



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, September 20, 2021 - Virtual Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) June 21, 2021 Minutes

New Business

- [1.](#) Case # 21-16 - To recommend approval or denial to the Board of Commissioners for the Site Plan for Pruitt Health Care Assisted Living Facility to contain 104 Beds/Units.
- [2.](#) Case #21-24 Final Plat – Front Street Village Phase 4

Public Hearing

- [1.](#) Case # 21-22 To recommend approval or denial to the Board of Commissioners for the rezoning of four tracts totaling 86.08 acres (per survey) from B-1 and R-20 to PUD.
- [2.](#) Case #21-23 Rezoning from B-1 to TCA (299 NC Hwy. 101)

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, June 21, 2021 - Held Virtually via Zoom due to the COVID-19 Pandemic
Minutes**

Call to Order

Chair Neve called the June 21, 2021 Planning Board Meeting to Order at 6:00pm.

Roll Call

Present for the meeting were Ryan Neve, Ralph Merrill, Diane Meelheim, John LoPiccolo and Jeff Vreugdenhill. Aaron Willis was not present for the meeting. Secretary Winn declared a quorum.

Also present for the meeting were Kyle Garner, Kate Allen, Denice Winn, Commissioner John Hagle, Commissioner Ann Carter and Commissioner Marianna Hollinshed.

Agenda Approval

Chair Neve stated that there was a need to table Case #21-17, Special Use Permit, and he asked for a motion. Board Member LoPiccolo made the motion to table Case #21-17 and approve the Agenda as it was amended. Board Member Vreugdenhill made a request to recuse himself from this matter due to it being a family member making the request. Board Member Meelheim made the second to approve the amended Agenda.

A member of the public asked if she could ask a question concerning the tabled item. Chair Neve asked Mr. Garner if he would like to speak to this. Mr. Garner stated that he had received a number of emails concerning this. He said a letter went out that had some inaccurate information in it and also there was a question as to the amount of information that was posted on the website in a time period. Mr. Garner said that what would happen from here is that they would go back through the official public hearing process for this item, everyone will get an updated letter with updated information as well as next month it will probably be a live meeting in the Town's Train Depot. Chair Neve stated this will be at the Planning Board meeting in July. Mr. Garner stated yes and that everyone who submitted an email will receive an invite through that email. Mr. Garner stated that there is a Public Comment section on the Agenda and that is for items that were not discussed or on the Agenda.

A roll call vote was conducted with Chair Neve, Vice Chair Merrill, Board Members Meelheim and LoPiccolo all in favor of approving the amended Agenda.

Minutes Approval

- 1. Minutes Approval from the May 17, 2021, Meeting

Chair Neve asked if there were any comments or changes to the proposed minutes from May 17, 2021. Hearing none he asked for a motion to approve the Minutes as they were presented. Board Member Meelheim made the motion to approve the May 17, 2021, Minutes as they were presented. Vice Chair Merrill made the second. A roll call vote was conducted with Chair Neve, Vice Chair Merrill, Board Members Meelheim, LoPiccolo and Vreugdenhill all in favor of approving the Minutes as they were presented.

Public Hearing

- 1. Request to Rezone 100 Fairview Drive and 1310 Live Oak Street from B-1 General Business to TCA Townhomes, Condominiums and Apartments

Chair Neve opened Case 21-18, Rezoning Request from B-1 to TCA, 100 Fairview Drive and 1310 Live Oak Street.

Kate Allen presented on behalf of staff and gave an overview of the request. She stated that case 21-18 is a request to rezone 100 Fairview Drive and 1310 Live Oak Street from B-1 General Business to Townhomes, Condominiums and Apartments. She said that in accordance with the General Statutes legal ads were run in the Carteret County News Times on June 9th and June 16th, notice letters were mailed on June 7th to owners within 100 feet and the sign was posted on June 10th. Ms. Allen said that the two lots in question were vacant, conforming lots of record. She said if approved it would require an amendment to the CAMA Core Land Use Plan Future Land Use Map due to it currently being classified as Medium Density Residential and it would need to be changed to High Density Residential if approved. Ms. Allen had an addition aerial view of the area due to a Board member reaching out with questions concerning the proposed round-a-bout that would be near this location. She stated this a map that was provided to the Planning Department from DOT in 2018. Ms. Allen explained how approval would need to come from DOT and that the Board could request no access from the Live Oak side. She stated that staff is requesting that a Public Hearing be conducted, that the Board provide a recommendation to the Board of Commissioners and to also provide a consistency statement to the Board of Commissioners to either support the request or to deny the request as it relates to the surrounding land use development pattern and its relationship to the CAMA Land Use Plan. Ms. Allen stated that Ron Cullipher was present as well as Jack Taylor, applicant.

Vice Chair Merrill asked if questions would come before the Public Hearing. Ms. Allen stated that they could be done during the Public Hearing. Mr. Garner stated that questions could be asked prior to the hearing. Vice Chair Merrill had a question concerning a drainage problem near Fairview. He asked how that was going to be addressed. Ms. Allen stated this would be addressed when a formal site plan was submitted and that would be part of the review process. Mr. Garner stated that the State is also looking at this as part of the round-a-bout project. Vice Chair Merrill stated that if the only access is Fairview then he didn't feel that the current drainage situation was acceptable. Board Member Meelheim stated her concern is access from Live Oak and didn't feel that it should be granted. She stated she felt that the access should be through Fairview. Board Member LoPiccolo stated that there has to be access from Live Oak due to the properties past use as a gas station. Ms. Allen pointed out the existing curb cuts on the aerial map. Board Member Vreugdenhill asked if Live Oak Street was DOT maintained and Ms. Allen stated yes. Board Member LoPiccolo asked if this was a density decrease. Ms. Allen stated not so much density but permitted uses with this change. Board Member LoPiccolo asked if Ms. Allen had received any feedback and she stated she had not.

A property owner stated that this was the first time that they had access to this information. Ms. Allen stated that a list of the property owners, within 100 feet, that were mailed letters was included in the packet and in addition there were articles in the News Times and the information was posted online as part of the Planning Board packet.

Another person on the Zoom meeting asked if the Public Hearing phase had been opened. Chair Neve stated it would be opened but they were going to finish up with Board questions and comments as well as hearing from the Applicant or their Engineer.

Ron Cullipher of the Cullipher Group representing the potential buyer of the property spoke. He stated this is the first part of the process. He said they are in the early stages of the process and the egress on Live Oak and Fairview could be necessary for emergency vehicle access.

Vice Chair Merrill had another question concerning going from business to residential a transitional zoning has been used. He was wondering what the difference would be. Chair Neve stated that TCA is in the group of transitional zones.

Chair Neve opened the Public Hearing by motion. Board Member Meelheim made the motion to go into Public Hearing. Board Member LoPiccolo made the second. A roll call vote was conducted, and the vote was unanimous, by all members present, to open the public hearing.

Chair Neve asked anyone wanting to make a comment to click on the "reactions", click on raise hand and you will be called on.

Logan Louis stated he supported the rezoning and spoke on inclusionary housing.

Suzanne Lea stated she lived at 206 Ocean Street in Beaufort. She said she had a question concerning the TCA zoning being inconsistent with the future land use plan. She had a comment concerning the roundabout and the safety that would be involved. She asked if it had to be a development that goes against the Future Land Use Plan.

Jennifer Bigley, 102 Fairview Drive, which is the residence right beside this property. She stated she had concerns about drainage issues around the property and of course the roundabout and access to the property.

Seeing no further public comment Chair Neve asked for a motion to close the public comment. Vice Chair Merrill made the motion and Board Member Meelheim made the second. A roll call vote was conducted with members, Neve, Merrill, Meelheim, LoPiccolo and Vreugdenhill voting to close the public comment portion.

Chair Neve stated that the current zoning is less compliant, and this would make it more compliant. He said this is a location that is close to everything and changing it would make sense. He said the drainage and other issues would be handled further along in the process. Vice Chair Merrill stated he agreed and higher density is appropriate. Board Member LoPiccolo stated he also agreed and was in support of this. Vice Chair Merrill asked if the round-about was a done deal or is it in the evaluation phase. Ms. Allen stated that is still in the works and forth coming.

Vice Chair Merrill made the motion to recommend approval of rezoning this property from B1 to TCA and made the statement concerning modifying the Land Use Plans so that it can be approved. He stated the reason to support that is, although while it may not be consistent, it is a down zoning from the existing zoning, so it is a move in the direction of being closer to complying than B1 and all the various uses you have there. Board Member LoPiccolo made the second. A roll call vote was conducted with members Neve, Merrill, Meelheim, LoPiccolo and Vreugdenhill in favor to approve the recommendation to the Board of Commissioners.

2. Case #20-17 Special Use Permit for a Gas/Service Station at 1550 Lennoxville Road

This matter was tabled until the July 19, 2021, Planning Board meeting.

New Business

1. Site Plan – Front Street Village – Transportation Center

Chair Neve opened case 21-11, Site Plan, Front Street Village/Transportation Center.

Mr. Garner stated the next few items are not public hearings and do not have any issues dealing with the consistency statement and the core land use plan.

Mr. Garner shared his screen. Mr. Garner said the location is 2361 Lennoxville Road and that the request from the applicant is to construct a 16,500 square foot transportation center on 5.76 acres with a daily allocation of 100 gallons of sewer. He said the building was already preapproved in 2014. Mr. Garner shared a site plan showing the area and where the building would be constructed. Mr. Garner summarized with the Transportation Center was approved as part of the original PUD in 2008, elevation drawings were approved in 2014, the applicant is requesting 100 gallons of sewer allocation and the Town Engineer has looked at this as well as also reviewing the plans for compliance with the Fire Chief. Mr. Garner said that the project meets the design criteria that is required in the LDO as the street system and storm water system will be private and the responsibility of the HOA.

Chair Neve asked members of the Board if they had any questions for Mr. Garner. Vice Chair Merrill had a question concerning 100 gallons per day for this facility. Mr. Garner stated that he agreed but this facility will not be housing a lot of people. Mr. Garner said Bill Foreman the applicants engineer is here and can answer that. Mr. Foreman stated that the 100 gallons covers four employees at 25 gallons per employee. Vice Chair Merrill stated that he thought there were going to be public restrooms. Mr. Foreman stated that there may have been on the original, but they are not in this plan. He said this is a support building and warehouse for storage. Board Member LoPiccolo asked if there are bathrooms in the building. Mr. Foreman stated that if there are people in the building it will have to have bathrooms. Chair Neve stated it doesn't contain visitor bathrooms for the people parking there. Mr. Foreman stated no. Chair Neve asked if the elevation drawings were accurate because he had some questions concerning large doors. Bucky Oliver spoke and stated that this is predominantly for offices and storage. He said the bathrooms would have a code on them to be used by those working in the building. He said that this had changed from the original plan. He said he would add to the allocation if it was recommended. He said the doors on the west may be eliminated in the final construction drawings. Vice Chair Merrill stated that "transportation center" was throwing him off a bit. Mr. Oliver stated that he understood it being confusing, but they kept it the same. Mr. Garner stated he felt it still fits. Chair Neve had a question concerning the pervious pavement and the upkeep of it by the HOA. Chair Neve wanted to know how that would be monitored. Mr. Garner said that is under that States purview. Mr. Foreman stated that it needs to be power brushed once per year. Vice Chair Merrill stated that he had questions concerning the pervious pavement and he had tested it on Orange Street, and it just ran off. Mr. Garner stated that there had been a state inspection and that there were areas on that street that were going to have to be fixed. Board Member LoPiccolo asked if the change would change the internal structure. He said there is not a lot of information on the interior of the building. Mr. Garner stated that generally the Board does not get into the interior of the structure due to limited knowledge of building codes etc. Vice Chair Merrill stated he felt uncomfortable with the name if that is not what the use is. Mr. Garner asked Vice Chair Merrill what he would like to call it. Vice Chair Merrill stated he was told it was a storage unit and office. Mr. Garner stated that the applicant would have to go back and go through the process again to get the name of it changed through the PUD. Mr. Oliver stated this is limited offices and storage for the rest of our facilities. He said this is not intended to be a public area or reception area. Mr. Garner said he would put in the staff report to the BOC that it was storage and office space.

Chair Neve asked for anymore comments or a motion. Board Member Vreugdenhill made a motion to approve as it was presented, and Board Member Meelheim made the second. A roll call vote was conducted with members Neve, Meelheim and Vreugdenhill in favor and members Merrill and LoPiccolo not in favor. Mr. Garner agreed to put in the staff report to the BOC, "Storage and Office" instead of "Transportation Center".

2. Preliminary Plat – Front Street Village

Chair Neve opened case 21-12, Preliminary Plat for Front Street Village, Phase IV.

Mr. Garner stated the location is off of Chadwick Drive. He said the request is to subdivide 10.44 acres into 44 residential lots and the sewer allocation requested is 12,240 gallons per day. Mr. Garner said the requested action is recommendation to the BOC. He said the rezoning was recently approved by the BOC. Mr. Garner shared the preliminary plat showing where the lots would be located. He said the cul-de-sac meets the fire departments turning radius. He said this does have the pervious pavements and that will be maintained by the HOA. Mr. Garner said that there are sidewalks on both sides of the street.

Chair Neve asked if the applicant or representative had anything to add and neither did. He asked if there were any questions from the board members for staff, the applicant or their representative. Chair Neve had a question concerning the adjoining property and whether there would be a connection. Mr. Garner stated that there would probably not be due to the adjacent property being owned by Atlantic Veneer and the fact that there are wetlands in that area.

Chair Neve asked for anymore comments or a motion. Vice Chair Merrill made the motion to approve the Preliminary Plat and Board Member LoPiccolo made the second. A roll call vote was conducted and members Neve, Merrill, Meelheim, LoPiccolo and Vreugdenhill all voting in favor to approve the recommendation.

3. Final Plat – Palmetto Plantation @ Olde Beaufort Village, Phase 2

Chair Neve opened case 21-19, Final Plat for Palmetto Plantation at Old Beaufort Village Phase 2.

Mr. Garner made the presentation and gave the staff report. Mr. Garner said the location was Professional Park Drive, the request was to subdivide a 1.11-acre tract into four single family lots. He said the requested bond amount is \$70,656.67 with recreations fees of \$806.40. Mr. Garner stated that there would be no sewer allocation fees for this project as it was approved prior to the January 11, 2021, Wastewater Allocation Policy that was adopted by the BOC. He also said that the requested action is recommendation to the BOC. Mr. Garner shared a site plan showing the four lots being requested. Mr. Garner stated that Ron Cullipher was present for questions. Chair Neve asked Mr. Cullipher if he had anything to add. Mr. Cullipher said that the project has been around for a while and most of the lots are now built on. He said they are trying to get these four lots sold to develop, and we just ask that you all allow this to move forward.

Chair Neve asked the Board if they had any comments or questions. Vice Chair Merrill asked about the remaining lots. Mr. Cullipher said they would be in the future due to financial purposes. Chair Neve asked about the storm water for the rest of the project and a Phase 3 and that being taken care of before that point. Mr. Cullipher stated yes. Chair Neve asked if the Town's Engineer had reviewed this, and Mr. Garner stated that he had. Mr. Garner stated that the Town has resurfaced the streets in that area.

Chair Neve asked for additional comments or a motion. Board Member LoPiccolo made a motion to approve the Preliminary Plat for this area and Board Member Meelheim made the second. A roll call vote was conducted with members Neve, Merrill, Meelheim, LoPiccolo and Vreugdenhill voting in favor to approve the recommendation.

4. Case #21-20 Final Plat – Live Oak Commons

Chair Neve opened case 21-20, Final Plat, Live Oak Commons.

Mr. Garner stated the location is 1107 and 1111 Live Oak Street, that the request was to subdivide 1.28-acre tract into eight single family lots. He said the requested bond amount is \$18,533.33 with recreation fees of \$1,843.20. Mr. Garner stated that there would be no sewer allocation fees for this project as it was approved prior to the January 11, 2021,

Wastewater Allocation Policy that was adopted by the BOC. He also said the requested action was recommendation to the BOC. Mr. Garner also shared a vicinity map showing the area as well as a final plat showing the lots with a vehicle turn-around which was accepted by the BOC. Mr. Garner stated Mr. Cullipher was here to answer questions.

Chair Neve asked the Board if they had any questions or comments. Chair Neve had a question for the applicant concerning parking and visitors. Mr. Cullipher stated that parking would be on the individual lots. He said the "herring bone" turn around will not be permitted for parking. He said the covenants would reflect that for parking. Board Member LoPiccolo stated that he thought the Commissioners had asked for signs stating no parking. He said he feels this is a problem for private roads in the Town. Chair Neve asked about enforcement options for this. Board Member LoPiccolo stated there are no enforcement options and the HOA would have to call a towing service for this violation. Mr. Garner stated that if someone parked in the "herring bone" the town would have jurisdiction to ticket and tow. Mr. Cullipher stated it was going to be marked "emergency vehicles only" and he didn't think it would be any different than in front of a store. Board Member LoPiccolo stated he would like to know what the Town Attorney would say. Chair Neve said that the attorney's input could be part of the motion.

Chair Neve asked for any further discussion or a motion. Board Member LoPiccolo made the motion to approve the Final Plat for Live Oak Commons with the stipulation granting the Town legal right to enforce parking and proper signage stating no parking on the access road and Board Member Meelheim made the second. A roll call vote was conducted with members Neve, Merrill, Meelheim and LoPiccolo voting in favor for the recommendation to the BOC. Board Member Vreugdenhill for no to recommend to the BOC.

Public Comment

Chair Neve opened public comment.

Sandra Melacalla, 155 Sea Grove Lane. She stated that she is not sure if this is the right place to comment but she is new to Beaufort and North Carolina. She stated she moved in last April and her property backs up to Mr. Oliver's property that he is going to develop. She stated that she has no problem with what is going to be done but she has major concerns with the water issues in her yard. She stated she needs to get the water problem off her property and Streamline Developers told her it is part of the HOA. Mr. Garner stated that the Town Engineer will be at the BOC meeting and will be able to address this. He said when the plan is implemented it should help the overall situation.

Logan Louis, spoke about the Jim Dandy and this not being the correct location for a gas station. He said it should be a low impact use.

Sam Barnes, he stated that he represents the applicant for the Austin Vet Facility. He said that all they ask is to not make any blanket decisions at this time. Mr. Barnes stated that he just wanted his client to be able to present all of the information for this at the appropriate time.

Lori Cunningham, she stated that she wanted to concur with Logan Louis. She said there are a lot of problems with this, and this is not a place for a convenience store/gas station.

Commission / Board Comments

Chair Neve opened Commission/Board Comments.

Vice Chair Merrill stated he wanted to be updated on the old Gaskill's property and the old school. Mr. Garner stated that Gaskill's is grading their site and there are no plans or discussions. He said the Elementary School is repairing brick work and windows.

Chair Neve thanked staff for a great packet and all of the hard work that they do.

Staff Comments

Mr. Garner stated that next month the tabled item from this meeting would be on the Agenda and there may be one or two other items. One of those projects may be Pruitt Health Care. DOT is looking at the driveway situation. Mr. Garner stated that this is the last meeting for Ms. Kate Allen as she had turned in her resignation and her last day is July 7th. Board Members wished Ms. Allen the best and told her that she had been a wonderful asset to the Planning Board.

Adjourn

Chair Neve asked for a motion to adjourn the meeting. Board Member Vreugdenhill made the motion and Board Member Meelheim made the second. A roll call vote was conducted with members Neve, Merrill, Meelheim, LoPiccolo and Vreugdenhill all in favor to adjourn the June 21, 2021, meeting.

Ryan Neve, Chair

Board Secretary



Town of Beaufort, NC

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**Beaufort Planning Board Regular Meeting
6:00 PM Monday, September 20, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business

SUBJECT: To recommend approval or denial to the Board of Commissioners for the Site Plan for Pruitt Health Care Assisted Living Facility to contain 104 Beds/Units.

BRIEF SUMMARY:

The applicant wishes to construct a 70,980 square foot Assisted Living Facility and use approximately 12,480 gallons per day of sewer allocation.

REQUESTED ACTION:

Discussion on Proposed Site Plan

Recommendation to Board of Commissioners for Site Plan & Sewer Allocation Request

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director



BUDGET AMENDMENT REQUIRED:

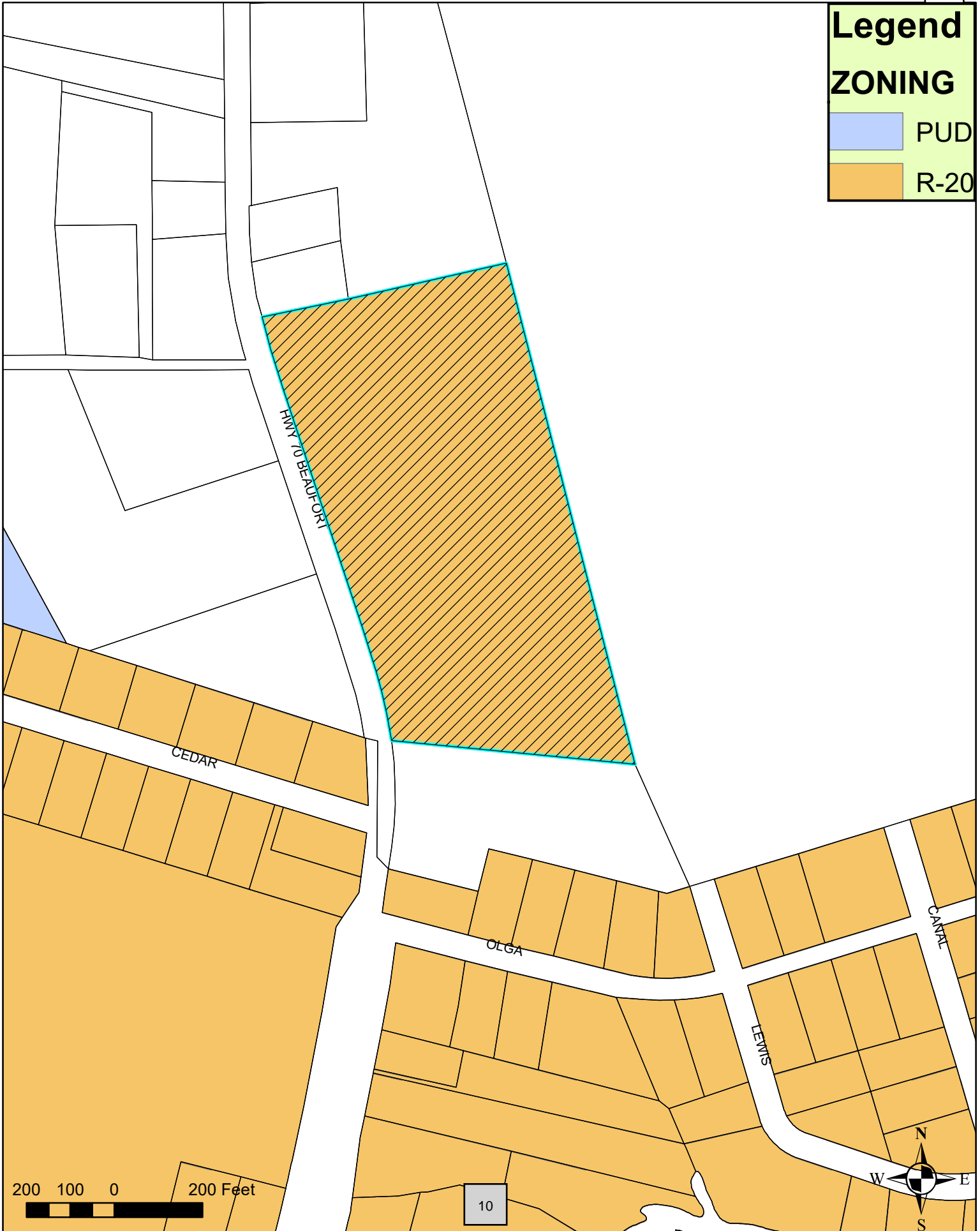
N/A

Case 21-16 - Site Plan - US 70 East - Pruitt Health Care

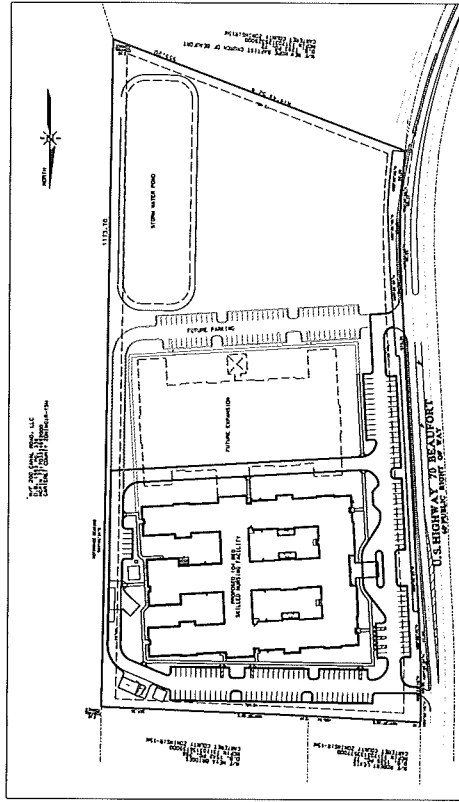
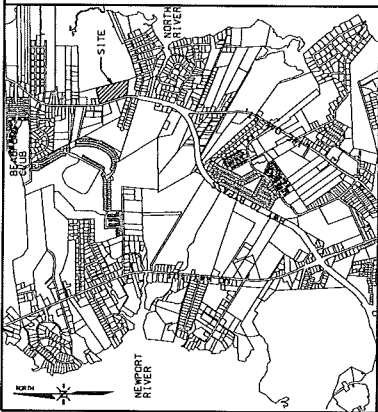
Legend

ZONING


-  PUD
-  R-20



PRUITTHEALTH CRYSTAL COAST SKILLED NURSING FACILITY



CLIENT:
CARTERET COUNTY PROPERTIES, INC.
1626 JEURGENS CT.
NORCROSS, GA 30093
678-533-6770

ENGINEER:
 THE CULLIPIER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151-A HIGHWAY 24
MOREHEAD CITY, NC 28557
252-773-0080 LICENSE NO. C-4482

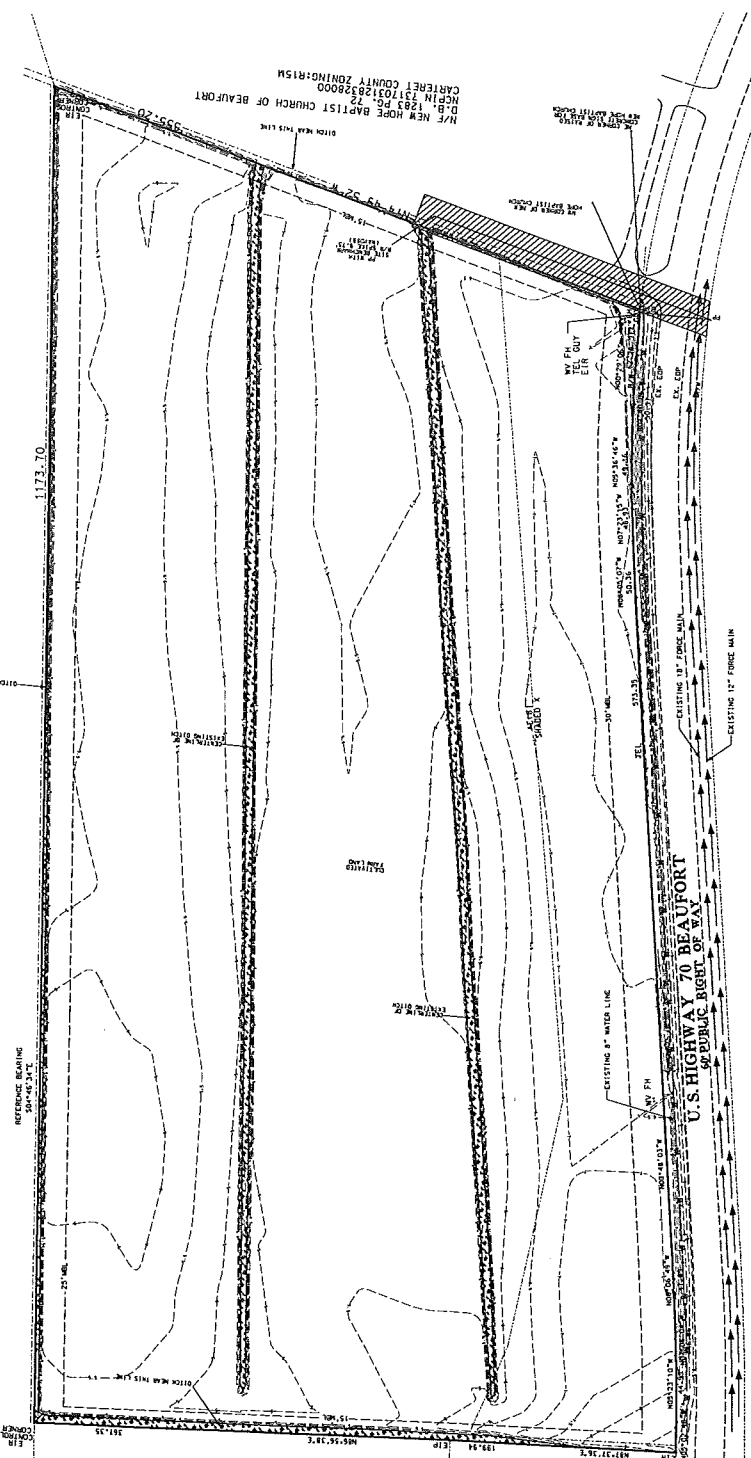
— CHARLES M. CULLIPIER, P.E. DATE —

INDEX OF DRAWINGS

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N/E 200 CANAL ROAD, LLC
 O.B. 1533 PG. 338
 11/17/00
 CARTERET COUNTY ZONING-R-15M



M/F NEVA BRIDGES
 O.B. 1542 PG. 298
 11/17/00
 CARTERET COUNTY ZONING-R-15M

M/F ROBERT LEWIS
 O.B. 1566 PG. 77
 11/17/00
 CARTERET COUNTY ZONING-R-15M

M/F N.E. HOPE BAPTIST CHURCH OF BEAUFORT
 O.B. 1823 PG. 72
 11/17/00
 CARTERET COUNTY ZONING-R-15M

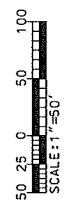
LEGEND

- S-S- EXISTING CONTOUR
- PP POWER POLE
- W- EX. WATER
- SS- EX. FORCE MAIN
- 46L - LINE BUILDING
- EP - EDGE OF PAVEMENT
- ER - EXISTING IRON ROD
- E- EX. RETAINING
- TEL - TELEPHONE FOOTCUT
- R/W - RIGHT-OF-WAY
- PH - FIRE HYDRANT
- WV - WATER VALVE
- OUT - OUT WIRE

REVISIONS:

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC
 ADDRESS: 1626 LEURGANS COURT
 NORCROSS, GA 30093
 PHONE: 678-333-6770
 DRAWN: CMC
 CHECKED: CMC
 APPROVED: CMC
 DATE: 7/7/21
 SCALE: 1" = 50'
CHARLES R. COLLIPHER P.E.



