



Town of Beaufort, NC

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

Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, April 15, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) PB Draft Minutes 031824

Public Comment

New Business

- [1.](#) To recommend tabling, approval or denial to the Board of Commissioners for the Case # 23-05 Preliminary Plat - Palmetto Plantation Phase 2.
- [2.](#) Case # 24-09 - SUP Periwinkle 406 Live Oak
- [3.](#) Case # 24-11 - SUP Watering Hole 816 Cedar St

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC
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Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, March 18, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Acting Chair Meelheim called the March 18, 2024 Planning Board meeting to order at 6:00 p.m.

Roll Call

Members Present: Vice-Chair Diane Meelheim, Becky Bowler, Vic Fasolino, Ryan Neve, Clark Patton, George Stanziale

Members Absent: Jeff Vreugdenhil

A quorum was declared with six members present.

Town Staff Present: Kyle Garner, Michelle Eitner, Jason Brinson, Laurel Anderson

Town Attorney Present: Arey Grady

Agenda Approval

Acting Chair Meelheim asked if there were any changes to the revised Agenda posted on the Town website on March 15th, 2024 and hearing none, she asked for a motion.

Member Neve made the motion to approve the revised agenda posted on the Town website on March 15th, 2024 and Member Bowler made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Bowler, Member Fasolino, Member Neve, Member Patton, Member Stanziale

Minutes Approval

- 1. PB Draft Minutes for 021924

Member Stanziale made the motion to approve the Minutes and Member Fasolino made the second. Acting Chair Meelheim took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Bowler, Mem 2 Fasolino, Member Neve, Member Patton, Member Stanziale

Election of Officers

Mr. Grady gave an overview of the duties and responsibilities of the elected officers.

Member Bowler nominated Ryan Neve for Chair. Member Fasolino made the motion to close nominations for Chair and Member Patton made the second. Mr. Grady took a vote that was unanimously approved.

Voting yea: Acting Chair Meelheim, Member Bowler, Member Fasolino, Member Neve, Member Patton, Member Stanziale

Mr. Grady took a vote for Member Neve for the position of Chair.

Voting yea: Acting Chair Meelheim, Member Bowler, Member Fasolino, Member Neve, Member Patton, Member Stanziale

Member Stanziale nominated himself for Vice-Chair and Chair Neve nominated Member Meelheim for Vice-Chair. Member Stanziale made the motion to close nominations for Vice-Chair and Chair Neve made the second.

Voting yea: Chair Neve, Member Bowler, Member Fasolino, Member Meelheim, Member Patton, Member Stanziale

Secretary Anderson took a roll call vote for Vice-Chair.

Chair Neve voted for Member Meelheim

Member Bowler voted for Member Meelheim

Member Fasolino voted for Member Stanziale

Member Meelheim voted for Member Meelheim

Member Patton voted for Member Meelheim

Member Stanziale voted for Member Stanziale

Member Meelheim was elected Vice-Chair by a vote of 4-2.

Public Comment

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

Tipper Davis, 309 Live Oak St, expressed his concerns regarding the zoning text amendment, specifically bar-related noise concerns.

Janet Woodward, 2217 Lennoxville Rd, spoke regarding her concerns about the airport expansion.

New Business

1. To recommend approval or denial to the Board of Commissioners for the proposed airport runway extension subdivision (624 Hwy 101) preliminary/final plat

Ms. Eitner gave the Staff Report and explained that the Beaufort MHC Airport Authority has requested to subdivide 624 Hwy 101 for the purposes of extending the runway protection zone in accordance with their runway extension plan.

Member Fasolino noted that this was only a request for a subdivision and no variances were requested or anything else outside of the Ordinances.

Member Patton noted the specific area to be subdivided. Chair Neve asked if the zoning could be changed to open space and Mrs. Eitner stated that the applicant could request that in the future. Chair Neve then asked if the zoning change could be a stipulation for the subdivision approval and Mr. Grady noted that no requirements could be added as the applicant had met the requirements of the Ordinance.

Chair Neve asked the applicant if she would like to add an 3 and Janie Mason, applicant for the airport, stated that there were no plans at the present time to develop the subdivided ~~land~~.

Member Stanziale made the motion to submit to the Board of Commissioners and recommend adoption and Vice-Chair Meelheim made the second.

Chair Neve asked if there were any further discussion and Member Fasolino stated for the record that the request was for a subdivision and was not for rezoning or any other item and the applicant had complied with the Ordinance and had the right to approval.

Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Meelheim, Member Bowler, Member Fasolino, Member Patton, Member Stanziale

2. Case #24-07 Zoning Text Amendment - Tavern/Bar/Pub with outdoor operation as a Special Use in the CS-MU District.

Member Fasolino requested to be recused as he owns property in the subject district.

Vice-Chair Meelheim made the motion to recuse Member Fasolino and Member Stanziale made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Meelheim, Member Bowler, Member Patton, Member Stanziale

Mr. Garner gave the Staff Report and stated that in 2019 when the CS-MU District was created it was understood that like other districts amendments would possibly be submitted in the future. Now, almost five years later Staff is proposing a text amendment that would allow a Tavern/Bar/Pub with Outdoor Operations as a Special Use. This amendment would be consistent with other zoning districts such as the Historic Waterfront Business District, Historic Business District, B-1, BW (Business Waterfront), LI (Light Industrial), IW (Industrial Warehouse), TCA (Townhomes Condominiums & Apartment) which all allow outside operations as a Special Use. (See Attached Map). Prior to the zoning change in 2019 to CS-MU several properties were zoned B-1 and allowed outdoor operations with a special use permit. Also, staff researched the Planning Board minutes from the May and June 2019 meetings when uses were discussed as part of the creation of the CS-MU District and could not find any comments that would conflict with the amendment. Staff have included copies of those meetings in your packet for reference. Additionally, Staff has included a map showing the previous zoning before the CS-MU District was adopted thus providing a history. Staff has included "Draft" text language which shows text to be added as bold highlighted.

Mr. Ganer also noted that conditions can be placed on special use permits that general zoning does not require. He also pointed out the Planning and Inspections staff does not enforce the Town's noise ordinance but stated the intention to lower the noise levels permitted in certain areas. He also noted the concerns regarding food trucks can be addressed when applicants apply for special use permits. He asked everyone to remember that the text amendment covers the whole corridor and not just a few properties.

Member Bowler asked what constituted outdoor operations as opposed to indoor operations. Mr. Garner explained that regarding bars and taverns, the site plan submitted for ABC permits would be required to show where the drinking areas were requested. In answer to Member Bowler's question regarding open doors and noise, Mr. Garner reiterated that the Planning and Inspections department did not enforce the noise ordinance and that was under the purview of the police department.

Member Stanziale asked if the text amendment were approved, existing bars/taverns in that area would be required to obtain special use permits and Mr. Garner stated that they would.

Chair Neve noted that some uses could require additional guidelines including buffers between the bar and residential areas.

Member Stanziale asked how the text amendment concerns began and Mr. Garner noted that some issues were noise and food trucks along with other issues and he and Mrs. Eitner decided to look at the entire Cedar St corridor as any business in that area could add music or food trucks.

Member Bowler asked if any other people besides Mr. Davis had commented on any issues and Mr. Garner stated that Mr. Davis had been the only person to contact the town staff.

Member Patton asked why the CS-MU zone stopped at Turner St and Mr. Garner noted that the proposed hotel and other businesses at that end of Cedar St would probably be rezoned CS-MU in the future and town staff had been waiting to see if the hotel would be built.

Member Bowler asked why the staff was proposing the text amendment at this time rather than waiting on the updated Land Development Ordinance and Mr. Garner noted that the current issues revolving around noise and food trucks needed to be addressed along with any other issues that may arise with new uses. Mr. Garner reiterated that if the Board proposes conditions the applicants do not agree with, the Board can deny those requests and the use will not be allowed and enforcement actions will be pursued.

The Board discussed possible additional items to include as conditions for special use permits in that zoning district and Mr. Grady suggested creating a uniform list of rules for the special use permits, giving as an example a business's hours of operation.

Member Bowler suggested instead of requiring the police department to enforce their noise regulations that numerous complaints and violations could result in a special use permit being revoked.

Vice-Chair Meelheim made the motion to submit to the Board of Commissioners and recommend adoption and also for Staff to include a list of possible conditions for consideration. Member Patton made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Meelheim, Member Bowler, Member Patton, Member Stanziale

Vice-Chair Meelheim made the motion to return Member Fasolino to the Board and Member Patton made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Vice-Chair Meelheim, Member Bowler, Member Patton, Member Stanziale

Commission / Board Comments

Member Bowler thanked Mr. Garner and Mrs. Eitner for the historical perspective submitted with the Staff Reports and noted that Member Stanziale would have made a great Vice-Chair also.

Member Fasolino welcomed Member Patton to the Board.

Vice-Chair Meelheim also stated her appreciation of the history given in the packet and welcomed the new members.

Member Stanziale noted that the last Board of Commissioners meeting included an annexation request with a preliminary plat, and asked if the plat could be requested with all annexation applications. Mr. Grady responded that the plat could be included, and there was a short discussion regarding the annexation request.

Member Patton thanked the Board for welcoming him and expressed his appreciation for the history of the evening's applications.

Chair Neve said that he was glad to be serving on the Board again and noted that he was looking forward to working with and supporting the Board of Commissioners.

Staff Comments

Mr. Garner welcomed Chair Neve back and the other new Members Fasolino and Patton. He also introduced the Town's new IT director Jason Brinson.

He announced upcoming School of Government training for the Board in May and noted that Ms. Anderson would be contacting the Members to see who would be able to attend

He discussed the Unified Development Ordinance and the potential consultant for that project.

Adjourn

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

Voting yea: Chair Neve, Vice-Chair Meelheim, Member Bowler, Member Fasolino, Member Patton, Member Stanziale

Chair Neve then declared the meeting adjourned at 7:25 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary



Town of Beaufort, NC

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

AGENDA CATEGORY: New Business
SUBJECT: To recommend tabling, approval or denial to the Board of Commissioners for the Case # 23-05 Preliminary Plat - Palmetto Plantation Phase 2.

BRIEF SUMMARY:
The applicant wishes to subdivide a 5.225 Acre Tract into 9 Lots.

REQUESTED ACTION:
Discussion on Proposed Rezoning

EXPECTED LENGTH OF PRESENTATION:
15 Minutes

SUBMITTED BY:
Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:
N/A

PLANNING STAFF REPORT

To: Planning Board Members
From: Kyle Garner, AICP, Town Planner
Date: April 5, 2024
Project Olde Beaufort Village Phase 2– Preliminary Plat

THE QUESTION: Subdivide a 5.225 Acre Tract into 9 Lots

RELATIONSHIP TO STRATEGIC PLAN: Residential

BACKGROUND: This site was rezoned from R-8 & B-1 to RS-5 in March 2015. In May of 2015, the preliminary plat was approved for a period of one year. In 2018 the preliminary plan expired again and was resubmitted and approved for another one-year approval.

In July 2019, a Final Plat for lots 12-20 was approved and recorded leaving the remaining 9 lots and existing stormwater pond.

Additionally, the Town’s Technical Review Committee has reviewed these plans for consistency with Town design specifications.

Location: East Bay Way
Owners: Mercer Building & Design, Inc.
Requested Action: Subdivide a 5.24 Acre Tract into 9 Lots
Existing Zoning: RS-5 – Residential Single-Family -5
Size: 5.225 acres (227,601ft²)
Average Lot Size: 11,368 ft²
Amount of Open Space: 2.56 Acres
Existing Land Use: Undeveloped
Core Land Use Plan: Low Density Residential

SPECIAL INFORMATION: Copies of these plans have been provided to the Carteret County School System.

Public Utilities:
Water: Existing - Town of Beaufort
Sanitary Sewer: Existing - Town of Beaufort

Olde Beaufort Village, Phase 2– Preliminary Plat

Location: Professional Park Drive

Page: 2

OPTIONS:

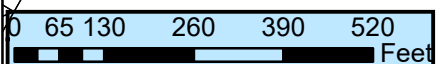
- 1. Recommend approval of the Preliminary Plat for Palmetto Plantation @ Olde Beaufort Village, Phase 1 as designed.
- 2. Table the request
- 3. Deny the request.

ATTACHMENTS:

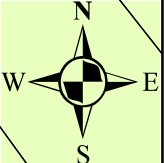
- 1. Vicinity Map
- 2. Palmetto Plantation Plans

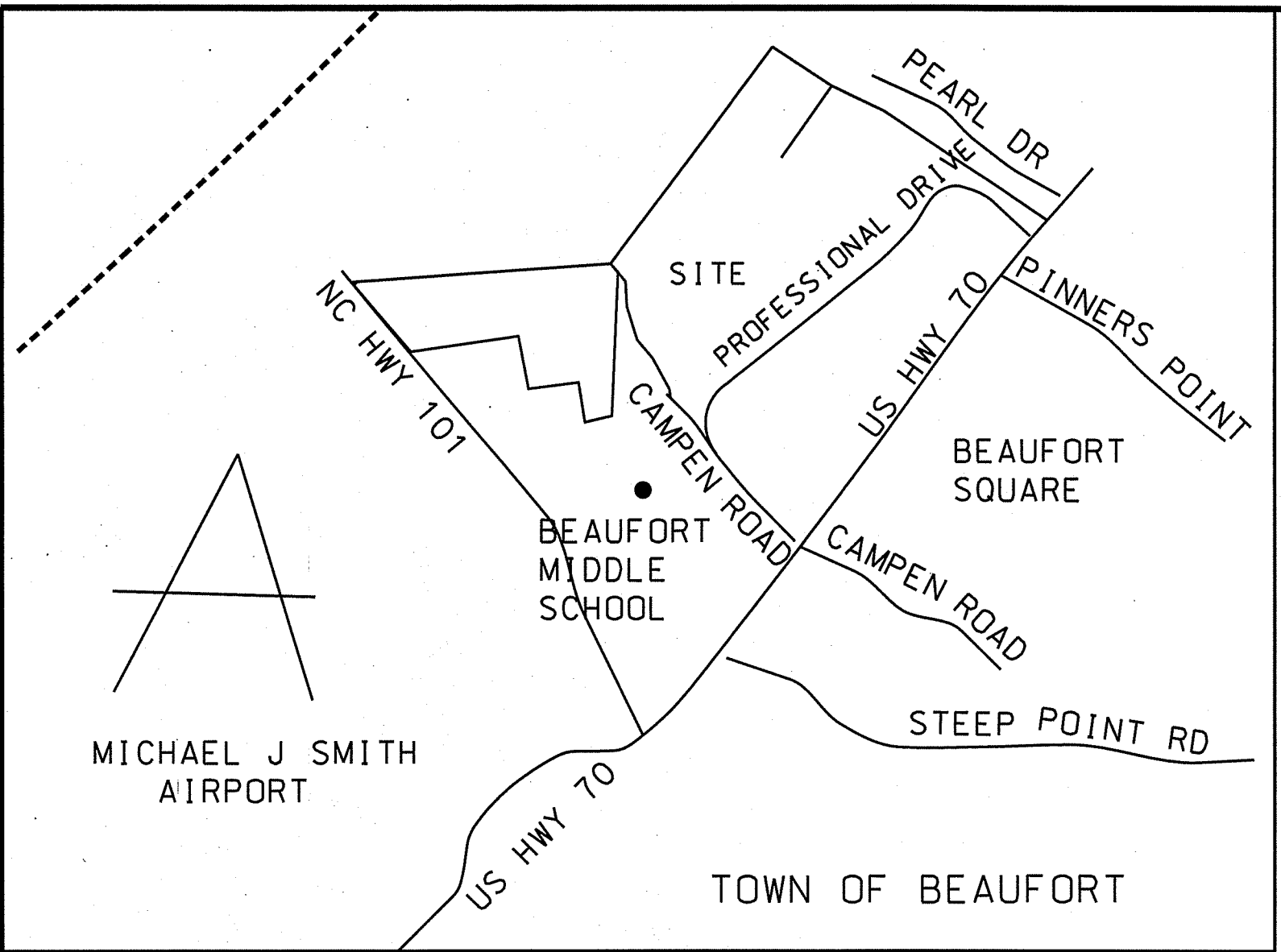
Vicinity Map - Case # 23-05 Preliminary Plat Palmetto Plantation @ Olde Beaufort Village Phase II

1.



10





VICINITY MAP: BEAUFORT, NC
NOT TO SCALE
BOUNDARY CURVE DATA

| | |
|--|--|
| R= 500.00 (1) A= 135.43 CHD. DIST= 135.02 CHD. BRG= S47°10'08"W | R= 500.00 (4) A= 153.66 CHD. DIST= 153.06 CHD. BRG= S52°11'08"W |
| R= 500.00 (2) A= 97.28 CHD. DIST= 97.13 CHD. BRG= S33°58'36"W | R= 230.00 (5) A= 79.77 CHD. DIST= 79.37 CHD. BRG= S51°03'16"W |
| R= 500.00 (3) A= 131.98 CHD. DIST= 131.60 CHD. BRG= S35°49'11"W | |

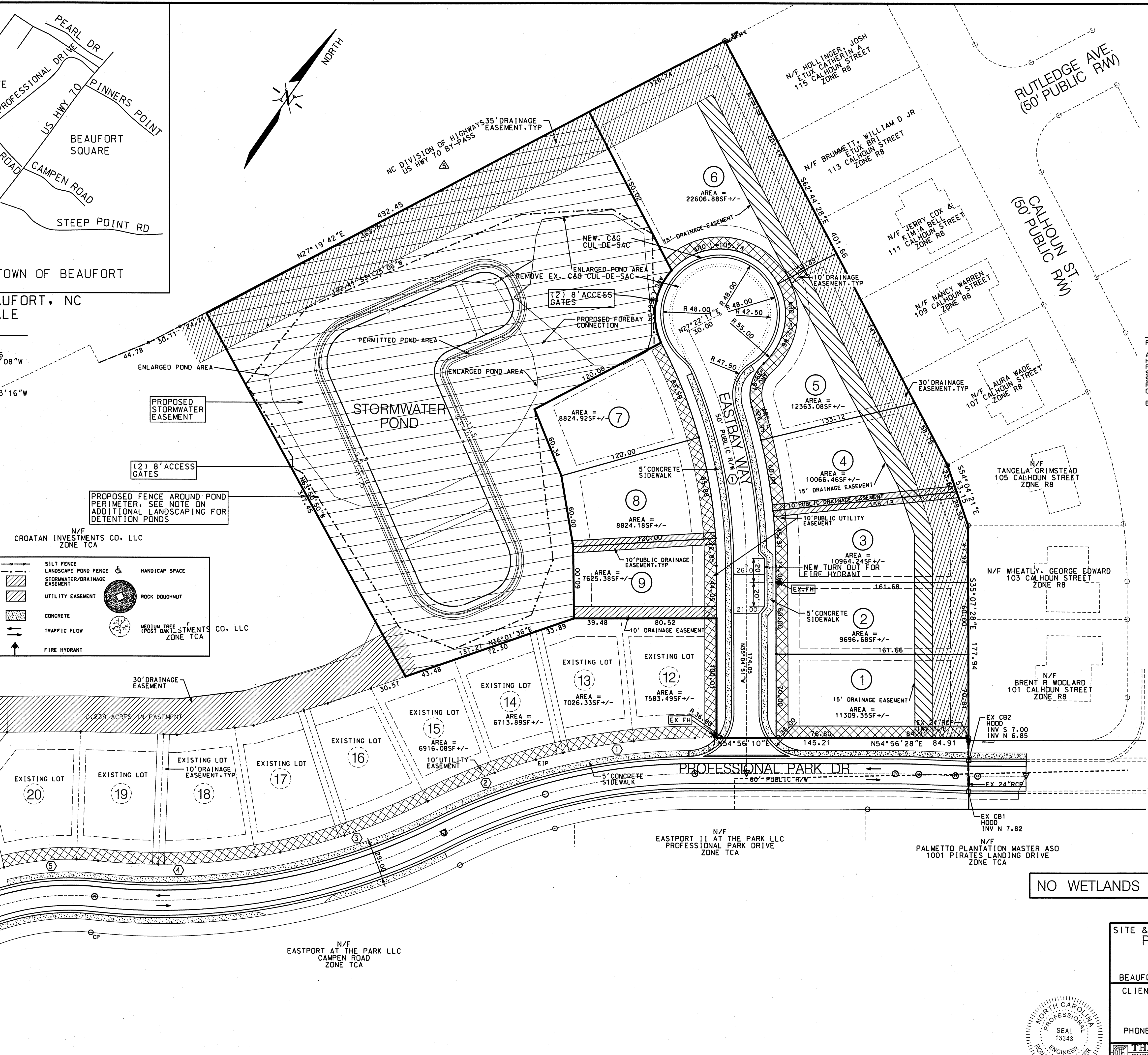
EASTBAY WAY CENTERLINE CURVE DATA

| |
|--|
| R= 425.00 (1) A= 204.34 CHD. DIST= 202.38 CHD. BRG= N48°51'17"W |
|--|

LEGEND

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------|------|-----|------------|-----------------------|------------------------------------|------------------|-------------|------------|------------|-------|-----------------------|-------------------|-----------|--------------|------------------|-----------------|--------------------|--------------------|----------------|--------------|---|--------|-----|--------------------------|-----|--------------|------|--------------------|----|-------|-----|--------------|-----|---------|----|-------------|-----|-----------------|-----|---------|
| ARC LENGTH | FEET | ARC | ACRE | AGGREGATE BASE COURSE | BITUMINOUS CONCRETE SURFACE COURSE | BUILDING BEARING | CATCH BASIN | CUBIC FEET | CENTERLINE | DRIVE | DROP INLET | DUCTILE IRON PIPE | ELEVATION | EX. IRON ROD | EDGE OF PAVEMENT | EXISTING | FINISHED ELEVATION | FLARED END SECTION | FINISHED FLOOR | FIRE HYDRANT | | | | | | | | | | | | | | | | | | | | |
| FT | FEET | GV | GATE VALVE | INV | INVERT | LF | LINEAR FEET | MAX | MAXIMUM | MBL | MINIMUM BUILDING LINE | MANHOLE | MIN | MINIMUM | N/F | NOW OR FORMERLY | NTS | NOT TO SCALE | Q.C. | ON CENTER | R | RADIUS | RIP | REINFORCED CONCRETE PIPE | R/W | RIGHT-OF-WAY | SOMH | STORMDRAIN MANHOLE | SH | SHEET | SIR | SET IRON ROD | STA | STATION | TC | TOP OF CURB | YSW | TOP OF SIDEWALK | TYP | TYPICAL |

