



## **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](http://www.beaufortnc.org)

### **Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, May 18, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting**

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**Call to Order**

**Roll Call**

**Agenda Approval**

**Minutes Approval**

- [1.](#) PB Draft Minutes 042026

**Public Comment**

**New Business**

- [1.](#) Case 26-12 Special Use Permit – 1507 Live Oak St Gas Station
- [2.](#) Case 26-14 Special Use Permit – 217 Turner St Accessory Dwelling Unit
- [3.](#) Case 26-15 - 309 Pollock Street Rezoning R-8 to CS-MU

**Commission / Board Comments**

**Staff Comments**

**Adjourn**



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**Town of Beaufort Planning Board Regular Meeting**  
**6:00 PM Monday, April 20<sup>th</sup>, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516**  
**Minutes**

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**Call to Order**

Acting Chair Stanziale called the April 20<sup>th</sup>, 2026 Planning Board meeting to order at 6:00 p.m.

**Roll Call**

The Secretary conducted the roll call for the meeting.

Members Present: George Stanziale, Vice-Chair; Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

Members Absent: Ryan Neve, Chair; Clark Patton

A quorum was declared with five members present.

Town Staff Present: Kyle Garner, Planning Director; Michelle Eitner, Town Planner, Brad Fockler, Code Enforcement Officer; Arey Grady, Town Attorney; Laurel Anderson, Board Secretary

**Agenda Approval**

The Chairman requested approval of the agenda and noted two modifications needed. Case 26-07 was pulled by the applicant and requested removal from the agenda. Acting Chair Stanziale also asked the Board to consider tabling the election of officers until the Chair returned.

*Member Fasolino made the motion to approve the agenda as modified and Member White made the second. Acting Chair Stanziale took a vote that was unanimously approved.*

*Voting yea: Acting Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

**Election of Officers**

This item was postponed to the next meeting as part of the agenda modification.

**Minutes Approval**

- 1. PB Draft Minutes 021626

*Member Hunsucker made the motion to approve the minutes as presented and Member Fasolino made the second. Acting Chair Stanziale took a vote that was unanimously approved.*

*Voting yea: Acting Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

**Public Comment**

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

**New Business**

- 1. Case #26-06 Special Use Permit – Minuteman Gas Station 110 Towns Drive

Mrs. Eitner presented the application to establish a gas station at 110 Towns Drive. She explained that the property is located at the northern corner of Towns Drive and Live Oak Street. The site is within the general business B-1 zoning district, which allows gas stations as special use.

Mrs. Eitner detailed the components of the proposed development: a retail store building including a fast-food restaurant with inside seating and drive-through with no outdoor seating proposed, fuel island canopy, and tunnel drive-through car wash. The restaurant and gas company tenants are not known at this time. The development would include 26 parking spaces, a single ingress and egress point, landscaping including a Type A buffer along the property line between the gas station and existing townhouse development, and a stormwater pond designed to meet state permit requirements due to the proximity to high quality waters.

The lighting plan showed the brightest areas directly under the fuel canopy, with lighting dissipating to about 0.5-foot candles at the property line and further darkening to 0.1-foot candles at the townhouse area. A building elevation of similar product from another community was provided as an example.

Board questions for Mrs. Eitner included any input from the public, technical review committee (TRC) review, the ingress/egress location and potential traffic light plans, fire marshal recommendations, underground fuel tank locations, and the vegetation buffer.

Developer Greg Stewart, applicant, then made his presentation and discussed the extensive TRC process, the amount of fill required, and the tank positioning design so fuel trucks would not block egress. He pointed out that there was public support for the gas station.

Seth Epperson PE, from Summit Design, explained the stormwater pond location and stated it was positioned in front because that is where natural drainage occurs and where the existing culvert discharge point is located. Moving it to the back would require more fill to achieve proper drainage.

Acting Chair Stanziale, identifying as a landscape architect, expressed concerns about maintenance and appearance of the stormwater pond, particularly the grass slope areas. There was extensive board discussion pertaining to maintenance requirements, pond fencing, street trees, residential buffer adequacy with the adjoining townhomes, and irrigation considerations for grass slopes, with some members expressing reluctance with proposed irrigation requirements.

Mr. Stewart emphasized budget implications of various enhancement requests, stating the project was already at budget limits due to fill and stormwater requirements. He requested the board provide a complete list of priorities for consideration rather than individual requests.

*Member Vreugdenhil moved to recommend approval with recommendations that the applicant consider the black chain link vinyl-coated fence and utilize larger street trees where applicable along Live Oak Street.*

*Member Fasolino requested to amend the motion to recommend submittal of a maintenance plan for the stormwater basin. Member Vreugdenhil agreed to the amendment.*

Member Hunsucker asked for the nearby townhomes to be addressed.

After discussion about residential buffer adequacy, the board reviewed the landscaping plan showing a Type A buffer with 15 large trees, 24 small trees, and a six-foot opaque wooden fence along the townhouse property line, plus existing vegetation preservation.

*Member Fasolino made the second and Acting Chair Stanziale took a vote that was unanimously approved.*

*Voting yea: Acting Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

2. Case 26-08 – Special Use Permit – Beaufort Bar Outdoor Operation at 410 Live Oak Street

Mrs. Eitner explained this was a request to continue the outdoor operation at Beaufort Bar, which was granted a Special Use Permit (SUP) last year with a condition that it sunset on July 14th, 2026. Owner Mike Thagard was applying for a new SUP to continue the outdoor operation.

The existing bar is located north of No Name Pizza within the B-1 zoning district and Live Oak Street Corridor overlay district. The SUP authorized in 2025 required a six-foot tall fence surrounding the outdoor area under the roof overhang. No further building improvements are proposed with this request.

Mrs. Eitner noted there had been only two noise complaints, which Chief of Police Burdette said were addressed immediately with no further issues.

Member Hunsucker asked about the one-year term, and Mrs. Eitner explained commissioners sometimes give trial periods when uncertain, with potential for permanent approval if things go well.

Owner Mike Thagard presented, thanking staff for their assistance through the process. He provided background on Beaufort Bar's journey, opening July 5th, 2024 as a cocktail bar. After establishing themselves, they pursued the outdoor space expansion, completing major construction in August-September 2025 with an approximately \$50,000 investment. He further highlighted the positive community impact, outdoor space improvements, noise control measures, and business expansion.

Mr. Thagard explained he would keep the fence natural wood and not paint it. Acting Chair Stanziale asked about potential planting in the asphalt strip between fence and sidewalk. Mr. Thagard explained his fence is on the property line according to survey, with the strip being in state right-of-way, making him unable to plant there without permission. He expressed willingness to add more planter boxes if the town or state approved, but worried they could move and be dangerous in the wind. When Acting Chair Stanziale suggested he plant shrubs in the DOT right-of-way Mr. Thagard again explained he did not own the area to be able to bust up the concrete or asphalt.

Member White asked about attaching planter boxes to the fence. Town Attorney Arey Grady advised against the members recommending anything in the NCDOT right-of-way without DOT permission, noting the town shouldn't suggest or request such actions.

Member Fasolino suggested a five-year term rather than an unlimited SUP to maintain enforcement ability for future issues. Mrs. Eitner clarified that special use permits can be revoked and noise ordinance enforcement continues regardless of the permit.

*Member Vreugdenhil made the motion to approve as presented and Member Hunsucker made the second. Acting Chair Stanziale took a vote that was unanimously approved.*

*Voting yea: Acting Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

3. Case 26-09 – 100 Cedar Street Rezoning B-1 to CS-MU

Member Fasolino requested recusal due to his construction company having sold the property to the applicant, citing potential conflict of interest.

**Motion:** *Member Vreugdenhil moved to excuse Member Fasolino from consideration of this matter due to potential conflict of interest. Member White seconded. Motion passed unanimously.*

Mr. Garner presented the rezoning request from B-1 to Cedar Street Mixed Use (CSMU) for the single lot at 100 Cedar Street. The applicant is Beaufort TCS LLC. The existing use is commercial office on less than a quarter-acre.

Mr. Garner noted the land use plan specifically identifies this property as CSMU. The rezoning would not change the existing non-conforming status of the existing structure, which does not meet the 20-foot rear setback requirement, sitting very close to the property line. Mr. Garner provided a comparison chart showing zoning standards differences between B-1 and CSMU districts.

He explained that B-1 zoning allows many more uses while CSMU is more restrictive, focusing on pedestrian-oriented businesses like small offices, retail, and restaurants. The Cedar Street district also has additional design criteria for siding, windows, and signage. Mr. Garner showed vicinity and zoning maps, noting the property is currently zoned B-1 commercial but the future land use map identifies it as CSMU.

Ron Cullipher of The Cullipher Group, representing the applicant, stated that he was available for any questions but there were none for him.

*Member Vreugdenhil made the motion to approve as presented based on the application and the fact that it is a more restrictive zoning category, slightly less dimensional requirements and that there is a non-conformance status that would be the same in either, and Member Hunsucker made the second. Acting Chair Stanziale took a vote that was unanimously approved.*

*Voting yea: Acting Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

**Motion:** *Member Vreugdenhil moved to return Member Fasolino to the board. Member Hunsucker seconded. Motion passed unanimously.*

**Commission/Board Comments**

Member Hunsucker commented on pedestrian safety concerns at the intersection of Live Oak and Cedar Streets, noting dangerous conditions for families trying to cross to businesses. She suggested considering pedestrian traffic signals, though acknowledging it might be a NCDOT or town matter.

Mrs. Eitner confirmed it is identified as a NCDOT project but not yet funded. The town could approach NCDOT about interim adjustments.

Acting Chair Stanziale advocated for reducing the speed limit on Cedar Street from 35 mph to 25 mph, noting safety concerns when using his golf cart on the street.

Member Fasolino complimented staff for thorough and complete applications, stating the board can feel confident applications are well-reviewed before reaching them.

**Staff Comments**

Mr. Garner mentioned upcoming training opportunities for new board members and informed the board that there would be a meeting in May.

**Adjourn**

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

*Voting yea: Acting Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

Acting Chair Stanziale then declared the meeting adjourned at 7:40 p.m.

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George Stanziale, Acting Chair

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Laurel Anderson, Board Secretary



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**Town of Beaufort Planning Board Regular Meeting  
6:00 PM Monday, May 18, 2026 – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 26-12 Special Use Permit – 1507 Live Oak St Gas Station

**BRIEF SUMMARY:**

To recommend to the Board of Commissioners approval or denial of the proposed Special Use Permit (SUP) for a gas station at 1507 Live Oak Street.

**REQUESTED ACTION:**

Presentation and discussion of special use permit request  
Recommendation to Board of Commissioners to approve or deny the special use permit

**EXPECTED LENGTH OF PRESENTATION:**

30 Minutes

**SUBMITTED BY:**

Michelle Eitner  
Town Planner

**BUDGET AMENDMENT REQUIRED:**

N/A



# STAFF REPORT



**To:** Planning Board Members  
**From:** Michelle Eitner, Town Planner  
**Date:** May 18, 2026  
**Case No.** 26-12 Special Use Permit – 1507 Live Oak St Gas Station

**THE REQUEST:** To recommend to the Board of Commissioners approval or denial of the proposed Special Use Permit (SUP) for a gas station at 1507 Live Oak Street

**INFORMATION:**

Location: 1507 Live Oak Street (former Rolands BBQ unit)  
Property Owner: Thomas Simpson with SimMun LLC  
Applicant: Chase Cullipher with The Cullipher Group PA  
Zoning District: B-1 General Business District  
Flood Zone: AE6 (AE7 in preliminary FIRM)  
LUP Future Land Use: Commercial Center (with Non-Intensification Zone Overlay)  
Size: 7.74 acres  
Existing Land Use: Huntley Plaza: An established mixed-use commercial center with a hardware store, pharmacy, nail salon, office space, and a restaurant.  
Proposed Land Use: Gas station (convenience store with fuel sales and a quick-service restaurant)  
Adjoining Uses/Zoning: North: single-family home (R-8)  
 West (across Hwy 101): Glazed Donuts food truck (B-1), Owens Construction office (B-1), single-family home (R-8)  
 South: Undeveloped (B-1) & First Bank (B-1)  
 East: First Citizens Bank (B-1) & Burger King (B-1)  
Utilities: Water and wastewater provided by Town

**OPTIONS:**

1. Recommend approval of the special use permit as presented
2. Recommend approval of the special use permit with conditions to bring the proposal into compliance with the Required Findings
3. Recommend denial of the special use permit based on specific failures to meet requirements
4. Table the recommendation pending additional information necessary to make a decision

**ATTACHMENTS:**

- Attachment A – Staff Report
- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Application Package
- Attachment E – LDO Section 20 Special Use Permits (Especially Section 20.E.1 Required Findings)
- Attachment F – LDO Section 9.C. B-1 General Business District
- Attachment G – Comprehensive and CAMA Land Use Plan Future Land Use Map & Classification

**STAFF COMMENTS:**

Chase Cullipher with The Cullipher Group PA, on behalf of property owner Thomas Simpson of SimMun LLC, has applied for a Special Use Permit to establish a gas station with convenience store and quick-service restaurant at 1507 Live Oak Street in the existing Huntley Plaza shopping center.

**STAFF COMMENTS CONTINUED:**

The subject property, “Huntley Plaza”, is located between Highway 101 and Live Oak Street. The main building, built in 1958, has hosted several uses over the years. Beaufort Hardware (formerly ACE) is the anchor store in this shopping center currently, with several smaller tenants. Rolands BBQ served Beaufort for over thirty years and closed in 2024. After a short occupation by Redneck BBQ Lab, the end unit is now proposed for a new use – gas station convenience store. While convenience stores and restaurants are permitted by-right in the B-1 zoning district, the gas station requires a special use permit in any zoning district in Beaufort.

Within an existing structure and commercial center, far less site adjustments and external permits are necessary for the special use permit request than is required for brand new development. The renovation of the former restaurant space to a convenience store (with quick-service restaurant) and installation of fueling system and canopy are the main structural components of the project.

This project does not meet either of the applicability requirements in LDO Section 15.C.2 to have to provide a landscaping plan as part of this application and is furthermore exempt given Section 15.C.3.c. The applicant voluntarily provides landscaping in addition to what is on the property currently. A vegetative buffer is proposed to screen the above-ground fuel tanks. Street trees are not shown on the site plan but would be subject to NCDOT approval within their right-of-way. The Entry Master Plan shows street trees on the west side of Highway 101 in this area.

The applicant has been working with NCDOT on the design of the project, which has dictated the exit-only access point at the northern connection to Highway 101. The other four points of ingress/egress to this shopping center and circulation patterns will remain other than the adjusted exit-only change. Sidewalks are proposed that connects the existing sidewalk at the north to the roundabout project at the south.

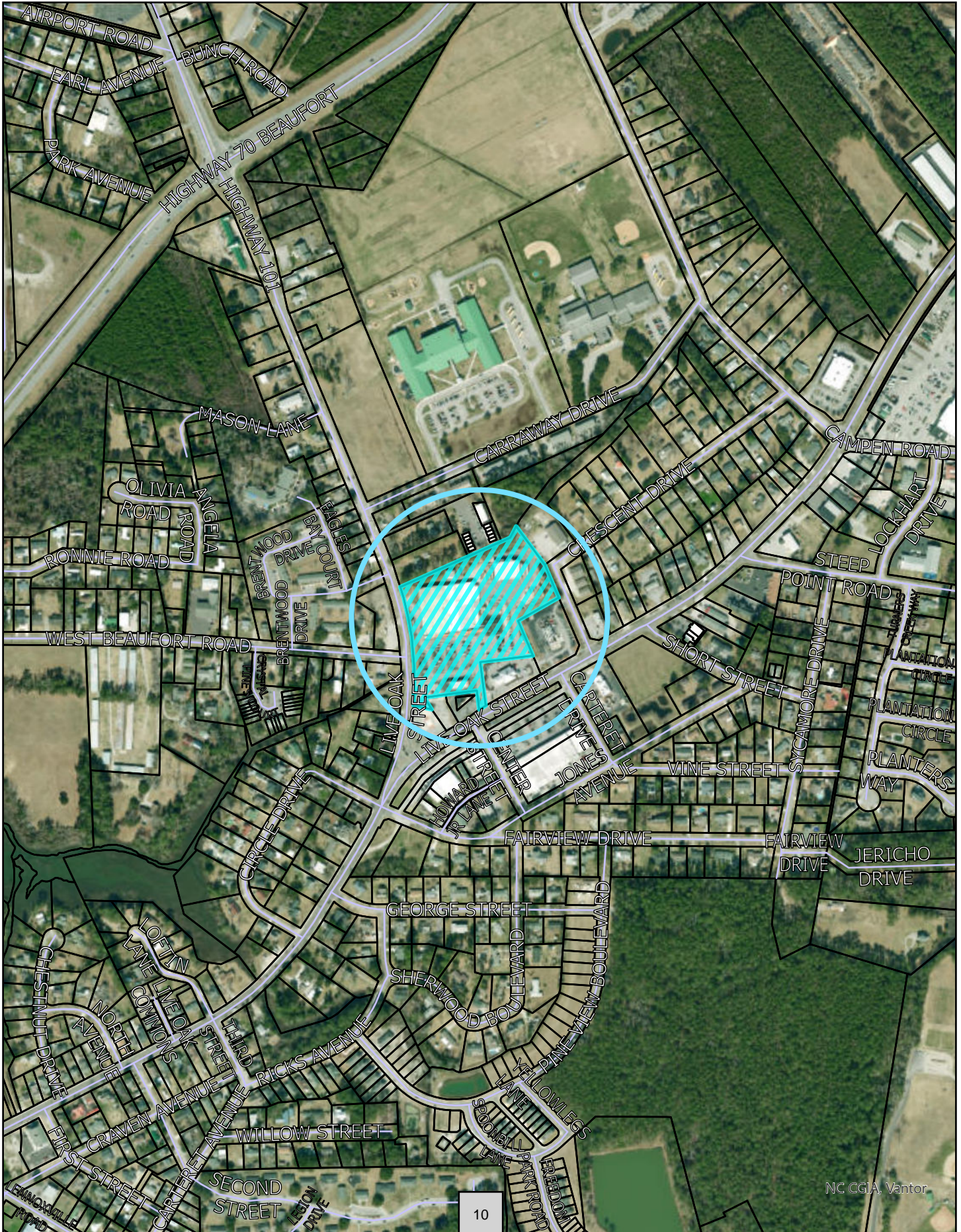
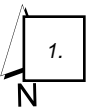
No stormwater or erosion control/sedimentation permits are required to complete this project, as the proposed land disturbance does not trigger Town or State permitting/review, and the project proposes to reduce the total impervious surface area on the site by approximately 2700sf.

The Future Land Use Map of the LUP identifies this location as Commercial Center, which is described as “These areas have large-scale non-residential uses that serve the entire community and larger region.” An additional gas station in would serve the entire community and larger region, especially in emergency situations such as hurricanes when fuel is scarce. The use is also proposed to be served by a backup generator.

The Technical Review Committee met on March 27<sup>th</sup> to review the project. Comments and requests for clarifications or revisions were provided by Planning, Public Works, Utilities, and Engineering. These items were addressed in revised submissions received the following week and approved by those that had the comments/requests. The plan appears to be compliant with applicable regulations at this time.

LDO Section 20.C identifies, “The Planning Board will review and make recommendations regarding all applications for a special use permit.” The Special Use Permit Required Findings section is included in the agenda packet for consideration. The applicants have provided responses to the required findings in their application submission.

# Case 26-12 SUP 1507 Live Oak Street Gas Station Vicinity Map





Town of Beaufort, NC

Request for Special Use Permit

Parcel ID Number: 730615730628000

1507 Live Oak St.  
Beaufort, NC 28516

The Cullipher Group Inc. requests approval of a Special Use Permit from the Town of Beaufort to establish a convenience store with fuel sales and a quick-service restaurant at Huntly Plaza (1507 Live Oak St., Beaufort, NC 28516).

**Project summary**

- **Proposed use:** Convenience store with fuel sales and a quick-service restaurant.
- **Site:** Huntly Plaza, 1507 Live Oak St.; a 7.74-acre parcel zoned B-1.
- **Existing development:** An established mixed-use commercial center with a hardware store, pharmacy, nail salon, office space, and a restaurant.
- **Applicant:** SimMun LLC

We respectfully submit this application and accompanying materials and acknowledge the importance of the expert testimony anticipated during the quasi-judicial proceedings.