SHEET # 2 OF 23
 PROJECT # 2415056-002
 DESIGN FILE Construction Drawings.dgn

LEGEND

---	FENCE
■	ASPHALT
■	CONCRETE
○	LARGE SHRUB
○	SMALL SHRUB
○	LARGE DECIDUOUS TREE
○	EXTENSION LIGHT

SOILS AND LANDSCAPING REQUIREMENTS

7L000 SF	12%
9L000 SF	5%
4L000 SF	4.75%
9L000 SF	3.25%
9L000 SF	2.25%

INTERIUS SURFACE MATERIALS

TOTAL AMOUNT OF IMPERVIOUS SURFACE AREA ON THE LOT INCLUDING BUILDINGS, PARKING, DRIVEWAYS, AND DRIVEWAYS SHALL NOT EXCEED 30% OF THE TOTAL LOT AREA INCLUDING ANY AREA WHICH SHALL BE COMPLETELY UNDEVELOPED.

TOTAL DEVELOPMENT IMPACT AREA (DO NOT INCLUDE AREAS IN VIOLATION OF EROSION PLANS) = 28,200 SF

IMPERVIOUS SURFACE AREA (ISA) = 2%

IMPERVIOUS SURFACE INTERIUS (ISI)

34 Trees
34 Large Deciduous Trees Required
34 Large Deciduous Trees Provided
34 Shrubs
34 Small Shrubs Provided
45 Small Shrubs
45 Small Shrubs Provided

REVISIONS:

NO.	DATE	DESCRIPTION

PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

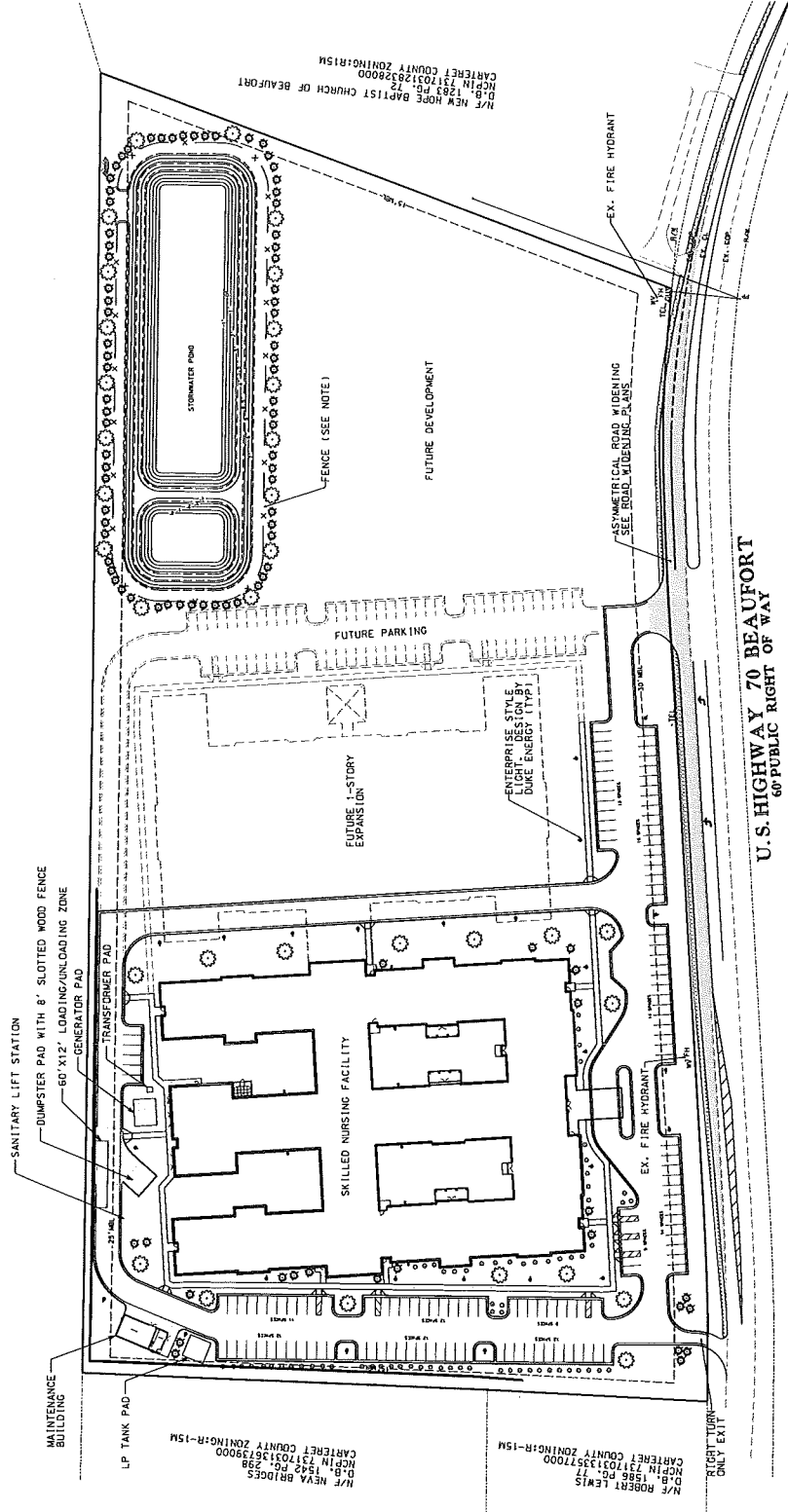
CLIENT: PRUITT PROPERTIES, INC.
 DESIGNER: CMC
 DRAWN: CMC
 CHECKED: CMC
 APPROVED: CMC

THE CULLIPHER GROUP P.A.
 1526 JEFFERSONS COURT
 ADDRESS: NICHOLSON, GA 30693
 PHONE: 678-533-6770

DATE: 7/7/21
 SCALE: 1" = 50'

CHARLES K. CULLIPHER PE

N/F 200 CANAL ROAD - LLC
 O.B. # 337 PG. 338
 CARTERET COUNTY ZONING: R-15M



ADDITIONAL LANDSCAPING FOR DETENTION PONDS

PER THE TOWN OF BEAUFORT'S LAND DEVELOPMENT ORDINANCE:

A. FOR LANDSCAPING TO BE PROVIDED WITHIN THE DETENTION POND AREAS, THE LANDSCAPING CONTRACTOR SHALL PROVIDE:

- LANDSCAPING CONTRACTOR SHALL PROVIDE THE REQUIRED PONDING AT A RATE OF ONE PER CENT (1%) OF THE PONDING CAPACITY OF THE POND.
- LANDSCAPING CONTRACTOR SHALL PROVIDE THE REQUIRED PONDING AT A RATE OF ONE PER CENT (1%) OF THE PONDING CAPACITY OF THE POND.

B. LANDSCAPING REQUIREMENTS:

LANDSCAPING CONTRACTOR SHALL PROVIDE THE REQUIRED PONDING AT A RATE OF ONE PER CENT (1%) OF THE PONDING CAPACITY OF THE POND.

LANDSCAPING CONTRACTOR SHALL PROVIDE THE REQUIRED PONDING AT A RATE OF ONE PER CENT (1%) OF THE PONDING CAPACITY OF THE POND.



SITE DATA

THE PROPERTY IS LOCATED IN FLOOD ZONES 4E, 0 AND SHADW 1
 LOT SIZE 47,384.00 SQ FT
 LAND DISPERSEMENT AREA = 11.25 ACRES
 ACCESSIBLE TO THE PUBLIC
 PROPOSED LOT = 15'
 TOTAL BUILDING AREA = 13,432.50
 TYPICAL PARKING SPACE = 9' x 13'
 PARKING REQUIREMENTS ARE 2 SPACES
 MAXIMUM SHIFT HAS 25 EMPLOYEES
 PARKING SPACES REQUIRED = 50
 15% RECLAIMED RUBBER
 15% TYPICAL SPACES
 SETBACKS
 FRONT = 20'
 SIDE = 15'
 REAR = 15'
 DEED BOOK/PAGE # 1389/208
 PIN # 13041826013000

NOTES

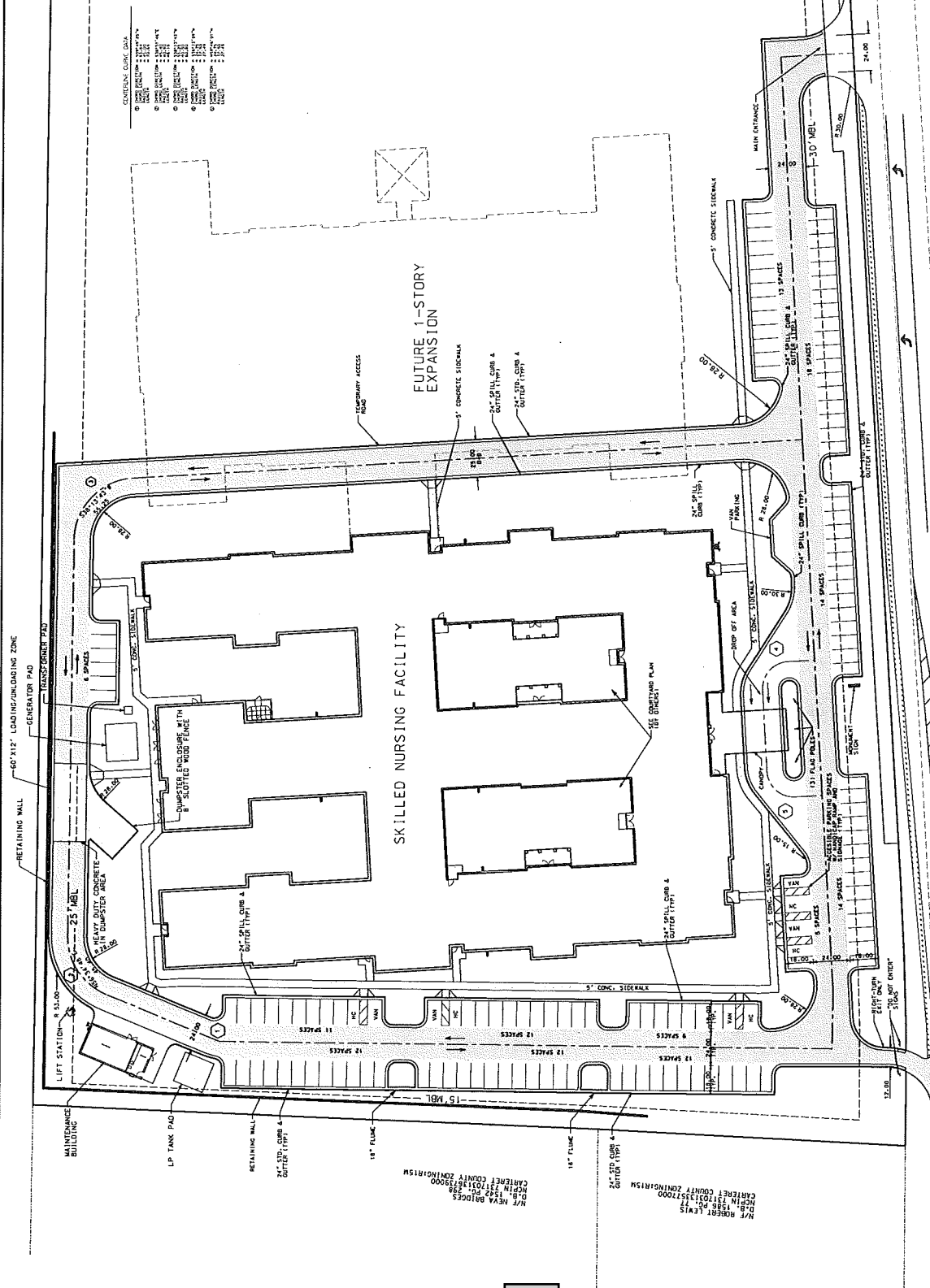
1. ALL CURB OF CURB SHALL BE 5' UNLESS OTHERWISE NOTED.
2. DRIVE WALKS ARE TO BE CONSTRUCTED OUT OF HEAVY DUTY ASPHALT.

LEGEND

LF	LINEAR FEET	AC	ACRE
MBL	MINIMUM BUILDING LINE	MBL	MINIMUM BUILDING LINE
MIN	MINIMUM	MIN	MINIMUM
NOV	NOT ON CONCRETE	NOV	NOT ON CONCRETE
ON CO	ON CONCRETE	ON CO	ON CONCRETE
D.C.	DRAINAGE	D.C.	DRAINAGE
REIN	REINFORCED CONCRETE PIPE	REIN	REINFORCED CONCRETE PIPE
CONC	CONCRETE	CONC	CONCRETE
STN	STATION	STN	STATION
TOP OF	TOP OF	TOP OF	TOP OF
INVERT	INVERT	INVERT	INVERT
HEAVY	HEAVY DUTY ASPHALT	HEAVY	HEAVY DUTY ASPHALT
CONC	CONCRETE	CONC	CONCRETE

REVISIONS:

NO.	DATE	DESCRIPTION



ENLARGED SITE PLAN
PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC
 ADDRESS: 1536 LEURGANS COURT
 NARRAGANSETT, RI 02883
 PHONE: 678-533-6770
 THE CULLIPHER GROUP P.A.
 INSURANCE & SURVEYING SERVICES
 BEAUFORT TWP., N.C. 28507
 LICENSE NO. C-4402
 DATE: 7/7/21
 SCALE: 1" = 30'

U.S. HIGHWAY 70 BEAUFORT
60' PUBLIC RIGHT OF WAY

30 15 0 30 60
 SCALE: 1" = 30'

STORM WATER STRUCTURE TABLE

STRUCTURE	INVERT	DATE
CH-204	3.27	5/27
CH-203	3.07	5/20
CH-202	3.00	5/20
CH-201	2.93	5/20
CH-115	2.00	6/06
CH-106	5/29	5/29
CH-104	5/14	5/29
CH-103	5/10	5/29
CH-102	4/28	5/29
CH-101	4/28	5/29
CH-100	4/09	6/08
CH-105	3/00	4/08
CH-103	7/7	20/25
CH-102	7/3	20/00
CH-101	6/25	20/00
CH-103	7/23	20/00
CH-102	6/27	20/00

STORM WATER PIPE TABLE

UPSTREAM	DOWNSTREAM	LENGTH	PIPE DIA.	NUMBER OF	PIPE MATERIAL
LINE	LINE	FEET	INCHES	PILES	
CH-204	CH-203	150	18	1	TRAPIC WATER PIPE
CH-203	CH-202	150	18	1	TRAPIC WATER PIPE
CH-202	CH-201	117	18	1	TRAPIC WATER PIPE
CH-201	CH-115	224	24	1	TRAPIC WATER PIPE
CH-115	CH-106	154	24	2	TRAPIC WATER PIPE
CH-106	CH-104	154	24	2	TRAPIC WATER PIPE
CH-104	CH-103	111	24	1	TRAPIC WATER PIPE
CH-103	CH-102	111	24	1	TRAPIC WATER PIPE
CH-102	CH-101	100	24	1	TRAPIC WATER PIPE
CH-101	CH-100	100	24	1	TRAPIC WATER PIPE
CH-103	CH-102	102	18	1	CLASS IV CASTED IRON TRAPIC WATER PIPE
CH-102	CH-101	102	18	1	CLASS IV CASTED IRON TRAPIC WATER PIPE
CH-101	CH-100	102	18	1	CLASS IV CASTED IRON TRAPIC WATER PIPE
CH-103	CH-102	96	18	1	CLASS IV CASTED IRON TRAPIC WATER PIPE
CH-102	CH-101	96	18	1	CLASS IV CASTED IRON TRAPIC WATER PIPE
CH-101	CH-100	96	18	1	CLASS IV CASTED IRON TRAPIC WATER PIPE

DRAINAGE NOTES

- CONTRACTOR SHALL COORDINATE ROOF LEADERS DRAINAGE WITH EXISTING PLANS.
- ROOF LEADERS SHALL BE INSTALLED AT THE CORNER OF EACH ROOF.
- ROOFING CONTRACTOR SHALL INSTALL ROOFING AT THE CORNER OF EACH ROOF.
- CATCH BASIN CH-101 WILL BE A CORNER INLET TYPE.

LEGEND

- - -	EXISTING CONTOURS
- - -	PROPOSED CONTOURS
- - -	8" ADE (COLLECT ROOF DRAIN)
→	FLOW DIRECTION
→	TOP OF WALL ELEVATION
→	BOTTOM OF WALL ELEVATION
→	CATCH BASIN
→	STORM DRAIN MANHOLE
→	WATER LINE
→	SEWER LINE
→	TOP OF WALL
→	BOTTOM OF WALL

REVISIONS:

NO.	DATE	DESCRIPTION

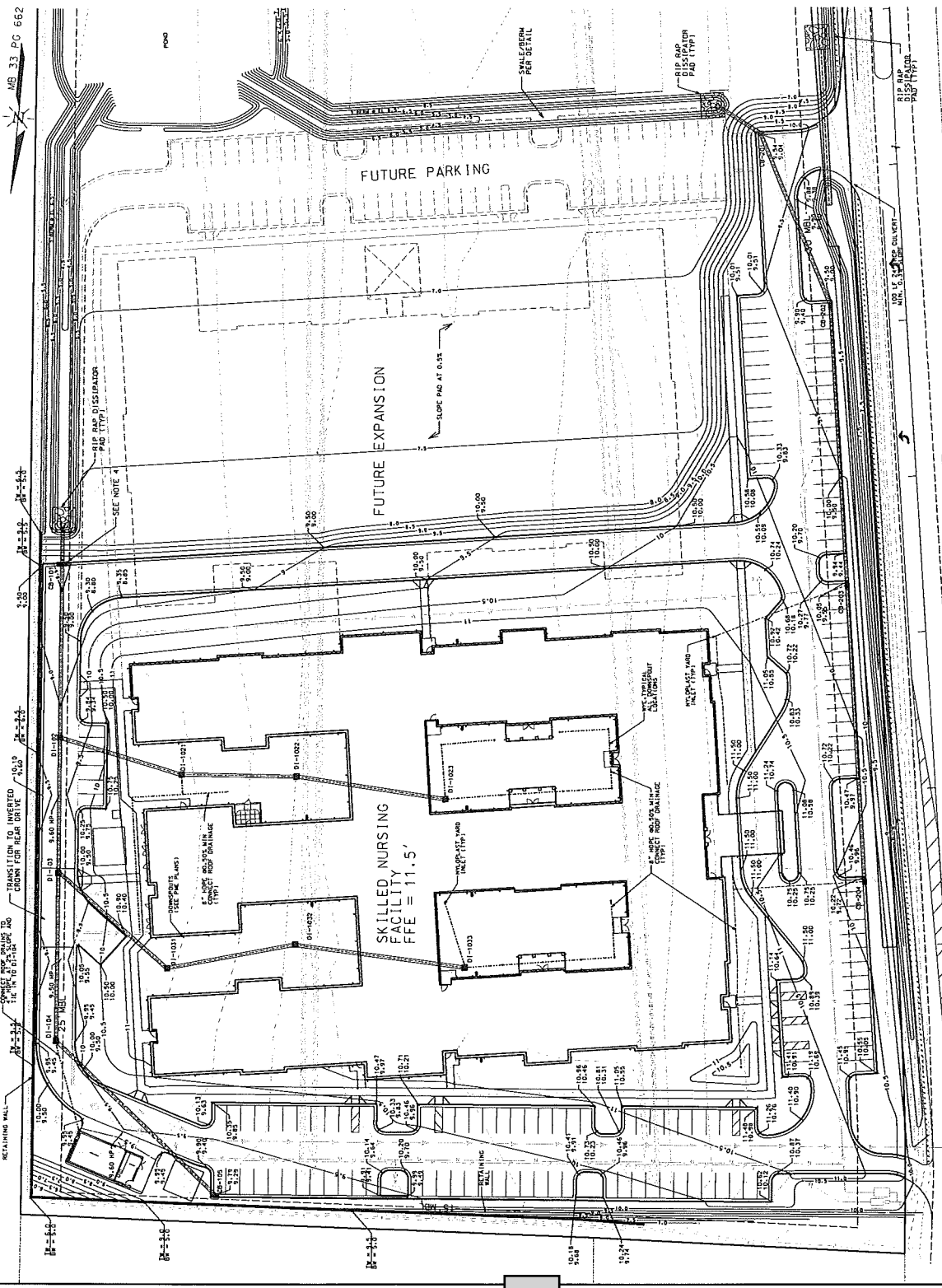
GRADING & DRAINAGE PLAN

PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARRELET COUNTY, NORTH CAROLINA

DESIGNED: CMC
 CLIENT: PRUITT PROPERTIES, INC.
 ADDRESS: 1826 LEURGANS COURT
 NORCROSS, GA 30093

DRAWN: CMC
 CHECKED: CMC
 APPROVED: CMC

THE COLLIPHER GROUP P.A.
 1000 WILSON BLVD. SUITE 200
 WILSON, N.C. 27157
 PHONE: 678-533-6770
 FAX: 678-533-6770
 LICENSE NO. C-485
 DATE: 7/17/21
 SCALE: 1" = 30'



U.S. HIGHWAY 70 BEAUFORT
 60' PUBLIC RIGHT-OF-WAY

30 15 0 30 60
 SCALE: 1" = 30'

STAFF REPORT



To: Planning Board Members
From: Kyle Garner, AICP, Town Planner
Date: September 8, 2021
Project Us 70 East - Site Plan – Pruitt Health Care – Assisted Living Facility

THE QUESTION: To recommend approval or denial to the Board of Commissioners for the Site Plan for Pruitt Health Care Assisted Living Facility to contain 104 Beds/Units.

BACKGROUND: This site currently is an undeveloped tract of property that was annexed, zoned and updated in the CAMA Land Use Plan in October 2018.

Location: US 70 East
 Owners: Carteret Healthcare Properties, LLC
 Requested Action: To recommend approval or denial to the Board of Commissioners
 Existing Zoning: R-20
 Pin #: 731703137013000
 Size: 13.43 acres (584,923.48 sq. ft.)
 Building Square Footage: 70,980 Square Feet
 Existing Land Use: Undeveloped

PUBLIC UTILITIES & WORKS:
 Water: Town of Beaufort
 Sanitary Sewer: Town of Beaufort

- OPTIONS:**
1. Recommend approval of the Site Plan
 2. Recommend denial of the Site Plan based on specific failures to meet requirements of the LDO.
 3. Recommendation on proposed Sewer Allocation Request of 12,480 Gallons per day

- ATTACHMENTS:**
- A. Vicinity Map
 - B. Site Plan – Pruitt Healthcare
 - C. Wastewater Allocation Application

Staff Comments:

The applicant wishes to construct a 70,980 square foot assisted living facility to contain 104 beds. This property was annexed in October of 2018 and given the zoning classification of R-20 closely matching the former County Zoning of R-15M. At that same meeting the property was given a classification as Low Density Residential as a CAMA Land Use Plan Amendment.

As part of the Town's new sewer allocation policy the applicant is requesting 12,480 gallons of allocation for this project that has been reviewed by the Towns Engineer. In addition to Planning Staff, the Town Engineer and Fire Chief have reviewed the plans for compliance as well as the NC Department of Transportation District Office and Division Safety Engineers Office regarding the driveway access points serving the site.

Conclusion

This project meets the design criteria required in the LDO and staff recommends approval.



NO CONCRETE WASHDOWN ALLOWED
 LAND DISTURBANCE = 11.22 AC
 ALL DEMURED AREAS SHALL BE STABILIZED WITHIN
 7 DAYS OF BEING BROUGHT TO ROUGH FINAL GRADE
 (SEE SCHEDULED DATES OF THE PLAN AND
 TABLES PROVIDED FOR THIS PROJECT)

CONSTRUCTION SEQUENCE - PHASE 2

AS SITE COMES UP TO GRADE CONTRACTOR SHALL INSTALL RETAINING WALL PER
 MANUFACTURER REQUIREMENTS
 INSTALL UTILITIES AND BEGIN BUILDING CONSTRUCTION. ALL STRUCTURES
 SHALL BE CONSTRUCTED PER THE APPROVED PLANS.
 STABILIZE SITE PER CIVIL SHEET C18 - GROUND STABILIZATION DURING
 CONSTRUCTION.
 THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY CHANGES TO THE
 CONSTRUCTION SEQUENCE AS THEY OCCUR. CALL HOBAS AND
 HOBAS APPROVAL, WALK OUT SKINNER BASIN AND CONVEYT BASIN INTO STORMWATER
 DETENTION PONDS PER APPROVED PLANS.
 STABILIZE ALL REMAINING SURFACES AND CALL FOR FINAL INSPECTION.

EROSION CONTROL NOTES

MAINTENANCE PLAN

1-ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED
 FOR STABILITY AND EFFECTIVE OPERATION FOLLOWING EACH RAINFALL
 EVENT. ALL CONTROL MEASURES SHALL BE MAINTAINED TO THE DESIGN AND
 REQUIREMENTS SPECIFIED HEREON.
 2-SEEDMOUNT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING
 WHEN THE FENCING IS BEING RELOCATED TO A NEW LOCATION. THE
 SEEDMOUNT SHALL BE RELOCATED TO THE NEW LOCATION WITHIN 10
 DAYS OF THE FENCING BEING RELOCATED.
 3-ALL SEDIMENT AREAS SHALL BE FERTILIZED, RESEEDED AND MAINTAINED
 THROUGHOUT THE PROJECT DURATION TO ESTABLISH AND MAINTAIN
 APPROPRIATE VEGETATION.
 4-ANY AREAS STEEPER THAN 3:1 SLOPE SHALL BE PROVIDED TEMPORARY
 EROSION CONTROL MEASURES WITHIN 10 DAYS OF CONSTRUCTION BEING
 COMPLETED. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE
 PROJECT DURATION OR UNTIL PERMANENT STABILIZATION WITHIN 14 CALENDAR
 DAYS FROM THE LAST SUBSEQUENT RAINFALL EVENT.

NOTES

1. PERSON RESPONSIBLE FOR LAND DISTURBING ACTIVITY:
 PRUITT PROPERTIES, INC.
 2. EROSION ACTIVITY TO BE OBTAINED FROM A PERMITTED MINE.
 3. ANY MATERIAL REMOVED FROM THE SITE MUST BE HAULED TO
 A PERMITTED SITE.

