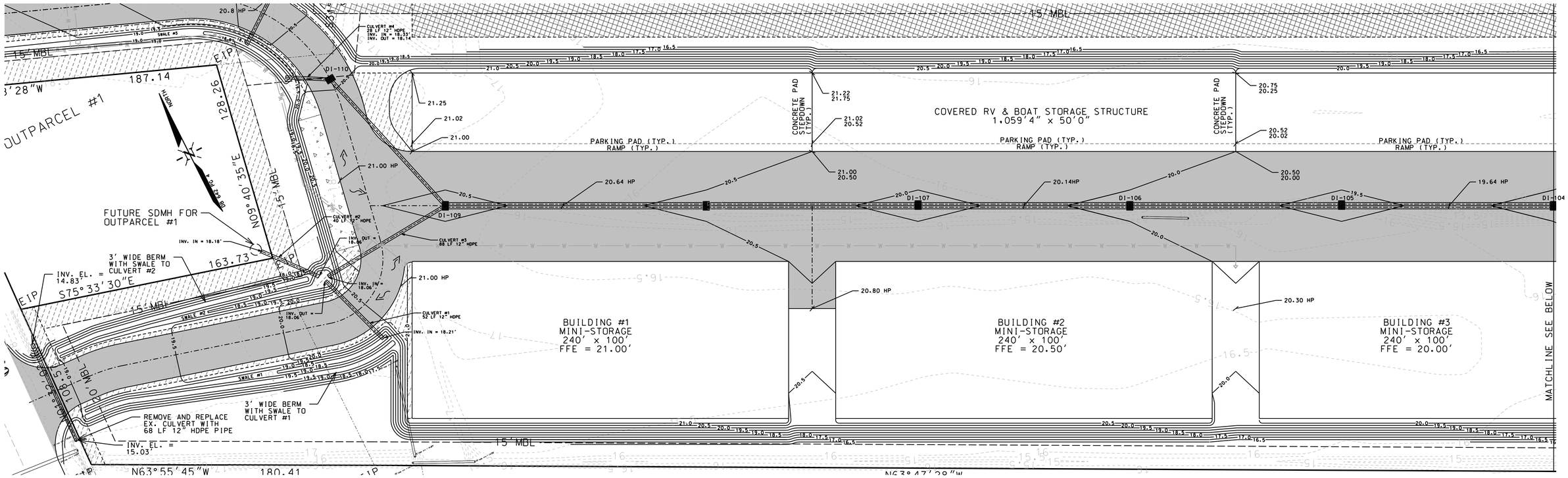
PHONE: 252-430-6161

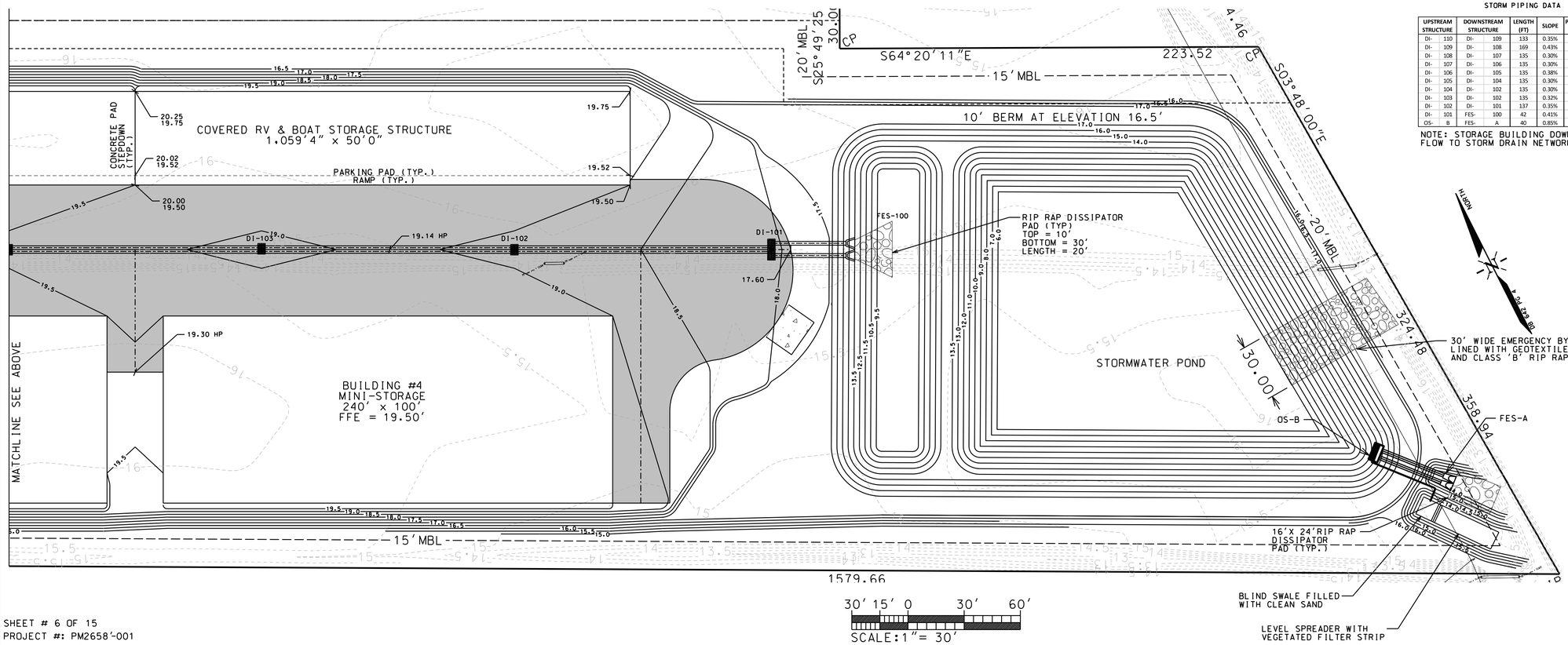
DESIGNED: CMC
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APPROVED: CMC
DATE: 12/15/21
SCALE:

THE CULLIPHER GROUP, P.A.
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151A HIGHWAY 24
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(252) 773-0090 LICENSE NO. C-4482

CHARLES M. CULLIPHER P.E.

SHEET # 5 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn





STORM PIPING DATA

UPSTREAM STRUCTURE		DOWNSTREAM STRUCTURE		LENGTH (FT)	SLOPE	PIPE DIA. (IN)	NUMBER OF PIPES
DI-	110	DI-	109	133	0.35%	15	1
DI-	109	DI-	108	169	0.43%	18	2
DI-	108	DI-	107	135	0.30%	24	2
DI-	107	DI-	106	135	0.30%	24	2
DI-	106	DI-	105	135	0.38%	24	2
DI-	105	DI-	104	135	0.30%	30	2
DI-	104	DI-	102	135	0.30%	30	2
DI-	103	DI-	102	135	0.32%	30	2
DI-	102	DI-	101	137	0.35%	30	2
DI-	101	FES-	100	42	0.41%	30	2
OS-	B	FES-	A	40	0.85%	30	2

NOTE: STORAGE BUILDING DOWNSPOUTS SHALL FLOW TO STORM DRAIN NETWORK

STORM STRUCTURE DATA

STRUCTURE		INVERT EL.(FT)	RIM EL (FT)
DI-	110	17.91	20.50
DI-	109	17.44	20.35
DI-	108	16.72	20.35
DI-	107	16.31	19.85
DI-	106	15.91	19.85
DI-	105	15.39	19.35
DI-	104	14.99	19.35
DI-	103	14.58	18.85
DI-	102	14.15	18.85
DI-	101	13.67	18.03
FES-	100	13.50	
OS-	B	13.50	
FES-	A	13.16	

LEGEND

--18.5--	EX. CONTOURS
—19.5—	PROPOSED CONTOURS
	FLOW DIRECTION
HP	HIGH POINT
	PROPOSED STORM DRAINAGE
CB	CATCH BASIN
DI	DROP INLET
SDMH	STORM DRAIN MANHOLE
OS	OUTLET STRUCTURE

30' 15' 0 30' 60'

SCALE:1"= 30'

SHEET # 6 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037378 CHARLES M. CULLIPHER 6/7/22

REVISIONS:

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5	CDI	6/7/22	PER TOWN ENG.

GRADING AND DRAINAGE PLAN

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

ADDRESS: PO BOX 108
HENDERSON, NC 27536

PHONE: 252-430-6161

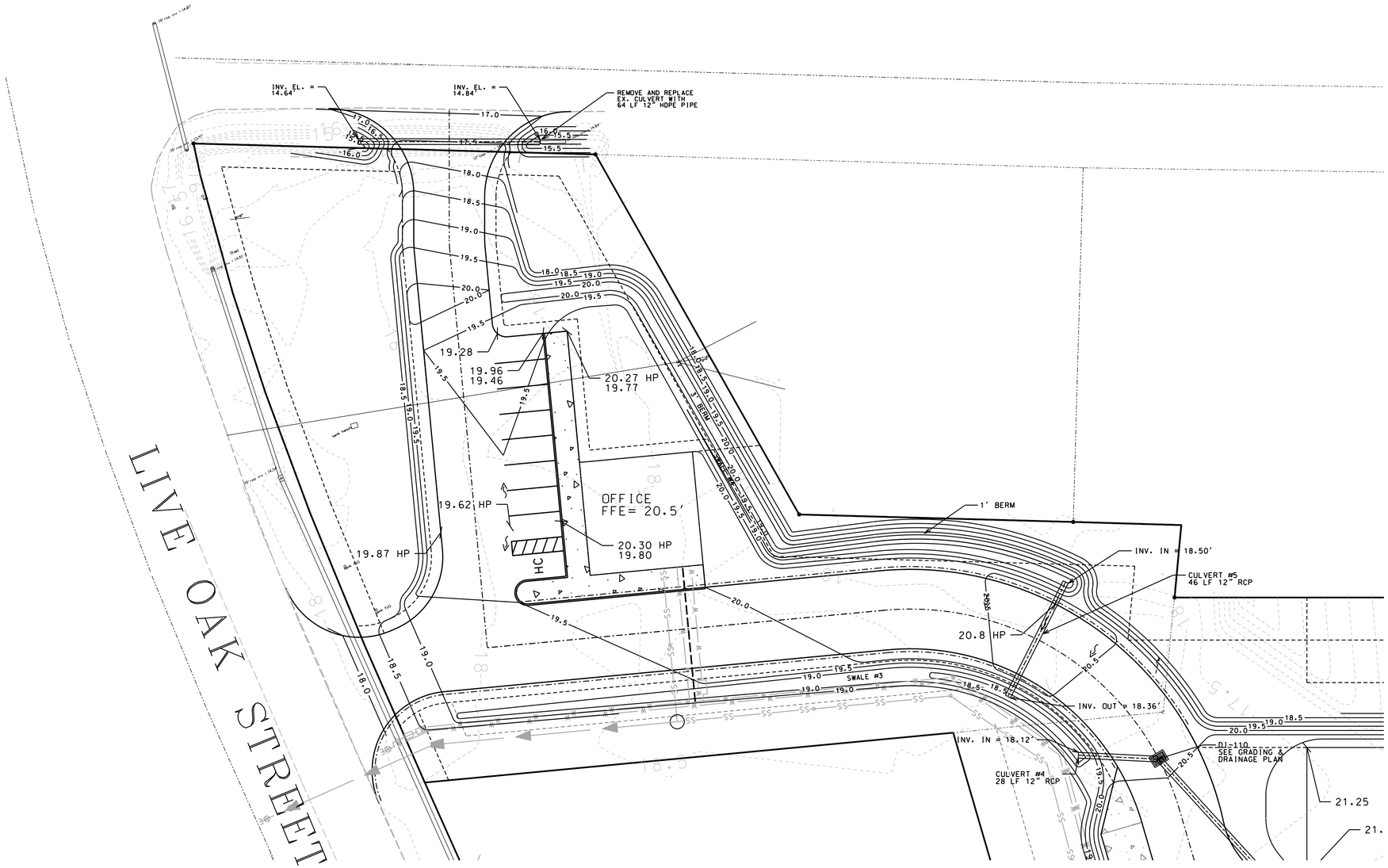
THE CULLIPHER GROUP, P.A.
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CHARLES M. CULLIPHER P.E.

DESIGNED: CMC
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DATE: 12/15/21
SCALE: 1"= 30'

NORTH

DB 642 PG 4



20' 10' 0 20' 40'

SCALE:1"= 20'

LEGEND	
18.5	EX. CONTOURS
19.5	PROPOSED CONTOURS
	FLOW DIRECTION
HP	HIGH POINT
	PROPOSED STORM DRAINAGE
CB	CATCH BASIN
DI	DROP INLET
SDMH	STORM DRAIN MANHOLE
OS	OUTLET STRUCTURE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037378 CHARLES M CULLIPHER 12/15/22

REVISIONS:

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5	CDI	6/7/22	PER TOWN ENG.

GRADING PLAN - OFFICE LOT

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

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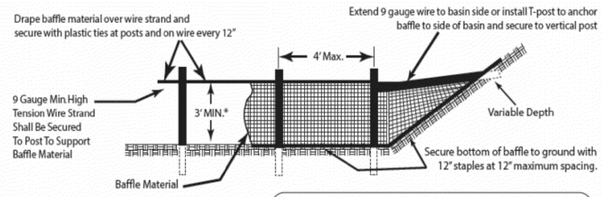
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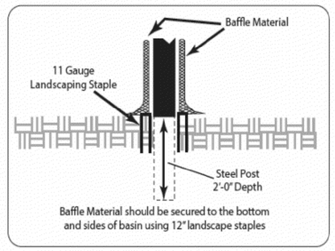
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MOREHEAD CITY, N.C. 28557
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CHARLES M. CULLIPHER P.E.

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: 1"= 20'

SHEET # 7 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn





* If the temporary sediment basin will be converted to a permanent stormwater basin of greater depth, the baffle height should be based on the pool depth during use as a temporary sediment basin.

Note: Install three (3) coir fiber baffles in basins at drainage outlets with a spacing of 1/4 the basin length. Two (2) coir fiber baffles can be installed in the basins less than 20 ft. in length with a spacing of 1/3 the basin length.

Figure 6.65b Coir Fiber Baffle Detail
Cross section of a porous baffle in a sediment basin.

SEED BED PREPARATION

LIME---------- 2 TONS/AC
10-10-10---------- 1,000 LBS/AC
SURFACE ROUGHENING: IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING OR HARROWING. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

TEMPORARY SEEDING MIXTURE

(DECEMBER 1 -APRIL 15)
RYE (GRAIN)---------- 120 LBS/AC
KOBE LESPEDEZA (SCARIFIED)---50 LBS/AC
(OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE)

(APRIL 15 -AUGUST 15)
GERMAN MILLET---------- 40 LBS/AC

(AUGUST 15- DECEMBER 30)
RYE (GRAIN)---------- 25 LBS/AC
(IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYON JUNE 15. OVERSEED WITH SOLB/AC KOBE.)

PERMANENT SEEDING MIXTURE

TALL FESCUE---------- 60 LBS/AC
PENSACOLA BAHIAGRASS---------- 50 LBS/AC
SERICEA LESPEDEZA---------- 30 LBS/AC
KOBE LESPEDEZA---------- 10 LBS/AC

1. FROM SEPTEMBER 1 - MARCH 1, USE UNSCARIFIED SERICEA SEED
2. ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 LBS/AC
3. WHERE A MEAT APPEARANCE IS DESIERED, OMIT SERICEA AND INCREASE KOBE TO 40 LBS/AC.
4. BETWEEN APRIL 15 AND AUGUST 15, ADD 10 LB/AC GERMAN MILLET OR 15 LB/AC SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG 15, ADD 25 LB/AC RYE (GRAIN).

PERMANENT SEEDING MIXTURE (SWALES & DITCHES)

COMMON BERMUDAGRASS---------- 80 LBS/AC

MULCHING

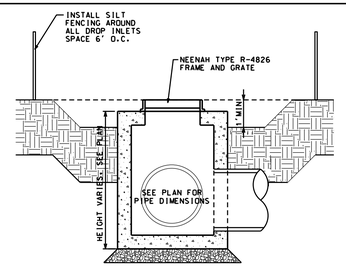
STRAW(WHEAT, OATS, BARLEY,RYE)----- 1-2 TONS/AC (AFTER SEEDING)
(STRAW QUALITY SHALL BE DRY, UNCHOPPED & UNWEATHERED)
ASPHALT TACK----------200 GAL./TON OF MULCH

1. APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING,OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
2. A CHANNEL LINING MATERIAL (SEE DETAIL BELOW) SHALL COVER THE BOTTOM OF SWALES & DITCHES. THE LINING SHALL EXTEND ABOVE THE HIGHEST DEPTH OF FLOW WITHIN GIVEN CHANNEL. ON CHANNEL SIDE SLOPES ABOVE THIS HEIGHT APPLY STRAW AS PREVIOUSLY INSTRUCTED.

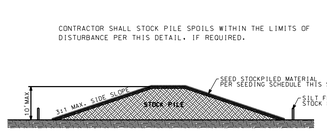
MAINTENANCE

IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR WITH 500 LB/AC 10-10-10 FERTILIZER. WOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

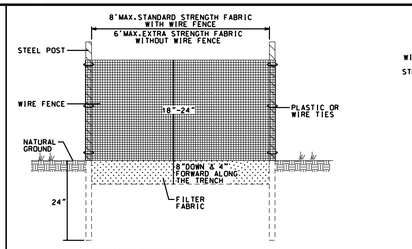
SEEDING SCHEDULE

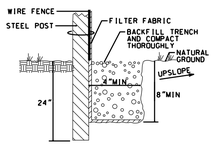


STORM STRUCTURE W/ INLET PROTECTION
SCALE: NOT TO SCALE



STOCK PILE
SCALE: NOT TO SCALE

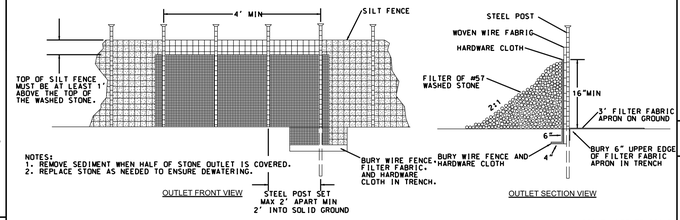




CROSS SECTION VIEW

INSTALLATION NOTES:

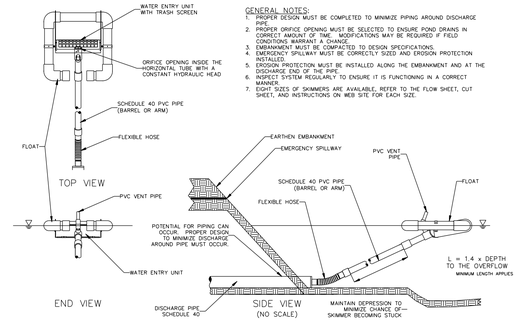
1. THE BASE OF BOTH END POSTS SHOULD BE AT LEAST ONE FOOT HIGHER THAN THE MIDDLE OF THE FENCE. CHECK WITH A LEVEL, IF NECESSARY.
2. INSTALL POSTS 8 FEET APART IN CRITICAL AREAS AND 6 FEET APART ON STANDARD APPLICATIONS.
3. INSTALL POSTS 2 FEET DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
4. INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FABRIC.
5. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8 INCHES OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1 INCH VERTICALLY APART. ALSO, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
6. WRAP APPROXIMATELY 6 INCHES OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. NO MORE THAN 24 INCHES OF A 36 INCH FABRIC IS ALLOWED ABOVE GROUND LEVEL.
8. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION.
9. COMPACTION IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQUARE INCH. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF 4 TRIPS.



NOTES:
1. REMOVE SEDIMENT WHEN HALF OF STONE OUTLET IS COVERED.
2. REPLACE STONE AS NEEDED TO ENSURE DEWATERING.

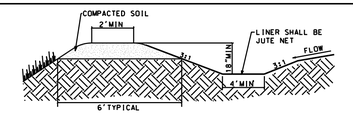
SCALE: NOT TO SCALE

SILT FENCE AND OUTLET



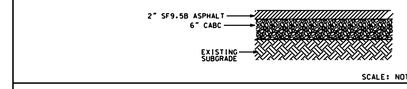
GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION IMPLEMENTED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

SKIMMER DETAIL



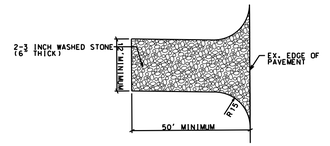
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TEMPORARY DIVERSION



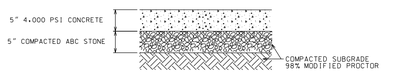
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PARKING LOT PAVING



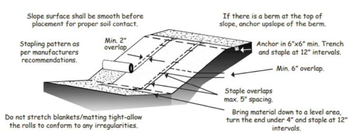
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STONE CONSTRUCTION ENTRANCE



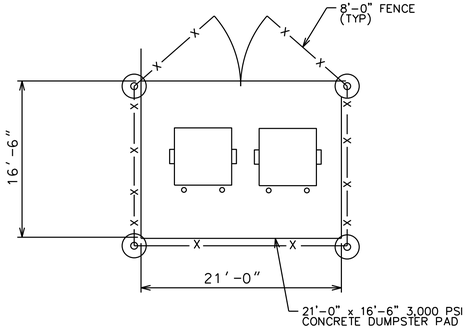
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TYPICAL HEAVY DUTY CONCRETE SECTION

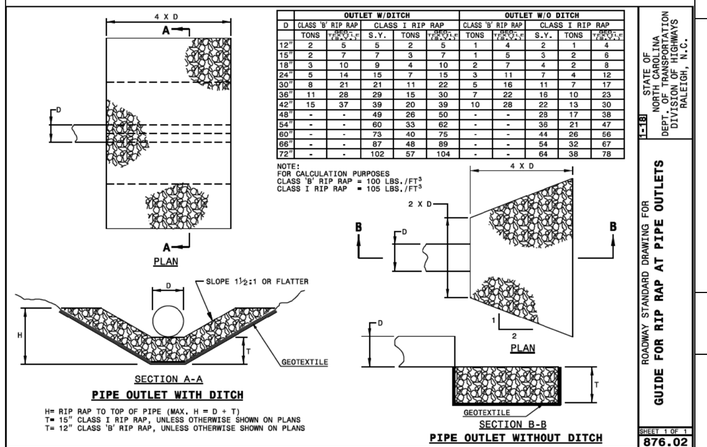


USE ROLLED JUTE NET FOR SLOPE REINFORCEMENT

SLOPE REINFORCEMENT DETAIL



DUMPSTER PAD DETAIL



H= RIP RAP TO TOP OF PIPE (MAX. H = D + T)
T= 15" CLASS I RIP RAP, UNLESS OTHERWISE SHOWN ON PLANS
T= 12" CLASS 'B' RIP RAP, UNLESS OTHERWISE SHOWN ON PLANS

D	OUTLET W/DITCH				OUTLET W/O DITCH			
	CLASS 'B' RIP RAP		CLASS I RIP RAP		CLASS 'B' RIP RAP		CLASS I RIP RAP	
	TONS	(APPX.) S.Y.	S.Y.	TONS	TONS	(APPX.) S.Y.	S.Y.	TONS
12"	2	5	5	2	1	4	2	1
15"	2	7	7	3	1	5	3	2
18"	3	10	9	4	2	7	4	2
24"	5	14	15	7	3	11	7	4
30"	8	21	21	11	5	16	11	7
36"	11	28	29	15	7	22	16	10
42"	15	37	39	20	10	28	22	13
48"	-	-	49	26	-	-	28	17
54"	-	-	60	33	-	-	36	21
60"	-	-	73	40	-	-	44	26
66"	-	-	87	48	-	-	54	32
72"	-	-	102	57	-	-	64	38

NOTE:
FOR CALCULATION PURPOSES
CLASS 'B' RIP RAP = 100 LBS./FT^3
CLASS I RIP RAP = 105 LBS./FT^3

ROADWAY STANDARD DRAWING
GUIDE FOR RIP RAP AT PIPE OUTLETS

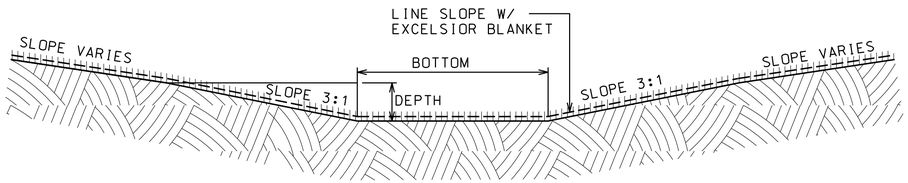
STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-18

SHEET 1 OF 1
876.02

NOTES:

1. FES-100 RIP RAP DISSIPATOR PAD SHALL CONSIST OF 44 S.Y. (26 TONS) OF CLASS I RIP RAP IN 15" LAYER OVER TOP OF 56 S.Y OF GEOTEXTILE FABRIC.
2. FES-A RIP RAP DISSIPATOR PAD SHALL CONSIST OF 49 S.Y. (26 TONS) OF CLASS I RIP RAP IN 15" LAYER OVER TOP OF 50 S.Y OF GEOTEXTILE FABRIC.



SWALE #1: BOTTOM WIDTH = 2.0', DEPTH VARIES
SWALE #2: BOTTOM WIDTH = 2.0', DEPTH VARIES
SWALE #3: BOTTOM WIDTH = 2.0', DEPTH VARIES
SWALE #4: BOTTOM WIDTH = 0.0', DEPTH VARIES

VEGETATED SWALE

SHEET # 8 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

NORTH CAROLINA PROFESSIONAL SEAL 037378 ENGINEER CHARLES M. CULLIPHER 6/7/22

SITE AND EROSION CONTROL DETAILS

AA STORAGE BEAUFORT

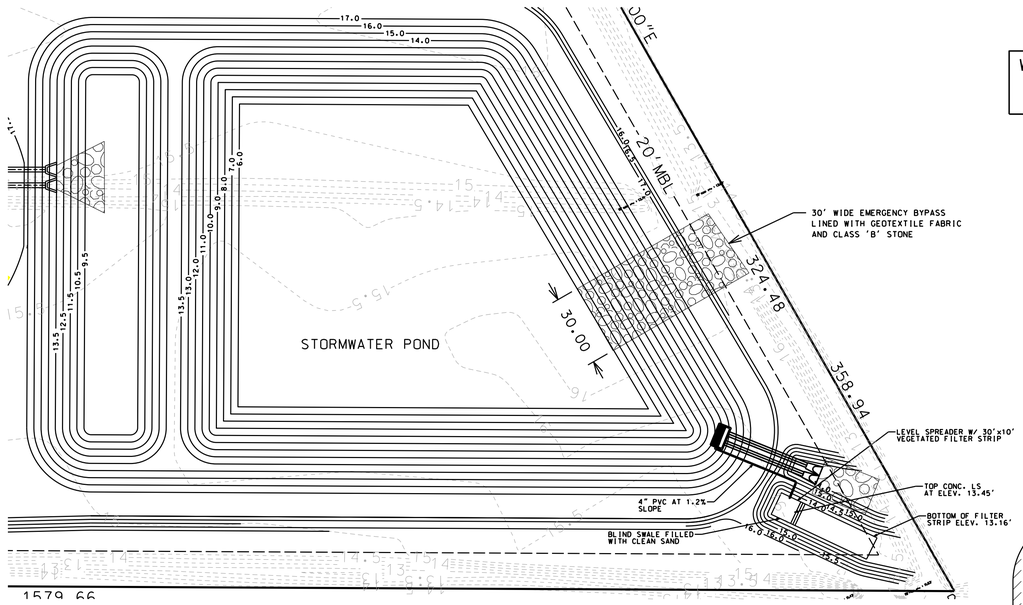
2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION
ADDRESS: PO BOX 108
HENDERSON, NC 27536
PHONE: 252-430-6161

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482
CHARLES M. CULLIPHER P.E.

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: NTS



WET DETENTION POND DESIGN DATA

DRAINAGE AREA =	555,020 SF
DESIGN IMPERVIOUS AREA =	309,982 SF

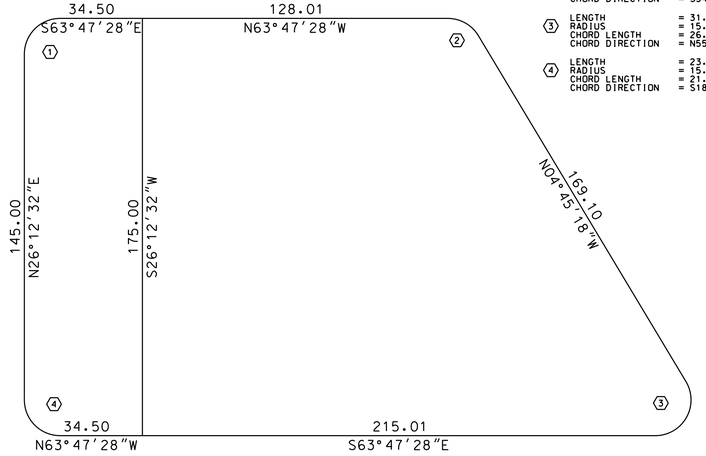
POND DESIGN SUMMARY

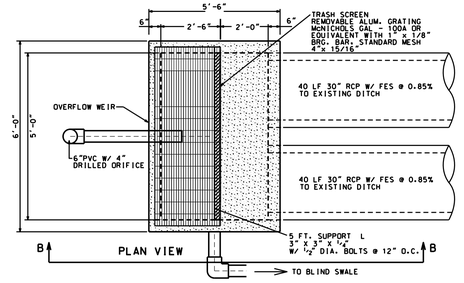
PERMANENT POOL ELEVATION =	13.5 FT
PERMANENT POOL SURFACE AREA REQ'D =	17,150 SF
PERMANENT POOL SURFACE AREA =	32,282 SF
PERMANENT POOL VOLUME =	120,644 CF
STORAGE POOL ELEVATION =	15.60 FT
STORAGE POOL SURFACE AREA =	48,807 SF
REQUIRED STORAGE VOLUME =	92,258 CF
PROPOSED STORAGE VOLUME =	95,844 CF
FOREBAY DEPTH =	3.5 FT
FOREBAY VOLUME =	18,718 CF
MAIN BASIN DEPTH =	4.5 FT
MAIN BASIN VOLUME =	120,644 CF
AVERAGE MAIN BASIN DEPTH = (USED 3.5'FOR SA/DA CHART)	3.98 FT

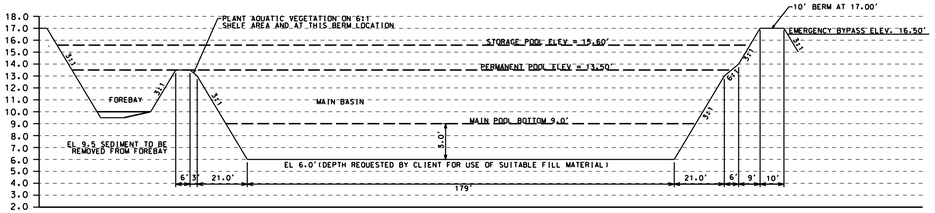
NOTES:
1. FOREBAY AND MAIN BASIN TO BE CLEANED OUT TO PERMANENT GRADE AT COMPLETION OF CONSTRUCTION.
2. PROVIDE PUMP MECHANISM ON SITE FOR MAINTENANCE AND/OR EMERGENCY POND DRAINING.

PERMANENT POOL

①	LENGTH	= 23.56
	RADIUS	= 15.00
	CHORD LENGTH	= 21.21
	CHORD DIRECTION	= S71°12'32"W
②	LENGTH	= 15.46
	RADIUS	= 15.00
	CHORD LENGTH	= 14.78
	CHORD DIRECTION	= S34°16'23"E
③	LENGTH	= 31.67
	RADIUS	= 15.00
	CHORD LENGTH	= 26.11
	CHORD DIRECTION	= N55°43'37"E
④	LENGTH	= 23.56
	RADIUS	= 15.00
	CHORD LENGTH	= 21.21
	CHORD DIRECTION	= S18°47'28"E

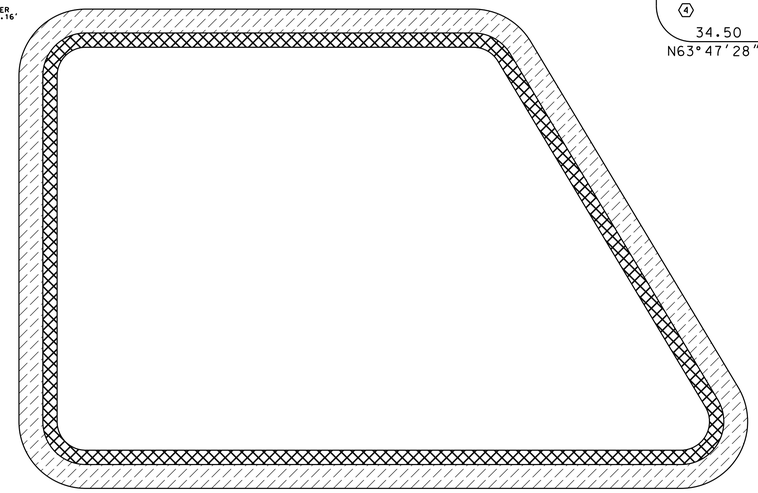






SCALE:
V: 1"= 6'
H: 1"= 30'

POND X-SECTION A-A



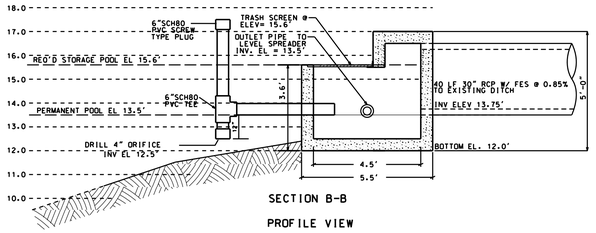
POND VEGETATION SCHEDULE

WETLAND AREA	SQ.FT IN WELAND AREA	PLANT CATEGORY	NUMBER OF PLANTS OF CATEGORY IN WETLAND AREA
VEGETATED SHELF	5,838	HERBACEOUS PLANTS	1,460

LEGEND

SUBMERGED & PARTIALLY SUBMERGED PLANTS (ALONG THE 6' WIDE VEGETATED SHELF)

CENTIPEDE SOD (ALONG DAM AND FRONT AND BACK SLOPES OF POND)



SECTION B-B

PROFILE VIEW

CONCRETE OVERFLOW DEVICE

GENERAL NOTES:

1. TOPSOIL FROM THE SITE WILL BE SPREAD ACROSS THE SHALLOW WATER AND SHALLOW LAND ZONES PRIOR TO PLACEMENT OF PLANTS.
2. SHRUBS SHOULD BE PLANTED IN CLUMPS TO FORM 'LANDSCAPE ISLANDS' RATHER THAN EVENLY SPACED. THE ISLANDS SHOULD BE A MINIMUM OF 6' APART.
3. NO SHRUBS SHOULD BE PLANTED WITHIN 10 FEET OF THE INLET OR OUTLET PIPES.

SOIL SPECIFICATIONS

SOILS USED WITHIN A STORMWATER BMP MUST ADHERE TO THE FOLLOWING REQUIREMENTS:

1. THE SOIL MIX MUST BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR MATERIAL GREATER THAN 2 INCHES.
2. SOIL TEXTURE OF THE MIX USED FOR STORMWATER WETLANDS SHOULD BE LOAMY SAND, WITH NO MORE THAN 10% CLAY (USDA SOIL TEXTURAL CLASSIFICATION).
3. A MINIMUM ORGANIC CONTENT OF 10% BY DRY WEIGHT FOR AREAS PLANTED WITH WOODY SPECIES AND 5% FOR TURF AREAS.
4. THE PH SHOULD BE BETWEEN 5.5 AND 7.0. IF THE PH FALLS OUTSIDE OF THIS RANGE, IT MAY BE MODIFIED WITH LIME TO INCREASE THE PH OR IRON SULFATE AND SULFUR TO LOWER THE PH. THE LIME OR IRON SULFATE MUST BE MIXED UNIFORMLY INTO THE SOIL PRIOR TO USE.
5. TOPSOIL STOCKPILE LOCATION (IF USING ON-SITE SOILS) OR SOURCE OF TOPSOIL IF IMPORTED TO THE SITE. SOIL ANALYSIS FOR ALL TOPSOIL TO BE USED WITHIN A BMP FACILITY.