- a) The proposed use is an allowable special use in the zoning district it is being located within;  
*Huntly Plaza (1507 Live Oak St.) is zoned B-1. In this district, a convenience store and a restaurant are permitted. The addition of fuel sales is permitted with approval of a Special Use Permit.*
- b) The application is complete;  
*The application has been reviewed by Town Staff and is believed to be complete*
- c) The location and character of the use will be in conformity with the Town’s Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;  
*The proposed convenience store with fuel sales and quick service restaurant is consistent with the Town of Beaufort’s Comprehensive Plan and CAMA Land Use Plan. The property is zoned B-1, is already developed with multiple commercial tenants, and is designated as a “Commercial Center” in the Future CAMA Land*

*Use Plan—an automobile-oriented area intended for clustered, multi-tenant commercial uses.*

- 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;

*Traffic circulation and access (existing conditions and planned improvements):*

- *The site includes an existing parking lot with five points of egress.*
- *Internal circulation will generally follow established traffic patterns in the existing parking lot. Based on NCDOT comments, the northern Hwy 101 driveway will be changed to an exit only driveway.*
- *Updated signage and pavement markings will be installed to help minimize conflicts related to the new use.*
- *The Cullipher Group has consulted with NCDOT and will incorporate applicable NCDOT requirements into the final design.*

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

*Impact on adjoining or abutting property values:*

- *The proposed convenience store with fuel sales and quick service restaurant at the existing Huntly Plaza is not expected to substantially injure the value of adjoining or abutting properties.*
- *The addition will help meet community needs by providing an additional in-town fuel option.*
- *Beaufort currently has one gas station within the Town limits, and fuel supplies can become strained during inclement weather or other emergency conditions.*

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

*The convenience store with fuel sales and quick service restaurant will be integrated into the existing Huntly Plaza building, with fuel dispensers and canopy placed in the current parking lot. The improvements are allowed in the B-1 district and are consistent with the Town of Beaufort’s Comprehensive Plan and CAMA Land Use Plan. Nearby properties are largely zoned B-1, supporting compatibility with the surrounding development pattern.*

- 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 proposed convenience store with fuel sales and quick service restaurant at Huntly Plaza will be accessible to emergency responders and served by five existing egress points. All fuel-dispensing equipment will be new and subject to required regulation and inspections. The uses are permitted in the B-1 district (with Special Use Permit approval as applicable) and align with the Town of Beaufort's Comprehensive Plan and CAMA Land Use Plan; NCDOT site-plan coordination is addressed in subsection (d).*

**SITE DATA TABLE**

PROPERTY OWNER:	SIM-MUN, LLC
PIN:	730615730628000
DEED REFERENCE:	DEEDBOOK 837, PAGE 140
MAP FOR RECORD:	MAP BOOK 34, PAGE 272
TOWN ZONING:	ZONE: B-1
TRACT AREA:	7.74 ACRES
CURRENT USE:	MIXED COMMERCIAL BUSINESSES (HARDWARE, NAIL SALON, PHARMACY, ETC)
PROPOSED USE:	CONVERT EXISTING RESTAURANT AND PARKING AREA INTO GAS STATION AND CONVENIENCE STORE
BUILDING SETBACKS:	FRONT = 30' SIDE = 15' REAR = 15'
BUILDING HEIGHT:	40' MAXIMUM

**PARKING DATA TABLE**

EXISTING USE TYPE	AREA PER USE (SF)	PARKING REQUIRED PER AREA	PARKING REQUIRED
HARDWARE STORE	21,800	1 SPACE PER 600 SF	36 SPACES
OFFICE SPACE	8,500	1 SPACE PER 250 SF	34 SPACES
NAIL SALON	980	1 SPACE PER 300 SF	3 SPACES
STORAGE (WAREHOUSE)	10,200	1 SPACE PER 1,000 SF	10 SPACES
PHARMACY	2,380	1 SPACE PER 300 SF	8 SPACES
PROPOSED USE TYPE	AREA PER USE(SF)	PARKING REQUIRED PER AREA	PARKING REQUIRED
GAS/SERVICE STATION	5,500	1 SPACE PER 250 SF	22 SPACES
SUBTOTAL PARKING REQUIRED =			113 SPACES
TOTAL PARKING REQUIRED =			91 SPACES
TOTAL PARKING PROVIDED =			124 SPACES

\*SECTION 13.B.4 - ALLOWS FOR 20% REDUCTION IN REQUIRED PARKING SPACES FOR DEVELOPMENT GREATER THAN 25,000 SF

**IMPERVIOUS DATA TABLE**

IMPERVIOUS AREA TO BE ADDED ALONG WEST SIDE OF FUEL CANOPY =	1,458.88 SF
IMPERVIOUS AREA TO BE ADDED AT NORTHERN EXIT ONTO HWY 101 =	548.60 SF
IMPERVIOUS AREA TO BE REMOVED AT 3' LANDSCAPE ISLAND =	-419.31 SF
IMPERVIOUS AREA TO BE REMOVED FOR SOUTHWEST LANDSCAPING =	-3,116.85 SF
NET DECREASE OF IMPERVIOUS AREA =	-2,728.68 SF

**FUEL STORAGE DATA TABLE**

TANK TYPE:	CYLINDRICAL ABOVE GROUND STORAGE TANKS
TANK SIZE:	12,000 GALLONS EACH
NO. OF TANKS:	TWO
TANK DIMENSIONS:	32'-7" LONG X 8'-6" DIAMETER
FIRE CODE SEPARATIONS	MINIMUM REQUIRED (LF)      DISTANCE PROVIDED (LF)
BETWEEN TANKS	3.0'      3.0'
NEAREST BUILDING	15.0'      18.9'
NEAREST PROPERTY LINE	15.0'      30.3'

**LANDSCAPE DATA TABLE**

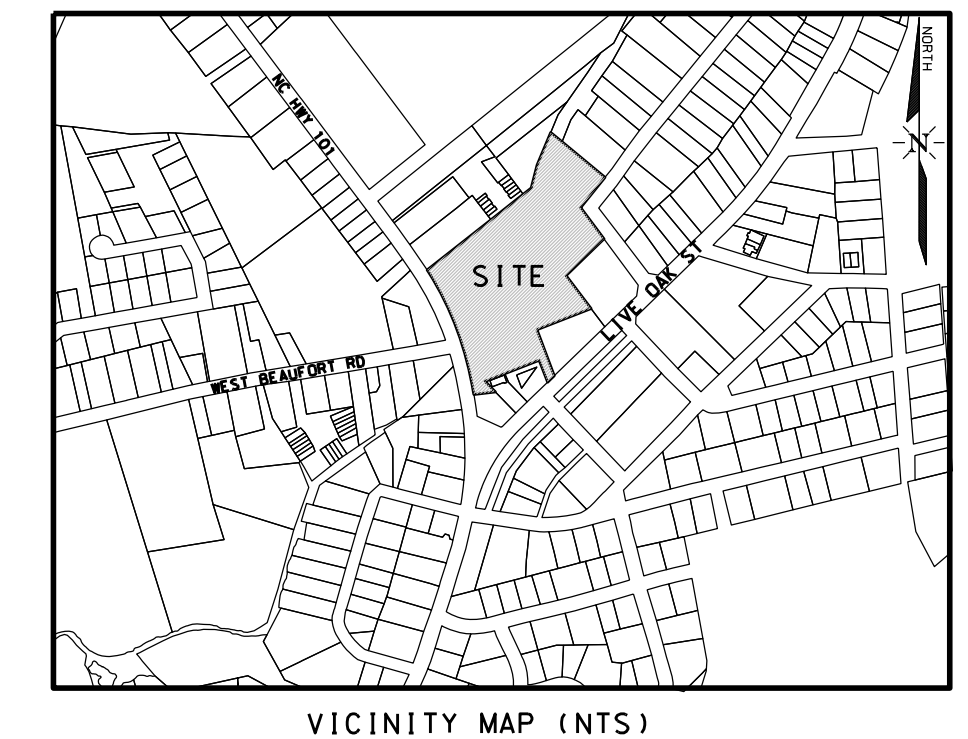
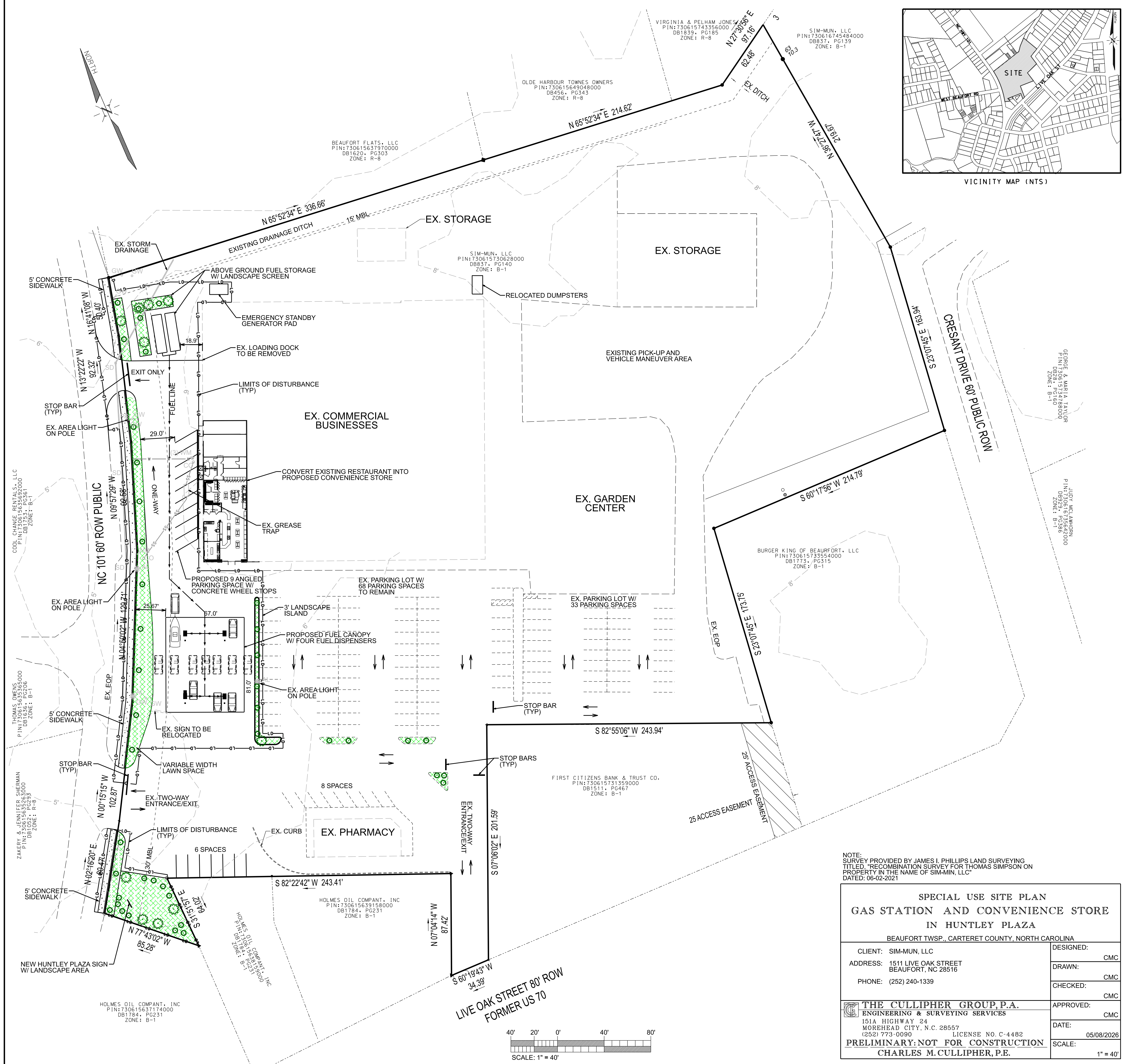
PER TABLE 15-1 OF THE TOWN OF BEAUFORT LDO, THIS SITE IS EXEMPT DUE TO THE EXPANSION OF THE IMPERVIOUS SURFACE INTENSITY RATIO (ISR) BEING LESS THAN 15% VOLUNTARY LANDSCAPE AND BUFFER INFORMATION:  
AN 8' LAWN SPACE IS PROPOSED IN ACCORDANCE WITH SECTION 15(D)1.b ALONG THE NC HWY 101 FRONTAGE ADJACENT TO THE PROPOSED CONVENIENCE STORE & FUEL CANOPY  
10' LANDSCAPE SCREEN IS PROPOSED ON THE NORTH AND WEST SIDE OF FUEL STORAGE  
3' LANDSCAPE ISLAND SEPARATING FUEL PUMP AREA FROM GENERAL PARKING  
DECORATIVE ISLAND AROUND NEW SHOPPING CENTER SIGN

**FUEL CANOPY DATA TABLE**

CANOPY DIMENSIONS:	67' WIDE X 81' LONG
CANOPY HEIGHT:	19.92'
NEAREST CORNER TO PROPERTY LINE:	30.57'
INTERIOR WIDTH BETWEEN DISPENSERS:	40.05'
DISTANCE FROM EX. BUILDING:	40.05'
NOTE:	SAFETY LIGHTING SHALL BE ADDED ON/UNDERNEATH CANOPY IN COMPLIANCE WITH TOWN STANDARDS

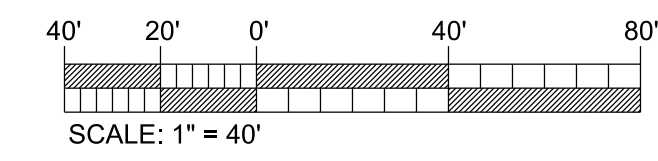
**LEGEND**

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
ECMT	EXISTING CONCRETE MONUMENT
EN	EXISTING NAIL
EPK	EXISTING PK NAIL
NCGS	NORTH CAROLINA GEODETIC SURVEY
NGS	NATIONAL GEODETIC SURVEY
RW MON	NC DOT MONUMENT
SIP	SET IRON PIPE
SIR	SET IRON PIPE
SCM	SET CONCRETE MONUMENT
SN	SET NAIL
OP	OVERHEAD POWER
PP	POWER POLE
UT	UNDERGROUND TELEPHONE
UP	UNDERGROUND POWER
UWL	UNDERGROUND WATER
MBL	MINIMUM BUILDING LINE
PP	POWER POLE
GW	GUY WIRE
WM	WATER METER
CO	SEWER CLEAN OUT
SD	STORM DRAIN
---	EXISTING CONTOURS
LD	FUEL SUPPLY LINE
SS	LIMITS OF DISTURBANCE
W	EX. SEWER SERVICE
AL	EX. AREA LIGHT
■	CONCRETE AREA
■	LANDSCAPE AREA
■	BUILDING IMPROVEMENT AREA



NOTE: SURVEY PROVIDED BY JAMES I. PHILLIPS LAND SURVEYING TITLED "RECOMBINATION SURVEY FOR THOMAS SIMPSON ON PROPERTY IN THE NAME OF SIM-MUN, LLC" DATED: 06-02-2021

<b>SPECIAL USE SITE PLAN</b>	
<b>GAS STATION AND CONVENIENCE STORE</b>	
<b>IN HUNTLEY PLAZA</b>	
BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA	
CLIENT: SIM-MUN, LLC	DESIGNED: CMC
ADDRESS: 1511 LIVE OAK STREET BEAUFORT, NC 28516	DRAWN: CMC
PHONE: (252) 240-1339	CHECKED: CMC
<b>THE CULLIPHER GROUP, P.A.</b>	
ENGINEERING & SURVEYING SERVICES	
151A HIGHWAY 24 MORRHEAD CITY, N.C. 28557 (252) 773-0090 LICENSE NO. C-4482	
APPROVED: CMC	DATE: 05/08/2026
<b>PRELIMINARY: NOT FOR CONSTRUCTION</b>	
CHARLES M. CULLIPHER, P.E.	
SCALE: 1" = 40'	



## SECTION 20 Special Use Permits

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### A) *General.*

Special uses are practices which are not permitted by right in any zoning district in the Town but may only be granted after due consideration by the BOC. The consideration of a special use application is a quasi-judicial function to be conducted in accordance with the procedure set forth in Section 32, Quasi-Judicial Procedure. Special use permits may only be granted by the BOC following a recommendation by the Planning Board and the completion of the quasi-judicial review process by the BOC as outlined in Section 32.

A Special Use Permit is a permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards.

### B) *Special Use Permit Application Procedures.*

- 1) A written application for a special use permit in all zones shall be submitted to the Town's Planning and Inspections Department in accordance with the requirements of Section 1 and Section 31 of this Ordinance and all applicable administrative regulations. The application shall include:
  - a) A proposed use site plan which contains information documented in Section 18(C) of this Ordinance and the specific information below:
    - i) A vicinity map and survey of the parcel which shall include the zoning and use of all adjacent properties;
    - ii) A legend identifying all symbols on the map;
    - iii) A North arrow and a scale;
    - iv) A preliminary design of the proposed use which shows all existing and proposed structures, parking layouts, driveways, buffering, landscaping, points of ingress and egress, easements, minimum building lines, and street rights-of-way;
    - v) A site data block of features which includes the proposed use(s), square footage of the proposed and existing structure(s), site zoning, total acreage, number of lots, minimum lot size, and average lot size;
    - vi) The map book, page number, and deed book information;
    - vii) A note stating whether any portion of the property is included in any adopted Town plan; and,
    - viii) Any other related information requested by Town staff, the Planning Board, or the BOC.
    - ix) All required environmental permit improvements needed for the property.
  - b) The special use permit sought; and,
  - c) Information supporting the existence of the required findings, and providing such plans or other relevant data as may be required by the Town.

- 2) Whenever an application is submitted for a special use permit in a residential zone, the applicant shall also include:
  - a) A narrative which illustrates the appropriateness of the proposed use in a residential zone. This narrative shall also describe all the architectural design features which make the proposed use and associated building compatible with the urban character of the residential neighborhood;
  - b) The submitted site plan shall also include all street front architectural elevation drawings to ensure the compatibility of the building(s) with the surrounding residential structures; and,
  - c) Additionally, the BOC and Town staff may require a professional rendering or any other graphic illustration of the proposed structure.
- 3) The application shall be reviewed by Town staff and submitted with comments and recommendation to the Planning Board for review. The Planning Board shall review the application for a special use permit and make a recommendation as to whether it should be approved or denied. After the Planning Board makes its recommendation, the application shall be forwarded to the BOC for consideration.

**C) *Quasi-Judicial Proceeding Notification Requirements.***

The Planning Board will review and make recommendations regarding all applications for a special use permit. The BOC shall schedule a quasi-judicial proceeding for the application and BOC consideration after reasonable opportunity for staff and Planning Board review. In considering the application, the BOC shall follow the procedures set forth in Section 32, Quasi-Judicial Procedure.

**D) *Procedures on Special Use Applications.***

In considering whether to approve an application for a special use permit, the BOC shall proceed as follows:

- 1) The BOC shall conduct an evidentiary hearing in accordance with the provisions of Section 32, Quasi-Judicial Procedure, herein. And consider relevant information regarding whether the required findings under Section 20(E) exist and whether the special use is appropriate in the proposed location.
- 2) The BOC shall consider whether the application complies with each individual required finding specified in Section 20(E). The BOC need not make the required findings at the time of the hearing and may vote to table the matter and request information if needed. If the special use permit application is approved, the BOC motion shall contain language showing all the required findings under Section 20(E) have been met, and in the absence of specific findings, it shall be conclusively presumed the application complies with all the findings in Section 20(E).
- 3) The BOC shall render a decision within a reasonable period of time not to exceed ninety days after holding the evidentiary hearing for the proposed special use application. The BOC need not issue a decision at the time of the hearing if additional information is needed and may table the matter until a later date.
- 4) If the application is found not to be in compliance with one or more of the required findings of Section 20(E) or any other applicable section of this Ordinance, the application shall be denied. Such motion shall specify the particular findings the application fails to meet.

- 5) Notwithstanding the specific requirements of this Ordinance, the BOC may impose additional conditions and reasonable requirements upon the requested special use permit in order to ensure the use is consistent with the required findings as specified under Section 20(E).
- 6) The BOC shall render its decision on the special use permit application, in writing, in accordance with the provisions of Section 32 herein.

**E) Required Findings.**

- 1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:
  - a) The proposed use is an allowable special use in the zoning district it is being located within;
  - b) The application is complete;
  - c) The location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;
  - d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
  - e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
  - f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,
  - g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.
- 2) The BOC shall make its findings based on "competent, material and substantial evidence" as described in N.C. Gen. Stat. §160D-406 in accordance with the procedures set forth in Section 32 herein.
- 3) Compatibility Standards for Special Uses in Residential Zones:  
In deciding whether the architectural elements of the proposed special use in a residential zone will be compatible with the adjoining buildings, the BOC shall review said proposal in reference to the following architectural elements:
  - a) Size (footprint);
  - b) Height;
  - c) Proportion and scale;
  - d) Roof shape(s);
  - e) Setbacks;
  - f) Location, size, and number of openings (doors and windows);
  - g) Materials;
  - h) Color; and,
  - i) Texture.

C) ***B-1 General Business District.***

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

1) Minimum Lot Size.

All lots in the B-1 district shall be a minimum of five thousand square feet (5,000 ft<sup>2</sup>).

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

**Table 9-5 Lot Requirements**

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

4) Accessory Building Setback Requirements.