LEGEND

- 16.5' EX. CONTOURS
- 19.5' EX. CONTOURS
- 8" HOPE LOCATED ROOF DRAIN(S)
- FLOW DIRECTION
- FLOW POINT
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- 8" HOPE ROOF DRAIN
- 8" HOPE INLET MANHOLE
- TEMPORARY DIVERSION BEAM
- PROPOSED SILT FENCE
- PROPOSED SLOPE LIMITS
- PROPOSED DISTURBANCE LIMITS
- INLET PROTECTION

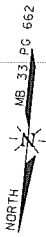
REVISIONS:

NO.	DATE	DESCRIPTION

PRUITT HEALTH CRYSTAL COAST
 BEAUFORT TWP., CATAWBE COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC.
 ADDRESS: 1826 LEURGANS COURT
 ADDRESS: NDRICROSS, GA 30093
 PHONE: 678-533-8770
CHARLES W. COLLIPHER, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 N.C. LICENSE NO. C-4485
 EXPIRES 7/7/21
 SCALE: 1" = 30'

U.S. HIGHWAY 70 BEAUFORT
 66' PUBLIC RIGHT-OF-WAY





LEGEND

- FWA FIRE HYDRANT
- GO CLEAN OUT
- FD FIRE DEPARTMENT CONNECTION
- TS SANITARY SEWER MANHOLE
- SSM SANITARY SEWER LINE
- WV WATER VALVE
- WM WATER METER
- EX. EXISTING (UTILITY)
- FDC FIRE DEPT. CONNECTION

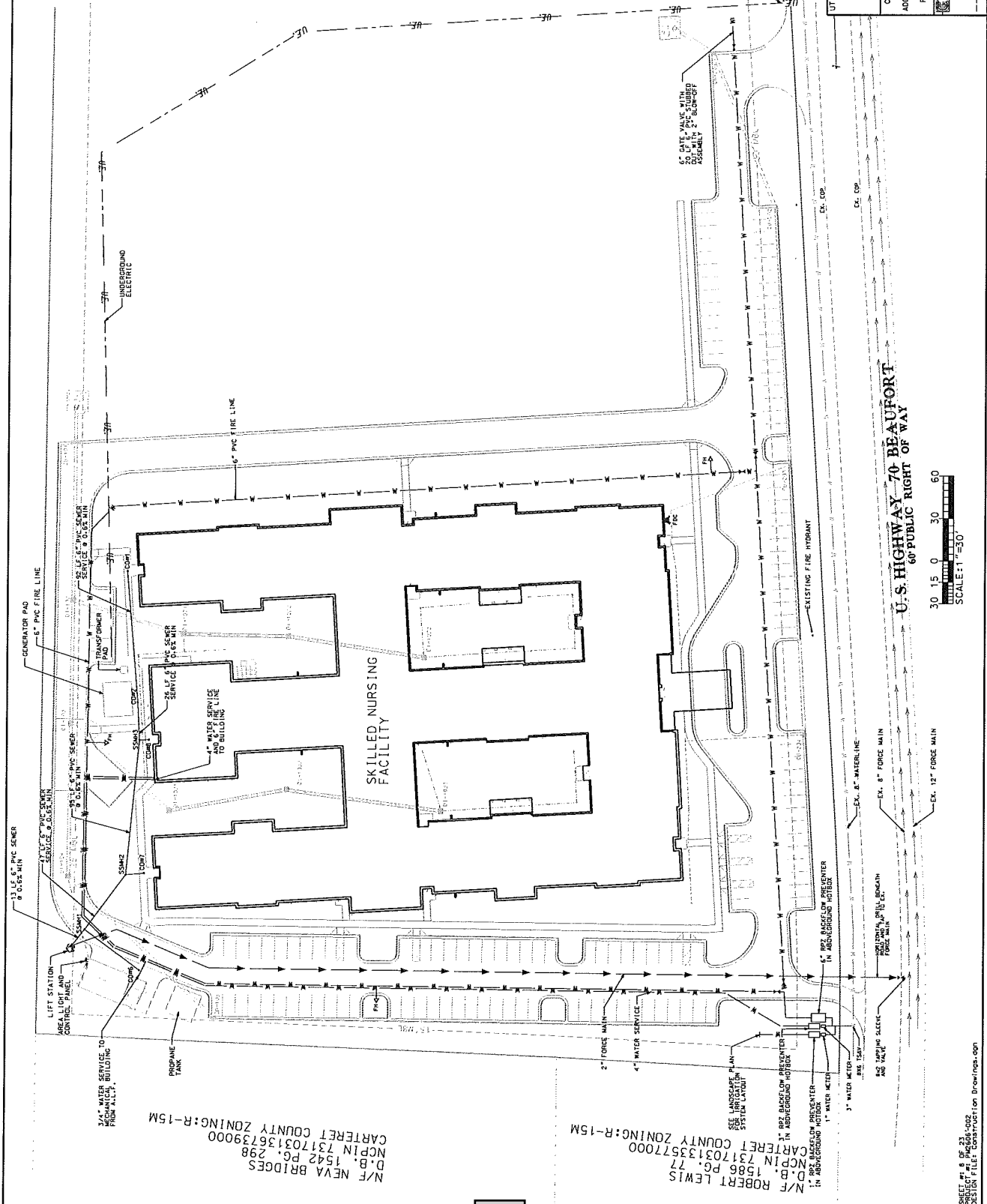
SEWER STRUCTURE INFO

STRUCTURE #	INVERT ELEV. (FT)	RIM ELEV. (FT)	PIPELENGTH (FT)	DOWNSTREAM
SSM#1	8.79	9.20	13	
SSM#2	4.32	10.90	47	
SSM#3	4.39	10.20	95	
CO1	8.50	11.00	27	
CO2	8.45	11.30	48	
CO3	5.06	11.25	1227	
CO8	5.60	11.10	637	

REVISIONS:

NO.	DATE	DESCRIPTION

PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC.
 ADDRESS: 1626-JERGENS COURT
 NICHOLSON, CA 30093
 PHONE: 678-533-6770
THE COLLIPHER GROUP P.A.
 1000 HIGHWAY 42, SUITE 200
 FARMINGTON, N.C. 28520
 LICENSE NO. C-4482
CHARLES M. COLLIPHER P.E.



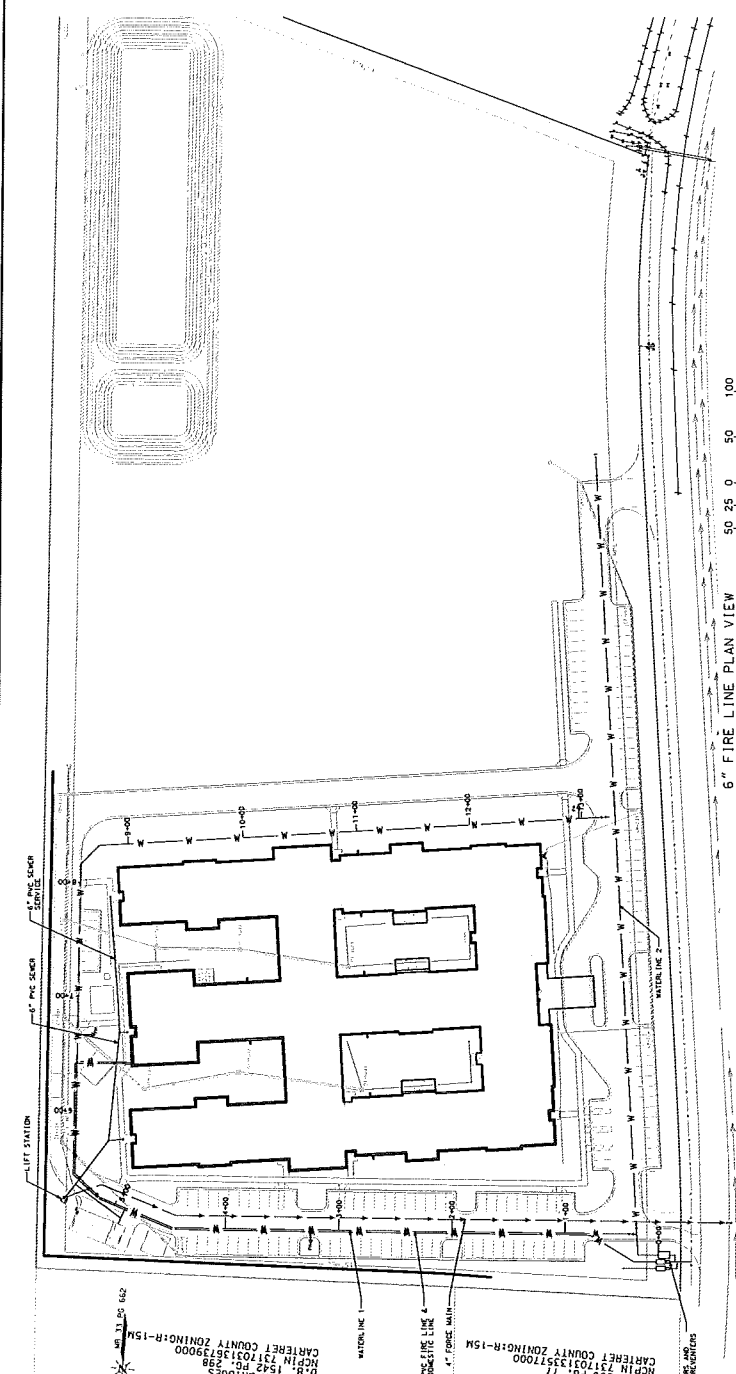
U.S. HIGHWAY 70 BEAUFORT
 60' PUBLIC RIGHT OF WAY



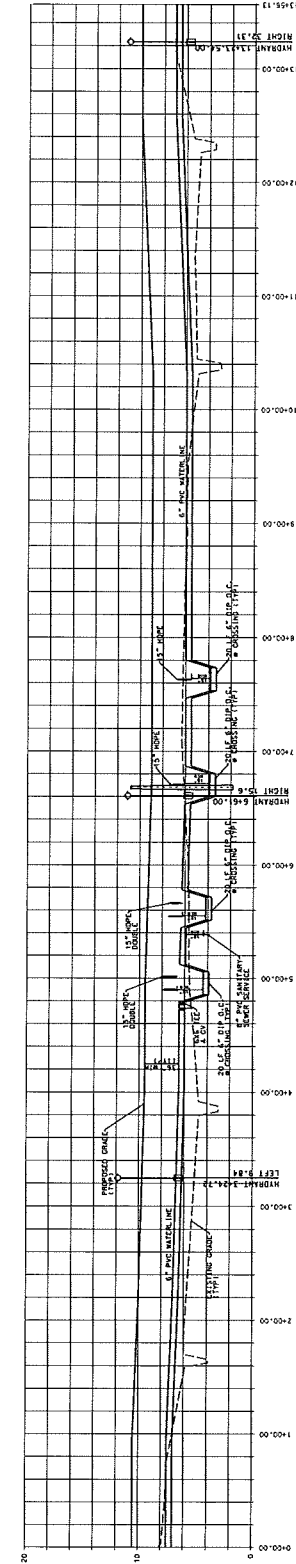
N/F NEVA BRIDGES
 D.B. 1542 PG. 298
 NCPIN 731703136739000
 CARTERET COUNTY ZONING: R-15M

N/F ROBERT LEWIS
 D.B. 1586 PG. 77
 NCPIN 731703133577000
 CARTERET COUNTY ZONING: R-15M

SHEET # 8 OF 23
 DESIGN FILE: Construction Drawings.dgn



WATERLINE 1
6" FIRE LINE PLAN VIEW
SCALE: 1" = 50'



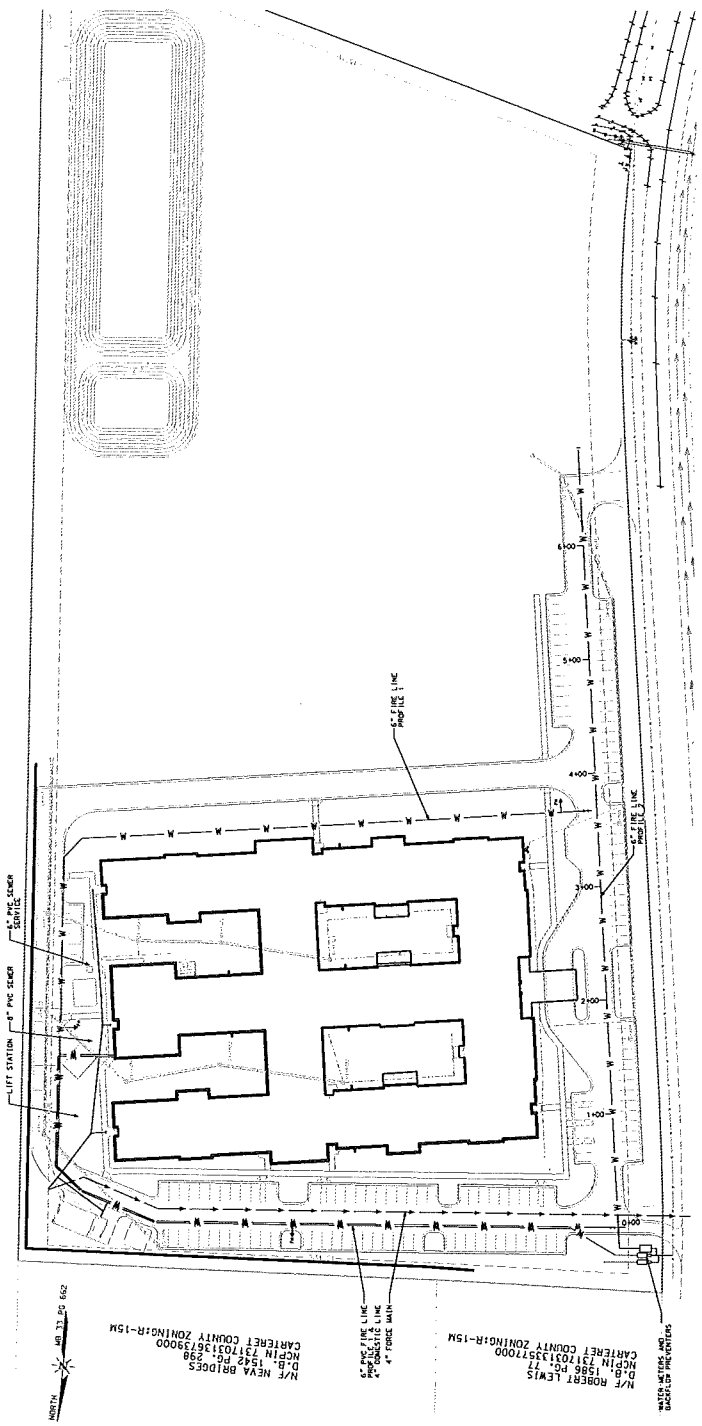
6" FIRE LINE PROFILE (WATERLINE 1)
WITH SANITARY SEWER OFFSETS
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

REVISIONS:

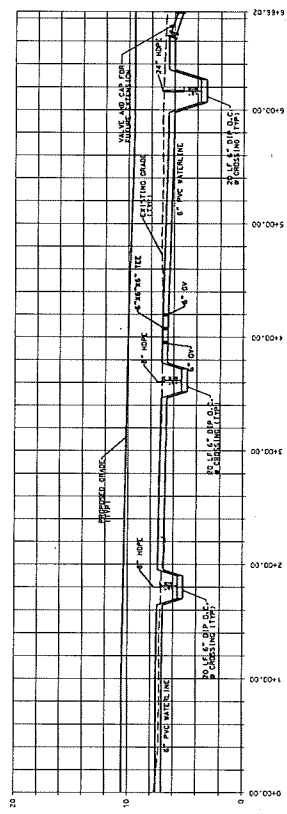
NO.	DATE	DESCRIPTION

WATERLINE 1 PLAN AND PROFILE
PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC
 DESIGNER: CMC
 ADDRESS: 1626 JURGENS COURT
 NORCHESSE, VA 23053
 PHONE: 678-533-6770
 CHECKED: CMC
 DRAWN: CMC
 APPROVED: CMC
 DATE: 7/1/21
 PROJECT NO. 2020-001
 LICENSE NO. C-448
CHARLES W. COLLUPHER P.E.

SHEET # 9 OF 23
 DATE: 7/1/21
 DRAWING FILE: Construction Drawings-00



WATERLINE 2 PLAN VIEW
SCALE: 1" = 50'



6" FIRE LINE PROFILE (WATERLINE 2)
HORIZONTAL SCALE: 1"=50'

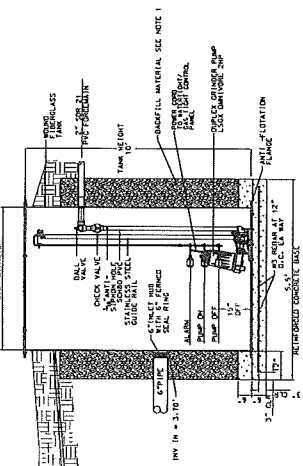
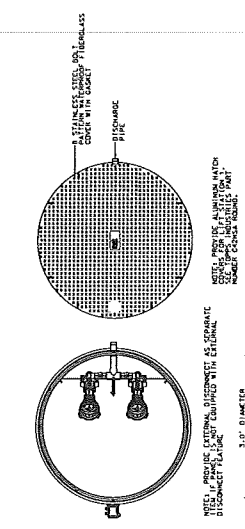
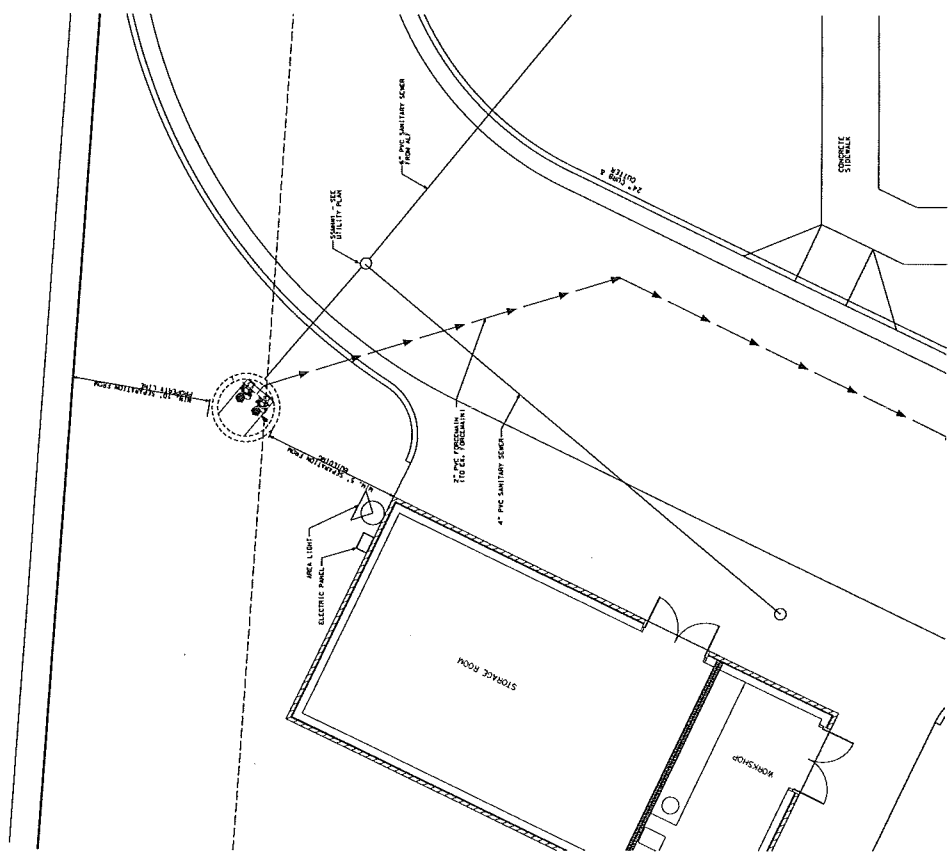
LEGEND
 PROPOSED WATER LINE
 PROPOSED SUMP
 DATE VALVE
 P.O.
 PROPOSED FORCE MAIN
 EXISTING FORCE MAIN
 EXISTING WATERLINE

REVISIONS:

NO.	BY	DATE	DESCRIPTION

WATERLINE 2 PLAN AND PROFILE
PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC
 ADDRESS: 1626-LEURGANS COURT
 NDRICROSS, GA 30093
 PHONE: 678-533-6770
THE COLLIPIER GROUP, P.A.
 1000 W. HARRIS STREET
 RALEIGH, N.C. 27601
 LICENSE NO. C-4483
 DATE: 7/17/21
 SCALE: 1"=50'

NORTH
MB 33 PG 662



NOTES:
 1. BACKFILL MATERIALS
 A. 18\"/>

LIFT STATION #	TOP	BOTTOM	INVERT IN	PUMP OFF	PUMP ON	ALARM	LAC DN
1	9.35	-0.75	3.75	0.38	2.08	3.38	3.88

LIBERTY PUMPS DUPLEX
GRINDER PACKAGE
(OR APPROVED EQUAL)

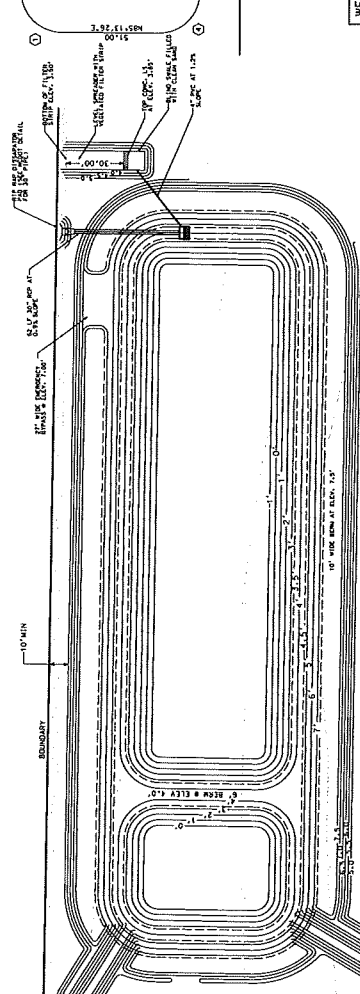
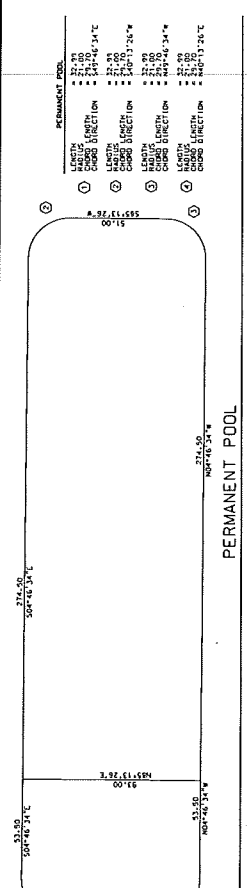
REVISIONS:

NO.	DATE	DESCRIPTION

LIFT STATION DETAILS
PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC
 DESIGNED: CMC
 ADDRESS: 1626 JEFFERSONS COURT
 ADDRESS: MORCROSS, GA 30093
 DRAWN: CMC
 CHECKED: CMC
 THE CULLIPHER GROUP, P.A.
 1000 W. WILSON BLVD., SUITE 200
 FARMERSVILLE, N.C. 28537
 PHONE: 678-533-6770
 APPROVED: CMC
 DATE: 7/7/21
 LICENSE NO. C-4483
 SCALE: 1" = 5'
CHARLES W. CULLIPHER P.E.



SHEET #11 OF 23
 DESIGN FILE: CONSTRUCTION Drawings.dgn

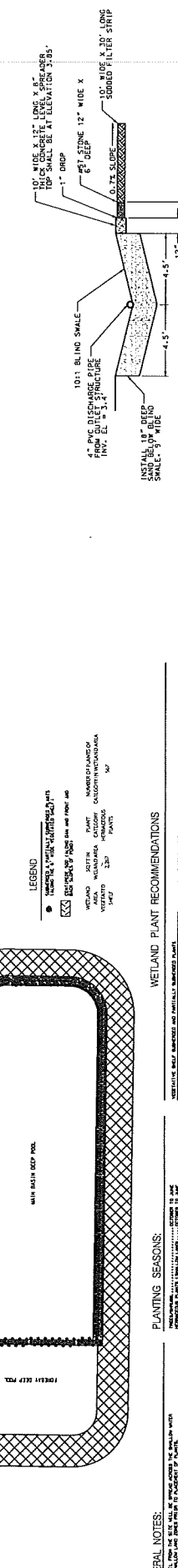
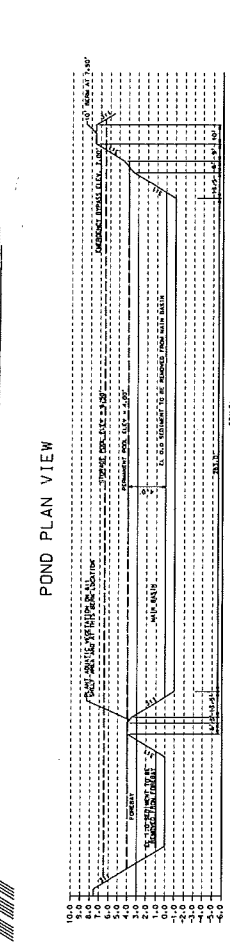


WET DETENTION POND DESIGN DATA

DESIGN INTERPOLATION A
DESIGN INTERPOLATION B

POND DESIGN SUMMARY

DESIGN FLOW: 100 CFS
DESIGN VELOCITY: 3.0 FPS
DESIGN DETENTION TIME: 120 MIN



- GENERAL NOTES:**
- GENERAL NOTES TO BE ADHERED TO AS SHOWN ON THE PLAN.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, SEVENTH EDITION, 2003, AS AMENDED.
 - ALL STRUCTURES SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM STRENGTH OF 4000 PSI.
 - ALL STRUCTURES SHALL BE CONSTRUCTED OF REINFORCED CONCRETE.
- SOIL SPECIFICATIONS:**
- ALL SOILS SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, SEVENTH EDITION, 2003, AS AMENDED.
 - ALL SOILS SHALL BE TESTED FOR COMPACTIBILITY, STRENGTH, AND PLASTICITY.
 - ALL SOILS SHALL BE TESTED FOR PERCENT FINE PASSING THROUGH NO. 200 SIEVE.
 - ALL SOILS SHALL BE TESTED FOR PERCENT FINER PASSING THROUGH NO. 40 SIEVE.
 - ALL SOILS SHALL BE TESTED FOR PERCENT FINER PASSING THROUGH NO. 60 SIEVE.
 - ALL SOILS SHALL BE TESTED FOR PERCENT FINER PASSING THROUGH NO. 100 SIEVE.
 - ALL SOILS SHALL BE TESTED FOR PERCENT FINER PASSING THROUGH NO. 200 SIEVE.
 - ALL SOILS SHALL BE TESTED FOR PERCENT FINER PASSING THROUGH NO. 425 SIEVE.
- PLANTING SPECIFICATIONS:**
- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, SEVENTH EDITION, 2003, AS AMENDED.
 - ALL PLANTING SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, SEVENTH EDITION, 2003, AS AMENDED.
 - ALL PLANTING SHALL BE TESTED FOR PLANT VIGOR AND ADAPTABILITY.
 - ALL PLANTING SHALL BE TESTED FOR PLANT SURVIVAL.
 - ALL PLANTING SHALL BE TESTED FOR PLANT GROWTH.
 - ALL PLANTING SHALL BE TESTED FOR PLANT YIELD.
 - ALL PLANTING SHALL BE TESTED FOR PLANT QUALITY.
 - ALL PLANTING SHALL BE TESTED FOR PLANT QUANTITY.
 - ALL PLANTING SHALL BE TESTED FOR PLANT DISTRIBUTION.
 - ALL PLANTING SHALL BE TESTED FOR PLANT DIVERSITY.
 - ALL PLANTING SHALL BE TESTED FOR PLANT FUNCTIONALITY.

WETLAND PLANT RECOMMENDATIONS

PLANT NAME	WETLAND USE	PLANT	WETLAND USE	WETLAND USE
...
...
...
...

PLANTING SEASONS:

PLANTING SHALL BE COMPLETED FROM APRIL THROUGH SEPTEMBER.

PLANTING PLAN

SCALE: 1" = 30'

PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CANTERLET COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC.

DESIGNED: OMC
 DRAWN: OMC
 CHECKED: OMC
 APPROVED: OMC
 DATE: 7/1/21
 LICENSE NO. C-4498

THE COLLETT GROUP P.A.
 1241 HIGHWAY 24
 BEAUFORT, NORTH CAROLINA 28520
 PHONE: 619-533-6710
 LICENSE NO. C-4498

CHARLES M. COLLETT, P.E.
 SCALE: 1" = 30'

TYPICAL FIRE HYDRANT ASSEMBLY

NOTE: THE WATER AND SEWER CROSSING SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

WATER UNDER SEWER

NOTE: THE WATER AND SEWER CROSSING SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

WATER OVER SEWER

NOTE: THE WATER AND SEWER CROSSING SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

CROSSING DETAILS

NOTE: THE WATER AND SEWER CROSSING SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

TYP. SERVICE CONNECTION

NOTE: THE SERVICE CONNECTION SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

FORCE MAIN BORE

NOTE: THE FORCE MAIN BORE SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

SANITARY SEWER SERVICE

NOTE: THE SANITARY SEWER SERVICE SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

TYPICAL PRECAST MANHOLE

NOTE: THE PRECAST MANHOLE SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

WATER METER SET

NOTE: THE WATER METER SET SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

TYPICAL PERMANENT BLOW OFF

NOTE: THE PERMANENT BLOW OFF SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

NEW GATE VALVE & VALVE BOX DETAIL

NOTE: THE NEW GATE VALVE & VALVE BOX DETAIL SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

WATER PIPE TRENCH DETAIL OUTSIDE PAVED AREA

NOTE: THE WATER PIPE TRENCH DETAIL OUTSIDE PAVED AREA SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

THRUST BLOCKING DETAIL

NOTE: THE THRUST BLOCKING DETAIL SHALL BE INSTALLED IN THE SAME TRENCH AS THE HYDRANT. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH. THE HYDRANT SHALL BE INSTALLED IN THE CENTER OF THE TRENCH.

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REVISIONS:

NO.	DATE	DESCRIPTION

PRUITTHEALTH CRYSTAL COAST
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC.
 ADDRESS: 1656 HEARGENS COURT
 NORROSS, GA 30093
 PHONE: 678-933-6770
 THE CULLIPPER GROUP, P.A.
 1501 HIGHWAY 24
 ROSELAND, NC 27068
 LICENSE NO. C-448
 CHECKED: CMC
 APPROVED: CMC
 DATE: 7/7/21
 SCALE: NTS
 CHARLES M. CULLIPPER, P.E.