PLANTING SPECIFICATIONS:

1. FOR EROSION CONTROL PLANTING AND BANK STABILIZATION (UPLAND AREA) FOLLOW EROSION CONTROL SEEDING SCHEDULE.
2. UTILIZE A 90-DAY SLOW RELEASE FERTILIZER TABLET FOR PLANTS.
3. PLACE 3 OR 4 INCHES OF QUALITY TOPSOIL TO THE SHALLOW LAND AND SHALLOW WATER REGIONS. THE PROJECT CAN UTILIZE THE EXISTING TOPSOIL BY STOCK PILING ON SITE AND AMENDING SOIL AS NECESSARY BASED ON SOIL ANALYSIS RESULTS.
4. THE DETENTION POND MUST BE STABILIZED WITHIN 14 DAYS OF CONSTRUCTION. CONSIDER CONSTRUCTION SEQUENCING SO THAT PLANTS CAN BE PLANTED AND THE POND CAN BE BROUGHT ONLINE WITHIN 14 DAYS.

PLANTING SEASONS:

TREES/SHRUBS.....OCTOBER TO JUNE
HERBACEOUS PLANTS (SHALLOW LAND).....OCTOBER TO JUNE
HERBACEOUS PLANTS (SHALLOW WATER).....APRIL TO JUNE (RECOMMENDED)
MID-SEPTEMBER TO MID-OCTOBER
GRASSES.....YEAR ROUND

PLANTING OUT OF SEASON IS NOT RECOMMENDED. IF CONSTRUCTION SCHEDULE AND PLANTING SCHEDULE DO NOT CORRESPOND, STABILIZE BANKS (UPLAND AREA AND SHALLOW LAND) WITH APPROPRIATE TEMPORARY COVER CROP AND EROSION CONTROL MATTING UNTIL APPROPRIATE PLANTING SEASON.

PLANTS SHOULD BE INSTALLED AS LARGE DRIFTS (I.E. MASSES OF A SINGLE SPECIES WITHIN THEIR RESPECTIVE PLANTING AREA, OVERLAPPING OR WEAVING OF THE PLANTING AREA EDGES IS RECOMMENDED.

ALL PLANTS SHALL BE DIRECTLY DESCENDED FROM INDIVIDUALS GROWING WILD WITHIN 100 MILES OF THE PROJECT SITE. IF SUITABLE STOCK CANNOT BE OBTAINED, PLANTS OF OTHER GENETIC PROVENANCE MAY BE UTILIZED WITH THE APPROVAL OF THE LOCAL REGULATORY AGENCY.

IRRIGATION MAY BE NECESSARY FOR SHALLOW LAND AND WATER ZONES IF PROLONGED DROUGHT DRAWS WATER LEVELS 6" OR MORE BELOW NORMAL POOL DURING THE FIRST SUMMER FOLLOWING PLANT INSTALLATION.

DO NOT PLANT CATTAILS. CATTAILS, ALTHOUGH A WETLAND PLANT, PROVIDE A HAVEN FOR MOSQUITOES AND WILL TAKE OVER AND CROWD OUT OTHER VITAL VEGETATION.

WET POND PLANT RECOMMENDATIONS

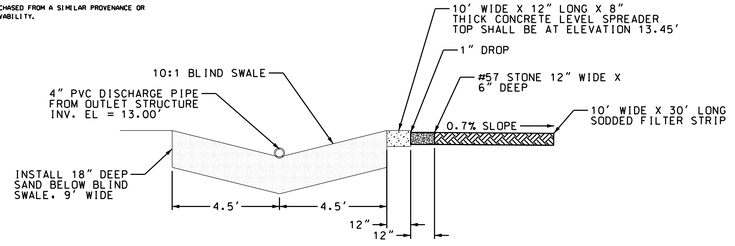
VEGETATIVE SHELF SUBMERGED AND PARTIALLY SUBMERGED PLANTS

BOTANICAL NAME	COMMON NAME
HERBACEOUS PLANTS	
ASCLEPIAS INCARNATA	SWAMP MILKWEED
CAREX TENERA	QUILL SEDGE
CHELONE GLABRA	WHITE TURTLEHEAD
EUPATORIADELPHUS DUBIUS	DWARF JOE PYE WEED
EUPATORIADELPHUS FISTULOSUS	JOE PYE WEED
EUPATORIADELPHUS MACULATUS	SPOTTED TRUMPETWEED
HIBISCUS COCCINEUS	SCARLET ROSE MALLOW
HIBISCUS LAEVIS	HALBERDLEAF ROSEMALLOW
KOSTELETZKYA VIRGINICA	SEASHORE MALLOW
LOBELIA CARDINALIS	CARDINAL FLOWER
LOBELIA ELONGATA	LONGLEAF LOBELIA
LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
RHYNCHOSPORA COLORATA	STARRUSH WHITETOP
SACCHARUM BALDWINII	NARROW PLUMEGRASS
SHRUBS	
ARONIA ARBUTIFOLIA	RED CHOKEBERRY
CEPHALANTHUS OCCIDENTALIS	COMMON BUTTONBUSH
CLETHRA ALNIFOLIA	SWEET PEPPERBUSH
CORNUS AMOMUM	SILKY DOGWOOD
CYRILLA RACEMIFLORA	TITI
GORDONIA LASIANTHUS	LOBLOLLY BAY
HYPERICUM DENSIFLORUMBUSHY	ST. JOHNSWORT
ILEX DECIDUAS	POSSUMHAW
ILEX GLABRA	INKBERRY
ITEA VIRGINICA	VIRGINIA SWEETSPIRE
ROSA PALUSTRIS	SWAMP ROSE
VACCINIUM CRASSIFOLIUM	CREEPING BLUEBERRY
VIBURNUM NUDUM VAR. NUDUM	POSSUMHAW

PLANT REQUIREMENTS:

1. SELECT PLANTS FROM THE PLANT LIST ABOVE.
2. A MINIMUM OF THREE (3) DIVERSE SPECIES OF SHALLOW LAND HERBACEOUS VEGETATION.
3. A MINIMUM TWO-YEAR WARRANTY PERIOD STIPULATING REQUIREMENTS FOR PLANT SURVIVAL/REPLACEMENT. AT THE END OF THE FIRST YEAR AND AGAIN AT THE END OF THE TWO-YEAR WARRANTY PERIOD. ALL PLANTS THAT DO NOT SURVIVE MUST BE REPLACED.
4. THE DESIGN FOR PLANTINGS SHALL MINIMIZE THE NEED FOR HERBICIDES, FERTILIZERS, PESTICIDES, OR SOIL AMENDMENTS AT ANY TIME BEFORE, DURING AND AFTER CONSTRUCTION AND ON A LONG TERM BASIS. PLANTINGS SHALL BE DESIGNED TO MINIMIZE THE NEED FOR MOWING, PRUNING AND IRRIGATION.
5. PLANT MATERIAL SHOULD BE PURCHASED FROM A SIMILAR PROVENANCE OR LOCAL SOURCE TO ENSURE SURVIVABILITY.

PLANTING PLAN



LEVEL SPREADER/FILTER STRIP DETAIL

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
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3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

BMP DETAILS

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

ADDRESS: PO BOX 108
HENDERSON, NC 27536

PHONE: 252-430-6161

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: NTS

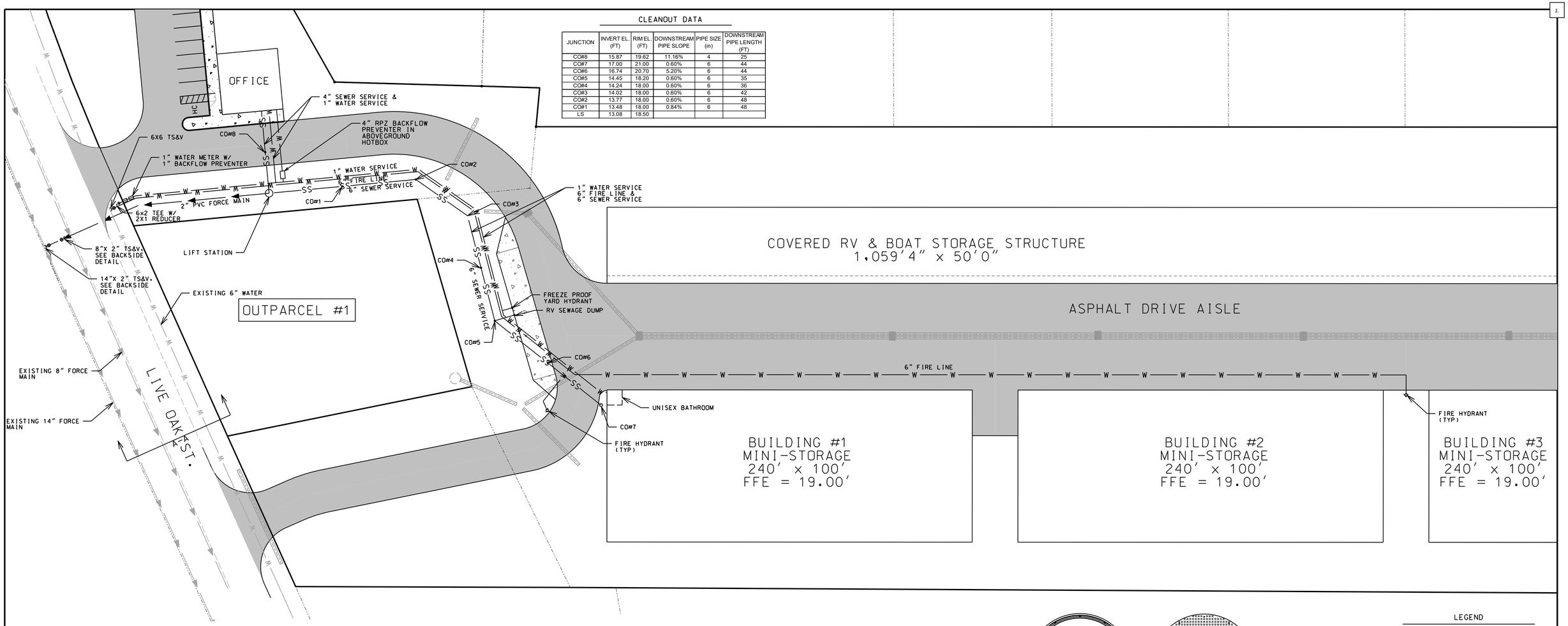
THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482

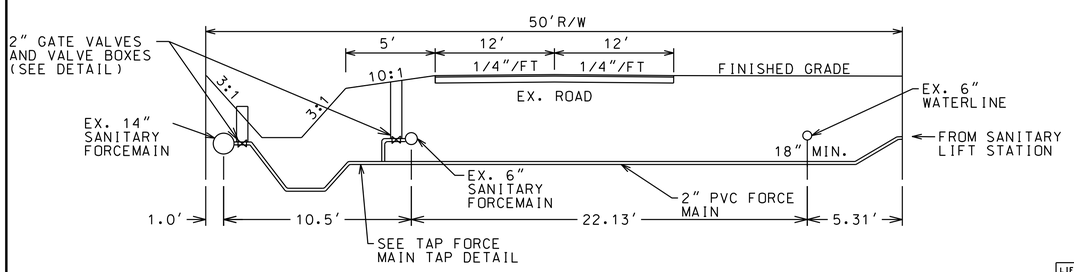
CHARLES M. CULLIPHER P.E.

SHEET # 9 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn

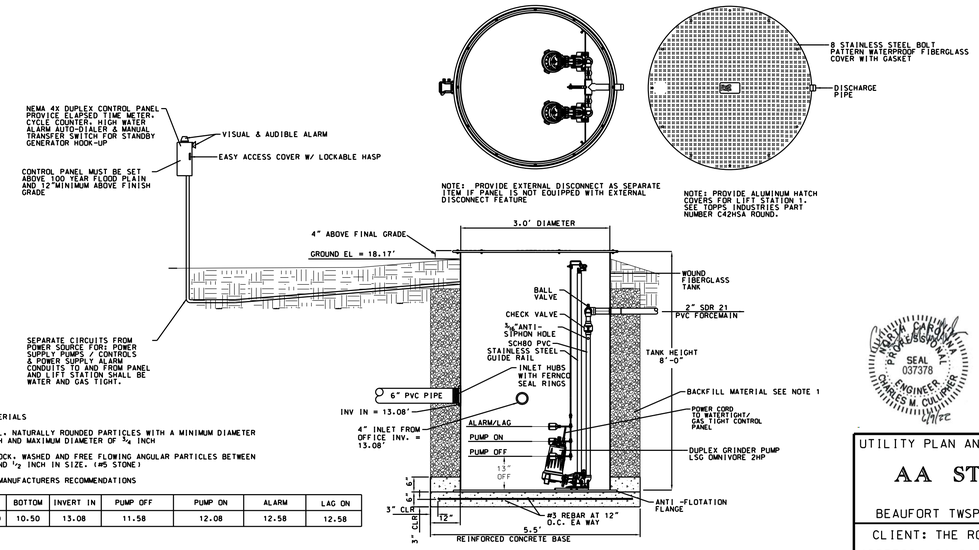
CLEANOUT DATA

JUNCTION	INVERT EL. (FT)	RIM EL (FT)	DOWNSTREAM PIPE SLOPE	PIPE SIZE (in)	DOWNSTREAM PIPE LENGTH (FT)
CO#8	15.87	19.62	11.16%	4	25
CO#7	17.00	21.00	0.60%	6	44
CO#6	16.74	20.70	5.20%	6	44
CO#5	14.45	18.20	0.60%	6	35
CO#4	14.24	18.00	0.60%	6	36
CO#3	14.02	18.00	0.60%	6	42
CO#2	13.77	18.00	0.60%	6	48
CO#1	13.48	18.00	0.84%	6	48
LS	13.08	18.50			





ROAD SECTION A-A



NOTES:

1. BACKFILL MATERIALS
   - A. PEA GRAVEL. NATURALLY ROUNDED PARTICLES WITH A MINIMUM DIAMETER OF 1/8 INCH AND MAXIMUM DIAMETER OF 3/4 INCH
   - B. CRUSHED ROCK. WASHED AND FREE FLOWING ANGULAR PARTICLES BETWEEN 1/8 INCH AND 1/2 INCH IN SIZE. (#5 STONE)
2. INSTALL PER MANUFACTURERS RECOMMENDATIONS

LIFT STATION #	TOP	BOTTOM	INVERT IN	PUMP OFF	PUMP ON	ALARM	LAG ON
1	18.50	10.50	13.08	11.58	12.08	12.58	12.58

LIBERTY PUMPS DUPLEX GRINDER PACKAGE (OR APPROVED EQUAL)

LEGEND

- W = EXISTING WATER
- = EXISTING FORCE MAIN
- W = PROPOSED WATER
- = PROPOSED FORCE MAIN
- SS = PROPOSED SEWER SERVICE
- = PROPOSED ASPHALT

EIR	=	EXISTING IRON ROD
EIP	=	EXISTING IRON PIPE
R/W	=	RIGHT OF WAY
TEL	=	TELEPHONE
OE	=	OVERHEAD ELECTRIC
MB	=	MAP BOOK
DB	=	DEED BOOK
PG	=	PAGE
CO	=	CLEAN OUT
WM	=	WATER METER
FH	=	FIRE HYDRANT
CP	=	COMPUTED POINT
LP	=	LIGHT POLE
ELEC	=	ELECTRIC
ST	=	SITE TRIANGLE

60' 30' 0 60' 120'

SCALE: 1"=60'

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
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5	CDI	6/7/22	PER TOWN ENG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037378 CHARLES M. CULLIPHER 6/7/22

UTILITY PLAN AND LIFT STATION DETAIL

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

ADDRESS: PO BOX 108
HENDERSON, NC 27536

PHONE: 252-430-6161

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: 1"=60'

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482

CHARLES M. CULLIPHER P.E.

SHEET # 10 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn

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

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

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes

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

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

GROUND STABILIZATION SPECIFICATION

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

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

EQUIPMENT AND VEHICLE MAINTENANCE

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

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

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

PAINT AND OTHER LIQUID WASTE

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

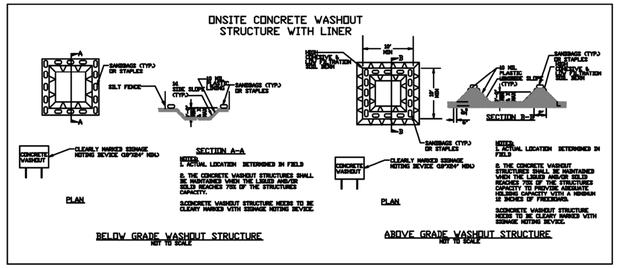
PORTABLE TOILETS

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

EARTHEN STOCKPILE MANAGEMENT

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

NORTH CAROLINA *Environmental Quality*



CONCRETE WASHOUTS

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

HERBICIDES, PESTICIDES AND RODENTICIDES

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

HAZARDOUS AND TOXIC WASTE

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

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

GROUND STABILIZATION AND MATERIALS HANDLING

AA STORAGE BEAUFORT
2176 LIVE OAK ST.
BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION
ADDRESS: PO BOX 108
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ENGINEERING & SURVEYING SERVICES
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MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482
CHARLES M. CULLIPHER P.E.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037378 CHARLES M. CULLIPHER

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: NTS

SHEET # 11 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

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

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

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be documented in the manner described:

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

2. Additional Documentation

In addition to the E&SC Plan documents above, the following items shall be kept on the site

and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This general permit as well as the certificate of coverage, after it is received.

(b) Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

(c) All data used to complete the Notice of Intent and older inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that must be reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:

- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(a) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(b) Anticipated bypasses and unanticipated bypasses.

(c) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) 662-7956, (800) 858-0368 or (919) 733-3300.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible***. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days,*** a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

NORTH CAROLINA
Environmental Quality

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

REVISIONS:

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5	CDI	6/7/22	PER TOWN ENG.

SELF-INSPECTION, RECORDKEEPING, AND REPORTING

AA STORAGE BEAUFORT
2176 LIVE OAK ST.
BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION
ADDRESS: PO BOX 108
HENDERSON, NC 27536
PHONE: 252-430-6161

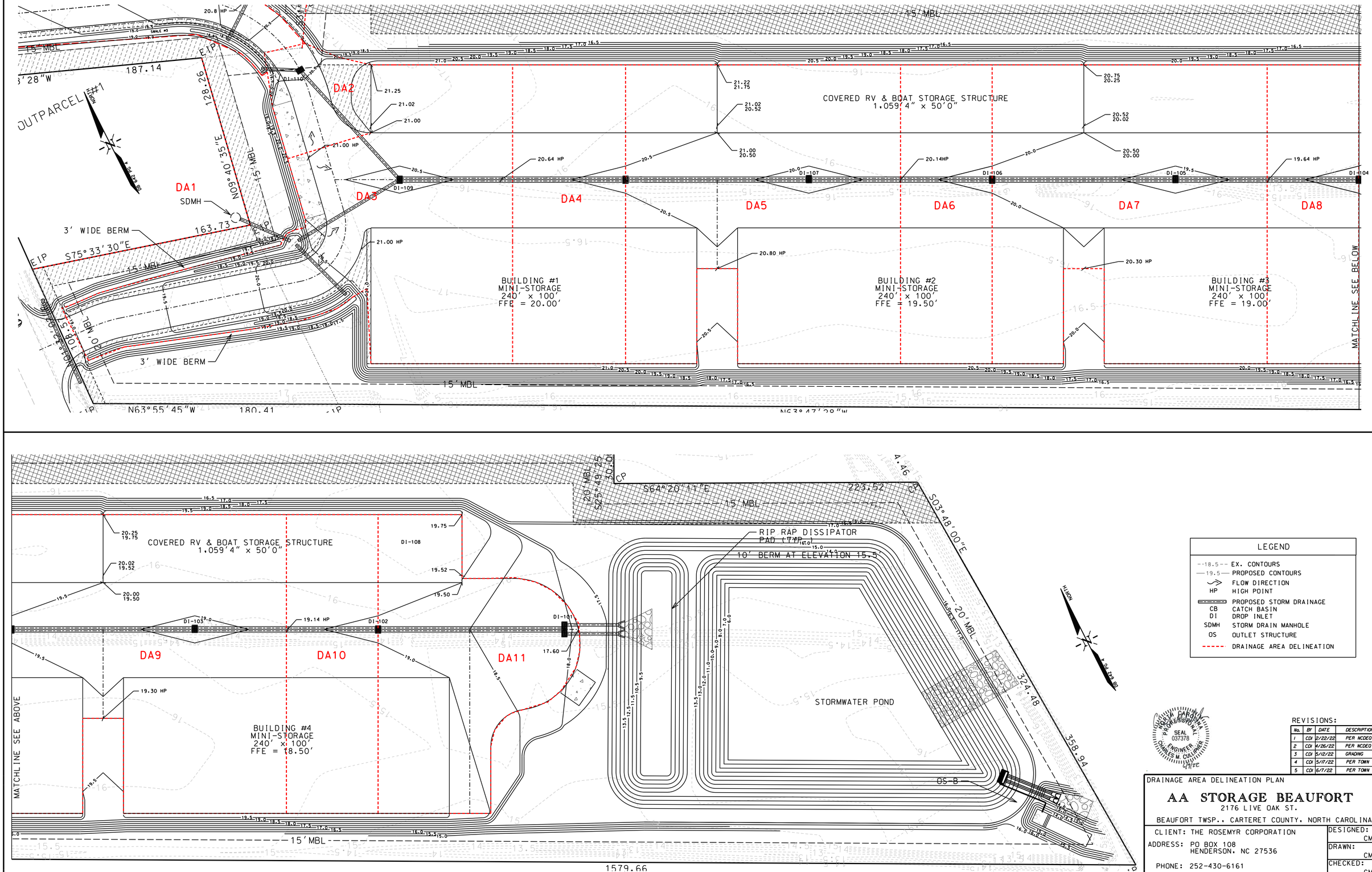
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DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: NTS

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090
LICENSE NO. C-4482

NORTH CAROLINA PROFESSIONAL SEAL 037378 ENGINEER CHARLES M CULLIPHER

CHARLES M. CULLIPHER P.E.

SHEET # 12 OF 15
PROJECT #: PM2658-001
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LEGEND

--18.5--	EX. CONTOURS
—19.5—	PROPOSED CONTOURS
	FLOW DIRECTION
HP	HIGH POINT
	PROPOSED STORM DRAINAGE
CB	CATCH BASIN
DI	DROP INLET
SDMH	STORM DRAIN MANHOLE
OS	OUTLET STRUCTURE
	DRAINAGE AREA DELINEATION

SCALE: 1" = 30'

SEAL 037378 — NORTH CAROLINA PROFESSIONAL ENGINEER — CHARLES M. CULLIPHER — 12/9/22

REVISIONS:

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DRAINAGE AREA DELINEATION PLAN

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

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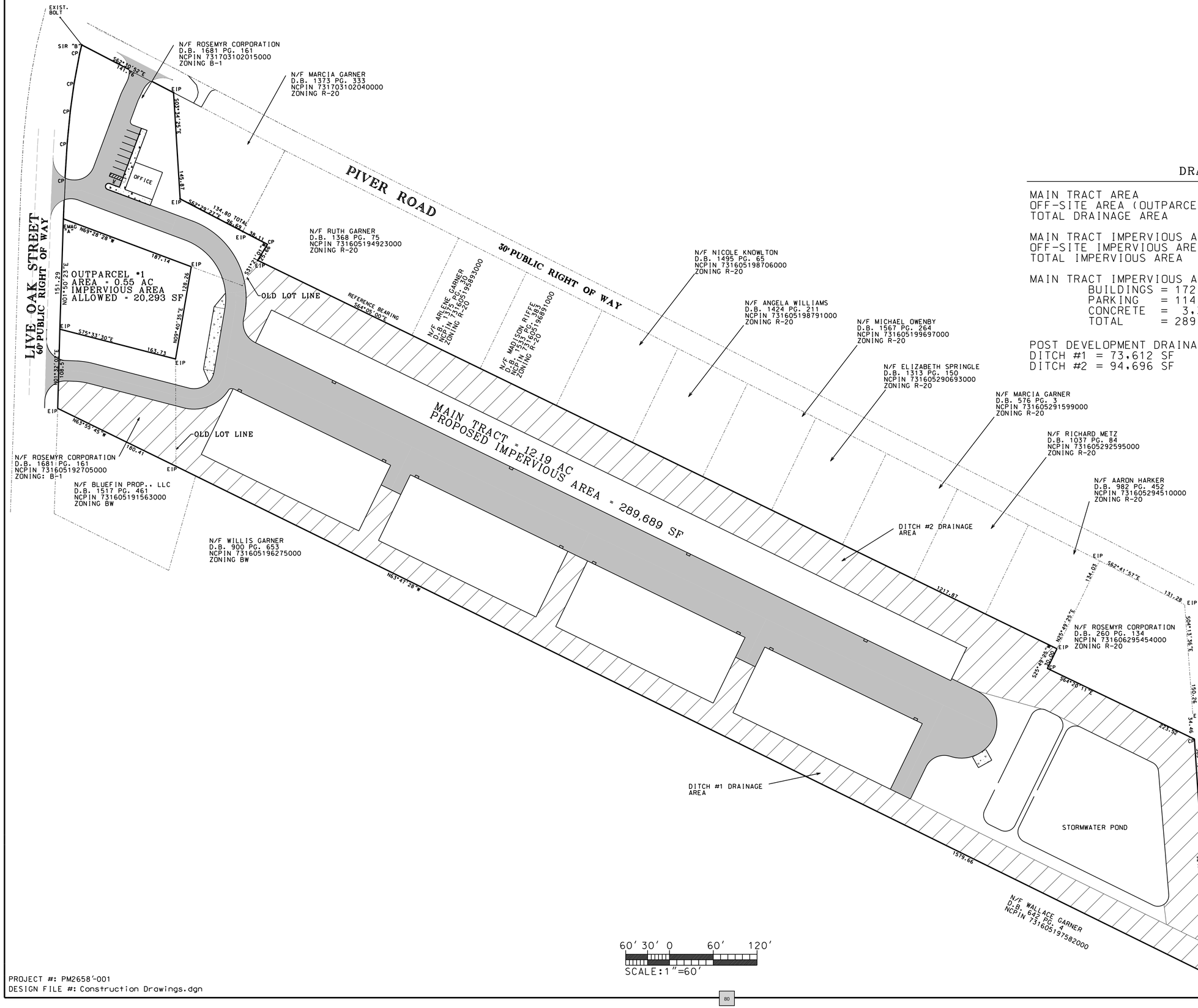
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CHARLES M. CULLIPHER P.E.

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DATE:	12/15/21
SCALE:	1" = 30'

SHEET # 13 OF 15
PROJECT #: PM2658-001
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DRAINAGE AREA TABLE

MAIN TRACT AREA	= 531,146 SF (12.18 AC)
OFF-SITE AREA (OUTPARCEL #1)	= 23,874 SF (0.56 AC)
TOTAL DRAINAGE AREA	= 555,020 SF (12.74 AC)
MAIN TRACT IMPERVIOUS AREA	= 289,689 SF (6.65 AC)
OFF-SITE IMPERVIOUS AREA (OUTPARCEL #1)	= 20,293 SF (0.47 AC)
TOTAL IMPERVIOUS AREA	= 309,982 SF (7.12 AC)

MAIN TRACT IMPERVIOUS AREA BREAKDOWN
- BUILDINGS = 172,167 SF
- PARKING = 114,212 SF
- CONCRETE = 3,310 SF
- TOTAL = 289,689 SF

POST DEVELOPMENT DRAINAGE AREAS FOR EX. DITCHES
DITCH #1 = 73,612 SF
DITCH #2 = 94,696 SF

60' 30' 0 60' 120'
SCALE: 1"=60'

PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037378 CHARLES M. CULLIPHER 6/7/22

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OVERAL DRAINAGE AREA MAP

AA STORAGE BEAUFORT

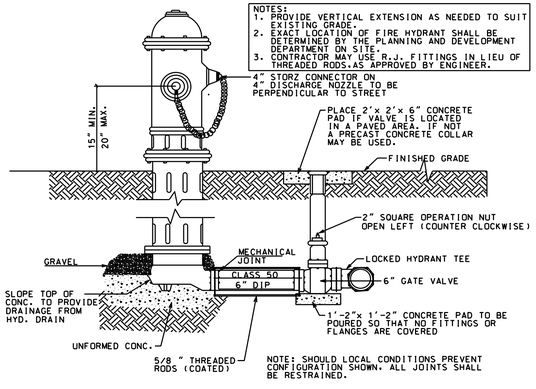
2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

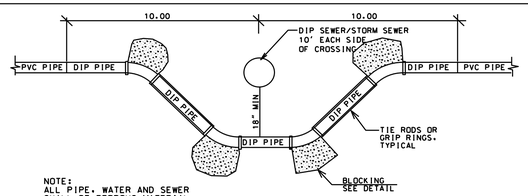
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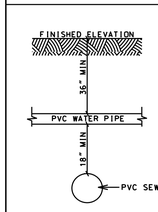
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SCALE: 1"=60'



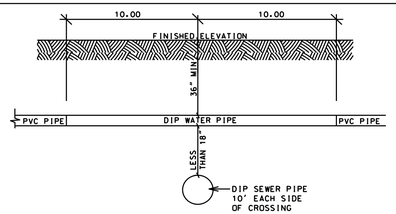
1/8 TYPICAL FIRE HYDRANT ASSEMBLY



WATER UNDER SEWER



WATER OVER SEWER GREATER THAN 18"



WATER OVER SEWER LESS THAN 18"

2/8 CROSSING DETAILS

RESULTANT THRUST AT FITTING AT 150 P.S.I. WATER PRESSURE

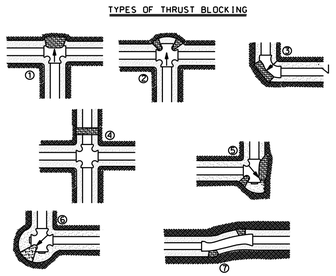
TOTAL POUNDS

NORMAL PIPE DIA.	DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	2.700	3.800	2.100	1.100	530
6"	5.600	8.000	4.300	2.200	1.100
8"	9.700	13.600	7.400	3.600	1.900
10"	14.500	20.500	11.100	5.700	2.800
12"	20.500	29.000	15.700	8.000	4.000
14"	27.600	39.000	21.100	11.000	5.400
16"	35.700	50.400	27.300	14.000	7.000
18"	44.800	63.400	34.400	17.500	8.800
20"	55.000	77.800	42.100	21.500	10.800
24"	78.500	111.000	60.000	31.600	15.400
30"	120.800	170.600	98.300	47.100	23.600
36"	172.800	274.400	132.300	67.500	33.900
42"	233.300	330.000	178.600	91.000	45.700
48"	304.000	430.000	232.700	118.600	59.800
54"	384.100	543.200	294.000	149.000	75.300

BEARING LOAD (LB./SQ FT.)

SOIL	Q
MUCK	0
SOFT CLAY	1.000
SILT	1.500
SANDY SILT	3.000
SAND	4.000
SANDY CLAY	6.000
HARD CLAY	9.000

TYPES OF THRUST BLOCKING

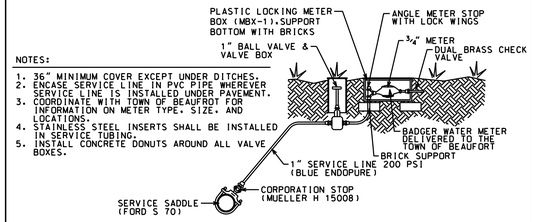


1. THRU LINE CONNECTION. TEE
2. THRU LINE CONNECTION. CROSS USED AS TEE.
3. DIRECTION CHANGE. ELBOW
4. CHANGE LINE SIZE. REDUCER
5. DIRECTION CHANGE. TEE USED AS ELBOW
6. DIRECTION CHANGE. CROSS USED AS ELBOW
7. DIRECTION CHANGE

TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUES OF THE SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOILS ARE LISTED IN THE TABLE. NO RESPONSIBILITY CAN BE ASSUMED FOR THE ACCURACY OF THE DATA IN THIS TABLE DUE TO THE WIDE VARIATION OF BEARING LOAD CAPACITIES FOR EACH SOIL TYPE.

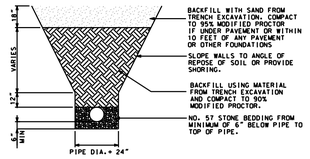
SEE BEAUFORT MANUAL FOR ADDITIONAL DETAILS ON THRUST BLOCKING

3/8 THRUST BLOCKING DETAIL

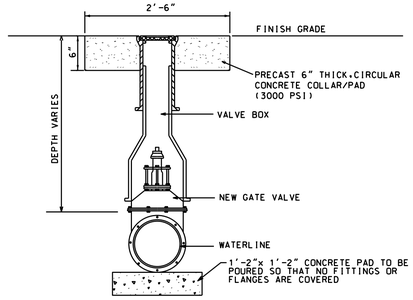


NOTES:
1. 36" MINIMUM COVER EXCEPT UNDER DITCHES.
2. ENCASE SERVICE LINE IN PVC PIPE WHEREVER SERVICE LINE IS INSTALLED UNDER PAVEMENT.
3. COORDINATE WITH TOWN OF BEAUFROT FOR INFORMATION ON METER TYPE, SIZE, AND LOCATIONS.
4. STAINLESS STEEL INSERTS SHALL BE INSTALLED IN SERVICE TUBING.
5. INSTALL CONCRETE DONUTS AROUND ALL VALVE BOXES.

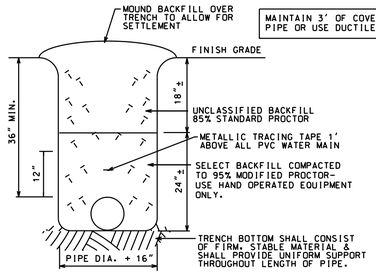
4/8 WATER METER SET



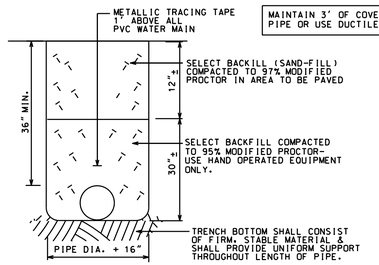
15/7 SEWER PIPE TRENCH



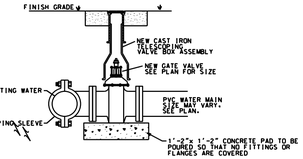
6/8 NEW GATE VALVE & VALVE BOX DETAIL



7/8 WATER PIPE TRENCH DETAIL OUTSIDE PAVED AERA

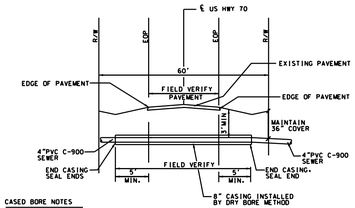


8/8 WATER PIPE TRENCH DETAIL AREA TO BE PAVED



NOTE:
BACKSIDE TAPPING OF EXISTING MAIN SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION OF TAP.