SYMBOLS: SILT FENCE, LANDSCAPE POND FENCE, STORMWATER/DRAINAGE EASEMENT, UTILITY EASEMENT, CONCRETE, TRAFFIC FLOW, FIRE HYDRANT, HANDICAP SPACE, ROCK DOUGHNUT, MEDIUM TREE, POST DATE



SITE DATA

| | |
|--|---------------------------|
| TOTAL TRACT AREA | 5.225 ACRES |
| EAST BAY WAY R/W | 0.574 ACRES |
| POND AND RECREATION SPACE | 2.305 ACRES |
| TOTAL AREA W/ IN SINGLE FAMILY LOTS | 2.347 ACRES |
| ZONE | RS-5 |
| MAXIMUM 50% LOT COVERAGE | 1.6 |
| VARIABLE DENSITY FACTOR | 0.21 ACRES |
| ACREAGE AVERAGE PER LOT | 2.56 ACRES |
| OPEN SPACE AREA | 2.01 |
| AVERAGE FAMILY SIZE | 2.01 |
| REQUIRED RECREATIONAL SPACE (18 INCLUDING PH2) | 0.23 ACRES |
| (0.46 TOTAL INCLUDING PH2) | |
| TOTAL NO. OF LOTS | 9 |
| TYPE OF LOTS | SINGLE FAMILY RESIDENTIAL |
| SMALLEST LOT SIZE | 7625 SF +/- |
| AVERAGE LOT SIZE | 11368 SF +/- |
| MAXIMUM BUILDING HEIGHT | 35FT |
| LF IN STREETS | 378.40LF |
| NEW STREET | |
| SETBACKS: | |
| FRONT | 20.0' |
| R/W FRONT | 20.0' |
| REAR | 15.0' |
| SIDE | 5.0' |
| R/W SIDE | 10.0' |
| FLOOD ZONE X | |
| REF. FIRM COMMUNITY PANEL NO. | 3720730600J |
| EFFECTIVE DATE | 7/16/13 |
| DEED BOOK/PAGE | 843/362 |
| PIN | 7306.12.76.5951 |

ADDITIONAL LANDSCAPING FOR DETENTION PONDS

- PER THE TOWN OF BEAUFORT'S LAND DEVELOPMENT ORDINANCE
- A. FENCING AROUND PONDS SHALL BE FOUR FEET (4') IN HEIGHT. IT SHALL BE A GREEN OR ALUMINUM CHAIN LINK FENCE WITH BLACK OR GREEN VINYL COATING. ALL FENCES SHALL PROVIDE SECURABLE ENTRANCES/EXITS TO ALL OF THE SIDES OF THE FENCE TO ALLOW ACCESS FOR MAINTENANCE PERSONNEL AND EQUIPMENT AND TO PROVIDE FOR THE SAFETY OF CITIZENS.
- B. LANDSCAPING REQUIREMENTS
- SHRUBS REQUIRED EXCEPT FOR FENCE ENTRANCES. SHRUBS SHALL BE PROVIDED AROUND THE PERIMETER OF THE REQUIRED FENCE TO SCREEN FIFTY PERCENT (50%) OF THE FENCE AT MATURITY. THE REQUIRED SHRUBS SHALL BE MAINTAINED AT A HEIGHT OF FOUR FEET (4'). THE PARTICULAR VARIETY OF SHRUB(S) TO BE USED TO SATISFY THIS REQUIREMENT SHOULD COME FROM THOSE LISTED AS TOLERANT OF WET CONDITIONS SHOWN IN THE TABLE ON THIS SHEET OR SHOULD OTHERWISE BE APPROVED IN WRITING BY THE TOWN.
 - TREES REQUIRED LARGE OR MEDIUM TREES SHALL BE PLACED OUTSIDE THE REQUIRED FENCING AT A RATE OF ONE PER FIFTY LINEAR FEET OF FENCING AROUND THE POND. THE PARTICULAR VARIETY OF LARGE OR MEDIUM TREE(S) TO BE USED TO SATISFY THIS REQUIREMENT SHOULD COME FROM THOSE LISTED AS TOLERANT OF WET CONDITIONS SHOWN IN THE TABLE ON THIS SHEET, OR SHOULD OTHERWISE BE APPROVED IN WRITING BY THE TOWN.

NOTES

- EXTERIOR LIGHTING TO BE PROVIDED AS REQUIRED
- ALL DRAINAGE AND UTILITY EASEMENTS, RIGHTS OF WAY AND FACILITIES BE DEDICATED AND RECORDED AT THE CARTERET COUNTY REGISTER OF DEEDS AS REQUIRED BY THE PUBLIC WORKS AND PUBLIC UTILITIES DEPARTMENTS.
- HYDRAULIC ANALYSIS PERFORMED ON EXISTING WATER SYSTEM BASED ON INFORMATION OBTAINED FROM THE TOWN OF BEAUFORT & FIRE FLOW DEMAND DOES NOT EXCEED THE AVAILABLE WATER SUPPLY & HYDRANTS CONFORM TO THE TOWN OF BEAUFORT'S STANDARDS. CLOSEST EXISTING HYDRANT LOCATED AT THE INTERSECTION OF CALHOUN AND PROFESSIONAL PARK DRIVE
- BOUNDARY, TOPOGRAPHICAL AND EXISTING FEATURES TAKEN FROM MAP PREPARED BY PHILIP A. COLLIER, PLS OF STROUD ENGINEERING, P.A., TITLED "LOT 1 & 2 CAROLINA COMMUNITY DEVELOPMENT INC. PROPERTY PROPOSED TRACTS A1 AND A2 DATED 11/3/14"
- ALL STORMWATER FEATURES INCLUDING, STORM DRAINS, CATCH BASINS, DRAINAGE SWALES, DITCHES AND STORMWATER PONDS SHALL BE MANAGED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE TOWN OF BEAUFORT IS NOT RESPONSIBLE FOR ITS MAINTENANCE.

REVISIONS:

| No. | BY | DATE | DESCRIPTION |
|-----|-----|----------|----------------|
| 1 | GYT | 6/8/21 | ROAD REVISIONS |
| 2 | RDC | 8/7/23 | REV PREL PLAN |
| 3 | RDC | 10/12/23 | TOWN COMMENTS |
| 4 | RDC | 11/27/23 | TOWN COMMENTS |
| 5 | RDC | 2/16/24 | TOWN COMMENTS |
| 6 | RDC | 3/20/24 | TOWN COMMENTS |

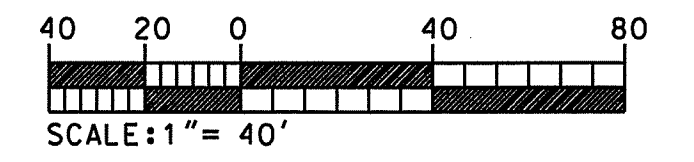
NO WETLANDS EXIST ONSITE

SITE & LANDSCAPE PLAN
PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 3
LOTS 1 THRU 9
BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA

CLIENT: MERCER BUILDING & DESIGN, INC. DESIGNED: RDC/GYT
106-C PROFESSIONAL PARK DRIVE DRAWN: RDC/GYT
BEAUFORT, NC 28516 CHECKED: RDC
PHONE: (252) 728-6636 APPROVED: RDC

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
LICENSE NO. C-4482
DATE: 5/11/18
SCALE: 1" = 40'

RONALD D. CULLIPHER, P.E.



NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

1/2 MILE FROM SA WATERS

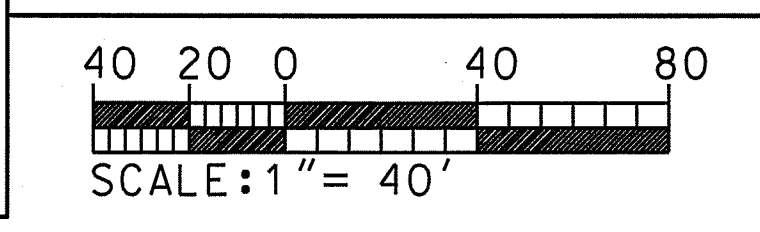
CONSTRUCTION SEQUENCE

1. REMOVE AND/OR RELOCATE EXISTING OBSTRUCTIONS.
2. INSTALL STONE CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCING AT SPECIFIED LOCATIONS.
4. CLEAR AND GRUB SITE.
5. EXCAVATE AND GRADE DETENTION BASIN WITH OUTLET/OVERFLOW DEVICES. CONSTRUCT DITCH AT THE REAR OF LOTS 15-20 AND STABILIZE.
6. BEGIN FILLING AND GRADING WITHIN THE RIGHT OF WAY OF PROFESSIONAL PARK DRIVE AND INSTALL CATCH BASINS 1-6 AND ASSOCIATED PIPING TO EXCAVATED POND AND/OR DITCH ALONG THE REAR OF LOTS 15-20.
7. MAINTAIN THE EXISTING LANDSCAPE BERMS LOCATED ON THE NORTH AND NORTH WEST SIDES OF THE PROPERTY AND BEGIN FILLING AND GRADING THE SITE SO DRAINAGE IS DIRECTED TOWARD THE POND UNTIL INLETS AND PIPING ARE INSTALLED.
8. ONCE ENOUGH FILL IS IN PLACE TO PROVIDE ADEQUATE COVER OVER THE REMAINING PIPING INSTALL ALL PIPING, CATCH BASINS AND DROP INLETS. CONSTRUCT ROCK DOUGHNUTS. COMPLETE FILLING AND GRADING THE REMAINING SITE.
9. INSTALL UTILITIES. (WATER, SEWER, ELECTRIC, ETC.)
10. FINE GRADE SITE, ROADWAYS AND LOTS.
11. SEED AND MULCH ALL AREAS OF DISTURBANCE NOT TO BE PAVED WITHIN 7 DAYS OF LAND DISTURBANCE.
12. FINE GRADE ROADWAY AND PLACE STONE BASE COURSE.
13. REMOVE STONE CONSTRUCTION ENTRANCE
14. GRADE ROADWAY.
15. PERFORM FINAL GRADING, SEED AND MULCH ALL REMAINING DISTURBED AREAS. INSTALL ALL PLANTS PER LANDSCAPING AND POND VEGETATION PLANS.
16. REMOVE SILT FENCE AND REGRADE SEDIMENT BASIN TO DESIGN SPECIFICATIONS.

STORMWATER TREATMENT
BREAK LINE

LEGEND

| | | | | | |
|---|--------------------------------|--------|------------------------------|--------|-------------------------|
| AC - ACRE | OV - GATE VALVE | — SF — | SILT FENCE | ⊕ | HANDICAP SPACE |
| ABC - AGGREGATE BASE COURSE | INV - INVERT | ▨ | LANDSCAPE/POND FENCE | ⊙ | ROCK DOUGHNUT |
| BCSC - BITUMINOUS CONCRETE SURFACE COURSE | LF - LINEAR FEET | ▨ | STORMWATER/DRAINAGE EASEMENT | — LD — | LAND DISTURBANCE LIMITS |
| BLDC - BUILDING | MAX - MAXIMUM | ▨ | CONCRETE | | |
| BRG - BEARING | MBL - MINIMUM BUILDING LINE | → | TRAFFIC FLOW | | |
| CB - CATCH BASIN | MHI - MANHOLE | | | | |
| CF - CUBIC FEET | MIN - MINIMUM | | | | |
| CL - CENTERLINE | NFS - NOT TO SCALE | | | | |
| DR - DRIVE | D.C. - ON CENTER | | | | |
| D1 - DROP INLET | R - RADIUS | | | | |
| DIP - DUCTILE IRON PIPE | RCP - REINFORCED CONCRETE PIPE | | | | |
| EL - ELEVATION | R/W - RIGHT-OF-WAY | | | | |
| EIR - EX. IRON ROD | SDMH - STORMWATER MANHOLE | | | | |
| EOP - EDGE OF PAVEMENT | SH - SHEET | | | | |
| EX - EXISTING | SIR - SET IRON ROD | | | | |
| FE - FINISHED ELEVATION | STA - STATION | | | | |
| FES - FLARED END SECTION | TC - TOP OF CURB | | | | |
| FT - FINISHED FLOOR | TST - TEMPORARY SEDIMENT TRAP | | | | |
| | TYP - TYPICAL | | | | |



SHEET #3 OF 7
PROJECT #: PM322-27~001
DESIGN FILE #: PM322/PM322-27~001/PM322-27~001 CONSTRUCTION.DGN

REVISIONS:

| No. | BY | DATE | DESCRIPTION |
|-----|-----|----------|----------------|
| 1 | GYT | 6/8/21 | ROAD REVISIONS |
| 2 | RDC | 8/7/23 | PREL PLAT |
| 3 | RDC | 11/27/23 | Town comments |
| 4 | RDC | 3/20/24 | Town comments |

EROSION & SEDIMENTATION CONTROL PLAN
PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 3
 BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA
 CLIENT: MERCER BUILDING & DESIGN, INC.
 ADDRESS: 106-C PROFESSIONAL PARK DRIVE BEAUFORT, NC 28516
 PHONE: (252) 728-6636

DESIGNED: RDC/GYT
 DRAWN: RDC/GYT
 CHECKED: RDC
 APPROVED: RDC
 DATE: 5/11/18
 SCALE: 1" = 40'

THE CULLIPHER GROUP, P.A.
 ENGINEERING & SURVEYING SERVICES
 151A HIGHWAY 24 MOREHEAD CITY, N.C. 28557
 LICENSE NO. C-4482
RONALD D. CULLIPHER, P.E.

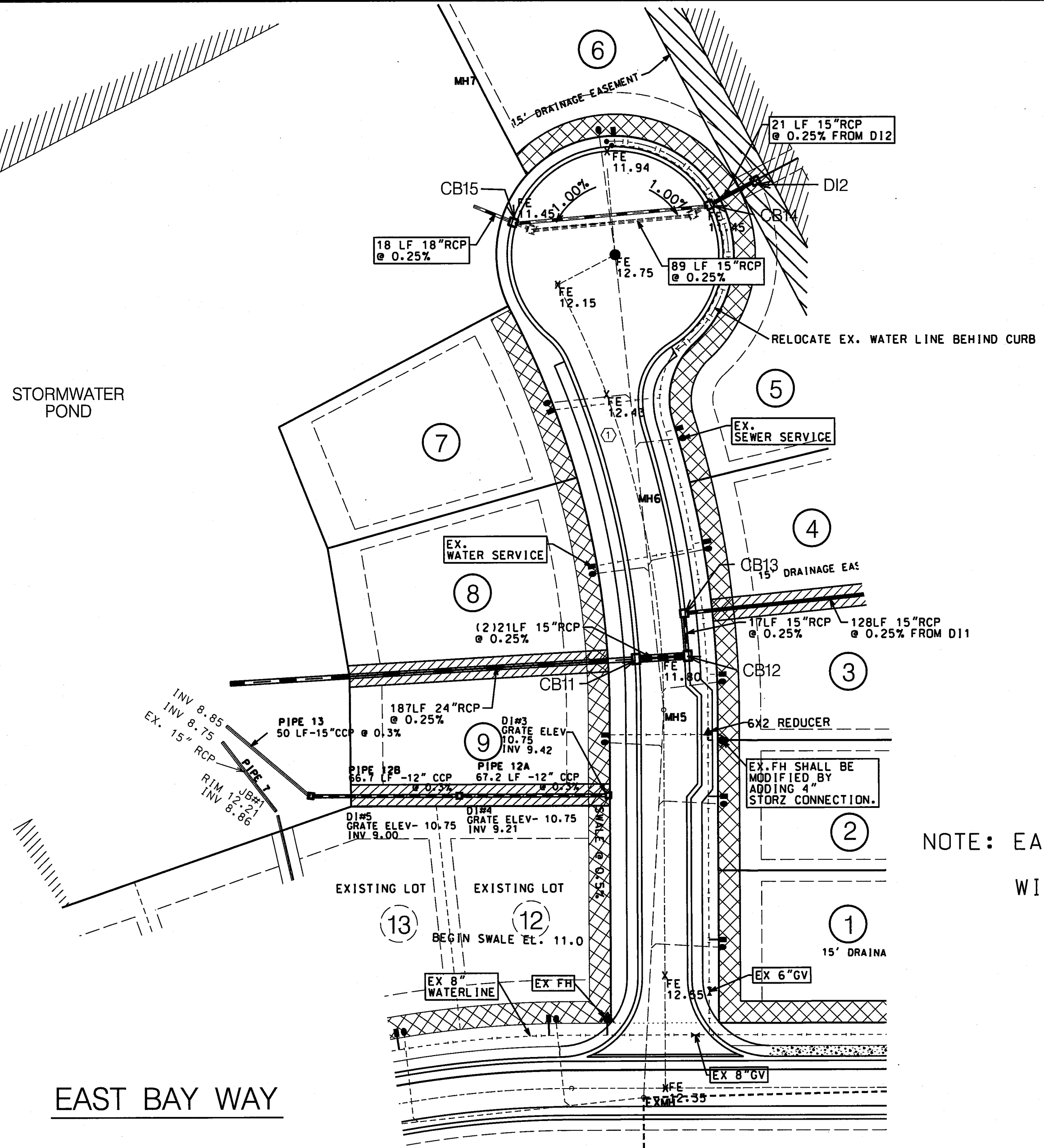
NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

| LEGEND | | | | | | | |
|--------|--------------------------------------|------|----------------------------|--|------------------------------|--|-------------------------|
| A | - ARC LENGTH | FT | - FEET | | SILT FENCE | | HANDICAP SPACE |
| AC | - ACRE | GV | - GATE VALVE | | LANDSCAPE POND FENCE | | ROCK DOUGHNUT |
| ABC | - AGGREGATE BASE COURSE | INV | - INVERT | | STORMWATER/DRAINAGE EASEMENT | | MEDIUM TREE (POST DIA.) |
| BCSC | - BITUMINOUS CONCRETE SURFACE COURSE | LF | - LINEAR FEET | | UTILITY EASEMENT | | CONCRETE |
| BLDG | - BUILDING | MAX | - MAXIMUM | | TRAFFIC FLOW | | FIRE HYDRANT |
| BRG | - BEARING | MBL | - MINIMUM BUILDING LINE | | FIRE HYDRANT | | |
| CB | - CATCH BASIN | MH | - MANHOLE | | | | |
| CF | - CUBIC FEET | M/N | - MINIMUM | | | | |
| CL | - CENTERLINE | N/F | - NOW OR FORMERLY | | | | |
| DR | - DRIVE | NTS | - NOT TO SCALE | | | | |
| DJ | - 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 | | | | |
| EDP | - EDGE OF PAVEMENT | SDM | - STORM DRAIN MANHOLE | | | | |
| EX | - EXISTING | SH | - SHEET | | | | |
| FE | - FINISHED ELEVATION | SIR | - SET IRON ROD | | | | |
| FES | - FLARED END SECTION | TC | - TOP OF CURB | | | | |
| FF | - FINISHED FLOOR | TSW | - TOP OF SIDEWALK | | | | |
| FH | - FIRE HYDRANT | TYP | - TYPICAL | | | | |

- NOTES**
- ALL SEWER PIPE TO BE SDR35 AND WATER MAINS TO BE SDR21 UNLESS OTHERWISE NOTED. SEWER MAIN MATERIAL CHANGES MUST BE MADE WITH MECHANICAL JOINT SLEEVES.
 - MAINTAIN A MINIMUM COVER OF 36" OVER WATER MAIN & SEWER FORCEMAIN LINES OR USE DUCTILE IRON PIPE. IN NO CASE SHALL THE WATER MAIN PROVIDE LESS THAN 30" COVER, EVEN IF DUCTILE IRON IS USED.
 - SEE DETAIL 17 ON SHEET 7 FOR CROSSING REQUIREMENTS.
 - CONTRACTOR SHALL SUBMIT MATERIALS TO BE USED FOR APPROVAL TO THE TOWN PRIOR TO WORK BEING DONE.
 - ALL MATERIALS AND LABOR SHALL BE TO THE TOWN AND STATE STANDARDS.
 - ALL SEWER SERVICE TAPS ARE TO BE INLINE WYES.
 - ALL SEWER SERVICE PIPE TO BE 4" SCH 40 PVC. INSTALLED WITH CLEAN OUTS. EACH CLEAN OUT MUST BE SET TO FINAL GRADE IN A CAST IRON BOX WITH SUPPORT BRICKS.