SEE BEAUFORT MANUAL FOR ADDITIONAL DETAILS ON THRUST BLOCKING

SHEET # 2 OF 23
 DESIGN FILE: Ccrs-1000
 CONSTRUCTION Drawings.cdw

25

INSTALL ONE AT VAN ACCESSIBLE PARKING SPACE AND ONE AT HANDICAP PARKING SPACE

HANDICAP SIGN
SCALE: NOT TO SCALE

BEAUFORT STD. 3-02
SCALE: NOT TO SCALE

24" ROLLED CONCRETE CURB & GUTTER
SCALE: NOT TO SCALE

STANDARD CURB & GUTTER (24")
SCALE: NOT TO SCALE

SPILL GUTTER (24")
SCALE: NOT TO SCALE

PARKING LOT PAVING
SCALE: NOT TO SCALE

TYPICAL SIDEWALK & PAVING SECTION
SCALE: NOT TO SCALE

DUMPSTER PAD DETAIL
SCALE: NOT TO SCALE

HANDICAP PUMP DETAILS
SCALE: NOT TO SCALE

TYPICAL ACCESSIBILITY PARKING STALL LAYOUT (N.T.S.)
SCALE: NOT TO SCALE

FENCE DETAIL FOR DUMPSTER ENCLOSURE
SCALE: NOT TO SCALE

SEED BED PREPARATION
SCALE: NOT TO SCALE

SEEDING SCHEDULE
SCALE: NOT TO SCALE

STONE CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE

SKIMMER DETAIL
SCALE: NOT TO SCALE

SILT FENCE AND OUTLET
SCALE: NOT TO SCALE

CRIBS SECTION
SCALE: NOT TO SCALE

CRIBS SECTION
SCALE: NOT TO SCALE

INSTALL ONE AT VAN ACCESSIBLE PARKING SPACE AND ONE AT HANDICAP PARKING SPACE

TYPICAL ACCESSIBILITY PARKING STALL LAYOUT (N.T.S.)
SCALE: NOT TO SCALE

NOTES: PARK SHALL NOT EXCEED 2.0% IN ANY DIRECTION WITHIN THE AREA OF ACCESSIBLE PARKING. SEE PUMP AND SIGN DETAILS.

GENERAL NOTES: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SEED BED PREPARATION
SCALE: NOT TO SCALE

SEEDING SCHEDULE
SCALE: NOT TO SCALE

STONE CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE

SKIMMER DETAIL
SCALE: NOT TO SCALE

SILT FENCE AND OUTLET
SCALE: NOT TO SCALE

CRIBS SECTION
SCALE: NOT TO SCALE

CRIBS SECTION
SCALE: NOT TO SCALE

INSTALLATION NOTES:

- THE BACK OF EACH CRIB SHOULD BE AT LEAST ONE FOOT HIGHER THAN THE MIDDLE OF THE FENCE.
- CRIBS SHOULD BE SPACED AT LEAST 10 FEET APART, UNLESS OTHERWISE SPECIFIED.
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INSTALLATION NOTES:

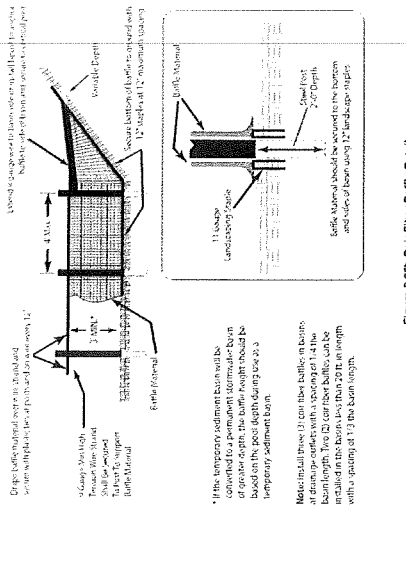
- THE BACK OF EACH CRIB SHOULD BE AT LEAST ONE FOOT HIGHER THAN THE MIDDLE OF THE FENCE.
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GENERAL NOTES:

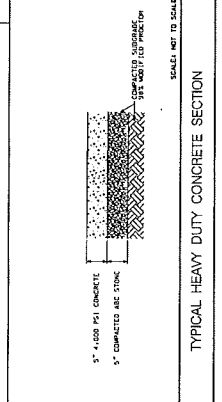
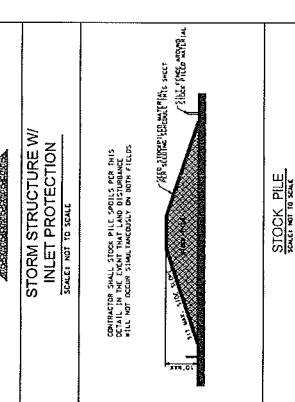
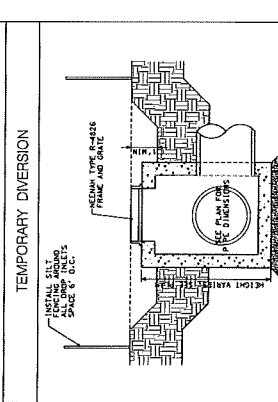
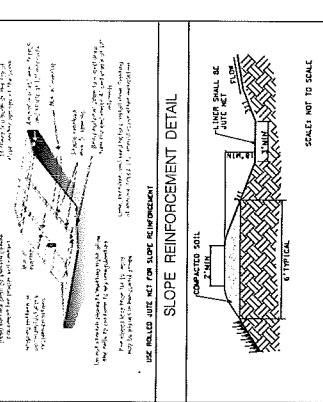
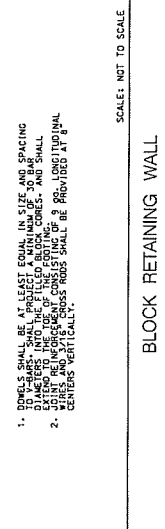
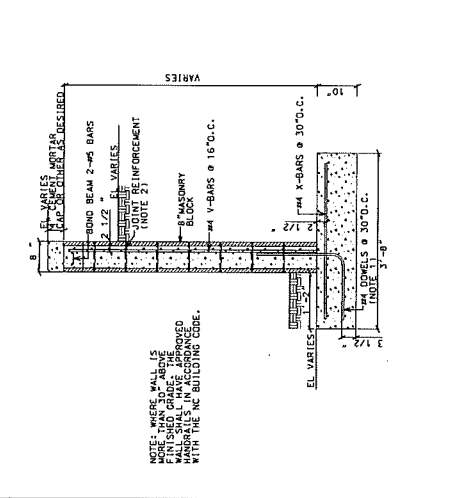
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ROCKFRY STANDARD GRATING FOR RIP RAP AT PIPE OUTLETS
REVISION: N.C.
DATE: 01/21/11
SHEET NO.: 23
DESIGN FILE: CONSTRUCTION Brown/rao

SIZE	ALLOWED TRAFFIC LOADS (KIP)
1/8"	1000
1/4"	2000
3/8"	3000
1/2"	4000
5/8"	5000
3/4"	6000
7/8"	7000
1"	8000
1 1/8"	9000
1 1/4"	10000
1 3/8"	11000
1 1/2"	12000
1 5/8"	13000
1 3/4"	14000
1 7/8"	15000
2"	16000
2 1/8"	17000
2 1/4"	18000
2 3/8"	19000
2 1/2"	20000
2 5/8"	21000
2 3/4"	22000
2 7/8"	23000
3"	24000



MINIMUM RIP RAP DISSIPATOR PADS AT PIPE OUTLETS



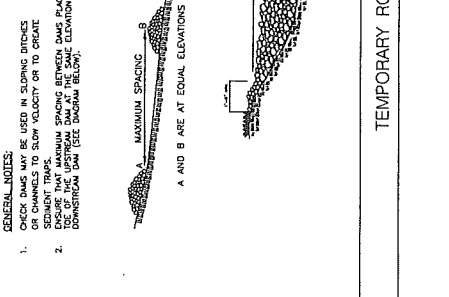
REVISIONS:

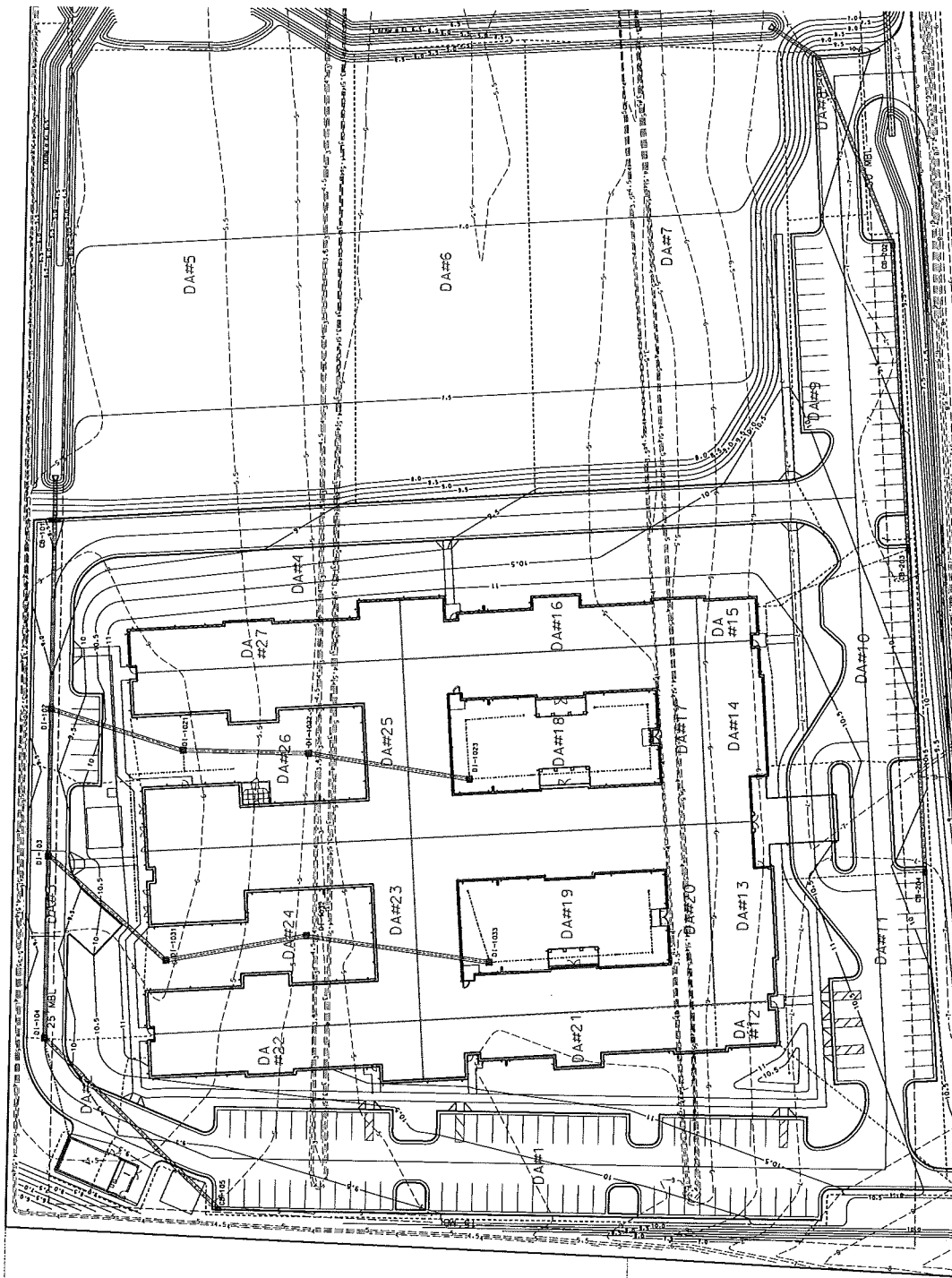
NO.	DATE	DESCRIPTION

REFER TO THE TOWN OF BROWN COUNTY FOR ANY ADDITIONAL DETAILS

SITE & EROSION CONTROL DETAILS
PRUITTHEALTH CRYSTAL COAST
2415 HIGHWAY 70
BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
CLIENT: PRUITT PROPERTIES, INC
DESIGNED: CMC
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC
DATE: 7/7/21
DRAWN BY: CHARLES M. COLLIPPER
SCALE: NTS
CHARLES M. COLLIPPER, P.E.

TEMPORARY ROCK CHECK DAM DETAIL





LEGEND

- POND/STORM DETENTION
- 8" HOPE TITE ROOF DRAINS
- STORM PIPE

REVISIONS:

NO.	DATE	DESCRIPTION

PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
 CLIENT: PRUITT PROPERTIES, INC. (REGISTERED)
 ADDRESS: 1626 JEUENS COURT
 NORCROSS, GA 30093
 PHONE: 678-531-6770
THE COLLIPHER GROUP, P.A.
 2314 HIGHWAY 70, SUITE 200
 BEAUFORT, NC 28516
 LICENSE NO. C-4482
CHARLES M. COLLIPHER, P.E.

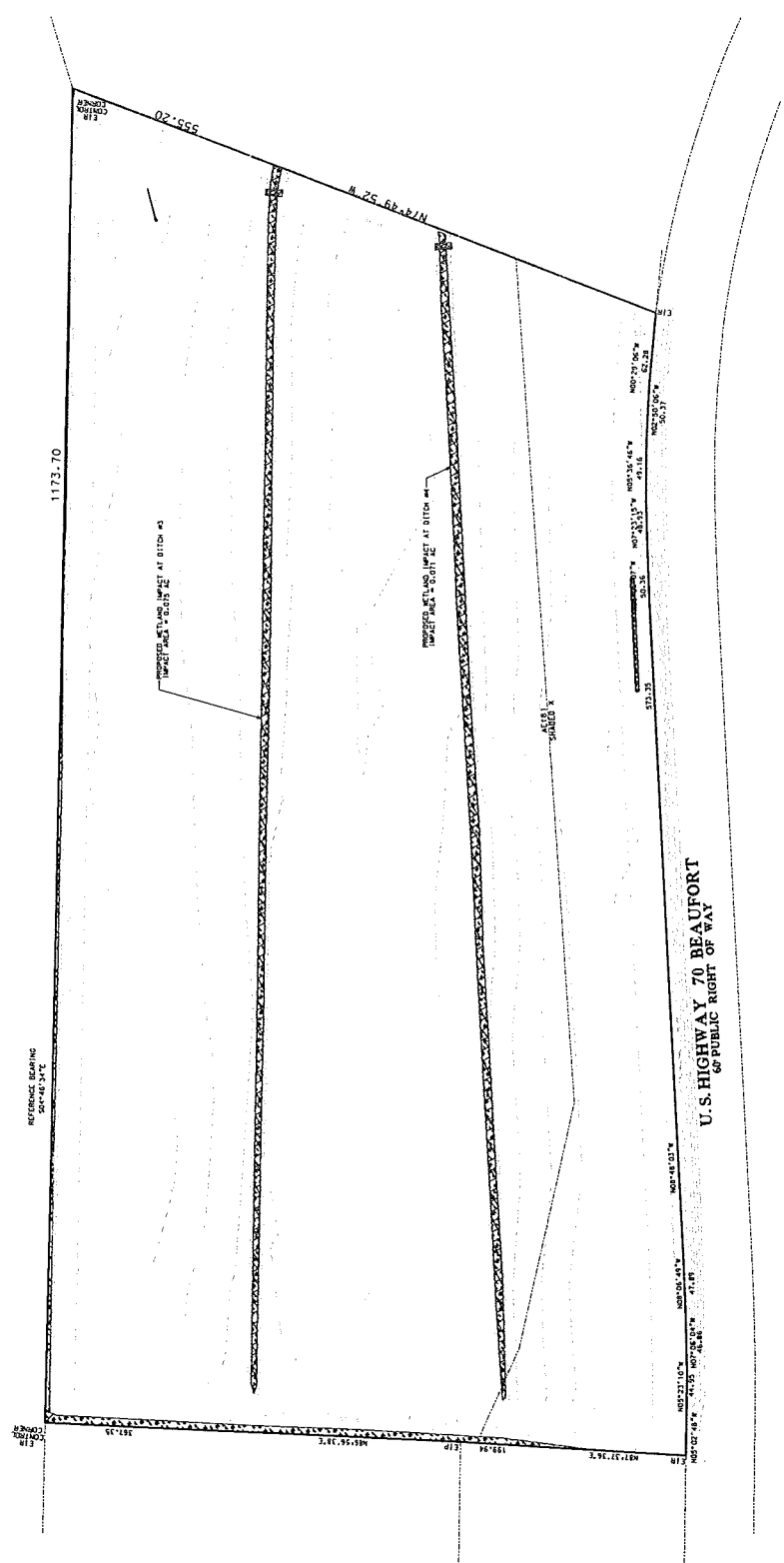
U.S. HIGHWAY 70 BEAUFORT
60' PUBLIC RIGHT OF WAY



N/F NEVA BRIDGES
 D.B. 1542 PG. 298
 NCPIN 731703136739000
 CARTERET COUNTY ZONING: R-15M

N/F ROBERT LEWIS
 D.B. 1586 PG. 77
 NCPIN 731703133577000
 CARTERET COUNTY ZONING: R-15M

PROJECT # 1586
 DESIGN FILE: Construction Drawings.dgn



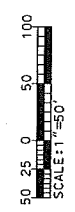
PROPOSED WETLAND IMPACT TABLE
 DITCH #4 IMPACT AREA = 0.07 AC
 DITCH #5 IMPACT AREA = 0.07 AC
 TOTAL PROPOSED IMPACTS = 0.146 AC

LEGEND
 [Symbol] EXISTING WETLANDS
 [Symbol] PROPOSED WETLAND IMPACTS
 - - - - - EXISTING CONTOURS

REVISIONS:

NO.	DATE	DESCRIPTION

NETLAND IMPACT MAP
PRUITTHEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA
 DESIGNED: CMC
 CLIENT: PRUITT PROPERTIES, INC.
 DRAWN: CMC
 ADDRESS: 1626 JEFFERSON COURT
 NURCROSS, GA 30953
 PHONE: 678-533-6770
 CHECKED: CMC
 [Logo] THE CULLIPHER GROUP, P.A.
 PROFESSIONAL ENGINEERING & SURVEYING SERVICES
 1000 W. WILSON DRIVE, SUITE 200
 WAREHOUSES, N.C. 27887
 LICENSE NO. C-4402
 DATE: 7/7/21
 SCALE: 1" = 50'
CHARLES M. CULLIPHER P.E.



SHEET # 17 OF 23
 SYSTEM FILE: Construction Drawings.dwg

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

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

SECTION E: GROUND STABILIZATION

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

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

GROUND STABILIZATION SPECIFICATION

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

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tacklers Hydroseeding Reeled erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tacklers Hydroseeding with permanent soil reinforcement matting Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover Structural methods such as concrete, asphalt or retaining walls Reeled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

EQUIPMENT AND VEHICLE MAINTENANCE

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

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or other weather events that may cause spillage or damage to waste containers.
- Anchor all lightweight litter to prevent wind-blown litter from blowing into or onto containers or overflowing.
- Empty waste containers as needed to prevent overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

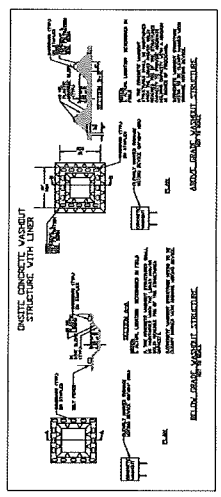
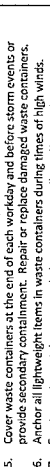
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled,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

PORTABLE TOILETS

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

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown to other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Stabilize stockpile stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

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

HERBICIDES, PESTICIDES AND RODENTICIDES

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

HAZARDOUS AND TOXIC WASTE

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

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING EFFECTIVE: 04/01/19

GROUND STABILIZATION

PRUITT HEALTH CRYSTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: PRUITT PROPERTIES, INC
 DESIGNED: CMC
 DRAWN: CMC
 ADDRESS: 1626 JEFFERSONS COURT
 NOKROSS, GA 30093
 CHECKED: CMC
 PHONE: 678-533-6770
 APPROVED: CMC

THE COLLIPPER GROUP, P.A.
 1000 W. HARRIS STREET, N.C. 28627
 REGISTERED PROFESSIONAL ENGINEER NO. C-4482
 DATE: 7/7/21
 SCALE: 1" = 50'

REVISIONS:

NO.	DATE	DESCRIPTION

SECTION A: SELF-INSPECTION

SELF-INSPECTION, RECORDKEEPING AND REPORTING

Inspections are required during normal business hours in accordance with the table below. Inspections may be performed at any time during the 7 calendar day inspection period. Inspections which result in a violation shall be reported to the Division in writing within 24 hours of the date of the inspection. In addition, if a violation results in a release of hazardous materials or a spill greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspection	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in working order	Daily	If no daily rain gauge observations are made during wetting of the site, the inspector must make a daily rain gauge observation and record the date, time, and amount of rainfall in the Inspection Record. In addition, if a site inspection is conducted during a rain event, the inspector shall record the date, time, and amount of rainfall in the Inspection Record. The permittee may not authorize any other rain gauge to be used.
(2) EESC Measures	At least once per 7 calendar days and within 24 hours	1. Date and time of the inspection. 2. Name of the person performing the inspection. 3. Name of the person performing the inspection. 4. Description of maintenance needed for the measures. 5. Description of maintenance needed for the measures. 6. Date and time of the inspection. 7. Name of the person performing the inspection. 8. Name of the person performing the inspection. 9. Indication of visible sediment leaving the site. 10. Indication of visible sediment leaving the site.
(3) Stormwater discharge (5000 or greater)	At least once per 7 calendar days and within 24 hours	1. Date and time of the inspection. 2. Name of the person performing the inspection. 3. Name of the person performing the inspection. 4. Indication of visible sediment leaving the site. 5. Indication of visible sediment leaving the site.
(4) EESC of site	At least once per 7 calendar days and within 24 hours	1. Date and time of the inspection. 2. Name of the person performing the inspection. 3. Name of the person performing the inspection. 4. Indication of visible sediment leaving the site. 5. Indication of visible sediment leaving the site.
(5) Stormwater discharge (5000 or greater)	At least once per 7 calendar days and within 24 hours	1. Date and time of the inspection. 2. Name of the person performing the inspection. 3. Name of the person performing the inspection. 4. Indication of visible sediment leaving the site. 5. Indication of visible sediment leaving the site.
(6) Groundwater monitoring	After each phase of grading	1. The phase of grading installation of perimeter EESC activity, construction or development, permittee. 2. Documentation that the required ground subsurface monitoring has been initiated within the required timeframe or an assurance that they will be provided as required.

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

SECTION B: RECORDKEEPING

SELF-INSPECTION, RECORDKEEPING AND REPORTING

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

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

2. Additional Documentation

In addition to the EESC Plan documents above, the following items shall be kept on the site and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- (a) This general permit as well as the certificate of coverage, after it is received.
- (b) Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
- (c) All data used to complete the Notice of Intent and older inspection records shall be maintained for a period of three years after project completion and made available upon request. (40 CFR 122.41)

SECTION C: REPORTING

SELF-INSPECTION, RECORDKEEPING AND REPORTING

Permittees shall report the following occurrences:

- (a) Visible sediment deposition in a stream or wetland.
- (b) Oil spills if:
 - They are 25 gallons or more,
 - They are less than 25 gallons but cannot be cleaned up within 24 hours,
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- (c) Release of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 116.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or 40 CFR 311.3.
- (d) Anticipated bypasses and unanticipated bypasses.
- (e) Non-compliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the following requirements: (1) For occurrences outside normal business hours, they shall be reported to the Division's Emergency Response Personnel at (800) 662-7956; (800) 858-0368 or (919) 733-3300.

- **Reporting Timeframes (After Discovery) and Other Requirements:**
 - **Within 2 calendar days:** A report that contains a description of the sediment and siltation taken to address the cause of the deposit. Division staff may waive the requirement for a written report on a day-by-day basis.
 - **Within 7 calendar days:** The permittee shall be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the permit conditions.
 - **Within 30 calendar days:** A report that includes an evaluation of the location of the spill or release.
- **Oil spills and hazardous substances per item (b) above:**
 - **Within 24 hours:** An oral or electronic notification.
 - **Within 7 calendar days:** A report that includes an evaluation of the effect of the release.
 - **Within 30 calendar days:** A report that includes an evaluation of the effect of the release.
 - **Within 7 calendar days:** A report that contains a description of the non-compliance, and its causes; the period of non-compliance, including start dates and times, and if the non-compliance has not continued, and steps taken or planned to reduce, eliminate, and prevent recurrence of the non-compliance; (40 CFR 122.41(i)(6)).
 - Division staff may waive the requirement for a written report on a case-by-case basis.

PART III

SELF-INSPECTION, RECORDKEEPING AND REPORTING

REVISIONS:

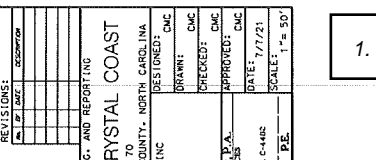
NO.	DATE	DESCRIPTION

PRUITTHEALTH CRISTAL COAST
 2415 HIGHWAY 70
 BEAUFORT TWP., CATELET COUNTY, NORTH CAROLINA

CLIENT: PRUITT PROPERTIES, INC
DESIGNED: CMC
ADDRESS: 1626 JEFFERSONS COURT
 NORCROSS, GA 30093
DRAWN: CMC
CHECKED: CMC
APPROVED: CMC

THE COLLIPHER GROUP, P.A.
 1200 W. HIGHWAY 70, SUITE 200
 BEAUFORT, N.C. 28527
PHONE: 678-933-6770
FAX: 678-933-6770
DATE: 7/7/21
SCALE: 1" = 50'

EFFECTIVE: 04/01/19



NGG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING



TOWN OF Beaufort
Public Services Department
701 Front Street, Beaufort, NC 2816
P.O. Box 390, Beaufort, NC 28516
Phone: 252-728-2141

WASTEWATER ALLOCATION REQUEST

The Town of Beaufort, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation. Review fee is due upon submittal of request.

Wastewater Allocation Request Review Fee: \$50

SITE INFORMATION

Name of Project: PruittHealth Crystal Coast Acreage of Property: 13.43
County Tag Number: N/A NC PIN: 731703137013000
Address/Location: 2415 Highway 70 Beaufort, NC 28516

Zoning District: RM20
Location Status: Town Limits Existing Out-of-Town Service Area
 Out-of-Town Service Approval/Agreement

APPLICANT INFORMATION

Applicant: Carteret Healthcare Properties, Inc.
Mailing Address: 1626 Jeurgens Court Norcross, GA 30093
Phone Number: 678-533-6770 Fax: _____
Contact Person: Nicole Frazier, Senior Vice President Community Improvements
Email Address: nfrazier@pruitthealth.com

PROPERTY OWNER INFORMATION

Name: Carteret Healthcare Properties, Inc.
Mailing Address: 1626 Jeurgens Court Norcross, GA 30093
Phone Number: 678-533-6770 Fax: _____
Email Address: nfrazier@pruitthealth.com

FOR OFFICE USE ONLY

Date Received: _____ File Number/Name: _____

PROJECT INFORMATION

Use: New Expanded Change Use Type: Residential Commercial

Proposed Use(s): Skilled Nursing Facility Existing Use(s): _____

Developer Name: Carteret Healthcare Properties, Inc.

Mailing Address: 1626 Jeurgens Court Norcross, GA 30093

Phone Number: 678-533-6770 Fax Number: _____

Email Address: nfrazier@pruitthealth.com

ALLOCATION REQUEST (See instructions on page 3 regarding use of Professional Engineer)

- The following supplemental information is required:
- Complete development proposal for Priority Levels 1, 2 or 3 allocation request
 - Preliminary plan or sketch plan for Priority Level 4 allocation request meeting requirements for site plans as established on the Town's Building Permit Application or as described for sketch plans by the Town's Subdivision Ordinance
 - If a phasing schedule is proposed, include as an attachment

Residential:

Gross Acreage: _____

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total			

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total			

Non-Residential: (Design Flow Guideline provided as Appendix A)*
 *If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.

Gross Acreage: 13.43

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Nursing, rest homes with laundry facilities	gpd/bed	104	120	12,480
Total				12,480

TOTAL REQUESTED GALLONS PER DAY: 12,480

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Beaufort to approve the subject Wastewater Allocation. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Beaufort, North Carolina, and will not be returned.

Neil L. Pruitt, Jr.
Print Name

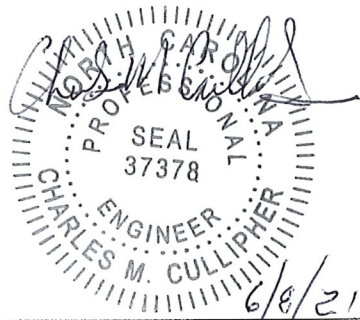
[Handwritten Signature]
Signature of Applicant

5/20/21
Date

ENGINEER'S CERTIFICATION

The allocation request data provided on page 2 of this form shall be provided by a Professional Engineer for all requests except single lot residential infill requests and commercial requests equal to or less than 360 gallons per day. The certification statement below shall be completed by the Professional Engineer providing the data.

I, Charles M. Cullipher, PE hereby attest that the total requested allocation and the values used to derive the total are to the best of my knowledge, accurate and complete having been prepared in accordance with the instructions of this form while also adhering to applicable State laws, regulations, and rules, concerning the determination of design daily wastewater flows from facilities served by public wastewater collection and treatment systems.