24/7 TAPPING DETAIL



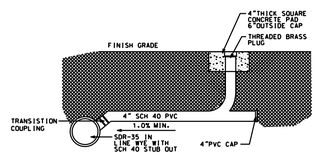
CASED BORE NOTES

MATERIALS:
1. CASING PIPE - SPIRAL WELDED STEEL PIPE MEETING ASTM A-211. 8" I.D.. WALL THICKNESS OF 0.188 INCH
2. PVC PIPE - POLYVINYL CHLORIDE PIPE - C-900

INSTALLATION:
1. MAINTAIN A MINIMUM OF 36" DEPTH FROM TOP OF PAVEMENT TO TOP OF PIPE CASING.
2. CASING ENDS SHALL BE SEALED TO PREVENT WATER FROM ENTERING ANNULAR SPACE. SEAL SHALL BE PORTLAND CEMENT GROUT.
3. CASING SHALL BE INSTALLED BY DRY BORE ONLY. NO JETTING OR WET BORING IS PERMITTED.
4. AS DRY BORE OPERATION PROGRESSES, ENCASEMENT PIPE SECTIONS SHALL BE BUTT WELDED IN ACCORDANCE WITH NCDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES SECTION 107-20. WELDING.
5. IF OBSTRUCTIONS ARE ENCOUNTERED DURING BORING OR JACKING, CASING PIPE SHALL BE CUT OFF, CAPPED AND FILLED WITH 1:3 CEMENT GROUT AT SUFFICIENT PRESSURE TO FILL ALL VOIDS BEFORE MOVING TO ANOTHER BORING SITE.

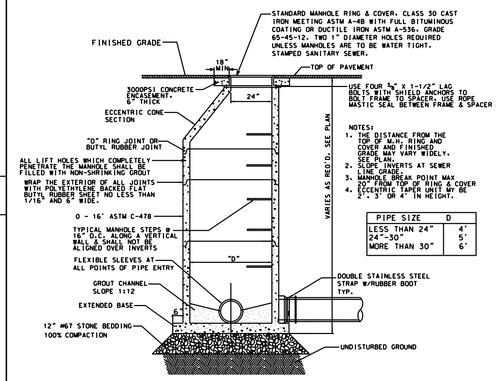
SCALE: NOT TO SCALE

13/8 FORCE MAIN BORE



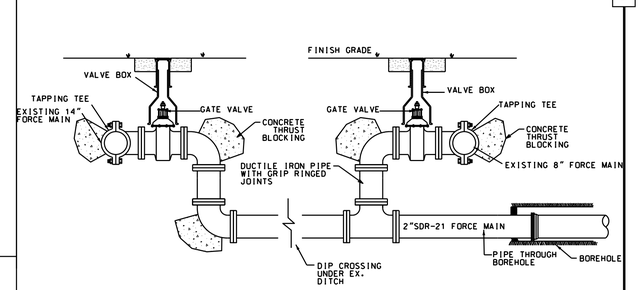
NOTE:
1. INSTALL SQUARE CONCRETE PAD 6" OUTSIDE BRASS PLUG.
2. IF LESS THAN 3'6" COVER, MAIN & SERVICE PIPE SHALL BE DUCTILE IRON PIPE.
3. SERVICE LINES BETWEEN 18 FT AND 20FT IN DEPTH SHALL REQUIRE CLASS I BEDDING IN ACCORDANCE WITH SPECIFICATIONS FOR FLEXIBLE PIPE SERVICES.
4. SERVICE LINES GREATED THAN 20 FT OR LESS THAN 3'FT IN DEPTH MUST BE DUCTILE IRON.

19/7 SANITARY SEWER SERVICE

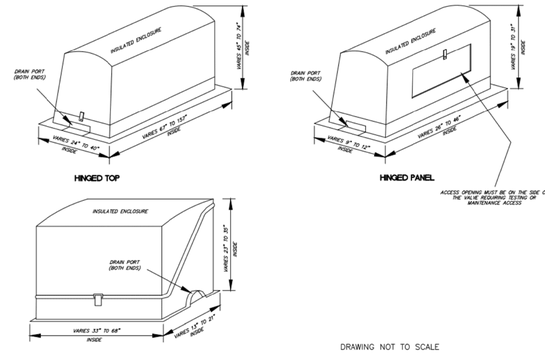


ALL MANHOLES TO HAVE EXTENDED BASES

14/7 TYPICAL PRECAST MANHOLE



SANITARY FORCE MAIN TAP DETAILS



DRAWING NOT TO SCALE

OUTDOOR HOT BOX

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037378 CHARLES M. CULLIPHER 1/9/22

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/19/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

UTILITY DETAILS

AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

ADDRESS: PO BOX 108
HENDERSON, NC 27536

PHONE: 252-430-6161

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482
CHARLES M. CULLIPHER P.E.

DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 12/15/21
SCALE: NTS

SHEET # 15 OF 15
PROJECT #: PM2658-001
DESIGN FILE #: Construction Drawings.dgn

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

Board of Commissioners
Regular Meeting
6:00 PM Monday, July 11, 2022

AGENDA CATEGORY:	Items for Discussion and Consideration
SUBJECT:	FY 2023 Budget Amendment #1 and Capital Reserve Fund Amendment #13

REQUESTED ACTION:

Approval of attached FY 2023 Budget Amendment #1 and Capital Reserve Fund Amendment #13 to satisfy an obligation for a sewer line connection.

SUBMITTED BY:

Todd Clark, Town Manager

TOWN OF BEAUFORT
FY 2023 BUDGET AMENDMENT #1

WHEREAS, the Town of Beaufort adopted its Fiscal Year 2023 Budget through Ordinance on June 27, 2022, and

WHEREAS, the Board of Commissioners recognizes that periodic modifications to the estimated revenues and expenditures for the fiscal year may be necessary for fiscal management purposes and to implement decisions of the Board of Commissioners;

BE IT THEREFORE ORDAINED that the Board of Commissioners amends the Fiscal Year 2023 Budget as follows:

SECTION II: UTILITY FUND

This amendment requests receiving funds from the Capital Reserve Fund Utility Line Project to the annual Utility Fund for the 2415 Hwy-70 Sewer Service Bore and Utility Connections, $60,000.

A. REVENUE

INCREASE

TRANSFERS IN	60,000
TOTAL INCREASE	**$ 60,000**

B. EXPENDITURES AUTHORIZED BY DEPARTMENT

INCREASE

SEWER DIVISION	60,000
TOTAL INCREASE	**$ 60,000**

SECTION V: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds.
Adopted this 11th day of July, 2022

ATTEST:

Elizabeth Lewis
Town Clerk

Sharon Harker
Mayor

TOWN OF BEAUFORT
CAPITAL RESERVE FUND AMENDMENT #13

WHEREAS, the Town of Beaufort adopted a Capital Reserve Fund Ordinance for Bulkhead/Board Walk Project, Utility Line Improvement Project, and Street Resurfacing Project on May 13, 2019, and

WHEREAS, the Board of Commissioners recognizes that periodic modifications to the revenues and expenditures for capital projects may be necessary for fiscal management purposes and to implement the decisions of the Board of Commissioners;

BE IT THEREFORE ORDAINED that the Board of Commissioners of the Town of Beaufort amend the Capital Reserve Fund for the Bulkhead/Board Walk Project, Utility Line Improvement Project, and Street Resurfacing Project as follows:

- Transfer funds from the Capital Reserve Fund Utility Line Project to the Utility Fund for the Sewer Bore under HWY 70, $60,000

SECTION I: REVENUE

DECREASE

TRANSFER TO UTILITY FUND	$ 60,000
TOTAL DECREASE	**$ 60,000**

SECTION II: EXPENDITURES

DECREASE

FUTURE CAPITAL OUTLAY FOR UTILITY LINE PROJECT	$60,000
TOTAL DECREASE	**$60,000**

SECTION III: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer, to be kept on file by them for their direction in the disbursement of funds for carrying out this project:

Adopted this 11th day of July, 2022

ATTEST:

Elizabeth Lewis	Sharon Harker
Town Clerk	Mayor

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 Board of Commissioners Regular Meeting
6:00 PM Monday, July 11, 2022 – 614 Broad Street – Train Depot

AGENDA CATEGORY: Public Hearing

SUBJECT: Rezone 801 Mulberry Street totaling 15.87 acres from TR to PUD With Master Plan

BRIEF SUMMARY:

During the May 23rd Board Workshop the Commissioners requested that the Town Manager and Planning meet with the applicant to discuss the trestle walk trail project which includes a portion of the proposed project. As requested, staff met with the developer and their engineer on Friday, June 3rd and the developer and Town Staff have agreed to the following:

- The developer will provide a 15 foot wide easement along the eastern portion of the property to the wood line and then will provide an easement through the wood line to the County property on the west.
- The town has agreed that when the trail is constructed that a fence will be installed at the rear of the proposed residential lots to privacy and a barrier.

At their May 16th meeting the Planning Board recommended unanimously the Rezoning to PUD with Master Plan with three recommended conditions which are:

- That the developer work with the Town to provide an easement or dedication of a multi-use path area for the construction of a multi-use trail as included in the adopted Bicycle & Pedestrian Plan.
- That the buffer area identified on the master plan be retained as natural and that the density shown on the Master Plan not be exceeded.
- And that the Mixed Use Structures be submitted as site plans for review by the Planning Board and Board of Commissioners.

Other pertinent information regarding this request is that the applicants are **NOT** requesting any variances from the standards of the ordinance.

Under the current TR Zone all the uses contained in the Master Plan would be either permitted by right or Special Uses except the proposed condominiums. (See Attachment I - Section 8-B Transitional Zoning District)

REQUESTED ACTION:

Conduct Public Hearing for Rezoning to PUD with Master Plan

EXPECTED LENGTH OF PRESENTATION:

Staff Report - 15 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

Staff Report

To: Board of Commissioners
From: Kyle Garner, AICP

Date: 6/3/2022
Meeting Date: 6/13/2022

Case Number 22-11

Summary of Request: Rezone 801 Mulberry Street totaling 15.87 acres from TR to PUD With Master Plan & Special Use Permit

Background

Location(s) & PIN	730618414806000
Owners	Ballou-Lewis Properties, LLC
Applicant	Same
Current Zoning	TR
Lot(s) Size & Conformity Status	Conforming
Existing Land Use	Former School Site
Adjoining Land Use & Zoning	**North** Single Family zoned – R-8 **South** Across Live Oak by Commercial Uses zoned – B-1 **East** Single Family zoned – R-8 **West** Single Family zoned – R-8
Special Flood Hazard Area	☒ Yes ☐ No
Public Utilities	
Water	☒ Available ☐ Not Available
Sewer	☒ Available ☐ Not Available
Additional Information	See Staff Comments
Requested Action	Conduct Public Hearing for Rezoning Discussion.

- Approve the request;
- Deny the request; or
- Approve the request with conditions to the PUD Master Plan as recommended by the Planning Board

Conduct Evidentiary Hearing For Special Uses

- Decision on Findings of Fact
- Decision on Special Use Permit

Attachment - A

Staff Comments

The request before the Board is actually two separate request. They are as follows:

- First, there is the rezoning from Transitional (TR) zoning to Planned Unit Development (PUD) with a Master Plan;
- Next, is the Special Use Request for the Uses in the PUD, as all uses requested require a Special Use Permit. They include Duplexes, Condominiums, Mixed Use, Event Center, and Catering Kitchen/Restaurant.

During the May 23rd Board Workshop the Commissioners requested that the Town Manager and Planning meet with the applicant to discuss the trestle walk trail project which includes a portion of the proposed project. As requested, staff met with the developer and their engineer on Friday, June 3rd and the developer and Town Staff have agreed to the following:

- The developer will provide a 15 foot wide easement along the eastern portion of the property to the wood line and then will provide an easement through the wood line to the County property on the west.
- The town has agreed that when the trail is constructed that a fence will be installed at the rear of the proposed residential lots to privacy and a barrier.

At their May 16th meeting the Planning Board recommended unanimously the Rezoning to PUD with Master Plan with three recommended conditions which are:

- That the developer work with the Town to provide an easement or dedication of a multi-use path area for the construction of a multi-use trail as included in the adopted Bicycle & Pedestrian Plan.
- That the buffer area identified on the master plan be retained as natural and that the density shown on the Master Plan not be exceeded.
- And that the Mixed Use Structures be submitted as site plans for review by the Planning Board and Board of Commissioners.

Other pertinent information regarding this request is that the applicants are **NOT** requesting any variances from the standards of the ordinance as well as a CAMA Map amendment as the proposed density is close to the Medium Density of five units per acre and staff has discussed this with the CAMA District Planner.

Under the current TR Zone all the uses contained in the Master Plan would be either permitted by right or Special Uses except the proposed condominiums. (See Attached Section 8-B Transitional Zoning District)

Data:

Total Acreage - 15.87 Acres

Total Open Space – 3.55 Acres or 22%

Proposed 5.5 Dwelling Units Per Acre

42 Duplex Units

36 Condominium Units

10 Mixed Use Units

SPECIAL USE PERMIT

The request to a Planned Unit Development (PUD) requires that each proposed use receive a Special Use Permit meaning that there are **no permitted uses by right** and the applicant has to request these uses. This process is a little different than other Special Uses that are included in a use table or listed in a specific zoning district, however, the same process is used in these situations. Included below are the criteria that the Board will need to base its decision on its Finding of Fact.

SECTION 20 Special Use Permit (*Town of Beaufort Land Development Ordinance*)

E) Required Findings

1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:

a) The proposed use is an allowable special use in the zoning district it is being located within;

b) The application is complete;

c) The location and character of the use will be in conformity with the Town's land use plan and other comprehensive planning elements;

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

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

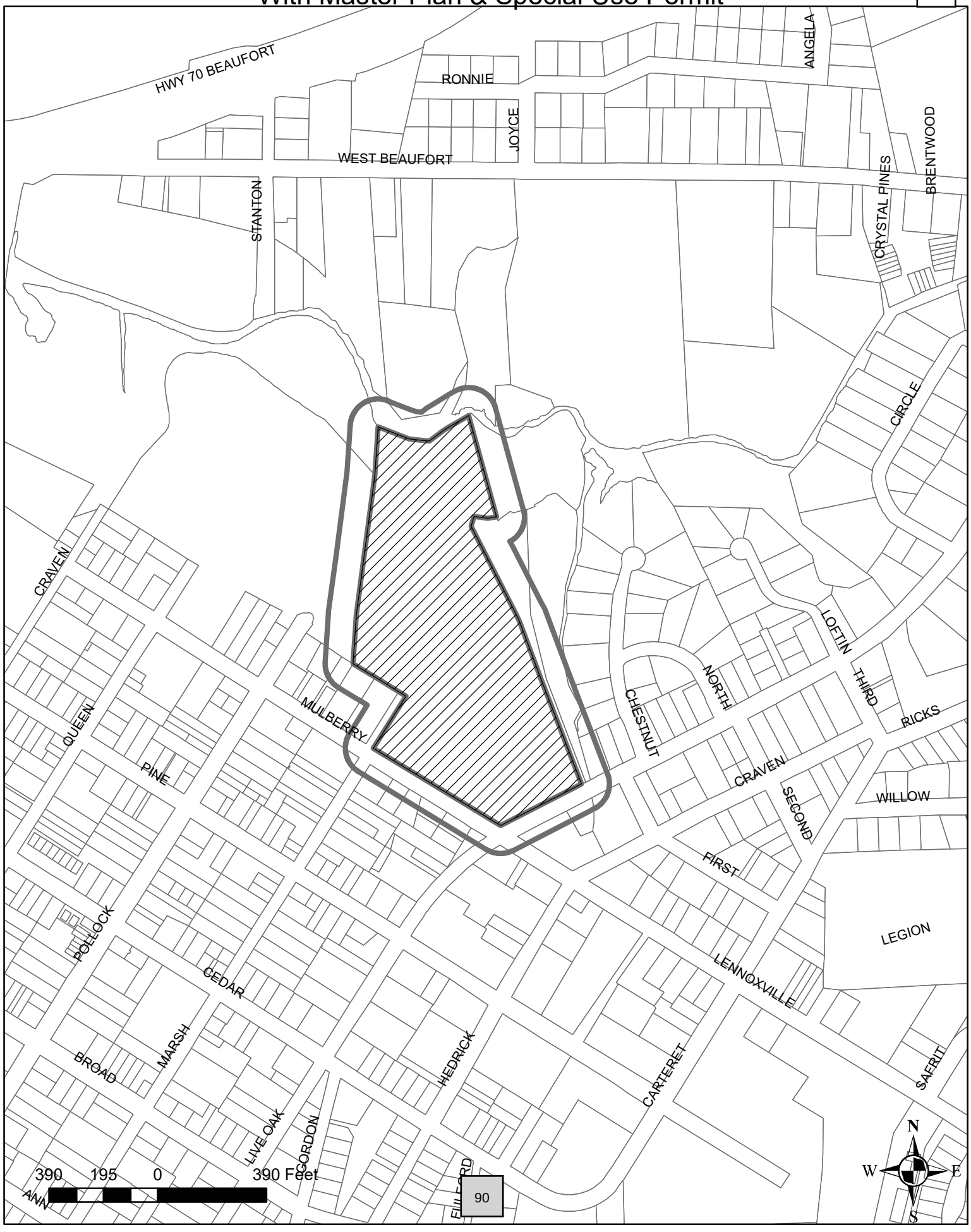
f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,

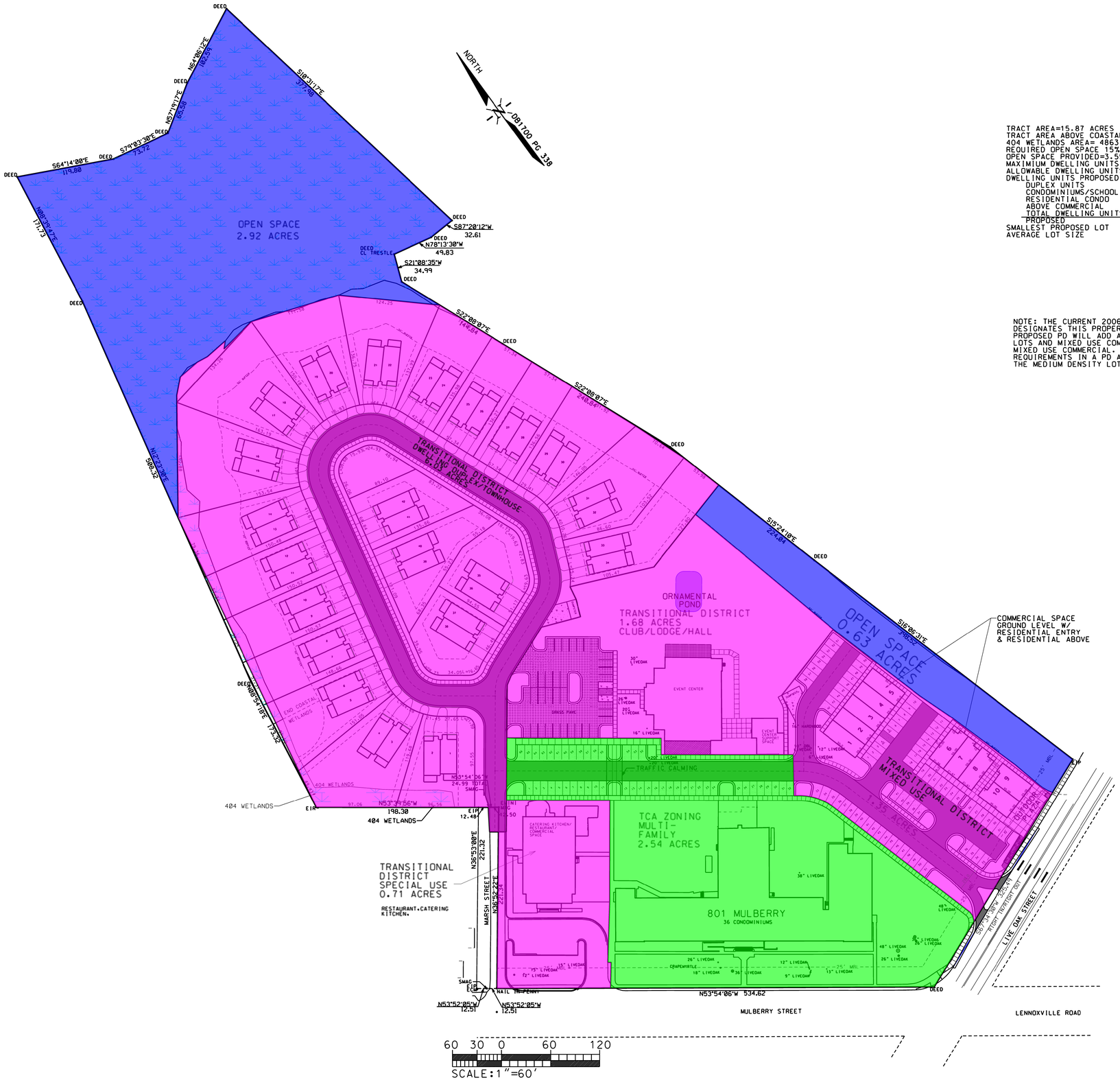
g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.

Attachments:

Attachment B - Vicinity Map with 100' Notification Buffer
Attachment C – Proposed Master Plan with Underlying Zoning
Attachment D - Owners Within 200'
Attachment E – Current Zoning Map
Attachment F - CAMA Future Land Use Map
Attachment G – Environmental Conditions
Attachment H – TR Zoning Info

Vicinity Map - Case # 22-11 - 801 Mulberry Street Rezoning From TR to PUD With Master Plan & Special Use Permit





TRACT AREA=15.87 ACRES
TRACT AREA ABOVE COASTAL MARSH= 561035 SF (12.88 ACRES)
404 WETLANDS AREA= 4863.17 SF
REQUIRED OPEN SPACE 15% TRACT AREA=2.38 ACRES
OPEN SPACE PROVIDED=3.55 ACRES
MAXIMUM DWELLING UNITS PER ACRE = 6
ALLOWABLE DWELLING UNITS =95
DWELLING UNITS PROPOSED

DUPLEX UNITS	42 DWELLING UNITS
CONDOMINIUMS/SCHOOL	36 DWELLING UNITS
RESIDENTIAL CONDO ABOVE COMMERCIAL	10 DWELLING UNITS
TOTAL DWELLING UNITS PROPOSED	88 DWELLING UNITS
SMALLEST PROPOSED LOT	7743 SF
AVERAGE LOT SIZE	9938 SF

NOTE: THE CURRENT 2006 TOWN OF BEAUFORT FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS MEDIUM DENSITY RESIDENTIAL. THIS PROPOSED PD WILL ADD ADDITIONAL USES IN CONDOMINIUMS, DUPLEX LOTS AND MIXED USE COMMERCIAL ALONG WITH RESIDENTIAL ABOVE MIXED USE COMMERCIAL. THIS PROPOSED PD WILL MEET THE DENSITY REQUIREMENTS IN A PD AND THE DUPLEX LOTS WILL AVERAGE ABOVE THE MEDIUM DENSITY LOT SIZE REQUIREMENT.

LEGEND

- OPEN SPACE
- TCA UNDERLYING ZONE
- TR UNDERLYING ZONE
- PERVIOUS CONCRETE
- IMPERVIOUS SURFACE
- GRASS PAVE
- PERVIOUS PAVERS

REVISIONS:

No.	BY	DATE	DESCRIPTION

TR/OS TO PD REZONING REQUEST SITE PLAN

801 MULBERRY STREET

BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BALLOU-LEWIS PROPERTIES, LLC
ADDRESS: PO BOX 662
GREENVILLE, NC 27835
PHONE: 252-531-9704

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482
FOR ILLUSTRATION PURPOSES
RONALD D. CULLIPHER P.E.

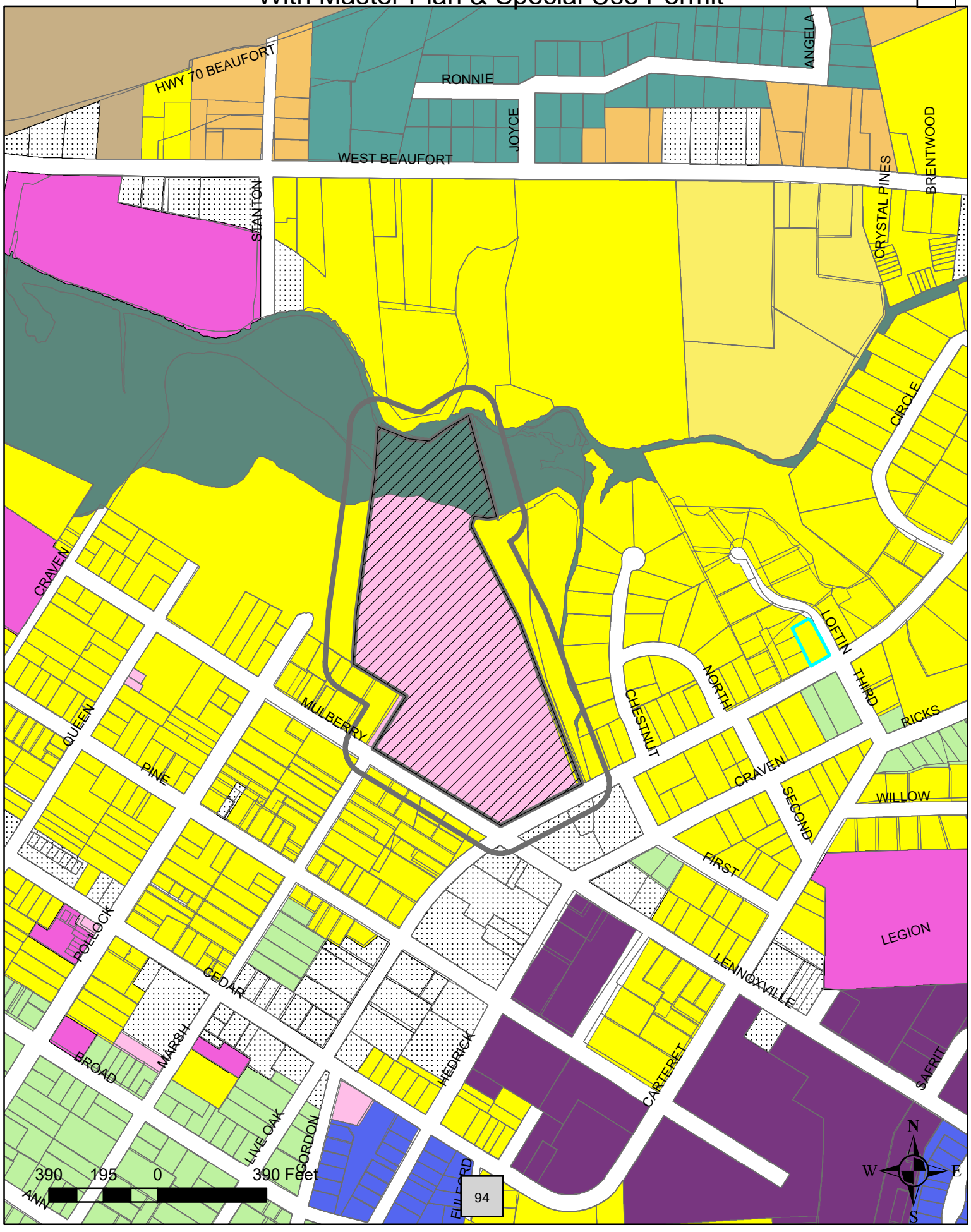
DESIGNED:	RDC
DRAWN:	RC/EGC
CHECKED:	RDC
APPROVED:	RDC
DATE:	3/28/22
SCALE:	1"=60'

SHEET # S1 OF 1
PROJECT #:PM2872'-001
DESIGN FILE #:FIELD SURVEY.DGN

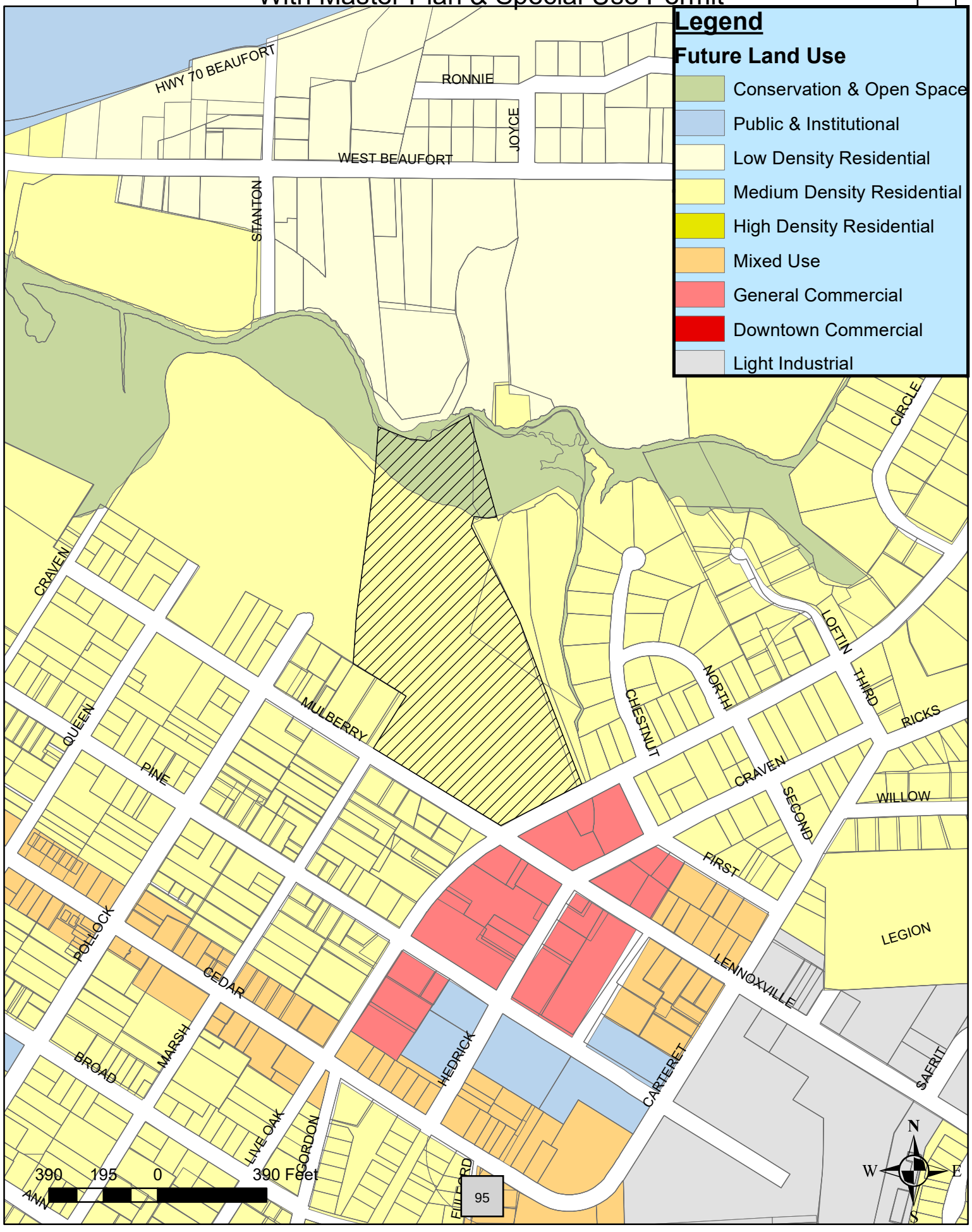
OWNER	AIL_HOUS	MAIL_ST	MAIL_CITY	L_ST	AIL_ZI	AIL_ZI	MAIL_ADD2
500 MARSH STREET LLC			MT PLEASANT	SC		29465	PO BOX 643
900 LIVE OAK JV LLC	305	TRANSYLVANIA AVENUE	RALEIGH	NC	6951	27609	
AMERICAN TOWERS LLC			ATLANTA	GA		31139	PO BOX 723597
BALLOU-LEWIS PROPERTIES LLC			GREENVILLE	NC		27835	PO BOX 662
BISHOP,STEPHEN F ETUX GAIL B	131	CRAVEN STREET	BEAUFORT	NC		28516	
BRYANT,MAGALENE JAMES	515	MARSH STREET	BEAUFORT	NC		28516	
BURBRIDGE,ANNIE ETVIR WILLIAM	518	MARSH STREET	BEAUFORT	NC		28516	
CARTERET COUNTY	302	COURTHOUSE SQUARE	BEAUFORT	NC		28516	SUITE 200
CHAPLAIN,RICHARD M JR ETUX JAN			BEAUFORT	NC		28516	PO BOX 2304
CHAPPELL,LIBBY	108	CHESTNUT DRIVE	BEAUFORT	NC		28516	
COPES,ALICE H	517	LIVE OAK ST	BEAUFORT	NC		28516	
DAILEY,MICHAEL P ETUX PAULA	905	LIVE OAK STREET	BEAUFORT	NC		28516	
DAVIS,VENUS L/T	513	LIVE OAK ST	BEAUFORT	NC		28516	
DURHAM,SAMMIE L ETUX LINDA	711 1/2	MULBERRY ST	BEAUFORT	NC	1921	28516	
FINLEY,JOHN KARL ETUX DENISE C	106	CHESTNUT DRIVE	BEAUFORT	NC	1719	28516	
HABER,MARTIN JOSEPH	711	MULBERRY ST UNIT A	BEAUFORT	NC	1921	28516	
HAILEY,CYNTHIA ETAL K. THURMAN	804	MULBERRY STREET	BEAUFORT	NC		28516	
HENRY,JULIANNA	515 1/2	MARSH ST	BEAUFORT	NC	1917	28516	
HOLZ,LINDA HARRIS TRUSTEE	808	SOUTH IRVING STREET	ARLINGTON	VA		22204	
HUBBARD,SCOTT	2233	EAST REDSTONE TRAIL	SLANESVILLE	WV	3392	25444	
HUGHES DEVELOPMENT LLC	901-F	PAVERSTONE DRIVE	RALEIGH	NC		27615	
HUNT,R H	118	BRIAR PATCH DR	BEAUFORT	NC	1719	28516	C/O JASON M HUNT
KOTCH,MARTIN JOEL ETUX INDA W	717	MULBERRY STREET	BEAUFORT	NC		28516	
LAND,LARRY MARTIN	700	LANDS POINTE ROAD	MOREHEAD CITY	NC	8946	28557	
LANIER,PEYTON	566	WEST BEAUFORT RD	BEAUFORT	NC		28516	
LDA&J LLC	279	GATSEY LANE	BEAUFORT	NC		28516	
MAIER,JESSICA N ETVIR STEPHEN	802	MULBERRY STREET	BEAUFORT	NC		28516	
MEDLIN,JOE L ETUX JENNIFER	2265	MEDLIN RD	CLAYTON	NC		27520	
MULBERRY STREET PROPERTIES LLC			MT PLEASANT	SC		29465	PO BOX 643
O'NEAL,JOHN B	3008-B	RUFFIN STREET	RALEIGH	NC		27607	
PINER,ROSALIE C L/T	102	CHESTNUT DR	BEAUFORT	NC		28516	
SALTER,JO ANN	100	CHESTNUT DRIVE	BEAUFORT	NC		28516	
WILKO HOLDINGS LLC	801	PLAZA BOULEVARD	KINSTON	NC		28501	

WRIGHT,DAVID WINSLOW ETAL	624	HIGHWAY 101	BEAUFORT	NC	28516
WRIGHT,MARY B			AHOSKIE	NC	27910 PO BOX 986

Zoning Map - Case # 22-11 - 801 Mulberry Street Rezoning From TR to PUD With Master Plan & Special Use Permit



CAMA Map - Case # 22-11 - 801 Mulberry Street Rezoning From TR to PUD With Master Plan & Special Use Permit

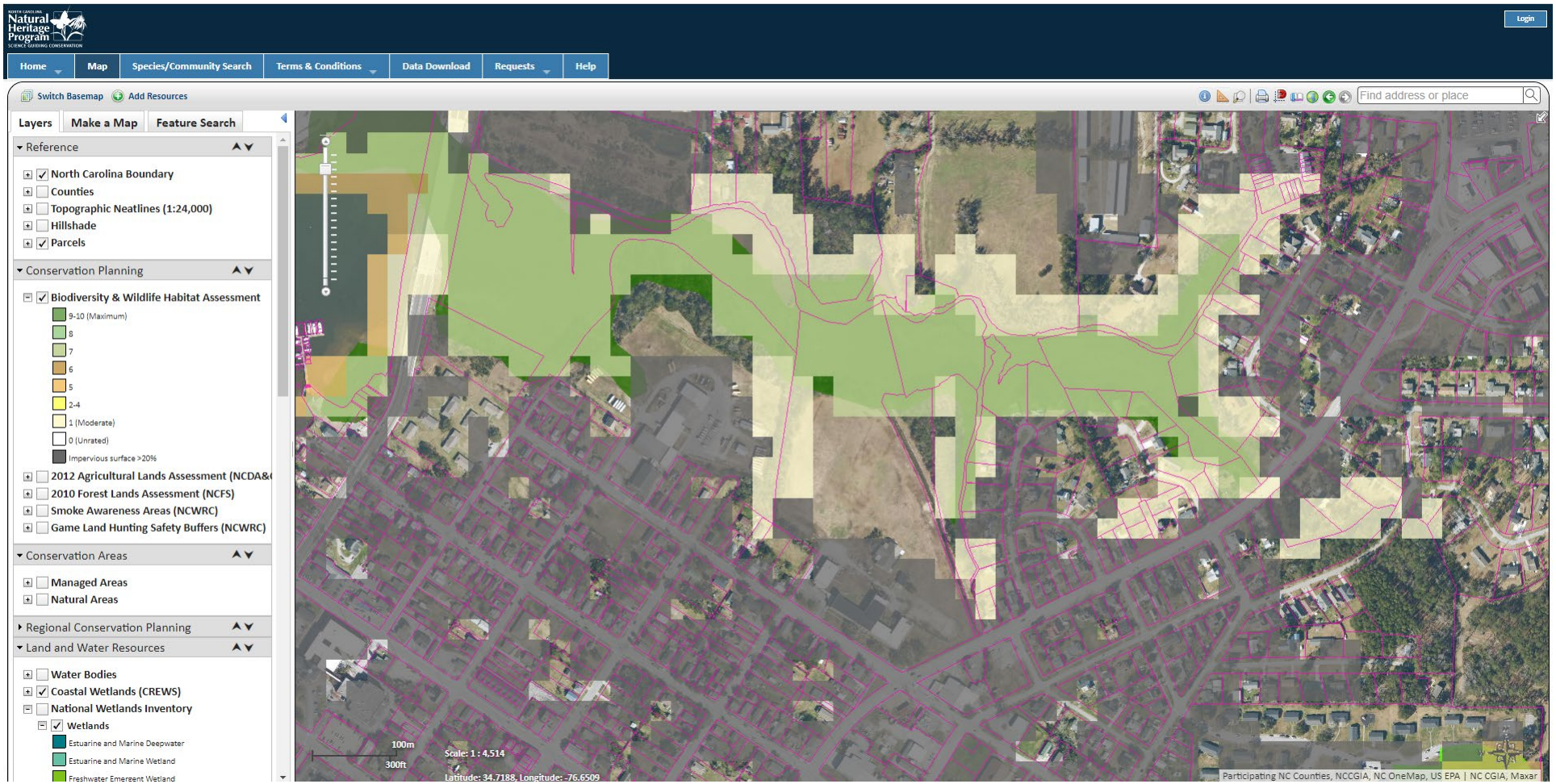


Environmental Conditions: 801 Mulberry Street

These maps were prepared by Town of Beaufort planning staff for informational purposes using the Natural Heritage Program Data Explorer.