STORMWATER POND

EAST BAY WAY



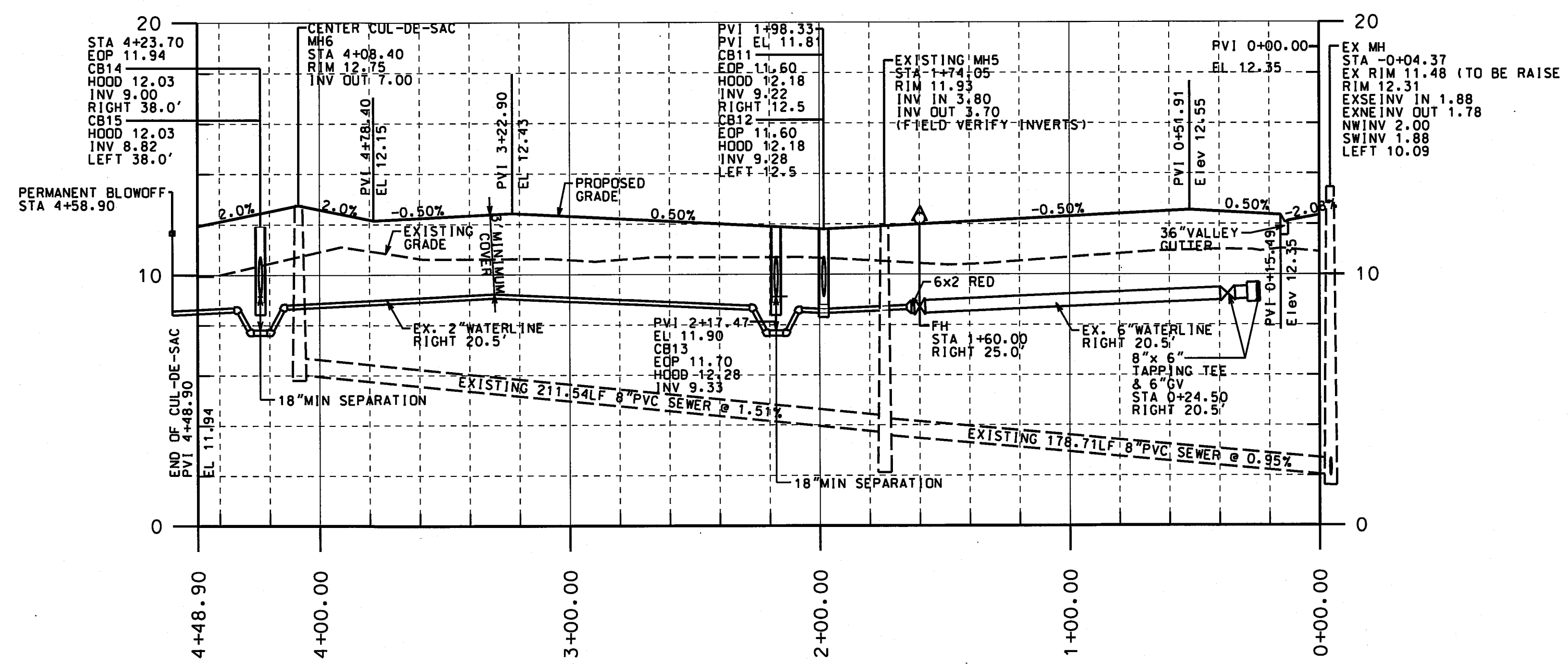
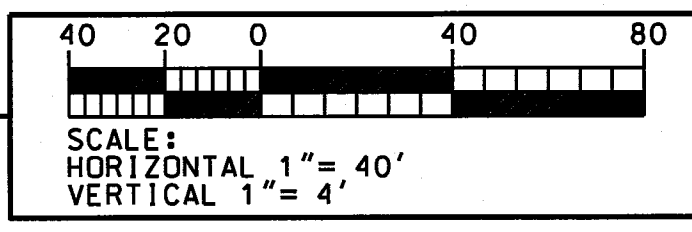
CATCH BASINS

| CB | HOOD | INV |
|----|-------|------|
| 11 | 12.18 | 9.22 |
| 12 | 12.18 | 9.28 |
| 13 | 12.28 | 9.33 |
| 14 | 11.83 | 9.28 |
| 15 | 11.83 | 9.06 |

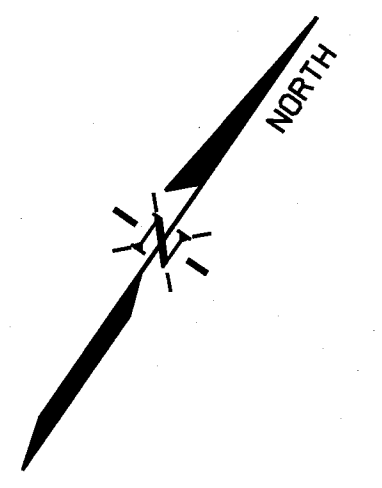
CURVE DATA

| | |
|-----------------|-----------------|
| LENGTH | = 204.34 |
| RADIUS | = 425.00 |
| CHORD LENGTH | = 262.36 |
| CHORD DIRECTION | = N48°51'17\"/> |

NOTE: EAST BAY WAY SHALL BE CAPABLE OF WITHSTANDING 70000 POUNDS.



NOTE: EXISTING WATER AND SEWER WAS PREVIOUSLY INSTALLED.
EAST BAY WAY



REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|-----------|----------------|
| 1 | 2/9/15 | PRELIMINARY |
| 2 | 5/11/15 | LOWER ROAD |
| 3 | 6/18/2015 | ROAD REVISIONS |
| 4 | 8/7/23 | PREL. PLAN |
| 5 | 11/27/23 | town comments |
| 6 | 3/20/24 | town comments |

DESIGNED: RDC/GYT CHECKED: RDC
DRAWN: RDC/GYT APPROVED: GYT
SCALE: AS NOTED DATE: 2/1/15

CLIENT: MERCER BUILDING & DESIGN, INC.
ADDRESS: 106-C PROFESSIONAL PARK DR BEAUFORT, NC 28516
PHONE: (252) 728-6636

PLAN & PROFILE - EAST BAY WAY
PALMETTO PLANTATION
AT OLDE BEAUFORT
VILLAGE, PHASE 2&3
BEAUFORT TOWNSHIP - CARTERET CO., NORTH CAROLINA

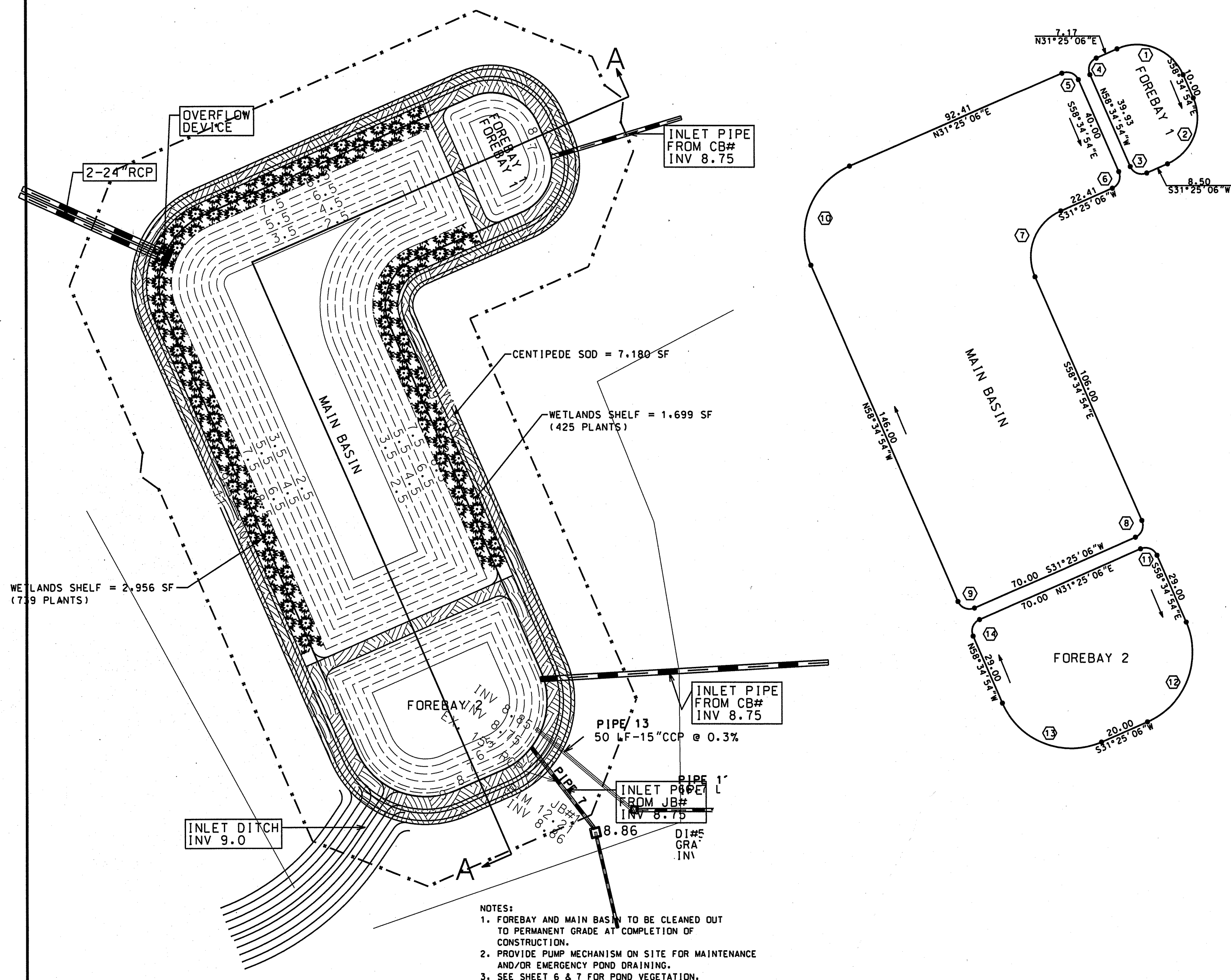
NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

THE CULLIPHER GROUP P.A.
ENGINEERING & SURVEYING SERVICES
1514 HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090
LICENSE NO. C-4482

RONALD D. CULLIPHER P.E.
3/24/24

SCALE: HORIZONTAL 1" = 40'
VERTICAL 1" = 4'

SHEET No.: 4 OF 7



FOREBAY 1 AT PERMANENT POOL

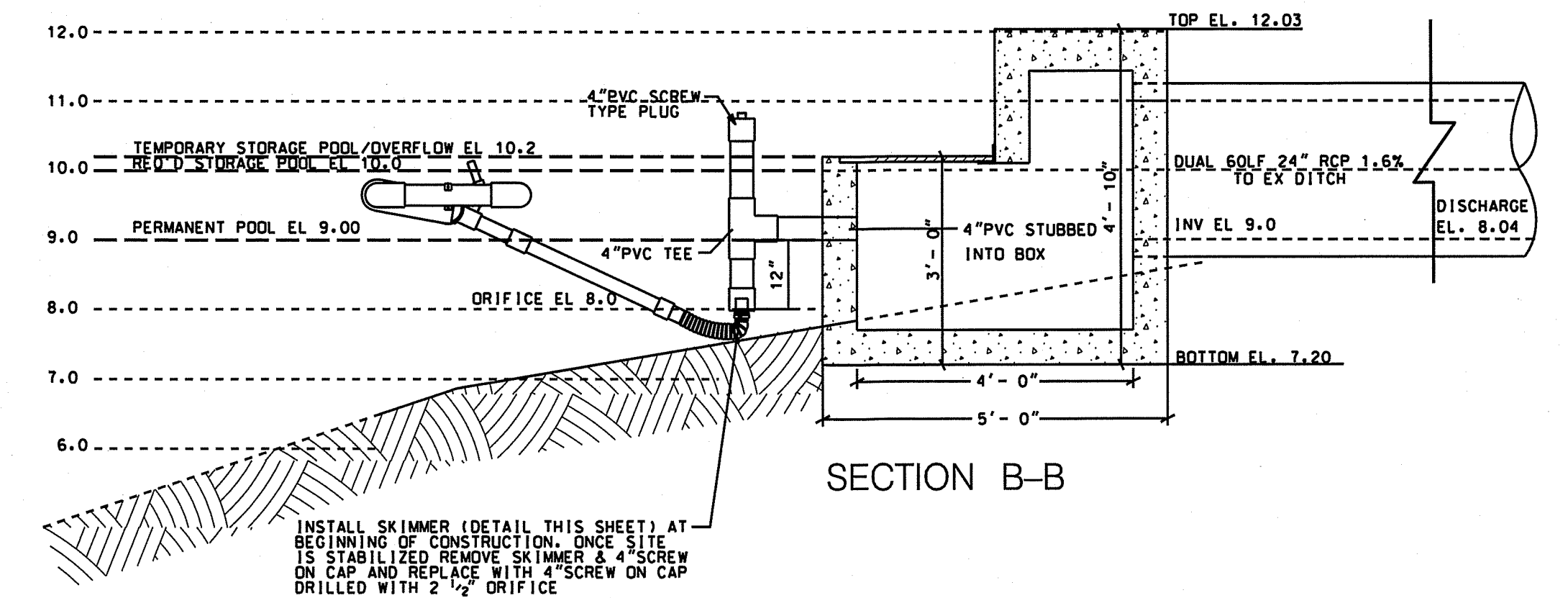
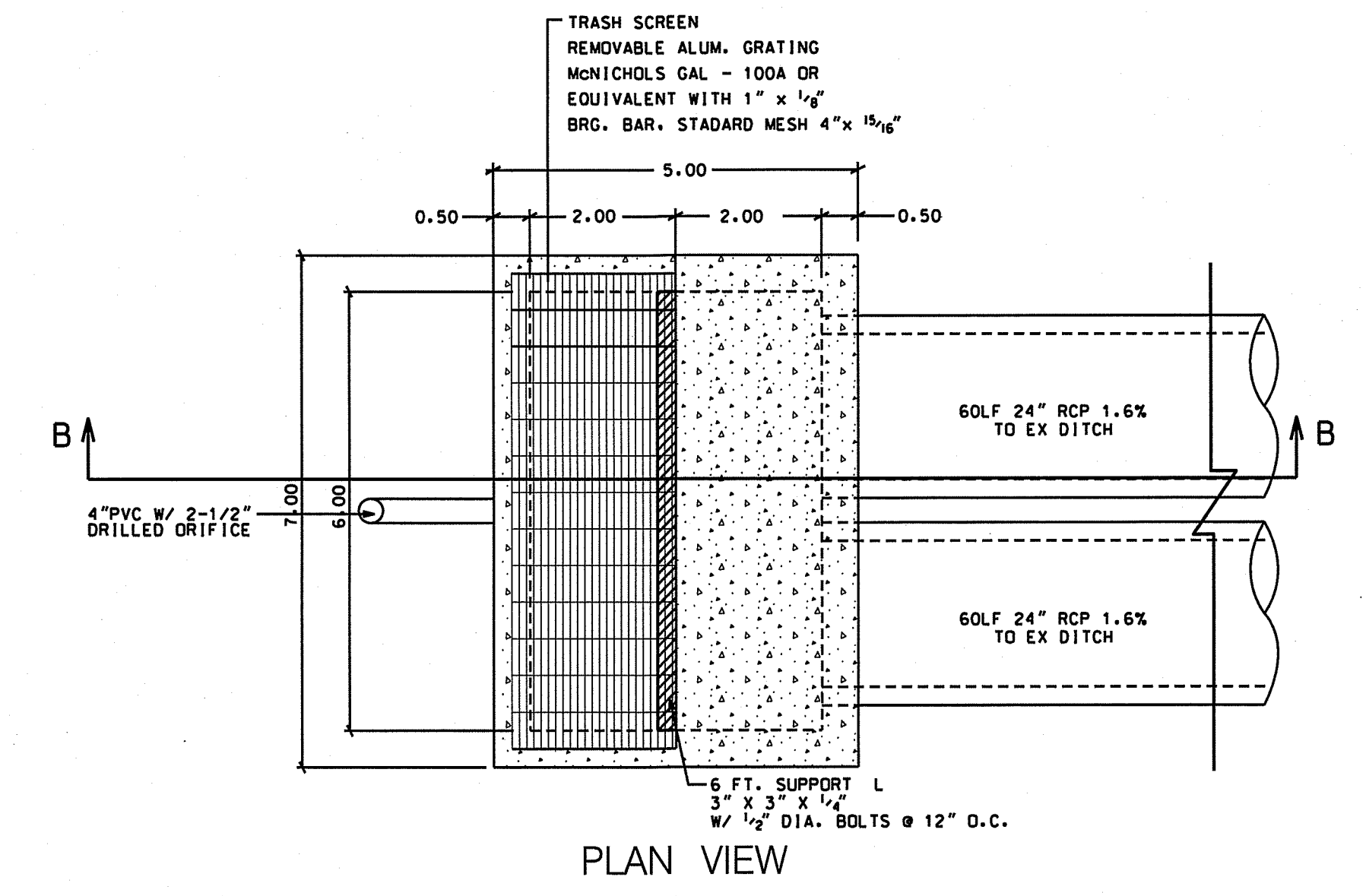
| | |
|-------------------------------|-------------------------------|
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| RADIUS = 5.00 | RADIUS = 5.00 |
| CHORD LENGTH = 28.28 | CHORD LENGTH = 7.07 |
| CHORD DIRECTION = N76°25'06"E | CHORD DIRECTION = N13°34'54"W |
| LENGTH ② = 31.42 | LENGTH ⑤ = 7.85 |
| RADIUS = 5.00 | RADIUS = 5.00 |
| CHORD LENGTH = 28.28 | CHORD LENGTH = 7.07 |
| CHORD DIRECTION = S13°34'54"E | CHORD DIRECTION = S76°25'06"W |
| LENGTH ③ = 7.85 | LENGTH ⑥ = 7.85 |
| RADIUS = 5.00 | RADIUS = 5.00 |
| CHORD LENGTH = 7.07 | CHORD LENGTH = 7.07 |
| CHORD DIRECTION = S76°25'06"W | |