Signed and Dated Professional Engineer Seal

The Cullipher Group, PA
Firm Name

151A NC HWY 24 Morehead City, NC 28557
Address

252-773-0090
Telephone No.

chase@tcgpa.com
Email Address

TOWN OF BEAUFORT OFFICE USE ONLY:

Approved by: Town Engineer
 Board of Commissioners

Allocation approved: _____ gallons per day

Date of Approval: _____

Confirmation signature by:

Town Manager

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite

Establishment Type	Daily Flow Rate
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007

Per 15A NCAC 02t .0114 (b), in determining the volume of sewage from dwelling units, the flow rate shall be 120 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit shall be 240 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 120 gallons per day. Each bedroom or any other room or addition that can function as a bedroom shall be considered a bedroom for design purposes. When the occupancy of a dwelling unit exceeds two persons per bedroom, the volume of sewage shall be determined by the maximum occupancy at a rate of 60 gallons per person per day.



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, September 20, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case #21-24 Final Plat – Front Street Village Phase 4

BRIEF SUMMARY:

Arendell Engineering (John Wade, P.E.) has submitted the Final Plat for Front Street Village Phase 4 showing a 10.44 acre tract into 34 single-family lots. Also, the applicant has submitted Bond information to consider as well as a recreation fee in lieu of in the amount of \$5,875.20.

REQUESTED ACTION:

Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Planning Board Members
From: Kyle Garner, AICP, Town Planner
Date: August 26, 2021
Case No. 21-24 Front Street Village Phase 4 – Final Plat

THE QUESTION: Subdivide a 10.44 acre tract into 34 Single-Family Residential Lots.

BACKGROUND: The preliminary plat for this area was approved in August for installation of infrastructure improvements.

Location: Chadwick Road
Owners: Front Street Village, LLC
Requested Action: Subdivide a 10.44 acre tract into 34 lots
Existing Zoning: PUD (R-8)
Size: 10.44 Acres
Amount of Open Space: 3.77 Acres (Wetlands Area)
Existing Land Use: Undeveloped

- SPECIAL INFORMATION:**
- As part of the Final Plat process the infrastructure can be either installed or bonded through a financial guarantee process to ensure completion of the project. The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling \$594,112.50 (See estimated cost of improvement sheet from engineer).
 - No sewer allocation request is being made for this project due to its approval prior to the January 11, 2021 Wastewater Allocation Policy’s adoption by the Board of Commissioners.
 - Since this project is part of a subdivision recreation fees will be required in the amount of \$5,875.20.

Public Utilities:
Water: Town Of Beaufort
Sanitary Sewer: Town Of Beaufort

Page: 1

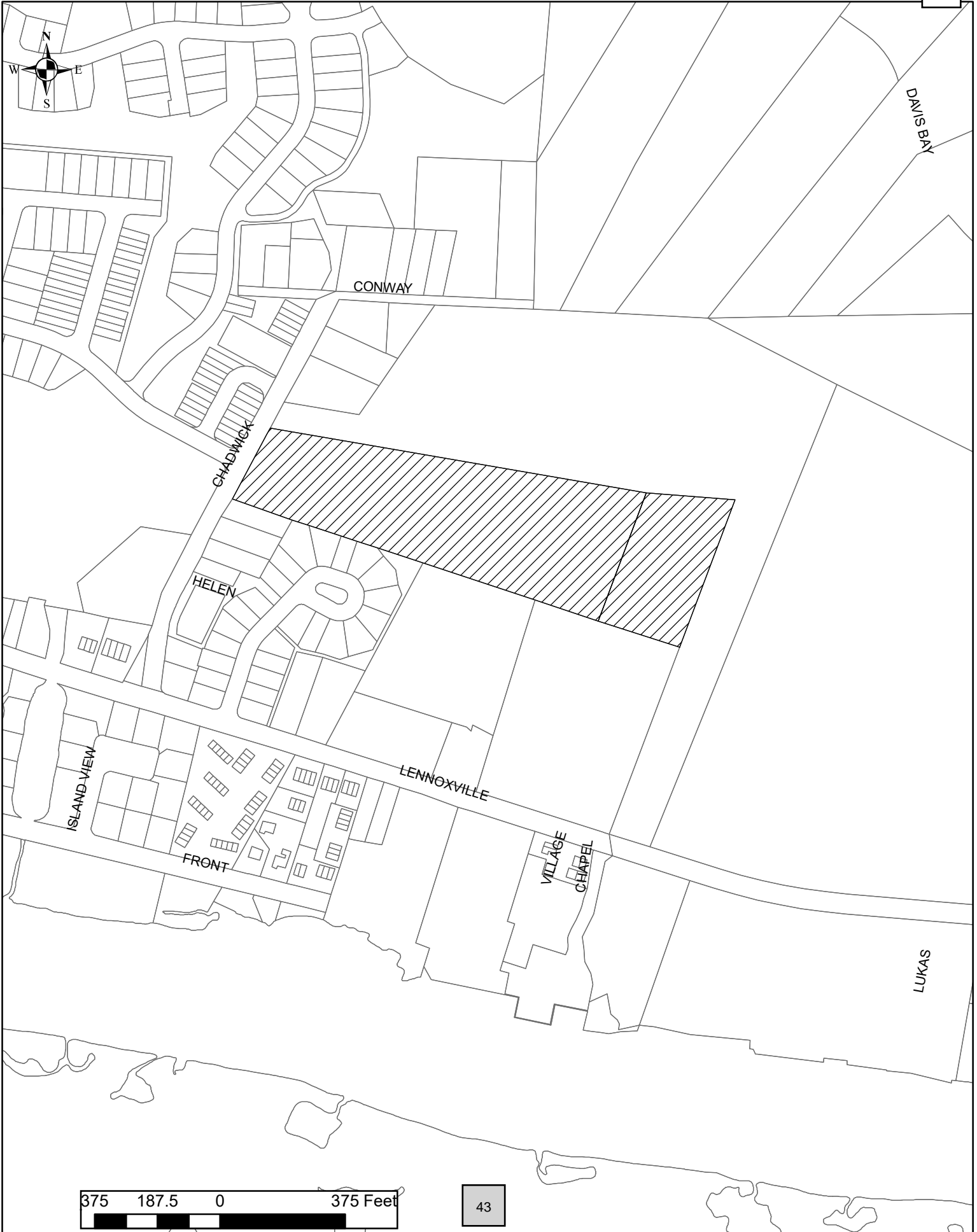
OPTIONS:

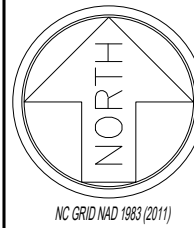
1. Recommend approval the Final Plat for Front Street Village Phase - 4
2. Recommend approval the Bond Request for Front Street Village Phase - 4
3. Deny the request

Attachments:

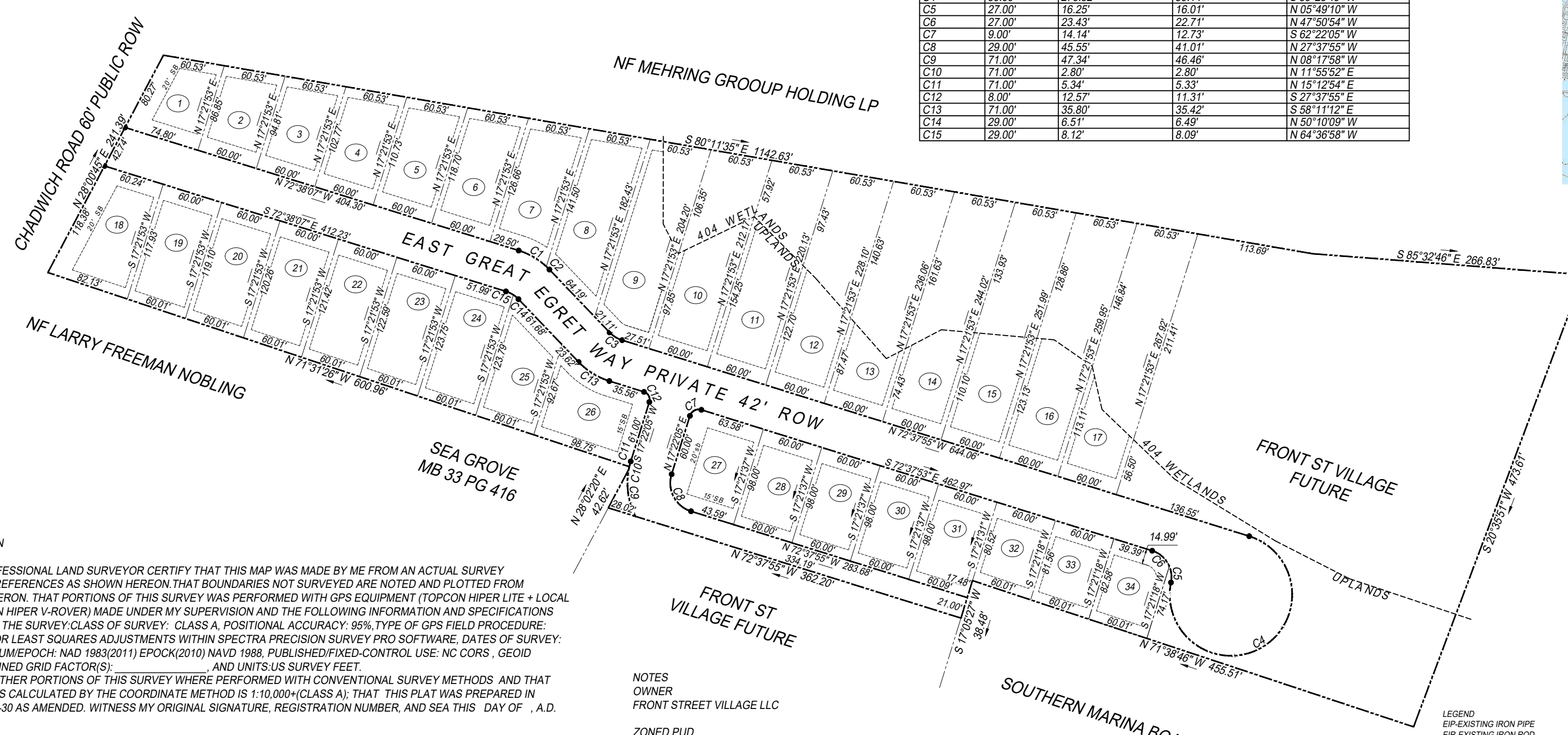
- Attachment A - Vicinity Map
- Attachment B - Final Plat for Front Street Village Phase 4
- Attachment C - Bond Estimates
- Attachment D – Draft Covenants

Case # 21-24 - Final Plat - Front Street Village - Phase IV





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	71.00'	31.53'	31.27'	S 59°54'51" E
C2	71.00'	4.28'	4.28'	S 45°28'02" E
C3	29.00'	14.96'	14.79'	S 57°51'32" E
C4	60.00'	276.52'	89.14'	S 59°23'49" W
C5	27.00'	16.25'	16.01'	N 05°49'10" W
C6	27.00'	23.43'	22.71'	N 47°50'54" W
C7	9.00'	14.14'	12.73'	S 62°22'05" W
C8	29.00'	45.55'	41.01'	N 27°37'55" W
C9	71.00'	47.34'	46.46'	N 08°17'58" W
C10	71.00'	2.80'	2.80'	N 11°55'52" E
C11	71.00'	5.34'	5.33'	N 15°12'54" E
C12	8.00'	12.57'	11.31'	S 27°37'55" E
C13	71.00'	35.80'	35.42'	S 58°11'12" E
C14	29.00'	6.51'	6.49'	N 50°10'09" W
C15	29.00'	8.12'	8.09'	N 64°36'58" W



Area	Lot Description	Sq. Feet
A1	1	5,557.34
A2	2	5,449.94
A3	3	5,927.60
A4	4	6,405.25
A5	5	6,882.91
A6	6	7,360.56
A7	7	7,906.81
A8	8	9,713.78
A9	9	11,835.87
A10	10	12,491.08
A11	11	12,968.93
A12	12	13,446.79
A13	13	13,924.64
A14	14	14,402.49
A15	15	14,880.34
A16	16	15,358.19
A17	17	15,836.04
A18	18	8,345.90
A19	19	7,110.89
A20	20	7,180.72
A21	21	7,250.55
A22	22	7,320.38
A23	23	7,390.21
A24	24	7,457.05
A25	25	6,516.86
A26	26	7,615.61
A27	27	6,915.41
A28	28	5,879.92
A29	29	5,879.87
A30	30	5,879.82
A31	31	5,880.63
A32	32	4,861.87
A33	33	4,923.57
A34	34	4,925.26

SURVEYORS CERTIFICATION

I, JAMES I. PHILLIPS III, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS MADE BY ME FROM AN ACTUAL SURVEY PERFORMED BY ME FROM REFERENCES AS SHOWN HEREON. THAT BOUNDARIES NOT SURVEYED ARE NOTED AND PLOTTED FROM REFERENCES AS SHOWN HEREON. THAT PORTIONS OF THIS SURVEY WAS PERFORMED WITH GPS EQUIPMENT (TOPCON HIPER LITE + LOCAL BASE STATION AND TOPCON HIPER V-ROVER) MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION AND SPECIFICATIONS WERE USED TO PERFORM THE SURVEY: CLASS OF SURVEY: CLASS A. POSITIONAL ACCURACY: 95%. TYPE OF GPS FIELD PROCEDURE: NCGS RTK NETWORK AND/OR LEAST SQUARES ADJUSTMENTS WITHIN SPECTRA PRECISION SURVEY PRO SOFTWARE. DATES OF SURVEY: DATUM/EPOCH: NAD 1983(2011) EPOCH(2010) NAVD 1988. PUBLISHED/FIXED-CONTROL USE: NC CORRS, GEOID MODEL:12A(CONUS). COMBINED GRID FACTOR(S): AND UNITS: US SURVEY FEET.

I FURTHER CERTIFY THAT OTHER PORTIONS OF THIS SURVEY WERE PERFORMED WITH CONVENTIONAL SURVEY METHODS AND THAT THE RATIO OF PRECISION AS CALCULATED BY THE COORDINATE METHOD IS 1:10,000+(CLASS A); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEA THIS DAY OF , A.D. 2016.

- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCEL OF LAND;
- B. THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
- D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

JAMES I. PHILLIPS III RLS NO. L-3151
SURVEYORS CERTIFICATION



STATE OF NORTH CAROLINA

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

REVIEW OFFICER

DATE: _____

REGISTER OF DEEDS

Filed for registration at _____ M on _____ day of _____, and record in Book _____, page _____, Office of the register of deeds, CARTERET County, North Carolina.

KAREN HARDESTY Register of Deeds

By _____
Assistant Deputy

NOTES
OWNER
FRONT STREET VILLAGE LLC

ZONED PUD

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA

UNDEVELOPED AREA 132,367.16 SQ FT

ROADS 71,064.4 SQ FT

SETBACKS 15' FRONT, 5' SIDE, 10' REAR UNLESS OTHERWISE NOTED

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BEAUFORT AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF BEAUFORT.

BY: _____

NAME: _____

TITLE: _____

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE BEAUFORT PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR "FRONT STREET VILLAGE PHASE 4"

CHAIRMAN OF BEAUFORT PLANNING BOARD

DATE

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AND ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BEAUFORT SPECIFICATIONS AND STANDARDS IN THE "FRONT STREET VILLAGE PHASE 4" SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BEAUFORT HAVE BEEN RECEIVED AND THAT FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$250.00, HAS BEEN PAID.

TOWN MANAGER

DATE

**FINAL PLAT FOR
FRONT STREET VILLAGE PHASE 4
BEAUFORT TOWNSHIP
CARTERET COUNTY, NC
SCALE 1"=100'**



JAMES I. PHILLIPS LAND SURVEYING
PO BOX 2103, 379 Arrington Rd., Beaufort, N.C. 28516
252-728-5848 phone jphillipssurvey@gmail.com

BOND ESTIMATE



Town of Beaufort
701 Front Street
Beaufort, NC 28516
(252) 728-2141
www.beaufortnc.org

PROJECT NAME:	FRONT STREET VILLAGE PHASE IV
OWNER:	FRONT STREET VILLAGE LLC
ENGINEER:	ARENDELL ENGINEERS
ENGINEER PHONE NO.:	(252) 622 - 4338
ENGINEER EMAIL:	JOHN@ARENDELLENGINEERS.COM
DATE:	26-Jul-21

UNLESS OTHERWISE SPECIFIED ALL BONDS ARE FOR THE BODY OF THE PLAT

SIGNATURE AND SEAL OF SUBMITTING ENGINEER



I, JOHN J. WADE a Registered Licensed Professional, do hereby verify that I have personally supervised the measurement thereof and that the quantities expressed herein represent an accurate measurement of the work to be completed on this project. This bond estimate covers all the infrastructure improvements on the project referenced above.

Please sign below

[Handwritten Signature]

STREET PAVEMENT	LINEAR FEET:	WIDTH:	UNIT COST (Dollars/SY)	TOTAL:
Final Pervious Concrete Surface	2650	18	\$ 40.95	\$ 217,035.00
Initial Asphalt Surface Course			\$	-
Asphalt Intermediate Course			\$	-
Asphalt Base Course			\$	-
Drainable Base Course	2650	18	\$ 13.08	\$ 69,297.50
			\$	-
			\$	-
			Subtotal	\$ 286,332.50

STREET INCIDENTALS	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Street Signs	2	Each	\$ 250.00	\$ 500.00
Street Trees (40' O.C.)		Each	\$	-
Street Lights		Each	\$	-
Pavement Striping		LF	\$	-
			\$	-
			\$	-
			Subtotal	\$ 500.00

CURBING & SIDEWALK:	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
6" Standing Curb	4500	LF	\$ 11.00	\$ 49,500.00
2'-6" Rolled curb		LF		\$ -
4' Wide Sidewalk		LF		\$ -
5' Wide Sidewalk	2600	LF	\$ 19.25	\$ 50,050.00
Driveway Aprons		Each		\$ -
Handicap Ramp	6	Each	\$ 700.00	\$ 4,200.00
				\$ -
				\$ -
			Subtotal	\$ 103,750.00

SANITARY SEWER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
8" PVC Gravity Sewer		LF		\$ -
8" DIP Gravity Sewer		LF		\$ -
10" PVC Gravity Sewer	1630	LF	\$ 55.00	\$ 89,650.00
10" DIP Gravity Sewer	140	LF	\$ 75.00	\$ 10,500.00
12" PVC Gravity Sewer		LF		\$ -
12" DIP Gravity Sewer		LF		\$ -
15" PVC Gravity Sewer		LF		\$ -
15" DIP Gravity Sewer		LF		\$ -
2" PVC Force Main		LF		\$ -
4" PVC Force Main		LF		\$ -
4" DIP Force Main		LF		\$ -
6" PVC Force Main		LF		\$ -
6" DIP Force Main		LF		\$ -
8" PVC Force Main		LF		\$ -
8" DIP Force Main		LF		\$ -
4'0" Dia. Manhole		LF		\$ -
5'0" Dia Manhole	9	LF	\$ 3,350.00	\$ 30,150.00
Service Laterals, Main to Cleanout	34	Each	\$ 700.00	\$ 23,800.00
Pump Station		Lump Sum		\$ -
				\$ -
				\$ -
				\$ -
			Subtotal	\$ 154,100.00

WATER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2" PVC Water Main		LF		\$ -
4" PVC Water Main		LF		\$ -
4" DIP Water Main		LF		\$ -
6" PVC Water Main		LF		\$ -
6" DIP Water Main		LF		\$ -
8" PVC Water Main		LF		\$ -
8" DIP Water Main		LF		\$ -
10" PVC Water Main		LF		\$ -
10" DIP Water Main		LF		\$ -
12" PVC Water Main	20	LF	\$ 55.00	\$ 1,100.00
12" DIP Water Main		LF		\$ -
2" Valve (includes Curb Box)		Each		\$ -
4" Valve (includes Curb Box)		Each		\$ -
6" Valve (includes Curb Box)		Each		\$ -
8" Valve (includes Curb Box)		Each		\$ -
10" Valve (includes Curb Box)		Each		\$ -
12" Valve (includes Curb Box)		Each		\$ -

Fire Hydrant (includes Hydrant Leg & Valve)	1	Each	\$ 6,000.00	\$ 6,000.00
Vaults		Each		\$ -
Manholes		Each		\$ -
Fittings		Lump Sum		\$ -
Service Connections (includes Tap, Service Tubing, Meter Box and Meter Setter)	34	Each	\$ 1,100.00	\$ 37,400.00
				\$ -
				\$ -
				\$ -
			Subtotal	\$ 44,500.00

DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" RCP		LF		\$ -
15" Dual Wall HDPE		LF		\$ -
15" Dual Wall Polypropylene		LF		\$ -
18" RCP		LF		\$ -
18" Dual Wall HDPE	60	LF	\$ 48.00	\$ 2,880.00
18" Dual Wall Polypropylene		LF		\$ -
24" RCP		LF		\$ -
24" Dual Wall HDPE		LF		\$ -
24" Dual Wall Polypropylene		LF		\$ -
30" RCP		LF		\$ -
30" Dual Wall HDPE		LF		\$ -
30" Dual Wall Polypropylene		LF		\$ -
36" RCP		LF		\$ -
36" Dual Wall HDPE		LF		\$ -
36" Dual Wall Polypropylene		LF		\$ -
42" RCP		LF		\$ -
42" Dual Wall HDPE		LF		\$ -
42" Dual Wall Polypropylene		LF		\$ -
48" RCP		LF		\$ -
48" Dual Wall HDPE		LF		\$ -
48" Dual Wall Polypropylene		LF		\$ -
15" FES		Each		\$ -
18" FES		Each		\$ -
24" FES		Each		\$ -
30" FES		Each		\$ -
36" FES		Each		\$ -
42" FES		Each		\$ -
48" FES		Each		\$ -
Curb Inlet		Each		\$ -
Yard Inlet	1	Each	\$ 2,050.00	\$ 2,050.00
Manhole (0'-6' Deep)		Each		\$ -
				\$ -
				\$ -
				\$ -
			Subtotal	\$ 4,930.00

TOTAL ESTIMATE ⇒ \$594,112.50

Prepared by Richard L. Stanley

STATE OF NORTH CAROLINA

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
FRONT STREET VILLAGE COMMONS**

COUNTY OF CARTERET

This Declaration of Covenants, Conditions and Restrictions is made this ____ day of _____, 2021, by Front Street Village. LLC, a North Carolina Limited Liability Company, herein "Declarant or Developer"; and any and all persons, firms and corporations hereafter acquiring any of the Lots within Front Street Village Commons Subdivision as shown on surveying plat prepared by James I. Phillips, RLS, and recorded in Map Book ____, page ____, Carteret County Registry;

W I T N E S S E T H:

WHEREAS, Declarant, Front Street Village, LLC, is the owner of certain real property as conveyed to it by deed recorded in Book 1259, page 443, Carteret County Registry, and Declarant has caused the property described therein to be subdivided into Lots for a Subdivision known as Front Street Village Commons, to be developed in one phase, and a plat for the subdivision is recorded in Map Book ____, page ____, Carteret County Registry, hereinafter called "Front Street Village Commons", or the "Property";

WHEREAS, Declarant desires to develop its property under a common and uniform set of Covenants and restrictions applicable to the Lots and property;

WHEREAS, Declarant intends to develop its property into a desirable residential Subdivision that is harmonious with its coastal environment, and Declarant intends to form a Homeowners' Association to enforce and maintain the attraction of the property and its amenities which include stormwater swales, entrance way, private roads, signage, street lighting and such other common areas and amenities that Declarant and/or the Homeowners' Association may provide for the general welfare and recreation of the Owners;

WHEREAS, it is in the mutual interest of the Declarant as well as every person, firm or corporation hereafter acquiring any of the Lots within Front Street Village Commons that these Covenants, conditions, easements, assessments, liens and restrictions governing and regulating the use and occupancy of Front Street Village Commons be established, fixed and set forth and declared to be Covenants running with the land;

WHEREAS, the Subdivision is part of a Planned Unit Development under the Town of Beaufort Zoning and Land Use Ordinances and the Town has imposed as part of PUD approval certain architectural requirements which must be adhered to;

WHEREAS, Declarant desires to preserve the value, amenities, desirability, and attractiveness of the Subdivision and to provide for the continued maintenance and operation of the common areas as may be provided therein;

NOW THEREFORE, in order to provide for the foregoing, the Declarant does hereby covenant and agree with all persons, firms or corporations now owning or hereafter acquiring any portion of Front Street Village Commons Subdivision, that the use of Lots in Front Street Village Commons Subdivision is hereby made subject to the following restrictions, Covenants, terms and conditions which shall run with said land and shall be binding on all property Owners within said Subdivision and their successors and assigns.

Article I - Definitions

As used throughout this Declaration, the following terms shall have the definitions set out herein as follows:

A. "Amenities" shall mean the facilities constructed, erected, installed or set aside on the common areas for the use, benefit and enjoyment of members, including drainage easements, multi-modal paths, sidewalks, roadside swales or ditching, etc.

B. "Association" shall mean and refer to Front Street Village Commons Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the state of North Carolina, its successors and assigns, which is established for the administration, maintenance and regulation of the stormwater facilities, roads, sidewalks, paths, amenities and other common areas and facilities assigned to, purchased, or otherwise provided for by the Association for the use and enjoyment of members of the Association.

C. "CAMA" shall mean the Coastal Area Management Act as set forth in North Carolina General Statute 113A-100 et seq., and any of the rules and regulations promulgated thereunder.

D. "Committee" shall mean and refer to the Architectural Review Committee.

E. "Commercial Truck" shall mean any 2 ton or greater motor vehicle.

F. "Common Areas" shall mean and refer to any and all real property subject to this Declaration which is defined and bounded by properly referenced and recorded plats designated thereon as "common area(s)", "open space", "drainage easements", "sidewalks", "paths", "Roadside Ditches", "streets", "Roads", "private easements" or driveways created by the Declarant to provide access to the streets or roads for more than one Lot, or any area that is set aside for the general use of the members. Common areas shall also include all real property and easement interests owned or assigned by the Association for the common use and enjoyment of members of the Association, which may include but are not limited to entrance ways and signage. (This list of possible amenities is for descriptive purposes only and does not bind the Declarant to construct any or all of said amenities.)

G. "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions for Front Street Village Commons Subdivision, and any amendments thereto as recorded in the Carteret County Registry.

H. "Declarant" shall mean and refer to Front Street Village, LLC, a North Carolina Limited Liability Company, its successors and assigns. "Declarant" and "Developer" are interchangeable and have the same definition.

I. "Lot" shall mean and refer to any plot of land within Front Street Village Commons Subdivision with or without improvements thereon, which constitute or will constitute after construction of improvements, a single residential site as shown on the plats or plans for Front Street Village Commons Subdivision or amendments thereto, recorded in the Carteret County Registry.

J. "Member" shall mean and refer to any person or other entity which holds membership in the Association.

K. "Owner" shall mean and refer to the owner of record of fee simple interest in any Lot in the Subdivision, excluding those persons having such interest merely of the security interest for the performance of an obligation.

L. "Person" shall mean and refer to a natural person, corporation, partnership, firm, association, trust or other legal entity. The use of the masculine pronoun shall include the neuter and feminine, and the use of the singular shall include the plural where the context so requires.

Article II - Properties Subject To This Declaration

Section 1. Applicability. Lots 1 through 34 as shown on the map of Front Street Village Commons Subdivision referred to above are expressly made subject to the operation of these Covenants.

Section 2. Additional Lands. Declarant at any time prior to December 31, 2031, reserves the right to add or bring additional phases, Lots, or lands under this Declaration by filing in the office of the Register of Deeds for Carteret County, North Carolina, either an applicable amendment or a supplementary Declaration of Covenants and restrictions with respect to the additional Lots, phases, or properties. Said amendments or supplemental Declaration would extend the scheme of development and the binding effect of these Covenants and restrictions on the additional property, and such amendments or

supplementary Declarations may contain complementary additions and modifications of these Covenants and restrictions as may be necessary to reflect the different character of the added properties. In no event shall the supplementary declaration revoke, modify or add to these Covenants as they are applicable to the Lots set forth in Article 1 above.

Section 3. Reservations. The Declarant reserves the right absolutely to change, alter or re-designate the allocated, planned, platted, or recorded use, area, or designation of any of the Lots shown on the map of Front Street Village Commons Subdivision recorded aforesaid so long as the Declarant retains title to the property involved, so long as any changes or alterations are in conformance with the Town of Beaufort's Subdivision and zoning ordinances, including, but not limited to the right to change, alter or re-designate roads, utility and drainage facilities, and to change, alter or re-designate such other present or proposed Lot lines and facilities as may, in the sole judgment of the Declarant, be necessary or desirable.

Article III - Association Memberships and Voting Rights

Declarant has heretofore incorporated Front Street Village Commons Owners' Association, Inc. for the benefit of Lot Owners within said Subdivision so as to provide for the maintenance, upkeep and repair of streets, stormwater easements and facilities, as well as the maintenance, upkeep and repair of drainage easements, amenities and common areas which are subject to the management and administration of the Association.

Article 1. Membership.

(a) Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by these Covenants to assessments by the Association shall be a member of the Association, subject to and bound by the Association's Articles of Incorporation, By-Laws, rules and regulations. The foregoing is not intended to include persons, or entities who hold an interest in any Lot merely as security for the performance of an obligation. Ownership of record of such Lot shall be the sole qualification for membership. When any Lot is owned of record in tenancy by the entireties, joint tenancy, or tenancy in common or by some other legal form of multiple Ownership, the membership (including the voting power

arising therefrom) shall be exercised only as stipulated in Article 2 herein below.