Natural Heritage Program Biodiversity & Wildlife Habitat Assessment

The Biodiversity and Wildlife Habitat Assessment is a map that represents the highest priority areas for conservation of wildlife habitat and biodiversity in North Carolina.



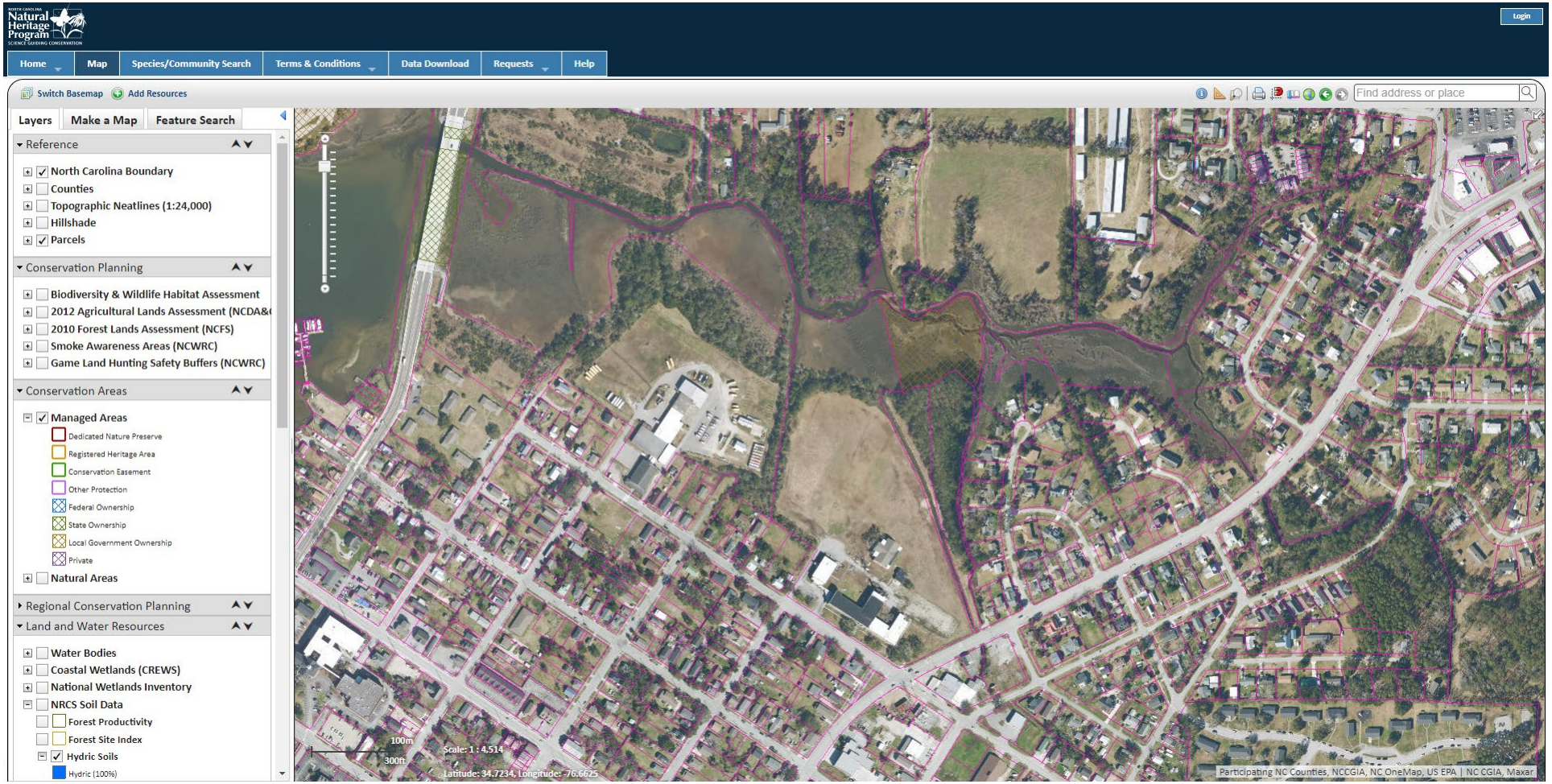
NC Coastal Region Evaluation of Wetland Significance (NC CREWS)

The North Carolina Coastal Region Evaluation of Wetland Significance, or NC-CREWS, is a watershed-based wetlands assessment looking at water quality, wildlife habitat, and hydrologic functions of individual wetlands aimed to illustrate the ecological importance of wetlands.



Managed Conservation Areas

A local-government owned managed area is located nearby the property.



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 ft^2).

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

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

Table 8-5 Other Lot Requirements

District	*Front Setback (Right-of-Way)*	*Rear Setback*	*Side Setbacks*	*Building Height Limitation*
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

Table 8-8 Transitional Zoning District Table of Uses

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

Permitted Use Special Use

Table 8-8 Transitional Zoning District Table of Uses

Land Development Ordinance Uses		TCA	TR	PUD	CS-MU
Commercial Uses					
Animal Services	Kennel, Indoor Operation Only		S	S	
	Kennel, Indoor/Outdoor Operation			S	
Assembly	Club, Lodge, or Hall		P	S	
Financial Institutions	Financial Institution		S	S	P
Food and Beverage Services	Microbrewery			S	S
	Restaurant, with Drive-Thru Service	S		S	
	Restaurant, with Indoor Operation	S	P	S	P
	Restaurant, with Outdoor Operation	S		S	P
	Tavern/Bar/Pub with Indoor Operation	S	S	S	S
	Tavern/Bar/Pub with Outdoor Operation	S		S	
Offices	Office: Business, Professional, or Medical		P	S	P
	Office: Small Business				
Public Accommodations	Bed & Breakfast		P	S	
	Hotel or Motel	S	S	S	P
Indoor Recreation & Entertainment, Privately Owned	Adult Entertainment			S	
	Amusement Establishment			S	
	Commercial Indoor Recreation Facility		P	S	
	Neighborhood Recreation Center Indoor/ Outdoor, Private	P	P	S	
	Pool Hall or Billiard Hall			S	
	Theater, Large			S	
	Theater, Small	S		S	
Outdoor Recreation & Entertainment, Privately Owned	Athletic Field, Private			S	
	Commercial Outdoor Amphitheater			S	
	Commercial, Outdoor Recreation Facility			S	
	Golf Course, Privately-Owned		S	S	
	Golf Driving Range		S	S	
	Motor Vehicle Raceway			S	
Retail Sales and Services	Adult-Oriented Retail Establishment			S	
	Convenience Store			S	P
	Mortuary/Funeral Home/ Crematorium		P	S	
	Liquor Store			S	
	Personal Service Establishment	S	P	S	P
	Retail Store	S	S	S	P
Vehicle Storage Facilities	Dry Boat Storage			S	
	Marina	S	S	S	
	Parking Lot		S	S	
	Parking Structure			S	

Permitted Use **Special Use**

Table 8-8 Transitional Zoning District Table of Uses

Land Development Ordinance Uses		TCA	TR	PUD	CS-MU
Vehicles and Equipment Facilities	Boat Sales/Rental			S	
	Car Wash			S	
	Gas/Service Station			S	
	Heavy Equipment Sales/Rental			S	
	Heavy Vehicle Repair			S	
	Moped/Golf Cart Sales/Rental			S	
	Motor Vehicle Sales/Rental			S	
	Towing & Vehicle Storage			S	
	Vehicle Service			S	
Industrial Uses					
Industrial Service Uses	General Industrial Service			S	
Manufacturing and Production Uses	Manufacturing, Heavy			S	
	Manufacturing, Light			S	
	Resource Extraction			S	
Telecommunications Facilities	Antenna Co-Location on Existing Tower	P	P	S	
	Concealed (Stealth) Antennae & Towers	P	S	S	
	Other Building-Mounted Antennae & Towers			S	
	Other Freestanding Towers		S	S	
Warehouse and Freight Movement Uses	Commercial Waterfront Facility			S	
	Hazardous Material Storage			S	
	Mini-Storage			S	
	Outdoor Storage			S	
	Warehousing and Distribution Establishment			S	
	Wholesale Establishment			S	
Waste-Related Uses	Recycling & Salvage Operation			S	
Accessory Uses and Structures					
Accessory Uses	Carport	P	P	S	
	Dock	P	P	S	
	Garage, Private Detached	P	P	S	
	Home Occupation	P	P	S	
	Outdoor Retail Display/Sales			S	P
	Satellite Dish Antenna		S	S	
	Shed	P	P	S	
	Signs, Commercial Free- Standing	P	P	S	
	Swimming Pool (Personal Use)		P	S	
	Temporary Construction Trailer	P	P	S	
	Vehicle Charging Station	P	P	S	

Permitted Use Special Use

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 Board of Commissioners Work Session Meeting
4:00 P.M. June 27, 2022 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Variance Request for Salt Wynd Preserve Cul-de-sac Length

BRIEF SUMMARY:

Beth Clifford is requesting a variance to allow for the extension of one of the streets in Salt Wynd Preserve Phase 2 from 500 to 750 feet with a cul-de-sac:

REQUESTED ACTION:

Schedule Quasi-Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes (Presentation From Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A

Town Of Beaufort

Memo

To: Beaufort Board of Commissioners

From: Kyle Garner, AICP, Planning Director

Date: June 21, 2022

Re: Variance request for Salt Wynd Preserve to Extend a Cul-de-sac from 500 feet in length to 750 feet in length

Variance Request

Applicant: Beth Clifford, Salt Wynd Preserve

Property Owner: Bertie Eubanks

PIN: 731609167703000

Property Zoning District: R-20

Existing use: Vacant

Request:

- Allow for design and construction of a proposed street with a cul-de-sac of 750 feet when the Subdivision Ordinance in Section 9.16 states that Cul-de-sacs shall not exceed 500 feet in length unless necessitated by topography.

Description of Project:

- After reviewing Phase 2 Salt Wynd Preserve Preliminary Plat, staff determined that the cul-de-sac length of the street labeled Salt Wynd Point extended beyond the 500 foot length (750 feet) for a street with a cul-de-sac. The applicant has decided that they wish to submit for a variance from the Subdivision Ordinance of this standard for the extension to 750 feet for their proposed street.

- In Staff's opinion the variance is not unique to the applicant's property in that there are wetlands throughout Beaufort that have impacted other streets.

- Article IV Section 6 (See Exhibit) of the Subdivision Ordinance allows the Board of Commissioners to make these decisions based on the following criteria:

Sec. 6. Variances.

The board of commissioners may authorize a variance from these regulations when, in its opinion, undue hardship may result from strict compliance. In granting any variance, the board of commissioners shall make the findings required below, taking into account the nature of the proposed subdivision, the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the board of commissioners finds:

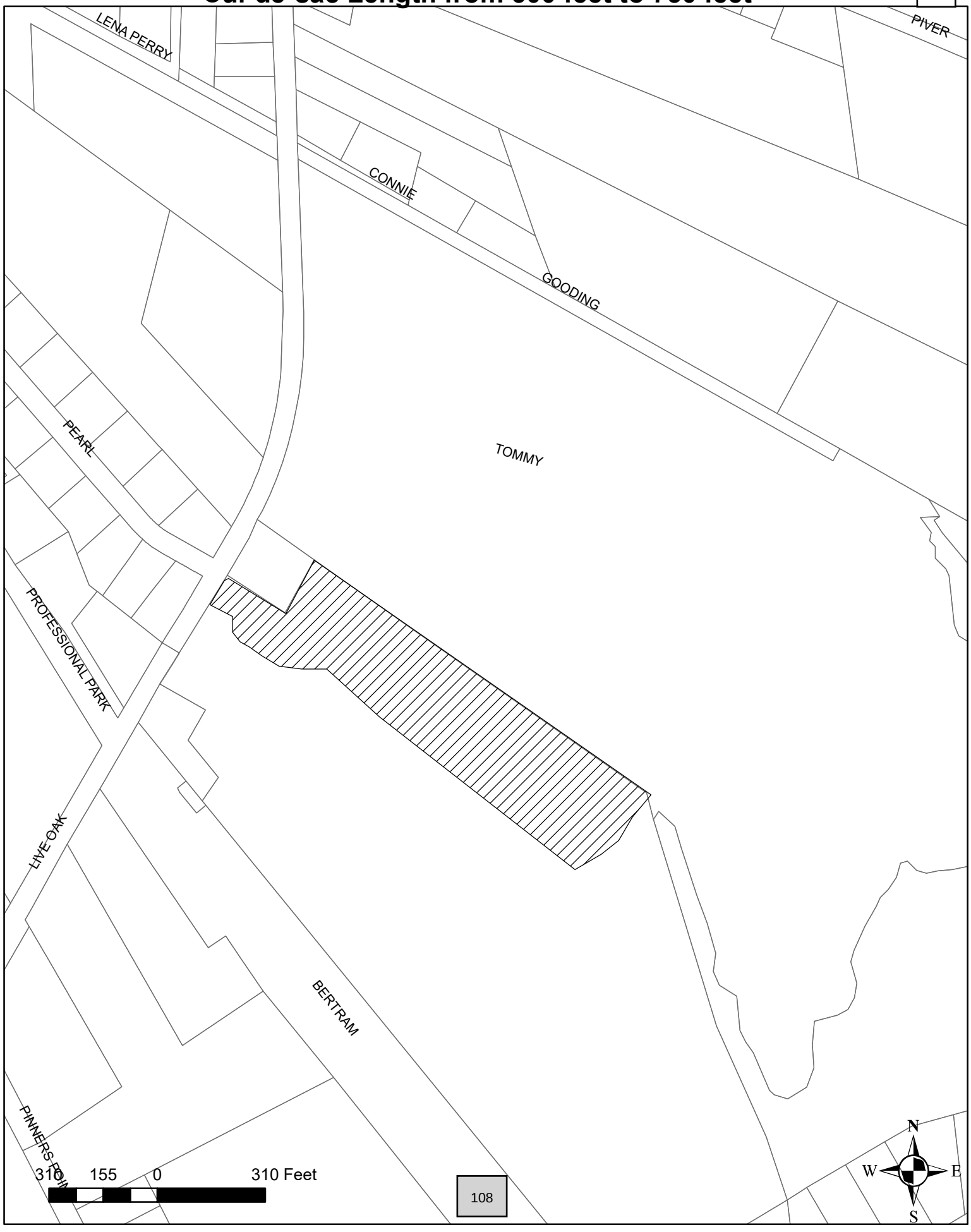
(1) That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of land.

(2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

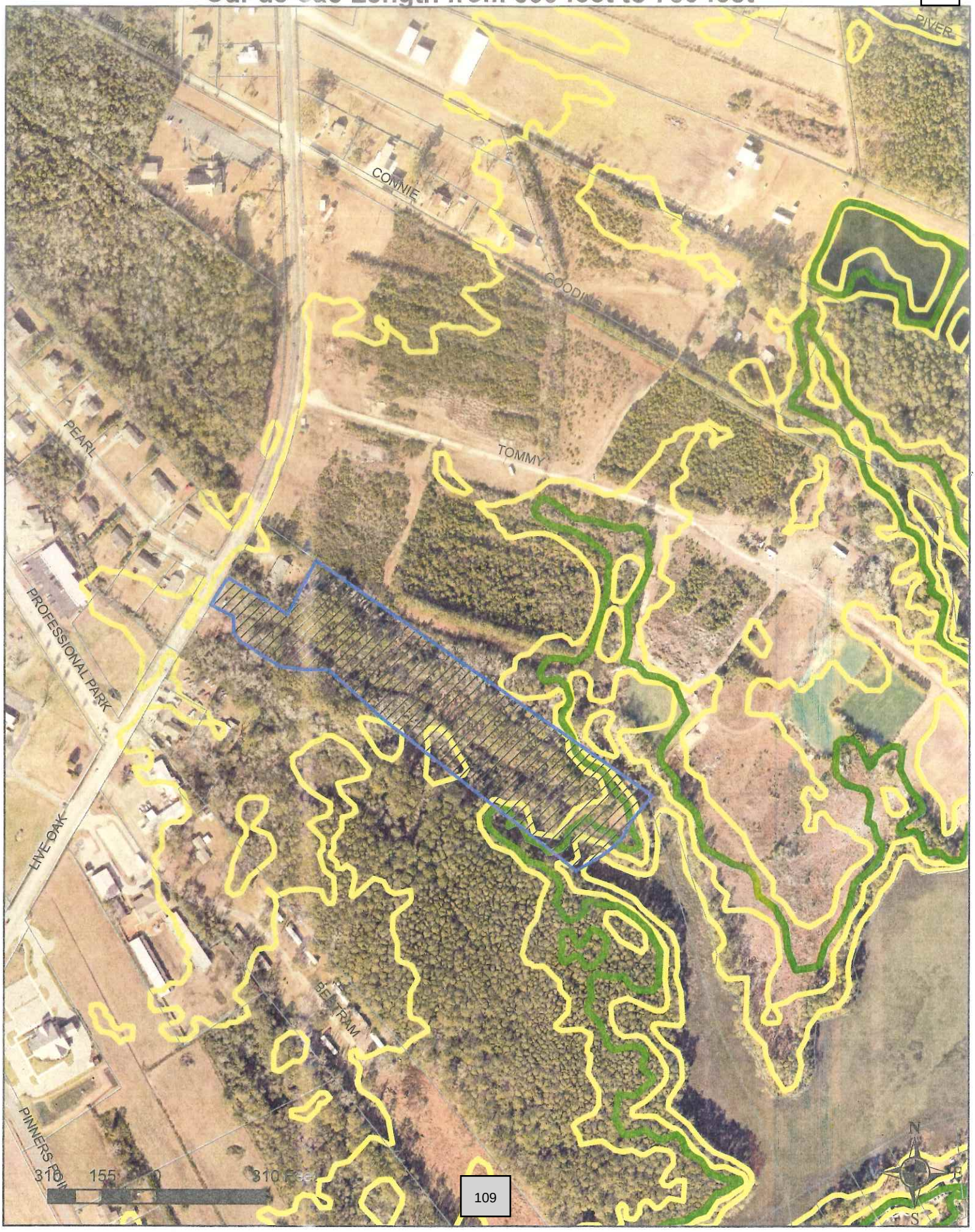
(3) That the circumstances giving rise to the need for the variance are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this ordinance.

(4) That the granting of the variance will not be detrimental to the public health, safety, and welfare or injurious to other property in the territory in which said property is situated.

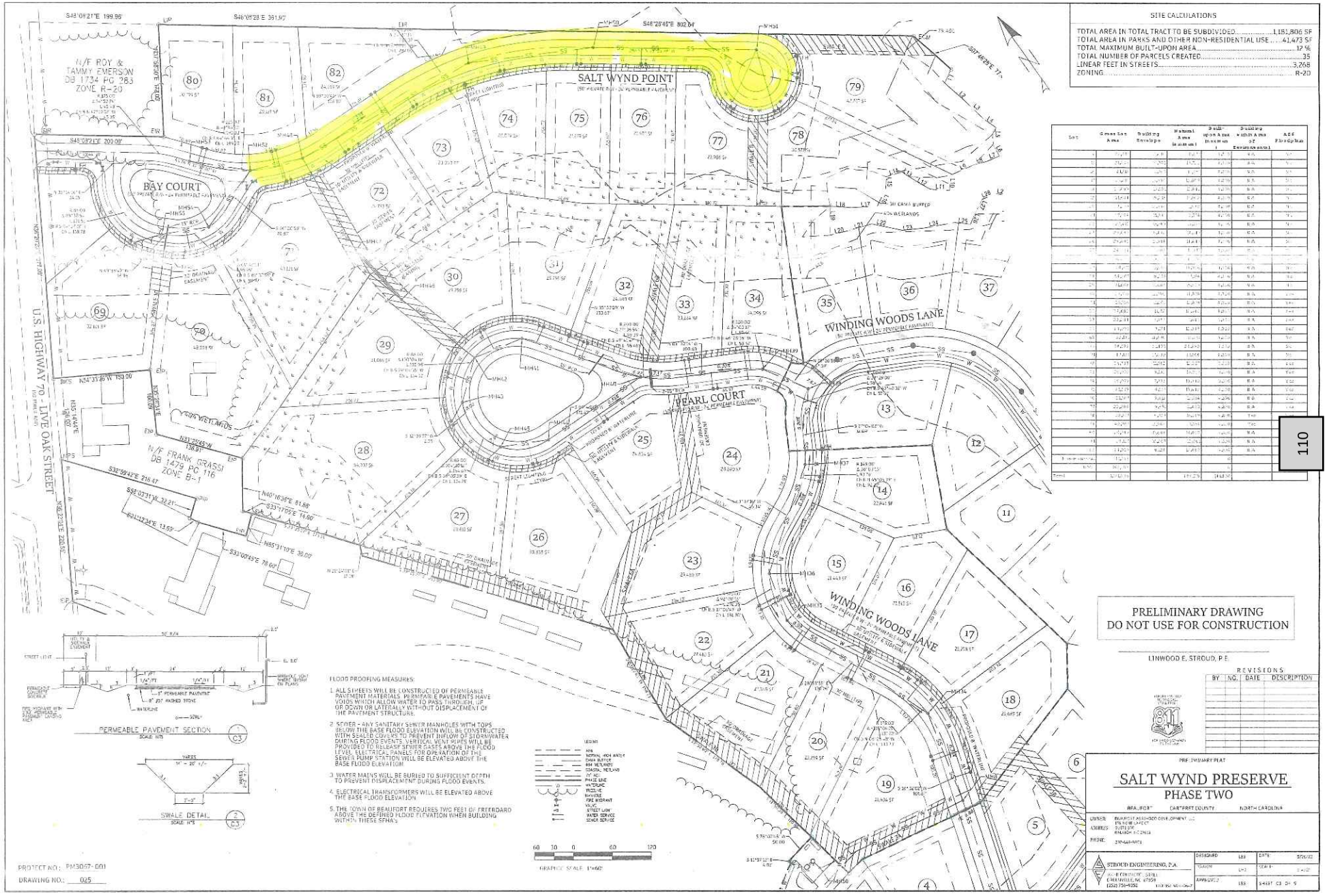
Case # 22-05 Variance Request Salt Wynd Preserve Phase 2
Cul-de-sac Length from 500 feet to 750 feet



Case # 22-05 Variance Request Salt Wynd Preserve Phase 2
Cul-de-sac Length from 500 feet to 750 feet



1.


SALT WYND POINT
BAY COURT
PEARL COURT
WINDING WOODS LANE
WINDING WOODS LANE
U.S. HIGHWAY 70 - LIVE OAK STREET
N/F ROY & TAMMY EMERSON DB 1734 PG 283 ZONE R-20
N/F FRANK GRASSI DB 1479 PG 116 ZONE B-1
SITE CALCULATIONS
TOTAL AREA IN TOTAL TRACT TO BE SUBDIVIDED.....1,181,806 SF
TOTAL AREA IN PARKS AND OTHER NON-RESIDENTIAL USE.....41,473 SF
TOTAL MAXIMUM BUILT-UPON AREA.....12 %
TOTAL NUMBER OF PARCELS CREATED.....35
LINEAR FEET IN STREETS.....3,268
ZONING.....R-20
PERMEABLE PAVEMENT SECTION
SWALE DETAIL
FLOOD PROOFING MEASURES:
1. ALL STREETS WILL BE CONSTRUCTED OF PERMEABLE PAVEMENT MATERIALS. PERMEABLE PAVEMENTS HAVE VOIDS WHICH ALLOW WATER TO PASS THROUGH, UP OR DOWN OR LATERALLY WITHOUT DISPLACEMENT OF THE PAVEMENT STRUCTURE.
2. SEWER - ANY SANITARY SEWER MANHOLES WITH TOPS BELOW THE BASE FLOOD ELEVATION WILL BE CONSTRUCTED WITH SEALED COVERS TO PREVENT INFLOW OF STORMWATER DURING FLOOD EVENTS. VERTICAL VENT PIPES WILL BE PROVIDED TO RELEASE SEWER GASES ABOVE THE FLOOD LEVEL. ELECTRICAL PANELS FOR OPERATION OF THE SEWER PUMP STATION WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
3. WATER MAINS WILL BE BURIED TO SUFFICIENT DEPTH TO PREVENT DISPLACEMENT DURING FLOOD EVENTS.
4. ELECTRICAL TRANSFORMERS WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
5. THE TOWN OF BEAUFORT REQUIRES TWO FEET OF FREEBOARD ABOVE THE DEFINED FLOOD ELEVATION WHEN BUILDING WITHIN THESE SFHA'S.
PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION
LINWOOD E. STROUD, P.E.
REVISIONS
BY NO. DATE DESCRIPTION
PRELIMINARY PLAT
SALT WYND PRESERVE
PHASE TWO
BEAUFORT CARTERET COUNTY NORTH CAROLINA
STROUD ENGINEERING, P.A.
PROJECT NO.: PM3057-001
DRAWING NO.: 025

110

Application for a Variance of Land Development Standards
Statement for the Applicant-Beaufort Agrihood Development, LLC
June 6, 2022

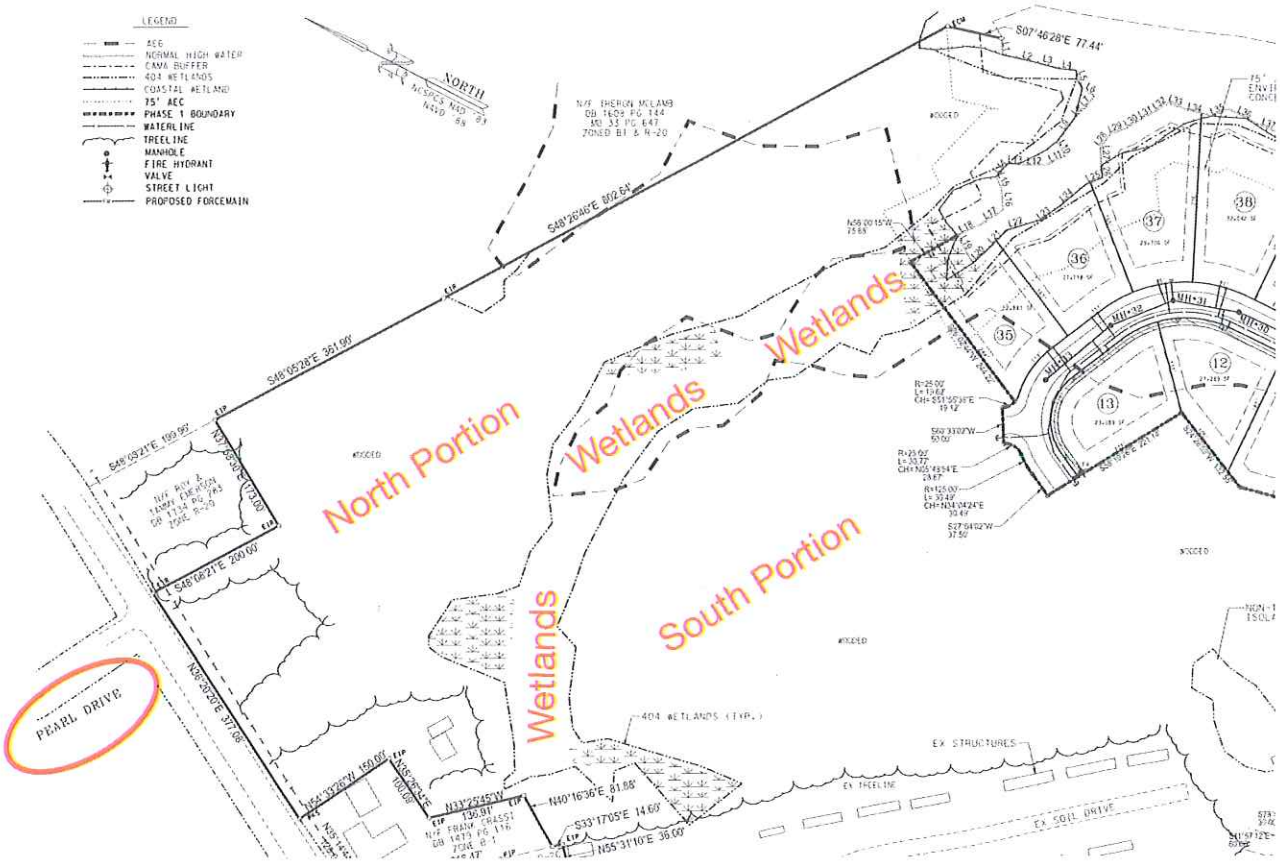
The Applicant hereby requests a variance for the following Town of Beaufort Subdivision Ordinance:

> 9.16. Cul-de-sacs. Permanent dead end streets shall not exceed 500 feet in length unless necessitated by topography and shall be provided with a turnaround having the dimensions stated hereinbefore.

The Applicant requests: to allow a Cul-de-sac length of 765 feet in length, an increase in 265 feet in length

The existing topography of the property includes extensive 404 Wetlands that separate the northern portion of the property from the larger section of the property to the south. The Applicant, with input from the NCDEQ, has developed the most environmentally sensitive option to access this R20 zoned property via a single single right of way, that adheres to all other roadway ordinances and that is situated directly opposite to Pearl Drive, thereby avoiding all interference with the 404 Wetlands. Applicant has met with Mr. Tony Ray, Fire Chief of the Town of Beaufort who has approved the proposed design and stated that it also passes North Carolina fire ordinances.

The variance would relieve the Applicant from a hardship caused by the unique topography of the land to access the property which is compatible in use and zoning to all surrounding properties. By virtue of the proposed design being within the guidelines of North Carolina fire ordinances, the public health, safety and welfare would not be affected.