All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

- |  |  |
|--|--|
| Amusement Establishment  | Liquor Store                               |
| Antenna Co-Location on Existing Tower                          | Moped/Golf Cart Sales/Rentals              |
| Aquaculture  | Mortuary/Funeral Home/Crematorium          |
| Assisted Living  | Motor Vehicle Sales/Rentals                |
| Athletic Field, Public   | Museum                                     |
| Bed & Breakfast  |  |
| Boat Sales/Rentals   | Neighborhood Recreation Center,            |
| Car Wash   | Public                                     |
| Club, Lodge, or Hall   | Nursing Home                               |
| Commercial Indoor Recreation Facility                          | Office: Business, Professional, or Medical |
| Community Garden   | Other Building-Mounted Antennae &          |
| Concealed (Stealth) Antennae & Towers                          | Towers                                     |
| Convenience Store  | Outdoor Retail Display/Sales               |
| Day Care Center  | Park, Public                               |
| Dock   | Parking Lot                                |
| Dry Boat Storage   | Parking Structure                          |
| Financial Institution  | Personal Service Establishment             |
| Government/Non-Profit Owned/<br>Operated Facilities & Services | Pool Hall or Billiard Hall                 |
| Hospital   | Produce Stand/Farmers' Market              |
| Hotel or Motel   | Public Safety Station                      |
| Kennel, Indoor Operation Only                                  | Public Utility Facility                    |
| Library  | Religious Institution                      |
|  | Resource Conservation Area                 |

Restaurant with Drive-Thru Service  
Restaurant with Indoor Operation  
Retail Store  
Satellite Dish Antenna  
Signs, Commercial Free-Standing  
Tavern/Bar/Pub with Indoor Operation

Temporary Construction Trailer  
Theater, Small  
Transportation Facility  
Utility Minor  
Vehicle Charging Station  
Vehicle Service

6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

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

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

# Future Land Use Map

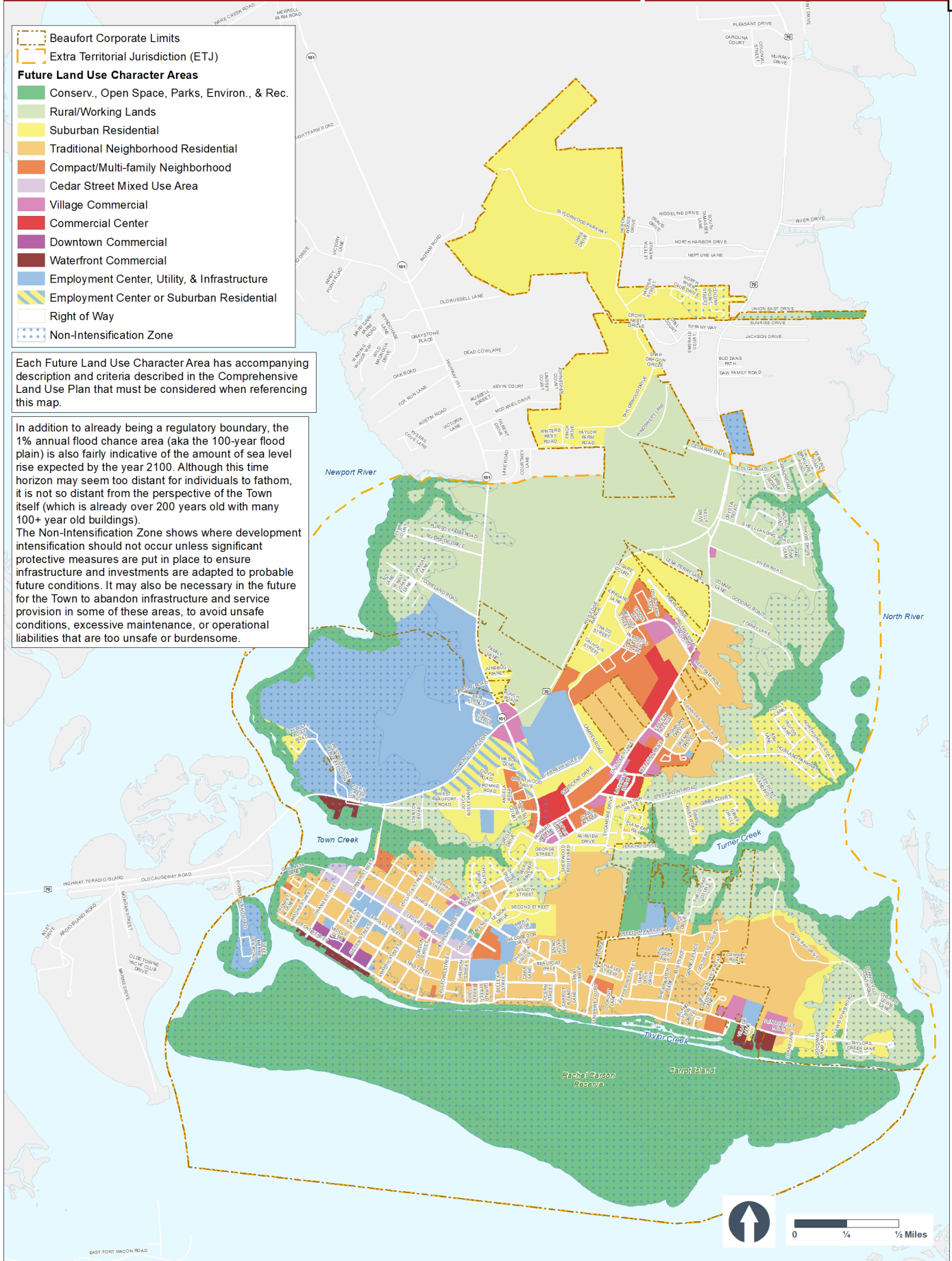
**Beaufort Corporate Limits**  
**Extra Territorial Jurisdiction (ETJ)**

**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.

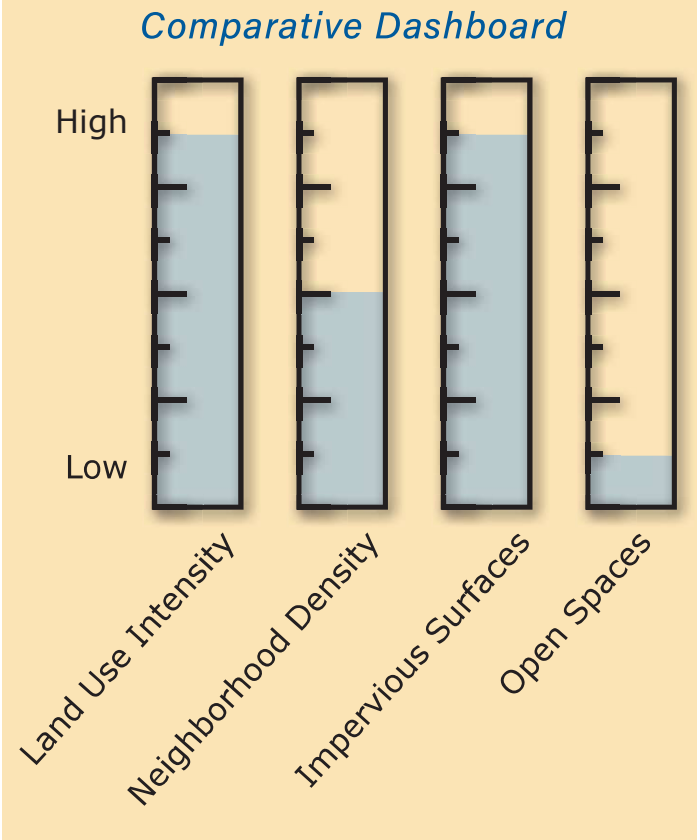
In addition to already being a regulatory boundary, the 1% annual flood chance area (aka the 100-year flood plain) is also fairly indicative of the amount of sea level rise expected by the year 2100. Although this time horizon may seem too distant for individuals to fathom, it is not so distant from 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.



# Commercial Center

## General Description:

These areas have large-scale non-residential uses that serve the entire community and larger region. These sites are often occupied or anchored by a large tenant (“big box”) and the development may span the entire block. Often it is a multi-tenant development with outparcels and large swaths of shared parking, but it can have other, more pedestrian-friendly configurations, as well. Buildings are generally set back from the public street and often front on individual or shared parking lots. Some developments may have buildings pulled up to the street, with parking in the rear, especially at busy intersections or in particularly active nodes that are accessible by nearby residents via walking. However, these places are typically automobile-oriented, generate large volumes of traffic, and are not particularly walkable.



## EXAMPLE USES:

### Typical Uses:

Large footprint, higher intensity, regional commercial, retail, services, or offices, including less pedestrian friendly uses such as vehicle and machinery repair, sales, and rental, lumber yards, commercial nurseries, fast food restaurants, etc. Hotels are also appropriate. Automobile-dependent businesses predominate.

### If Context Appropriate:

- Institutional uses (churches, primary or secondary schools, hospital,

government buildings, etc.), provided they do not detract from the overall commercial nature of an area.

- On parcels directly adjacent to this character area, multi-family residential is often appropriate, particularly if it is walkable to nearby businesses. Higher density residential development, whether as detached or attached residential, is usually appropriate within a ¼ mile network walking distance of these areas.
- Upper story dwellings (aka “live/work”) may be appropriate in extremely limited instances.

# Commercial Center

## Streets and Circulation:

Streets should be (or have easy access to) higher volume streets or highways. Business frontages should have pedestrian connections to each other and to the surrounding sidewalk network, even if walking is not as convenient because of the longer distances. Automobiles are usually prioritized, but pedestrians should not be forgotten. If developments use extensive private drives or have adjacent parking areas, cross-access (automobile and pedestrian) should be required to adjacent non-residential or multi-family residential uses, in order to reduce traffic congestion on the main roads. Due to the high attraction of these centers, there might even be a transit stop nearby one day. Blocks should not exceed 700' feet on a side. If they do, the site may need to be redesigned to accommodate the public street network. Landscaping and proper stormwater management are key to ensuring attractive parking areas that do not contribute to excessive runoff.

## Other Concerns:

Maintaining connectivity through these developments and to surrounding and adjacent neighborhoods and parcels is important. Allowing these developments to connect only to the main thoroughfare will contribute to additional traffic congestion as neighboring developments will have to travel the major thoroughfare to enter through the front, instead of having access from the sides and/or rear of the parcel. The connectivity, longevity, and public utility of the public street network must be a top consideration during the development process. Commercial areas are developed and redeveloped, but the right-of-way network established at the subdivision or site plan stage of development defines the built environment into the foreseeable future and beyond.



*Examples of Commercial Centers*



**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, May 18, 2026 – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 26-14 Special Use Permit – 217 Turner St  
Accessory Dwelling Unit

**BRIEF SUMMARY:**

To recommend to the Board of Commissioners approval or denial of the proposed Special Use Permit (SUP) for an Accessory Dwelling Unit (ADU) at 217 Turner Street.

**REQUESTED ACTION:**

Presentation and discussion of special use permit request  
Recommendation to Board of Commissioners to approve or deny the special use permit

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Michelle Eitner  
Town Planner

**BUDGET AMENDMENT REQUIRED:**

N/A



# STAFF REPORT



**To:** Planning Board Members  
**From:** Michelle Eitner, Town Planner  
**Date:** May 18, 2025  
**Case No.** 26-14 Special Use Permit – 217 Turner St Accessory Dwelling Unit

**THE REQUEST:** To recommend to the Board of Commissioners approval or denial of the proposed Special Use Permit (SUP) for an Accessory Dwelling Unit (ADU) at 217 Turner St.

**INFORMATION:**

Location: 217 Turner Street (SW corner of Broad St & Turner St)  
Property Owner: George and Debbie Aiken  
Zoning District: Residential Medium Density District (R-8)  
LUP Future Land Use: Traditional Neighborhood Residential  
Size: 0.136 acres / 5,955sf  
Existing Land Use: Single-Family Residence with shed  
Proposed Land Use: Single-Family Residence with Accessory Dwelling Unit (ADU)  
Adjoining Uses/Zoning: North (Across Broad): Single-Family Residential (R-8)  
North & East (across corner): Carteret County Courthouse (TR)  
East (Across Turner): Church (TR)  
Utilities: South: Single-Family Residential (R-8)  
Water and wastewater provided by Town

**OPTIONS:**

1. Recommend approval of the special use permit as presented
2. Recommend approval of the special use permit with conditions to bring the proposal into compliance with the Required Findings
3. Recommend denial of the special use permit based on specific failures to meet requirements
4. Table the recommendation pending additional information necessary to make a decision

**ATTACHMENTS:**

- Attachment A – Staff Report
- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Application Package
- Attachment E – LDO Section 20 Special Use Permits (Especially Section 20.E.1 Required Findings)
- Attachment F – LDO Section 7.C Residential Medium Density District (R-8)
- Attachment G – Comprehensive and CAMA Land Use Plan Future Land Use Map & Classification

**STAFF COMMENTS:**

George Aiken, property owner of 217 Turner Street, has applied for a Special Use Permit to establish an Accessory Dwelling Unit.

This property, on the southwest corner of Broad Street and Turner Street, formerly hosted The Inn at Turner bed-and-breakfast. George and Debbie Aiken purchased the property in February and are now using it as a single-family home. There is an accessory structure (shed) in the backyard (adjacent to Broad Street). The application proposes renovation and addition of a covered porch to the existing shed in order to use it as an Accessory Dwelling Unit (ADU).

With the reduced intensity and use of the property (from 4-room bed and breakfast to single-family residence), the need for parking has significantly decreased. There are currently three gravel parking spaces on site which would remain following the renovation.

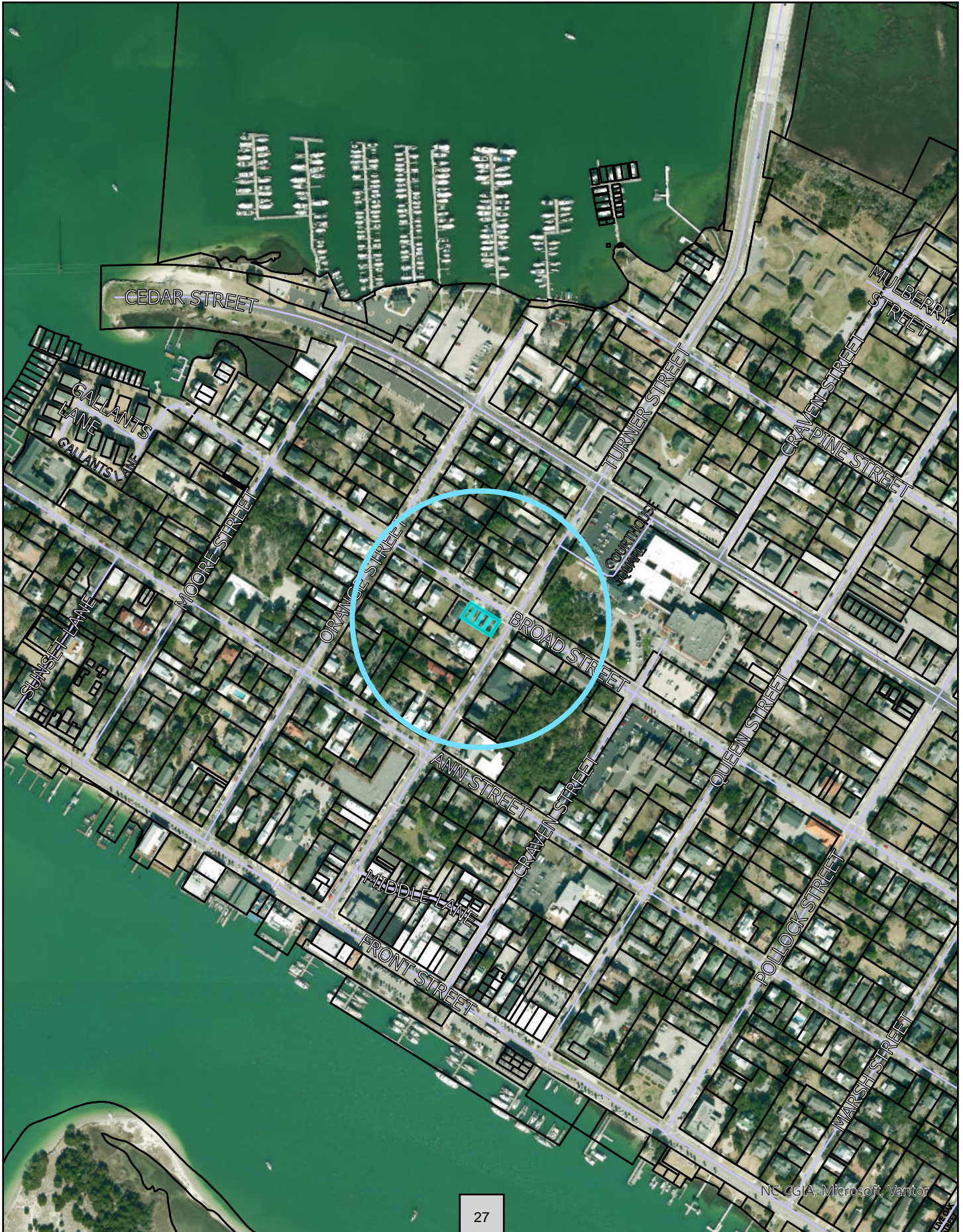
As this property is within Beaufort’s Local Historic District, the “Design Guidelines for the Beaufort Historic District & Landmarks” apply to the appearance of the structure, landscaping, and site features. The applicant understands that a Special Use Permit must be granted prior to submitting a Certificate of Appropriateness application for HPC approval.

While the Design Guidelines are administered by the Historic Preservation Commission (HPC) and are not part of the Special Use Permit review, the location of this request within a residential zone does require review of compatibility with adjoining buildings. The application provides details in accordance with Section 20.E.3, exterior elevations, and proposed materials to be used for the renovation.

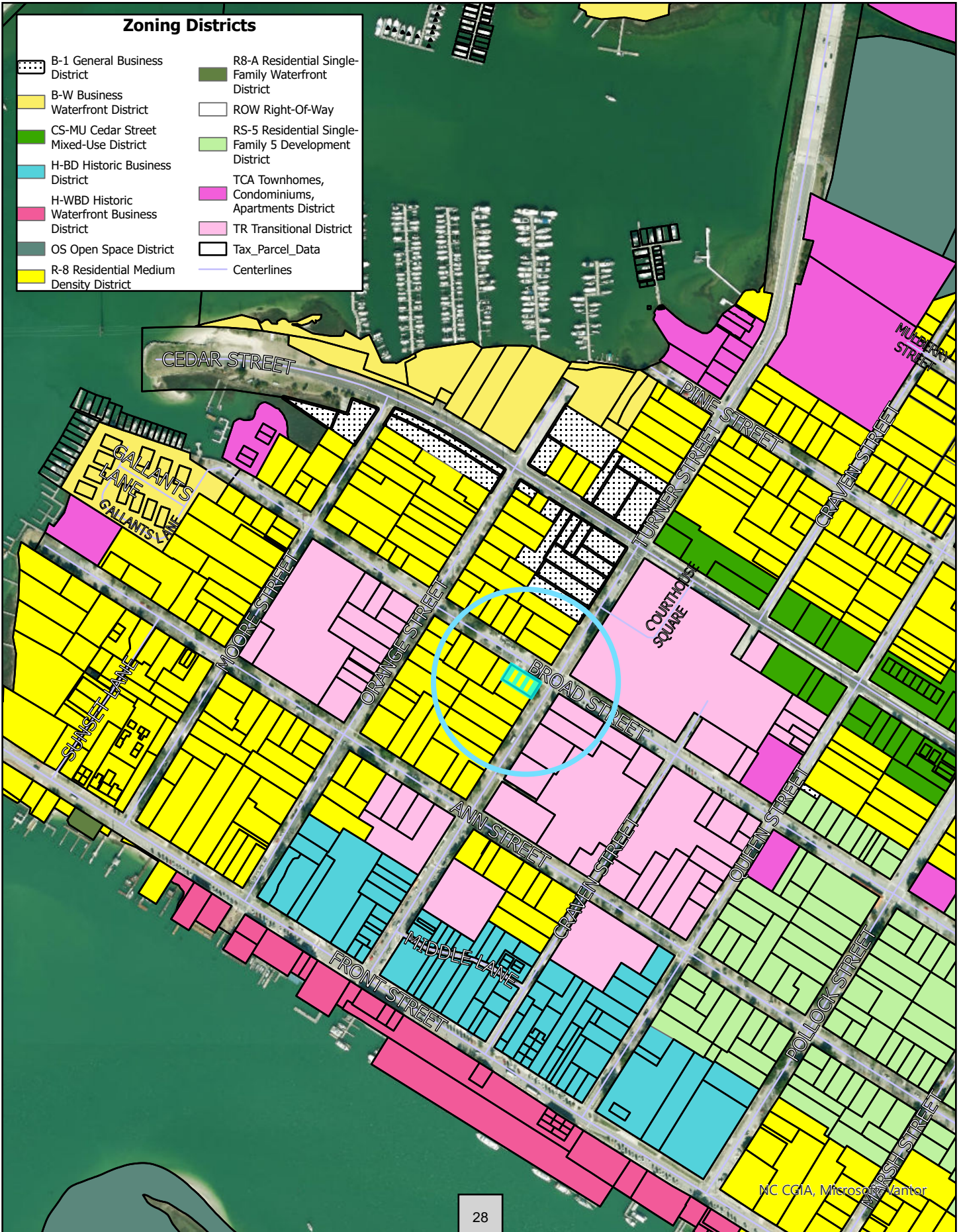
The Technical Review Committee (TRC) received this item for review digitally and all responded with no comments or issues.

LDO Section 20.C identifies, “The Planning Board will review and make recommendations regarding all applications for a special use permit.” The Special Use Permit Required Findings are included in the agenda packet for consideration.

# Case 26-14 SUP 217 Turner Street ADU Vicinity Map



# Case 26-14 SUP 217 Turner Street ADU 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: George G. Aiken

Applicant Address: 217 Turner St, Beaufort, NC 28516

Phone Number: 919-270-2313 Email: georgeaiken2018@gmail.com

Property Owner Name: GEORGE G. & DEBORAH M. AIKEN

Address of Property Owner: 217 Turner St., Beaufort, NC 28516

Phone Number: 919-279-2313 Email: georgeaiken2018@gmail.com

### **PROPERTY INFORMATION**

Property Address: 217 Turner St., Beaufort, NC 28516

15-Digit PIN: 730617117047000 Lot/Block #: PART L103 T

Size of Property (in square feet or acres): 0.136 acres Current Zoning: R-8

Current Use of Property: Accessory Shed Requested Use: Studio/1 BR/BTH-ADU

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](http://www.beaufortnc.org).