(b) During any period when a member shall be in default in the payment of any annual, special or other periodic assessment levied by the Association, the voting rights and right to the use of the common area or any other facilities which the Association may provide, may be suspended by the Board of Directors of the Association until such assessment is paid. In the event of violation by a member of any rules and regulations established by the Board of Directors of the Association, such member's voting and use rights may be suspended by the Board of Directors of the Association after a hearing at which the general requirements of due process shall be observed. Such hearing shall only be held by the Board of Directors of the Association (or a committee thereof) after giving the member ten (10) days prior written notice specifying the alleged violation and setting the time, place and vote of the hearing. Determination of violation shall be made by majority vote of the board or the committee thereof.

(c) No membership fee shall be charged nor members be required to pay at any time any amount to carry on the business of the Association except to pay when due the charges, assessments, and special assessments levied upon each member's Lot as specified in the Declaration or as the members of the Association may from time to time adopt.

Article 2. Voting and Voting Rights.

(a) The voting rights of the membership shall be appurtenant to the ownership of Lots. The ownership of each Lot by a person other than Declarant shall entitle its owner to one vote. The Association shall have two classes of voting membership as follows:

(1) Class A Member. Class A members shall be all owners, other than the Declarant; however, the Declarant shall be a class A member to the extent provided in subparagraph 2 below. Class A members shall be entitled to one vote for each Lot owned.

(2) Class B Members. The Class B member shall be the Declarant, and it shall be entitled to three votes for each Lot in which it holds a fee or undivided fee interest;

provided, the class B membership shall cease and be converted to class A membership on the happening of either of the following events, whichever first occurs:

(i) Four (4) months after the total votes outstanding in the class A membership equal the total votes outstanding in the class B membership; or

(ii) On December 31, 2031.

(b) When two or more persons hold an interest (other than a leasehold or security interest) in any Lot, all such persons shall be members. The vote for such Lot shall be exercised by one of such persons as proxy and nominee for all persons holding an interest in a Lot and in no event shall more than one (1) vote be cast with respect to any Lot (except with respect to Lots owned by Declarant), nor shall any fractional vote be cast.

(c) Any member who is delinquent in the payment of any charges duly levied by the Association against any Lot owned by such member shall not be entitled to vote until all such charges, together with such reasonable penalties as the Board of Directors of the Association may impose, have been paid.

(d) Members shall vote in person or by proxy executed in writing by the member. No proxy shall be valid after eleven (11) months from the date of its execution or upon conveyance by the member of his Lot. A corporate member's vote shall be cast by the president of the member corporation or by any other officer or proxy appointed by the president or designated by the Board of Directors of such corporation, which designation must be in writing.

(e) Voting on all matters except the election of directors shall be by voice vote or by show of hands unless a majority of the members present at the meeting shall, prior to voting on any matter, demand a ballot vote on that particular matter. Where directors or officers are to be elected by the members, the solicitation of proxies for such elections may be conducted by mail.

Article IV - Common Area Property Rights

Section 1. Description of Association Common Areas. The Association common areas shall initially consist of the Stormwater Swales, paths, drainage easements, streets and other areas designated "common area", as shown on the recorded plat. The streets are private and will be subject to maintenance by the Association. The stormwater drainage easements, paths, roadside ditches or swales have been privately dedicated to the owners of Lots within said Subdivision and their heirs, successors and assigns, for the maintenance of adequate drainage of surface waters within the Subdivision. The Declarant has reserved the right in accordance with these Covenants to assign, lease or transfer or assign the drainage easements and facilities to governmental agencies or third parties for maintenance purposes.

Section 2. Ownership of Association Properties. The Declarant by the recordation of the Front Street Village Commons plat has dedicated the streets within Front Street Village Commons to the private use of Lot owners and their guests and invitees, and all Lot owners and their heirs, successors in interest and assigns, and members of the Association shall have the right of enjoyment of the street. The Association shall have the continuing obligation and duty to maintain said streets and roads.

Title to the drainage easements located within the Subdivision is vested in the owner of each Lot over which such drainage easement runs, but the Association shall have the continuing responsibility to maintain the drainage easements.

Title to the roadside swales and drainage facilities shall be assigned to the Association and it shall be the responsibility of the Association to budget for, maintain, repair and replace the same as part of the common areas and in accordance with State and Local rules and regulations.

Section 3. Sidewalks, Paths, Area Lights, Privacy Fences, Entrance Way and Signage. It shall be the responsibility of the Association to maintain and pay for all utility charges and maintenance expenses associated with any area lights not specifically assigned to a numbered Lot by a utility company, and the Association shall also maintain any privacy fences installed

by the Declarant around a portion or all of the Subdivision boundaries or on any portions of the common areas, including the entrance way and Subdivision entrance signs, landscaping, walls, sidewalks, paths and utilities associated therewith.

Section 4. Easements of Enjoyment. Every Lot owner shall have a right and easement of enjoyment in and to the common area properties and easements granted herein. Each owner may delegate, in accordance with the by-laws, his right of enjoyment to the common areas and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

Said rights of use and enjoyment shall be subject to the following provisions:

(a) The Association shall have the right to charge dues and assessments for the upkeep and maintenance of Association properties, streets, drainage easements, and other amenities which are the responsibility of the Association herein. Likewise, the Association shall have the right to charge dues and assessments for the construction, maintenance and/or replacement of any improvements on said common areas, and to provide for all types of insurance for the Association and its properties, and the upkeep and maintenance of drainage facilities, paths, sidewalks and other Subdivision amenities.

(b) The Association shall have the right to suspend the right to the use of any Association properties by any member for any period during which any dues or assessments against such member are overdue and unpaid, and for a period not exceeding sixty (60) days for any infraction of rules and regulations established by the Association for the regulation and control of Association properties. Likewise, the Association shall have the right to fine any member an amount not exceeding \$50.00 for each violation of rules and regulations established by the Association.

(c) The Association by rules and regulations established from time to time shall have the right to provide for the use and enjoyment of common areas and Association properties. This right to the use of Association properties shall extend to members of the Association and relatives of members who reside with and in the house of members, tenants of each member' Lots in the Subdivision so long as the tenancy exist, and contract purchasers of Lots in the Subdivision who reside on the Lot.

Section. Title to the Common Area. The Declarant hereby Covenants that it will convey fee simple title to the common areas shown on the aforementioned recorded plat to the Association, free and clear of all encumbrances and liens, except utility, drainage easements, and easements to governmental authorities, at such time as 75% of the Lots have been sold.

Section 6. Parking and Use Regulations for Boats, Trailers, Etc. The Association may regulate, prescribe and/or prohibit the parking and use of boats, trailers, motor homes, recreational vehicles, trucks and similar items on the common areas (including the provision of special facilities for which a reasonable charge may be made). No boats, trailers, motor homes, recreational vehicles or trucks shall be parked within the right of way of any street in or adjacent to this development.

Section 7. Antennas and Satellite Discs. The Association may regulate or prohibit the erection of any type of antennas on individual Lots. The Association may further regulate or prohibit satellite discs except that satellite discs no larger than 24 inches in diameter may be erected with the prior written approval of the Association. A satellite disc less than 24 inches in diameter shall be screened such that the disc is not visible from the street or other common areas and such screening must be approved by the committee.

Article V - Covenants for Dues and Assessments

Article 1. Monthly Assessments for Maintenance Fund. For each Lot owned within Front Street Village Commons, each owner Covenants and agrees, and each subsequent owner of any such Lot Covenants and agrees, that by acceptance of a deed therefor whether or not it is so expressed in such deed, that the owner will pay to the Association the assessments and charges provided for in this Declaration.

(a) Every owner of a Lot in the Subdivision by the acceptance of a deed to the same, which shall be conclusively evidenced by the recording of a deed in the office of the Register of Deeds Covenants and agrees to pay to the Association such annual dues and assessments for maintenance and upkeep of Association properties, capital improvements and the construction of improvements and facilities on or to Association properties, and the administration of properties and facilities assigned to

the Association for operation and management, as may established from time to time by the Board of Directors and membership of the Association. Such dues and assessments together with interest at the legal rate of interest, costs and reasonable attorney's fees if the dues and assessments remain unpaid, shall be a continuing lien on each Lot against which said assessment is made until paid in full. Said dues and assessments shall also be the personal obligation of the owner of each Lot at the time the dues and assessments become due, and the personal obligation shall not pass to a successor in title unless expressly assumed by the successor. However, said dues and assessments shall be a lien on said Lot and a sale or transfer of any Lot shall not affect the lien for unpaid dues or special assessments against said Lot.

(b) The dues and assessments shall be used exclusively for the purpose of maintaining and improving Subdivision roads, drainage ditches and easements, the maintenance and upkeep of Association properties, the construction of improvements and facilities thereon, the upkeep, maintenance, operation and management of properties or facilities owned, leased to or assigned to the Association in accordance with these Covenants, as well as the upkeep, maintenance and replacement of equipment, improvements in facilities thereon, and generally for the promotion of the recreational, health, safety and welfare of the membership. Additionally, the dues and assessments may be used for acquiring all types of property, casualty and liability insurance for the Association, and the dues and assessments may be used to fund any of the activities, powers and authority of the Association as the Association is authorized to do as a non-profit owners' association.

(c) The Declarant shall have no obligation to pay dues and assessments for unsold Lots. As a Lot is sold in the Subdivision, the Declarant shall collect from each purchaser two months' assessments and dues at its then current rates as working capital which shall be paid to the Association, and the Declarant shall notify the Association as to the name and address of each purchaser. The obligation to pay dues shall commence as to all members purchasing Lots on the date the deed to the Lot from the Declarant shall be recorded.

Section 2. Maximum Monthly or Annual Assessments. The Association Board of Directors is authorized to assess and collect its regular dues and assessments on either a monthly, quarterly, semi-annual, or annual basis. Until January 1 of the year immediately following the conveyance of the first Lot to an

owner, the maximum annual assessments shall be \$_____ per Lot, per year pending further notification from the Association.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased each year not more than ten (10%) percent above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased above ten (10%) percent by a majority vote of the members of the Association who are voting either in person or by proxy, at a meeting duly called for said purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 3. Special Assessments for Capital Improvements or Extraordinary Expenditures. In addition to the regular annual assessments authorized in Section 2 above, the Association may levy, in any assessment year, one or more special assessments applicable to that year for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of capital improvements upon the common areas, or property or facilities assigned to the Association for operation and administration, including equipment, fixtures and personal property related thereto, as well as for the purpose of defraying, in whole or in part, any extraordinary expenses resulting from storms, casualties or similar expenses resulting from extraordinary circumstances beyond the control of the Board of Directors, provided that each such assessment shall have the assent of fifty one (51%) percent of the members of the Association who are voting in person or by proxy at a meeting duly called for this purpose.

Section 4. Notice and Quorum for any Action Authorized Under Sections 2 and 3 Above. Written notice of any meeting called for the purpose of taking any action authorized under Sections 2 or 3 above shall be sent to all members not less than ten (10) days nor more than twenty (20) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty-one (51%) percent of all the votes of the membership of the Association who are eligible to vote shall constitute a quorum. If the required quorum is not present,

another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 5. Non-Payment of Assessments. Any member failing to pay the annual, quarterly, monthly or special assessments and dues or any fees or charges authorized by the Association within a period of thirty (30) days after the billing thereof, shall be deemed to be in default. The Board of Directors shall cause to be filed in the Office of the Clerk of Superior Court or in the office of the Register of Deeds of Carteret County an instrument suitable for recordation which shall set for the name of the owner, the Lot description, the amount of the assessment, the date the assessment was due, and the fact that the Board of Directors has given the owner notice of said assessment and said owner has failed to pay said assessment. In addition to the assessment so stated, all amounts necessary for the collection of said assessment, including, but not limited to mailing costs, recording costs, and a reasonable attorney's fee incurred for the collection thereof, together with interest at the legal rate of interest, shall constitute a lien against said Lot and shall be due and payable from the delinquent owner.

Following the recordation of said lien, the Board of Directors is authorized to institute an appropriate action in a court having jurisdiction over the subject matter and the parties in order to collect the assessments, interest, costs and attorney's fees from the owners and in order to effect a sale of the property to satisfy the lien for the delinquent assessments and expenses.

Section 6. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceedings in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to the sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. Likewise, the sale or transfer shall not relieve the Lot owner from personal liability therefrom.

Section 7. Suspension or termination of voting rights. In addition to any other rights the Association may have with regard to non-payment of assessments and dues, the payment of any assessments levied by the Association shall be a prerequisite to the exercise of

any voting rights earlier provided for herein and for serving on the Board of Directors of the Association. Any member failing to pay the assessments or dues on his Lot so that the same thereafter become delinquent, shall be deemed ineligible to vote at any annual or special meeting of the membership and shall be deemed ineligible to serve on the Board of Directors or as an officer of the Association so long as said delinquency continues.

Article VI - Architectural Control, Inspection and Use Restrictions

Declarant shall have the responsibility of enforcing the restrictions set forth in this Article prior to the formation of the Architectural Review Committee, which, upon appointment by the Board of Directors, shall assume and be responsible for enforcement. References in this Article to "Committee" shall mean Declarant until the Committee is appointed and references to "Declarant" shall include the Committee once it is appointed. The following architectural restrictions shall apply to each and every Lot now or hereafter subject to this Declaration:

Section 1. General Theme, Approval of Plans and Architectural Review Committee.

(a) Town of Beaufort PUD Requirements. Attached as Exhibit E are the requirements and conditions imposed by the Town of Beaufort as a condition of approval of this development as part of the Front Street Village Planned Unit Development. All design and construction of a dwelling on any Lot shall be required to adhere to and comply with the architectural requirements.

(b) Declarant has established as the general architectural theme and building design for the subdivision a coastal maritime design consisting primarily of clapboard siding, porches, pitched roofs and the like. Houses and residential structures of a contemporary design or era as well as houses constructed with flat roofs will be prohibited. Nothing herein shall be construed as dictating the type or quality of siding materials used so that hardiboard, wood, cedar shake and similar sidings will be allowed. Metal Roofs and architectural shingles are encouraged and may be required by the Committee. It is the Declarant's intent that specified architectural styles or designs be followed using materials as specified by the Committee or guidelines adopted, promulgated and enforced by said Committee. The Committee has the right to approve and specify materials that will be allowed and to specify and prohibit materials that will not be allowed, and to formulate guidelines for owners preparing to build residential structures.

(c) No site preparation or initial construction, erection, or

installation of any improvements, including, but not limited, to residences, outbuildings, landscaping, driveways, Lot clearing, fences, walls, signs, antennas and other structures, shall be undertaken upon the Lots unless the plans and specifications therefor, showing the nature, kind, shape, size, height, materials, and location of the proposed improvements on the Lot, including but not limited to, the house, decks, garage, driveways, parking areas, plants, shrubs, trees (including trees to be removed), wetland areas to be disturbed, and any other permanent structures or changes to be made to the Lot, shall have been first submitted to the Committee and expressly approved in writing. No subsequent alteration or modification which will result in an exterior, structural change to the residence, outbuilding, or significant changes to the landscaping may be undertaken on any of the Lots without the prior review and express written approval of the Committee.

(d) In the event the Committee fails to approve or disapprove the site or design of any proposed improvements within sixty (60) days after plans and specifications have been submitted and received, approval will not be required, and the requirements of this Article will be deemed to have been fully met; provided, that the plans and specifications required to be submitted shall not be deemed to have been received by the Committee if they contain erroneous data or fail to present adequate information upon which the Committee can arrive at a decision.

(e) The Committee and its representatives shall have the right, at its election, to enter upon any of the Lots during site preparation or construction, erection or installment of improvements, to inspect the work being undertaken and to determine that such work is being performed in conformity with the approved plans and specifications and in a good and workmanlike manner, utilizing standard industry methods and good quality materials.

(f) The approval of any such plans, specifications or other items submitted to the Committee pursuant to this Article shall not impose any liability or responsibility on the Committee or the Association with respect to either the compliance or non-compliance with any such plans, specifications, or other items (including any improvements or structures erected in accordance therewith) with applicable zoning ordinances, building codes or other governmental or quasi-governmental laws, ordinances, rules and regulations or defects in or arising from such plans, specifications or other items (including, without limitation, defects relating to engineering matters, structural and design matters and the quality or suitability of materials).

(g) For so long as Declarant is a class B member of the Association, or until such time as the Declarant notifies the Board of Directors in writing of its desire to have the Association elect the members of the Committee, the Declarant shall serve as the Committee, and shall exercise the authority to approve plans and other matters set forth in this article. After Declarant divests itself of all Lots within the property, or so notifies the Association in writing, the Committee consisting of as many members as it chooses shall be appointed by the Board of Directors to serve for a term of one year or until their successors have been duly appointed in the event of the death, resignation or removal by the Board of Directors of a member of the Architectural Review Committee.

(h) With the submission of the plans and specifications, the owner shall pay a non-refundable architectural review fee to the Declarant in such amount as may be established from time to time by the Declarant for the review of the plans and specifications, so long as the Declarant is acting as the Committee, and thereafter shall pay to the Board of Directors such fee as may be approved from time to time for architectural review of the plans and specifications by the Committee.

(i) Basis for Denial of Plans. The Committee may base its denial upon purely aesthetic reasons so that the decision is arbitrary. Each Lot owner should meet with a representative of the Committee prior to submission of plans and the incurring of expenses in order to be informed and receive the architectural guidelines and the requirements for approval.

(j) Architectural Guidelines. The guidelines shall be initially established, enforced and amended from time to time by the Declarant, and thereafter by the Committee after the Committee is appointed by the Board of Directors. At such time as the Board of Directors appoints members to the Committee, then the Board of Directors shall be the only agency under these Covenants that may amend the guidelines and such change or amendment shall require 75% approval of the full Board of Directors.

Section 2. Use Restrictions.

(a) All numbered Lots shall be used for single family residential purposes only. No structures shall be constructed, altered, placed or permitted to remain on any Lot in the Subdivision unless the same is a single-family residence.

(b) Mobile homes, recreational vehicles, trailers, manufactured homes, modular homes, tents and all other structures of a temporary character are expressly prohibited from being placed, put or maintained on any Lot at any time. Provided, this prohibition shall not apply to shelters used by a contractor or builder during the construction of a single-family dwelling so long as said temporary shelter is not used at any time as a resident and said temporary shelter is immediately removed following completion of the dwelling. As used herein, the term "mobile home" and "manufactured home" shall have those definitions and meanings set forth in N.C. G.S. 41-2.5, N.C. G.S. 143-143.9(6), and N.C. G.S. 143-145(7). Provided, that the width and length of a manufactured home, or mobile home shall be irrelevant and inapplicable as it is the intent of these Covenants to prohibit manufactured homes, modular homes and mobile homes of all sizes regardless of length or width.

(c) Only on-site stick built detached single-family homes first submitted to and approved by the Architectural Review Committee shall be permitted on any of the Lots within the Subdivision. A "modular" home which is defined herein as a prefabricated structure having floors, walls, ceilings, or roof composed of Articles or panels of varying size which have been fabricated prior to erection on a building foundation, shall be prohibited. Nothing herein shall prohibit pre-assembled and manufactured floor trusses, unfinished wall panels, or window or door components from being used. Pre-assembled and manufactured roof trusses are prohibited unless specifically approved by the Committee. No buildings or structures of any kind shall be permitted on any Lot within the Subdivision unless first submitted to and approved in advance by the Architectural Review Control Committee.

(d) All fuel tanks or similar storage receptacles are prohibited from being exposed to view and shall be buried underground if possible, or such receptacles may be installed only within the main dwelling house, within a permitted accessory building, or within a screened area. Provided, the Declarant shall be permitted to erect, place or permit the placement of tanks, equipment and other apparatus within the Subdivision for uses related to the provision of sewage, water and other utilities to the Subdivision.

Section 3. Minimum Building Requirements. No residential structure shall be constructed on any of the residential Lots within the Subdivision unless the residential structure shall contain the minimum square feet of enclosed dwelling area prescribed for such residential structure. Each residential structure shall contain a minimum of 1500 square feet of enclosed dwelling area.

As used herein the term "enclosed dwelling area" shall mean the total enclosed heated area within a dwelling, excluding garages, terraces, decks, unenclosed porches, and similar areas. In the event the Declarant specifies a higher minimum square footage of enclosed dwelling area in deeds to purchasers of Lots within the Subdivision than as set forth in this Section, then the higher minimum square footage figure set out in the deed shall be controlling and shall be complied with.

(a) No building shall be erected or allowed to remain on any Lot in said Subdivision within 20 feet of the street abutting the front of each Lot or within 5 feet of any sideline of each Lot, within 10 feet of any side street, or within 15 feet of the rear Lot line, or as said setbacks may be shown on the recorded maps of the Subdivision, whichever is the greater amount of setback. Outbuildings other than the primary structure shall meet the zoning ordinance set back requirements as a minimum rear setback. If due to topography, irregular Lot shape or similar factors directly related to other Lots within the Subdivision, the setbacks herein would create a hardship or burden on an owner, upon written application to the Committee, the Committee is authorized to vary said setbacks the minimum amount necessary in order to provide for a suitable and aesthetically pleasing structure on the subject Lot. However, any such variance by the Committee would be subject to prior approval by the Town of Beaufort or other governmental agency having authority over the issuance of building permits and enforcement of Subdivision or zoning setback requirements.

(b) The exterior of all houses and other structures must be completed within twelve (12) months after construction is commenced, except under such circumstances where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergency or natural calamities. No house may be occupied unless it has been built substantially in accordance with the approved plans and specifications as approved by the Committee and a certificate of completion has been issued by the appropriate governmental inspector. During all periods of construction, the Lot owner shall be responsible for providing suitable receptacles for debris, trash, building materials, and the like, and shall be responsible for insuring that trash and debris from construction activities does not move to or accumulate on adjoining properties, the Subdivision streets or roads, or common areas. Additionally, each Lot owner shall be responsible for the damages to Subdivision roads, utilities, and vegetation within the common areas, on adjoining Lots, or within the Subdivision roads and utility easements, as may be caused

by the acts or omissions of each Lot owner's contractors, subcontractors, material suppliers, agents or employees.

(c) Each Lot owner shall provide receptacles for garbage and trash in a screened area not generally visible from the road giving access to the premises, and the Declarant and/or Association may require the purchase and use of uniform specified roll-out containers meeting the requirements of the Town of Beaufort or contractor providing trash pickup services. All fuel tanks shall be underground if possible, or otherwise screened, and wood piles shall be enclosed within a fence, wall or plant screen so that the same shall not be visible from any street or residence in the Subdivision. All mailboxes and the house or street numbering system and identification letters shall be uniform as approved and specified by the Architectural Review Committee and Declarant.

(d) Each Lot owner shall provide space for parking two automobiles off the street prior to the occupancy of any dwelling constructed on said Lot and automobiles shall not be parked on the streets within said Subdivision, except for special events approved by the Association.

(e) Each Lot owner may be permitted, if approved by the Architectural Review Committee, the right to build, erect or maintain either a detached garage or one additional detached structure if the garage is attached to the main dwelling. Any detached structure to be used as a cabana or gazebo shall not exceed one story in height, and any detached building used as a garage shall not exceed one and a half stories in height. No detached building shall be used for any activity normally conducted as a business. Any cabana or gazebo shall be so located where the same does not interfere with the view of adjoining Lot owners as determined by the Architectural Control Committee. All detached buildings shall be prohibited from being constructed prior to the construction of the main dwelling, and all detached buildings shall comply with all setback requirements set forth herein for the main dwelling. Every detached building shall be built of the same quality and type of materials and so designed as to be compatible with the main dwelling house located on the same Lot. All detached buildings shall be located no closer to the street on which the Lot fronts than the detached single-family dwelling located thereon.

(f) In order to reduce or cut down on the amount of stormwater run-off of soil and Lot coverings, each Lot owner shall be prohibited from cutting, killing, or otherwise providing for the removal either directly or indirectly of any tree on any Lot within the Subdivision exceeding four inches in diameter except for any tree or

vegetation within the proposed "footprint" of the dwelling or outbuilding to be constructed on the Lot, or suitable safety zone around the same, without the prior written approval of the Architectural Review Committee. The required percentage of natural area under the Town's Ordinances shall be set aside and preserved and each Lot shall comply with the maximum amount of impervious surface required herein. The Architectural Review Committee is authorized to allow the cutting or removal of trees that are diseased or damaged, or constitute a potential damage to structures, automobiles or persons on the subject Lot or adjoined Lots.

"Footprint" as used herein is defined as the specific location on each Lot where the dwelling, outbuilding, driveway, decks, terraces, and utilities systems are proposed to be located. Trees and vegetation within the footprint may be removed so long as the footprint of each Lot is submitted to and approved in advance by the Architectural Control Committee. The Committee shall be guided by the intent of the Declarant herein that existing vegetation outside the footprint be protected.

(g) Clothes lines and television satellite disks exceeding twenty-four (24) inches in diameter are expressly prohibited. Any television satellite disk meeting the requirements of not exceeding 24 inches in diameter shall additionally be installed at a location to the rear of the main dwelling and screened appropriately with fencing or vegetation so that the same may not be seen or observed from the Subdivision street on which the Lot fronts.

(h) The pickup of garbage, trash and refuse shall be in accordance with such rules and regulations as may be established from time to time by the Front Street Village Commons Owners' Association, Inc. and the Town of Beaufort and the Association and/or Town may require the purchase and use of rollout containers.

(i) All driveways leading from the Subdivision road to the dwelling and/or structure located on said Lots shall be paved with concrete or paving brick as approved by the Architectural Review Committee. The paving of driveways with gravel or marl is prohibited unless approved in writing by the Architectural Review Committee, and pervious materials are highly recommended.

(j) No campers, boats, recreational vehicles or commercial trucks shall be parked at any time on any Lot unless the same is

enclosed within a garage or accessory building which has been approved by the Architectural Control Committee.

(k) The only permitted access to each Lot from the Subdivision streets shall be over a driveway constructed over the drainage ditching and swales along the Subdivision roads with conforms to the slope of the existing swale. No Lot owner shall fill in or alter any of the drainage system, ditches or swales of the Subdivision without the written approval of the Declarant.

(l) No wire or chain link fencing is permitted on any Lot or portion thereof. All other fencing materials shall be approved in advance by the Architectural Review Committee before being used or installed, and no fencing of any type shall be erected, placed or allowed to remain on the front Lot line or street side of any Lot unless the location, appearance and type of construction is first approved by the Committee.

(m) Permanent above ground swimming and wading pools are prohibited. Portable "kiddie" pools are permitted.

(n) An elevator located on the exterior of a house and visible from the street or adjoining Lots is prohibited.

(o) Driveway access for Lots 1 and 18 shall be onto East Great Egret Way only and direct access from these Lots to Chadwick Road is prohibited.

Section 4. Nuisances, Inoperable Vehicles, Etc.

(a) No unserviceable motor vehicles, appliances or other assorted junk and useless materials may be kept on any Lot. All Lots shall be maintained free and clear of rubbish and debris.

(b) No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or a nuisance to the neighborhood. No horses, fowl, livestock or other animals shall be allowed on any of the Lots, except that Lot owners actually residing upon their Lots may keep pets which are customarily domesticated, tame and considered house pets such as dogs, cats and birds. Pets will be on a leash and under the owner's control at all times.

(c) All buildings, structures and their appurtenances as well as the landscaping, sodding and appearance of each Lot including vacant Lots shall be maintained in a reasonable state of repair and aesthetically pleasing in appearance without unsightly weeds and similar conditions. In the event of damage to a building or other structure by fire or other casualty, the exterior of a building or structure shall be repaired within six (6) months or the building structure shall be demolished and the premises cleared of debris within six (6) months of the date the damage occurred. In the event a Lot owner fails to comply with the requirements of this paragraph and written notice is given by the Declarant or Board specifying manner of default by the owner and the owner thereafter fails to correct the conditions, the Declarant and Board may cure default by having the conditions corrected and the costs of the same may be assessed as a lien against the Lot and the Lot owner, and the lien may be enforced in the manner as set out in Article V above.

Section 5. Signage and Political Signs. Without the prior written permission of the Architectural Review Committee, no sign of any character shall be displayed on any Lot except for a property identification sign not exceeding two square feet, and "for sale" or "for rent" signs not exceeding three square feet in size each. All signs must be professionally designed and built so that the appearance of signage is uniform. Nothing herein shall prohibit the Declarant from erecting, placing or maintaining such signs as may be deemed necessary or appropriate by the Declarant for carrying out the Declarant's identification and marketing of the Subdivision.

Political signs may be displayed not earlier than 45 days before the day of the election and not more than 7 days after the election for which the signs are directed, and the Association Board may regulate the size and number of such signs that may be placed on an owner's Lot so long as the rules are not more restrictive than the Town of Beaufort's restrictions regarding the size and number of political signs on residential property. The Board shall adhere to the requirements of NCGS 47F-3-121, as amended with regard to such regulations.

Section 6. Subdividing. Except as to any Lot still owned by the Declarant, no Lot shall be further subdivided, or its boundary lines changed, except with the prior written consent of the Declarant. Likewise, no Lot shall be used as a street, road, lane, way or easement over which access may be obtained from a Front Street Village Commons Subdivision Lot to adjacent properties without the specific written consent of the Declarant. In the event the Declarant hereafter

determines it necessary to alter or change any boundary lines or Lot, then a revised plat of said Subdivision or Article thereof subject to the alteration or change shall be recorded, and all such Lots thereon shall be subject to the terms and conditions of these Covenants.