Application for a Variance of Land Development Standards
Property Owners within 100 feet of the boundary lines of all properties requesting the variance-Beaufort Agrihood Development, LLC
June 6, 2022

731605079876000 Emerson, Roy A Etux Tammy P, 2016 Live Oak St, Beaufort NC 28516

731605270779000 McLamb, Theron Levon, 111 Mariah Dr, Four Oaks NC 27524

731609077308000 Grassi, Frank, 2004 Farmstead Ct, Morehead City NC 28557

731609167556000 Bertram Rental Properties LLC, 416 Victoria Hills Dr, Fuquay Varina NC 27526

731609153648000 West, Pearl G Trustee, 231 Pinners Point Rd, Beaufort NC 28516

731609251730000 Smith, Terrence, 235 Ash Ln, Beaufort NC 28516

731609252749000 Lanham, Gerald, 230 Ash Ln, Beaufort NC 28516

731609254803000 Barnes, H Frank III Etux Sharon, PO Box 484 Beaufort NC 28516

731610255950000 Paerl, Barbara H, 100 Holly Ln, Beaufort NC 28516

731610266040000 Kenworthy, W Judson Etux Martha, 109 Holly Ln, Beaufort NC 28516

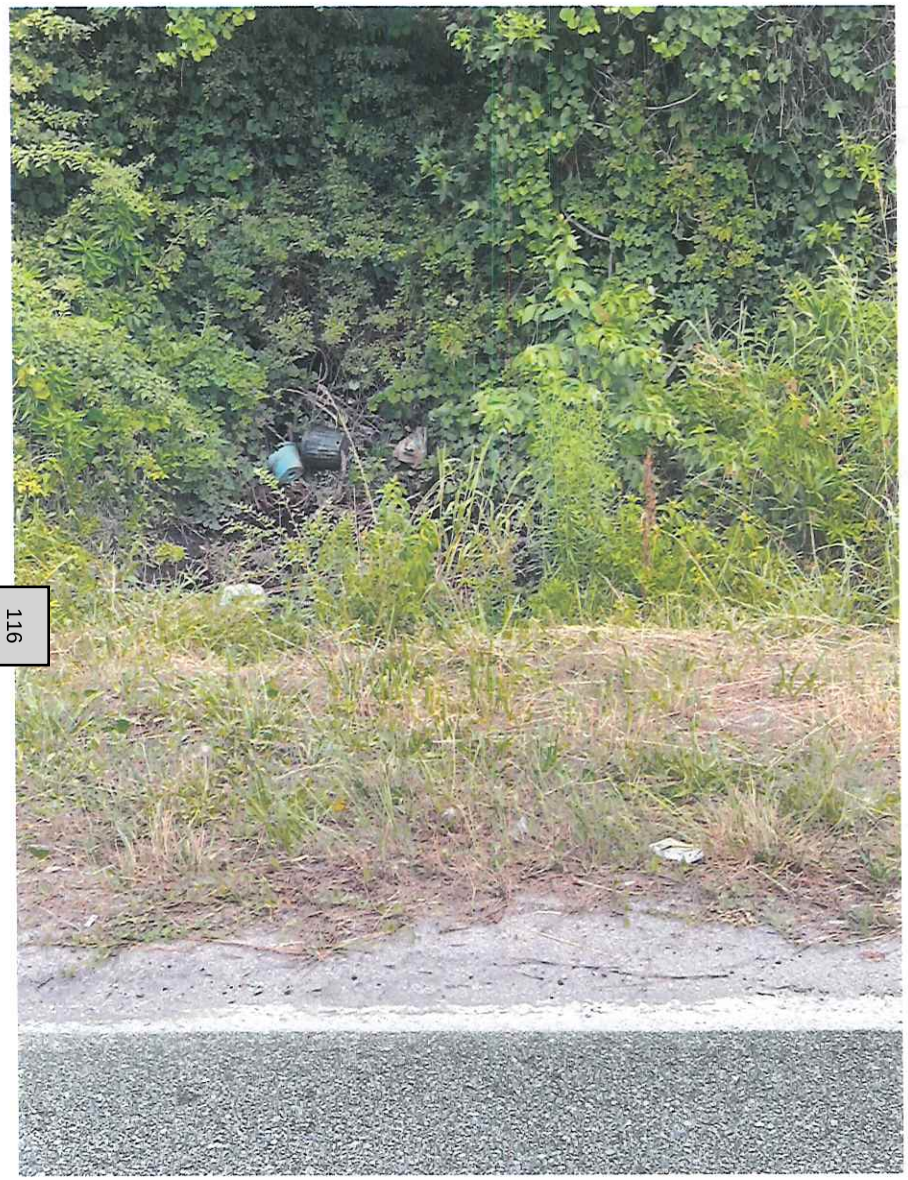
731605075636000 Schmitt & Austin Propertie LLC, 1550 Lennoxville Rd, Beaufort NC 28516

731605076779000 Taylor, George A Etux Maria L/T, 238 Janaquins Dr, Beaufort NC 28516

731605087060000 Taylor, George A Etux Maria L/T, 238 Janaquins Dr, Beaufort NC 28516


SALT WYND PRESERVE
PHASE TWO
SALT WYND POINT
BAY COURT
P1
P2
P3
PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION
N/F THERON MCLAMB
DB 1608 PG 144
MB 33 PG 647
ZONED B1 & R-20
N/F ROY & TAMMY EMERSON
DB 1734 PG 283
ZONE R-20
SALT WYND POINT

P1



P2



P3



U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT

Action Id. **SAW-2022-00844** County: **Carteret County**

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner/Applicant:

Bertram Rental Properties LLC
Address: **416 Victoria Hills Drive, Fuquay Varina, NC 27526**
Telephone Number: **919-817-1837**

Bertie Eubanks Neely
Address: **846 Neely Road, Asheboro, NC 27203**
Telephone Number: **N/A**

Pearl G West Trustee/Stroud Engineering
Address: **231 Pinners Point Road, Beauford, NC 28516**
Telephone Number: **678-613-8917**

Size (acres) **85**
Nearest Waterway **Gibbs Creek**
USGS HUC **03020301**

Nearest Town **Beaufort**
River Basin **Onslow Bay**
Coordinates Latitude: **34.733749**
Longitude: **--76.631705**

Location description: **Sites are located off the East Side Hwy 70 Bus, PID#`s 9066438000, 731609153648000, 731609161556000, & 731609167703000, Beaufort, Carteret County, NC.**

Indicate Which of the Following Apply:

A. Preliminary Determination

X There appear to be waters, including wetlands, on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The waters, including wetlands, have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.

_ There appear to be waters, including wetlands, on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The waters, including wetlands, have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.

_ There appear to be waters, including wetlands, on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since thewaters, including wetlands, have not been properly delineated, this preliminary jurisdiction

determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the waters, including wetlands, at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the waters of the U.S., including wetlands, on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

B. Approved Determination

_ There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

_ There are waters of the U.S., including wetlands, on the above described property subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

_ We recommend you have the waters of the U.S., including wetlands, on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

_ The waters of the U.S., including wetlands, on your property have been delineated and the delineation has been verified by the Corps. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, unless there is a change in law or our published regulations, may be relied upon for a period not to exceed five years from the date of this notification.

The waters of the U.S., including wetlands, have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on _____. Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

_ There are no waters of the U.S., to include wetlands, present on the above described property which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

_ The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Morehead City, NC, at (252) 808-2808 to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **Thomas Charles at (910) 251-4101 or thomas.p.charles@usace.army.mil**.

Basis For Determination: **This determination is only for the project area depicted Section 404/401 Delineation Preliminary Sketch, Beltway-Stroud Tract, DRG, PID#`s 9066438000, 731609153648000, 731609161556000, & 731609167703000, Beaufort, Carteret County, NC (85. Acres), dated 3/29/2022.**

D. Remarks: **The project area exhibits wetland criteria as described in the 1987 Corps Wetland Delineation Manual and appropriate Regional Supplement. This determination is based on information submitted by DRG and a desktop review by Thomas Charles (5/27/2022).**

E. Attention USDA Program Participants

SAW-2022-00844

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

F. Appeals Information for Approved Jurisdiction Determinations (as indicated in Section B. above)

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Mr. Philip A. Shannin
Administrative Appeal Review Officer
60 Forsyth Street SW, Floor M9
Atlanta, Georgia 30303-8803
AND
PHILIP.A.SHANNIN@USACE.ARMY.MIL

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **NA**
It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.

Corps Regulatory Official: Thomas Charles Digitally signed by Thomas Charles Date: 2022.06.01 09:17:41 -04'00'

Date of JD: **6/1/2022** Expiration Date: **N/A**

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at https://regulatory.ops.usace.army.mil/customer-service-survey/.

Copy Furnished:

Kim Williams /Section Manager
Davey Resource Group, Inc.
3805 Wrightsville Avenue, Suite 15, Wilmington, NC 28403

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: **Bertram Rental Properties LLC** **Bertie Eubanks Neely** **Pearl G West Trustee/Stroud Engineering**	File Number: **SAW-2022-00844**	Date: **6/1/2022**

SAW-2022-00844

Attached is:	See Section below
☐ INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
☐ PROFFERED PERMIT (Standard Permit or Letter of permission)	B
☐ PERMIT DENIAL	C
☐ APPROVED JURISDICTIONAL DETERMINATION	D
☒ PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

SAW-2022-00844

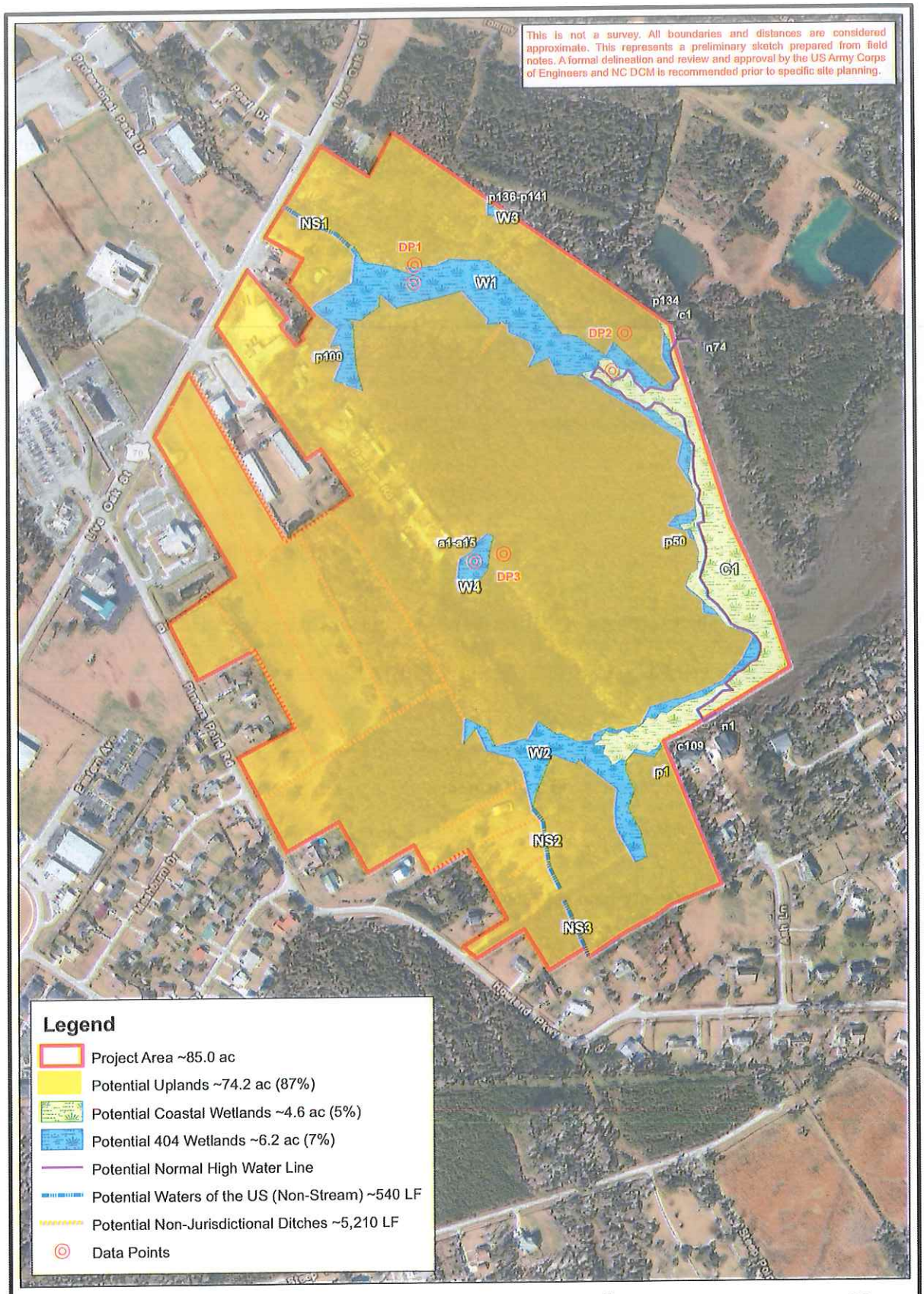
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)	
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.	
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:	
If you have questions regarding this decision and/or the appeal process you may contact: **District Engineer, Wilmington Regulatory Division, Attn:** **69 Darlington Ave** **Wilmington, NC 28403**	If you only have questions regarding the appeal process you may also contact: MR. PHILIP A. SHANNIN ADMINISTRATIVE APPEAL REVIEW OFFICER CESAD-PDS-O 60 FORSYTH STREET SOUTHWEST, FLOOR M9 ATLANTA, GEORGIA 30303-8803 PHONE: (404) 562-5136; FAX (404) 562-5138 EMAIL: PHILIP.A.SHANNIN@USACE.ARMY.MIL
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.	
_____ Signature of appellant or agent.	Date: / Telephone number:

For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, Attn: Thomas Charles, 69 Darlington Avenue, Wilmington, North Carolina 28403

For Permit denials, Proffered Permits and approved Jurisdictional Determinations send this form to:

Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Phillip Shannin, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Floor M9, Atlanta, GA 30303-8803
Phone: (404) 562-5136; EMAIL: PHILIP.A.SHANNIN@USACE.ARMY.MIL



L:\Wetlands\2021 Wetlands Files\DRGNCW21.274\Maps
Boundaries are approximate and not meant to be absolute.
Map Source: 2020 NC One Map Aerial Photography

Scale applies to 11X17" print.

Beltway-Stroud Tract Carteret County, NC 03/29/2022 DRGNCW21.274	DAVEY Resource Group 3805 Wrightsville Avenue Wilmington, NC 28403 (910) 452-0001	**Section 404/401 Delineation Preliminary Sketch (PJD Reference)**

From: Tony Ray t.ray@beaufortnc.org
Subject: RE: Salt Wynd Preserve Cul-de-Sac
Date: June 1, 2022 at 8:17 AM
To: George Stanziale GStanziale@stewartinc.com
Cc: Kyle Garner k.garner@beaufortnc.org, Beth Clifford beth@mahoganybayvillage.com, Josh Johnson jjohnson@stroudengineer.com , Todd Clark t.clark@beaufortnc.org

Good morning Mr. Stanziale,

The meeting we had in my office was in reference to the roadway and turn-around as it would pertain to the NC Fire Code and appendices adopted by the Town of Beaufort. Our discussion was centered around NC Fire Code and the length of roadway and the required turn around. At 750' or less the roadway proposed would be allowed by the NC Fire Code and as I said I could only speak for my Office and not for Planning or other Ordinances applicable to the Town of Beaufort.

As you have pointed out in the Subdivision Ordinance addresses roadway lengths greater than 500' and in no way does my Office have authority to make assumptions.

Thank you for your inquiry,

Chief Tony Ray
Beaufort Fire Department

From: George Stanziale <GStanziale@stewartinc.com>
Sent: Tuesday, May 31, 2022 3:16 PM
To: Tony Ray <t.ray@beaufortnc.org>
Cc: Kyle Garner <k.garner@beaufortnc.org>; Beth Clifford <beth@mahoganybayvillage.com>; Josh Johnson <jjohnson@stroudengineer.com>
Subject: Salt Wynd Preserve Cul-de-Sac

Good afternoon Tony,

I hope you are well and had a wonderful holiday weekend.

I wanted to circle back with you on the attached Cul-de-Sac at Salt Wynd Preserve that we discussed a couple of weeks ago at length.

I have heard from Kyle Garner that you and he had a conversation about length and that you all will not approve a length of more than 500 feet.
I was understanding when we met that you had no issue with our

proposed 750 foot length as long as we had a 100 foot turn around.

If you recall, this tract is bound to the north by our property line and to the south by wetlands. We do not want to cross wetlands to access the property as that would not be environmentally responsible. Section 9.16 of the Subdivision Ordinance says that lengths greater than 500 feet are acceptable if necessitated by topography. I would assume this would include topography that results in wetlands.

Can you please clarify for me your conversation with Kyle and your decision that we not exceed 500 feet in length? We are providing at least a 100 foot turnaround.
I would greatly appreciate it.

Warm regards,
George

George Stanziale Jr., FASLA
Chairman

STEWART
STRONGER BY DESIGN

Direct 919.866.4797
Office 919.380.8750
Mobile 919.949.7482

223 S. West Street, Suite 1100, Raleigh, NC 27603

Visit us at www.stewartinc.com

SALT WYND PRESERVE

PHASE TWO

BEAUFORT, CARTERET COUNTY, NORTH CAROLINA



VICINITY MAP

SCALE: 1"=400'

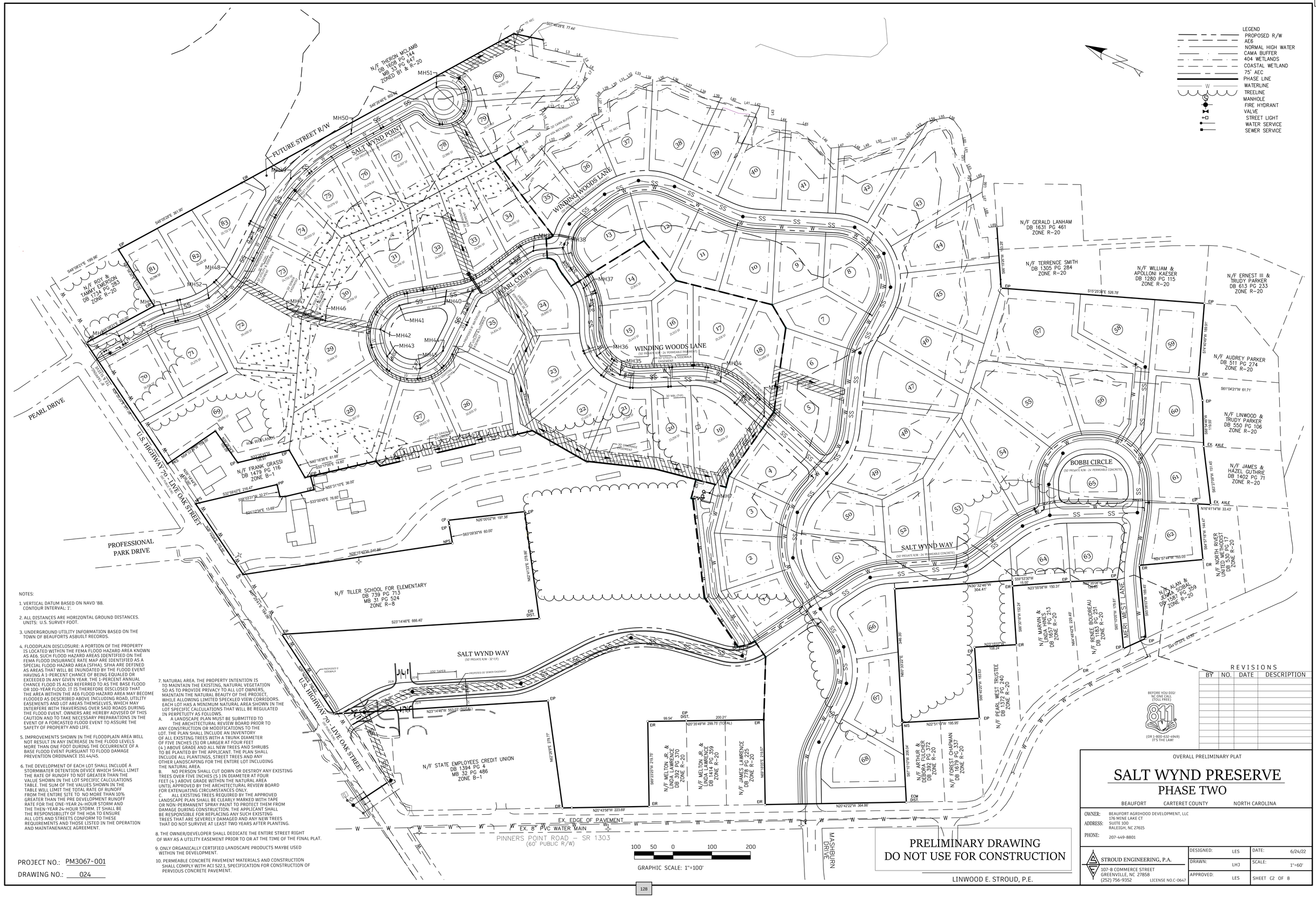
SHEET INDEX	
SHEET C1	COVERSHEET/SHEET INDEX
SHEET C2	OVERALL PRELIMINARY PLAT
SHEET C3	PRELIMINARY PLAT
SHEET C4	WINDING WOODS PLAN & PROFILE
SHEET C5	PEARL COURT PLAN & PROFILE
SHEET C6	SALT WYND POINT PLAN & PROFILE
SHEET C7	WATER DETAILS
SHEET C8	SEWER DETAILS
SHEET D1	DRAINAGE PLAN
SHEET D2	DRAINAGE AREA PLAN
SHEET D3	DRAINAGE DETAILS
SHEET E1	STREET LIGHTING PLAN

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352 LICENSE NO.C-0647

PROJECT NO.: PM3067-001
DRAWING NO.: 023



NOTES:

1. VERTICAL DATUM BASED ON NAVD '88. CONTOUR INTERVAL: 1'.

2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: U.S. SURVEY FOOT.

3. UNDERGROUND UTILITY INFORMATION BASED ON THE TOWN OF BEAUFORTS ASBUILT RECORDS.

4. FLOODPLAIN DISCLOSURE: A PORTION OF THE PROPERTY IS LOCATED WITHIN THE FEMA FLOOD HAZARD AREA KNOWN AS AE6. SUCH FLOOD HAZARD AREAS IDENTIFIED ON THE FEMA FLOOD INSURANCE RATE MAP ARE IDENTIFIED AS A SPECIAL FLOOD HAZARD AREA (SFHA). SFHA ARE DEFINED AS AREAS THAT WILL BE INUNDATED BY THE FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE BASE FLOOD OR 100-YEAR FLOOD. IT IS THEREFORE DISCLOSED THAT THE AREA WITHIN THE AE6 FLOOD HAZARD AREA MAY BECOME FLOODED AS DESCRIBED ABOVE INCLUDING ROAD, UTILITY EASEMENTS AND LOT AREAS THEMSELVES, WHICH MAY INTERFERE WITH TRAVERSING OVER SAID ROADS DURING THE FLOOD EVENT. OWNERS ARE HEREBY ADVISED OF THIS CAUTION AND TO TAKE NECESSARY PREPARATIONS IN THE EVENT OF A FORCASTED FLOOD EVENT TO ASSURE THE SAFETY OF PROPERTY AND LIFE.

5. IMPROVEMENTS SHOWN IN THE FLOODPLAIN AREA WILL NOT RESULT IN ANY INCREASE IN THE FLOOD LEVELS MORE THAN ONE FOOT DURING THE OCCURRENCE OF A BASE FLOOD EVENT PURSUANT TO FLOOD DAMAGE PREVENTION ORDINANCE 151.44/45.

6. THE DEVELOPMENT OF EACH LOT SHALL INCLUDE A STORMWATER DETENTION DEVICE WHICH SHALL LIMIT THE RATE OF RUNNOFF TO NOT GREATER THAN THE VALUE SHOWN IN THE LOT SPECIFIC CALCULATIONS TABLE. THE SUM OF THE VALUES SHOWN IN THE TABLE WILL LIMIT THE TOTAL RATE OF RUNOFF FROM THE ENTIRE SITE TO NO MORE THAN 10% GREATER THAN THE PRE DEVELOPMENT RUNOFF RATE FOR THE ONE-YEAR 24-HOUR STORM AND THE THEN-YEAR 24-HOUR STORM. IT SHALL BE THE RESPONSIBILITY OF THE HOA TO ENSURE ALL LOTS AND STREETS CONFORM TO THESE REQUIREMENTS AND THOSE LISTED IN THE OPERATION AND MAINTENANCE AGREEMENT.

7. NATURAL AREA. THE PROPERTY INTENTION IS TO MAINTAIN THE EXISTING, NATURAL VEGETATION SO AS TO PROVIDE PRIVACY TO ALL LOT OWNERS, MAINTAIN THE NATURAL BEAUTY OF THE PROJECT, WHILE ALLOWING LIMITED SPECKLED VIEW CORRIDORS. EACH LOT HAS A MINIMUM NATURAL AREA SHOWN IN THE LOT SPECIFIC CALCULATIONS THAT WILL BE REGULATED IN PERPETUITY AS FOLLOWS.
A. A LANDSCAPE PLAN MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW BOARD PRIOR TO ANY CONSTRUCTION OR MODIFICATIONS TO THE LOT. THE PLAN SHALL INCLUDE AN INVENTORY OF ALL EXISTING TREES WITH A TRUNK DIAMETER OF FIVE INCHES (5) OR LARGER AT FOUR FEET (4) ABOVE GRADE AND ALL NEW TREES AND SHRUBS TO BE PLANTED BY THE APPLICANT. THE PLAN SHALL INCLUDE ALL PLANTINGS, STREET TREES AND ANY OTHER LANDSCAPING FOR THE ENTIRE LOT INCLUDING THE NATURAL AREA.
B. NO PERSON SHALL CUT DOWN OR DESTROY ANY EXISTING TREES OVER FIVE INCHES (5) IN DIAMETER AT FOUR FEET (4) ABOVE GRADE WITHIN THE NATURAL AREA UNTIL APPROVED BY THE ARCHITECTURAL REVIEW BOARD FOR EXTENUATING CIRCUMSTANCES ONLY.
C. ALL EXISTING TREES REQUIRED BY THE APPROVED LANDSCAPE PLAN SHALL BE CLEARLY MARKED WITH TAPE OR NON-PERMANENT SPRAY PAINT TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY SUCH EXISTING TREES THAT ARE SEVERELY DAMAGED AND ANY NEW TREES THAT DO NOT SURVIVE AT LEAST TWO YEARS AFTER PLANTING.

8. THE OWNER/DEVELOPER SHALL DEDICATE THE ENTIRE STREET RIGHT OF WAY AS A UTILITY EASEMENT PRIOR TO OR AT THE TIME OF THE FINAL PLAT.

9. ONLY ORGANICALLY CERTIFIED LANDSCAPE PRODUCTS MAYBE USED WITHIN THE DEVELOPMENT.

10. PERMEABLE CONCRETE PAVEMENT MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ACI 522.1, SPECIFICATION FOR CONSTRUCTION OF PERVIOUS CONCRETE PAVEMENT.

PROJECT NO.: PM3067-001

DRAWING NO.: 024

REVISIONS

BY	NO.	DATE	DESCRIPTION

BEFORE YOU DIG! NC ONE CALL (TOLL FREE) 811 (OR 1-800-632-4949) IT'S THE LAW!

OVERALL PRELIMINARY PLAT

SALT WYND PRESERVE
PHASE TWO

BEAUFORT CARTERET COUNTY NORTH CAROLINA

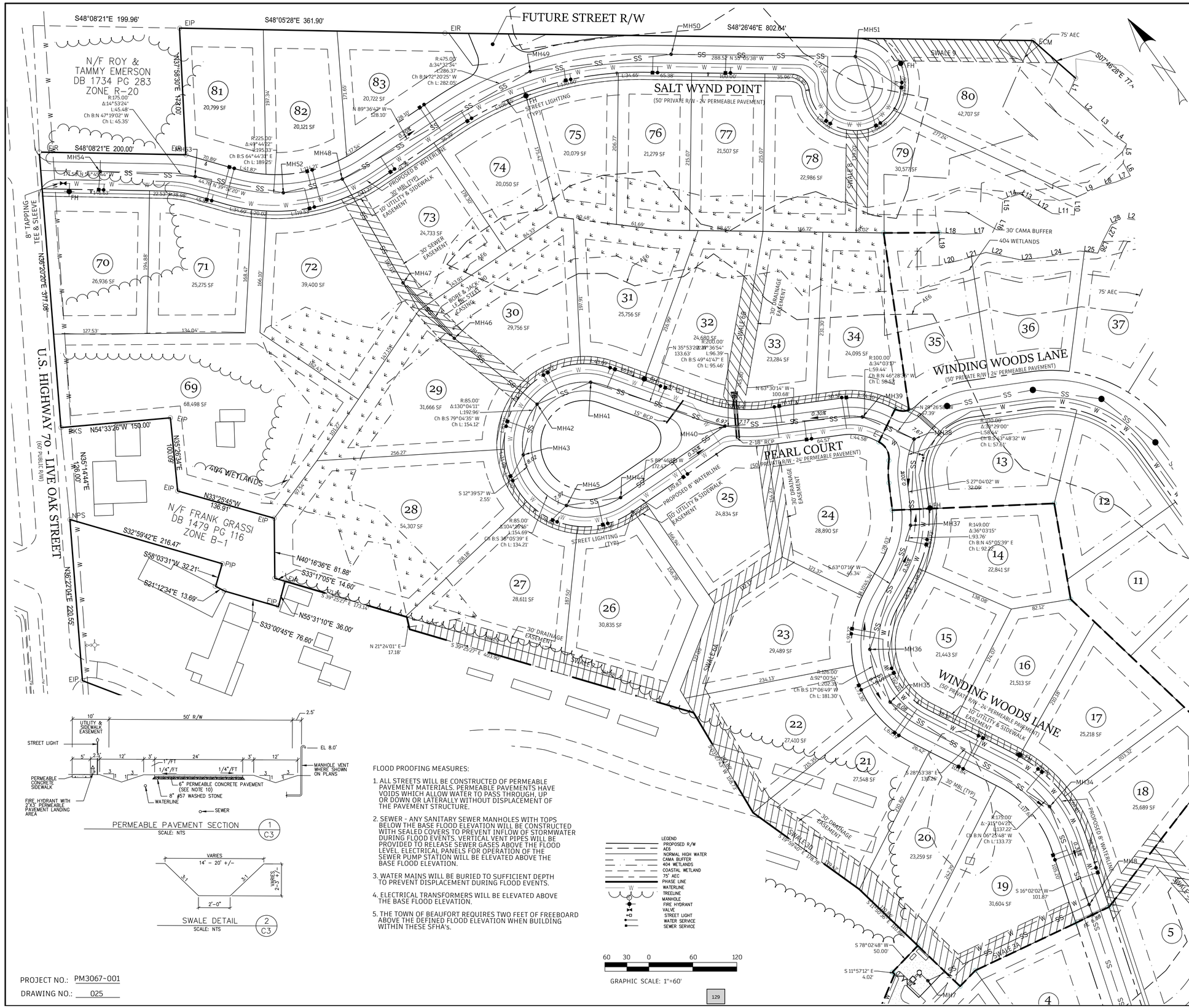
OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC
ADDRESS: 176 MINE LAKE CT SUITE 100 RALEIGH, NC 27615
PHONE: 207-449-8801

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352 LICENSE NO.C-0647

DESIGNED:	LES	DATE:	6/24/22
DRAWN:	LHJ	SCALE:	1"=60'
APPROVED:	LES	SHEET	C2 OF 8



SITE CALCULATIONS

TOTAL AREA IN TOTAL TRACT TO BE SUBDIVIDED	1,181,806 SF
TOTAL AREA IN PARKS AND OTHER NON-RESIDENTIAL USE	41,473 SF
TOTAL MAXIMUM BUILT-UPON AREA	12 %
TOTAL NUMBER OF PARCELS CREATED	36
LINEAR FEET IN STREETS	2,919
ZONING	R-20

Lot	Gross Lot Area	Building Envelope	Natural Area (minimum)	Built-upon Area (maximum)	Building within Area of Environmental Concern	AE6 Floodplain
14	22,841	12,630	11,421	4,000	N/A	No
15	21,443	10,705	10,722	4,000	N/A	No
16	21,513	11,765	10,757	4,000	N/A	No
17	25,218	13,940	12,609	4,000	N/A	No
18	25,689	13,531	12,845	4,000	N/A	No
19	31,604	18,213	15,802	4,000	N/A	No
20	23,259	12,386	11,630	4,000	N/A	No
21	27,548	15,641	13,774	4,000	N/A	No
22	27,410	15,589	13,705	4,000	N/A	No
23	29,489	16,492	14,745	4,000	N/A	No
24	28,890	15,348	14,445	4,000	N/A	No
25	24,834	13,203	12,417	4,000	N/A	No
26	30,835	18,128	15,418	4,000	N/A	No
27	28,611	15,045	14,306	4,000	N/A	No
28	54,307	18,255	27,154	4,000	N/A	No
29	31,666	15,606	15,833	4,000	N/A	No
30	29,756	12,300	14,878	4,000	N/A	Yes
31	25,756	11,065	12,878	4,000	N/A	Yes
32	24,680	11,152	12,340	4,000	N/A	Yes
33	23,284	9,853	11,642	3,800	N/A	Yes
34	24,095	9,174	12,048	4,000	N/A	Yes
69	32,101	18,890	16,051	3,000	N/A	No
70	48,598	31,495	24,299	4,500	N/A	No
71	43,131	17,009	21,566	4,000	N/A	No
72	24,733	11,542	12,367	3,500	N/A	Yes
73	20,050	8,102	10,025	3,500	N/A	Yes
74	20,079	7,703	10,040	3,500	N/A	Yes
75	21,279	8,557	10,640	4,500	N/A	Yes
76	21,507	9,613	10,754	4,500	N/A	Yes
77	22,986	9,651	11,493	4,500	N/A	Yes
78	30,577	6,727	15,289	4,500	Yes	Yes
79	42,707	12,966	21,354	4,500	Yes	Yes
80	20,799	10,648	10,400	4,500	N/A	No
81	20,121	10,267	10,061	4,500	N/A	No
82	24,959	8,128	12,480	4,500	N/A	No
Non-residential	41,743			0		
ROW	163,708			0		
Total	1,181,806		488,178	141,800		

PERMEABLE PAVEMENT SECTION — SCALE: NTS — 1 / C3

SWALE DETAIL — SCALE: NTS — 2 / C3

FLOOD PROOFING MEASURES:

1. ALL STREETS WILL BE CONSTRUCTED OF PERMEABLE PAVEMENT MATERIALS. PERMEABLE PAVEMENTS HAVE VOIDS WHICH ALLOW WATER TO PASS THROUGH, UP OR DOWN OR LATERALLY WITHOUT DISPLACEMENT OF THE PAVEMENT STRUCTURE.
2. SEWER - ANY SANITARY SEWER MANHOLES WITH TOPS BELOW THE BASE FLOOD ELEVATION WILL BE CONSTRUCTED WITH SEALED COVERS TO PREVENT INFLOW OF STORMWATER DURING FLOOD EVENTS. VERTICAL VENT PIPES WILL BE PROVIDED TO RELEASE SEWER GASES ABOVE THE FLOOD LEVEL. ELECTRICAL PANELS FOR OPERATION OF THE SEWER PUMP STATION WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
3. WATER MAINS WILL BE BURIED TO SUFFICIENT DEPTH TO PREVENT DISPLACEMENT DURING FLOOD EVENTS.
4. ELECTRICAL TRANSFORMERS WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
5. THE TOWN OF BEAUFORT REQUIRES TWO FEET OF FREEBOARD ABOVE THE DEFINED FLOOD ELEVATION WHEN BUILDING WITHIN THESE SFHA'S.

LEGEND
PROPOSED R/W
AE6
NORMAL HIGH WATER
CAMA BUFFER
404 WETLANDS
COASTAL WETLAND
75' AEC
PHASE LINE
WATERLINE
TREELINE
MANHOLE
FIRE HYDRANT
VALVE
STREET LIGHT
WATER SERVICE
SEWER SERVICE

60 30 0 60 120
GRAPHIC SCALE: 1"=60'

PROJECT NO.: PM3067-001
DRAWING NO.: 025

129

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.

REVISIONS

BY	NO.	DATE	DESCRIPTION

BEFORE YOU DIG! NC ONE CALL (TOLL FREE) 811 (OR 1-800-632-4949) IT'S THE LAW!