MAIN BASIN AT PERMANENT POOL

| | |
|-------------------------------|-------------------------------|
| LENGTH ⑤ = 7.85 | LENGTH ⑧ = 7.85 |
| RADIUS = 5.00 | RADIUS = 5.00 |
| CHORD LENGTH = 7.07 | CHORD LENGTH = 7.07 |
| CHORD DIRECTION = N76°25'06"E | CHORD DIRECTION = S13°34'54"E |
| LENGTH ⑥ = 7.85 | LENGTH ⑨ = 7.85 |
| RADIUS = 5.00 | RADIUS = 5.00 |
| CHORD LENGTH = 7.07 | CHORD LENGTH = 7.07 |
| CHORD DIRECTION = S13°34'54"E | CHORD DIRECTION = S76°25'06"W |
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| RADIUS = 20.00 | RADIUS = 30.00 |
| CHORD LENGTH = 28.28 | CHORD LENGTH = 42.43 |
| CHORD DIRECTION = S13°34'54"E | CHORD DIRECTION = S76°25'06"E |

FOREBAY 2 AT PERMANENT POOL

| | |
|-------------------------------|-------------------------------|
| LENGTH ⑪ = 7.85 | LENGTH ⑬ = 7.85 |
| RADIUS = 5.00 | RADIUS = 5.00 |
| CHORD LENGTH = 7.07 | CHORD LENGTH = 7.07 |
| CHORD DIRECTION = N76°25'06"E | CHORD DIRECTION = N13°34'54"W |
| LENGTH ⑫ = 47.12 | LENGTH ⑭ = 47.12 |
| RADIUS = 30.00 | RADIUS = 30.00 |
| CHORD LENGTH = 42.43 | CHORD LENGTH = 42.43 |
| CHORD DIRECTION = S13°34'54"E | CHORD DIRECTION = S76°25'06"E |

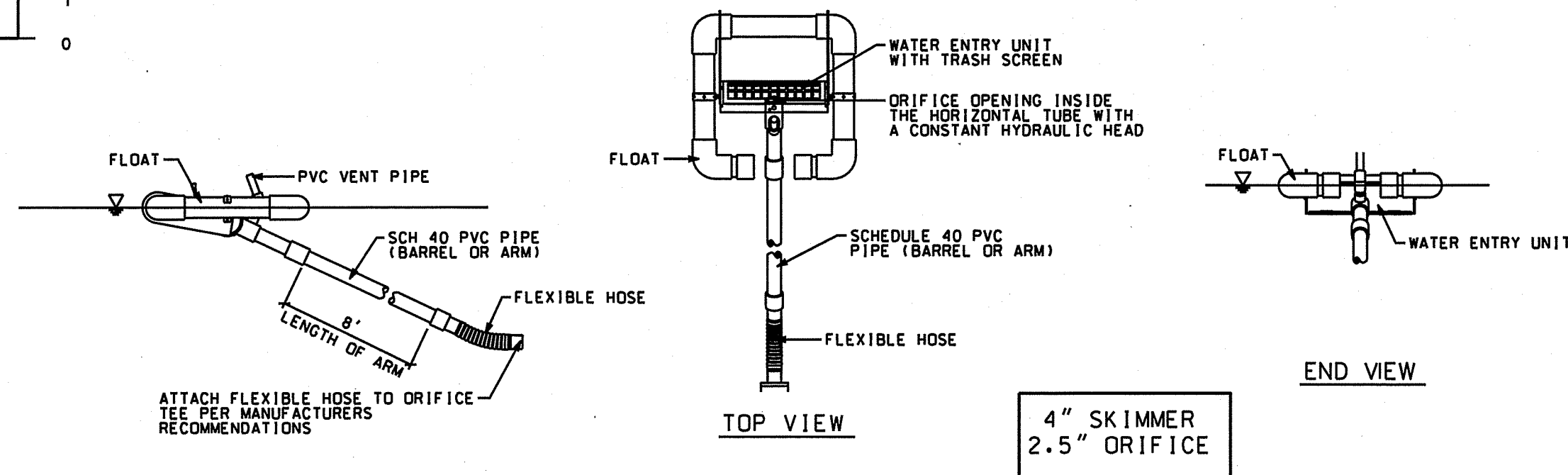


OVERFLOW DEVICE

SCALE: 1" = 2'

POND X-SECTION A-A

SCALE: V: 1" = 3'
H: 1" = 30'



REVISIONS:

| No. | BY | DATE | DESCRIPTION |
|-----|-----|----------|---------------|
| 1 | rdc | 11/27/23 | Town comments |

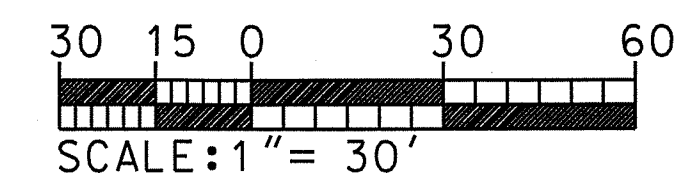
POND DETAILS
PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 2 & 3
 BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA
 CLIENT: MERCER BUILDING & DESIGN, INC.
 ADDRESS: 106-C PROFESSIONAL PARK DRIVE BEAUFORT, NC 28516
 PHONE: (252) 728-6636

DESIGNED: RDC
 DRAWN: RDC
 CHECKED: RDC
 APPROVED: RDC
 DATE: 5/11/18
 SCALE: 1" = 30'

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

FAIRCLOTH SKIMMER

SCALE: NOT TO SCALE
 J. W. FAIRCLOTH & SON, INC.
 WWW.FAIRCLOTHSKIMMER.COM
 TELEPHONE: (919) 732-1244
 FAX: (919) 732-1266



NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.



STAFF REPORT



To: Planning Board Members
From: Michelle Eitner, Town Planner
Date: April 15, 2024
Case No. 24-09 Special Use Permit – The Periwinkle 406 Live Oak

THE REQUEST: Special Use Permit (SUP) for “The Periwinkle”, a bar with indoor and outdoor operation at 406 Live Oak St in the Cedar Street Mixed Use (CSMU) zoning district.

INFORMATION:

Location: 406 Live Oak Street
Property Owner: Sound Shore Construction Inc
Business Name: The Periwinkle
Business Owners: Kris and Beckie Davis
Requested Action: Special Use Permit to operate “The Periwinkle”, an indoor/outdoor bar
Existing Zoning: Cedar Street Mixed Use (CSMU)
LUP Future Land Use Map: Village Commercial
Size: 10,560 square feet
Existing Land Use: The Periwinkle (SUP requested to cover current/proposed use)
Adjoining Uses/Zoning: North: No Name Pizza (B-1), Seaside Family Practice (B-1)
West: Beaufort Café (CSMU), Teel’s Gas (CSMU)
East: Single-family residential (CSMU), Duke Energy Progress station (B-1)
South: Body Shoppe Physical Therapy (CSMU), Watering Hole (CSMU)

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

- ATTACHMENTS:**
- Attachment B – Vicinity Map
 - Attachment C – Zoning Map
 - Attachment D – Application Package
 - Attachment E – CAMA Land Use Plan Future Land Use Map and Classification Type
 - Attachment F – CAMA Land Use Plan Goal 7 Town Character Action Item 7.1.2.2 (as referenced in application package and staff report)
 - Attachment G – Entry Master Plan Section 2 Beautification and Gateways (p.15)
 - Attachment H – Small Area Plan Section 7.7 How We Know We Have Succeeded (p.141)

STAFF COMMENTS:

Kris and Beckie Davis own “The Periwinkle”, a business at the northeast corner of Live Oak Street and Cedar Street. The Periwinkle has been in operation for over a year as a retail store (“quick stop bottle shop & social space”, off-site alcohol license) as the primary use, with accessory use as a bar (on-site alcohol license). The new business inspection form read, “New business: The Periwinkle; bottle shop selling retail beer & wine and selection of non-alcoholic beverages”. Recent discussion between staff and the business owners has determined that the primary use of the business is now a bar with indoor and outdoor operation, with accessory retail use. The remedy moving forward is for the owners to seek a Special Use Permit to allow this primary use to continue.

Staff has initiated a text amendment to add outdoor operation of a bar to be available with a special use permit in the CSMU district. Currently only bars with indoor operation are available for SUP request, but the text amendment will be considered following a public hearing by the Board of Commissioners at their April 8th meeting.

The Periwinkle provides a good example of a transitional property in a mixed-use district between a business district (north), commercial uses in a mixed-use district (west and south), and residential uses in a mixed-use district (east). The relatively low intensity commercial use (small structure, reduced hours of operation, low lighting levels, and weather-dependent outdoor space) can provide a buffer between use types, especially when controlled by a Special Use Permit. The applicant has discussed several aspects in their application and with staff that could become conditions:

- Hours of operation
- Installation of fencing to replace post-and-rope on west and south property lines (to match existing fencing and be installed within 6 months of SUP approval)
- Installation of a power source for food trucks to eliminate the additional noise that comes from their generators/motors (to be installed within 6 months of SUP approval)
- Maintain shade screens for outdoor space

The Beaufort Comprehensive and CAMA Land Use Plan identifies this property as Village Commercial. The typical uses of this future land use classification list: “Smaller footprint, lower intensity, neighborhood serving commercial, retail, services, or offices. Pedestrian-serving uses (boutique shops or fitness studios, personal care, arts) are more appropriate than automobile-oriented uses (vehicle or machinery repair, rental and service, commercial nurseries or lumber yards, fast food restaurants, drive-thru banks, etc.). Upper story dwellings (aka “live/work”) are also appropriate” (p 186, Attachment E). Staff asserts that this proposed use fits with the typical uses for the Village Commercial future land use classification, as well as follows LUP Goal 7 Town Character, Objective 7.1, Action 7.1.2.2, “Support policies that allow the Cedar Street area to evolve into an arts district” (p160, Attachment F).

The Entry Master Plan (2012) and Small Area Plan (2018) identify multimodal improvements, bicycle and pedestrian connectivity, and street beautification along Cedar Street and Live Oak Street. Implementation of this plan includes permeable paving along Cedar Street, concrete railings on the Turner Street Bridge, and several NCDOT-funded transportation projects. These plans identify improvements at the Cedar Street/Live Oak Street intersection to include pedestrian safety and beautification. Additionally, the Small Area Plan identifies that success of the plan is marked by several goals, one of which being “Entrepreneurs will have opened 10 more businesses on Cedar and Live Oak.” This new business is an indicator of success of past planning efforts, and future roadway improvements will continue to enhance this area.

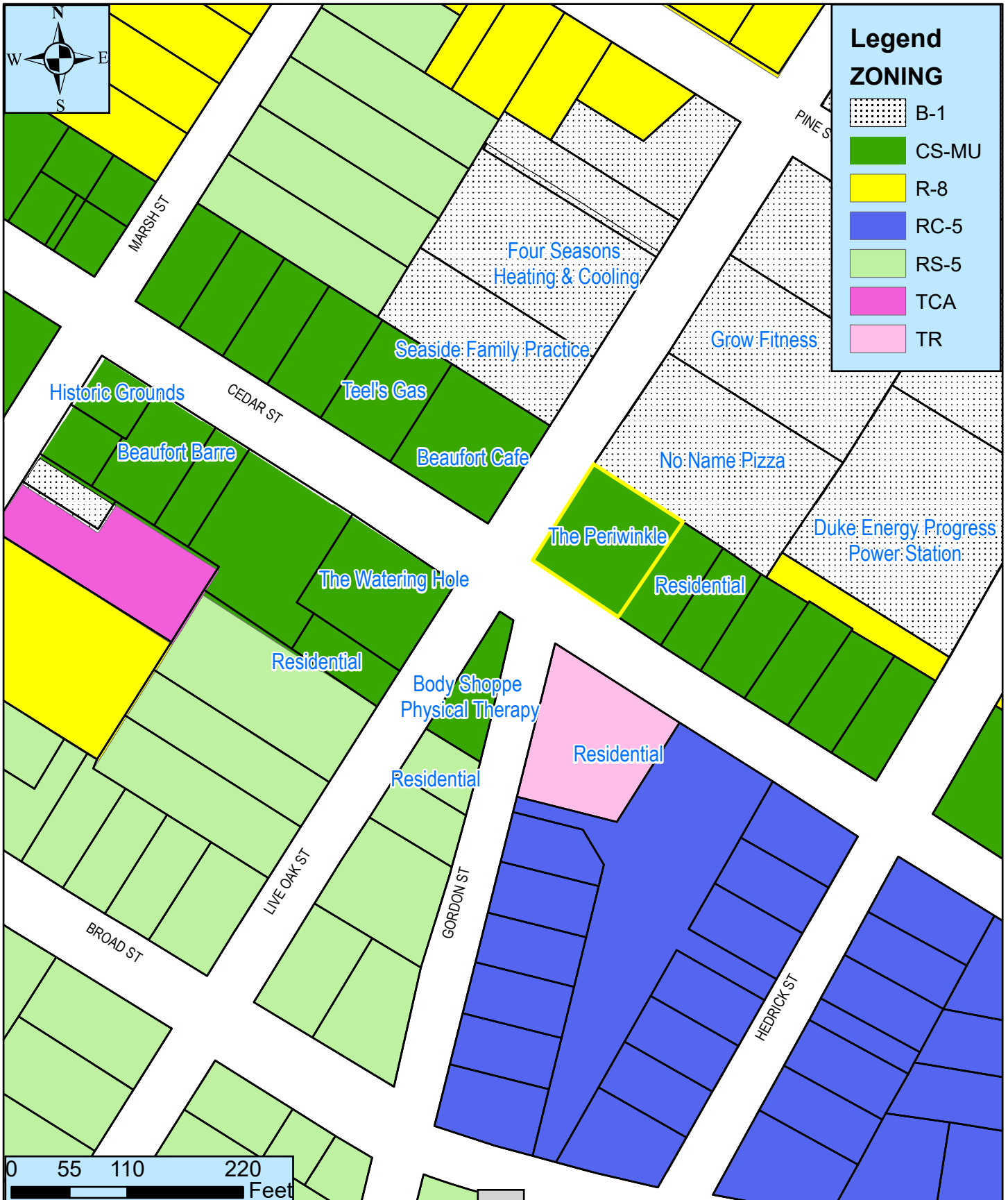
The Technical Review Committee discussed this SUP during their meeting on April 1, 2024 and no comments or concerns were raised by the committee. Specifically, Captain Joel Marino and Fire Marshal Robert Smith confirmed that neither police nor fire had responded to any calls to or complaints about The Periwinkle since their opening.

Case # 24-09 - Special Use Permit for The Periwinkle Vicinity Map



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

Case # 24-09 - Special Use Permit for The Periwinkle Zoning Map





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: the periwinkle

Applicant Address: 406 Live Oak St

Phone Number: (252) 229-3553 Email: theperiwinklenc@gmail.com

Property Owner Name: kris and bekie davis

Address of Property Owner: 109 willow st beaufort nc 28516

Phone Number: (252) 229-3553 Email: theperiwinklenc@gmail.com

PROPERTY INFORMATION

Property Address: 406 Live Oak St Beaufort NC 28516

15-Digit PIN: 730618400335000 Lot/Block #: (1640-198

Size of Property (in square feet or acres): 10,560sf Current Zoning: CSMU

Current Use of Property: bottle shop Requested Use: outdoor special use

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.

Applicant Signature [Signature]

3/22/2024
Date of Applicant's Signature

Property Owner Signature (if different than above) [Signature]

3/25/24
Date of Owner's Signature

OFFICE USE ONLY

Revised 8/2020

Date: _____

Reviewed for Completeness By: _____

Received by: _____

Date Deemed Complete and Accepted: _____



The Periwinkle: Quick Stop Bottle Shop and Social Space
406 Live Oak St. Beaufort NC 28516
Est. 2022

Our Mission Statement:

The Periwinkle : Quick Stop Bottle Shop and Social Space located in Beaufort NC is creating a place where locals and tourists alike can unwind with family and friends or make new ones in a safe, artistic and mellow atmosphere. Hosting special events throughout the year while showcasing excellent craft, domestic and import beer, wine, ciders, seltzer, hard kombuchas and non alcoholic beverages such as mocktails, draft kombuchas and adaptogen infused drinks. Build out a 6 pack or fill a growler to go and take with you as you set out on a super fun adventure on the Crystal Coast.

A Brief Introduction:

The Periwinkle was created with the purpose of bettering the community and serving those who wish to enjoy a more laid-back frame of mind. Our social space was designed to not only accommodate couples with children but welcome them. We provide the community with a relaxing space to get creative(markets & event weekends), let off some steam(run nights & yoga), or have family fun(markets or any of our delightful events)

The Periwinkle is nestled beside No Name Pizza and across the street from The Beaufort Cafe and Historic Grounds Coffee Shop; this setting, while close to a

residential neighborhood, offers an easygoing transition to the businesses on Live Oak St. with very limited hours and a mellow vibe.

The Periwinkle building design and exterior characteristics already lend well to the intention of the future land use to develop into an arts district. Our Building exterior is well-kept and creative, with charming murals on select walls and the patio.

We strive to create a small, welcoming social space where our neighbors and friends can spend a peaceful afternoon soaking up much-needed sunshine and human interaction after a long day's work.

Our attractive lawn space offers sunshine, a quaint jungle gym for kids, and cornhole boards, and when our patrons get too hot, they can take shelter under our historic live oak tree or behind our fun sun sails.

These sails offer an excellent buffer for our patrons who come to enjoy the sunset after a hard workout at Grow Fitness Gym or Beaufort Barre and Fitness (located just next door) while avoiding traffic sounds. They also protect our guests on free yoga nights, where men and women alike can come to practice under our lovely live oak tree with a glass of prosecco or N/A kombucha.

Our fence, which borders the property, is tasteful and offers added privacy as well as noise cancellation to both us and our neighbors.

The Periwinkle Quick Stop Bottle Shop and Social Space is a community space providing an outlet for families, locals, tourists, and individuals to participate in and attend day and night markets, kid-led events, athletic events, tournaments, scholastic events, crafters events, youth-centric outreach, and more while partnering with many local artists, clubs, schools, and nonprofits for fundraising. Our space holds an ABC permit for onsite alcohol consumption and off-premise for patrons to stop in for alcoholic beverages to take home or on an adventure to consume safely. We highlight our Kombucha sales, which we have successfully sold at the Olde Beaufort Farmer's Market for the past three years, and we still provide growler fills onsite. Our top-selling items are our specialty nonalcoholic beverages; we have exclusive contracts for canned mocktails, adaptogens-infused seltzer waters, and more. We host a weekly run club on Wednesdays that a small group of locals has persistently attended, and we host a free community yoga class each Thursday. We host a night market monthly from 4-7 pm, where artisans and farmers come to sell their goods. We host an interim Saturday farmers market to provide a space for these artists, movers, makers, and shakers to sell their goods while the OBFM is hibernating. We maintain a little free library and give out free books to kiddos. We host a kids' market where young entrepreneurs sell their handmade goods and treasures, teaching and learning the creative process and how to believe in themselves. We have created meaningful and essential relationships with big revenue businesses and brought financial traffic into the Town of Beaufort by creating destination events with celebrities like Vivian Howard and Cousins Maine Lobster. We

develop and participate in several fun events and opportunities to raise money for local nonprofits.

The Periwinkle wishes to continue to pursue these objectives in 2024 and beyond by partnering with the Town of Beaufort Parks and Recreation for Art in the Park 2024, and we will work with Carteret County Parks and Rec for events at Freedom Park with the Disc Golf Course. Our events have intentionally created an easygoing, safe, and fun place for people to congregate that we are proud of.

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:

Section 20.E.1. The ordinance does refer to us in a limited way as a Bar, the definitions of the LDO identify the subject use as a tavern/bar/pub with indoor and outdoor operation. We describe the use as a bottle shop with social space, but with on-site beer & wine permits, throughout the following document. We have never been referred to really as a bar as we feel it is important to steer away from that term in defining what we are. The sale of beer and wine is the least interesting thing about what we do at the periwinkle and a fun fact is that Non Alcoholic beverages are the highest selling category for us.