Article 7. Lot Re-combinations. In the event an owner owns two adjoining Lots and builds one residential structure thereon so that an additional primary residential structure may not be constructed thereon, so that the owner effectively combines two Lots into one Lot, then the owner upon application to and approval by the Association Board of Directors, may be permitted to pay dues and assessments for only one Lot. Upon such approval by the Board of Directors, thereafter binding on future boards and the Owner's Association, the Lot owner's vote at any special or annual meeting shall be reduced from one vote per Lot to one total vote, and the minutes, records and membership list of the Association shall be so amended. Any further division of the recombined Lots thereafter or the sale of one or more parts of either Lot for future development will thereafter void such approval and the Board is thereafter authorized to collect dues and assessments for each Lot owned and the vote of the Lot owner shall be restored to one vote per Lot.

Section 8. Stormwater Restrictions on Built-Up Area and Related Restrictions. In order to comply with the rules and regulations of the North Carolina Division of Coastal Management and other state agencies with regard to stormwater runoff and the State Stormwater Management Permit _____ as issued by the Division of Water Quality under NCAC-2H-10005, and to meet the Town of Beaufort's maximum impervious Lot coverage requirements under its ordinances, each owner of a Lot shall be restricted to clearing, constructing and using as "built-upon" area not more than 2300 square feet of impervious coverage of each Lot within its boundaries as herein specified, inclusive of that portion of the right-of-way between the front Lot line and the edge of the pavement, including structures, pavement (asphalt, concrete, gravel, brick, stone, slate and coquina) but not including raised, open wood decking or the water surface of swimming pools. "Built-upon area" is defined as that portion of a residential Lot that is covered with impervious or partially pervious cover including buildings, pavement, recreation facilities, etc., but not including decking. 2300 Square feet per Lot shall be the maximum built-upon area allocated to each Lot in the subdivision and built-upon area in excess of the permitted amount will require a permit modification.

For those Lots within CAMA's Area of Environmental Concern, where DCM calculates a different maximum Lot built-upon area, the governing Lot BUA shall be more restrictive of the two numbers.

All runoff from built-upon areas on the Lot must drain into the permitted system either through roof drain gutters draining to the street, grading the Lot to drain toward the street or directly into the perimeter swales and directing them into the street.

The State of North Carolina and the Town of Beaufort are third party beneficiaries to the provisions of this paragraph and may enforce the same through proceedings, in law or in equity.

The filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the Subdivision except for average driveway crossings, is strictly prohibited by any owner, Declarant or third-party person, firm or corporation.

Section 9. Compliance with Environmental Regulations.

The stormwater detention swales, drainage facilities, roads, utilities, Areas of Environmental Concern, common areas and other properties within the Subdivision shall be maintained at all times in a manner consistent with all town, state and federal agencies, and the State of North Carolina and the Town of Beaufort shall have standing to enforce the provisions of these Covenants with regard thereto. Any individual or entity found to be in noncompliance with the provisions of the stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in Chapter 143, Article 21, North Carolina General Statutes. Alteration of the drainage as shown on the approved plans may not be undertaken without the concurrence of the Division of Water Quality.

Section 10. Wetlands. Declarant has caused to be shown and delineated on a wetlands survey plat (herein wetlands survey) all wetland areas. All of the Properties subject to this Declaration shall also be subject to the special provisions herein relating to wetlands. Declarant shall have the authority and right to restrict and prohibit any future filing or other detrimental activities in the wetland areas which presently exist within the identified areas of the Property. Accordingly, all wetlands shown and delineated on the wetlands survey shall be maintained in perpetuity in their natural or mitigated condition unless written permission or consent is secured from Federal and/or State Agencies. No person or entity shall fill, grade, excavate, or perform any other land disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures, nor allow animal grazing or watering or any other agricultural use on such conservation area, except with prior written consent. Benign structures, such as pile-supported walkways, may be permissible only

after reviewed and written consent is provided by the U.S. Army Corps of Engineers. This covenant may be enforced by both the State of North Carolina and the United States of America. These covenants and conditions are to run with the Property and shall be binding on the Declarant and all future owners of Lots and all parties claiming thereunder.

This Article shall not be amended or modified without the express written consent of the U.S. Army Corps of Engineers, Wilmington District.

Section 11. Rentals. Only long-term rentals for periods of not less than 7 continuous days of Lots and houses thereon shall be allowed. Rentals for periods less than 7 days duration is prohibited.

Section 12. Vehicle Use. The Association may regulate the type of vehicles that are used on the Subdivision's streets. Dirt bikes, mo-peds and go-carts are prohibited. All golf carts must be driven by a licensed driver.

Article VII - Easements

Section 1. Utility Easements. The Declarant reserves unto itself a perpetual, alienable and releasable easement and right-of-way on, over, under, through and upon the ground with men and equipment to erect, maintain, and inspect, repair and use electric and telephone poles, wires, cables, conduits, sewers, water mains and pipes and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewage, water and community utilities or conveniences in and over the front fifteen feet of each Lot and five feet along one side line of each Lot and such other areas as may be shown on the recorded map of the Subdivision, together with the right to cut drainways for surface water whenever action may appear to the Declarant to be necessary in or to maintain reasonable standards of health, safety and appearance. These easements and rights-of-way expressly include the right to cut trees, bushes or shrubbery, grading of the soil, or to take similar actions reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. The Declarant further reserves the right to assign said easements to one or more public or private water and/or sewer utility companies for service to each Lot in the future.

Section 2. Street Lighting. The Declarant reserves the right to subject the real property in this Subdivision to a contract with Duke Progress or such other utility company serving the property for the

installation of underground electric cables which may require an initial contribution and/or the installation of street lighting, which will require a continuing monthly payment to the applicable electrical utility company by the owner of each lot or the Association.

Section 3. Drainage Easements. Each Lot owner shall keep free and clear any and all drainage easements shown on the recorded map of the Subdivision, and each owner shall in no way obstruct, block or impede the flow of water through said drainage easements. In the event any Lot owner should obstruct, block or impede the flow of water through said drainage easements or allow said obstruction or blockage to remain so as to impede the flow of water, then the Declarant, Association of property owners, or one or other property owners within the Subdivision shall have the right to clear said drainage easements and to recover from the party responsible the cost of said clearing if said obstruction or blockage were the results of deliberate acts or negligence of the responsible party. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the North Carolina Division of Water Quality.

Section 4. Subdivision Identification Signs. The Declarant reserves the right to place gates, signs, fencing, brick or stucco walls, or other appropriate structures identifying Front Street Village Commons Subdivision on Lots 1 or 18 of the subdivision as well as one or more Lots adjacent to or in close proximity to the intersection of the entrance road so as to identify said Subdivision and to protect the privacy and well-being of owners and residents. In the event any part of the walls, fencing or structures encroach onto any Lot, said encroachment may continue and the Declarant reserves the right to go on, over, under, through and upon the ground of such portion of the Lots as may be necessary in order to make repairs or alterations to said walls and signs.

Section 5. Stormwater Swales and Drainage Easements. The recorded plat indicates stormwater swales, open spaces and drainage easements for the movement of stormwater. These facilities are privately dedicated to the owners of Lots within the subdivision for the placement and drainage of stormwater and it shall be the responsibility of the Association to maintain the drainage facilities, to clean out the same from time to time, to provide for and pay utility costs associated with operation of the same, and to assume all costs of operation and management of the same. The Association shall be obligated to establish a time schedule for permanent maintenance of the pond and drainage facilities in accordance with State of North Carolina and Town regulations, and to submit reports as required for management and operation of the same. Declarant at such time as management of the

Association is turned over to the membership will transfer and convey said easements and areas to the Association.

Article IX - Covenants Run With the Land
Rights of the State of North Carolina and
Town of Beaufort

These Covenants and restrictions shall run with the land and inure to the benefit of the Lot owners for a term of twenty-five (25) years from the date this Declaration is recorded. Thereafter, said Covenants shall be automatically renewed and extended for successive periods of ten (10) years each. These Covenants and restrictions may be amended by an instrument executed by owners of Lots equaling or exceeding two-thirds of the Lots within said Subdivision. Any amendment adopted pursuant to this Article must be properly recorded.

The State of North Carolina and the Town of Beaufort are made beneficiaries of these covenants to the extent necessary to maintain compliance with the stormwater maintenance permits issued in conjunction with this subdivision. The Covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Water Quality, and the Town of Beaufort.

Article X - Violations

In the event of a violation or breach of any of these Covenants by any Lot owner or other person, the Declarant, Owners' Association or any one or more owners of Lots in the Subdivision, or any of them jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms and conditions set forth herein and to prevent the violation or breach of these Covenants, and to recover damages as compensation for a breach or violation of these Covenants. Any failure to enforce any right, reservation, or conditions contained in these Covenants, however long continued, shall not be deemed a waiver of the right to do so hereafter as to the same breach, or as to a breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement.

Article XI - Invalidation

The invalidation by a court or other public agency of any of the provisions of these Covenants shall not in any way affect any of the remaining provisions, and the same shall remain in full force and effect.

Article XII - Initial By-Laws of
Front Street Village Commons Owners Association, Inc.

The initial by-laws adopted by the Board of Directors of said Association are set forth on Exhibit A to these Restrictive Covenants. All owners of Lots and the guests, families and invitees of regular members, shall be bound by and fully comply with the by-laws of said Association as well as the Articles of Incorporation of said Association attached as exhibit B. The Association shall have the authority to adopt amendments to the by-laws governing the business and affairs of the Association from time to time in the manner and procedures prescribed by the by-laws and Articles of Incorporation. The by-laws set forth the organization of the Board of Directors and officers, the time and manner of meetings of the Association, quorum and voting procedures, and other rights, powers, responsibilities, duties and obligations of the officers, directors and members of the Association.

The Association shall further have the authority to adopt from time-to-time rules and regulations regarding the duties and responsibilities of the Association and its individual members with regard to the use, enjoyment, maintenance, ownership, upkeep and maintenance of Association properties and the purposes of the Association.

In witness whereof, the Declarant has executed this instrument on the day and year first above written.

FRONT STREET VILLAGE, LLC

By: _____

Member Manager

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

I, _____ a Notary Public, in and for said County and state, do hereby certify that _____ Member Manager for Front Street Village, LLC, personally appeared before me this day and acknowledge the due execution of the foregoing instrument for and

on behalf of Front Street Village, LLC and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the limited liability company.

Witness my hand and official seal or stamp this the ___ day of June _____, 2021.

Notary public

My commission expires: _____

Prepared by Richard L. Stanley, Attorney at Law, P.O. Box 150, Beaufort, North Carolina 28516



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, September 20, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Public Hearing
SUBJECT: To recommend approval or denial to the Board of Commissioners for the rezoning of four tracts totaling 86.08 acres (per survey) from B-1 and R-20 to PUD.

BRIEF SUMMARY:

The applicant wishes to develop 86.08 acres as a Planned Unit Development that will include 400 residential units plus commercial space. The request also includes a list of requested variations and a Master Plan identifying the proposed phases of development.

REQUESTED ACTION:

- Conduct Public Hearing
- Recommendation on Rezoning & Proposed PUD Master Plan
- Recommendation on Land Use Plan Amendment to Mixed Use

EXPECTED LENGTH OF PRESENTATION:

45 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



Staff Report

To: Planning Board
From: Kyle Garner, AICP

Date: 9/8/2021
Meeting Date: 9/20/2021

Case Number 21-22

Summary of Request:

Rezone four tracts totaling 86.08 acres (per survey) from B-1 and R-20 to PUD. Shackleford Landing

Background

Location(s) & PIN

See attached Survey Map on Page 5 of the Application

Owners Applicant

See Attached Owners Rezoning Application
Beltway Investment Group Inc.

Current Zoning

B-1 – General Commercial & R-20 Residential Agricultural

Lot(s) Size & Conformity Status

See attached Survey Map on Page 5 of the Application

Existing Land Use

Commercial & Residential uses included in Application

CAMA Future Land Use Map Amendment Required

General Commercial & Low Density Residential
 Yes No

Adjoining Land Use & Zoning

North Vacant Undeveloped Property – Zoned R-20
South Commercial Residential, Zoned R-8
East Residential, Zoned B-1
West Commercial, Zoned B-1

Special Flood Hazard Area

Yes No

Public Utilities

Water Available Not Available
Sewer Available Not Available

Additional Information

See Staff Comments

Requested Action

Conduct Public Hearing & provide a consistency statement to the Board of Commissioners addressing the requested zoning amendment and the future land use plan.

- Provide recommendation to the Board of Commissioners to:
- Approve the request;
 - Deny the request; or
 - Recommend more restrictive zoning district

Staff Comments

The four parcels that make up the request are for the most part vacant with some residential and commercial uses associated with them near Live Oak. Additionally, a request to change the future CAMA Land Use Map is included which would increase the residential density from Low Density Residential to Medium Density Residential as well as an expansion of the General Commercial area that as scaled on the Future Land Use Map to approximately 225 feet and only covers a portion of the Town Center as proposed. The applicant is developing a Traffic Impact Analysis on the existing road network and the impact the development will have at full build out and will present this information at the Planning Board Meeting on the 20th. Additionally, our Town Engineer, Greg Meshaw, will be in attendance to answer questions regarding infrastructure impacts.

As part of a separate review process the applicant will also be submitting an annexation request to the Board of Commissioners in order for infrastructure.

Regarding the proposed infrastructure, all of the proposed streets, sidewalks, multi-use paths and stormwater features will be maintained by the Home Owners Association and NOT be turned over to the Town for maintenance. Utility lines would have dedicated easements so that repairs could be made as needed and Staff’s understanding that these would be dedicated to the Town.

In evaluating the request staff developed a series of tables that are attached that includes a Fact Sheet of the request and comparisons to the variations the applicant is requesting versus the current standards. This includes setbacks and street types.

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

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

CAMA Core Land Use Plan – Future Land Use Classifications

C. Mixed Use Classification

The Mixed Use classification encompasses approximately 1.3 square miles (826 acres) or 17.4 percent of the total land area. The properties classified as Mixed Use are located adjacent to Town Creek (2 sites), at the former Beaufort Elementary School site, adjacent to the Cedar Street-Carteret Avenue area, and along Lennoxville Road at the site of the Atlantic Veneer Corporation and Beaufort Fisheries Industries.

The Mixed Use classification is intended to delineate areas where there is potential to redevelop the existing properties and adjoining vacant land, particularly for multiple land uses. The North Carolina Maritime Museum has proposed expanding the Maritime Museum to a portion of the Mixed Use-designated area located on the north side of Town Creek. An associated maritime village has also been

proposed for this site. Mixed residential and commercial uses, including marine uses along waterfront areas, have potential at the other Mixed Use-designated sites.

The Cedar Street corridor is anticipated, with the proposed relocation of US Highway 70, to redevelop from a general commercial area into more of an office, light retail, professional services, institutional, and residential area.

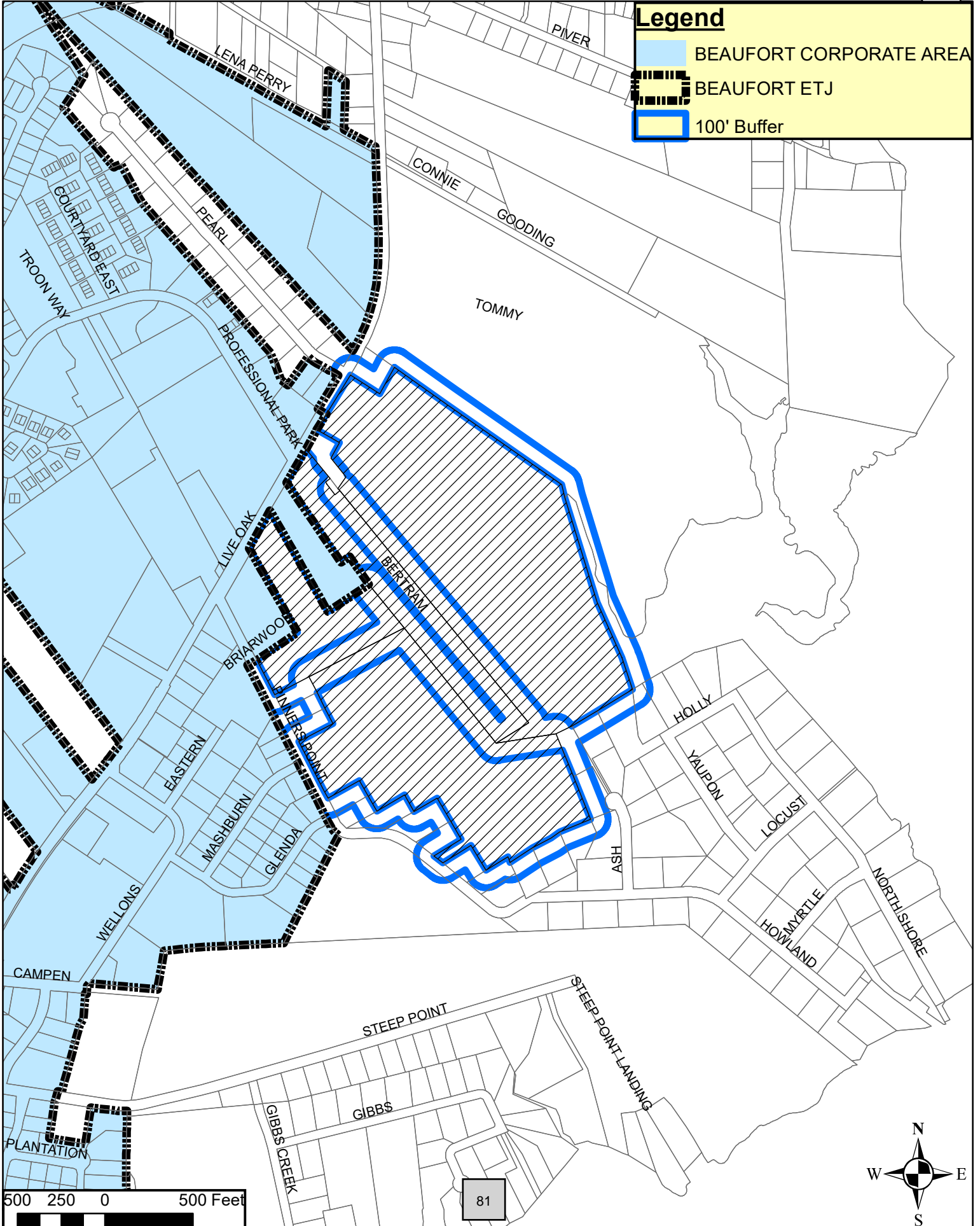
The anticipated residential density within this classification ranges from medium to high density. Multifamily densities are consistent with the current requirements of the Town’s zoning ordinance which allows a density range of up to 16 dwellings per acre for planned developments. Residential building types encouraged within this classification include single-family attached dwellings, condominiums, cluster developments, and multifamily dwellings. Commercial uses include a variety of retail, office, business services, and personal services. Minimum lot sizes are generally dependent upon the specific nature and characteristics of the land use but typically range from 2,750 to 20,000 square feet for residential land uses and 3,000 to 8,000 square feet for nonresidential land uses. Maximum floor area ratios for nonresidential land uses range from 0.57 to 2.13. Land uses within the Mixed Use designated areas are generally compatible with B-1, General Business; B-3, Marina Business; O & I, Office and Institutional; RMF, Multifamily Residential; and PUD, Planned Unit Development Zoning Districts. Public water and sewer service is needed to support the land uses characteristic of this classification. Streets with the capacity to accommodate higher traffic volume are necessary to support the intensity of development expected within the Mixed Use Classification.

The Town’s goals and policies support the use of land in Mixed Use-classified areas for a range of uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of mixed development are also encouraged.

While the Mixed Use areas are expected to accommodate future growth and development, they may or may not actually be developed during the planning period. Critical factors that will determine the development potential of these areas include market demand and the provision of the necessary support infrastructure (particularly public water and sewer utilities). Consequently, the development potential of the some of the lands within the Mixed Use areas may be more long-term than short-term. In order to permit the type of mixed use development envisioned in this classification, the Town of Beaufort may have to prepare amendments to its existing zoning ordinance and subdivision ordinance to establish specific conditions and standards for such mixed use development.

- Attachments:**
- Attachment B – Vicinity/Zoning Map with 100 Foot Notification Boundary
 - Attachment C – Zoning Map
 - Attachment D - CAMA Map
 - Attachment E – CAMA Map #2
 - Attachment F – Base Flood Map
 - Attachment G – Owners within 100 feet
 - Attachment H – Applicants Information – Master Plan Submittal
 - Attachment I - PUD Fact Sheet
 - Attachment J – PUD Variation Table
 - Attachment K – PUD Street Table
 - Attachment L – Consistency Statement “Draft”

Vicinity Map - Case 21-22 - Planned Unit Development - Master Plan Live Oak Street & Pinners Point Road

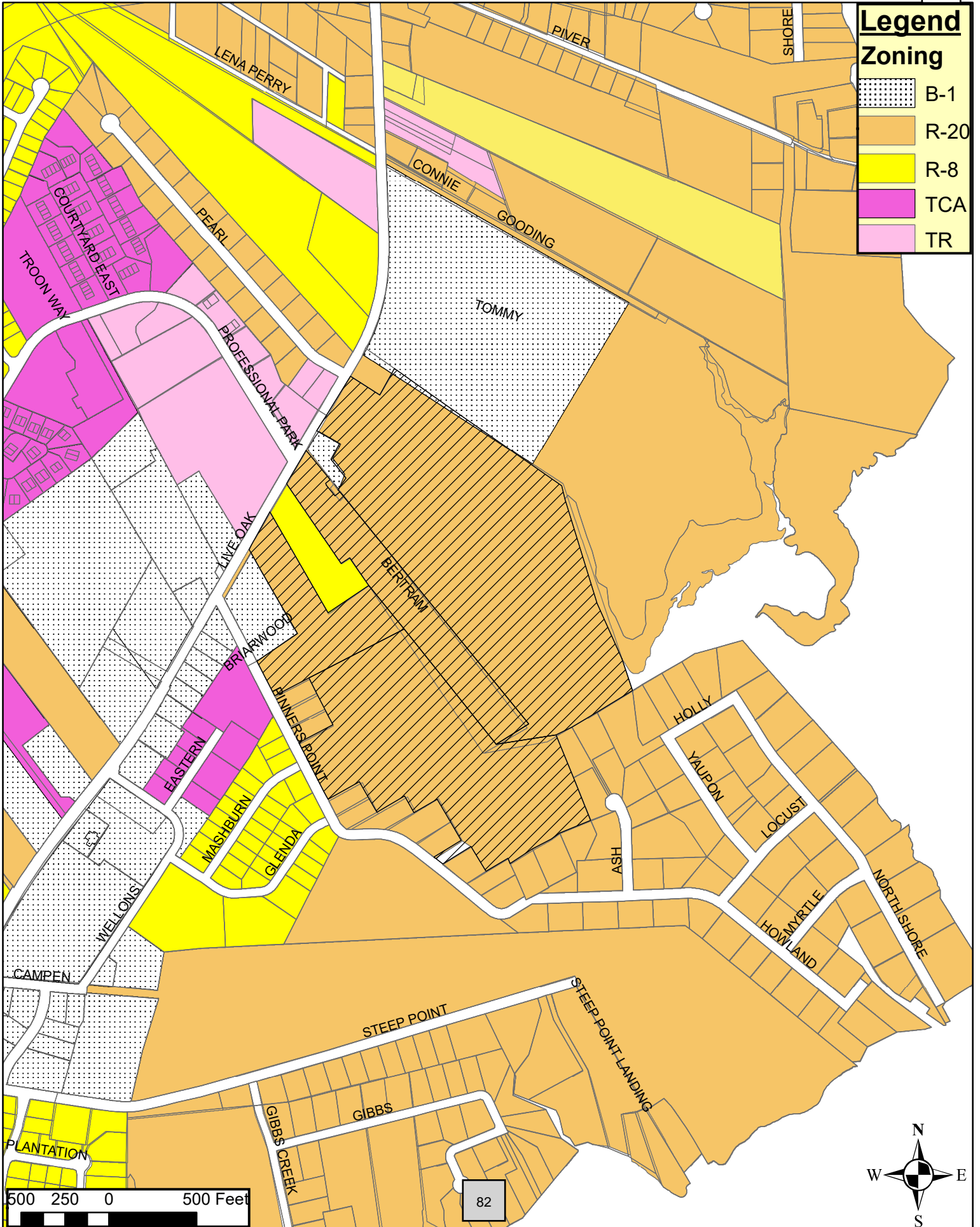


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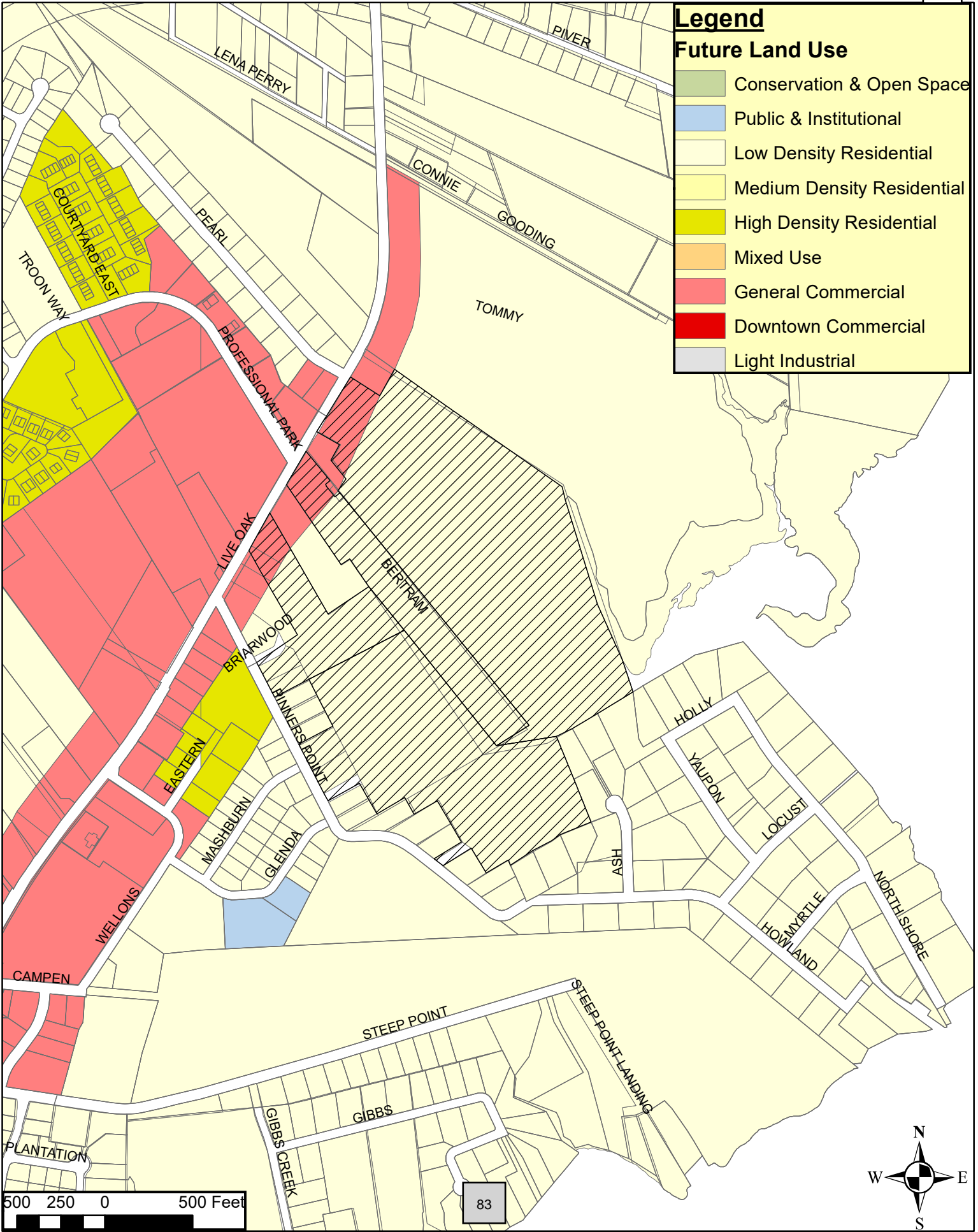
- BEAUFORT CORPORATE AREA
- BEAUFORT ETJ
- 100' Buffer

Zoning Map - Case 21-22 - Planned Unit Development - Master Plan Live Oak Street & Pinners Point Road

1.