PRELIMINARY PLAT

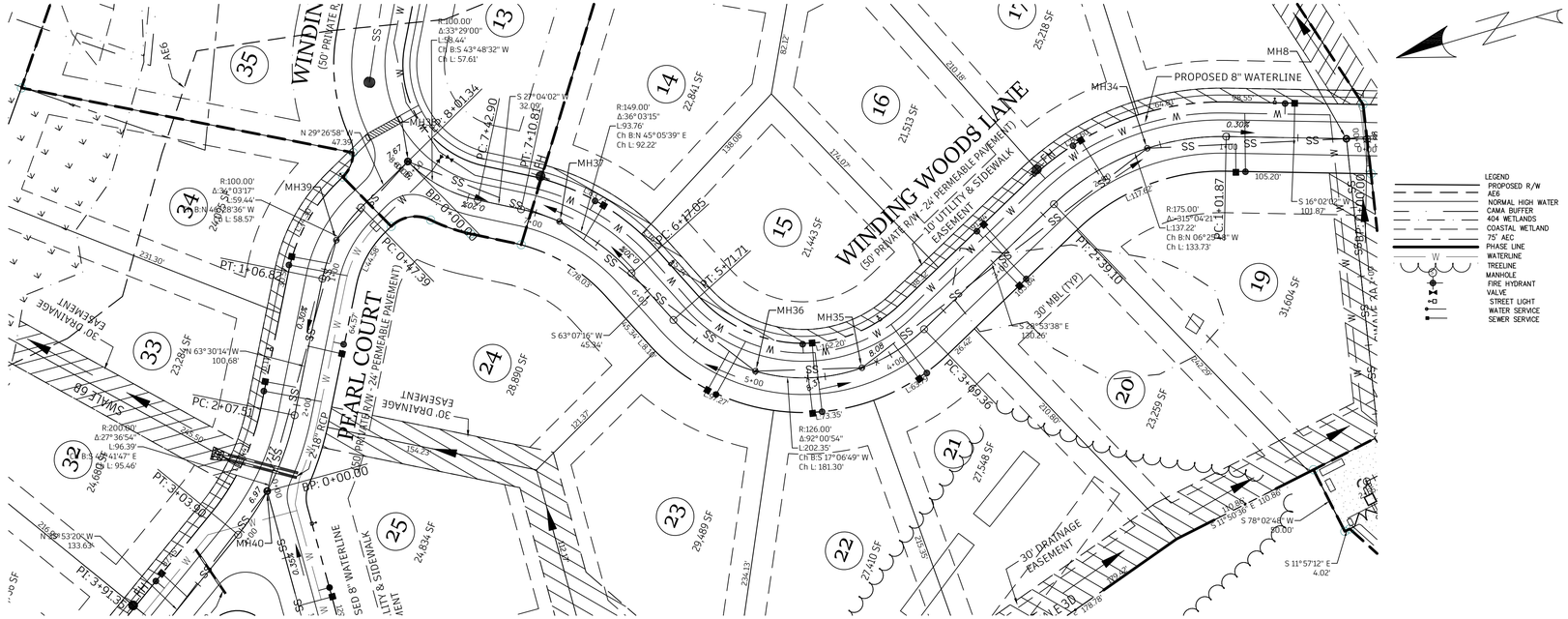
SALT WYND PRESERVE
PHASE TWO

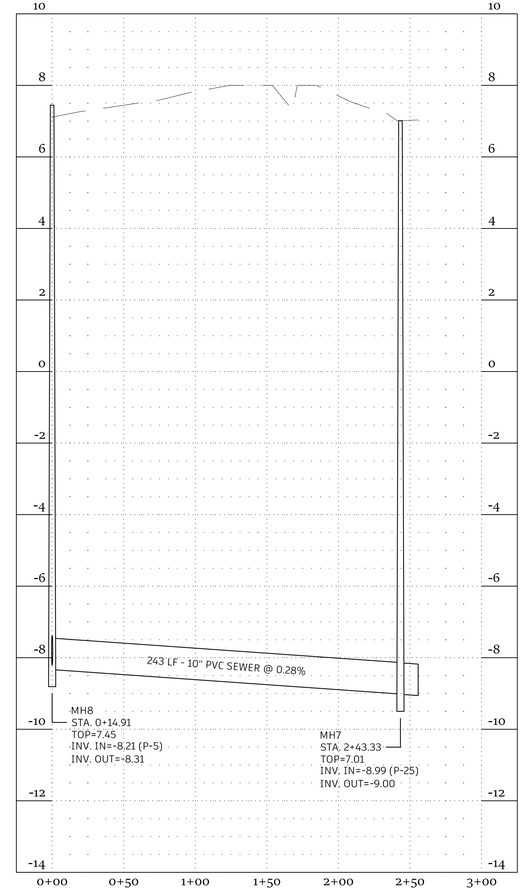
BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC
ADDRESS: 176 MINE LAKE CT SUITE 100 RALEIGH, NC 27615
PHONE: 207-449-8801

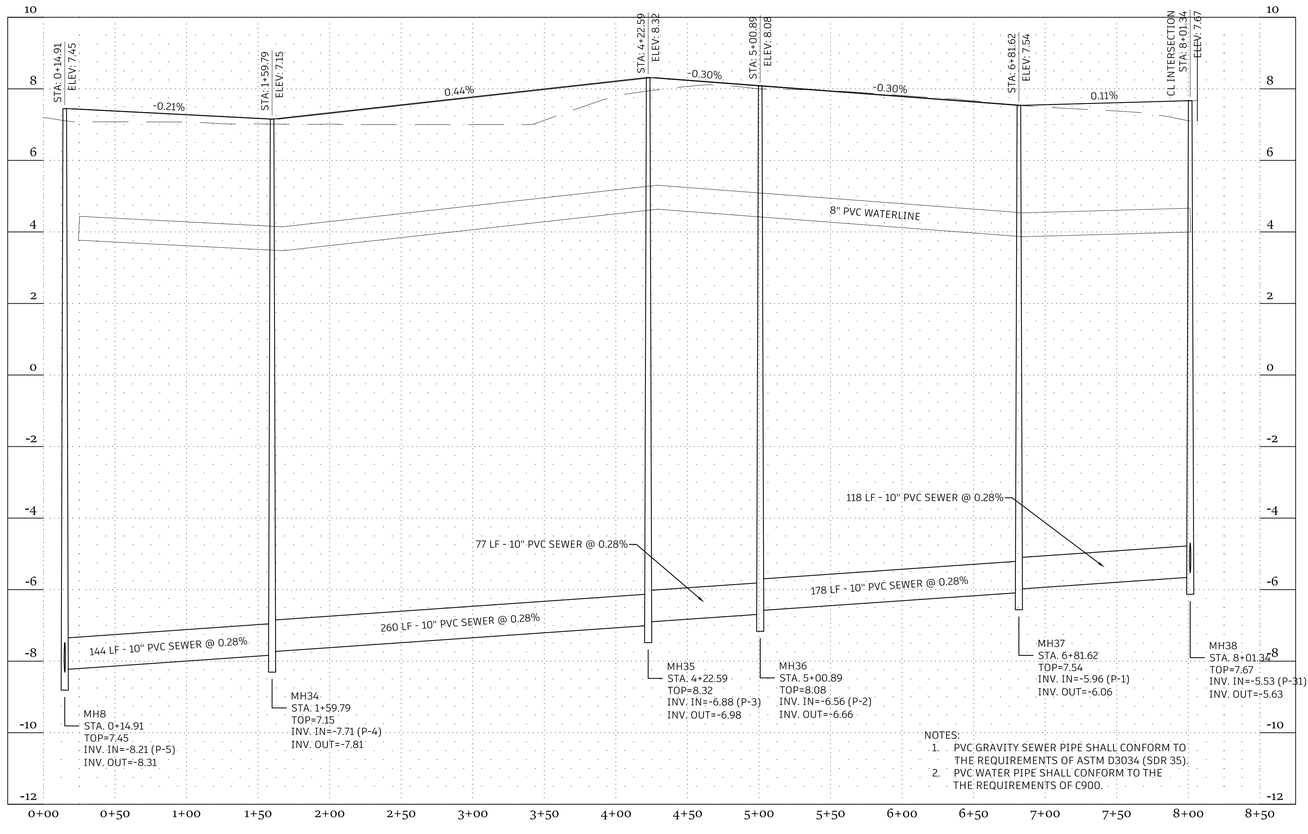
STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352 LICENSE NO.C-0647

DESIGNED:	LES	DATE:	6/24/22
DRAWN:	LHJ	SCALE:	1"=60'
APPROVED:	LES	SHEET	C3 OF 8





PUMP STATION



NOTES:
1. PVC GRAVITY SEWER PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (SDR 35).
2. PVC WATER PIPE SHALL CONFORM TO THE THE REQUIREMENTS OF C900.

WINDING WOODS

50 25 0 50 100

GRAPHIC SCALE: 1"=50'

BEFORE YOU DIG! NC ONE CALL TOLL FREE! 811 (OR 1-800-632-4949) IT'S THE LAW!

REVISIONS

BY	NO.	DATE	DESCRIPTION

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.

WINDING WOODS PLAN & PROFILE

SALT WYND PRESERVE
PHASE TWO

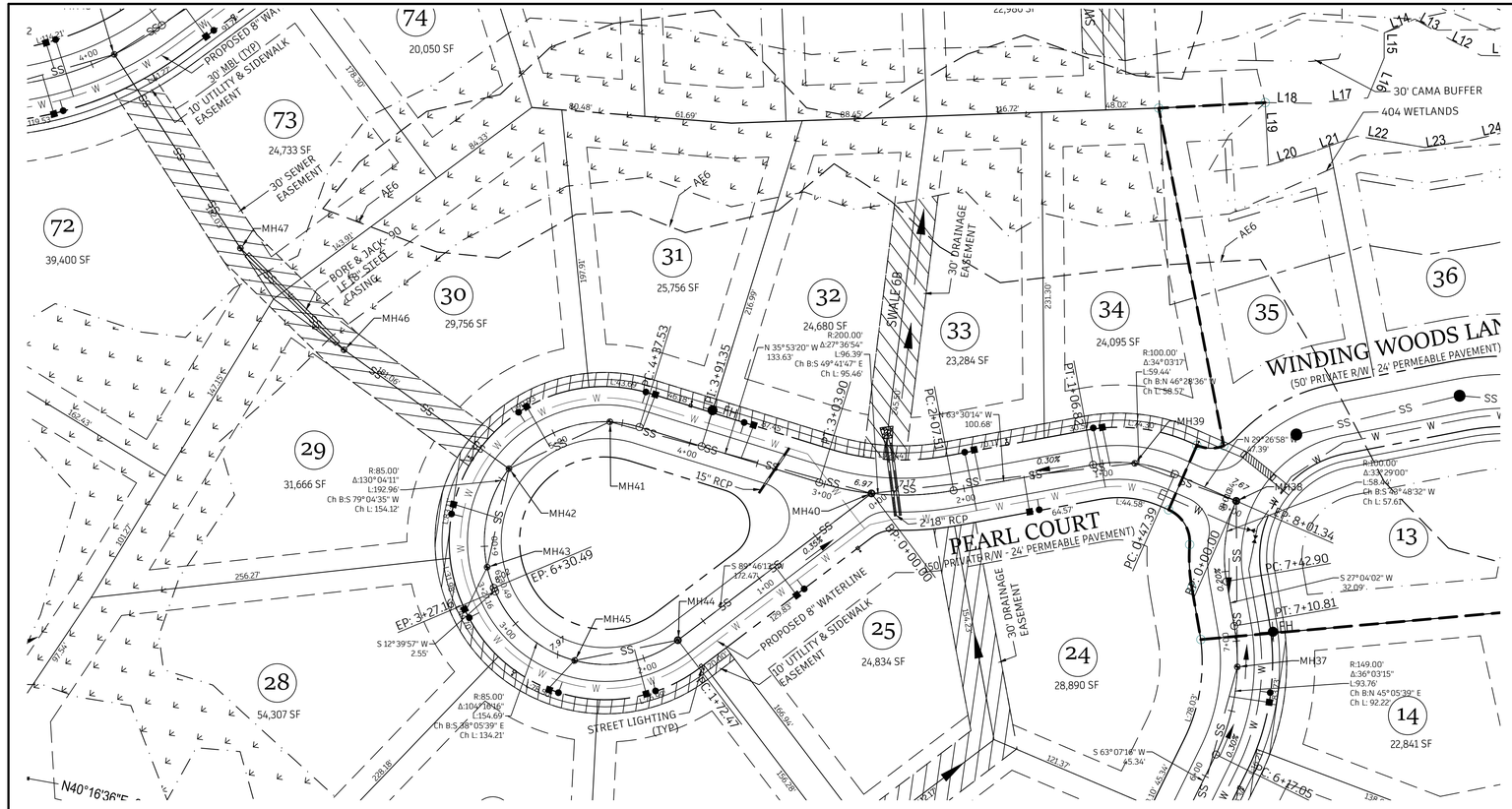
BEAUFORT CARTERET COUNTY NORTH CAROLINA

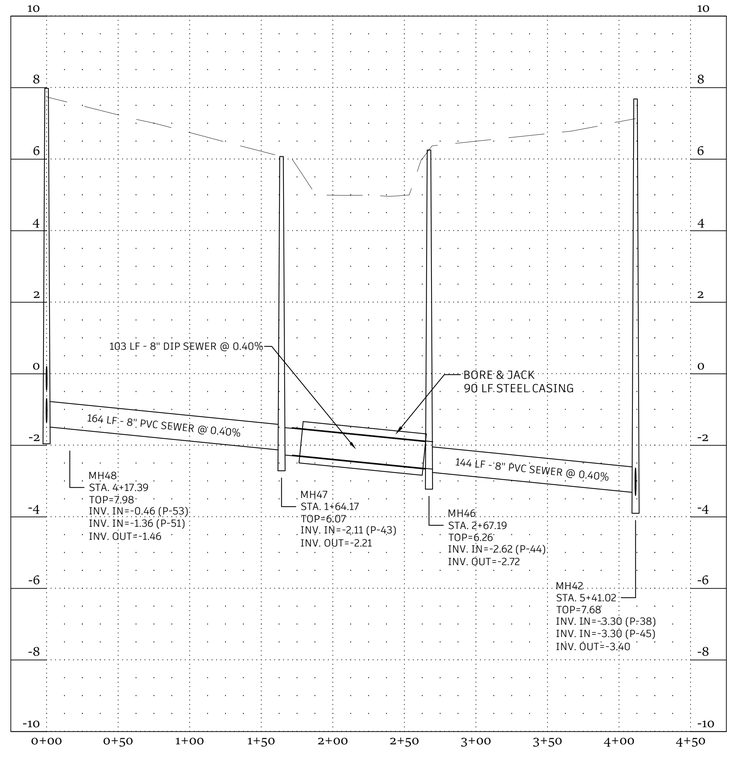
OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC
ADDRESS: 176 MINE LAKE CT SUITE 100 RALEIGH, NC 27615
PHONE: 207-449-8801

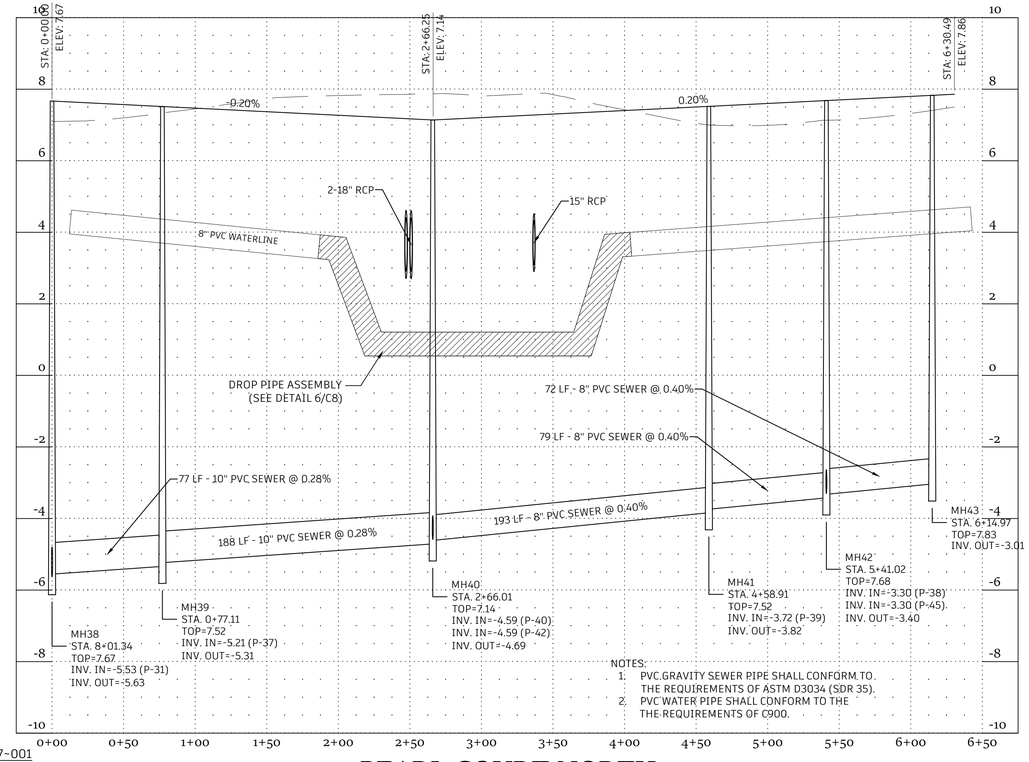
STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352
LICENSE NO.C-0647

DESIGNED:	LES	DATE:	6/24/22
DRAWN:	LHJ	SCALE:	H: 1"=50' V: 1"=2'
APPROVED:	LES	SHEET	C4 OF 8

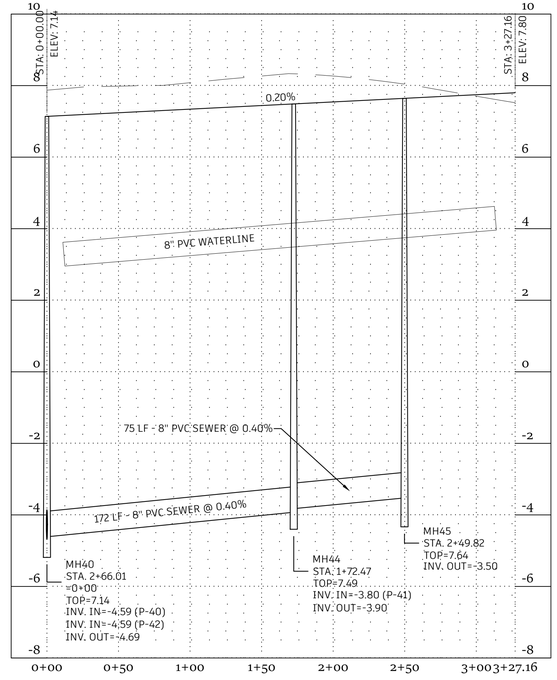
PROJECT NO.: PM3067-001
DRAWING NO.: 026







PEARL COURT NORTH



PEARL COURT SOUTH

LEGEND
- PROPOSED R/W
- AE6
- NORMAL HIGH WATER
- CAMA BUFFER
- 404 WETLANDS
- COASTAL WETLAND
- 75' AEC
- PHASE LINE
- WATERLINE
- TREELINE
- MANHOLE
- FIRE HYDRANT
- VALVE
- STREET LIGHT
- WATER SERVICE
- SEWER SERVICE

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.

BEFORE YOU DIG! NC ONE CALL (TOLL FREE) 811 (OR 1-800-632-4949) IT'S THE LAW!

REVISIONS

BY	NO.	DATE	DESCRIPTION

50 25 0 50 100
GRAPHIC SCALE: 1"=50'

PEARL COURT PLAN & PROFILE

SALT WYND PRESERVE
PHASE TWO

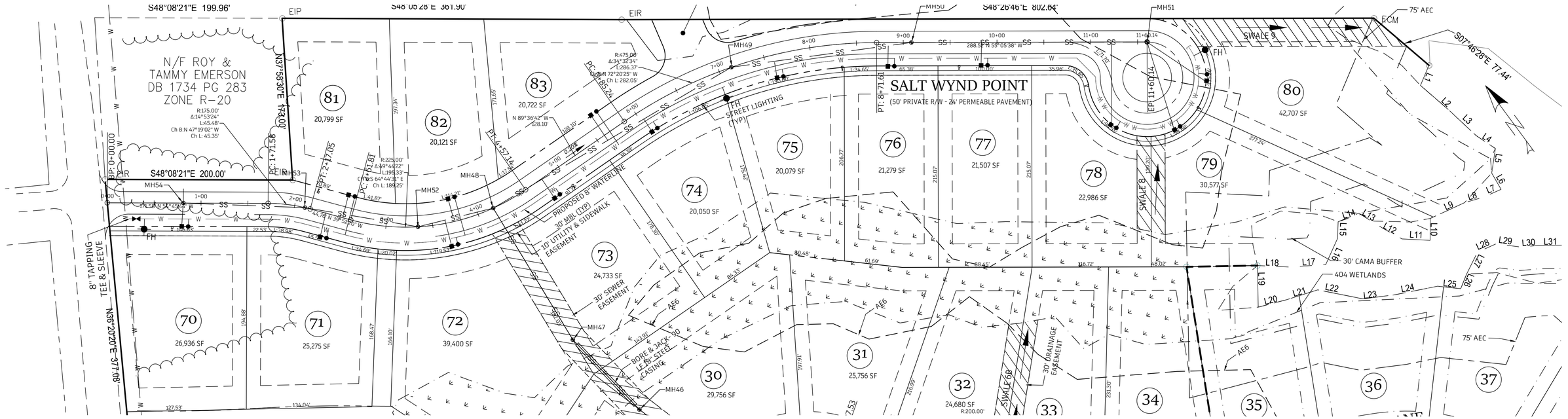
BEAUFORT CARTERET COUNTY NORTH CAROLINA

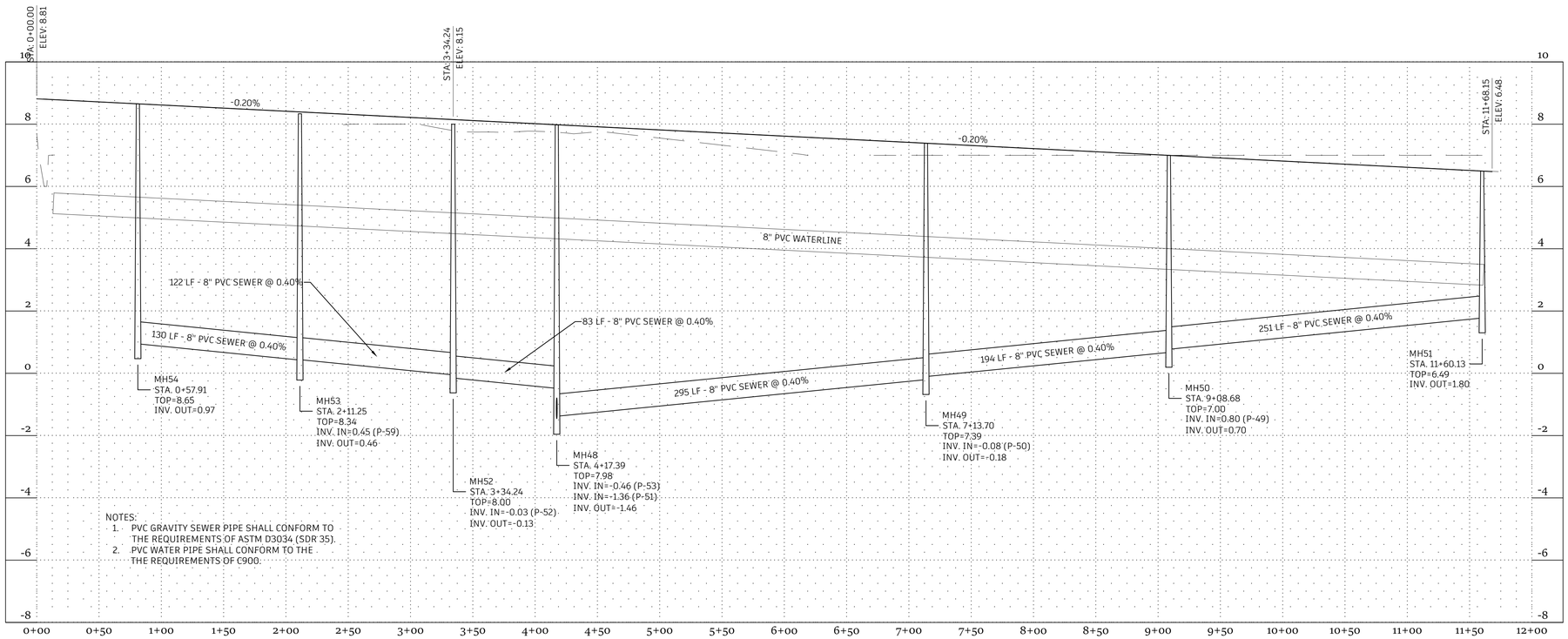
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DESIGNED:	LES	DATE:	6/24/22
DRAWN:	LHJ	SCALE:	H: 1"=50' V: 1"=2'
APPROVED:	LES	SHEET	C5 OF 8

PROJECT NO.: PM3067-001
DRAWING NO.: 027





NOTES:
1. PVC GRAVITY SEWER PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (SDR 35).
2. PVC WATER PIPE SHALL CONFORM TO THE THE REQUIREMENTS OF C900.

SALT WYND POINT

LEGEND
- PROPOSED R/W
- AE6
- NORMAL HIGH WATER
- CAMA BUFFER
- 404 WETLANDS
- COASTAL WETLAND
- 75' AEC
- PHASE LINE
- WATERLINE
- TREELINE
- MANHOLE
- FIRE HYDRANT
- VALVE
- STREET LIGHT
- WATER SERVICE
- SEWER SERVICE

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REVISIONS

BY	NO.	DATE	DESCRIPTION

SALT WYND POINT PLAN & PROFILE

SALT WYND PRESERVE
PHASE TWO

BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC
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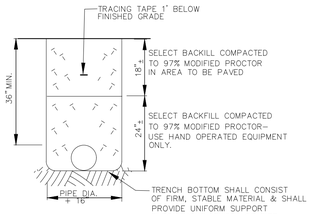
DESIGNED:	LES	DATE:	6/24/22
DRAWN:	LHJ	SCALE:	H: 1"=50' V: 1"=2'
APPROVED:	LES	SHEET	C6 OF 8

PROJECT NO.: PM3067-001
DRAWING NO.: 028

50 25 0 50 100
GRAPHIC SCALE: 1"=50'

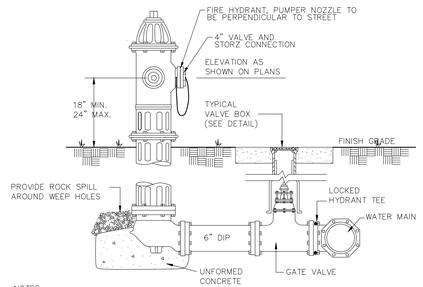
PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.



WATER PIPE TRENCH DETAIL — 1 / C7

SCALE: NTS



NOTES:

1. SLOPE TOP OF CONCRETE TO PROVIDE DRAINAGE FROM HYDRANT DRAIN.
2. PIPE AND FITTINGS SHALL BE RESTRAINED WITH GRIP RINGS.

FIRE HYDRANT INSTALLATION DETAIL — 2 / C7

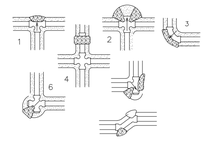
RESULTANT THRUST AT FITTING AT 150 PSI WATER PRESSURE

TOTAL POUNDS					
NOM. PIPE DIA.	DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	2,700	3,800	2,100	1,100	530
6"	5,600	8,000	4,300	2,200	1,100
8"	9,700	13,600	7,400	3,800	1,900
10"	14,500	20,500	11,100	5,700	2,900
12"	20,500	29,000	15,700	8,000	4,000
14"	27,600	39,000	21,100	11,000	5,400
16"	35,700	50,400	27,300	14,000	7,000
18"	44,800	63,400	34,400	17,500	8,800
20"	55,000	77,800	42,100	21,500	10,800
24"	78,500	111,000	60,000	31,600	15,400
30"	120,600	170,600	92,300	47,100	23,600
36"	172,800	244,400	132,300	67,500	33,900
42"	233,300	330,000	178,600	91,000	45,700
48"	304,000	430,000	232,700	118,600	59,600
54"	384,100	543,200	294,000	149,000	75,300

SOIL	BEARING LOAD (LB/SQ.FT.)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000

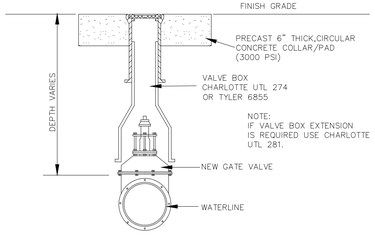
TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUES OF THE SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOIL ARE LISTED IN TABLE.

NO RESPONSIBILITY CAN BE ASSUMED FOR THE ACCURACY OF THE DATA IN THIS TABLE DUE TO THE WIDE VARIATION OF BEARING LOAD CAPABILITIES FOR EACH SOIL TYPE.



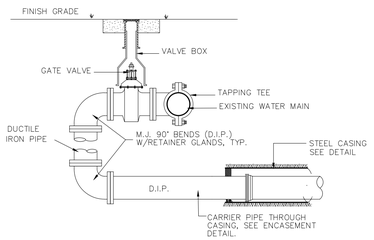
1. THRU LINE CONNECTION, TEE
2. THRU LINE CONNECTION, CROSS USED AS TEE
3. DIRECTION CHANGE, ELBOW
4. CHANGE LINE SIZE, REDUCER
5. DIRECTION CHANGE, TEE USED AS ELBOW
6. DIRECTION CHANGE, CROSS USED AS ELBOW
7. DIRECTION CHANGE

THRUST BLOCKING DETAIL — 3 / C7



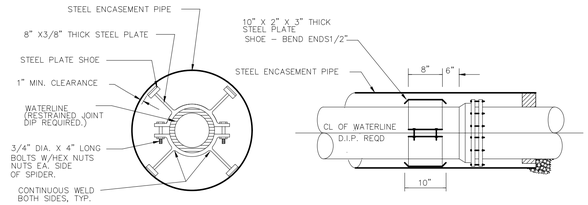
GATE VALVE & BOX — 4 / C7

SCALE: NTS



BACKSIDE TAP DETAIL — 5 / C7

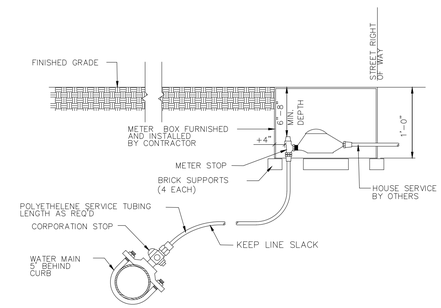
SCALE: NTS



NOTE:
1.BACKSIDE TAPPING OF EXISTING MAIN SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION OF TAP.
2.THE CARRIER PIPE THROUGH THE CASING SHALL BE RESTRAINED JOINT DIP.

ENCASEMENT DETAIL — 6 / C7

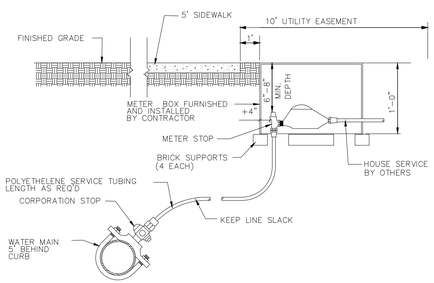
SCALE: NTS



NOTES:

1. SERVICE SADDLES SHALL BE USED ON ALL WATER LINES 4" AND SMALLER IN DIAMETER.
2. SERVICE SADDLES SHALL ALSO BE USED ON 6" AND LARGER PVC WATER MAINS WHICH DO NOT MEET THE REQUIREMENTS OF AWWA C-900, CLASS 150.
3. MINIMUM COVER OVER SERVICE LINES SHALL BE 24"

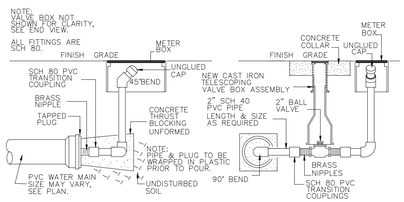
TYPICAL 1" WATER SERVICE WITHOUT SIDEWALK — 7 / C7



NOTES:

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2. SERVICE SADDLES SHALL ALSO BE USED ON 6" AND LARGER PVC WATER MAINS WHICH DO NOT MEET THE REQUIREMENTS OF AWWA C-900, CLASS 150.
3. MINIMUM COVER OVER SERVICE LINES SHALL BE 24"

TYPICAL 1" WATER SERVICE WITH SIDEWALK — 8 / C7



2" BLOW OFF DETAIL — 9 / C7

SCALE: NTS

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REVISIONS

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PRELIMINARY DRAWING
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LINWOOD E. STROUD, P.E.

WATER DETAILS

SALT WYND PRESERVE
PHASE TWO

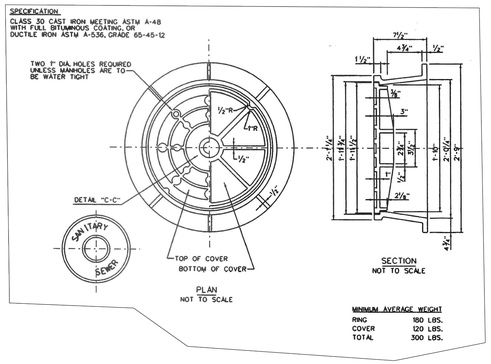
BEAUFORT CARTERET COUNTY NORTH CAROLINA

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DESIGNED:	LES	DATE:	6/24/22
DRAWN:	LHJ	SCALE:	NTS
APPROVED:	LES	SHEET	C7 OF 8

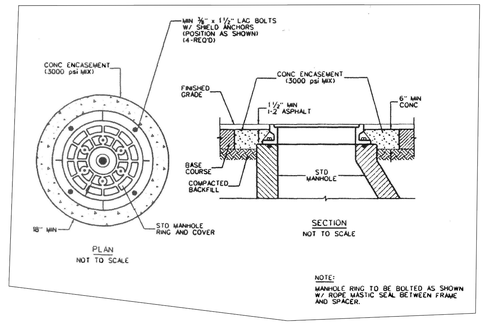
PROJECT NO.: PM3067-001
DRAWING NO.: 030



MANHOLE RING & COVER

SCALE: NTS

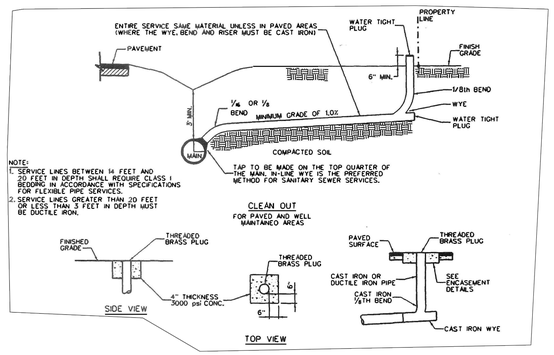
1 C8



MANHOLE RING & COVER
INSTALLATION IN PAVEMENT AREAS

SCALE: NTS

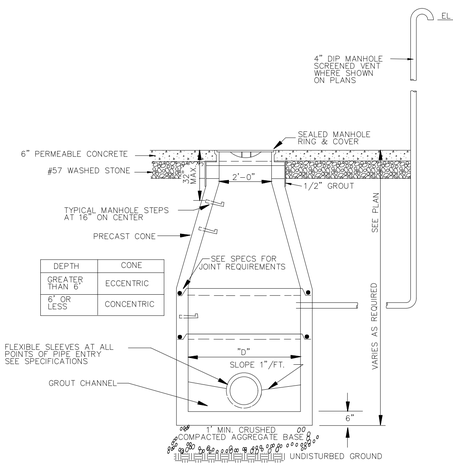
2 C8



SANITARY SEWER TAP & SERVICE

SCALE: NTS

3 C8



DEPTH	CONE
GREATER THAN 6'	ECCENTRIC
6' OR LESS	CONCENTRIC

- WHEN INSTALLED IN PAVEMENT MANHOLE TOP SHALL BE FLUSH WITH THE FINISHED PAVEMENT.
- THE DISTANCE FROM THE TOP OF MANHOLE RING AND COVER AND FINISHED GRADE MAY VARY WIDELY. SEE PLAN.
- EXTEND PIPE INSIDE MANHOLE WALL MAX 2", AT CLOSEST POINT.
- MIN. (1) GRADE RING REQ'D IN NON-PAVED AREAS. IN PAVEMENT GRADE RING NOT REQ'D EXCEPT AS NECESSARY TO MEET FINISHED ELEVATION.
- NO MORE THAN 2-4" GRADE RINGS SHALL BE INSTALLED.