\_\_\_\_\_  
Applicant Signature

April 27, 2026  
Date of Applicant's Signature

\_\_\_\_\_  
Property Owner Signature (if different than above)

\_\_\_\_\_  
Date of Owner's Signature

OFFICE USE ONLY

Revised 8/2020

Date: \_\_\_\_\_

Reviewed for Completeness By: \_\_\_\_\_

Received by: \_\_\_\_\_

29

Date Deemed Complete and Accepted: \_\_\_\_\_

**Comments in Support of Findings Required**

We considered below the findings required per Section 20 of the Land Development Ordinance:

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

217 Turner St is located in the R-8 Residential medium Density District and an Accessory Dwelling Unit is allowable with a Special Use Permit.

**b) The application is complete:**

I have reviewed the application with Town Staff and believe it is complete.

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

This is a renovation and repair of a 1945 existing structure on the property, including new 4'x13' porch additions to the rear west side of the structure. The proposed site design is consistent with Traditional Neighborhood Residential as per the CAMA Future Land Use Plan. See reference maps for location.

**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:**

As part of the project, the applicant plans to utilize existing parking area to accommodate the intended use of the main structure and ADU.

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

The renovation of the structure will not take away from the surrounding properties. The structure is existing, but will be enhanced with certain architectural features such as exposed rafter tails, new standing seam metal roofing, a shed roof porch, shed dormer, brick pavers on the 4'x13' porch, decorative shutters, exterior lighting, and exterior doors and windows in keeping with the original 1866 home and the surrounding structures.

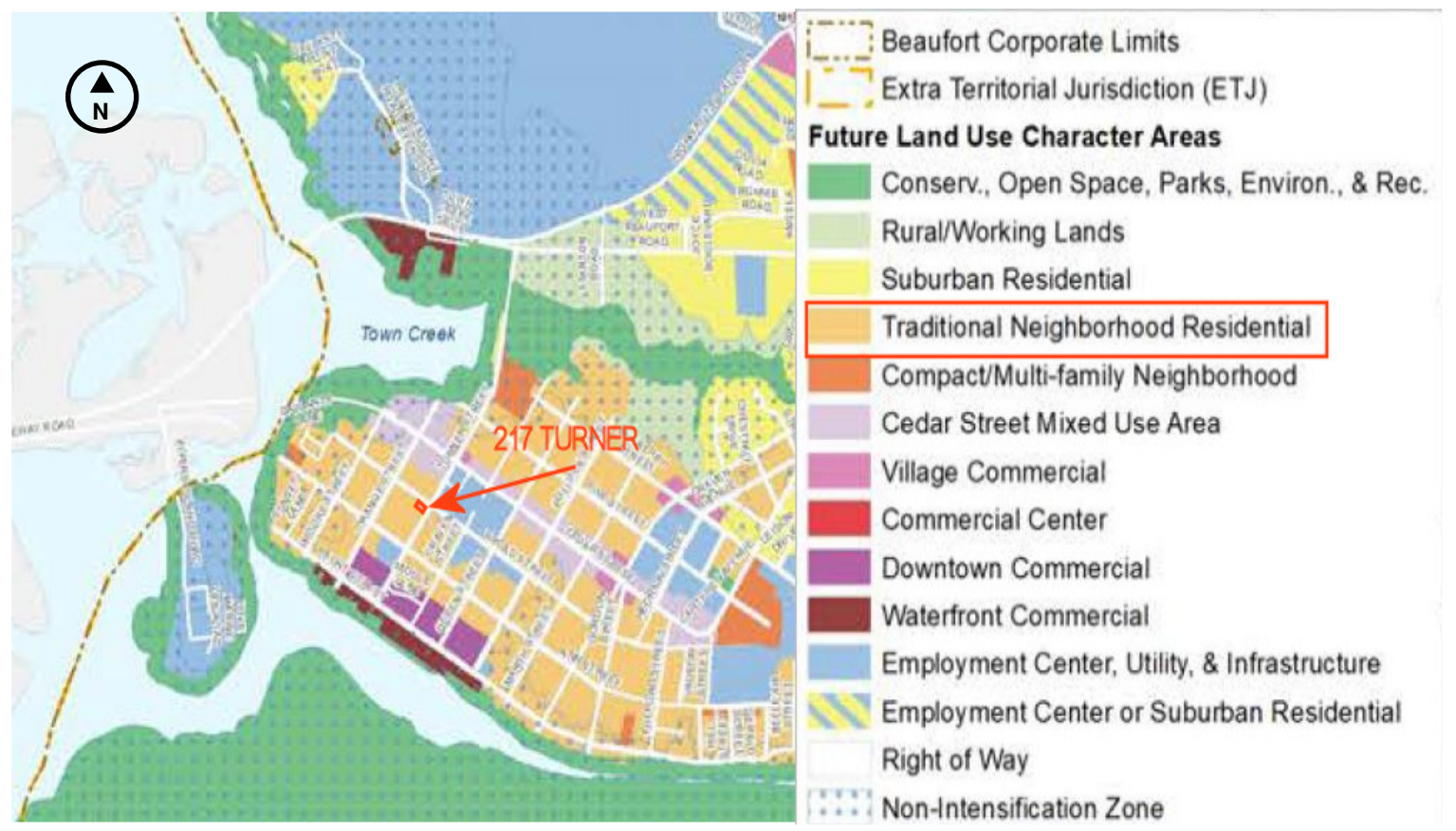
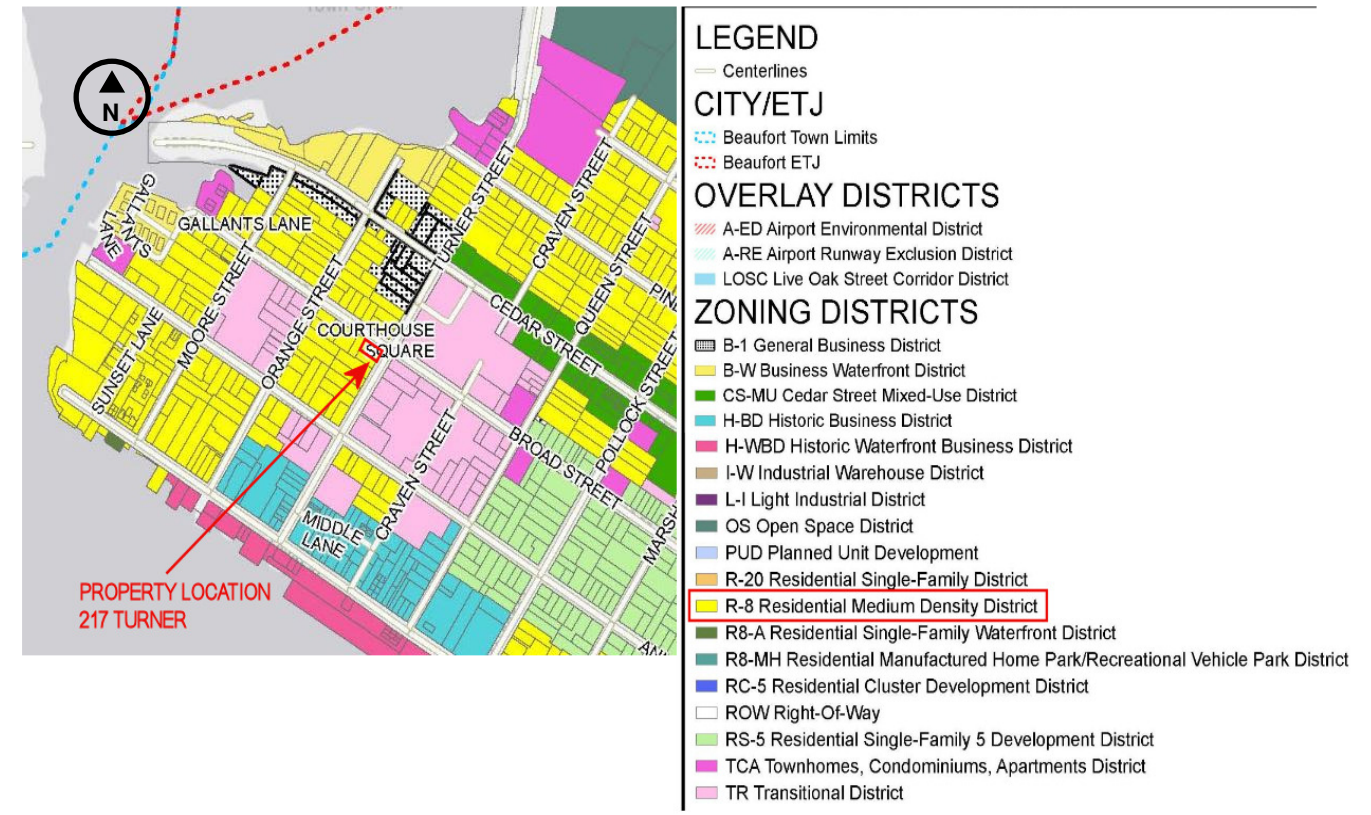
If SUP is approved the plans will be submitted to the Historic Preservation Commission for full review.

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

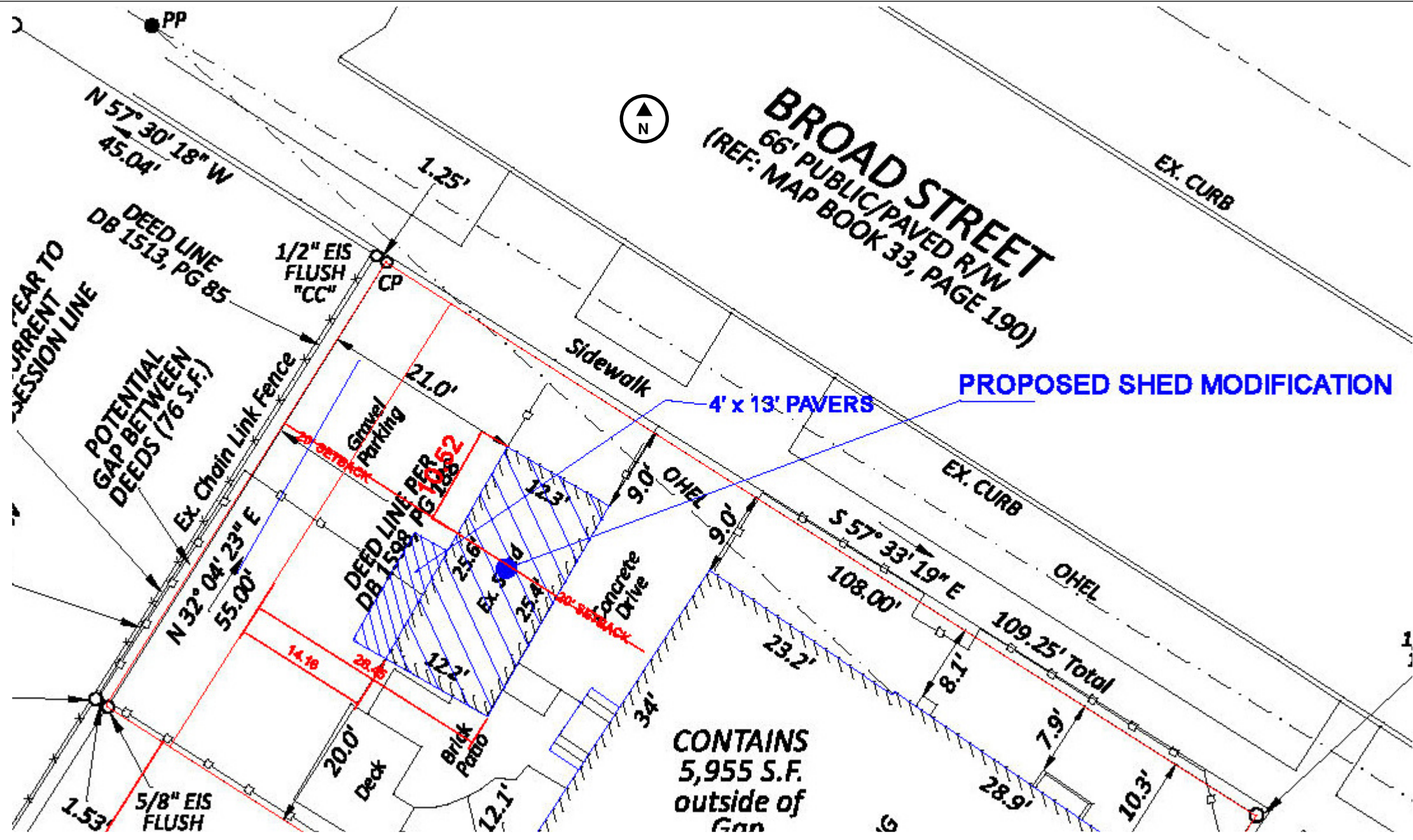
Several accessory dwelling units exist on Turner Street and have been designed to be compatible with the main house and nearby structures. The plans call for conversion of interior space and the addition of a porch and will include details, such as exterior trim and exposed rafters characteristic of the main 1866 Delamar Gibble House.

**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 proposed accessory dwelling unit is readily accessible from Broad Street for emergency and fire department access. The use is allowed per the Town of Beaufort, NC Land Development Ordinance, and the CAMA Future Land Use Plan.







LIST OF ADJACENT PROPERTY OWNERS

- 312 BROAD STREET - KRALICK SHARON ET VIR CHARLES
- 215 TURNER STREET - GRIFFIN JOHN ET UX ANNA
- 211 TURNER STREET - THE MARK C BENYUNES REV TR
- 214 TURNER STREET / 402 BROAD STREET - COUNTY OF CARTERET
- 212 TURNER STREET - GRAND LODGE OF NC IOOF BEAUFORT MUSEUM & ARCHIVES INC
- 301 TURNER STREET - BROWN BENJAMIN W BROWN GRACE H
- 311 BROAD STREET - DASCOMBE GABRIELLE DASCOMBE ADDISON

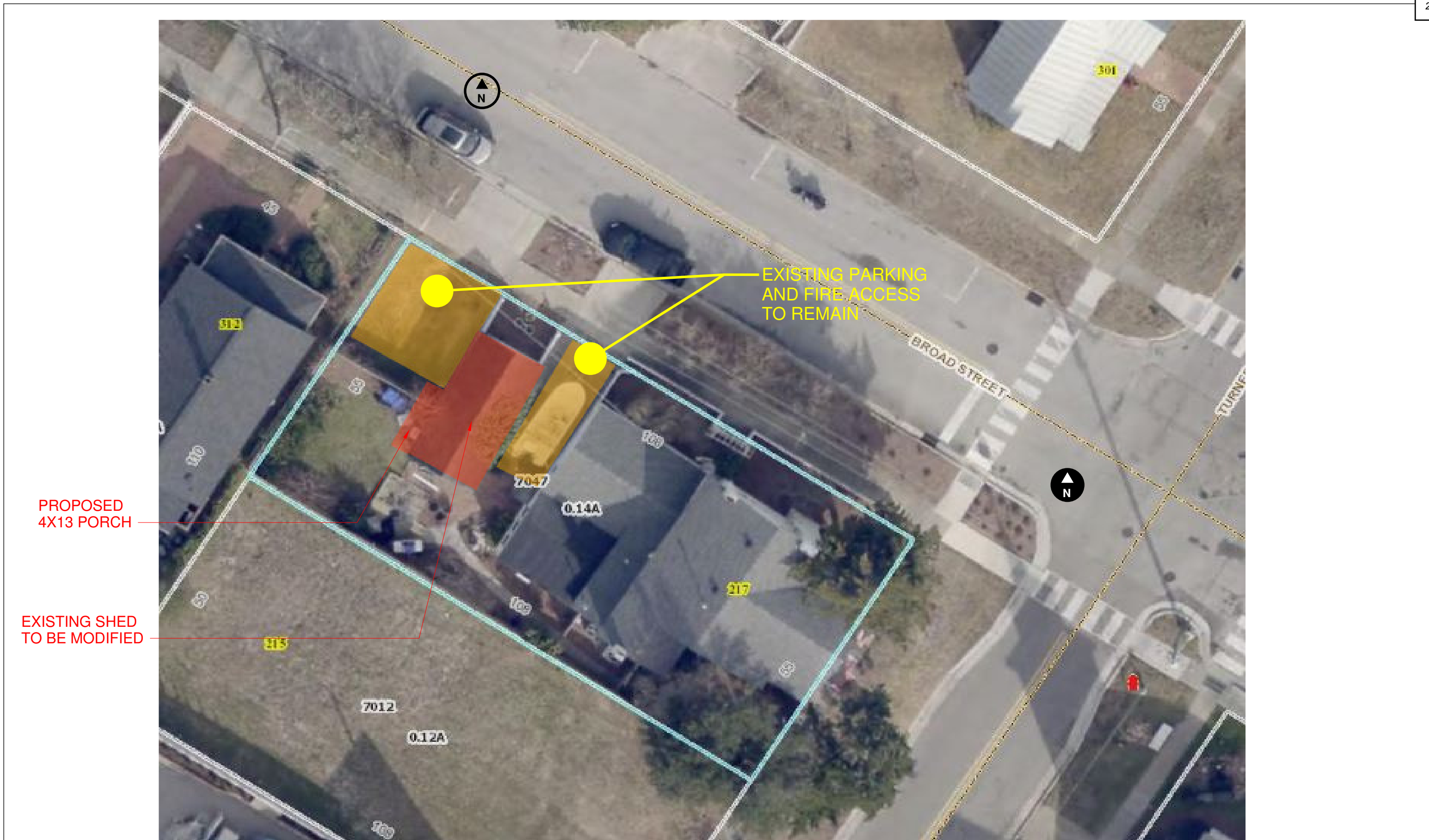
CLIENT  
George G. Aiken

PROJECT  
Modifications to Existing Shed  
217 Turner Street

DRAWN BY  
GGA

ISSUE  
04.27.26

**C-02 ENLARGED SURVEY  
& ADJACENT PROPERTY OWNERS  
217 Turner St.**



EXISTING PARKING  
AND FIRE ACCESS  
TO REMAIN

PROPOSED  
4X13 PORCH

EXISTING SHED  
TO BE MODIFIED

CLIENT  
George G. Aiken

PROJECT  
Modifications to Existing Shed  
217 Turner Street

DRAWN BY  
GGA

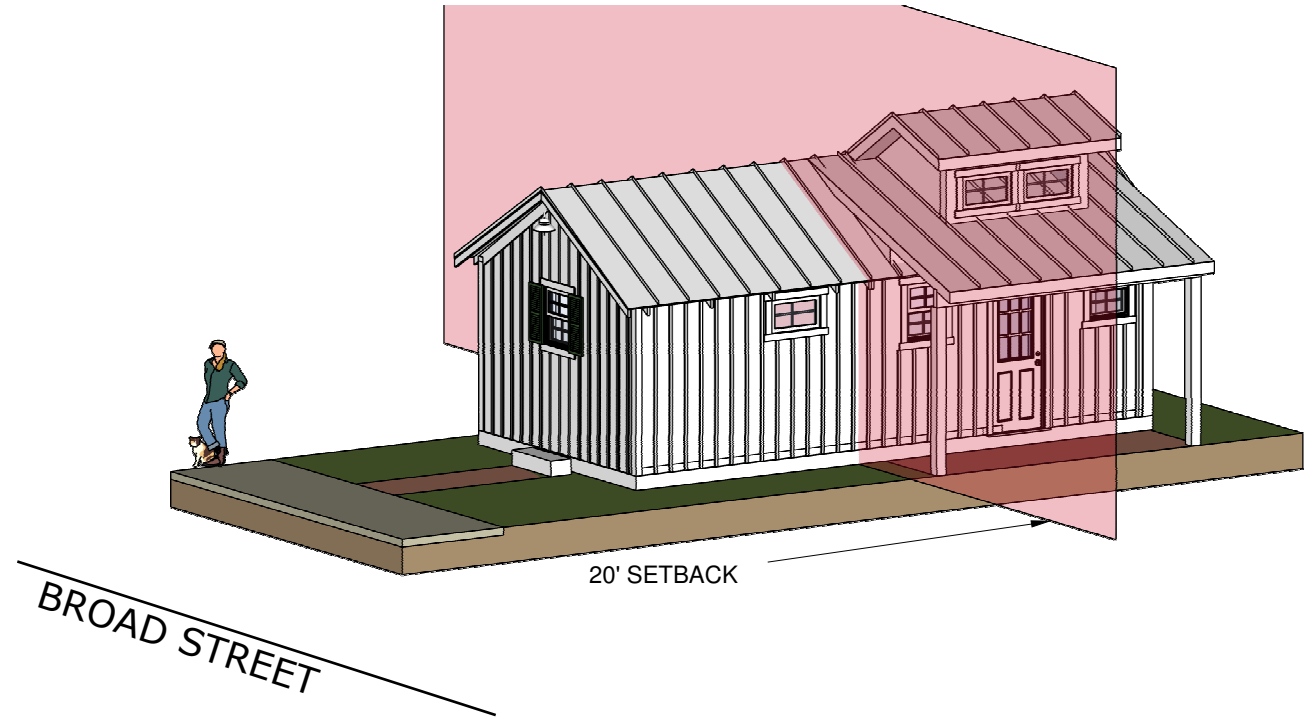
ISSUE  
04.27.26

C-03 PARKING AND FIRE ACCESS  
217 Turner St.