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

b) The application is complete;

c) Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;

To speak to GOAL 7: Town Charter / Policy 7.1.2 .2 support policies that allow the Cedar Street area to evolve into an arts district. The Periwinkle is centered in and meets the intentions for Future Land Use, especially in character-defining buildings. Since its inception in 2022, 406 Live Oak St has given great attention to restoration in both clean curb appeal and artistic approach. Our purpose has been to approach every project, event, occasion, or market with the same thoughtfulness and intent, providing the community with the ability to attend or participate in numerous creative opportunities for the betterment of the community.

We have showered our space with love and thought, to our beautiful tree with twinkle lights in the evening, simple sun sails for shade and protection, murals on the exterior walls, and our art deco patio. We have been very deliberate with our choices, from designing our fence to creating a tranquil outside space for our patrons to enjoy a

secure, quintessential space. Our interior is a collection of art. Our walls are illustrations, and our floor is an artist's installation. We even have an art vending machine inside our building to support local artists. The space we have been creating for over a year is driven by inspiration and appreciation for the arts and how important that is in a community. We stepped into this area feeling exactly the same way this policy is written.

With a clear need for an arts district in our sweet Town of Beaufort, we can be the start of the greater push to continue building an area that all would want to be a part of. When we began to construct the Periwinkle, we had that exact hope/dream in mind. From the beginning, our mindset was mission-driven for a community-built artistic hub. The long list of community events we have successfully hosted for over a year is tangible proof of concept in the work the Town of Beaufort has done with meaning for the area. We have hosted artisans markets, crafters events, kid-led markets, nonprofit fundraisers, collaborative efforts with Carteret County Parks and Recreation such as organizing Disc Golf Tournaments at Freedom Park, collaborative efforts with the Town of Beaufort and the parks department like Art in the Park and future bicycle and helmet events, culinary events, community dinners, book signings; we've hosted celebrity chefs, and National Award-winning food trucks, spelling bees, and hobbyist tournaments, sporting events as well as weekly free runs and free yoga.

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;

The parking lot at 406 Live Oak St has two means of entry/exit and holds between 10 and 15 cars, with abundant space for golf carts and bicycles. We also encourage more foot traffic development from our customers who live in our neighborhood. With a stop light right next to our location, we are blessed with ease of entry and exit and a safe crosswalk for our patrons coming to us on foot or by bike.

We maintain a kindred and symbiotic parking relationship with most business neighbors, such as offering Beaufort Cafe overflow and reciprocated parking at their lot during non-operational hours.

We also continually and incessantly endeavor to present and educate our patrons about all public parking options provided on Cedar St, Marsh St, Hendrick St, and at our great parks and tennis courts. The Periwinkle has created no-residential street parking signage and uses traffic cones to deter wayward drivers from our neighbors' parking areas.

We have also modified our parking lot to specifically host food trucks, avoiding taking up customer parking spots while enhancing curb appeal and attractiveness for food truck owners.

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

The Periwinkle is lucky to be ensconced next to popular businesses, such as No Name Pizza, Grow Fitness, and Historic Grounds Coffee Shop, that encourage a mutually beneficial relationship. We bring patronage to these establishments and vice versa by hosting events, morning and night markets, yoga, and welcoming outside food. While our commercial location only adds value to our neighboring businesses. The Periwinkle also functions as a quiet bottle shop and social space for our neighbors to come and enjoy a peaceful afternoon or evening without having to get in their car or go downtown. Our clean property and early closing hours invite our neighbors to enjoy the outdoors but still be home in time to make dinner with their families. Our artist-led events and community attention only bring value to our adjoining and abutting properties. The Periwinkle Quick Stop Bottle Shop and Social Space has always maintained rigorous hours of operation in its more than one year of conception.

Our weekdays are relaxed and quiet unless we host an event, in which case we can see upward of 100 people, depending on the event. However, our hours are always reasonable. Our events are almost always over at 6-7 p.m. We rarely have live music, but when we do, it's mellow, acoustic, and never goes past 7 pm. On Saturdays (for we are closed on Sundays), if we host an event, we are always able to shut it down and pack it away by 8-8:30 p.m. at the latest.

Now, moving forward, we are inclined to make a written commitment to our neighbors to uphold our hours of operation to maintain integrity and create a peaceful cohabitation.

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

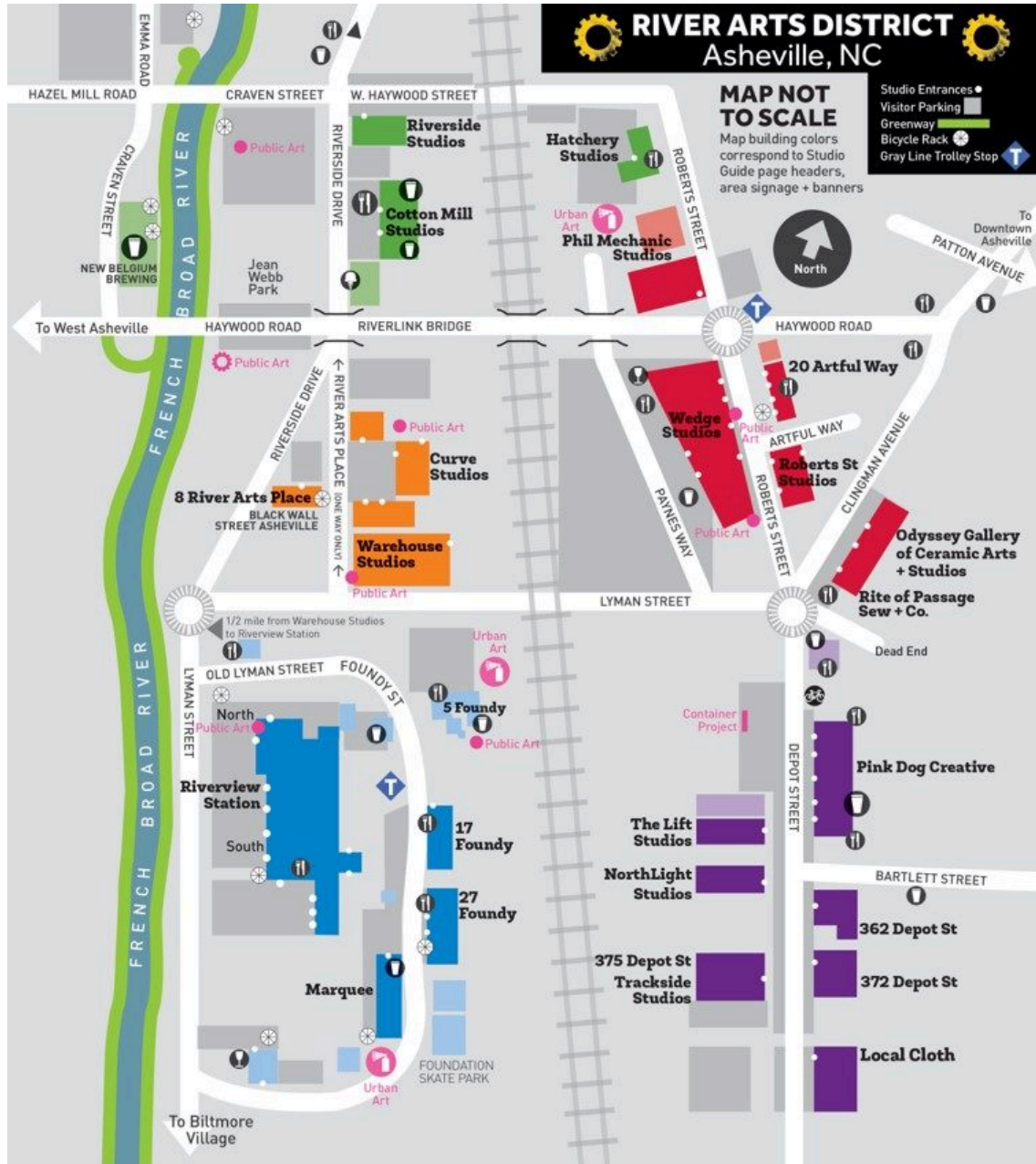
Through operating for over a year now, we have learned a great deal about our local customers, the town of Beaufort, NC, and areas of needs, wants, and vibrance. After becoming familiar with the intention for this area of Beaufort it was clear that we fill that space with exactly the ideas about what it means to be shifting towards an arts centric district as we see exemplified by many great cities across the state of North Carolina. See exhibit.

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.

The Periwinkle Bottle Shop and Social Space has created a safe and meaningful space for the community. The Periwinkle Bottle Shop and Social Space has prided itself on never hosting a medical emergency, a fight, a car wreck, a drunk or disorderly incident, or an allergic reaction in more than a year of operation. It's not who we are and not what we attract. The Periwinkle has created a safe and meaningful space for the community, and we plan to keep these beliefs and choices going forward.

EXHIBIT: arts districts as shown in other towns and cities in North Carolina.

- [Asheville NC: RAD : River Arts District](#)





Wilmington NC: Cargo District and Brooklyn Arts District



Charlotte NC : NODA : North Davidson Arts District

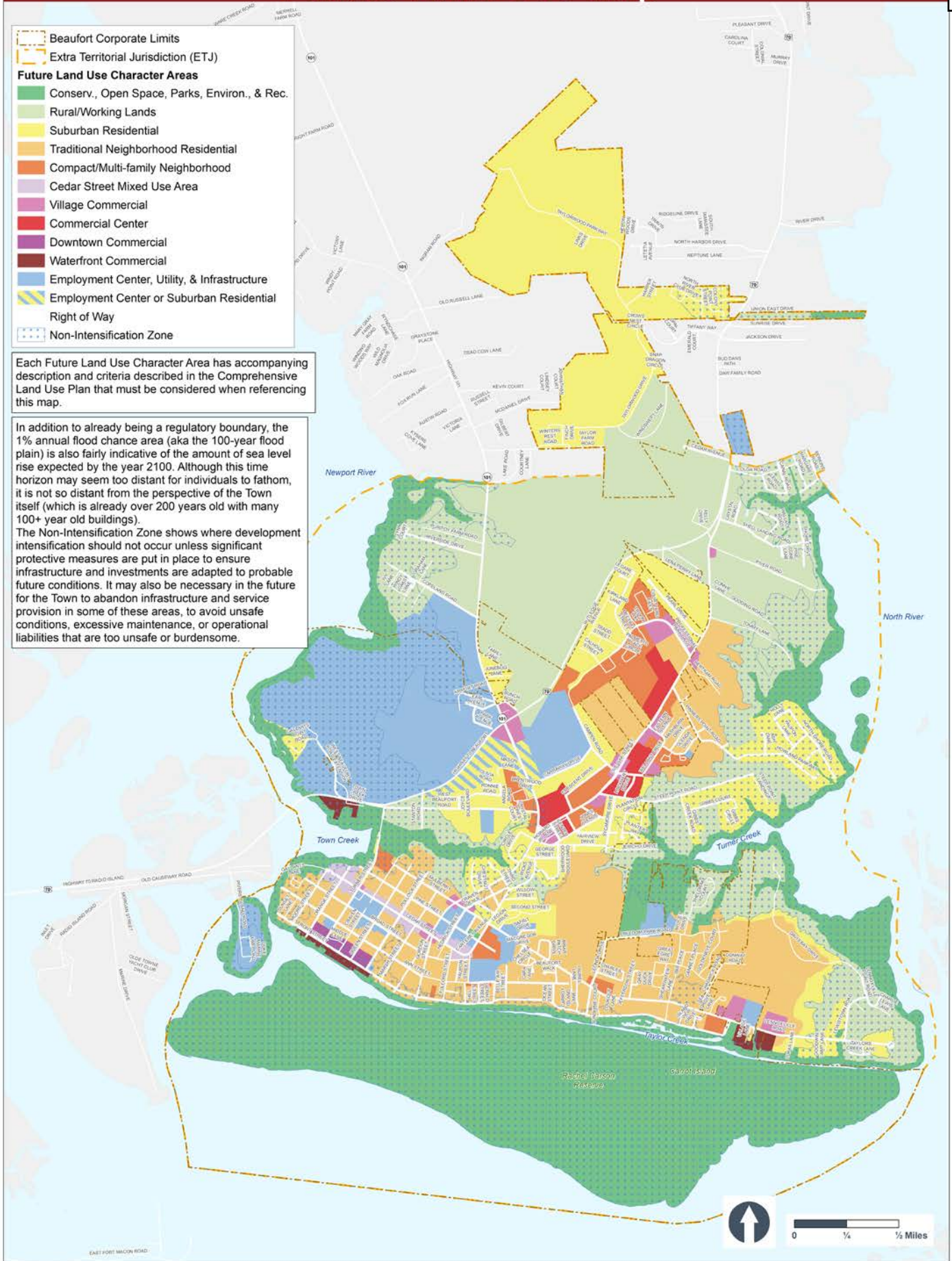


Future Land Use Map

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

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

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



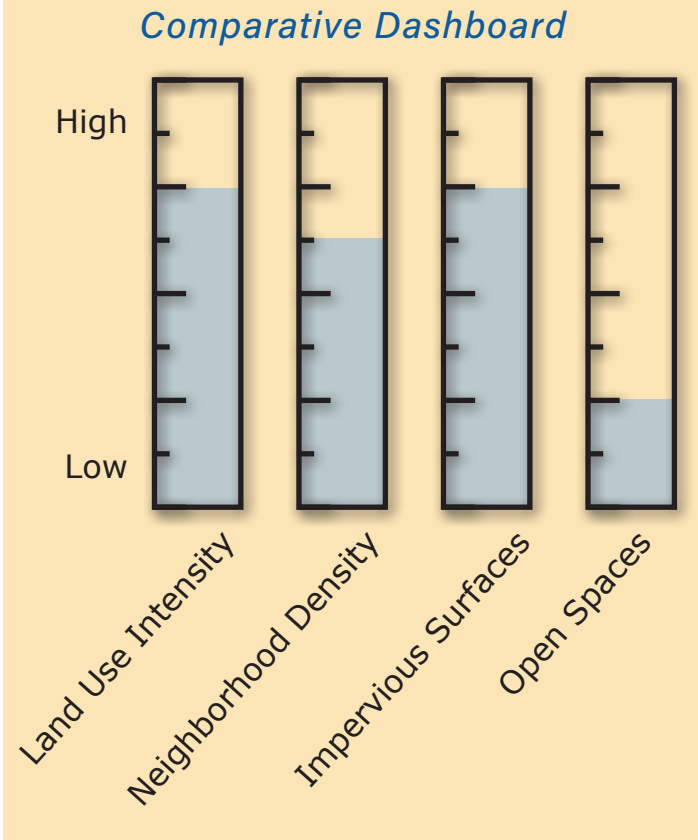
Village Commercial

General Description:

These areas have small-scale non-residential uses that serve the neighborhood and sometimes even a greater region. Often it may only be three or four corners of an intersection or one large, multi-tenant compound, but sometimes larger geographic stretches may also be appropriate. Sites, structures, and streets are human-scaled. Buildings may be setback from the street, particularly if it is a previously residential structure that has been converted for a commercial use. It may also be appropriate to have buildings pulled up to the street, with parking in the rear, especially at busy intersections or in particularly active nodes.

Streets and Circulation:

Streets should have good pedestrian facilities to support walking from businesses-to-business or from home-to-business. Pedestrians are prioritized, but automobiles are accommodated, and



EXAMPLE USES:

Typical Uses:

Smaller footprint, lower intensity, neighborhood serving commercial, retail, services, or offices. Pedestrian-serving uses (boutique shops or fitness studios, personal care, arts) are more appropriate than automobile-oriented uses (vehicle or machinery repair, rental and service, commercial nurseries or lumber yards, fast food restaurants, drive-thru banks, etc.). Upper story dwellings (aka "live/work") are also appropriate.

If Context Appropriate:

- » Institutional uses (churches, schools, hospital, government buildings, etc.).
- » On parcels directly adjacent to this area, multi-family residential may be appropriate, potentially providing customers for local businesses.
- » Higher density residential development, whether as detached or low-impact attached residential is usually appropriate within a ¼ mile walking distance of these areas.

Village Commercial

might even have a transit stop nearby. Accommodating a mix of transportation options is important to being accessible to customers. Blocks should rarely, if ever, exceed 500 feet on a side so that they are walkable and might even be able to one day evolve into a condition similar to Downtown Commercial.

Other Concerns:

Depending on context, some of these places may evolve into higher activity Downtown Commercial areas some day in the distant future, and future infrastructure projects should support that.



Examples of Village Commercial



GOAL 7: Town Character

Protect our unique character by enhancing and maintaining our natural resources, recreational opportunities, historic downtown, and cultural resources.

Introduction

Beaufort realizes that its unique character is a fundamental part of its DNA, and contributes to its dynamic community feel for year-round residents as well as being a draw for tourists. The Town’s character is an intangible entity, but residents know that the existing neighborhoods, architectural character, downtown, and access to natural resources are important building blocks of this character. By studying, defining, and pledging to maintain aspects of the existing character, Beaufort will protect its character into the future.

Objective 7.1: Preserve the character of Beaufort’s built environment.

Policy 7.1.1: Update town ordinances to include design standards that help ensure new development fits its context.

Policy 7.1.2: Identify and inventory character-defining building stock in existing character areas such as the Live Oak Street and Cedar Street corridors.

- Action 7.1.2.1:** Create a list of contributing building features that the town can incorporate into ordinances.
- Examples include setbacks, parking location, materials, transparency, roofline, and massing standards from building design inventory.
 - Incorporate guidance from the Future Land Use Character Areas.

Action 7.1.2.2: Support policies that allow the Cedar Street area to evolve into an arts district.

Objective 7.2: Continue to support downtown as a cultural, economic, and community asset.

Policy 7.2.1: Continue to offer public events and activities downtown and expand offerings to make events more inclusive and accessible.

Policy 7.2.2: Enhance connections between natural and recreational assets and downtown Beaufort for non- motorized users.

Action 7.2.2.1: Identify areas where cycle and pedestrian access between these points is lacking or unsafe and implement upgrades.

Policy 7.2.3: Expand public art opportunities downtown.

Objective 7.3: Preserve Historic Beaufort.

Policy 7.3.1: Continue local-level protections of historic assets and districts.

2

Section 2

BEAUTIFICATION AND GATEWAYS

The Entry Master Plan

Utilizing the goals set forth by the committee and the public and the findings of the Beautyformness analysis, the master plan will serve as a guide for the establishment of beautification and gateways. Beautification is organized through the establishment of different zones. Each zone contains preferred visual elements as agreed upon by the steering committee and the public. The zones help define districts.

Gateways are located at transition points between zones and at key entries into Beaufort. There are two types of gateways; historic district gateways and town gateways. Town gateways are located at all entrances off of the New 70 and at the intersection of Live Oak Street and NC-101. Each town gateway will signal the arrival into the Town of Beaufort. The historic gateways located at the intersection of Turner and Cedar Street and the intersection of Live Oak and Cedar Street will signal the entrance into the Historic District within the Town of Beaufort.

The following section provides "Before and After" illustrations of each beautification zone and gateway. The proposed designs and recommendations represent the desires and preferences of the citizens of Beaufort.

35

New 70 Beautification Zone

New 70 Beautification will accent the major gateways into Beaufort with wildflower plantings, NCDOT signage on "Beaufort Posts" and Beaufort columns.

[click to jump to page](#)

Turner Street Town Gateway

This gateway will welcome visitors to Beaufort once they have crossed the new Hwy 70 bridge and will direct visitors to Turner Street for access to the Historic District.