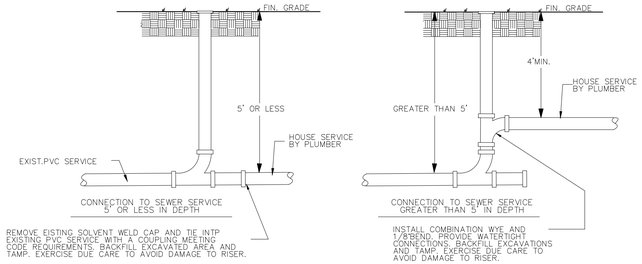
PIPE SIZE	"D"
LESS THAN 20"	4'
20" OR GREATER	5'
30" OR GREATER	6'

TYPICAL MANHOLE DETAIL

SCALE: NTS

4 C8

NOTE:
ALL PIPING AND FITTINGS SHALL BE SCH.40 PVC-DWV SEWER SERVICE PIPE (ASTM D-2665, D-1765)



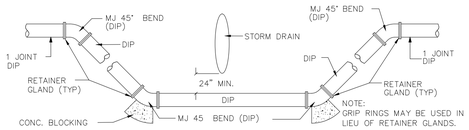
SEWER SERVICE CONNECTION DETAIL

SCALE: NTS

5 C8

NOTES:

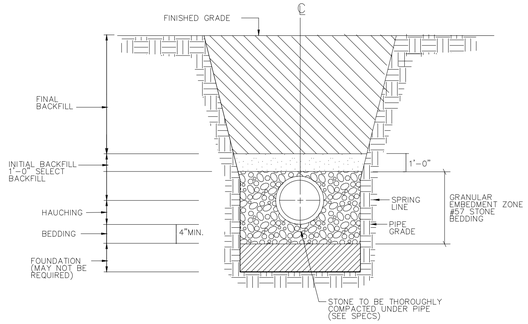
1. PLACE CONC. BLOCKING SUCH THAT IT WILL NOT INTERFERE WITH REMOVAL OF BOLTS.
2. PIPE DIAMETER GREATER THAN 12" SEE T.O.W. ENGINEERING DEPT.
3. PIPE LENGTHS SHALL BE AS REQUIRED TO CONSTRUCT CROSSING. ALL INTERNAL JOINTS TO BE RESTRINED.



STORM DRAIN & SEWER CROSSING DETAIL

SCALE: NTS

6 C8



SEWER TRENCH DETAIL

SCALE: NTS

7 C8

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REVISIONS

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LINWOOD E. STROUD, P.E.

SEWER DETAILS

SALT WYND PRESERVE
PHASE TWO

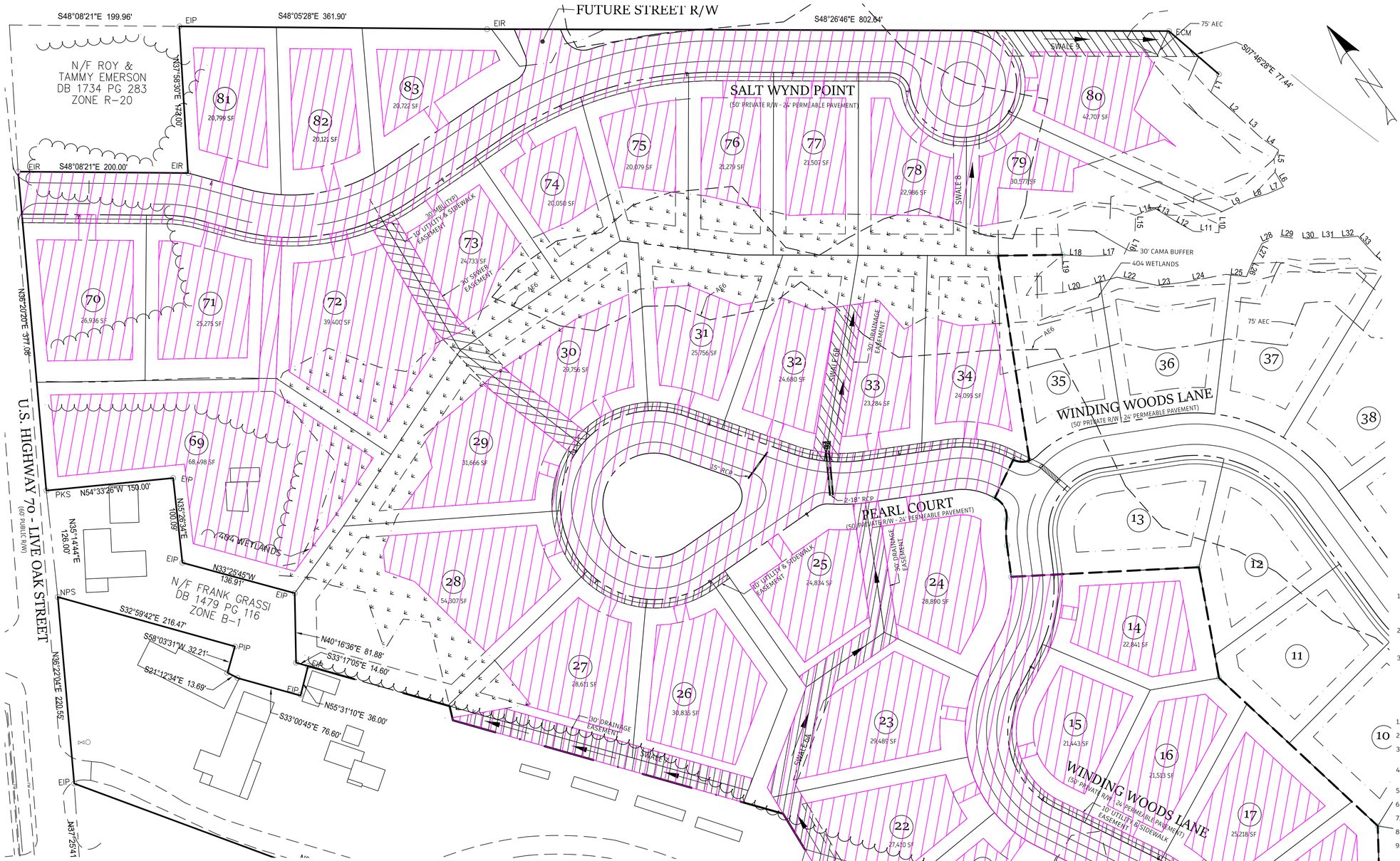
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DESIGNED:	LES	DATE:	6/24/22
DRAWN:	LHJ	SCALE:	NTS
APPROVED:	LES	SHEET	C8 OF 8

PROJECT NO.: PM3067-001
DRAWING NO.: 031



Phase 2 Culvert Design

Pipe NO.	Contributing DAs		Total	Pipe Size	Capacity	Grade	Velocity	Length	Invert El. (ft.)		Comments
	DA #	Q25 (CFS)	Q25(CFS)	(in.)	(CFS)	(ft./ft.)	(FPS)	(ft.)	IN	Out	
P12	OS4	1.04	14.37	2- 18"	14.64	0.0042	4.35	44	4.47	4.29	Provide outlet protection to dissipate velocity (see Detail 5/D3)
	A6I	4.11									
	A6J	5.14									
	A6K	4.08									
P13	A6L	1.64	1.64	15	3.11	0.002	2.43	44	4.61	4.52	
P14	A19	0.68	1.92	15	3.11	0.002	1.92	44	4.45	4.36	

Outfall Swale Design

Swale No.	Contributing DAs			Total	Velocity	Depth	Total	Velocity	Depth	Slope %	Capacity @ 2' Depth (CFS)
	DA #	Q10 (CFS)	Q25 (CFS)	Q10(CFS)	(ft./sec.)	(ft.)	Q25(CFS)	(ft./sec.)	(ft.)		
6A	OS4	0.91	1.04	4.54	1.22	0.83	5.15	1.26	0.88	0.2	32
	A6I	3.63	4.11								
6B	OS4	0.91	1.04	17.9	3.26	1.06	20.27	3.37	1.12	0.2	32
	A6I	3.63	4.11								
	A6J	4.54	5.14								
	A6K	3.61	4.08								
	A6L	3.76	4.26								
	A6M	1.45	1.64								
7	OS5	3.48	3.94	5.11	1.26	0.88	5.78	1.3	0.93	0.2	32
	A7	1.63	1.84								
8	A8	4.59	5.19	4.59	1.22	0.83	5.19	1.26	0.88	0.2	32
9	A9	2.65	3	2.65	1.06	0.64	3.00	1.09	0.68	0.2	32
10	A10	0.6	0.68	0.6	0.7	0.3	0.68	0.72	0.32	0.2	32

LEGEND
- PROPOSED R/W
- AE6
- NORMAL HIGH WATER
- CAMA BUFFER
- 404 WETLANDS
- COASTAL WETLAND
- 75' AEC
- PHASE LINE
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- TREELINE
- MANHOLE
- FIRE HYDRANT
- VALVE
- STREET LIGHT
- WATER SERVICE
- SEWER SERVICE
- LIMITS OF DISTURBANCE AREA BEING DISTURBED

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.

PROJECT NO.: PM3067-001
DRAWING NO.: 032

TEMPORARY SEEDING MIXTURE

(DECEMBER 1 -APRIL 15)
RYE (GRAIN)---------- 120 LBS/AC
KOBE LESPEDEZA (SCARIFIED)---50 LBS/AC
(OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE)

(APRIL 15 -AUGUST 15)
GERMAN MILLET---------- 40 LBS/AC

(AUGUST 15- DECEMBER 30)
RYE (GRAIN)---------- 25 LBS/AC
(IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50LB/AC KOBE.)

PERMANENT SEEDING MIXTURE

TALL FESCUE---------- 60 LBS/AC
PENSACOLA BAHIAGRASS---------- 50 LBS/AC
SERICEA LESPEDEZA---------- 30 LBS/AC
KOBE LESPEDEZA---------- 10 LBS/AC

1. FROM SEPTEMBER 1 - MARCH 1, USE UNSCARIFIED SERICEA SEED
2. ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 LBS/AC
3. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE TO 40 LBS/AC.
4. BETWEEN APRIL 15 AND AUGUST 15, ADD 10 LB/AC GERMAN MILLET OR 15 LB/AC SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG 15, ADD 25 LB/AC RYE (GRAIN).

PERMANENT SEEDING MIXTURE (SWALES & DITCHES)

COMMON BERMUDAGRASS---------- 80 LBS/AC

MULCHING

STRAW(WHEAT, OATS, BARLEY,RYE)----- 1-2 TONS/AC (AFTER SEEDING)
(STRAW QUALITY SHALL BE DRY, UNCHOPPED & UNWEATHERED)

ASPHALT TACK----------200 GAL./TON OF MULCH

1. APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING,OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
2. A CHANNEL LINING MATERIAL (SEE DETAIL BELOW) SHALL COVER THE BOTTOM OF SWALES & DITCHES. THE LINING SHALL EXTEND ABOVE THE HIGHEST DEPTH OF FLOW WITHIN GIVEN CHANNEL. ON CHANNEL SIDE SLOPES ABOVE THIS HEIGHT APPLY STRAW AS PREVIOUSLY INSTRUCTED.

MAINTENANCE

IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR WITH 500 LB/AC 10-10-10 FERTILIZER. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATIONS FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE PER WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLANS.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE FENCE SHALL BE REPLACED OR REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS SHALL BE FERTILIZED, SEEDED, AND MULCHED WITHIN 7 DAYS OF DISTURBANCE. DISTURBED AREAS SHALL BE FERTILIZED, RESEEDED AND MULCHED AS NECESSARY ACCORDING TO THE CONTRACT DOCUMENTS TO ESTABLISH AND MAINTAIN A DENSE VEGETATIVE COVER.

CONSTRUCTION SEQUENCE

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE(S) & SILT FENCING AT SPECIFIED LOCATIONS.
2. COMPLETE CLEARING & GRUBBING OPERATIONS.
3. ROUGH GRADE ROADS, INSTALL DROP INLETS AND STORM DRAIN PIPING INCLUDING SEDIMENTATION CONTROL MEASURES.
4. SEED AND MULCH ALL AREAS OF DISTURBANCE NOT TO BE PAVED WITHIN 14 DAYS OF LAND DISTURBANCE.
5. INSTALL UTILITIES.
6. FINE GRADE STREETS.
7. PLACE STONE BASE AND PERMEABLE CONCRETE PAVEMENT.
8. PERFORM FINAL GRADING, SEED AND MULCH ALL REMAINING DISTURBED AREAS.
9. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.

60 30 0 60 120
GRAPHIC SCALE: 1"=60'

BEFORE YOU DIG! NC ONE CALL (TOLL FREE) 811 (OR 1-800-632-4949) IT'S THE LAW!

REVISIONS

BY	NO.	DATE	DESCRIPTION

DRAINAGE PLAN

SALT WYND PRESERVE
PHASE TWO

BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC
ADDRESS: 176 MINE LAKE CT SUITE 100 RALEIGH, NC 27615
PHONE: 207-449-8801

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352 LICENSE NO.C-0647

DESIGNED:	LES	DATE:	6/24/22
DRAWN:	LHJ	SCALE:	1"=60'
APPROVED:	LES	SHEET	D1 OF 3

FUTURE STREET R/W

SALT WYND POINT
(50' PRIVATE R/W - 24' PERMEABLE PAVEMENT)

WINDING WOODS LANE
(50' PRIVATE R/W - 24' PERMEABLE PAVEMENT)

PEARL COURT
(50' PRIVATE R/W - 24' PERMEABLE PAVEMENT)

WINDING WOODS LANE
(50' PRIVATE R/W - 24' PERMEABLE PAVEMENT)

U.S. HIGHWAY 70 - LIVE OAK STREET
(60' PUBLIC R/W)

S48°08'21"E 199.96'
S48°05'28"E 361.90'
S48°26'46"E 802.64'
S48°08'21"E 200.00'
S07°46'28"E 77.44'
N35°20'20"E 377.08'
N54°33'26"W 150.00'
N35°26'34"E 100.00'
N35°14'44"E 126.00'
N33°25'45"W 136.91'
S32°59'42"E 216.47'
S58°03'31"W 32.21'
S21°12'34"E 13.69'
N40°16'36"E 81.88'
S33°17'05"E 14.60'
N55°31'10"E 36.00'
S33°00'45"E 76.60'
N36°22'04"E 220.55'
S87°25'41"E 184.06'
N28°15'40"W 546.86'
N26°00'02"W 197.38'
S63°09'30"W 60.00'
N37°58'30"E 142.00'

N/F ROY & TAMMY EMERSON
DB 1734 PG 283
ZONE R-20

N/F FRANK GRASSI
DB 1479 PG 116
ZONE B-1

N/F TILLER SCHOOL FOR ELEMENTARY
DB 739 PG 713
MB 31 PG 524
ZONE R-8

404 WETLANDS

A9 1.19 AC
A8 2.06 AC
A6L 1.69 AC
A6M 0.65 AC
A6K 1.62 AC
A7 0.73 AC
A6I 1.63 AC
A6J 2.04 AC
OS5 1.32 AC
OS4 0.37 AC
??? 0.44 AC

81 20,799 SF
82 20,121 SF
83 20,722 SF
74 20,050 SF
75 20,079 SF
76 21,279 SF
77 21,507 SF
78 22,986 SF
79 30,577 SF
80 42,707 SF
73 24,733 SF
72 39,400 SF
71 25,275 SF
70 26,936 SF
69 68,498 SF
30 29,756 SF
31 25,756 SF
32 24,680 SF
33 23,284 SF
34 24,095 SF
35
36
37
38
39
40
29 31,666 SF
28 54,307 SF
27 28,611 SF
26 30,835 SF
25 24,834 SF
24 28,890 SF
23 29,489 SF
22 27,410 SF
21 27,548 SF
20 23,259 SF
19 31,604 SF
18 25,689 SF
17 25,018 SF
16 21,513 SF
15 21,443 SF
14 22,841 SF
13
12
11
10
9
6
5
4

INCLUDED IN OS5 (PHASE 1)

INCLUDED IN OS3 (PHASE 1)

SWALE 5
SWALE 6A
SWALE 6B
SWALE 7
SWALE 8
SWALE 9
SWALE 2A
SWALE 2B
SWALE 3A
SWALE 3B

30' MBL(TYP)
10' UTILITY & SIDEWALK EASEMENT
30' SEWER EASEMENT
30' DRAINAGE EASEMENT
30' CAMA BUFFER
404 WETLANDS
75' AEC
AE6
15" RCP
2-18" RCP
ECM
PKS
NPS
EIP
EIR
PIP
CP
N

LEGEND
PROPOSED R/W
AE6
NORMAL HIGH WATER
CAMA BUFFER
404 WETLANDS
COASTAL WETLAND
75' AEC
PHASE LINE
WATERLINE
TREELINE
MANHOLE
FIRE HYDRANT
VALVE
STREET LIGHT
WATER SERVICE
SEWER SERVICE
LIMITS OF DISTURBANCE AREA BEING DISTURBED

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.

60 30 0 60 120
GRAPHIC SCALE: 1"=60'

PROJECT NO.: PM3067-001
DRAWING NO.: 033

REVISIONS

BY	NO.	DATE	DESCRIPTION

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DRAINAGE AREAS

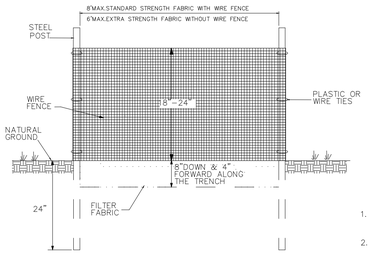
SALT WYND PRESERVE
PHASE TWO

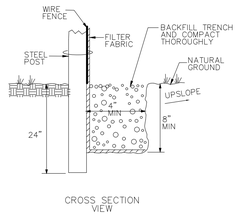
BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC
ADDRESS: 176 MINE LAKE CT SUITE 100 RALEIGH, NC 27615
PHONE: 207-449-8801

STROUD ENGINEERING, P.A.
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(252) 756-9352 LICENSE NO.C-0647

DESIGNED:	LES	DATE:	6/24/22
DRAWN:	LHJ	SCALE:	1"=60'
APPROVED:	LES	SHEET	D2 OF 3





CROSS SECTION VIEW

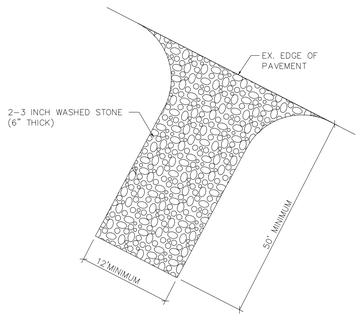
INSTALLATION NOTES:

1. THE BASE OF BOTH END POSTS SHOULD BE AT LEAST ONE FOOT HIGHER THAN THE MIDDLE OF THE FENCE. CHECK WITH A LEVEL IF NECESSARY.
2. INSTALL POSTS 4 FEET APART IN CRITICAL AREAS AND 6 FEET APART ON STANDARD APPLICATIONS.
3. INSTALL POSTS 2 FEET DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
4. INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FABRIC.
5. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8 INCHES OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1 INCH VERTICALLY APART. ALSO, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
6. WRAP APPROXIMATELY 6 INCHES OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. NO MORE THAN 24 INCHES OF A 36 INCH FABRIC IS ALLOWED ABOVE GROUND LEVEL.
8. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION.
9. COMPACTION IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQUARE INCH. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF 4 TRIPS.

TYPICAL SILT FENCE DETAIL

SCALE: NTS

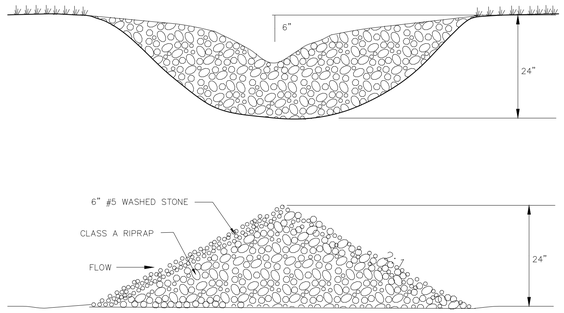
1 / D3



TYPICAL STONE CONSTRUCTION ENTRANCE

SCALE: NTS

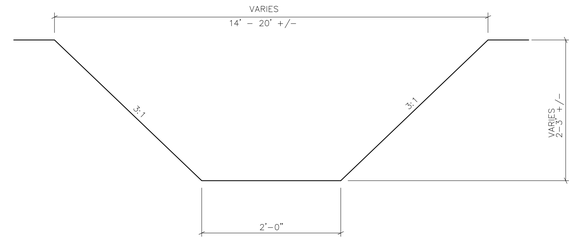
2 / D3



ROCK SILT CHECK DAM DETAIL

SCALE: NTS

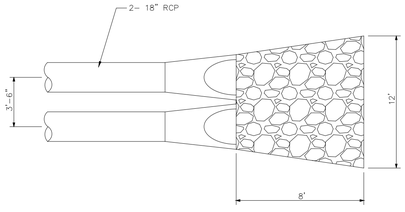
3 / D3



SWALE DETAIL

SCALE: NTS

4 / D3



PIPE P12 OUTLET PROTECTION

SCALE: NTS

5 / D3

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REVISIONS

BY	NO.	DATE	DESCRIPTION

DRAINAGE DETAILS

SALT WYND PRESERVE

PHASE TWO

BEAUFORT CARTERET COUNTY NORTH CAROLINA

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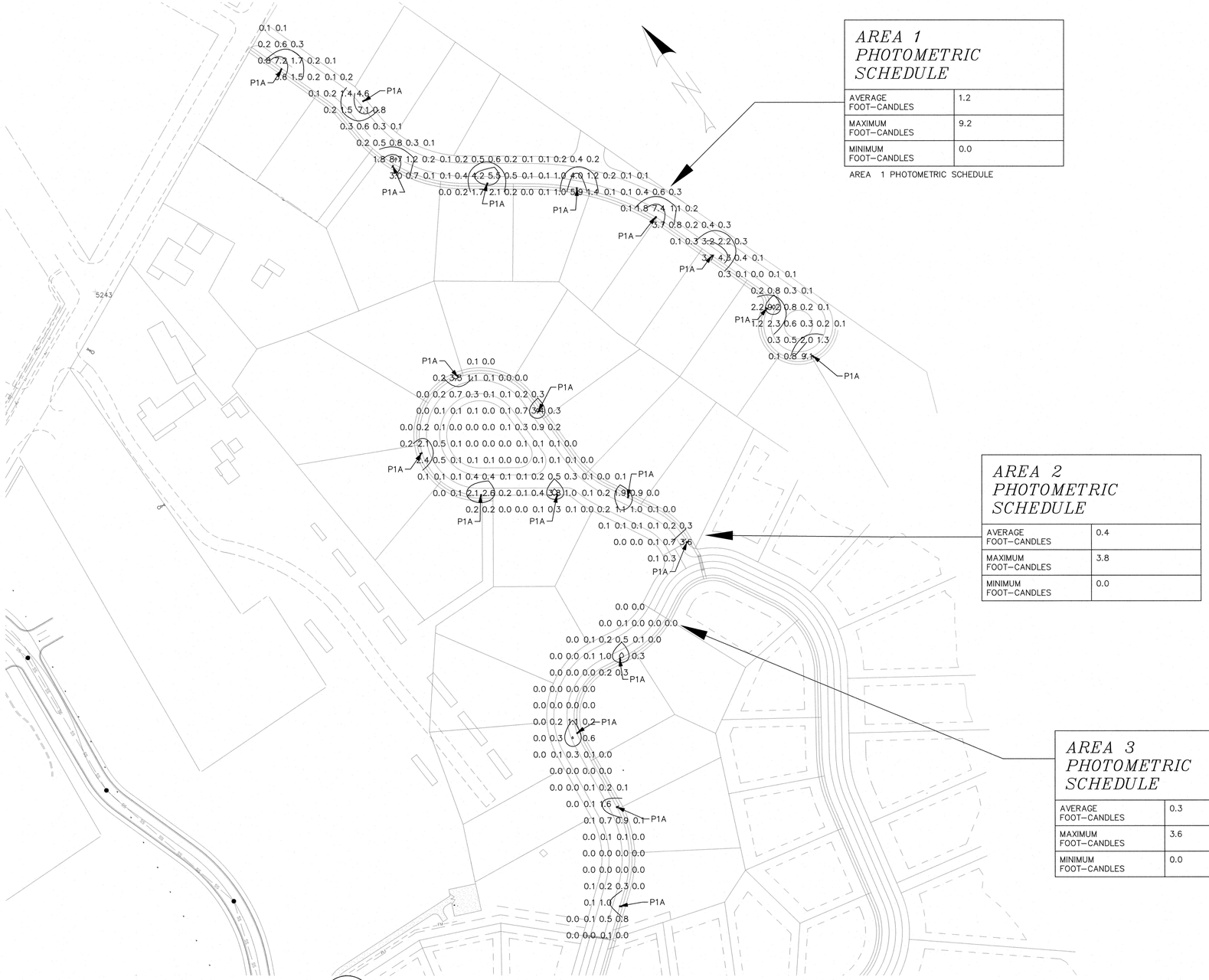
PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352 LICENSE NO.C-0647

DESIGNED:	LES	DATE:	5/26/22
DRAWN:	LHJ	SCALE:	NTS
APPROVED:	LES	SHEET	D3 OF 3

PROJECT NO.: PM3067-001
DRAWING NO.: 034



AREA 1 PHOTOMETRIC SCHEDULE

AVERAGE FOOT–CANDLES	1.2
MAXIMUM FOOT–CANDLES	9.2
MINIMUM FOOT–CANDLES	0.0

AREA 1 PHOTOMETRIC SCHEDULE

AREA 2 PHOTOMETRIC SCHEDULE

AVERAGE FOOT–CANDLES	0.4
MAXIMUM FOOT–CANDLES	3.8
MINIMUM FOOT–CANDLES	0.0

AREA 3 PHOTOMETRIC SCHEDULE

AVERAGE FOOT–CANDLES	0.3
MAXIMUM FOOT–CANDLES	3.6
MINIMUM FOOT–CANDLES	0.0

1
E1

STREET LIGHTING PLAN
SCALE: 1"=100'

100 50 0 100 200
GRAPHIC SCALE: 1"=100'

LUMINAIRE SCHEDULE

CALLOUT	*SYMBOL*	*DESCRIPTION*	*MOUNTING*	*MODEL*	*INPUT WATTS*	*VOLTS*	*NOTE 1*	*NOTE 2*
P1A	-	STREET LIGHT POLE LIGHT ASSEMBLY FROM DUKE LIGHTING CONSISTING OF A 16' DIRECT BURIED CONCRETE POLE WITH ROUND BRACKET MOUNTED ON END OF POLE FOR A "SANIBEL" STYLE LUMINARE. ALL ITEMS SHALL BE APPROVED BY OWNER PRIOR TO ORDERING.	POLE	POLE, ARM BRACKET , AND LUMINARE FURNISHED AND INSTALLED BY POWER COMPANY.	51	120V 1P 2W		

PROJECT NO.: PM3067-001
DRAWING NO.: _____

PRELIMINARY
NOT FOR CONSTRUCTION

L. MICHAEL STROUD, P.E.

REVISIONS

BY	NO.	DATE	DESCRIPTION

BEFORE YOU DIG! NC ONE CALL (TOLL FREE) 811 (OR 1-800-632-4949) IT'S THE LAW!

STREET LIGHT DESIGN

SALT WYND PRESERVE PHASE TWO

BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC
ADDRESS: 176 MINE LAKE CT, SUITE 100 RALEIGH, NC 27615
PHONE: 207-449-8801

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

DESIGNED:	SS	DATE:	06/27/2022
DRAWN:	WGB	SCALE:	AS NOTED
APPROVED:	LMS	SHEET	E1 OF 1

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

Board of Commissioners
Regular Meeting
6:00 PM Monday, July 11, 2022

AGENDA CATEGORY: Quasi-Judicial Hearing

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

BRIEF SUMMARY:

This property is zoned to B-1 and is part of the County ABC property. A full Site Plan, to include a stormwater management plan will be submitted after the decision of the Special Use Permit. The site plan will go through the Planning Board and Board of Commissioners for approval as part of that process. At their June 20, 2022 meeting the Planning Board recommended approval with recommend conditions which are included in the Staff Report.

REQUESTED ACTION:

Conduct a Quasi-judicial Hearing for July 11, 2022; Make a decision on Special Use Permit.

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

To: Board of Commission Members

From: Kyle Garner, AICP, Planning Director

Date: June 21, 2022

Case No.: 22-16

THE REQUEST: Special Use Permit for Mini-Storage

BACKGROUND:

Location:	1791Live Oak
Owner:	Carteret County ABC
Applicant:	Same
Requested Action:	Provide Recommendation to Board of Commissioners
CAMA Land Use:	General Commercial (Compliant)
PIN:	730612856893000
Size:	8.51 Acres
Existing Land Use:	ABC Store in front –Rear Vacant Lot
Adjoining Land Use & Zoning:	North – East Port Apartments; Zoned TCA South – Beaufort Square & Wells Fargo; Zoned B-1 West – Undeveloped Property; Zoned R-20 East – Assisted Living; Zoned TCA & Mini Storage; Zoned B-1
SPECIAL INFORMATION:	This property is part of a subdivision plat of the existing ABC Store property and is for the rear portion. If approved by the Board of Commissioners a full Site Plan, to include a stormwater management plan will be submitted after the decision of the Special Use Permit. The site plan will go through the Planning and Board of Commissioners for approval as part of that process.

Public Utilities:	Water	Existing Service
	Sanitary Sewer	Existing Service

ACTION:

1. Conduct Evidentiary Hearing For Special Uses
2. Decision on Findings of Fact
3. Decision on Special Use Permit

Exhibit - A

STAFF COMMENTS:

This application is for a Special Use Permit for Mini Storage in a B-1 Zoning District.

There are other Storage Facilities in the vicinity of the site.

At their June 20th meeting the Planning Board Recommended Approval of the proposed Special Use with the following conditions:

- That the applicant include light abatement and noise control as part of the site plan when submitted.
- Provide the size and number of units for boat storage and the total number of climate controlled units.
- That the Boat & RV Storage be Enclosed
- And that the Board of Commissioners consider a Sunset Clause on the use if a Site Pan is not applied for within a Specific Time.

SECTION 20 Special Use Permit (*Town of Beaufort Land Development Ordinance*)

E) Required Findings

1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:

a) The proposed use is an allowable special use in the zoning district it is being located within;

b) The application is complete;

c) The location and character of the use will be in conformity with the Town's land use plan and other comprehensive planning elements;

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

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

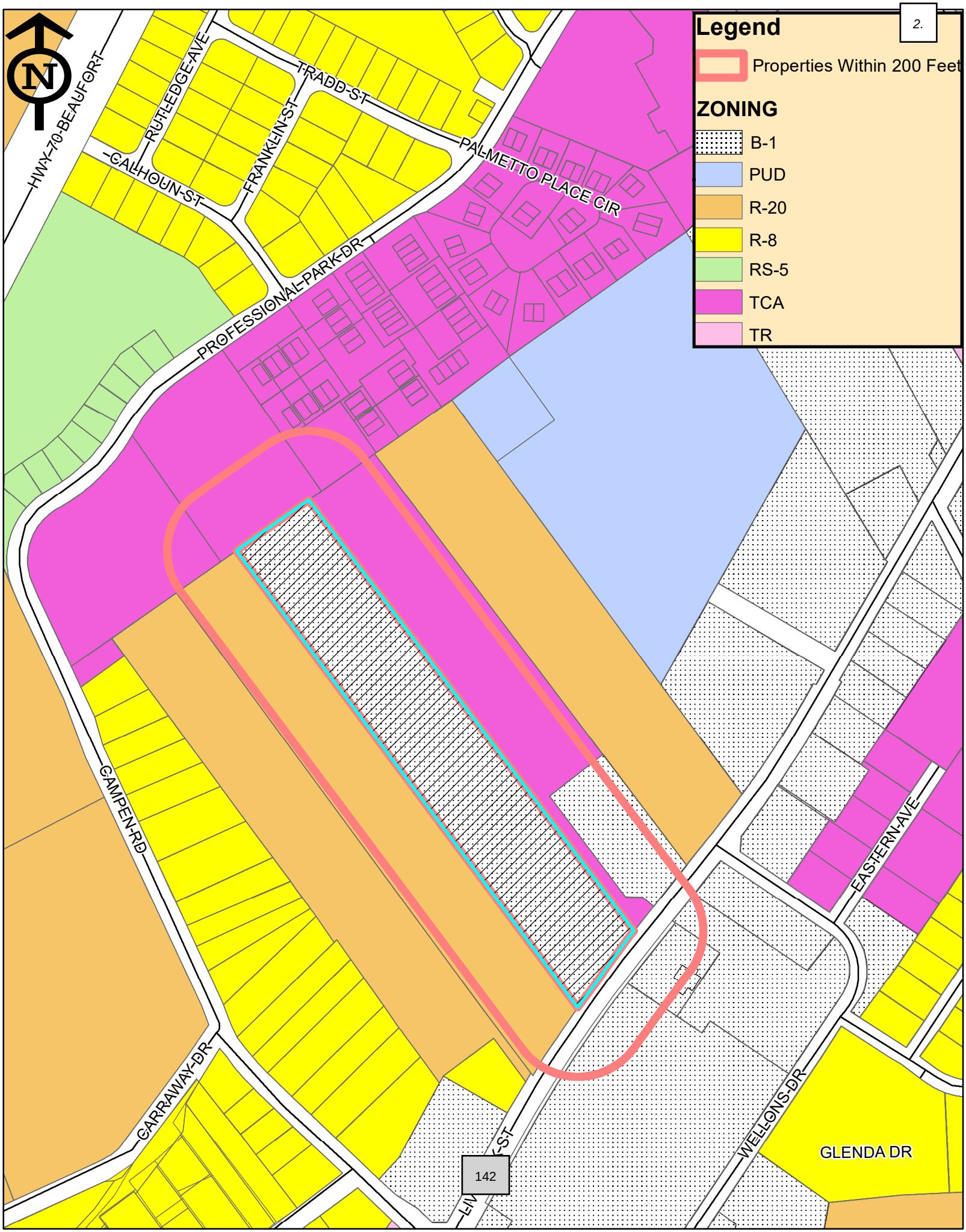
f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,

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

Exhibits:

B- Vicinity Map & Zoning Map
C - List of Property Owners within 200 feet
D - Section 20 Special Use Permit Information
E – ABC Application

Case # 22-16 - Special Use Permit - Zoning & Vicinity Map



OWNER	IAIL_HOUS	MAIL_ST	MAIL_CITY	IL_ST	AIL_ZI	MAIL_ZI	MAIL_ADD2
BEAUFORT SPRING HOUSNG ASS LLC	7706	SIX FORKS ROAD #202	RALEIGH	NC		27615	
BEAUFORT SQUARE SHOPNG CTR LLC	2001	BALMORAL PLACE	WILMINGTON	NC		28405	
BEAUFORT STORAGE LLC	123	CORE DRIVE WEST	MOREHEAD CITY	NC		28557	
CARTERET CO BD OF ALCOHOLIC CO	410	LIVE OAK ST	BEAUFORT	NC		28516	
EAST CAROLINA COMMUNITY DEVELO	108	PROFESSIONAL PARK DR	BEAUFORT	NC		28516	
EASTPORT AT THE PARK LLC			BEAUFORT	NC		28516	PO BOX 2400
GIBBS,SAMUEL C III ETUX CYN TR	307	YELLOWOOD LANE	ASHEVILLE	NC	7401	28803	
MERCER BUILDING & DESIGN INC	106D	PROFESSIONAL PARK DR	BEAUFORT	NC		28516	
WELLONS GRANDCHILDREN LLC	3025I	BRIDGES STREET	MOREHEAD CITY	NC		28557	

SECTION 20 Special Use Permits

A) ***General.***

Special uses are practices which are not permitted by right in any zoning district in the Town of Beaufort, but may only be granted after due consideration by the Board of Commissioners (BOC). The consideration of a special use application is a quasi-judicial function requiring evidentiary hearings and specific findings of fact. Special use permits may only be granted by the BOC following a recommendation by the planning board and the quasi-judicial review process as stipulated in this section.