EXISTING VIEW FROM BROAD STREET



PROPOSED VIEW FROM BROAD STREET



**Comments in Support of Findings Required**

We considered below the findings required per Section 20 of the Land Development Ordinance:

Compatibility Standards for Special Uses in Residential Zones:

In deciding whether the architectural elements of the proposed special use in a residential zone will be compatible with the adjoining buildings, the BOC shall review said proposal in reference to the following architectural elements:

- a) Size (footprint); *The existing building footprint (approx. 12' x 25') will remain the same with the addition of a brick paver porch (4' x 13') will be added to the southwest rear side of the structure. Note: no changes to the building dimensions.*
- b) Height; *The existing structure is approximately 12' high, a dormer will be added to the rear half of the structure which will be approximately 14' High. Note: no changes to the roof height will be done within the 20' corner setback.*
- c) Proportion and scale; *No significant changes will be made to the geometry of the existing structure.*
- d) Roof shape(s); *A shed porch and shed dormer will be added outside the 20' corner setback. The Northernmost 5' of the existing roof will be rebuilt as it has settled approximately 3-1/2" and has deteriorated. The pitch of the main roof will remain the same (approximately 8:12). There will be no material geometric changes to the existing roof structure within the 20' corner setback.*
- e) Setbacks; *217 Turner is on a the corner of Turner and Broad and has a 20' setback, which does not allow significant changes within this setback.*
- f) Location, size, and number of openings (doors and windows); *Are indicated on this document.*
- g) Materials; *The existing 1945 structure was build using standard 2x4 and 2x6 studs and rafters. The structure has been repaired over the years with similar materials. The structure is sheathed with 1x8 vertical siding with 1x2 vertical battens. Rafters will be repaired with like materials. Some rafters will be "sistered" 2x6 or 2x8 as required. New Rafters on the dormer will be 2x6 and 2x8.*
- h) Color; and, *the existing structure is white and will be repainted with matching paint. The new standing seam metal roof will be "Dove Gray".*
- i) Texture. *The existing board and batten texture will be repaired and maintained. The existing shingle roof material will be replaced with standing seam metal.*

PROPOSED MATERIALS



Therma-Tru 2868 - S262 Exterior Door

100 Series Single-Hung Window  
 Learn Design It Tech Specs



Anderson Series 100 Single Hung Windows

**ENGLERT**  
**Standard COLORS and COATINGS**  
 PERMACOLOR 3500 PERMAMETALLIC 3500  
 Full Strength 70% Kynar 500®/Hylar 5000®  
 All colors available in Galvalume and Aluminum

To view current SRI values, please visit the Englert website.  
 Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.

DOVE GRAY

ENGLERT Metal Roofing from A-D Roofing (Dove Grey)

George Aiken  
 217 Turner Street  
 Beaufort, NC  
 Tel: 919.279.2313

CLIENT  
 George G. Aiken  
 217 Turner St.  
 Beaufort, NC 28516  
 Tel: 919.279.2313

PROJECT  
 Modifications to Existing Shed  
 217 Turner Street

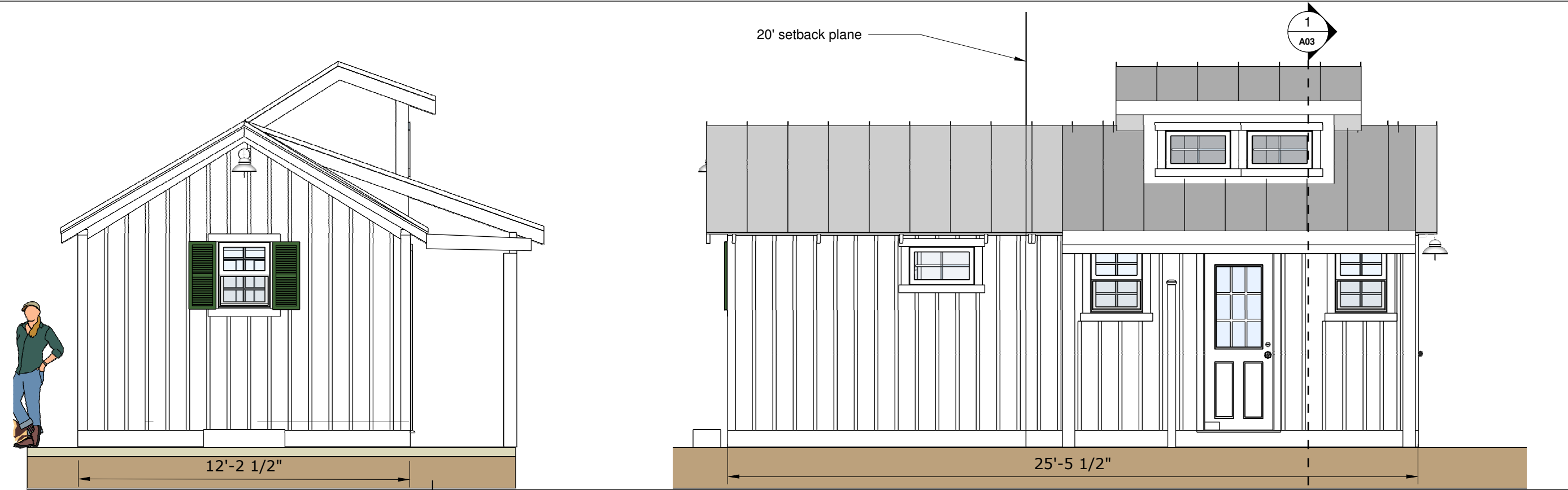
PROJECT NO.  
 0001

ISSUE  
 04.27.26

DRAWN BY  
 GGA

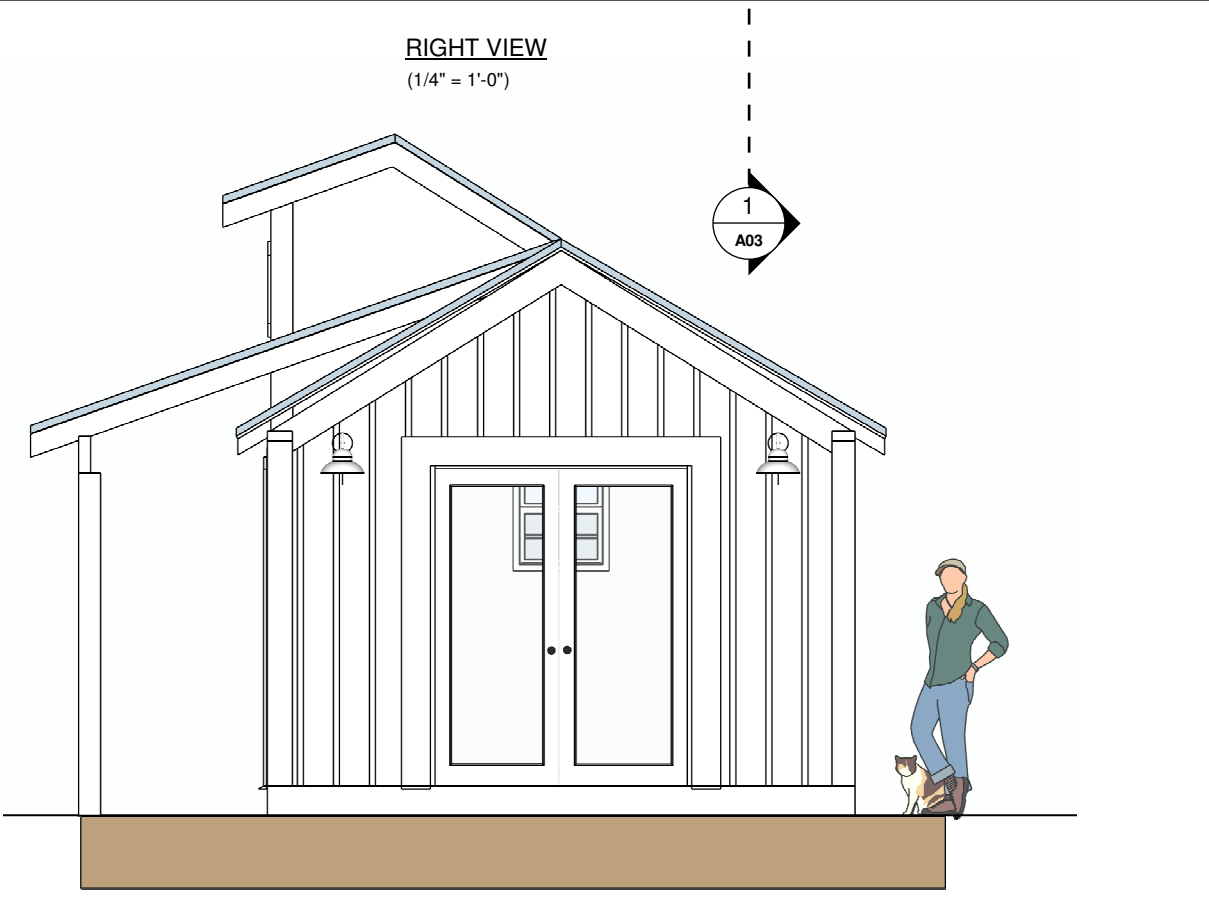
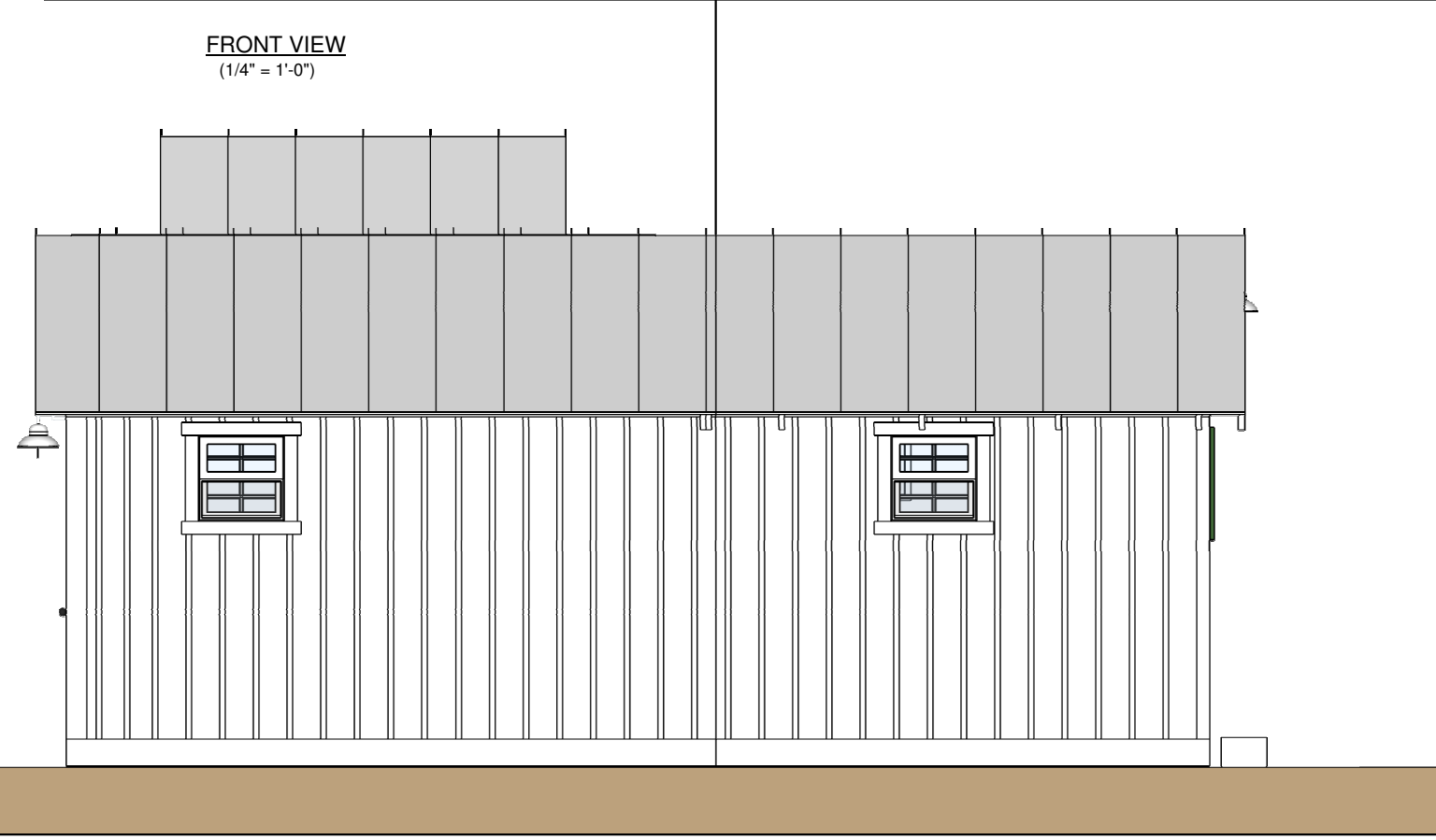
NE Isometric  
 & Materials

**A.01**



**FRONT VIEW**  
(1/4" = 1'-0")

**RIGHT VIEW**  
(1/4" = 1'-0")



**LEFT VIEW**  
(1/4" = 1'-0")

**REAR VIEW**  
(1/4" = 1'-0")

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Beaufort, NC 28516  
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**PROJECT**  
Modifications to Existing Shed  
217 Turner Street

**PROJECT NO.**  
0001

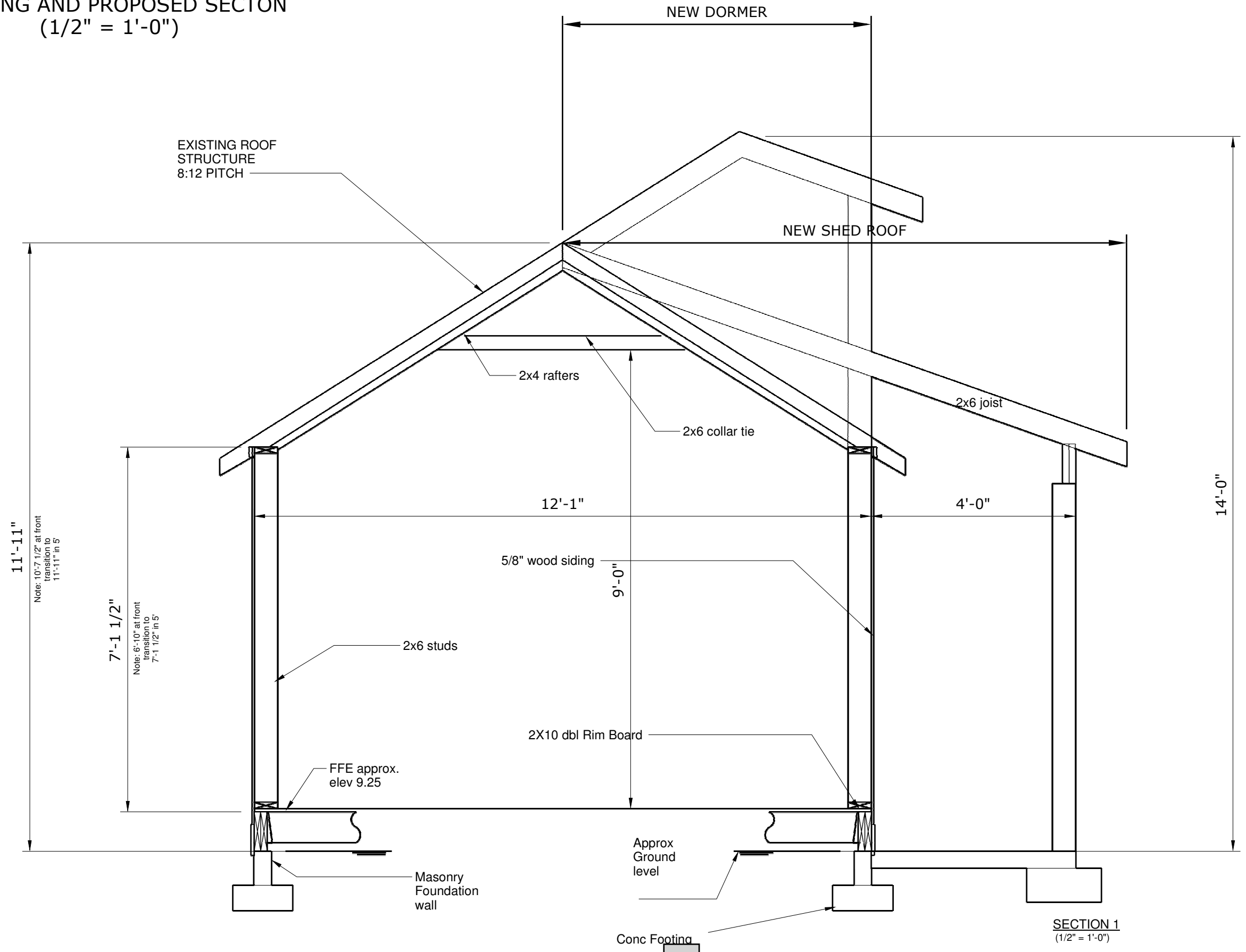
**ISSUE**  
04.27.26

**DRAWN BY**  
GGA

**Views**

**A.02**

# EXISTING AND PROPOSED SECTION (1/2" = 1'-0")



George Aiken  
217 Turner Street  
Beaufort, NC  
Tel: 919.279.2313

CLIENT  
George G. Aiken  
217 Turner St.  
Beaufort, NC 28516  
Tel: 919.279.2313

PROJECT  
Modifications to Existing Shed  
217 Turner Street

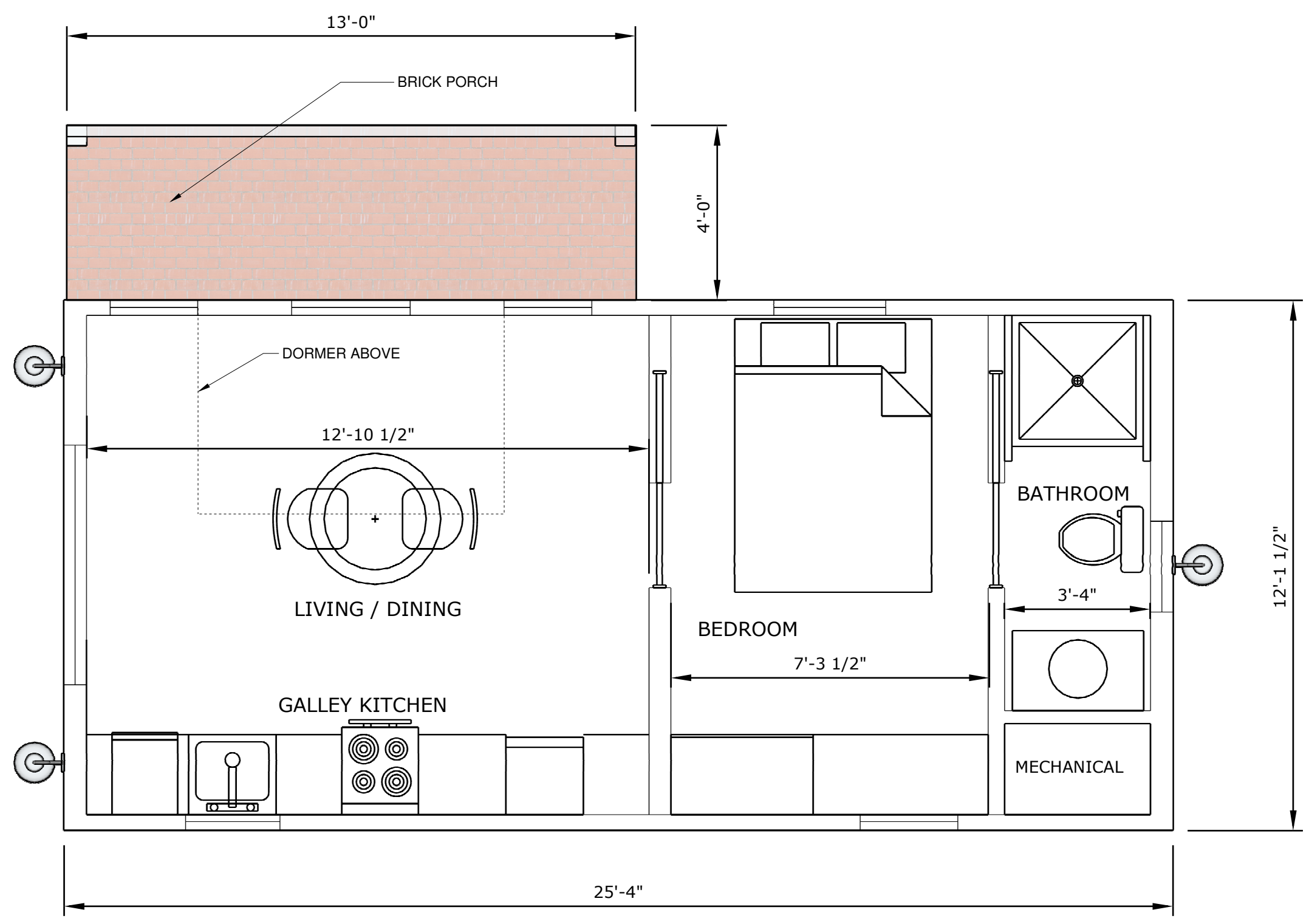
ISSUE  
04.27.26

DRAWN BY  
GGA

PROJECT NO.  
0001

## SECTION

### A.03



PRELIMINARY FLOOR PLAN  
 (3/8" = 1'-0")

George Aiken  
 217 Turner Street  
 Beaufort, NC  
 Tel: 919.279.2313

CLIENT  
 George G. Aiken  
 217 Turner St.  
 Beaufort, NC 28516  
 Tel: 919.279.2313

PROJECT  
 Modifications to Existing Shed  
 217 Turner Street  
 PROJECT NO.  
 0001

ISSUE  
 04.27.26  
 DRAWN BY  
 GGA

## SECTION 20 Special Use Permits

---

### A) *General.*

Special uses are practices which are not permitted by right in any zoning district in the Town but may only be granted after due consideration by the BOC. The consideration of a special use application is a quasi-judicial function to be conducted in accordance with the procedure set forth in Section 32, Quasi-Judicial Procedure. Special use permits may only be granted by the BOC following a recommendation by the Planning Board and the completion of the quasi-judicial review process by the BOC as outlined in Section 32.