Turner Beautification Zone

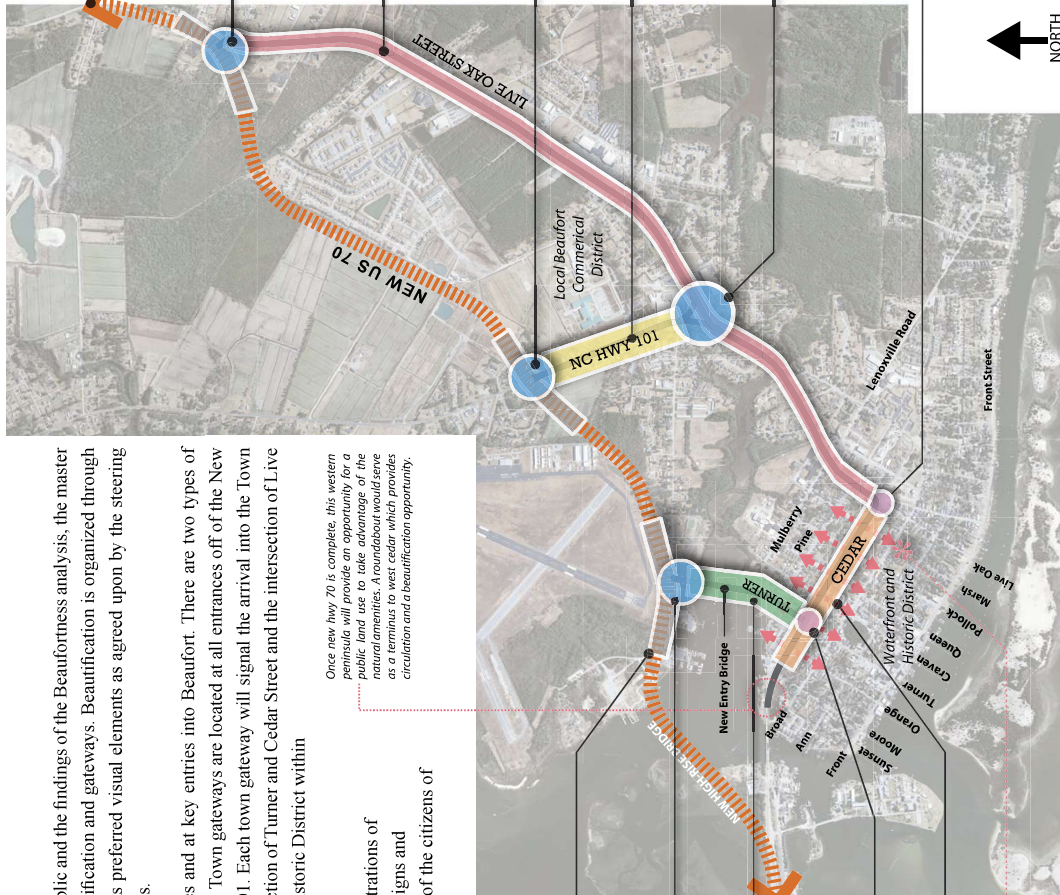
Turner Street Beautification Zone includes the new Turner Street Entry Bridge which will serve as the Historic District Gateway. The "Beautyformness" character of Historic Beaufort should be applied to this zone as it will serve as the main entry to the Historic District.

Turner Street Historic District Gateway

This gateway will reflect the "Beautyformness" of historic Beaufort and welcome visitors to the Historic District zone.

Cedar Beautification Zone

Cedar offers a major opportunity to "take back" the street and utilize it as a [viable link](#) between the historic district and the areas north of cedar. Cedar Street will no longer serve as the major vehicular route through Town. Cedar should now serve as a major local street reflecting the character of Beaufort while accommodating pedestrians, bicyclists, parking and automobiles.



Once new Hwy 70 is complete, this western peninsula will provide an opportunity for a public land use to take advantage of the natural amenities. A roundabout would serve as a terminus to west cedar which provides circulation and a beautification opportunity.

Highway 70 Re-alignment Project
NCDOT's re-alignment project will change the vehicular routes into Beaufort and the scale of the new entry roadways. The goal of this Master Plan is to transition from the scale and "look and feel" of the new Hwy 70 to the scale and "look and feel" of the Town of Beaufort.

Live Oak Town Gateway
The town gateways will serve as welcoming points of entries to Beaufort for travelers on new highway 70. The Live Oak gateway will serve as a direct access to the local Beaufort commercial district.

Live Oak Beautification Zone
Live Oak serves as one of two access corridors to the local commercial district. The beautification of this corridor will require public/private partnerships to be formed to beautify areas both inside and outside the right of way, such as street tree programs and building facade upgrades.

101 Town Gateway
The town gateways will serve as welcoming points of entries to Beaufort for travelers on new highway 70. The 101 gateway will serve as a direct access to the local Beaufort commercial district.

101 Beautification Zone
101 serves as one of two access corridors to the local commercial district. The beautification of this corridor will require public/private partnerships to be formed to beautify areas both inside and outside the right of way, such as street tree programs and building facade upgrades and public sidewalk initiatives.

101/Live Oak Town Gateway
This critical intersection of 2 major vehicular corridors provides a major opportunity to utilize this circulation node to provide beautification in the local commercial district and a gateway to the historic district. Current traffic issues can be remedied through the use of a roundabout which also provides a focal point for beautification.

Live Oak Historic District Gateway
This intersection serves as one of the major entry points into the waterfront/historic district and requires significant infrastructure upgrades to bring the character of historic Beaufort to this gateway.



Entrepreneurs will have opened 10 more business on Cedar and Live Oak.

The public investment into both Cedar and Live Oak will yield a shift in small business success on what will be walkable, bikable corridors. New local businesses enhance the authenticity and success story of Beaufort.



People of all ages, ethnicities and economic levels will be living in the Mulberry Street neighborhood.

The area will flourish with diversity and yield the benefits of our multi-cultural heritage. Generational interdependence will be a trademark of the neighborhood.



People will CHOOSE to walk or bike instead of getting in their car.

Life is full of choices, and the transformation of these corridors will expand the ability for people to choose to live active lifestyles. Healthy citizens are a key ingredient to vibrant, successful communities.



Partnerships and old fashioned hard work will have made it happen.

Beaufort's success will be built on the community's shoulders, and everyone will feel a sense of pride and ownership. Collaboration, dedication, and the relentless pursuit of building community will be hallmarks of the next chapter.



Other NC coastal communities will be visiting Beaufort to learn about stormwater BMPs.

Beaufort's urban development will be a shining example of innovative stormwater practices.



We've added 200 more housing units to the area.

Millennials and empty nesters alike want to live in the walkable core. Two hundred units, with varying styles and price points, will indicate that the town is actively receiving developer interest and that builders are responding to the market demand.



STAFF REPORT



To: Planning Board Members
From: Michelle Eitner, Town Planner
Date: April 15, 2024
Case No. 24-11 Special Use Permit – The Watering Hole 816 Cedar St.

THE REQUEST: Special Use Permit (SUP) for “The Watering Hole”, a bar with indoor and outdoor operation at 816 Cedar St in the Cedar Street Mixed Use (CSMU) zoning district.

INFORMATION:

Location: 816 Cedar Street
Property Owner: TPBT LLC (Terry Lee Mikels)
Business Name: The Watering Hole
Business Owners: Leslie Allred and Bobbi Piner
Requested Action: Special Use Permit to operate “The Watering Hole”, an indoor/outdoor bar
Existing Zoning: Cedar Street Mixed Use (CSMU)
LUP Future Land Use Map: Village Commercial
Size: 0.27 acres (calculated acres per GIS)
Existing Land Use: The Watering Hole (SUP requested to cover current/proposed use)
Adjoining Uses/Zoning: North: Beaufort Café (CSMU), Teel’s Gas (CSMU)
West: Vacant (CSMU)
East: The Periwinkle (CSMU), Body Shoppe Physical Therapy (CSMU)
South: Single-family residential (CSMU)

OPTIONS:

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

ATTACHMENTS:

- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Application Package
- Attachment E – CAMA Land Use Plan Future Land Use Map and Classification Type
- Attachment F – CAMA Land Use Plan Goal 7 Town Character Action Item 7.1.2.2 (as referenced in application package and staff report)
- Attachment G – Entry Master Plan Section 2 Beautification and Gateways (p.15)
- Attachment H – Small Area Plan Section 7.7 How We Know We Have Succeeded (p.141)

STAFF COMMENTS:

Leslie Allred and Bobbi Piner own “The Watering Hole”, a business at the southwest corner of Live Oak Street and Cedar Street. The Watering Hole has been in operation since December 2023 as a retail plant store and bottle shop (beer & wine) as the primary use, with accessory use as a bar. The new business inspection application read, “sell tropical plants, beer and wine, nic nacs”. Recent discussion between staff and the business owners has determined that the primary use of the business is now a bar with indoor and outdoor operation, with accessory retail use. The remedy moving forward is for the owners to seek a Special Use Permit to allow this primary use to continue.

Staff has initiated a text amendment to add outdoor operation of a bar to be available with a special use permit in the CSMU district. Currently only bars with indoor operation are available for SUP request, but the text amendment will be considered following a public hearing by the Board of Commissioners at their April 8th meeting. The applicants provided a copy of the text amendment information from the Planning Board’s agenda packet as part of their application.

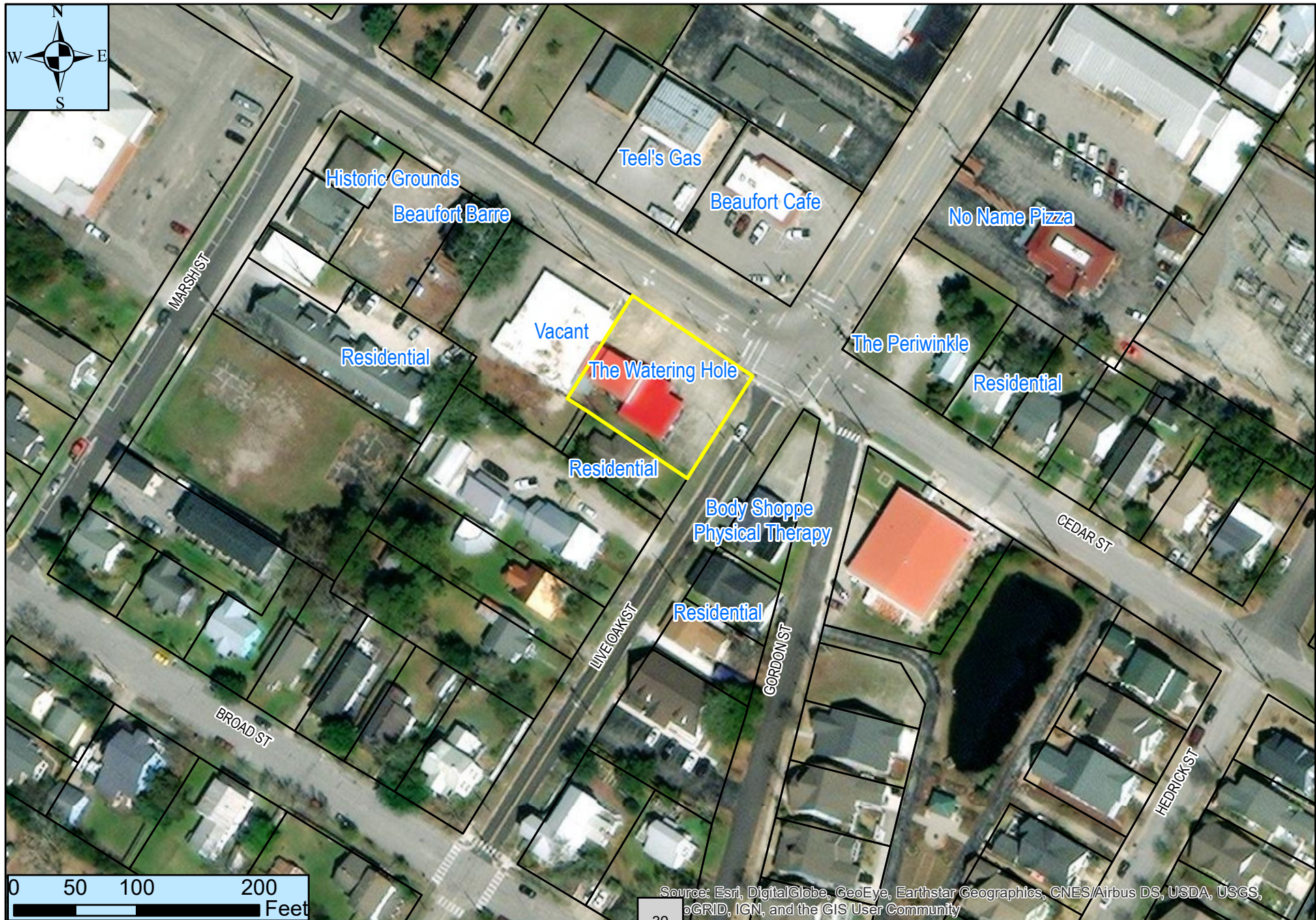
The Beaufort Comprehensive and CAMA Land Use Plan identifies this property as Village Commercial. The typical uses of this future land use classification list: “Smaller footprint, lower intensity, neighborhood serving commercial, retail, services, or offices. Pedestrian-serving uses (boutique shops or fitness studios, personal care, arts) are more appropriate than automobile-oriented uses (vehicle or machinery repair, rental and service, commercial nurseries or lumber yards, fast food restaurants, drive-thru banks, etc.). Upper story dwellings (aka “live/work”) are also appropriate” (p 186, Attachment E). Staff asserts that this proposed use fits with the typical uses for the Village Commercial future land use classification, as well as follows LUP Goal 7 Town Character, Objective 7.1, Action 7.1.2.2, “Support policies that allow the Cedar Street area to evolve into an arts district” (p160, Attachment F). The business owners have invested significantly in the previously vacant commercial space with fencing, renovations, and plant-related murals. Upfit of existing structures, particularly with murals, are consistent with emerging arts districts.

The Entry Master Plan (2012) and Small Area Plan (2018) identify multimodal improvements, bicycle and pedestrian connectivity, and street beautification along Cedar Street and Live Oak Street. Implementation of this plan includes permeable paving along Cedar Street, concrete railings on the Turner Street Bridge, and several NCDOT-funded transportation projects. These plans identify improvements at the Cedar Street/Live Oak Street intersection to include pedestrian safety and beautification. Additionally, the Small Area Plan identifies that success of the plan is marked by several goals, one of which being “Entrepreneurs will have opened 10 more businesses on Cedar and Live Oak.” This new business is an indicator of success of past planning efforts, and future roadway improvements will continue to enhance this area.

The Technical Review Committee met on April 1, 2024 to review the continuation of the business as a SUP. No comments or concerns were identified other than regarding noise complaints. Police Captain Joel Marino provided that only two noise complaints were made to the Police Department in February 2024 in accordance with the Town’s noise ordinance, and both of those reports identify that the decibel level limit was not exceeded. Since these complaints, the business owners have taken steps to reduce their noise level outside – they removed the speaker in the backyard area (southwest side of the building) and no longer leave the back door propped open which reduces indoor noise going outside. Further complaints have not been made to the Police Department for formal enforcement, but discussion has continued about the issue. Given continued concern with noise but no other aspects of the business, staff recommends the following conditions to the SUP:

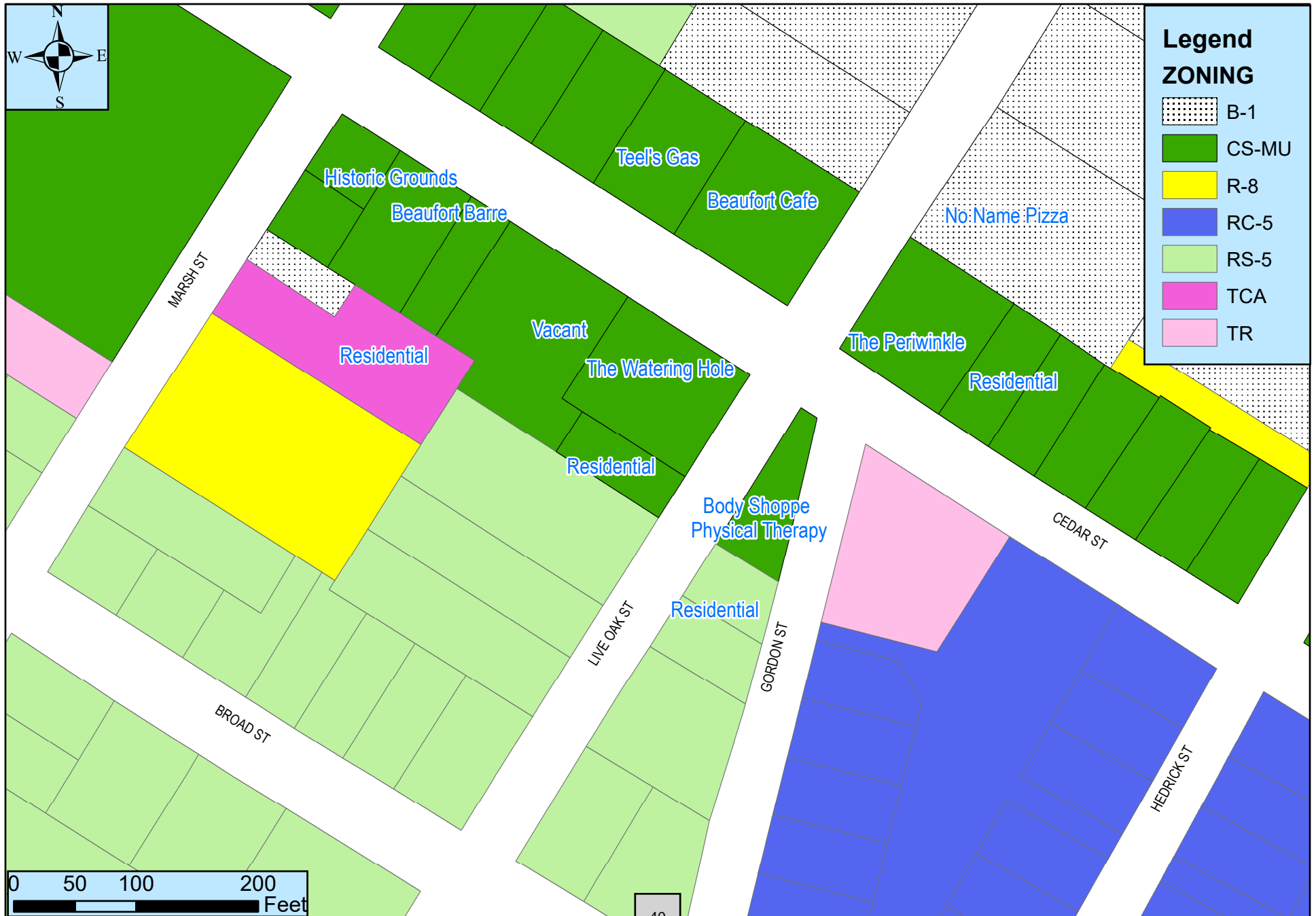
- Continued noise-reduction efforts (back door closed when not in use and no speakers in backyard/outdoor area)
- Reduced hours of operation for backyard/outdoor areas (perhaps move inside by 9pm)
- Installation of a power source for food trucks to eliminate the additional noise that comes from their generators/motors (to be installed within 6 months of SUP approval)

Case # 24-11 - Special Use Permit for The Watering Hole Vicinity Map



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

Case # 24-11 - Special Use Permit for The Watering Hole Zoning Map





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: Leslie Allred
 Applicant Address: 417 Live Oak Street Beaufort NC 28516
 Phone Number: 919-339-9369 Email: info.thewinteringholes@gmail.com
 Property Owner Name: TPBT LLC
 Address of Property Owner: 312 Marlowe Road Raleigh NC 27609
 Phone Number: (919) 272-1908 Email: tmikels@atlasstark.com

PROPERTY INFORMATION

Property Address: 816 Cedar Street, Beaufort NC 28516
 15-Digit PIN: PARCEL NUMBER: 730618308332000 Lot/Block #: _____
 Size of Property (in square feet or acres): .273 acres Current Zoning: CS-MU
 Current Use of Property: _____ Requested Use: Tavern/Bar/Club w/outdoor operation

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.

[Signature]
 Applicant Signature
[Signature]
 Property Owner Signature (if different than above)

3-27-24
 Date of Applicant's Signature
3/26/24
 Date of Owner's Signature

OFFICE USE ONLY

Revised 8/2020

Date: _____
 Received by: _____

Reviewed for Completeness By: _____
 Date Deemed Complete and Accepted: _____

LETTER OF INTENT FOR SPECIAL USE APPLICATION

The Applicant proposes to and request to rezone the subject property with a special use permit to allow Tavern/Bar/Pub with Outdoor Operation.

The Character of our business is within conformity of the Town's Comprehensive and CAMA Land Use Plan and does not materially endanger the public health or safety. The overall business model is in harmony with the area in which it is located and in general conformity with the comprehensive plan.

The Applicant has greatly upgraded the facility from which the business is operated. The Applicant shows that there have been substantial improvements to the exterior and landscaping of the subject property. Any further improvements to the current structure on the property or changes will be only cosmetic changes and in the same general design.

The Applicant intends to operate in the same manner it has for the last 4 months. Our business is Plant Store/Bar. We will continue to sell house plants, plant related gift items as well as beer and wine. We have weekly outdoor markets which we host for free. This is an Art and family centered business.