B) ***Special Use Permit Application Procedures.***

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

2) Whenever an application is submitted for a special use permit in a residential zone, the applicant shall also include:
   a) A narrative which illustrates the appropriateness of the proposed use in a residential zone. This narrative shall also describe all the architectural design features which make the proposed use and associated building compatible with the urban character of the residential neighborhood;
   b) The submitted site plan shall also include all street front architectural elevation drawings to insure the building(s) compatibility with the surrounding residential structures; and,

c) Additionally, the BOC and town staff may require a professional rendering or any other graphic illustration of the proposed structure.

3) The application shall be reviewed by town staff and submitted with comments and recommendation to the planning board for review. After the planning board makes its recommendation, the application shall be forwarded to the BOC for consideration.

C) ***Quasi-Judicial Proceeding Notification Requirements.***

The Town shall schedule a quasi-judicial proceeding for the application and BOC consideration after reasonable opportunity for staff and planning board review by providing public notice no more than thirty days after receipt of the completed application. The notice of a quasi-judicial proceeding shall be given using the standards set forth is section 3-E of this Ordinance with the exception of the following:

1) The notice shall be given once a week for two successive calendar weeks and published in a newspaper having general circulation within Town. The first publishing shall not be less than ten days or not more than twenty-five days before the date affixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included as documented.

2) All property owners within two hundred feet (200') of the lot boundaries on all sides of the subject lot as listed in the county tax records shall be mailed by the Town a notice of the quasi-judicial proceeding on the proposed special use application by first class mail at the address listed for such owners on the county tax abstracts. The notice shall identify the location and briefly describe the proposed special use. Section 3-E (2) of this Ordinance gives direction on when the notices shall be mailed.

3) The Town shall prominently post a sign giving notice of the quasi-judicial proceeding on or immediately adjacent to the subject area reasonably calculated to give public notice of the proposed special use public hearing not more than ten days prior to the hearing date. The wording of such sign should be similar to what is in section 3-E (4) of this Ordinance.

D) ***Procedures on Special Use Applications.***

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

1) The BOC shall hold the quasi-judicial proceeding and consider relevant information regarding whether the required findings under subsection E of this section exist and whether the special use is appropriate in the proposed location. The BOC shall hear relevant information from the applicant, adjoining property owners, the Town Manager, the planning board, planning officials, and any interested or affected members of the public. Parties may appear in person, by designee, or by attorney to present information relevant to the requirements of the Ordinance.

2) The BOC shall consider whether the application complies with each individual required finding specified in subsection E of this section. The BOC need not make the required findings at the time of the hearing and may call for additional information if needed. If the special use permit application is approved, the BOC motion shall contain language showing all the required findings under subsection E of this section have been met, and in the absence of specific findings, it shall be conclusively presumed the application complies with all the findings in subsection E of this section.

3) The BOC shall render a decision within a reasonable period of time not to exceed ninety days after holding the quasi-judicial proceeding for the proposed special use application.

The BOC need not issue a decision at the time of the hearing if additional information is needed and may continue said hearing until a later date.

4) If the application is found not to be in compliance with one or more of the required findings of subsection E of this section or any other applicable section of this Ordinance, the application shall be denied. Such motion shall specify the particular findings the application fails to meet. It shall be conclusively presumed the application complies with all requirements not noted by the BOC in their motion to deny the application.

5) Notwithstanding the specific requirements of this Ordinance, the BOC may impose additional conditions and reasonable requirements upon the requested special use permit in order to ensure the use is consistent with the required findings as specified under subsection E of this section. The BOC may place an expiration date on the special use permit if a building permit is not secured within a certain period of time. If the special use permit is not renewed periodically by the recipient of the permit, it will expire on the date given to the permit by the BOC.

6) After the BOC renders its decision on the special use permit application, the reasons for granting or denying the application shall be made in writing. A written copy of the conclusion(s) of the BOC about the facts of the case and the board's corresponding decision shall be forwarded to the applicant within ten days.

E) ***Required Findings.***

1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:
   a) The proposed use is an allowable special use in the zoning district it is being located within;
   b) The application is complete;
   c) The location and character of the use will be in conformity with the Town's land use plan and other comprehensive planning elements;
   d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
   e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
   f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,
   g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.

2) The BOC shall make its findings based on "competent evidence" as described in N.C.G.S. 160A-393 (k) and will be cognizant the statute provides in part "competent evidence "shall not be deemed to include the opinion testimony of lay witnesses as to any of the following:
   a) The use of property in a particular way would affect the value of other property.
   b) The increase in vehicular traffic resulting from a proposed development would pose a danger to the public safety.

c) Matters about which only expert testimony would generally be admissible under the rules of evidence.

3) Compatibility Standards for Special Uses in Residential Zones:
In deciding whether the architectural elements of the proposed special use in a residential zone will be compatible with the adjoining buildings, the BOC shall review said proposal in reference to the following architectural elements:

a) Size (footprint);
b) Height;
c) Proportion and scale;
d) Roof shape(s);
e) Setbacks;
f) Location, size, and number of openings (doors and windows);
g) Materials;
h) Color; and,
i) Texture.

F) ***Special Use Guidelines.***

1) Adult Establishments.

a) No building, structure, or any portion thereof nor any portion of a lot or parcel or property shall be used for an adult establishment at a location closer than one thousand feet (1000') from any other adult establishment; or closer than one thousand feet (1000') from any residentially zoned property, pre-school, child care, nursery school, day care, K-12 school, public playground, or church situated within the Town limits or the ETJ.

b) Plans are required and must show:
   i) Locations of buildings and signs and the size of the plan;
   ii) Proposed points of access and egress and patterns of circulation;
   iii) Layout of parking spaces;
   iv) Lighting plan inclusive of wattage and illumination; and,
   v) Landscape plan.

2) Day Care Centers (Including Kindergarten).

a) One parking space shall be provided for each adult attendant and one parking space provided for every six children or fraction thereof.

b) Section 19 of this Ordinance gives the screening/buffering and fencing guidelines required for this application.

c) Plans are required and must show:
   i) Location and approximate size of all existing and proposed structures and buildings within the site and on the lots adjacent thereto;
   ii) Proposed points of access and egress and pattern of circulation;
   iii) Layout of parking spaces;
   iv) Location and extent of open play area(s);
   v) Day care center shall provide one hundred square feet (100 ft^2) of play area space per pupil.

vi) Outdoor play area shall be enclosed by a solid or open fence or wall at least four feet (4') in height. Where the outdoor play area is directly adjacent to a residentially used or zoned lot, a solid fence or wall at least six feet (6') high or the maximum applicable fence or wall height limitation for the district or an open fence at least four feet high (4') and a screen planting designed to grow three feet (3') thick and six feet (6') high shall be created. The BOC may at its discretion, require additional screening/buffering and/or fencing elements to be located adjacent to abutting nonresidential land uses.

vii) In residential districts, a day care center shall not be operated between the hours of 7:00 p.m. and 7:00 a.m. unless with written approval by the BOC.

viii) Landscape plan.

3) Radio or Television Transmitter.
   a) Minimum lot area – at least three acres in area.
   b) One parking space is required at the site.
   c) Plans are required and must show:
      i) Location and approximate size of all existing and proposed structures within the site and within one thousand linear feet in all directions;
      ii) Proposed points of access and egress;
      iii) Proposed off-street parking spaces; and,
      iv) Protective fencing at least six feet (6') high with three stands of barbed wire turned out and ten feet (10') from the perimeter of the antenna base shall be established.

4) Telecommunication Tower.
   a) Guy-wire towers shall not be permitted.
   b) Co-location towers shall be permitted.
   c) Height of communication towers shall be regulated by the Federal Aviation Administration (FAA).
   d) Communication towers are prohibited in front yards and shall be in compliance with the Telecommunication Act of 1996.
   e) Local governments have no ability to prohibit towers on the basis of environmental or health issues according to the Federal Radio Frequency Emission Standards.
   f) The BOC may deny a permit based upon a tower's influence on property value or aesthetics.
   g) A minimum lot size of one-half acre per tower shall be met; however, the Telecommunication Tower shall be placed on a lot of sufficient size, and in a position on the lot, if the tower falls, no part of it will fall onto adjacent property. Variances shall not be allowed.
   h) Landscaping and screening/buffering are required as approved by the planning board and according to section 15 and section 19 of this Ordinance.
   i) A six-foot (6') high protective barrier shall be required around the base of the tower. The barrier shall be a masonry wall, chain link fence, solid wood fence, or opaque barrier as described in section 19 of this Ordinance.
   j) Setback requirements shall be according to the district in which the tower is located.
   k) Towers shall be lighted to satisfy the FAA requirements.

l) Towers shall be removed within ninety days following abandonment of such towers.

m) Towers shall be removed by the property owner within one hundred eighty days following damage or termination of operation resulting in inoperable towers or towers where the owner of the tower shows no intent to repair said tower. Blown over towers shall also be removed by the owner of such tower under this guideline.

n) Any advertising signage is strictly prohibited on towers.

o) Towers shall be painted blue or gray if not otherwise required by the FAA.

p) The owner must provide adequate insurance coverage for any potential damage caused by or caused to the tower.

q) For permitting purposes, site plans are required as defined in section 18 of this Ordinance and shall show all of the following additional features:
   i) Identification of intended user of tower.
   ii) Documentation by registered engineer shows tower has sufficient structural integrity to accommodate more than one user.
   iii) Statement from owner indicating his intent to allow shared use of the tower and how others will be accommodated.
   iv) Evidence the property owners of residentially zoned/used property within three hundred feet of the base of the proposed tower, would be notified prior to the special use application being heard by the BOC.
   v) Documentation which shows towers over a certain height are absolutely necessary for the provision of service (i.e., a tower up to one hundred ninety-six feet (196') cannot provide a reasonable level of service).

r) The BOC shall determine if a tower is in harmony with the area and compatible with adjacent properties and may consider the aesthetic effects of the tower as well as mitigating factors concerning aesthetics. The BOC may disapprove a tower based on the grounds the aesthetic effects are unacceptable and a new site should be proposed. The following factors shall be considered:
   i) Protection of the view in scenic areas, unique natural features, scenic roadways, historic sites, etc.
   ii) Prevention of a concentration of towers in one certain area; and,
   iii) Height, design, placement, and other characteristics could be modified to have a less intrusive visual impact.

5) Marinas.

The requirements below are for marinas and for proper disposal of sewage from boats:

a) All slips over thirty feet (30') shall provide a permanent pump-out connection so a hose of not more than thirty feet (30') can reach the mid-point of the slip.

b) Any vessel with a permanently installed marine sanitation devise shall be located so the holding tank can be pumped-out using a hose not to exceed thirty feet (30').

c) Mobile pump-out equipment may not be used to meet the requirements of subsections 5a) and 5b) of this section.

d) A marina may not charge marina tenants an additional fee to pump-out their holding tanks.

e) When a T-head of a dock is unoccupied during regular business hours, the marina shall provide public access to the pump-out facility for a nominal fee.

6) Office: Small Business.

Property owners may be granted a special use permit for an Office: Small Business in a Residential Zoning District if identified as a *Small Business* as defined in section 4 of this Ordinance.

a) In addition to application requirements outlined in subsection B of this section, special use permit applications must include the following:
   i) Detailed narrative describing the activities associated with the requested use;
   ii) Number of employees requested to work on site;
   iii) Requested business hours of operation;
   iv) Estimated number of clients served on site per day; and,
   v) Detailed drawing or photographs, including measurements, of signage if requested.

b) Signage will be reviewed by the BOC at the time of the special use permit and will meet the following standards:
   i) Not more than one sign is permitted;
   ii) Sign will not exceed an area of two square feet (2 ft^2);
   iii) Colors will be compatible with those of the structure and will not detract from the residential characteristics of the structure;
   iv) Sign will be affixed flatly against the building; and,
   v) Directly lighted and/or neon signage is not permitted.

c) Conditions: The BOC may impose reasonable conditions as it deems necessary for the protection of the public health, general welfare, and public interest regarding:
   i) Compatibility. The compatibility of the proposal, regarding both use and appearance, with the surrounding neighborhood;
   ii) Hours of Operation. The frequency and duration of indoor/outdoor activities and the impact of the surrounding area;
   iii) Noise. The added noise level created by activities associated with the request;
   iv) Parking. The request will not generate a need for additional parking; and,
   v) Appearance. The general appearance will not be adversely affected by the location of the proposed use on the property.

APPLICATION FOR A SPECIAL USE PERMIT

Instructions:

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

APPLICANT INFORMATION

Applicant Name: Carteret County ABC

Applicant Address: 318 Greenfield Dr, Morehead City, NC

Phone Number: (252) 773.6092 Email: _____

Property Owner Name: Carteret County ABC

Address of Property Owner: same as above

Phone Number: same as above Email: _____

PROPERTY INFORMATION

Property Address: 1791 Live Oak St, Beaufort, NC 28516

15-Digit PIN: 730612856893000 Lot/Block #: E

Size of Property (in square feet or acres): 8.51 Current Zoning: B1

Current Use of Property: Retail Requested Use: Storage

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

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

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

Jesse E. Whitley
Applicant Signature

05/31/2022
Date of Applicant's Signature

_____
Property Owner Signature (if different than above)

_____
Date of Owner's Signature

OFFICE USE ONLY Revised 8/2020

Date: _____ Reviewed for Completeness By: _____

Received by: _____ Date Deemed Complete and Accepted: _____

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 Board of Commissioners Regular Meeting
6:00 PM Monday, July 11, 2022 – 614 Broad Street – Train Depot

AGENDA CATEGORY: Evidentiary Hearing

SUBJECT: Special Use Permit – For Uses Within the Planned Unit Development

BRIEF SUMMARY:

The request to a Planned Unit Development (PUD) requires that each proposed use receive a Special Use Permit meaning that there are **no permitted uses by right** and the applicant has to request these uses.

During the May 23rd Board Workshop the Commissioners requested that the Town Manager and Planning meet with the applicant to discuss the trestle walk trail project which includes a portion of the proposed project. As requested, staff met with the developer and their engineer on Friday, June 3rd and the developer and Town Staff have agreed to the following:

- The developer will provide a 15 foot wide easement along the eastern portion of the property to the wood line and then will provide an easement through the wood line to the County property on the west.
- The town has agreed that when the trail is constructed that a fence will be installed at the rear of the proposed residential lots to privacy and a barrier.

Other pertinent information regarding this request is that the applicants are **NOT** requesting any variances from the standards of the ordinance.

Under the current TR Zone all the uses contained in the Master Plan would be either permitted by right or Special Uses except the proposed condominiums. (See Attachment E - Section 8-B Transitional Zoning District)

REQUESTED ACTION:

Conduct Evidentiary Hearing for Finding of Fact

Decision of Special Use Permit

EXPECTED LENGTH OF PRESENTATION:

Staff Report - 15 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

Staff Report

To: Board of Commissioners
From: Kyle Garner, AICP

Date: 6/6/2022
Meeting Date: 6/13/2022

Case Number 22-11

Summary of Request: Conduct Evidentiary Hearing for Special Use Permit of use for the Planned Unit Development

Background

Location(s) & PIN	730618414806000
Owners	Ballou-Lewis Properties, LLC
Applicant	Same
Current Zoning	TR
Lot(s) Size & Conformity Status	Conforming
Existing Land Use	Former School Site
Adjoining Land Use & Zoning	**North** Single Family zoned – R-8 **South** Across Live Oak by Commercial Uses zoned – B-1 **East** Single Family zoned – R-8 **West** Single Family zoned – R-8
Special Flood Hazard Area	☒ Yes ☐ No
Public Utilities	
Water	☒ Available ☐ Not Available
Sewer	☒ Available ☐ Not Available
Additional Information	See Staff Comments
Requested Action	Conduct Evidentiary Hearing For Special Uses • Decision on Findings of Fact • Decision on Special Use Permit

Staff Comments

This request before the Board is the Special Use Request for the Uses in the PUD, as all uses requested require a Special Use Permit. They include Duplexes, Condominiums, Mixed Use, Event Center, and Catering Kitchen/Restaurant.

During the May 23rd Board Workshop the Commissioners requested that the Town Manager and Planning meet with the applicant to discuss the trestle walk trail project which includes a portion of the proposed project. As requested, staff met with the developer and their engineer on Friday, June 3rd and the developer and Town Staff have agreed to the following:

- The developer will provide a 15 foot wide easement along the eastern portion of the property to the wood line and then will provide an easement through the wood line to the County property on the west.
- The town has agreed that when the trail is constructed that a fence will be installed at the rear of the proposed residential lots to privacy and a barrier.

Other pertinent information regarding this request is that the applicants are **NOT** requesting any variances from the standards of the ordinance as well as a CAMA Map amendment as the proposed density is close to the Medium Density of five units per acre and staff has discussed this with the CAMA District Planner.

SPECIAL USE PERMIT

The request to a Planned Unit Development (PUD) requires that each proposed use receive a Special Use Permit meaning that there are **no permitted uses by right** and the applicant has to request these uses. This process is a little different than other Special Uses that are included in a use table or listed in a specific zoning district, however, the same process is used in these situations. Included below are the criteria that the Board will need to base its decision on its Finding of Fact.

SECTION 20 Special Use Permit (*Town of Beaufort Land Development Ordinance*)

E) Required Findings

1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:

a) The proposed use is an allowable special use in the zoning district it is being located within;

b) The application is complete;

c) The location and character of the use will be in conformity with the Town's land use plan and other comprehensive planning elements;

d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic

engineering standards and Town regulations and found to be adequate for the proposed special use;

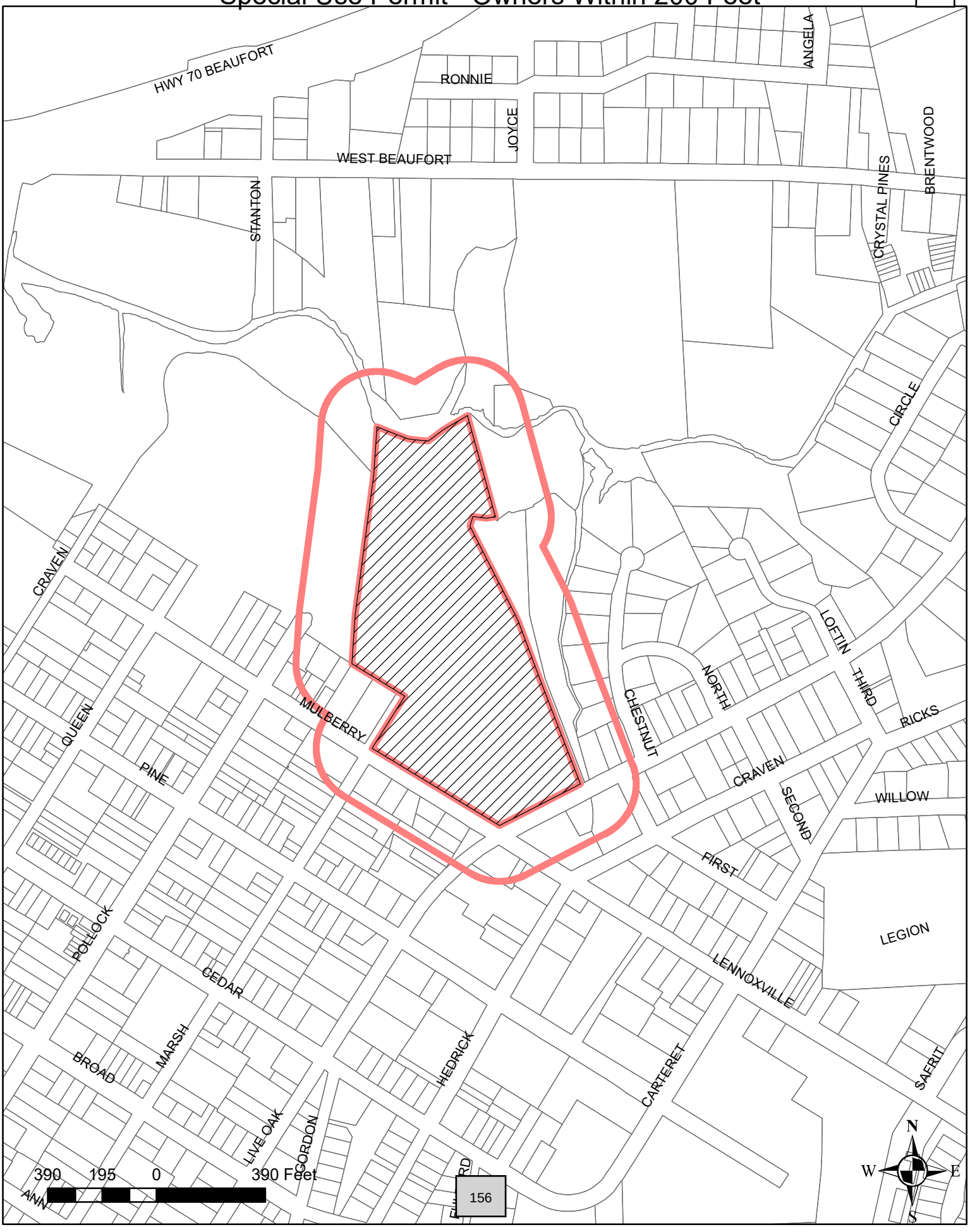
e) The proposed special use will not substantially injure the value of adjoining or abutting properties;

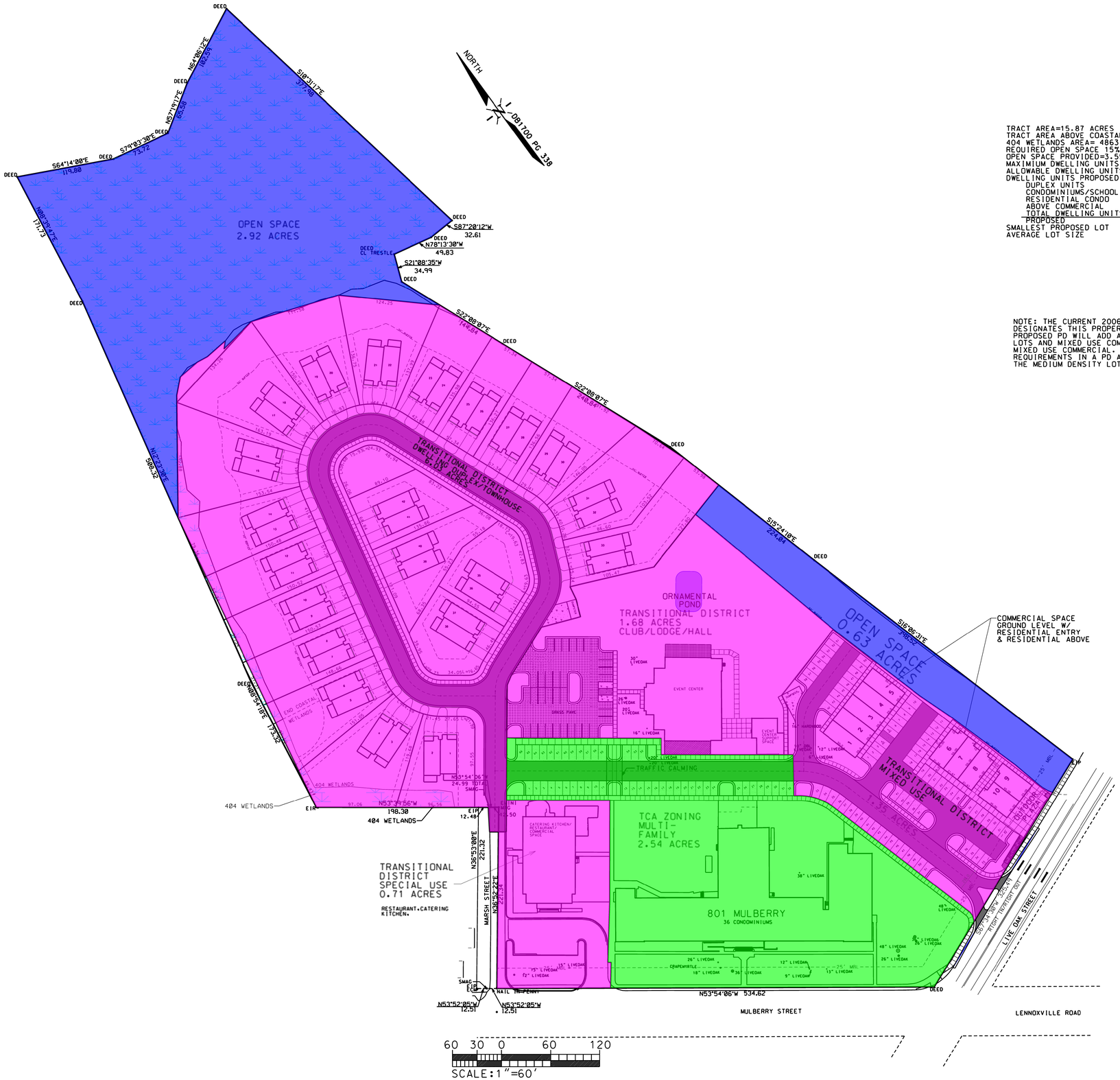
f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,

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

Attachments: Attachment B - Vicinity Map with 200' Notification Buffer
Attachment C – Proposed Master Plan with Underlying Zoning
Attachment D - Owners Within 200’
Attachment E – TR Zoning Info

Vicinity Map - Case # 22-11 - 801 Mulberry Street
Special Use Permit - Owners Within 200 Feet





DEED

TRACT AREA=15.87 ACRES
TRACT AREA ABOVE COASTAL MARSH= 561035 SF (12.88 ACRES)
404 WETLANDS AREA= 4863.17 SF
REQUIRED OPEN SPACE 15% TRACT AREA=2.38 ACRES
OPEN SPACE PROVIDED=3.55 ACRES
MAXIMUM DWELLING UNITS PER ACRE = 6
ALLOWABLE DWELLING UNITS =95
DWELLING UNITS PROPOSED

DUPLEX UNITS	42 DWELLING UNITS
CONDOMINIUMS/SCHOOL	36 DWELLING UNITS
RESIDENTIAL CONDO ABOVE COMMERCIAL	10 DWELLING UNITS
TOTAL DWELLING UNITS PROPOSED	88 DWELLING UNITS
SMALLEST PROPOSED LOT	7743 SF
AVERAGE LOT SIZE	9938 SF

NOTE: THE CURRENT 2006 TOWN OF BEAUFORT FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS MEDIUM DENSITY RESIDENTIAL. THIS PROPOSED PD WILL ADD ADDITIONAL USES IN CONDOMINIUMS, DUPLEX LOTS AND MIXED USE COMMERCIAL ALONG WITH RESIDENTIAL ABOVE MIXED USE COMMERCIAL. THIS PROPOSED PD WILL MEET THE DENSITY REQUIREMENTS IN A PD AND THE DUPLEX LOTS WILL AVERAGE ABOVE THE MEDIUM DENSITY LOT SIZE REQUIREMENT.

LEGEND

- OPEN SPACE
- TCA UNDERLYING ZONE
- TR UNDERLYING ZONE
- PERVIOUS CONCRETE
- IMPERVIOUS SURFACE
- GRASS PAVE
- PERVIOUS PAVERS

REVISIONS:

No.	BY	DATE	DESCRIPTION

TR/OS TO PD REZONING REQUEST SITE PLAN

801 MULBERRY STREET

BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BALLOU-LEWIS PROPERTIES, LLC
ADDRESS: PO BOX 662
GREENVILLE, NC 27835
PHONE: 252-531-9704

DESIGNED: RDC
DRAWN: RC/EGC
CHECKED: RDC

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482
FOR ILLUSTRATION PURPOSES
RONALD D. CULLIPHER P.E.

APPROVED: RDC
DATE: 3/28/22
SCALE: 1"=60'

SHEET # S1 OF 1
PROJECT #:PM2872'-001
DESIGN FILE #:FIELD SURVEY.DGN

OWNER	AIL_HOUS	MAIL_ST	MAIL_CITY	L_ST	AIL_ZI	AIL_ZI	MAIL_ADD2
500 MARSH STREET LLC			MT PLEASANT	SC		29465	PO BOX 643
900 LIVE OAK JV LLC	305	TRANSYLVANIA AVENUE	RALEIGH	NC	6951	27609	
AMERICAN TOWERS LLC			ATLANTA	GA		31139	PO BOX 723597
BALLOU-LEWIS PROPERTIES LLC			GREENVILLE	NC		27835	PO BOX 662
BISHOP,STEPHEN F ETUX GAIL B	131	CRAVEN STREET	BEAUFORT	NC		28516	
BRYANT,MAGALENE JAMES	515	MARSH STREET	BEAUFORT	NC		28516	
BURBRIDGE,ANNIE ETVIR WILLIAM	518	MARSH STREET	BEAUFORT	NC		28516	
CARTERET COUNTY	302	COURTHOUSE SQUARE	BEAUFORT	NC		28516	SUITE 200
CHAPLAIN,RICHARD M JR ETUX JAN			BEAUFORT	NC		28516	PO BOX 2304
CHAPPELL,LIBBY	108	CHESTNUT DRIVE	BEAUFORT	NC		28516	
COPES,ALICE H	517	LIVE OAK ST	BEAUFORT	NC		28516	
DAILEY,MICHAEL P ETUX PAULA	905	LIVE OAK STREET	BEAUFORT	NC		28516	
DAVIS,VENUS L/T	513	LIVE OAK ST	BEAUFORT	NC		28516	
DURHAM,SAMMIE L ETUX LINDA	711 1/2	MULBERRY ST	BEAUFORT	NC	1921	28516	
FINLEY,JOHN KARL ETUX DENISE C	106	CHESTNUT DRIVE	BEAUFORT	NC	1719	28516	
HABER,MARTIN JOSEPH	711	MULBERRY ST UNIT A	BEAUFORT	NC	1921	28516	
HAILEY,CYNTHIA ETAL K. THURMAN	804	MULBERRY STREET	BEAUFORT	NC		28516	
HENRY,JULIANNA	515 1/2	MARSH ST	BEAUFORT	NC	1917	28516	
HOLZ,LINDA HARRIS TRUSTEE	808	SOUTH IRVING STREET	ARLINGTON	VA		22204	
HUBBARD,SCOTT	2233	EAST REDSTONE TRAIL	SLANESVILLE	WV	3392	25444	
HUGHES DEVELOPMENT LLC	901-F	PAVERSTONE DRIVE	RALEIGH	NC		27615	
HUNT,R H	118	BRIAR PATCH DR	BEAUFORT	NC	1719	28516	C/O JASON M HUNT
KOTCH,MARTIN JOEL ETUX INDA W	717	MULBERRY STREET	BEAUFORT	NC		28516	
LAND,LARRY MARTIN	700	LANDS POINTE ROAD	MOREHEAD CITY	NC	8946	28557	
LANIER,PEYTON	566	WEST BEAUFORT RD	BEAUFORT	NC		28516	
LDA&J LLC	279	GATSEY LANE	BEAUFORT	NC		28516	
MAIER,JESSICA N ETVIR STEPHEN	802	MULBERRY STREET	BEAUFORT	NC		28516	
MEDLIN,JOE L ETUX JENNIFER	2265	MEDLIN RD	CLAYTON	NC		27520	
MULBERRY STREET PROPERTIES LLC			MT PLEASANT	SC		29465	PO BOX 643
O'NEAL,JOHN B	3008-B	RUFFIN STREET	RALEIGH	NC		27607	
PINER,ROSALIE C L/T	102	CHESTNUT DR	BEAUFORT	NC		28516	
SALTER,JO ANN	100	CHESTNUT DRIVE	BEAUFORT	NC		28516	
WILKO HOLDINGS LLC	801	PLAZA BOULEVARD	KINSTON	NC		28501	

WRIGHT,DAVID WINSLOW ETAL	624	HIGHWAY 101	BEAUFORT	NC	28516
WRIGHT,MARY B			AHOSKIE	NC	27910 PO BOX 986

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 ft^2).

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

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

Table 8-5 Other Lot Requirements

District	*Front Setback (Right-of-Way)*	*Rear Setback*	*Side Setbacks*	*Building Height Limitation*
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

Table 8-8 Transitional Zoning District Table of Uses

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

Permitted Use Special Use

Table 8-8 Transitional Zoning District Table of Uses

Land Development Ordinance Uses		TCA	TR	PUD	CS-MU
Commercial Uses					
Animal Services	Kennel, Indoor Operation Only		S	S	
	Kennel, Indoor/Outdoor Operation			S	
Assembly	Club, Lodge, or Hall		P	S	
Financial Institutions	Financial Institution		S	S	P
Food and Beverage Services	Microbrewery			S	S
	Restaurant, with Drive-Thru Service	S		S	
	Restaurant, with Indoor Operation	S	P	S	P
	Restaurant, with Outdoor Operation	S		S	P
	Tavern/Bar/Pub with Indoor Operation	S	S	S	S
	Tavern/Bar/Pub with Outdoor Operation	S		S	
Offices	Office: Business, Professional, or Medical		P	S	P
	Office: Small Business				
Public Accommodations	Bed & Breakfast		P	S	
	Hotel or Motel	S	S	S	P
Indoor Recreation & Entertainment, Privately Owned	Adult Entertainment			S	
	Amusement Establishment			S	
	Commercial Indoor Recreation Facility		P	S	
	Neighborhood Recreation Center Indoor/ Outdoor, Private	P	P	S	
	Pool Hall or Billiard Hall			S	
	Theater, Large			S	
	Theater, Small	S		S	
Outdoor Recreation & Entertainment, Privately Owned	Athletic Field, Private			S	
	Commercial Outdoor Amphitheater			S	
	Commercial, Outdoor Recreation Facility			S	
	Golf Course, Privately-Owned		S	S	
	Golf Driving Range		S	S	
	Motor Vehicle Raceway			S	
Retail Sales and Services	Adult-Oriented Retail Establishment			S	
	Convenience Store			S	P
	Mortuary/Funeral Home/ Crematorium		P	S	
	Liquor Store			S	
	Personal Service Establishment	S	P	S	P
	Retail Store	S	S	S	P
Vehicle Storage Facilities	Dry Boat Storage			S	
	Marina	S	S	S	
	Parking Lot		S	S	
	Parking Structure			S	

Permitted Use **Special Use**

Table 8-8 Transitional Zoning District Table of Uses

Land Development Ordinance Uses		TCA	TR	PUD	CS-MU
Vehicles and Equipment Facilities	Boat Sales/Rental			S	
	Car Wash			S	
	Gas/Service Station			S	
	Heavy Equipment Sales/Rental			S	
	Heavy Vehicle Repair			S	
	Moped/Golf Cart Sales/Rental			S	
	Motor Vehicle Sales/Rental			S	
	Towing & Vehicle Storage			S	
	Vehicle Service			S	
Industrial Uses					
Industrial Service Uses	General Industrial Service			S	
Manufacturing and Production Uses	Manufacturing, Heavy			S	
	Manufacturing, Light			S	
	Resource Extraction			S	
Telecommunications Facilities	Antenna Co-Location on Existing Tower	P	P	S	
	Concealed (Stealth) Antennae & Towers	P	S	S	
	Other Building-Mounted Antennae & Towers			S	
	Other Freestanding Towers		S	S	
Warehouse and Freight Movement Uses	Commercial Waterfront Facility			S	
	Hazardous Material Storage			S	
	Mini-Storage			S	
	Outdoor Storage			S	
	Warehousing and Distribution Establishment			S	
	Wholesale Establishment			S	
Waste-Related Uses	Recycling & Salvage Operation			S	
Accessory Uses and Structures					
Accessory Uses	Carport	P	P	S	
	Dock	P	P	S	
	Garage, Private Detached	P	P	S	
	Home Occupation	P	P	S	
	Outdoor Retail Display/Sales			S	P
	Satellite Dish Antenna		S	S	
	Shed	P	P	S	
	Signs, Commercial Free- Standing	P	P	S	
	Swimming Pool (Personal Use)		P	S	
	Temporary Construction Trailer	P	P	S	
	Vehicle Charging Station	P	P	S	

Permitted Use Special Use