A Special Use Permit is a permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards.

### B) *Special Use Permit Application Procedures.*

- 1) A written application for a special use permit in all zones shall be submitted to the Town's Planning and Inspections Department in accordance with the requirements of Section 1 and Section 31 of this Ordinance and all applicable administrative regulations. The application shall include:
  - a) A proposed use site plan which contains information documented in Section 18(C) of this Ordinance and the specific information below:
    - i) A vicinity map and survey of the parcel which shall include the zoning and use of all adjacent properties;
    - ii) A legend identifying all symbols on the map;
    - iii) A North arrow and a scale;
    - iv) A preliminary design of the proposed use which shows all existing and proposed structures, parking layouts, driveways, buffering, landscaping, points of ingress and egress, easements, minimum building lines, and street rights-of-way;
    - v) A site data block of features which includes the proposed use(s), square footage of the proposed and existing structure(s), site zoning, total acreage, number of lots, minimum lot size, and average lot size;
    - vi) The map book, page number, and deed book information;
    - vii) A note stating whether any portion of the property is included in any adopted Town plan; and,
    - viii) Any other related information requested by Town staff, the Planning Board, or the BOC.
    - ix) All required environmental permit improvements needed for the property.
  - b) The special use permit sought; and,
  - c) Information supporting the existence of the required findings, and providing such plans or other relevant data as may be required by the Town.

- 2) Whenever an application is submitted for a special use permit in a residential zone, the applicant shall also include:
  - a) A narrative which illustrates the appropriateness of the proposed use in a residential zone. This narrative shall also describe all the architectural design features which make the proposed use and associated building compatible with the urban character of the residential neighborhood;
  - b) The submitted site plan shall also include all street front architectural elevation drawings to ensure the compatibility of the building(s) with the surrounding residential structures; and,
  - c) Additionally, the BOC and Town staff may require a professional rendering or any other graphic illustration of the proposed structure.
- 3) The application shall be reviewed by Town staff and submitted with comments and recommendation to the Planning Board for review. The Planning Board shall review the application for a special use permit and make a recommendation as to whether it should be approved or denied. After the Planning Board makes its recommendation, the application shall be forwarded to the BOC for consideration.

**C) *Quasi-Judicial Proceeding Notification Requirements.***

The Planning Board will review and make recommendations regarding all applications for a special use permit. The BOC shall schedule a quasi-judicial proceeding for the application and BOC consideration after reasonable opportunity for staff and Planning Board review. In considering the application, the BOC shall follow the procedures set forth in Section 32, Quasi-Judicial Procedure.

**D) *Procedures on Special Use Applications.***

In considering whether to approve an application for a special use permit, the BOC shall proceed as follows:

- 1) The BOC shall conduct an evidentiary hearing in accordance with the provisions of Section 32, Quasi-Judicial Procedure, herein. And consider relevant information regarding whether the required findings under Section 20(E) exist and whether the special use is appropriate in the proposed location.
- 2) The BOC shall consider whether the application complies with each individual required finding specified in Section 20(E). The BOC need not make the required findings at the time of the hearing and may vote to table the matter and request information if needed. If the special use permit application is approved, the BOC motion shall contain language showing all the required findings under Section 20(E) have been met, and in the absence of specific findings, it shall be conclusively presumed the application complies with all the findings in Section 20(E).
- 3) The BOC shall render a decision within a reasonable period of time not to exceed ninety days after holding the evidentiary hearing for the proposed special use application. The BOC need not issue a decision at the time of the hearing if additional information is needed and may table the matter until a later date.
- 4) If the application is found not to be in compliance with one or more of the required findings of Section 20(E) or any other applicable section of this Ordinance, the application shall be denied. Such motion shall specify the particular findings the application fails to meet.

- 5) Notwithstanding the specific requirements of this Ordinance, the BOC may impose additional conditions and reasonable requirements upon the requested special use permit in order to ensure the use is consistent with the required findings as specified under Section 20(E).
- 6) The BOC shall render its decision on the special use permit application, in writing, in accordance with the provisions of Section 32 herein.

**E) Required Findings.**

- 1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:
  - a) The proposed use is an allowable special use in the zoning district it is being located within;
  - b) The application is complete;
  - c) The location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;
  - d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
  - e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
  - f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,
  - g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.
- 2) The BOC shall make its findings based on "competent, material and substantial evidence" as described in N.C. Gen. Stat. §160D-406 in accordance with the procedures set forth in Section 32 herein.
- 3) Compatibility Standards for Special Uses in Residential Zones:  
In deciding whether the architectural elements of the proposed special use in a residential zone will be compatible with the adjoining buildings, the BOC shall review said proposal in reference to the following architectural elements:
  - a) Size (footprint);
  - b) Height;
  - c) Proportion and scale;
  - d) Roof shape(s);
  - e) Setbacks;
  - f) Location, size, and number of openings (doors and windows);
  - g) Materials;
  - h) Color; and,
  - i) Texture.

o) Management of the Recreational Vehicle Park.

- i) It shall be unlawful for a person to park or store a manufactured home in a recreational vehicle park for longer than seven days. However, one manufactured home may be allowed within an RV park to be used as an office and/or residence of the persons responsible for the operation and maintenance of the park.
- ii) It shall be the duty of the operator of an RV park to keep an accurate ledger containing a record of all occupants of the RV park. The operator shall keep the ledger available at all times for inspection by law enforcement officials, public health officials, and other officials whose duties necessitate acquisition of the information contained in the ledger.
- iii) The ledger shall contain the following information:
  - Name and permanent address of the occupants of each space;
  - Dates entering and exiting the park; and,
  - The vehicle license plate number with the state of issuance for the license plate, make, and type of vehicle for each car, truck, camping vehicle, etc. staying within the RV park.

C) ***R-8 Residential Medium Density District.***

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

1) Minimum Lot Size.

All lots in the R-8 district shall be a minimum of eight thousand square feet (8,000 ft<sup>2</sup>).

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

**Table 7-9 Interior Lot Requirements**

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

**Table 7-10 Corner Lot Requirements**

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

**Table 7-11 Double Frontage Lot Requirements**

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

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

4) Accessory Building Setback Requirements.

All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

Antenna Co-Location on Existing Tower	Neighborhood Recreation Center, Indoor/Outdoor, Private
Athletic Field, Public	Neighborhood Recreation Center, Public
Carport	Park, Public
Community Garden	Public Utility Facility
Dock	Resource Conservation Area
Dwelling, Single-Family	Shed
Family Care Homes	Swimming Pool (Personal Use)
Garage, Private Detached	Temporary Construction Trailer
Government/Non-Profit Owned/Operated Facilities & Services	Utility Minor
Group Home	Vehicle Charging Station
Home Occupation	

6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

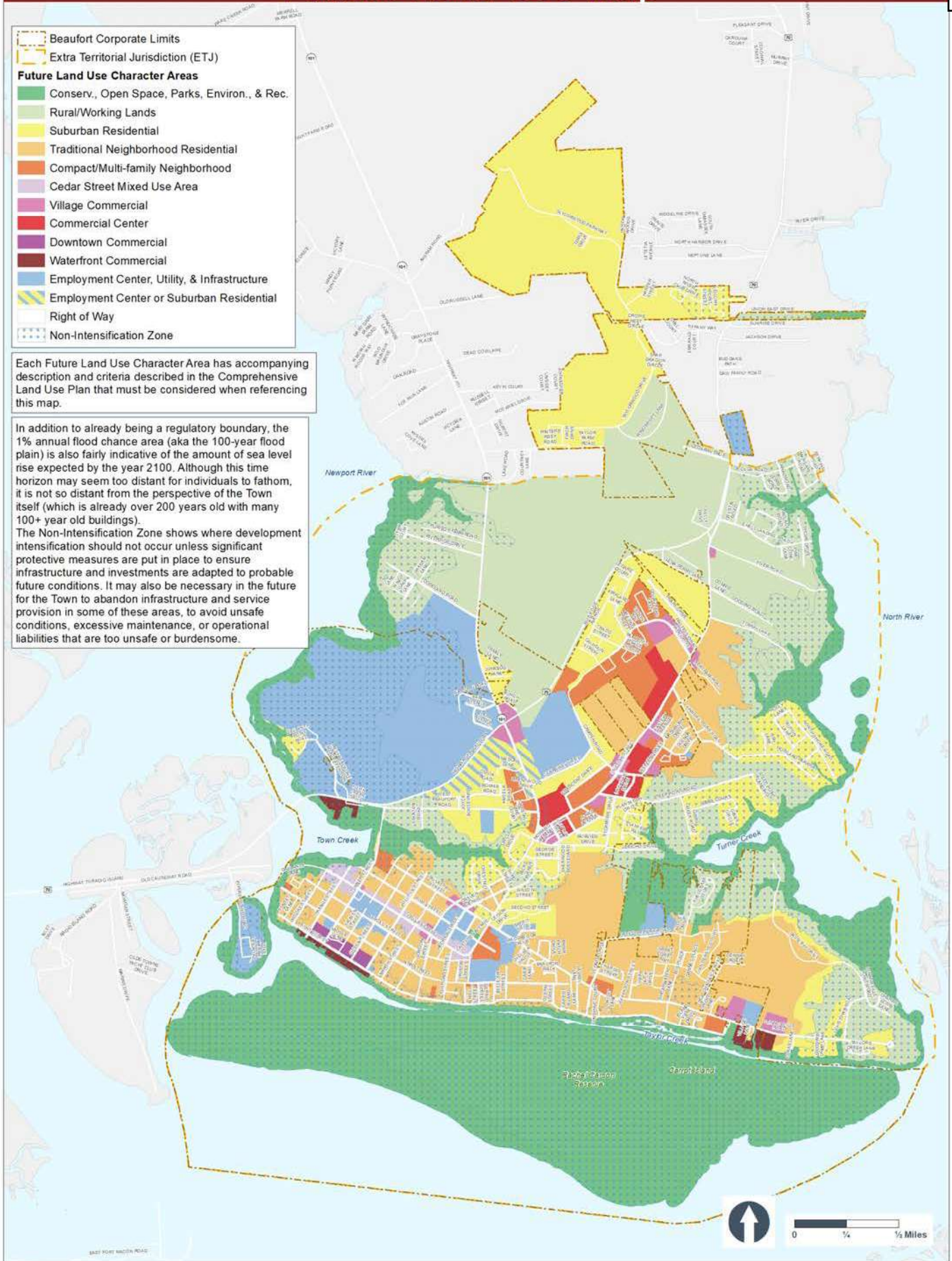
Accessory Dwelling Unit	Marina
Athletic Field, Private	Outdoor Amphitheater, Public
Bed & Breakfast	Preschool
Cemetery/Graveyard	Produce Stand/Farmers' Market
Club, Lodge, or Hall	Public Safety Station
Concealed (Stealth) Antennae & Towers	Religious Institution
Day Care/Child Care Home	Satellite Dish Antenna
Golf Course, Privately-Owned	School, Post-Secondary
Golf Driving Range	Utility Facility

# 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.



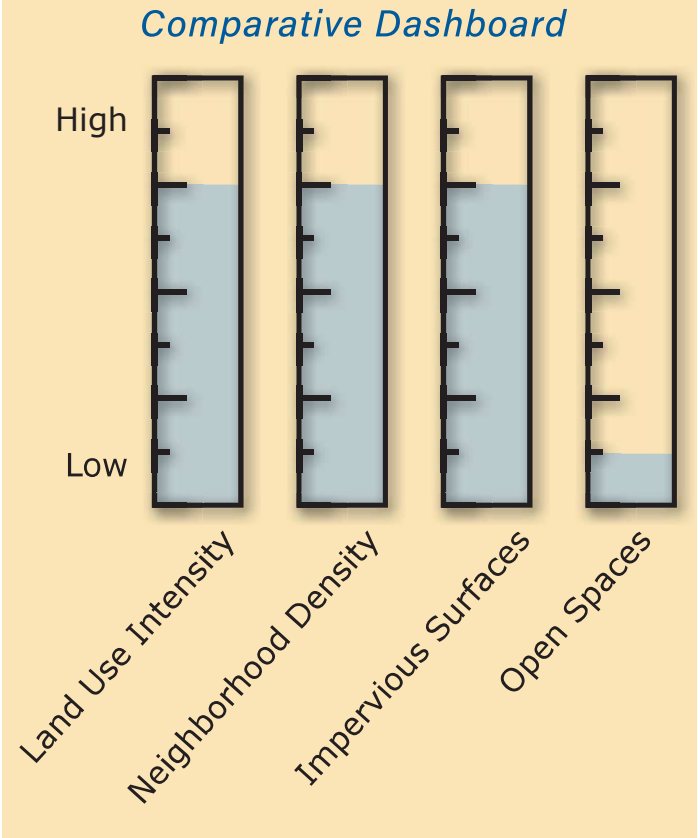
# Traditional Neighborhood Residential

## General Description:

These neighborhoods are walkable with structures situated close to each other. The residential areas exemplify the character found in the historic district and closer to downtown. Lots are typically smaller and closely packed with residential densities generally around 3 to 5 dwelling units per acre, although some areas may approach 7 dwelling units per acre. The historic development pattern prioritizes people and accommodates cars. Off-street parking is often to the side or around back, with homes pulled up close enough to the street to allow neighbors to engage with people on the sidewalk.

## Streets and Circulation:

Streets are typically low volume and prioritize pedestrians, with sidewalks on both sides and street trees whenever possible. Connectivity is high because blocks are generally 500' or less. On-street parking is either formal or informal, depending on context. Low speed limits allow bicycles to share the travel lanes.



**EXAMPLE USES:**

*Typical Uses:*  
 Primarily single family detached residential, with a mix of other highly compatible residential uses scattered throughout, including duplexes, accessory dwellings, garage apartments, and occasionally even larger homes that have been converted to discrete multi-family structures or even small bed-n-breakfast businesses.

# Traditional Neighborhood Residential

**Other Concerns:**

In the historic district, these neighborhoods have significant restrictions that preserve their quaint appearance and character. Although there may not be full support to extend all of these requirements to other areas, it may be possible to extract some of the more defining characteristics (buildings close to the street, parking in the rear, street trees, narrow streets, etc.) and bring those design elements to other neighborhoods.



*Examples of the traditional neighborhood development style.*



**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

**Beaufort Planning Board Regular Meeting  
6:00 PM Monday, May 18, 2026 – 614 Broad Street- Train Depot**

---

**AGENDA CATEGORY:** New Business – Rezoning

**SUBJECT:** To recommend approval or denial to the Board of Commissioners for the rezoning of 309 Pollock Street from R-8 to CS-MU as well as a CAMA Future Land Use Map amendment from Traditional Neighborhood Residential to Cedar Street – Mixed Use District.

**BRIEF SUMMARY:**

The applicant wishes to rezone 309 Pollock Street which is currently zoned R-8 and contains 0.25 acres to CS-MU as well as a CAMA Future Land Use Map amendment to CS-MU.

**REQUESTED ACTION:**

Discussion  
Recommendation on Proposed Rezoning

**EXPECTED LENGTH OF PRESENTATION:**

20 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP  
Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A



Attachment - A

# Staff Report

**To:** Planning Board  
**From:** Kyle Garner, AICP

**Date:** 5/8/2026  
**Meeting Date:** 5/18/2026

## Case Number 26-15

### Summary of Request:

Rezone 309 Pollock Street from R-8 to CS-MU

### Background

#### Location(s) & PIN

309 Pollock Street (Pin # 730618209740000)

#### Owners Applicant

Perry & Sharon Harker  
James Taylor

#### Current Zoning

R-8

#### Lot(s) Size & Conformity Status

.25 Acres (10,890 sq. ft. approx.) Conforming

#### Existing Land Use

Vacant Lot

#### Adjoining Land Use & Zoning

**North** Vacant Lot – Zoned CS-MU  
**South** Single Family - Zoned R- 8  
**East** Single Family – Zoned R-8  
**West** Single Family – Zoned R-8

#### Special Flood Hazard Area

Yes     No

#### Public Utilities

Water                     Available                     Not Available  
Sewer                     Available                     Not Available

#### Additional Information

See Staff Comments

#### Requested Action

Discussion.  
Provide recommendation to the Board of Commissioners to:

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

**Staff Comments**

- In 2019 the Cedar Street Mixed Use District was created to complement the Entry Master Plan, CAMA Land Use Plan and the development pattern which was in a state of transition with the relocation of US Hwy. 70.
- The lot is vacant.
- A rezoning and future land use plan map amendment to CS-MU would be consistent with the adjacent zoning and future land use with the CS-MU zoning as well as the existing land use pattern.

**CAMA Land Use Plan – Future Land Use Classifications**

In accordance with NCGS § 160D-604(d), when conducting a review of proposed zoning text or map amendments the Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan that has been adopted and any other officially adopted plan that is applicable.

The Planning Board shall provide a written recommendation to the BOC that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan shall not preclude consideration or approval of the proposed amendment by the BOC.

The CAMA Land Use Plan identifies this property as **Traditional Neighborhood Residential**. The applicant is requesting a Future Land Use Map amendment to Cedar Street - Mixed Use to make it match the surrounding area. (See Land Use Map & Attached Land Use Description)

**Attachments:**

- Attachment B - Vicinity Map
- Attachment C - Zoning Map
- Attachment D - CAMA Map
- Attachment E – CAMA Description
- Attachment F - Application Package
- Attachment G - CAMA Consistency Statement
- Attachment H - LDO Sections (R-8 & CS-MU)
- Attachment I - Abutting Property Owners
- Attachment J – Property Survey

### Comparison of Zoning Standards Existing R-8 to Proposed CS-MU

<b>Item</b>	<b>Existing (R-8)</b>	<b>Proposed (CS-MU)</b>
<b>Minimum Lot Size</b>	8,000 sq. ft.	N/A
<b>Lot Width</b>	60' Minimum	N/A
<b>Front Setback</b>	25 feet	10 foot minimum 20 feet maximum
<b>Side Setback</b>	8 feet	0 feet
<b>Rear Setback</b>	25 feet	20 feet
<b>Building Height</b>	35 Feet	40 Feet

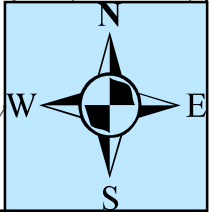
# Attachment B - Vicinity Map



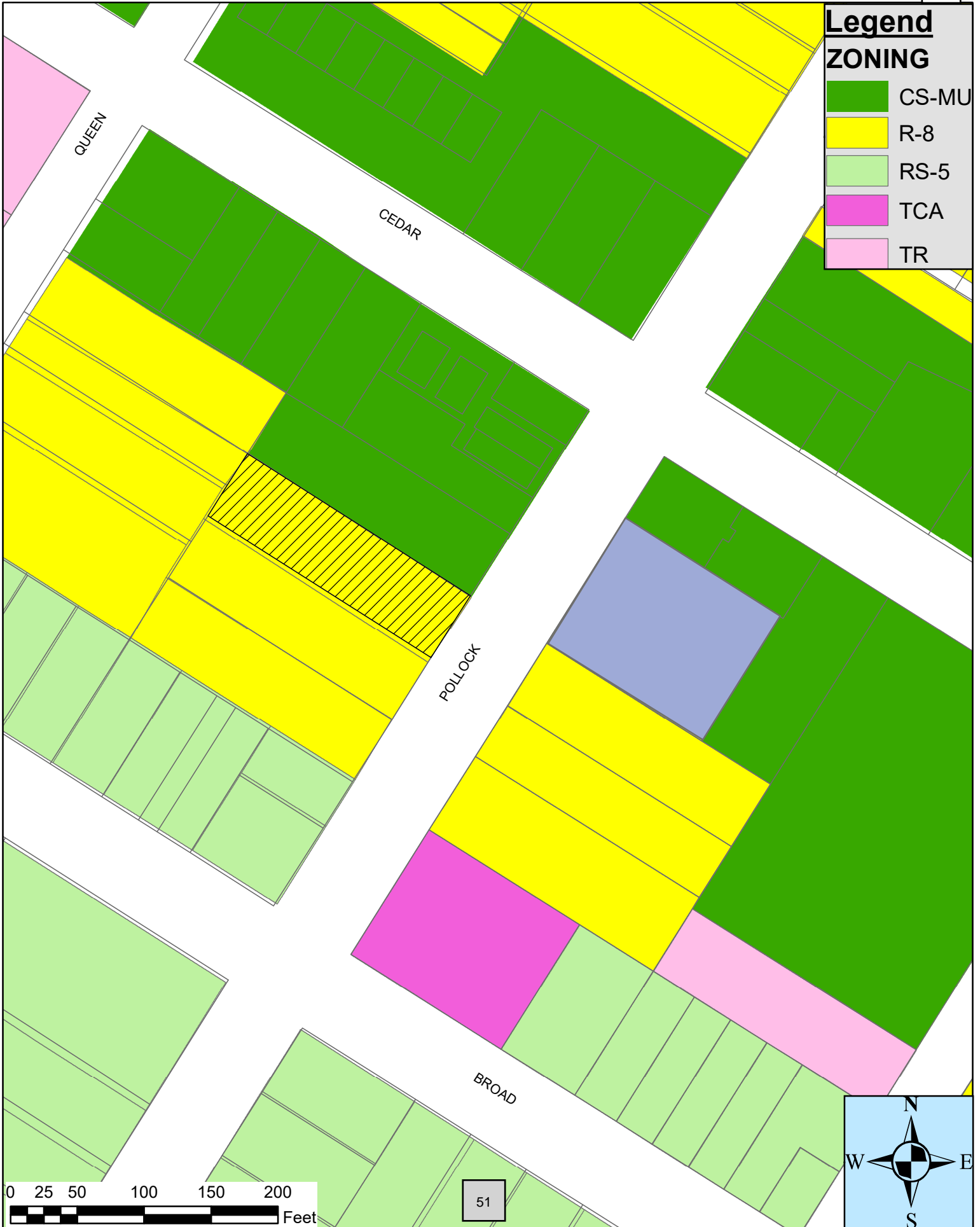
**Legend**

- 1. Taylors Creek Antiques #2
- 2. Masonic Lodge
- S - Single-Family Home
- V- Vacant Lot