The Applicant has built a fence in compliance with the standards set by the planning committee to reduce backyard noise. No outside speakers. Corner lot; vacant building next door.

The use of the subject property will have little or negligible impact on traffic in the area. Entrances, exits and traffic flow were discussed and approved prior to our opening. We provide additional on premise parking not required by the town.

The Applicant improved the property substantially and plans to remain strictly within the land use ordinance regulations as now set by the town for any further improvements or changes. The surrounding properties largely have existing commercial business or are vacant. The Applicant shows that there will be little or no impact on the residential properties that are in proximity of the property.

Leslie Allred

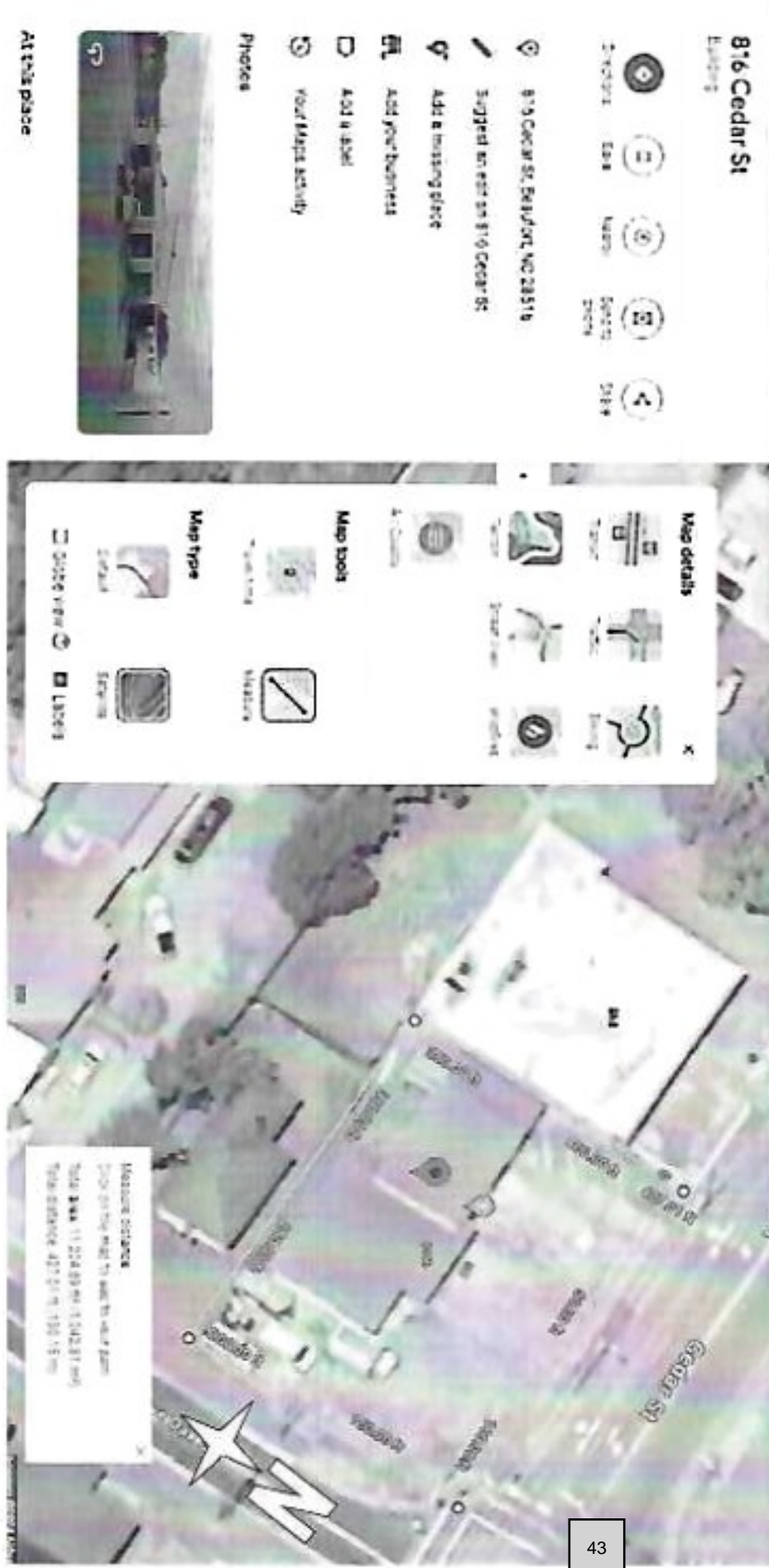
PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

3-27-24

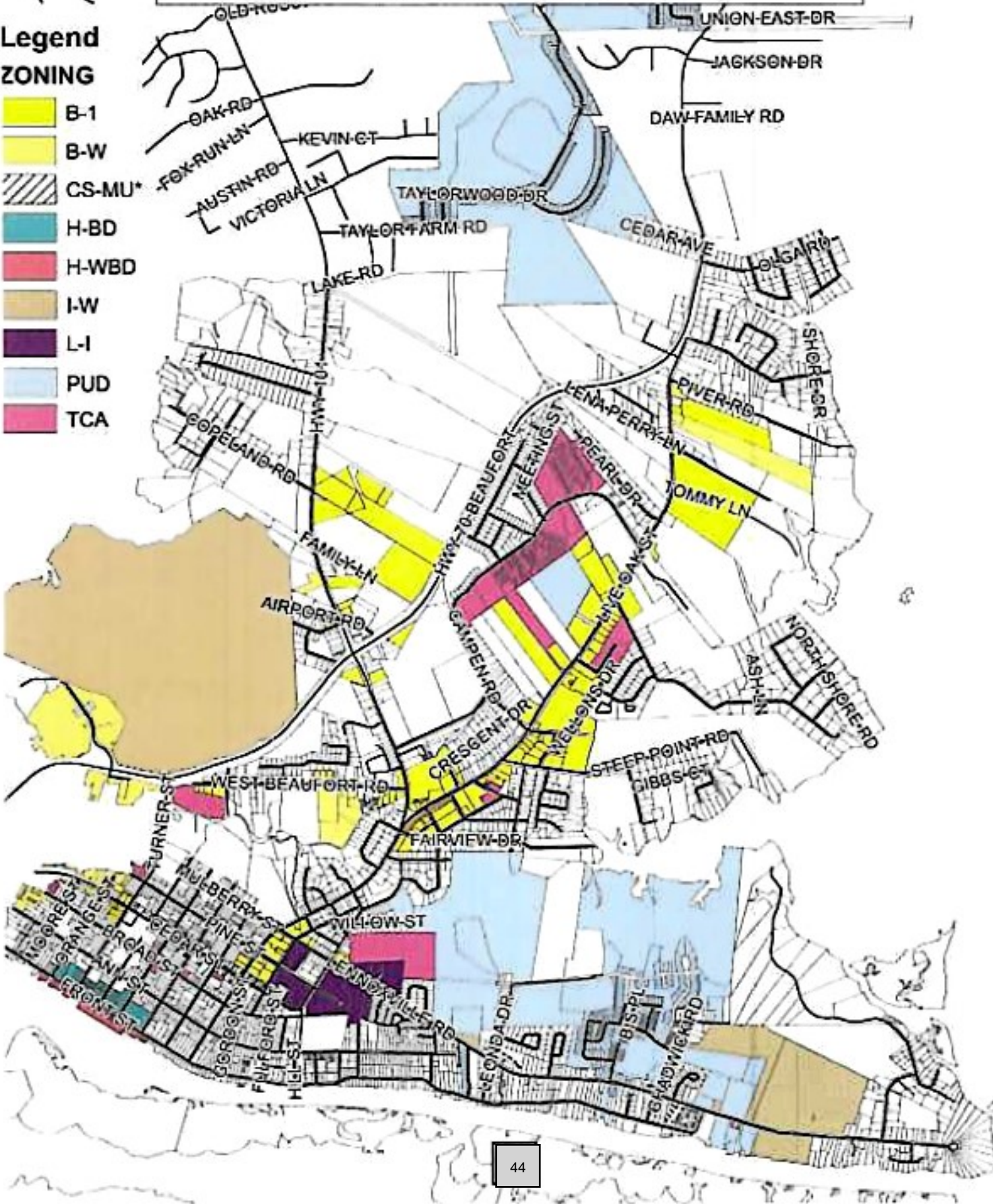
DATE



Zoning Districts That Allow Tavern Bar Pub With Outdoor Operation as a Special Use

* CS-MU Excluded

- Legend**
- ZONING**
- B-1
 - B-W
 - CS-MU*
 - H-BD
 - H-WBD
 - I-W
 - L-I
 - PUD
 - TCA







FILE # 1766439

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
May 9, 2022 03:20 PM
BWC DEED 2 P
FEE: \$28.50
NC REVENUE STAMP: \$850.00
FILE # 1766439

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$850.00

Parcel Identifier No. 730618308332000 Verified by Carteret County on the _____ day of _____, 2022
By: _____

Mail/Box to: Wheatly Law Group, PA, P O Box 360, Beaufort, NC 28516

This instrument was prepared by: C. R. Wheatly, III

Brief description for the Index: 816 Cedar Street

THIS DEED made this 29th day of April, 2022, by and between

GRANTOR

GRANTEE

BTRG, Inc.
A North Carolina Corporation
411 Blair Pointe Road
Morehead City, NC 28557

TPBT, LLC
A North Carolina Limited Liability Company
312 Marlowe Road
Raleigh, NC 27609

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

Lying and being in Beaufort Township, Carteret County, North Carolina and more particularly described as follows: BEING Lots 4, 5, 6 and 7 of that certain subdivision known as the property of Floyd F. Loftin, map of which is of record in Map Book 1, Page 37, Carteret County Registry.



All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1304 Page 481.

A map showing the above described property is recorded in Plat Book 1, Page 37, Carteret County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

Vasilios Michailidis (SEAL)
Vasilios Michailidis, President of BTRG, Inc.

State of North Carolina
County of Carteret

I, a notary public of the county and state aforesaid, certify that Vasilios Michailidis personally appeared before me this day and acknowledged that he President of BTRG, Inc., A North Carolina Corporation, and further acknowledged the due execution of the foregoing document.

WITNESS my hand and notarial seal this the 29 day of April, 2022.

Stacie L. Cape
Notary Public

My commission expires: June 6, 2022



3.





3.



3.







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

Town of Beaufort Planning Board Regular Meeting
5:00 PM Monday, March 18, 2024 – 614 Broad Street

AGENDA CATEGORY: New Business
SUBJECT: Zoning Text Amendment – Tavern/Bar/Pub with outdoor operation as a Special Use in the CS-MU District

BRIEF SUMMARY:
Town staff has submitted a Text Amendment request to modify Section 8D & Table 8-8 of the Land Development Ordinance to allow Tavern/Bar/Pub with outdoor operation as a Special Use in the CS-MU District. This use would be similar to other commercial use districts.

REQUESTED ACTION:
Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:
N/A

PLANNING BOARD STAFF REPORT

BOARD ACTION REQUEST

Case No.: 24-07

TO: Planning Board
FROM: Kyle Garner, Planning Director
DATE: March 7, 2024
RE: LDO Text Amendment Modifying Section 8D (Cedar Street Mixed Use District) & Table 8-8 (CS-MU Zoning Table of Uses) to allow Tavern/Bar/Pub with Outdoor Operations as a Special Use

Background

In 2019 when the CS-MU District was created it was understood that like other districts amendments would possibly be submitted in the future. Now, almost five years later Staff is proposing a text amendment that would allow a **Tavern/Bar/Pub with Outdoor Operations as a Special Use**. This amendment would be consistent with other zoning districts such as the Historic Waterfront Business District, Historic Business District, B-1, BW (Business Waterfront), LI (Light Industrial), IW (Industrial Warehouse), TCA (Townhomes Condominiums & Apartment) which all allow outside operations as a Special Use. (See Attached Map).

Prior to the zoning change in 2019 to CS-MU several properties were zoned B-1 and allowed outdoor operations with a special use permit. Also, staff researched the Planning Board minutes from the May and June 2019 meetings when uses were discussed as part of the creation of the CS-MU District and could not find any comments that would conflict with the amendment. Staff have included copies of those meetings in your packet for reference.

Additionally, Staff has included a map showing the previous zoning before the CS-MU District was adopted thus providing a history.

Staff has included "Draft" text language which shows text to be added as **bold highlighted**.

Action Needed:

- Discussion on the proposed text amendment.
- To make a recommendation to the Board of Commissioners to modify the Ordinance as requested; to change the modification to other language; or to deny changing the Ordinance

Attachments:

- Section 8D & Table 8-8 of the LDO
- Draft Ordinance
- Draft Written Consistency Statement

Agenda Item Prepared By:
 Kyle Garner, Planning Director

Board Action: Motion by _____

2nd by _____

Section 8 Transitional Zoning Districts

D) Cedar Street Mixed-Use Zoning District (CS-MU)

1) Purpose.

The purpose of this zoning district is to protect, enhance and guide the redevelopment of the Cedar Street corridor by reducing visual clutter through the implementation of commercial design standards and selecting the appropriate type of uses for this district. These standards are designed to improve the aesthetics, traffic congestion and provide for a solid and vibrant tax base as well as promote the public health, safety and welfare of the Town.

2) Adoption.

The Cedar Street Mixed Use Zoning District (CS-MU) for the Town, as set forth on a map so entitled and dated 07/08/2019, is hereby adopted and incorporated by reference as part of this Ordinance, and the Official Zoning Map of the Town.

3) Permitted Uses.

The uses listed here, with the exception of single-family residential uses, shall be subject to the Development Standards listed below.

| | |
|---|---|
| Convenience Store | Park, Public |
| Dwelling, Single-family | Personal Service Establishment |
| Dwelling, Multi-family | Produce Stand/Farmers' Market |
| Financial Institution | Public Utility Facility |
| Hotel or Motel | Religious Institution |
| Mixed Use | Restaurant with Indoor & Outdoor Operations |
| Office, Business, Professional, or Medical* | Retail Store |
| Outdoor Retail Display/Sales | Utility Minor |

*Includes Government Offices

4) Special Uses (*Special Use Requirements* may be found in Section 20 of the LDO).

Any commercial use which results in a structure or combination of structures with over 15,000 square feet.

- Microbrewery
- Tavern/Bar/Pub with Indoor Operation
- Tavern/Bar/Pub with Outdoor Operation

5) Prohibited Uses.

Any use not listed in Sections 8(D)(3) or 8(D) (4) of this Ordinance is prohibited.

6) Development Standards.

a) Design Criteria.

The intent of the following design criteria is to maintain and strengthen the unique character of Cedar Street by ensuring new development projects are architecturally compatible with the characteristics of the community. These characteristics include building forms, proportions, treatments, exterior materials, and architectural styles. It is intended that front elevations and overall massing of new structures shall be of

human scale and related to the street. All design criteria will be reviewed and approved by the Zoning Administrator.

| 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 | 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 | |

DRAFT ORDINANCE 24-0

AN ORDINANCE TO MODIFY THE Town of Beaufort *Land Development Ordinance (LDO)*, specifically Section 8D (Cedar Street Mixed Use District) & Table 8-8 (Transitional Zoning Table of Uses)

WHEREAS, the Beaufort Land Development Ordinance contains regulations which establish the development of land within the Town of Beaufort and its Extraterritorial Jurisdiction; and

WHEREAS, the Beaufort Planning Board has reviewed these ordinance text amendments and unanimously recommended its adoption; and

WHEREAS, the Board of Commissioners determines that the public interest will be served by adopting the following text amendments to modify text as it relates to these items.

NOW THEREFORE be it ordained by the Board of Commissioners of the Town of Beaufort as follows:

The Town of Beaufort LDO is amended as follows:

Section 8 Transitional Zoning Districts

D) Cedar Street Mixed-Use Zoning District (CS-MU)

2) Purpose.

The purpose of this zoning district is to protect, enhance and guide the redevelopment of the Cedar Street corridor by reducing visual clutter through the implementation of commercial design standards and selecting the appropriate type of uses for this district. These standards are designed to improve the aesthetics, traffic congestion and provide for a solid and vibrant tax base as well as promote the public health, safety and welfare of the Town.

6) Adoption.

The Cedar Street Mixed Use Zoning District (CS-MU) for the Town, as set forth on a map so entitled and dated 07/08/2019, is hereby adopted and incorporated by reference as part of this Ordinance, and the Official Zoning Map of the Town.

7) Permitted Uses.

The uses listed here, with the exception of single-family residential uses, shall be subject to the Development Standards listed below.

| | |
|------------------------------------|----------------------------------|
| Convenience Store | Park, Public |
| Dwelling, Single-family | Personal Service Establishment |
| Dwelling, Multi-family | Produce Stand/Farmers' Market |
| Financial Institution | Public Utility Facility |
| Hotel or Motel | Religious Institution |
| Mixed Use | Restaurant with Indoor & Outdoor |
| Office, Business, Professional, or | Operations |
| Medical* | Retail Store |
| Outdoor Retail Display/Sales | Utility Minor |

*Includes Government Offices

8) Special Uses (Special Use Requirements may be found in Section 20 of the LDO).

Any commercial use which results in a structure or combination of structures with over 15,000 square feet.

- Microbrewery
- Tavern/Bar/Pub with Indoor Operation
- Tavern/Bar/Pub with Outdoor Operation

9) Prohibited Uses.

Any use not listed in Sections 8(D)(3) or 8(D) (4) of this Ordinance is prohibited.

6) Development Standards.

b) Design Criteria.

The intent of the following design criteria is to maintain and strengthen the unique character of Cedar Street by ensuring new development projects are architecturally compatible with the characteristics of the community. These characteristics include building forms, proportions, treatments, exterior materials, and architectural styles. It is intended that front elevations and overall massing of new structures shall be of

human scale and related to the street. All design criteria will be reviewed and approved by the Zoning Administrator.

| 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 | 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 | |

Enacted on motion of Commissioner --- and carried on a vote of in favor and 0 against.

This, the th day of 2024.

TOWN OF BEAUFORT

By: _____
Mayor

Attest:

_____ Town Clerk

**TOWN OF BEAUFORT
PLANNING BOARD**

**A STATEMENT OF CONSISTENCY ADVISING THAT PROPOSED AMENDMENTS
TO THE LAND DEVELOPMENT ORDINANCE ARE IN ACCORDANCE WITH
ALL OFFICIALLY ADOPTED PLANS, INCLUDING THE
CORE LAND USE PLAN; ARE REASONABLE;
AND ARE IN THE PUBLIC INTEREST.**

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

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

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

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendments to the Ordinance are in accordance with all officially adopted Town plans, including sections 1.4.3.2 (Land Use Compatibility Implementation Actions) of the Core Land Use Plan, and therefore recommends adoption by the Board of Commissioners. Specifically the Planning Board finds that the proposed amendments are in furtherance of the Town plans, ordinances and regulations, including the comprehensive land use plan; and better clarify all the Ordinance regulations.

This Resolution is effective upon its adoption this 18th day of March , 2024.