50



# Attachment C - Zoning Map






# Attachment D - CAMA Map

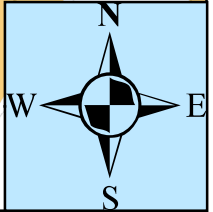


### Legend

#### Future Land Use Character Areas

-  Cedar Street Mixed Use Area
-  Traditional Neighborhood Residential
-  Employment Center, Utility, & Infrastructure

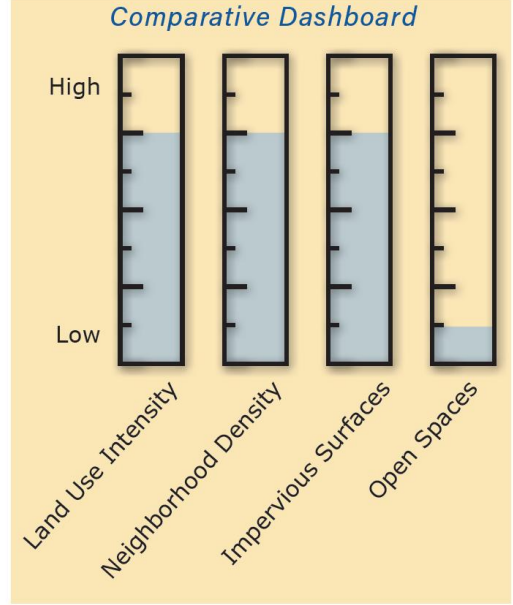
- 1. Taylors Creek Antiques #2
- 2. Masonic Lodge
- S - Single-Family Home
- V- Vacant Lot



## Traditional Neighborhood Residential

### General Description:

These neighborhoods are walkable with structures situated close to each other. The residential areas exemplify the character found in the historic district and closer to downtown. Lots are typically smaller and closely packed with residential densities generally around 3 to 5 dwelling units per acre, although some areas may approach 7 dwelling units per acre. The historic development pattern prioritizes people and accommodates cars. Off-street parking is often to the side or around back, with homes pulled up close enough to the street to allow neighbors to engage with people on the sidewalk.



### Streets and Circulation:

Streets are typically low volume and prioritize pedestrians, with sidewalks on both sides and street trees whenever possible. Connectivity is high because blocks are generally 500' or less. On-street parking is either formal or informal, depending on context. Low speed limits allow bicycles to share the travel lanes.

### EXAMPLE USES:

#### Typical Uses:

Primarily single family detached residential, with a mix of other highly compatible residential uses scattered throughout, including duplexes, accessory dwellings, garage apartments, and occasionally even larger homes that have been converted to discrete multi-family structures or even small bed-n-breakfast businesses.

## Traditional Neighborhood Residential

### Other Concerns:

In the historic district, these neighborhoods have significant restrictions that preserve their quaint appearance and character. Although there may not be full support to extend all of these requirements to other areas, it may be possible to extract some of the more defining characteristics (buildings close to the street, parking in the rear, street trees, narrow streets, etc.) and bring those design elements to other neighborhoods.

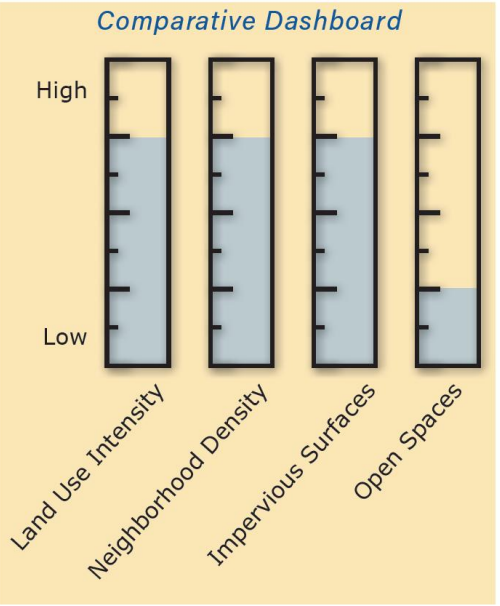


Examples of the traditional neighborhood development style.

## Cedar Street Mixed-Use Area

### General Description:

These areas have a mix of non-residential and residential uses that serve the existing neighborhood and the greater area. These sites are occupied by single-family attached dwellings, duplexes, apartments, lofts, condominiums, and commercial uses such as retail, office, business services, and personal services. Density is medium-to-high, similar to traditional neighborhoods near the downtown area. The area is walkable and good for cycling, with a few neighborhood-oriented businesses. Structures should front the street to enhance public safety by having "eyes on the street" while parking should be located in the rear to promote walking and biking. Public water and sewer services are necessary.



### Streets and Circulation:

Streets are typically low volume and prioritize pedestrians through the provision of sidewalks on both sides. Street trees soften the streetscape and further enhance pedestrian comfort. Connectivity is high because of the grid network which very

### EXAMPLE USES:

#### Typical Uses:

Medium- to high-density residential dwelling units such as single-family homes, duplexes, apartments, townhomes, condominiums, and neighborhood serving commercial, retail, services (e.g. – brew pub, restaurant, small stores). Pedestrian oriented commercial uses such as cafés, boutique shops, hardware stores, flower shops,

and personal care businesses. Vertical mixed use, including upper-story residences or offices, are appropriate.

#### If Context Appropriate:

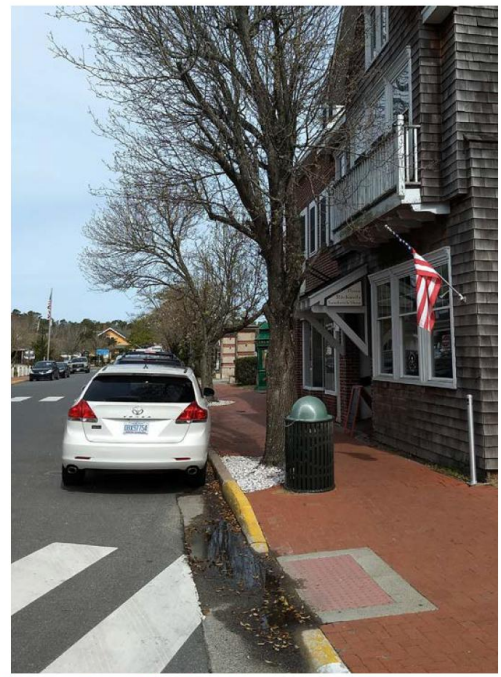
- » Neighborhood-serving, small-scale commercial uses
- » Accessory dwellings
- » House-scale multi-family residential
- » Small hotels or bed-n-breakfasts

## Cedar Street Mixed-Use Area

rarely has blocks longer than 500' on a side. On-street parking serves both visitors and residents. Bicycles will have dedicated facilities but may share the vehicular travel lanes where speed limits and traffic volumes are low enough to accommodate them safely. It is important to prepare the area for potential future transit.

### Other Concerns:

Vertically integrating residential uses with commercial uses can maximize walkability and livability. Nearby public parks and access to the water provide outdoor recreational opportunities. It is possible that in the future, Cedar Street becomes a second downtown hub similar to Front Street.



Examples of Cedar Street Mixed-Use Areas.



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

**APPLICATION FOR AN AMENDMENT TO THE  
BEAUFORT ZONING MAP**

**Instructions:**

Please complete the application below, include all the required attachments and the **\$300.00 for Rezoning request with no Land Use Plan Change** or **\$400.00 for Rezoning Request with Land Use Plan Change** and return to the Beaufort Town Hall, 701 Front Street or P.O. Box 390, Beaufort, N.C., 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Planning and Inspections at 252-728-2142 if there are any questions.

**APPLICANT INFORMATION**

Applicant Name: James Taylor  
Applicant Address: 308 Steep Point Road Beaufort, NC 28516  
Phone Number: 252 723 9210 Email: [REDACTED]

Property Owner Name: Perry and Sharon Harker  
Address of Property Owner: 512 Pollock St Beaufort, NC 28516  
Phone Number: 252 723 0052 Email: [REDACTED]

**PROPERTY INFORMATION**

Property Address: 309 Pollock St Beaufort NC 28516  
15-Digit PIN: 73061820974000 Lot/Block Number: 439 Book 1425/B 0047  
Size of Property (in square feet or acres): 10,890sqft / 0.25ac  
Current Zoning: R-8 Requested Zoning: Cedar Street Mixed Use  
Current Use of Property:  Residential  Vacant  Commercial  Other: \_\_\_\_\_

Applicant Signature: Perry Harker Date of Applicant's Signature: \_\_\_\_\_  
Property Owner Signature (if different than applicant): Sharon Harker Date of Owner's Signature: \_\_\_\_\_

An application fee of **\$300.00 for Rezoning request with no Land Use Plan Change** or **\$400.00 for Rezoning Request with Land Use Plan Change**, either in cash, money order, or check made payable to the "Town of Beaufort," should accompany this application. Payments can be made in person on the day of submittal and at such time, a credit card can be used to make the payment. Credit card payments are subject to a 3% extra fee.



Town of Beaufort  
200 West 1st Street, Beaufort, NC 28520  
252-728-2102  
www.beaufortnc.gov

APPLICATION FOR AN AMENDMENT TO THE  
BEAUFORT ZONING MAP

Instructions:

Please complete the application below, include all the required attachments and the \$300.00 for Reviewing Request with no Land Use Plan Change or \$400.00 for Rezoning Request with Land Use Plan Change and return to the Beaufort Town Hall, 200 West 1st Street or P.O. Box 390, Beaufort, NC 28520. Incomplete applications will not be processed and will be returned to the applicant. Please contact Planning and Inspection at 252-728-2102 if there are any questions.

APPLICANT INFORMATION

Applicant Name: James Taylor  
Applicant Address: 208 Steep Point Road, Beaufort NC 28520  
Phone Number: 252-723-2210  
Email: [REDACTED]

Property Owner Name: James Taylor & Sharon Hunter  
Address of Property Owner: 215 Pollock St, Beaufort NC 28520  
Phone Number: 252-723-0022  
Email: [REDACTED]

PROPERTY INFORMATION

Property Address: 209 Pollock St, Beaufort NC 28520  
13-Digit PIN: 38061820974000  
Size of Property (in square feet or acres): 10,800 sq ft / 0.25 ac  
Parcel Number: 1339 Park Hill/4417  
Current Use of Property:  Residential  Vacant  Commercial  Other

Date of Applicant's Signature: \_\_\_\_\_  
Date of Owner's Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

An application fee of \$300.00 for Rezoning Request with no Land Use Plan Change or \$400.00 for Rezoning Request with Land Use Plan Change, either in cash, money order, or check, made payable to the Town of Beaufort, should accompany this application. Payment can be made in person on the day of submission and at such time a credit card can be used to make the payment. Credit card payments are subject to a 3% extra fee.

Please refer to the *Land Development Ordinance, Section 3* and all other pertinent sections for the information required to accompany this application.

**REQUIRED ATTACHMENTS FOR AN AMENDMENT TO THE  
BEAUFORT ZONING MAP**

**Please provide the following as attachments to the zoning map amendment form:**

1. A statement as to whether or not the proposed zoning amendment is consistent with the Beaufort Land Use Plan.
2. A statement as to how the zoning amendment will promote the public health, safety or general welfare of the Town of Beaufort.
3. Proof of ownership (For example: a copy of the deed or city tax statement).

If a property is owned by more than one individual or if multiple properties under different ownership are applying under one request, attach a statement and signatures indicating that all owners have given consent to request the zoning change.

4. An area map of property to scale which includes:
  - North Arrow;
  - All Property lines and accurate property line dimensions;
  - Adjacent streets and names;
  - Location of all easements;
  - Location of all structures;
  - Zoning classifications of all abutting properties.
5. Please submit one digital/electronic copy of any drawings or plans associated with the amendment. At least one paper copy of the drawings or plans should also be submitted.
6. A TYPED list all property owners (with addresses) within 100 feet of the boundary lines of all properties requested to be rezoned (notification of adjacent property owners by the Town is required by North Carolina law).

**THE COMPLETE APPLICATION WITH SUPPORTING  
DOCUMENTATION IS DUE TO TOWN STAFF AT LEAST 15 WORKING  
DAYS PRIOR TO A SCHEDULED PLANNING BOARD MEETING.**

The Town's website is [www.beaufortnc.org](http://www.beaufortnc.org).

**OFFICE USE ONLY**

Revised 08/2020

Received by: LFA

Reviewed for Completeness By: \_\_\_\_\_

Date: 4.27.26

Date Deemed Complete and Accepted: \_\_\_\_\_

## Statement of Proposed Rezoning 309 Pollock Street from R8 to CS-MU

The proposed rezoning is not currently consistent with the Land Use Plan. This lot is located in the Transitional Neighborhood Residential Future Land Use Character Areas but adjoins the Cedar Street Mixed Use Area. A change in the land use plan is requested along with the zoning change.

Rezoning this property to CS-MU will provide additional opportunities allowed in the CS-MU zone versus the R8 zone where many of the existing lots in this area do not meet requirements for construction in the R-8 zone. This provides the opportunity for lots that are nonconforming to be utilized for development and are providing options to the community and as such promote the public health, safety and/or the general welfare of the Town of Beaufort.



FILE # 1425047

FOR REGISTRATION REGISTER OF DEEDS  
Joy Lawrence  
Carteret County, NC  
October 24, 2012 12:19:01  
BWC DEED 2 P  
FEE: \$26.00  
FILE # 1425047

NORTH CAROLINA, CARTERET COUNTY  
This instrument and this certificate are duly filed at  
the date and time and in the Book and Page shown  
on the first page hereof.

Joy Lawrence, Register of Deeds  
By: *[Signature]*  
Janae Deppaly, Register of Deeds

Excise Tax \$ 0.00 | Recording Time, Book and Page  
Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 7306.18.20.974000  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of  
\_\_\_\_, 20  
by \_\_\_\_\_

Mail after recording to John R. Halada, P.O. Box 665, Morehead City, NC 28557  
This instrument was prepared by John R. Halada

Brief Description for the index Lot No. 139, Old Town, Beaufort

### NORTH CAROLINA QUITCLAIM DEED

THIS DEED made October 3, 2012, by and between

GRANTOR	GRANTEE
Shirley G. Brooks Unmarried 28 Floyd Street Dorchester, Massachusetts 02124-2875	Perry L. Harker and wife, Sharon E. Harker 512 Pollock Street Beaufort, North Carolina 28516

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 said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released and by these presents do remise, release, and forever quitclaim unto the Grantee and his heirs and assigns all right, title, claim, and interest of the said Grantor, which includes a life estate in and to all that certain tract or parcel of land situated in Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

The South half of Lot 139, Old Town, Beaufort, N.C. situated on the West side of Pollock Street.

**BOOK 1425 PAGE 47**

2

The property hereinabove described was acquired by Mary H. Godette by Last Will and Testament of Ruth D. Harker (her grandmother), filed in Estate File 89-E-290 (Film 90-2-935), Carteret County Registry. Ruth D. Harker died on 7/17/89. The Will reserved the right for Joseph George Brooks and Shirley G. Brooks (her grandchildren) to occupy said dwelling during their lifetime, Joseph George Brooks is deceased.

The property hereinabove described was acquired by Ruth D. Harker by instrument recorded in Book 51, Page 463, on 9/27/26 in the Carteret County Registry.

A map showing the above described property is shown in the official plan of Beaufort, N.C.

This property does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid life estate in and to said tract or parcel of land and all privileges and appurtenances thereunto belonging to it, the said Grantee and their heirs and assigns free and discharged from all right, title, claim, or interest of the said Grantor or anyone claiming by, through, or under her.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, the day and year first above written.



SEAL-STAMP

(SEAL)

Shirley G. Brooks

*Shirley G Brooks*

STATE OF MASSACHUSETTS

COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Shirley G. Brooks, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of October, 2012.

My commission expires: January 28, 2016 Cortina M. Vanu Notary Public

NO TITLE SEARCH REQUESTED, NO TITLE SEARCH PERFORMED by John R. Halada

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

COUNTY REGISTER OF DEEDS FOR

By Deputy/Assistant-Register of Deeds.

BOOK 1425 PAGE 47

### Adjoining Addresses

HARKER PERRY LASENE  
HARKER SHARON

Addresses: 309 POLLOCK STREET  
100 feet

PARCEL: 730618209625000 POLLOCK STREET  
PROPERTIES LLC  
C/O THOMAS J JOHNSON  
171 CHURCH ST STE 220 CHARLESTON, SC 29401-3137  
307 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618208691000 PARKER PHYLLIS  
305 POLLOCK STREET BEAUFORT, NC 28516

PARCEL: 730618207732000 LEWS PROPERTIES III LLC  
C/O LEON E SHARPE PA  
10671 SW 137TH ST  
MIAMI, FL 33176-6628  
306 QUEEN ST BEAUFORT NC 28516

PARCEL: 730618207778000 JOHNSON THOMAS J  
TRUSTEE  
2393 CHURCH STREET CONWAY, SC 29526  
308 QUEEN ST BEAUFORT NC 28516

PARCEL: 730618207891000 JOHNSON THOMAS J  
TRUSTEE  
2393 CHURCH STREET CONWAY, SC 29526  
310 QUEEN ST BEAUFORT NC 28516

PARCEL: 730618208815000 QUEEN ST PROPERTIES OF  
BFT LLC  
C/O THOMAS J JOHNSON 171 CHURCH ST STE 220  
CHARLESTON, SC 29401-3137  
312 QUEEN ST BEAUFORT NC 28516

PARCEL: 730618209818000 OWENS NELSON N ETUX  
PATRICIA A  
23 COMET DR BEAUFORT, NC [28516-979](tel:28516979)  
610 CEDAR ST BEAUFORT NC 28516

PARCEL: 730618208991000 MCDONALD PHEON  
ROYCELLA MCDONALD CHARLES STEVEN JR  
306 FALKIRK CT FREDERICKSBRG, VA 22406-6402  
608 CEDAR ST BEAUFORT NC 28516

PARCEL: 730618209866000 CEDAR STREET PROPERTIES  
LLC  
C/O THOMAS J JOHNSON  
171 CHURCH ST STE 220 CHARLESTON, SC 29401-3137  
612 CEDAR ST BEAUFORT NC 28516

PARCEL: 730618300703000 THOMAS DIMITRI M THOMAS  
SHERRIE W  
4414 HUNTER OAKS CT HIGH POINT, NC 27265-8501  
311 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618209787000 BEAUFORT TRACE  
HOMEOWNERS ASSOC INC  
614 E FORT MACON RD ATLANTIC BCH, NC 28512-5422

PARCEL: 730618300749000 MEREDITH KATHLEEN  
FARLEY  
315 POLLOCK ST UNIT 2 BEAUFORT, NC 28516-1946

PARCEL: 730618300850000 PERRY SAMANTHA  
127 SPRUNT ST CHAPEL HILL, NC [27517-78](tel:2751778)  
315 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618300853000  
HUGHES DEVELOPMENT L  
001 E PAVERSTONE DRIVE

PARCEL: 730618301600000 POLLOCK ST INVESTMENT  
PARTNERSHIP  
C/O DOUG BRADY  
805 FRONT ST BEAUFORT, NC 28516-2230  
312 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618301576000 MARKUNAS KIMBERLY A  
MARKUNAS MATTHEW G  
4006 SMOKETOWN ROAD LEWISBURG, PA 17837  
310 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618301542000  
O'CONNELL STEPHEN O'CONNELL INGRID 2  
114 WHITE OAK RD RALEIGH, NC 27608-1452  
308 POLLOCK ST BEAUFORT NC 28516

PARCEL: 730618301417000 BEAUFORT FLATS LLC  
608 ANN ST  
C/O FREDERICK MCCUNE BEAUFORT, NC 28516-2204  
306 POLLOCK ST BEAUFORT NC 28516

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**TOWN OF BEAUFORT  
PLANNING BOARD**

**RESOLUTION ADVISING THAT PROPOSED AMENDMENT  
TO THE TOWN OF BEAUFORT ZONING MAP IS IN ACCORDANCE  
WITH ALL OFFICIALLY ADOPTED PLANS;  
IS REASONABLE; AND IS 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, of which the zoning map is part, for the purpose of promoting the health, safety, morals, and general welfare of its citizens;

WHEREAS, N.C.G.S. §160D-604(d) requires the Town of Beaufort Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort CAMA Land Use Plan that has been adopted and any other officially adopted plan that is applicable, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board; and

WHEREAS, the Planning Board has in fact met to consider and evaluate the proposed zoning map amendment; and

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendment to the zoning map and the Future Land Use Map is in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Case 26-15 and therefore recommends adoption by the Board of Commissioners. The Planning Board finds that the proposed amendment reasonable and in the public interest and is in furtherance of the Town plans, ordinances and regulations.

This Resolution is effective upon its adoption this 18<sup>th</sup> day of May 2026.

**TOWN OF BEAUFORT  
PLANNING BOARD**

\_\_\_\_\_  
\_\_\_\_\_, Chairman

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Secretary

o) Management of the Recreational Vehicle Park.

- i) It shall be unlawful for a person to park or store a manufactured home in a recreational vehicle park for longer than seven days. However, one manufactured home may be allowed within an RV park to be used as an office and/or residence of the persons responsible for the operation and maintenance of the park.
- ii) It shall be the duty of the operator of an RV park to keep an accurate ledger containing a record of all occupants of the RV park. The operator shall keep the ledger available at all times for inspection by law enforcement officials, public health officials, and other officials whose duties necessitate acquisition of the information contained in the ledger.
- iii) The ledger shall contain the following information:
  - Name and permanent address of the occupants of each space;
  - Dates entering and exiting the park; and,
  - The vehicle license plate number with the state of issuance for the license plate, make, and type of vehicle for each car, truck, camping vehicle, etc. staying within the RV park.

C) ***R-8 Residential Medium Density District.***

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

1) Minimum Lot Size.

All lots in the R-8 district shall be a minimum of eight thousand square feet (8,000 ft<sup>2</sup>).

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

**Table 7-9 Interior Lot Requirements**

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

**Table 7-10 Corner Lot Requirements**

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

**Table 7-11 Double Frontage Lot Requirements**

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

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

4) Accessory Building Setback Requirements.

All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

Antenna Co-Location on Existing Tower	Neighborhood Recreation Center, Indoor/Outdoor, Private
Athletic Field, Public	Neighborhood Recreation Center, Public
Carport	Park, Public
Community Garden	Public Utility Facility
Dock	Resource Conservation Area
Dwelling, Single-Family	Shed
Family Care Homes	Swimming Pool (Personal Use)
Garage, Private Detached	Temporary Construction Trailer
Government/Non-Profit Owned/Operated Facilities & Services	Utility Minor
Group Home	Vehicle Charging Station
Home Occupation	

6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

Accessory Dwelling Unit	Marina
Athletic Field, Private	Outdoor Amphitheater, Public
Bed & Breakfast	Preschool
Cemetery/Graveyard	Produce Stand/Farmers' Market
Club, Lodge, or Hall	Public Safety Station
Concealed (Stealth) Antennae & Towers	Religious Institution
Day Care/Child Care Home	Satellite Dish Antenna
Golf Course, Privately-Owned	School, Post-Secondary
Golf Driving Range	Utility Facility

Any open space land use not included under the approval of the PUD preliminary plat must be reviewed by the Planning Board and approved by the BOC prior to its development.

7) Owner Association Required.

The creation of an owners' association shall be mandatory for all PUD developments.

- a) The owners' association shall be organized and established as a legal entity prior to the conveyance of any lot, townhome, or condominium within the PUD project.
- b) Membership in the owners' association shall be mandatory for each owner of a lot, townhome, or condominium within the PUD project.
- c) The owners' association shall have the authority to assess its members to produce revenues to cover the expenses of the association. Such assessments will be secured by a lien.
- d) The association shall be responsible for the payment of premiums for liability insurance, taxes, maintenance of recreational and other facilities located on common areas, payment of assessment for public and private capital improvements made to or for the benefit of the common areas, payment of assessment and maintenance of any private street, and for such other purposes as the organizing documents provide.
- e) A PUD may have a master association where all lot, townhome, and condominium owners are mandatory members. There also may be additional owners' associations or "section associations" for the individual housing sections developed within a PUD where only the lot, townhome, or condominium owners in such section are members.

8) Residential Development.

The applicable area, yard, and height requirements in Section 4 of this Ordinance shall be adhered to. With the exception of pre-designated lots employing the zero lot line provisions, the applicable yard setback requirements for single-family structures shall be based upon the square footage of the lot. All multi-family developments shall adhere to the applicable development regulations contained herein. The approved preliminary and final site plans for the PUD project shall designate the district category which shall apply to each parcel of property.

9) Commercial Development.

Any commercial land use will be developed under the regulations of this Ordinance. No commercial construction may begin until at least fifty percent (50%) of the proposed residential dwelling units or five hundred TCA dwelling units within the PUD, whichever is smaller, are completed and ready for occupancy.

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
Office, Business, Professional, or	Operations
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.

It is not the intent for new structures to closely duplicate existing historic structures. The intent is for new structures to include elements in ways which achieve a design compatible with and complementary to the historic character of the Town.

b) Site Plan Submission.

A detailed site plan, meeting all N.C. State Building Codes and Town Ordinances, shall be required for all commercial and mixed-use development within this zoning district.

c) Signage.

Whenever the regulations made under the authority of this section are in conflict with any other provisions of this Ordinance, the restrictions of this section shall supersede.

- i. Only attached wall or projecting type signs made of wood or substitute materials which have the appearance of wood are permitted.
- ii. The use of internally lit, flashing or free-standing signs of any kind is prohibited.
- iii. Subject to the provisions of this section, the maximum sign surface area permitted in this district shall not be more than 0.75 square feet per linear foot of total lot frontage.

- d) Landscaping.  
Any new commercial site plan with on-site parking shall provide a detailed landscape plan identifying all shrub and tree types as well as the number of such trees and shrubs as per Section 14 and Section 19 of this Ordinance. Additionally, if developing adjacent to a different type of land use, a screening and buffering plan shall also be required.
- e) Exterior Siding Materials (Commercial & Mixed-Use Structures Only).  
The primary siding material constituting a minimum of eighty percent (80%) of the exterior shall be one or a combination of two of the following materials:
  - i) Brick;
  - ii) Stone: Natural, Limestone or Granite;
  - iii) Fiber Cement (Lap or Board & Batten Siding);
  - iv) Treated Wood excluding plywood (Board & Batten or Clapboard Design only); and/or,
  - v) Cedar Shake.
  - vi) Other materials or combinations thereof can be submitted to the Planning Board and BOC for consideration. Detailed elevation drawings and product specifications shall be required.
- f) Outside Walls (Commercial & Mixed-Use Structures Only).
  - i) The total area of glass, windows, and/or any similar transparent areas for any side of a commercial structure shall not exceed thirty-five percent (35%) of the surface area for such side of the building, and must be positioned uniformly along the face of the structure. This percentage may be increased if it needs to meet the state fire code. Each exterior wall of a building viewable from any public or private right-of-way shall incorporate architectural design features to create a visual break at least every one hundred feet (100') along the exterior wall in order to avoid a box like appearance. All plans for exterior walls shall be approved by the BOC as part of the site plan approval process.
- g) Roof Forms (Commercial & Mixed-Use Structures Only).
  - i) The dominant shape of roof forms shall be gabled, hipped or parapet. If pitched, the minimum pitch shall be five over twelve (5/12).
  - ii) All roof top mounted equipment shall be fully screened from view and the method of screening shall be integrated into the overall building design, for example within or behind pitched roofs. Hipped or gabled roofs with a mechanical element will not be considered mansard roofs when the roof appears to be a true hipped or gabled roof design.
- h) Driveway Limitations (Commercial & Mixed-Use Structures With Onsite Parking Only).
  - i) Two driveways entering the same street from a single lot shall only be permitted if the minimum distance between the closest edges of the driveways equals to or exceeds one hundred feet (100').
  - ii) In no case shall the total width of all driveways exceed fifty percent (50%) of the total property frontage.
  - iii) No driveway shall be located within a hundred feet (100') of an intersection except in cases where no other access to a public street is available.
- i) Parking Requirements.
  - i) Mixed use, multi-family and single-family lots shall provide 1.5 onsite parking spaces/unit;

- ii) Commercial lots with an area less than 5000 ft<sup>2</sup> have no requirements for onsite parking; and,
- iii) Commercial lots with an area more than 5000 ft<sup>2</sup> shall provide 1 onsite parking space for every 600 ft<sup>2</sup> of gross floor area.
- j) Exterior Elevation Drawings (Commercial & Mixed-Use Structures Only).  
Exterior elevation drawings shall be submitted to determine the visual break of exterior walls for the structure or structures.

7) Minimum Lot Size.

The Cedar Street Mixed-Use Zoning District will not have a minimum lot size.

8) Minimum Lot Width.

No minimum lot width is required in the Cedar Street Mixed-Use Zoning District at the minimum building line.

9) Building Setback and Building Height Requirements and Limitations.

Subject to the exemptions of this Ordinance, each structure on said lot in this zoning district shall be set back from the boundary line of the lot at least the distance provided in the tables set forth in this section. The building height limitation in this district is also provided in the tables of this section.

**Table 8-6 Single Family Detached Setback Requirements**

<i>District</i>	<i>Cedar Street Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
	15 feet minimum	25 feet	8 feet	40 feet
	20 feet maximum	25 feet	8 feet	40 feet

**Table 8-7 Corner Lot and Interior Lot Requirements for Commercial and Mixed Use**

<i>District</i>	<i>Cedar Street Front Setback (Right-of-Way)</i>	<i>Designated Side (Right-of-Way) Setback</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
	10 feet minimum	0 feet	20 feet	0 feet	40 feet
	20 feet maximum	0 feet	20 feet	0 feet	40 feet

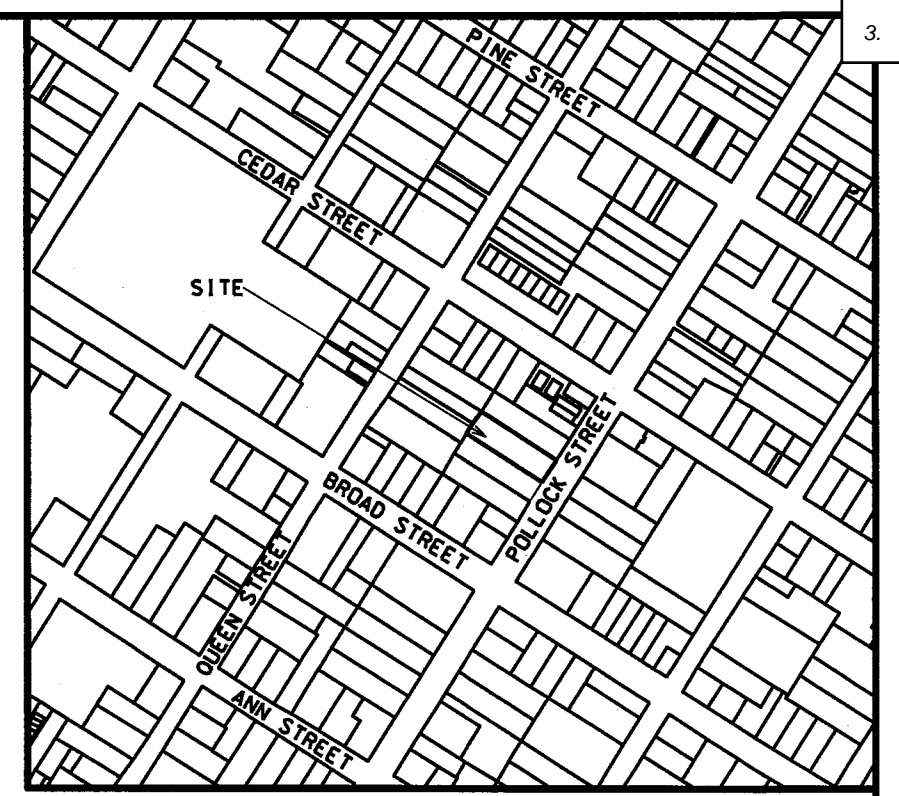
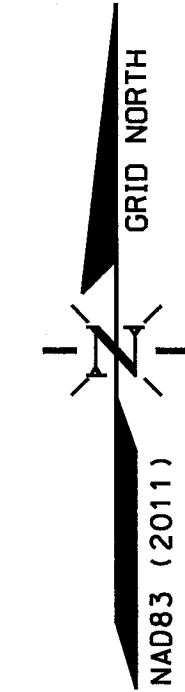


Town of Beaufort  
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516  
252-728-2141 • 252-728-3982 fax  
[www.beaufortnc.org](http://www.beaufortnc.org)

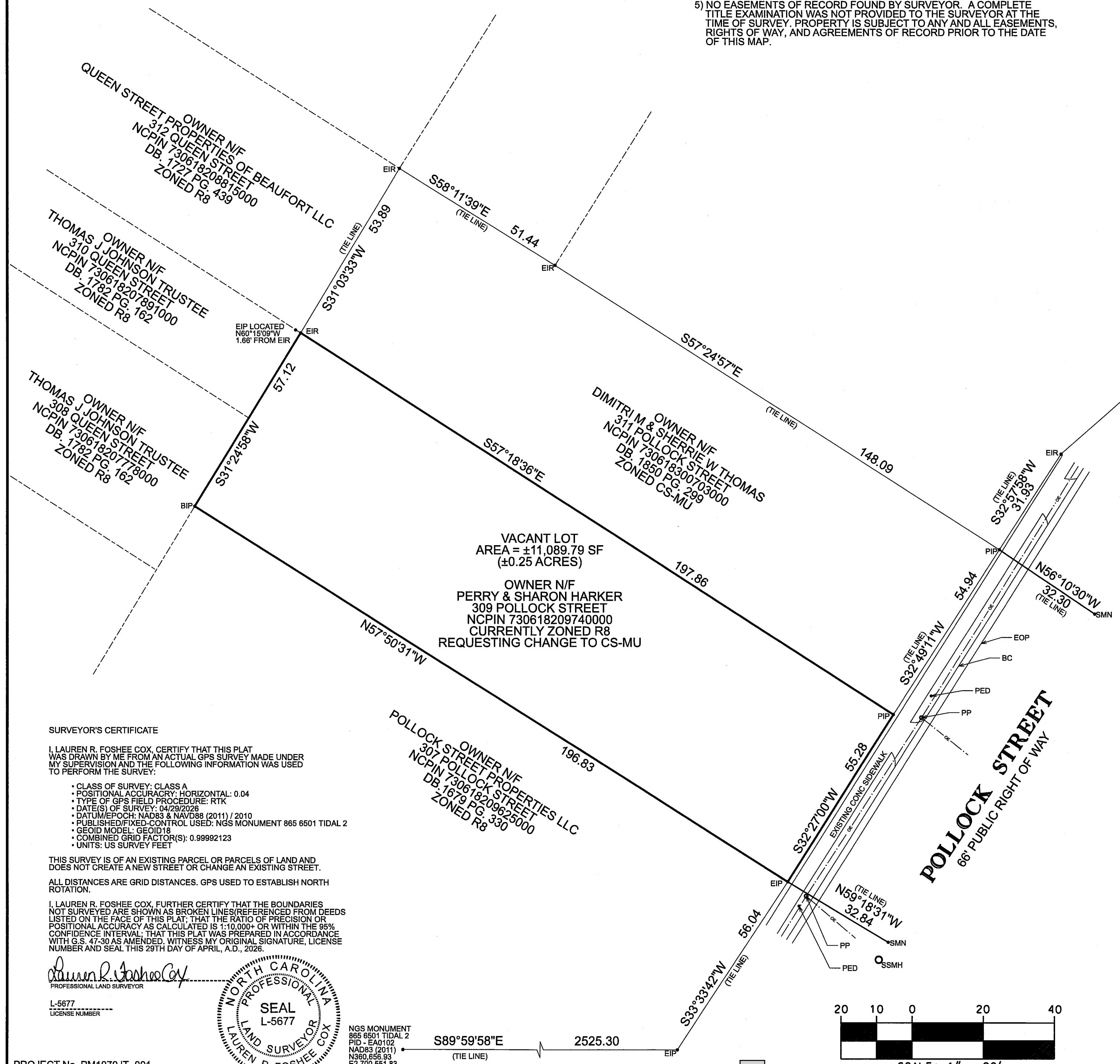
**Case 26-15 - 309 Pollock Street Rezoning R-8 to CS-MU – Abutting Neighbors**

PERRY & SHARON HARKER 512 POLLOCK STREET BEAUFORT, NC 28516	THOMAS J. JOHNSON TRUSTEE 2393 CHURCH STREET CONWAY, SC 29526
KIMBERLY MARKUNAS 4006 SMOKETOWN ROAD LEWISBURG, PA 17837	STEPHEN O'CONNELL 2114 WHITE OAK ROAD RALEIGH, NC 27608
POLLOCK ST. INVESTMENT PARTNERSHIP C/O DOUG BRADY 805 FRONT STREET BEAUFORT, NC 28516	DIMITRI THOMAS 4414 HUNTER OAKS COURT HIGH POINT, NC 27265

NOTES:  
 1) AREA BY COORDINATES.  
 2) TRACT IS VACANT.  
 3) FLOOD ZONE SHADED X.  
 4) UTILITIES LOCATED AS NOTED, OTHERWISE NOT LOCATED. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES. ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.  
 5) NO EASEMENTS OF RECORD FOUND BY SURVEYOR. A COMPLETE TITLE EXAMINATION WAS NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS MAP.



VICINITY MAP NTS



LEGEND

EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
SIR	SET IRON ROD
PIP	PINCHED IRON PIPE
BIP	BENT IRON PIPE
SMN	SET MAG NAIL
EMN	EXISTING MAG NAIL
CP	COMPUTED POINT
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEAN OUT
EX	EXISTING
WV	WATER VALVE
PED	TELEPHONE PEDESTAL
DB	DEED BOOK
MB	MAP BOOK
PC	PAGE
CONC	CONCRETE
EWM	EXISTING CONCRETE MONUMENT
DE	OVERHEAD ELECTRIC
N/F	NOW OR FORMERLY
FOWP	FIBER OPTIC WARNING POST
RCP	REINFORCED CONCRETE POST
EOP	EDGE OF PAVEMENT
BC	BACK OF CURB
TV	CABLE TELEVISION PEDESTAL
FH	FIRE HYDRANT
NTS	NOT TO SCALE
TBR	TO BE REMOVED

REVISIONS:

No.	By	DATE	DESCRIPTION

REFERENCES:  
 OWNER: N/F PERRY L HARKER & SHARON HARKER  
 D.B.1425 PG.47  
 M.B.35 PG.16  
 NCPIN 730618209740000

BOUNDARY SURVEY FOR REZONING: R8 TO CS-MU

## 309 POLLOCK STREET

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: CROATAN INVESTMENTS C/O JAMES TAYLOR	SURVEYED: TP 04/28/26
ADDRESS: 308 STEEP POINT ROAD BEAUFORT, NC 28516	DRAWN: LFC
PHONE: 252-723-9210	APPROVED: LFC
<b>THE CULLIPHER GROUP, P.A.</b> C-4482 ENGINEERING & SURVEYING SERVICES	
151A HIGHWAY 24 MOREHEAD CITY, N.C. 28557 (252) 773-0090	DATE: 04/29/26
LAUREN R. FOSHEE COX, P.L.S.	SCALE: 1" = 20'

SURVEYOR'S CERTIFICATE

I, LAUREN R. FOSHEE COX, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

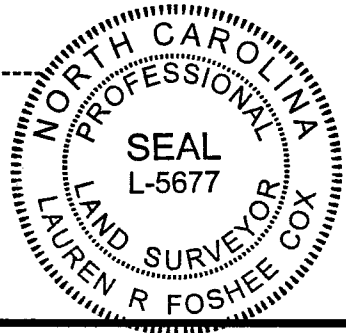
- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: HORIZONTAL: 0.04
- TYPE OF GPS FIELD PROCEDURE: RTK
- DATE(S) OF SURVEY: 04/29/2026
- DATUM/EPOCH: NAD83 & NAVD88 (2011) / 2010
- PUBLISHED/FIXED CONTROL USED: NGS MONUMENT 865 6501 TIDAL 2
- GEOID MODEL: GEOID18
- COMBINED GRID FACTOR(S): 0.99992123
- UNITS: US SURVEY FEET

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

ALL DISTANCES ARE GRID DISTANCES. GPS USED TO ESTABLISH NORTH ROTATION.

I, LAUREN R. FOSHEE COX, FURTHER CERTIFY THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES (REFERENCED FROM DEEDS LISTED ON THE FACE OF THIS PLAT); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+ OR WITHIN THE 95% CONFIDENCE INTERVAL; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF APRIL, A.D., 2026.

*Lauren R. Foshee Cox*  
 PROFESSIONAL LAND SURVEYOR



L-5677  
 LICENSE NUMBER

NGS MONUMENT  
 865 6501 TIDAL 2  
 PID - E40102  
 NAD83 (2011)  
 N360,656.93  
 E2,700,551.83