**TOWN OF BEAUFORT
PLANNING BOARD**

_____, Chairman

ATTEST:

_____, Secretary

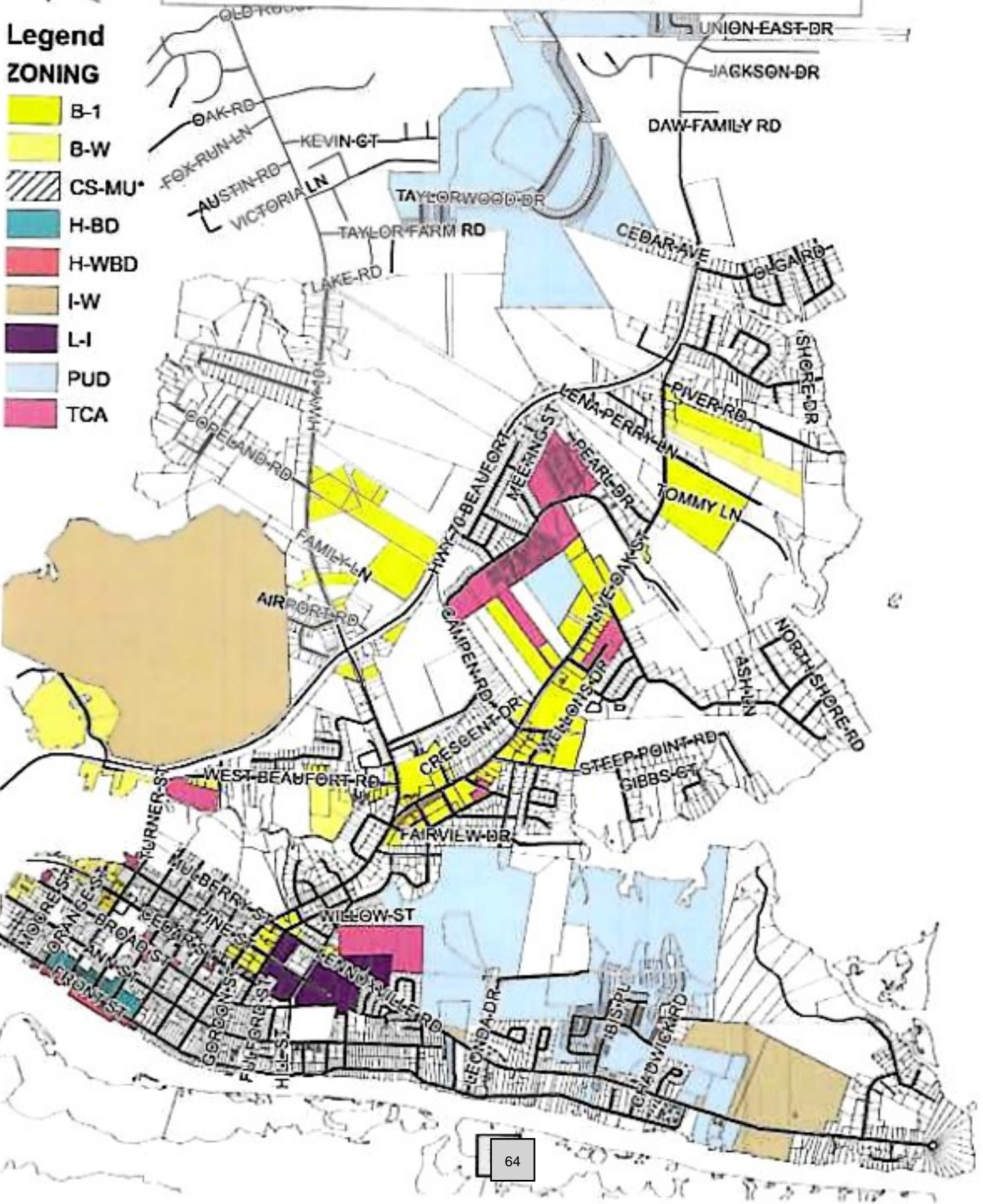
Zoning Districts that Allow Tavern Bar Pub With Outdoor Operation as a Special Use

* CS-MU Excluded

Legend

ZONING

- B-1
- B-W
- CS-MU*
- H-BD
- H-WBD
- I-W
- L-I
- PUD
- TCA





Legend

Property Owners Within 100 Feet

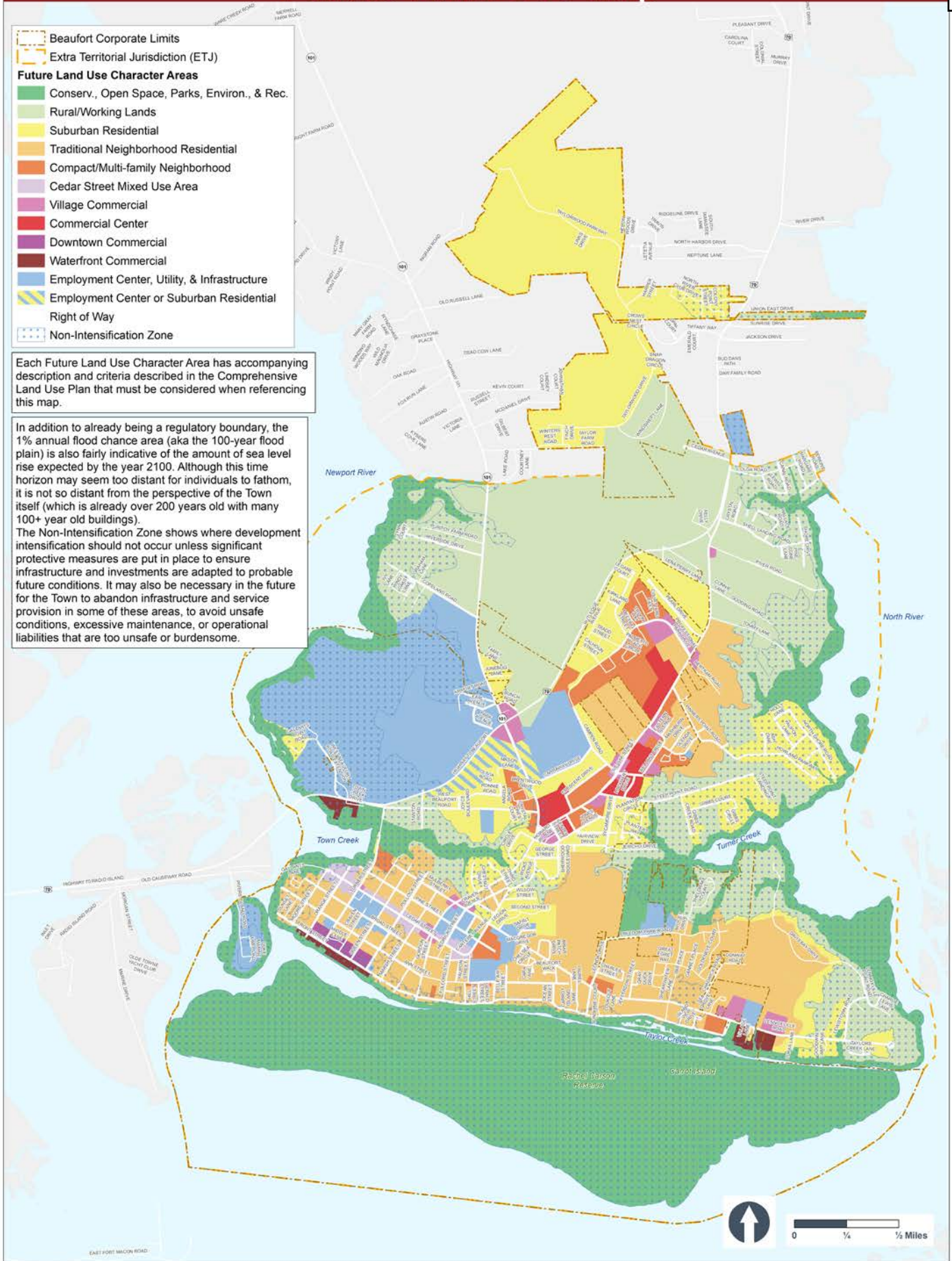
| | |
|--|------|
| | B-1 |
| | R-8 |
| | TCA |
| | H-BD |
| | RC-5 |
| | RS-5 |
| | TR |

Future Land Use Map

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

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

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



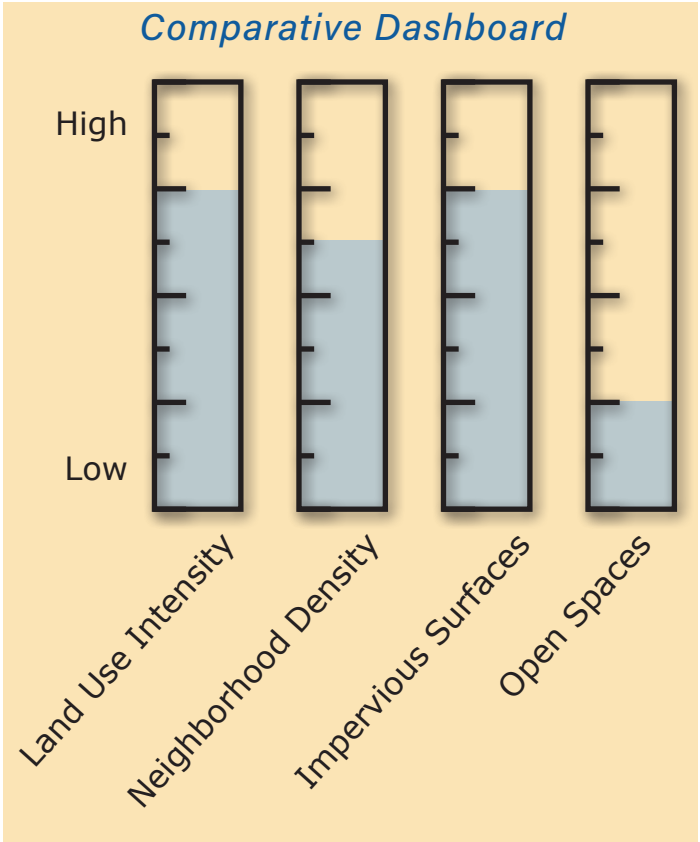
Village Commercial

General Description:

These areas have small-scale non-residential uses that serve the neighborhood and sometimes even a greater region. Often it may only be three or four corners of an intersection or one large, multi-tenant compound, but sometimes larger geographic stretches may also be appropriate. Sites, structures, and streets are human-scaled. Buildings may be setback from the street, particularly if it is a previously residential structure that has been converted for a commercial use. It may also be appropriate to have buildings pulled up to the street, with parking in the rear, especially at busy intersections or in particularly active nodes.

Streets and Circulation:

Streets should have good pedestrian facilities to support walking from businesses-to-business or from home-to-business. Pedestrians are prioritized, but automobiles are accommodated, and



EXAMPLE USES:

Typical Uses:

Smaller footprint, lower intensity, neighborhood serving commercial, retail, services, or offices. Pedestrian-serving uses (boutique shops or fitness studios, personal care, arts) are more appropriate than automobile-oriented uses (vehicle or machinery repair, rental and service, commercial nurseries or lumber yards, fast food restaurants, drive-thru banks, etc.). Upper story dwellings (aka "live/work") are also appropriate.

If Context Appropriate:

- » Institutional uses (churches, schools, hospital, government buildings, etc.).
- » On parcels directly adjacent to this area, multi-family residential may be appropriate, potentially providing customers for local businesses.
- » Higher density residential development, whether as detached or low-impact attached residential is usually appropriate within a ¼ mile walking distance of these areas.

Village Commercial

might even have a transit stop nearby. Accommodating a mix of transportation options is important to being accessible to customers. Blocks should rarely, if ever, exceed 500 feet on a side so that they are walkable and might even be able to one day evolve into a condition similar to Downtown Commercial.

Other Concerns:

Depending on context, some of these places may evolve into higher activity Downtown Commercial areas some day in the distant future, and future infrastructure projects should support that.



Examples of Village Commercial



GOAL 7: Town Character

Protect our unique character by enhancing and maintaining our natural resources, recreational opportunities, historic downtown, and cultural resources.

Introduction

Beaufort realizes that its unique character is a fundamental part of its DNA, and contributes to its dynamic community feel for year-round residents as well as being a draw for tourists. The Town’s character is an intangible entity, but residents know that the existing neighborhoods, architectural character, downtown, and access to natural resources are important building blocks of this character. By studying, defining, and pledging to maintain aspects of the existing character, Beaufort will protect its character into the future.

Objective 7.1: Preserve the character of Beaufort’s built environment.

Policy 7.1.1: Update town ordinances to include design standards that help ensure new development fits its context.

Policy 7.1.2: Identify and inventory character-defining building stock in existing character areas such as the Live Oak Street and Cedar Street corridors.

- Action 7.1.2.1:** Create a list of contributing building features that the town can incorporate into ordinances.
- Examples include setbacks, parking location, materials, transparency, roofline, and massing standards from building design inventory.
 - Incorporate guidance from the Future Land Use Character Areas.

Action 7.1.2.2: Support policies that allow the Cedar Street area to evolve into an arts district.

Objective 7.2: Continue to support downtown as a cultural, economic, and community asset.

Policy 7.2.1: Continue to offer public events and activities downtown and expand offerings to make events more inclusive and accessible.

Policy 7.2.2: Enhance connections between natural and recreational assets and downtown Beaufort for non- motorized users.

Action 7.2.2.1: Identify areas where cycle and pedestrian access between these points is lacking or unsafe and implement upgrades.

Policy 7.2.3: Expand public art opportunities downtown.

Objective 7.3: Preserve Historic Beaufort.

Policy 7.3.1: Continue local-level protections of historic assets and districts.

2

Section 2

BEAUTIFICATION AND GATEWAYS

The Entry Master Plan

Utilizing the goals set forth by the committee and the public and the findings of the Beautyformness analysis, the master plan will serve as a guide for the establishment of beautification and gateways. Beautification is organized through the establishment of different zones. Each zone contains preferred visual elements as agreed upon by the steering committee and the public. The zones help define districts.

Gateways are located at transition points between zones and at key entries into Beaufort. There are two types of gateways; historic district gateways and town gateways. Town gateways are located at all entrances off of the New 70 and at the intersection of Live Oak Street and NC-101. Each town gateway will signal the arrival into the Town of Beaufort. The historic gateways located at the intersection of Turner and Cedar Street and the intersection of Live Oak and Cedar Street will signal the entrance into the Historic District within the Town of Beaufort.

The following section provides "Before and After" illustrations of each beautification zone and gateway. The proposed designs and recommendations represent the desires and preferences of the citizens of Beaufort.

70

[click to jump to page](#)

New 70 Beautification Zone

New 70 Beautification will accent the major gateways into Beaufort with wildflower plantings, NCDOT signage on "Beaufort Posts" and Beaufort columns.

Turner Street Town Gateway

This gateway will welcome visitors to Beaufort once they have crossed the new Hwy 70 bridge and will direct visitors to Turner Street for access to the Historic District.

Turner Beautification Zone

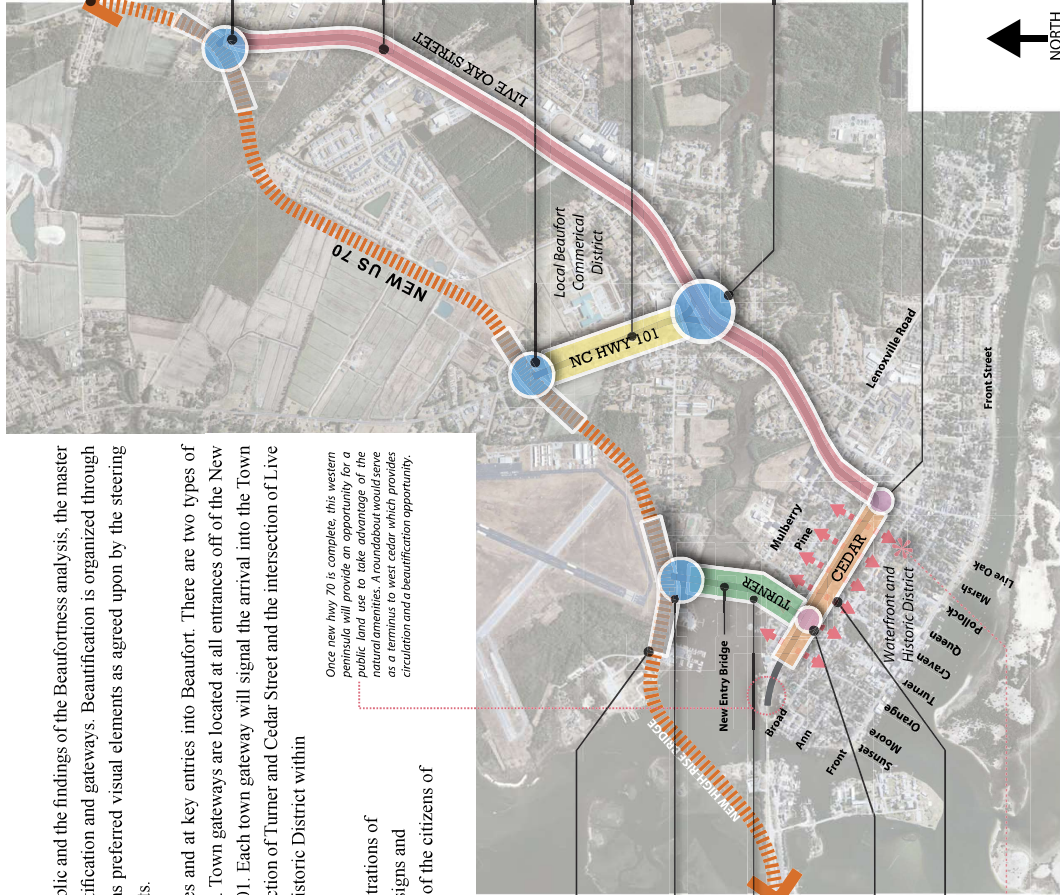
Turner Street Beautification Zone includes the new Turner Street Entry Bridge which will serve as the Historic District Gateway. The "Beautyformness" character of Historic Beaufort should be applied to this zone as it will serve as the main entry to the Historic District.

Turner Street Historic District Gateway

This gateway will reflect the "Beautyformness" of historic Beaufort and welcome visitors to the Historic District zone.

Cedar Beautification Zone

Cedar offers a major opportunity to "take back" the street and utilize it as a [viable link](#) between the historic district and the areas north of cedar. Cedar Street will no longer serve as the major vehicular route through Town. Cedar should now serve as a major local street reflecting the character of Beaufort while accommodating pedestrians, bicyclists, parking and automobiles.



Highway 70 Re-alignment Project
NCDOT's re-alignment project will change the vehicular routes into Beaufort and the scale of the new entry roadways. The goal of this Master Plan is to transition from the scale and "look and feel" of the new Hwy 70 to the scale and "look and feel" of the Town of Beaufort.

Live Oak Town Gateway
The town gateways will serve as welcoming points of entries to Beaufort for travelers on new highway 70. The Live Oak gateway will serve as a direct access to the local Beaufort commercial district.

Live Oak Beautification Zone
Live Oak serves as one of two access corridors to the local commercial district. The beautification of this corridor will require public/private partnerships to be formed to beautify areas both inside and outside the right of way, such as street tree programs and building facade upgrades.

101 Town Gateway
The town gateways will serve as welcoming points of entries to Beaufort for travelers on new highway 70. The 101 gateway will serve as a direct access to the local Beaufort commercial district.

101 Beautification Zone
101 serves as one of two access corridors to the local commercial district. The beautification of this corridor will require public/private partnerships to be formed to beautify areas both inside and outside the right of way, such as street tree programs and building facade upgrades and public sidewalk initiatives.

101/Live Oak Town Gateway
This critical intersection of 2 major vehicular corridors provides a major opportunity to utilize this circulation node to provide beautification in the local commercial district and a gateway to the historic district. Current traffic issues can be remedied through the use of a roundabout which also provides a focal point for beautification.

Live Oak Historic District Gateway
This intersection serves as one of the major entry points into the waterfront/historic district and requires significant infrastructure upgrades to bring the character of historic Beaufort to this gateway.

Once new Hwy 70 is complete, this western peninsula will provide an opportunity for a public land use to take advantage of the natural amenities. A roundabout would serve as a terminus to west cedar which provides circulation and a beautification opportunity.



Entrepreneurs will have opened 10 more business on Cedar and Live Oak.

The public investment into both Cedar and Live Oak will yield a shift in small business success on what will be walkable, bikable corridors. New local businesses enhance the authenticity and success story of Beaufort.



People of all ages, ethnicities and economic levels will be living in the Mulberry Street neighborhood.

The area will flourish with diversity and yield the benefits of our multi-cultural heritage. Generational interdependence will be a trademark of the neighborhood.



People will CHOOSE to walk or bike instead of getting in their car.

Life is full of choices, and the transformation of these corridors will expand the ability for people to choose to live active lifestyles. Healthy citizens are a key ingredient to vibrant, successful communities.



Partnerships and old fashioned hard work will have made it happen.

Beaufort's success will be built on the community's shoulders, and everyone will feel a sense of pride and ownership. Collaboration, dedication, and the relentless pursuit of building community will be hallmarks of the next chapter.



Other NC coastal communities will be visiting Beaufort to learn about stormwater BMPs.

Beaufort's urban development will be a shining example of innovative stormwater practices.



We've added 200 more housing units to the area.

Millennials and empty nesters alike want to live in the walkable core. Two hundred units, with varying styles and price points, will indicate that the town is actively receiving developer interest and that builders are responding to the market demand.