Future Land Use Map - Case 21-22 - Planned Unit Development - Master Plan Live Oak Street & Pinner's Point Road



Legend

Future Land Use

- Conservation & Open Space
- Public & Institutional
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- General Commercial
- Downtown Commercial
- Light Industrial

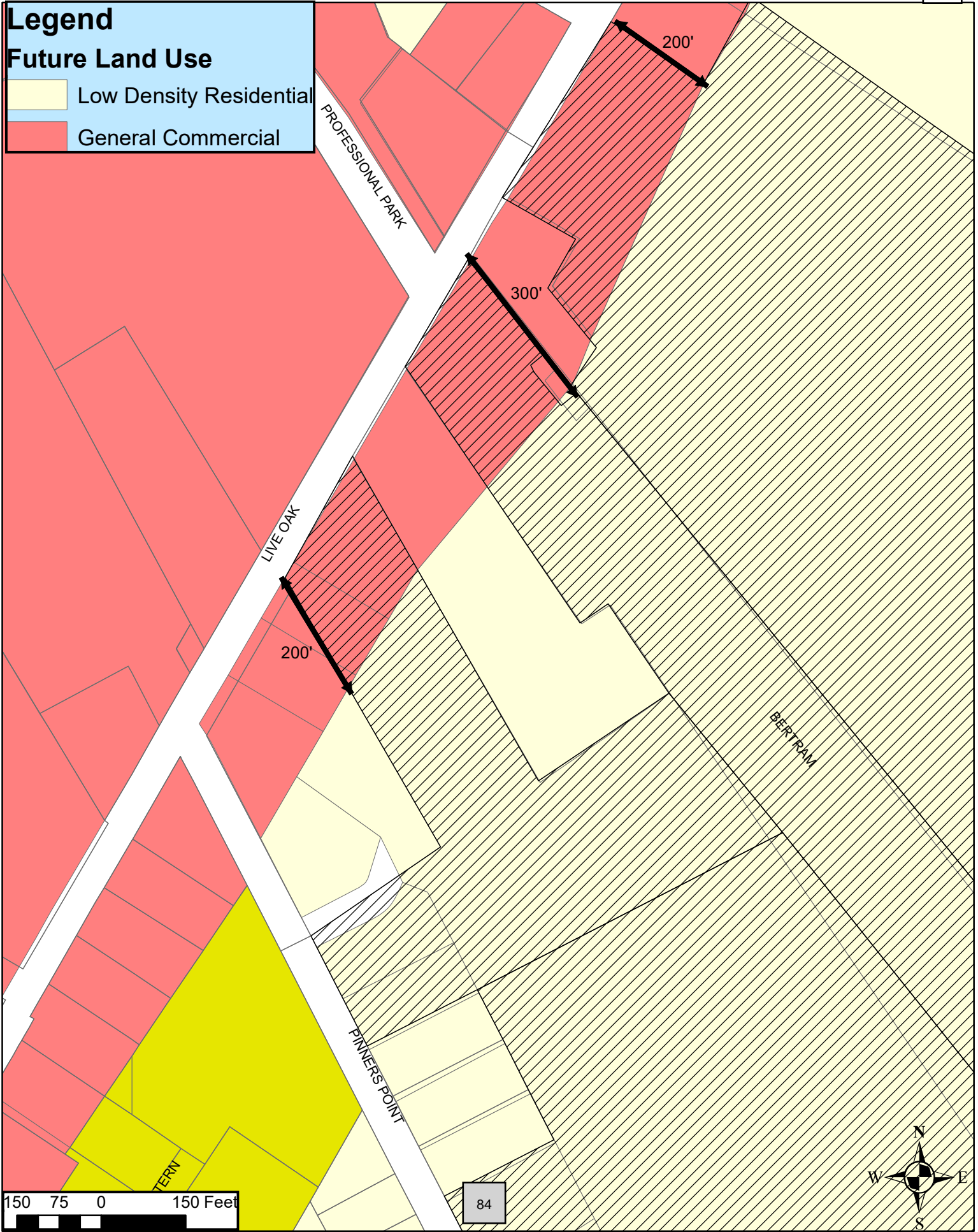
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Future Land Use Map 2 - Case 21-22 - Planned Unit Development - Master Plan Live Oak Street & Pinners Point Road

Legend

Future Land Use

- Low Density Residential
- General Commercial



Base Flood Map - Case 21-22 - Planned Unit Development - Master Plan Live Oak Street & Pinner's Point Road

1.



500 250 0 500 Feet

85



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
BARNES,H FRANK III ETUX SHARON			BEAUFORT	NC	28516		PO BOX 484
BEAUFORT FIRST FWB CHURCH			BEAUFORT	NC	28516		PO BOX 2069
BERTRAM RENTAL PROPERTIES LLC	416	VICTORIA HILLS DR	FUQUAY VARINA	NC	27526		
CHAPMAN,FOREST CHASE	215	PINNERS POINT RD	BEAUFORT	NC	28516		
FULCHER,ARTHUR H ETUX DEBORA S	207	PINNERS POINT ROAD	BEAUFORT	NC	28516		
GILLUM,ZACHARY D	155	GLENDA DRIVE	BEAUFORT	NC	28516		
GOLDBERG,HARRIET TRUST	595	RAVINIA RD	HIGHLAND PARK	IL	60035		
GRASSI,FRANK	2004	FARNSTEAD CT	MOREHEAD CITY	NC	28557		
GRIGGS,MISTY	458	BAILEY ROAD	WINSTON SALEM	NC	27107		
GUTHRIE,JAMES B ETUX HAZEL L/T	101	HOWLAND PARKWAY	BEAUFORT	NC	28516		
HINES,MARVIN A ETUX LINDA W	5032	ALDRIDGE STORE ROAD	LAGRANGE	NC	8154	28551	
HOLLAR,GILDA HARDY	909	ROUNDTREE STREET	KINSTON	NC	28501		
HUFFMAN,DONALD RICHARD			BEAUFORT	NC	28516		PO BOX 786
JEAN R WELLONS LLC			MOREHEAD CITY	NC	28557		PO BOX 1018
JENKINS,DEREK ETUX LAUREN	166	PINNERS POINT ROAD	BEAUFORT	NC	28516		
KAESER,WILLIAM E ETAL APOLLONI	215	ASH LANE	BEAUFORT	NC	28516		
LANHAM,GERALD	230	ASH LANE	BEAUFORT	NC	28516		
LAWRENCE,JAMES E	169	PINNERS POINT RD	BEAUFORT	NC	28516		
LAWRENCE,MELTON JR ETUX LINDA	155	PINNERS POINT RD	BEAUFORT	NC	28516		
LEWIS,KAREN JOY	170	PINNERS POINT RD	BEAUFORT	NC	28516		
MCLAMB,THERON LEVON	111	MARIAH DRIVE	FOUR OAKS	NC	27524		
NEELY,BERTIE EUBANKS	846	NEELY RD	ASHEBORO	NC	27203		
NORTH RIVER UNITED METHODIST	2494	HWY 70	BEAUFORT	NC	28516		
PAERL,BARBARA H	100	HOLLY LANE	BEAUFORT	NC	28516		
PARKER,AUDREY G	187	RUSSELLS CREEK ROAD	BEAUFORT	NC	7590	28516	
PARKER,E LINWOOD ETUX TRUDY	187	RUSSELLS CREEK ROAD	BEAUFORT	NC	7590	28516	
SCHMITT & AUSTIN PROPERTIE LLC	1550	LENNOXVILLE ROAD	BEAUFORT	NC	28516		
SCIBAL,ALAN JOHN ETUX JENNA H			BEAUFORT	NC	28516		P O BOX 1067
SMITH,TERRENCE	235	ASHE LANE	BEAUFORT	NC	28516		
SPEAR,RENEE BOUDREAU	257	PINNERS POINT ROAD	BEAUFORT	NC	28516		
STATE EMPLOYEES CREDIT UNION			RALEIGH	NC	27611		PO DRAWER 26807
STEEP POINT PROPERTIES LLC	2651	MELLOW FIELD DR #206	RALEIGH	NC	1545	27604	
TAYLOR,GEORGE A ETUX MARIA L/T	238	JONAQUINS DRIVE	BEAUFORT	NC	28516		

TILLER SCHOOL FOR ELEMENTARY			BEAUFORT	NC	28516
WARD,DONNY G ETUX BETTY	293	PINNERS POINT RD	BEAUFORT	NC	28516
WEST,PEARL G TRUSTEE	231	PINNERS POINT ROAD	BEAUFORT	NC	28516

SHACKLEFORD LANDING

Beaufort, North Carolina

Planned Unit Development Master Plan Submittal

July 23, 2021



Developer



Town Planner



Entitlement Consultant



Survey & Civil Engineering

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Imagine if you would a neighborhood that the residents along with the surrounding community are invited to enjoy the beautiful waterfront of the Beaufort coast all while promoting the sense of community with architecture and amenities that maximize human (and dog!) interactions.

Shackelford Landing was conceived from inception to complement the historic Beaufort downtown and these fundamental guiding principles influence every decision pertaining to the neighborhood:

- Provide residential homes that support all life stages and family budgets - long term rentals, single family homes and townhomes designed for the local workforce, work from home and retiree market,
- Always use the civil and architectural vernacular of the Beaufort area to inform all design components.
- Do not reclaim nor disturb any wetlands or coastal waterways, instead enhance these areas with public access walking paths with shaded seating areas,
- Allow access to all open spaces to the surrounding community, invite the public to enjoy this neighborhood,
- Nurture the current tradition of golf cart and bicycle transportation by aligning to existing paths,
- Encourage social interactions through design - front porches, a flexible park, pocket park areas, dog park and commercial areas for food and beverage venues,
- Promote energy efficiency and alternatives, including solar roofs, Tesla Supercharger Stations and architectural design elements that reduce the need for electricity and water,
- Maximize open space while increasing community interaction by creating distinct neighborhood,
- Bring additional vitality to the commercial community and conformity of property usage by only allowing nightly rentals for travelers to the Beaufort area at the Inn, and
- Utilize neo-traditional design techniques that assure street frontages are the pride of the home owner and parking, trash and utilities are located in the rear.

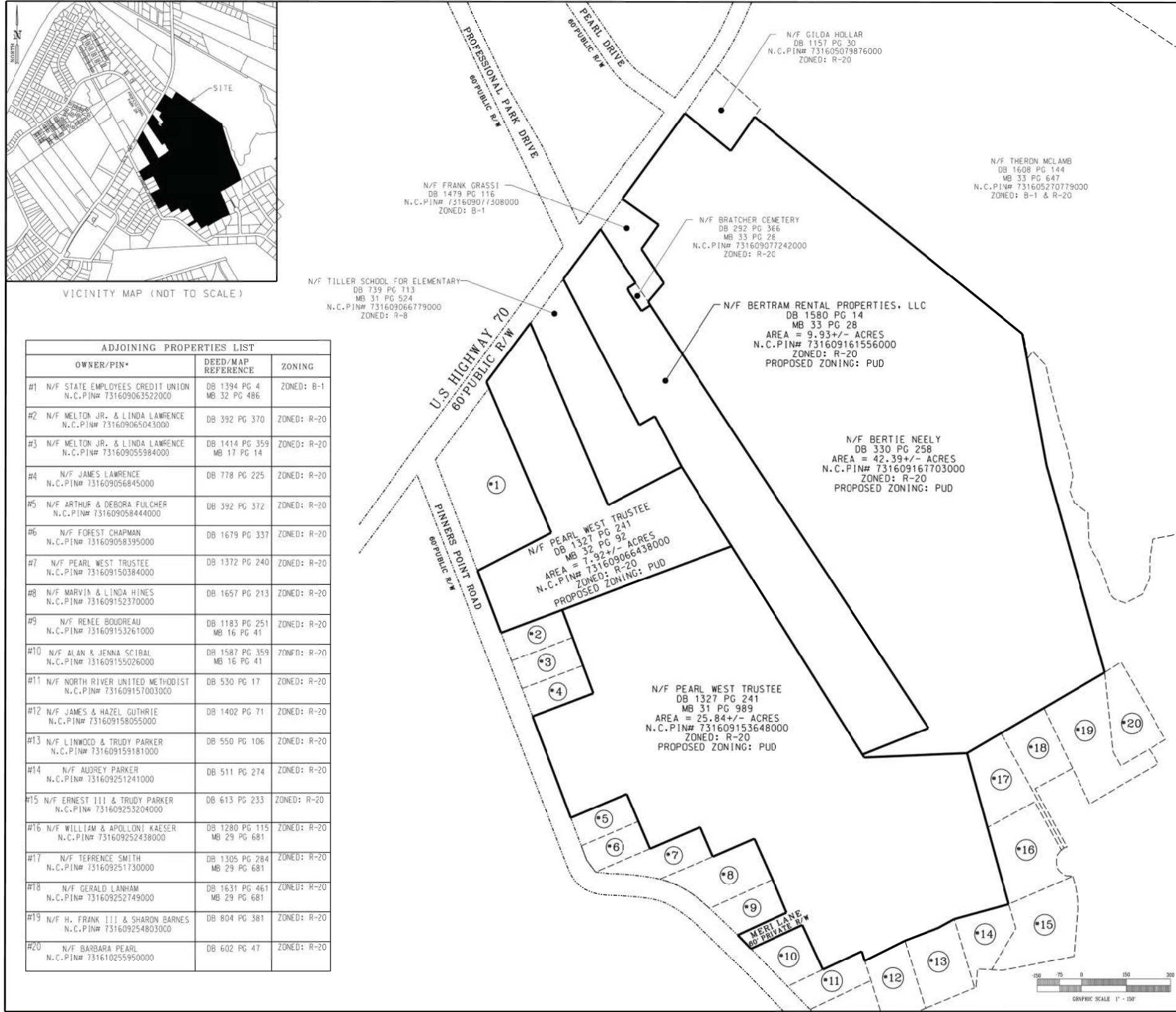
These guiding principles inform all of the concepts and planning that are exhibited in the following pages, come along with us as we share our vision for a robust community that will be a tremendous asset to the Beaufort area.





SHACKLEFORD LANDING

Master Plan Submission

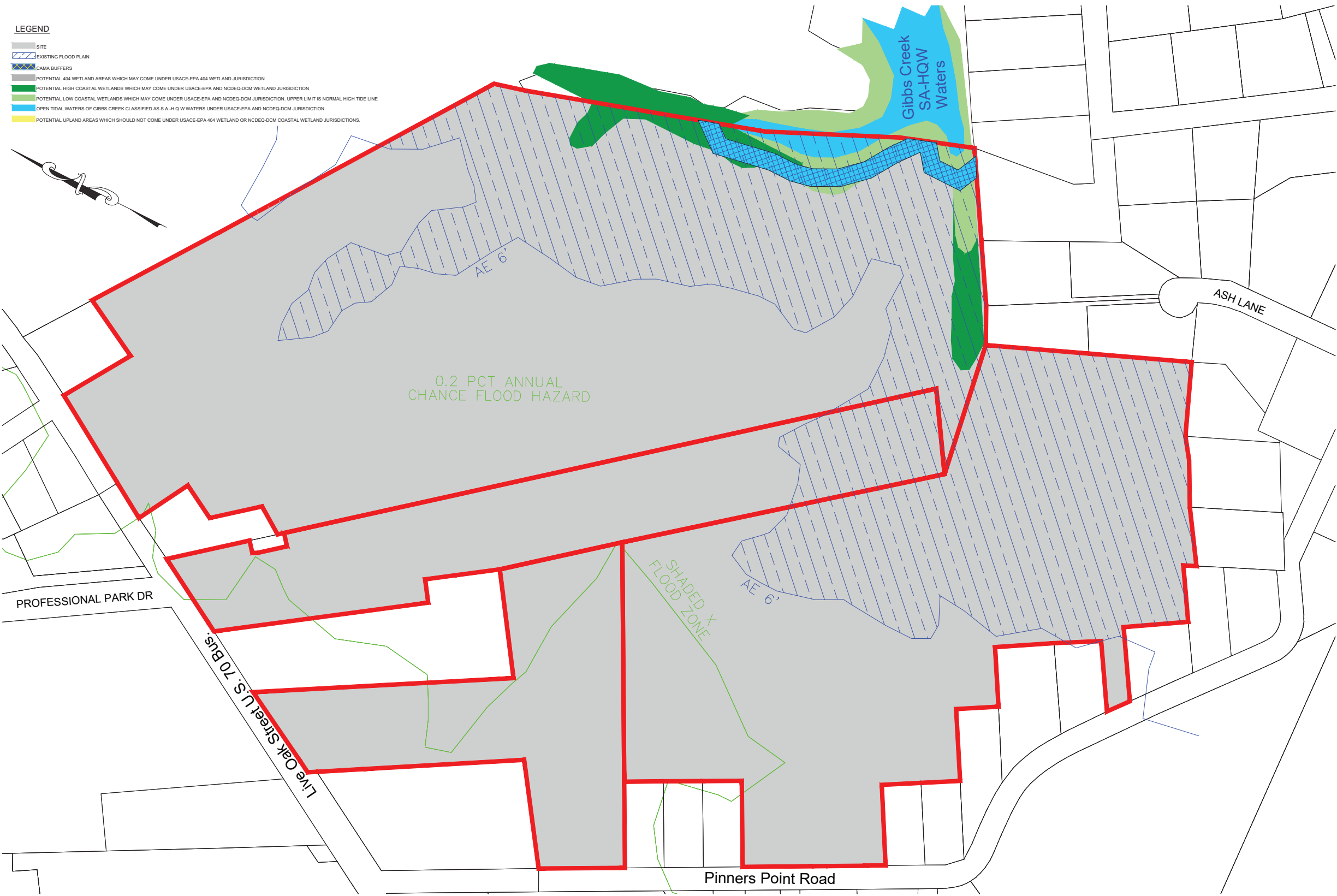


AERIAL



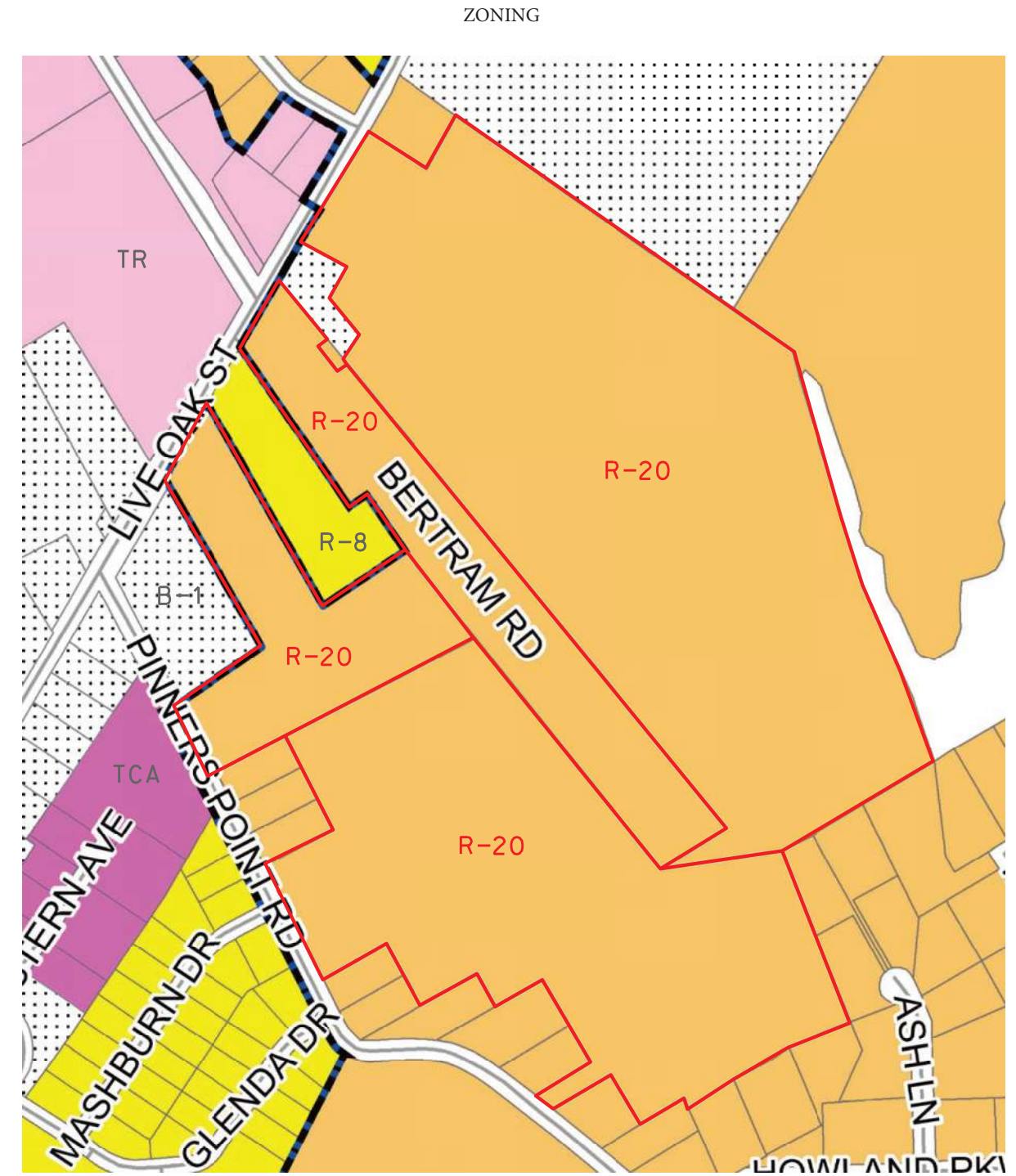
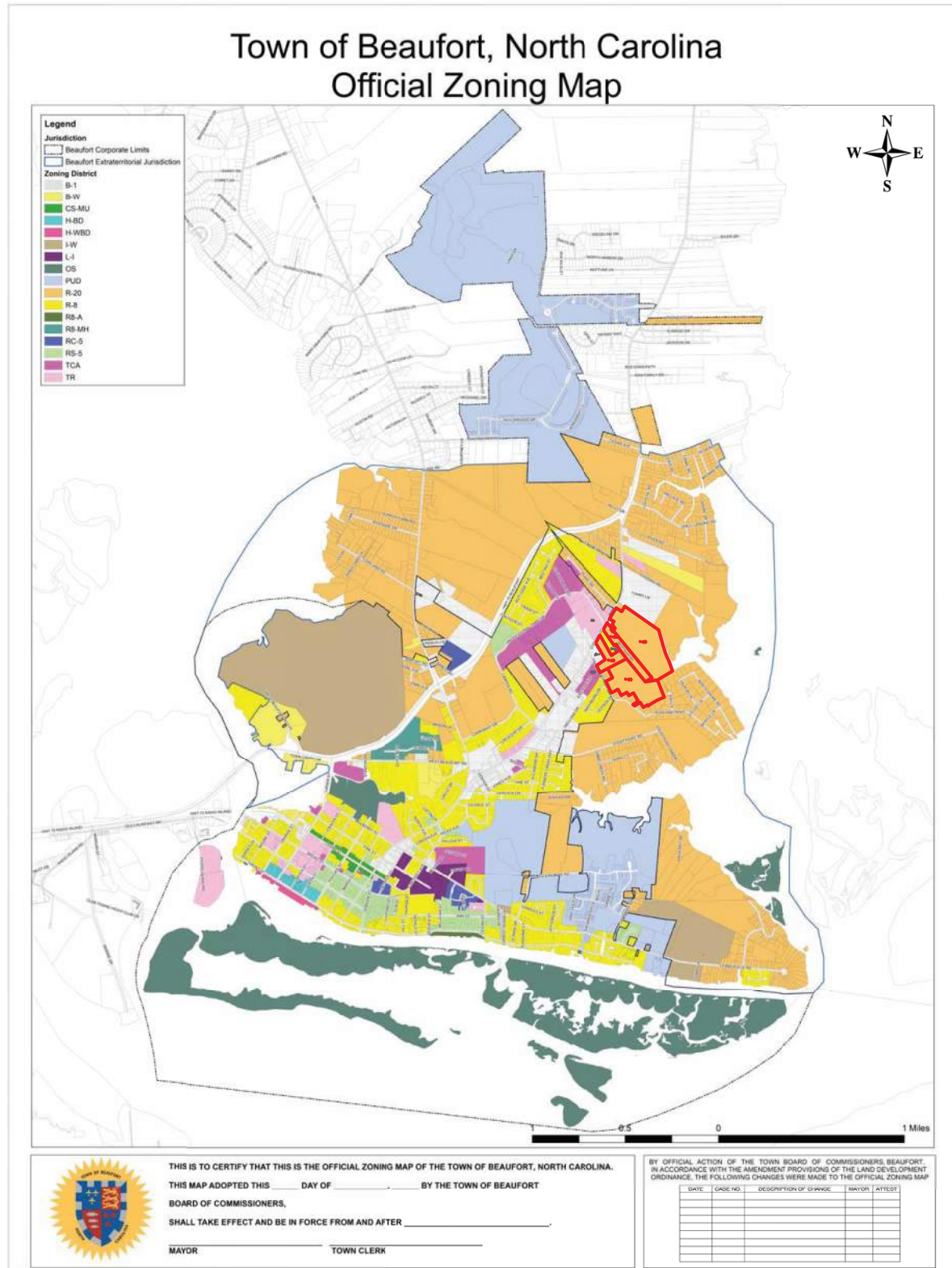
SHACKLEFORD LANDING

Master Plan Submission



SHACKLEFORD LANDING

Master Plan Submission



SHACKLEFORD LANDING

Master Plan Submission

There are two critical components that drive the success of a new neighborhood project:

1. The location of the project and a thorough understanding of the history of the community and what assets are missing that are most immediately required to introduce into the vicinity for the benefit of both the future residents and greater community at large.
2. Building a project team that is committed to the vision of the project and are capable through their own resources to assure the overall success by implementing the original project plan.

Much may be written about the three partners whose logos grace the front page of this book, each comes with a long resume of individual and company successes in designing forward thinking neighborhoods that respect the local culture, vernacular and environment, while amplifying new strategies to provide both commercial and residential products that satisfy the ever changing needs of the real estate consumer.

The developer, Beltway Investment Group, Inc. has a twenty-five year history of creating project teams with members that are respected nationally and even internationally for their work and combining them with locally sourced engineers, builders, vendors and craftspeople - to deliver a project that benefits the local economy throughout its life cycle.

I'd like to introduce two partners that will further inform the design and marketing of the project:

1. **Amanda Lindroth** - Amanda has been a designer of apparel, residences and even grand yachts for customers and projects throughout the world. With hundreds of design magazine covers under her belt and retail shops in Charlestown, Palm Springs and the Bahamas, Amanda brings a sense of ease and joy in all of projects through her innovative use of color and materials. amandalindrothdesign.com
2. **Southern Living** - an iconic magazine that has graced the coffee table in many southern homes since 1965, has earned a reputation for having a pulse on the current lifestyle trends informing the residents in the Southern USA. Southern Living looks to partner with great real estate projects to both assist in the design of the residential product and to highlight exceptional building projects that would be of interest to their devoted readership. Southern Living has committed to partner with Shackelford Landing to be a Southern Living Community and to bring awareness to the Beaufort NC area through its promotion of this project.



Southern Living



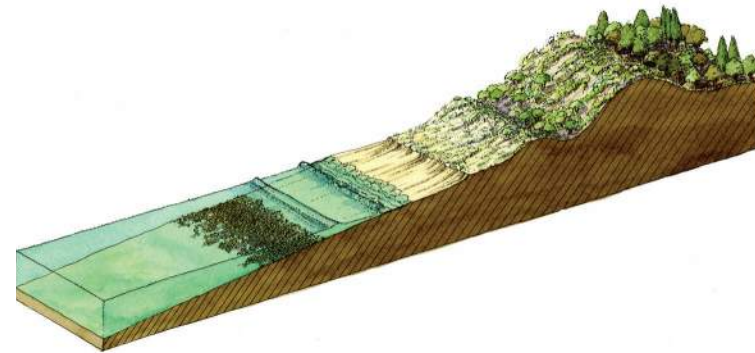
SHACKLEFORD LANDING

Master Plan Submission

The purpose and intent of the Shackleford Landing PUD Development Standards is to establish a set of rules that will create a harmonious community that the region and residents can be proud of. The standards are contextual and encourage a range of experiences throughout the project that are cohesive yet distinct.

CONTEXT-BASED (A.K.A. TRANSECT-BASED) PLANNING

This is a Context-based, or “Transect”-based code. A transect of nature, first conceived by Alexander Von Humboldt at the close of the 18th century, is a geographical cross-section of a region intended to reveal a sequence of environments. Originally, it was used to analyze natural ecologies, showing varying characteristics through different zones such as shores, wetlands, plains, and uplands. It helps study the many elements that contribute to habitats where certain plants and animals thrive in symbiotic relationship to the minerals and microclimate.



Human beings also thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. Humans need a system that preserves and creates meaningful choices in their habitats. Near the close of the 20th century, New Urbanist designers recognized that sprawl was eradicating the pre-war American transect of the built environment. They began to analyze it and extract its genetic material for replication. In this way, they extended the natural transect to include the built environment, thus establishing the basis for the Transect-based codes.

The rural-to-urban Transect is divided into six Transect Zones (T-zones) for application on zoning maps. These six habitats vary by the level and intensity of their physical and social character, providing immersive contexts from rural to urban. All elements of this code, from streets, to building types, are coordinated by these T-zones at all scales of planning, from the community scale down to the block, individual lot and building. The diagram at right illustrates the transition between different T-Zones in the Built environment.

PUD uses a general concept, dividing the neighborhood into Town Center, Neighborhood General and Neighborhood Edge Zones, each adapting the existing zoning categories of Beaufort. The arrangement of these zoning districts and different building types have the same intent - moving out from the town center towards the edges, the behavior of the buildings change. The zoning and proposed amendments to the base zoning categories intent to reinforce this idea, much like the Cedar Street overlay zoning does. The focus is not entirely on the use, but rather how the buildings behave so that the experience of the place is clear to visitors and residents. This happens in downtown Beaufort. Consider one small element, which is the street section on Front Street. It changes just east of Hill Street. West of Hill Street where residential homes front the road, both sides of the street are curbsless.

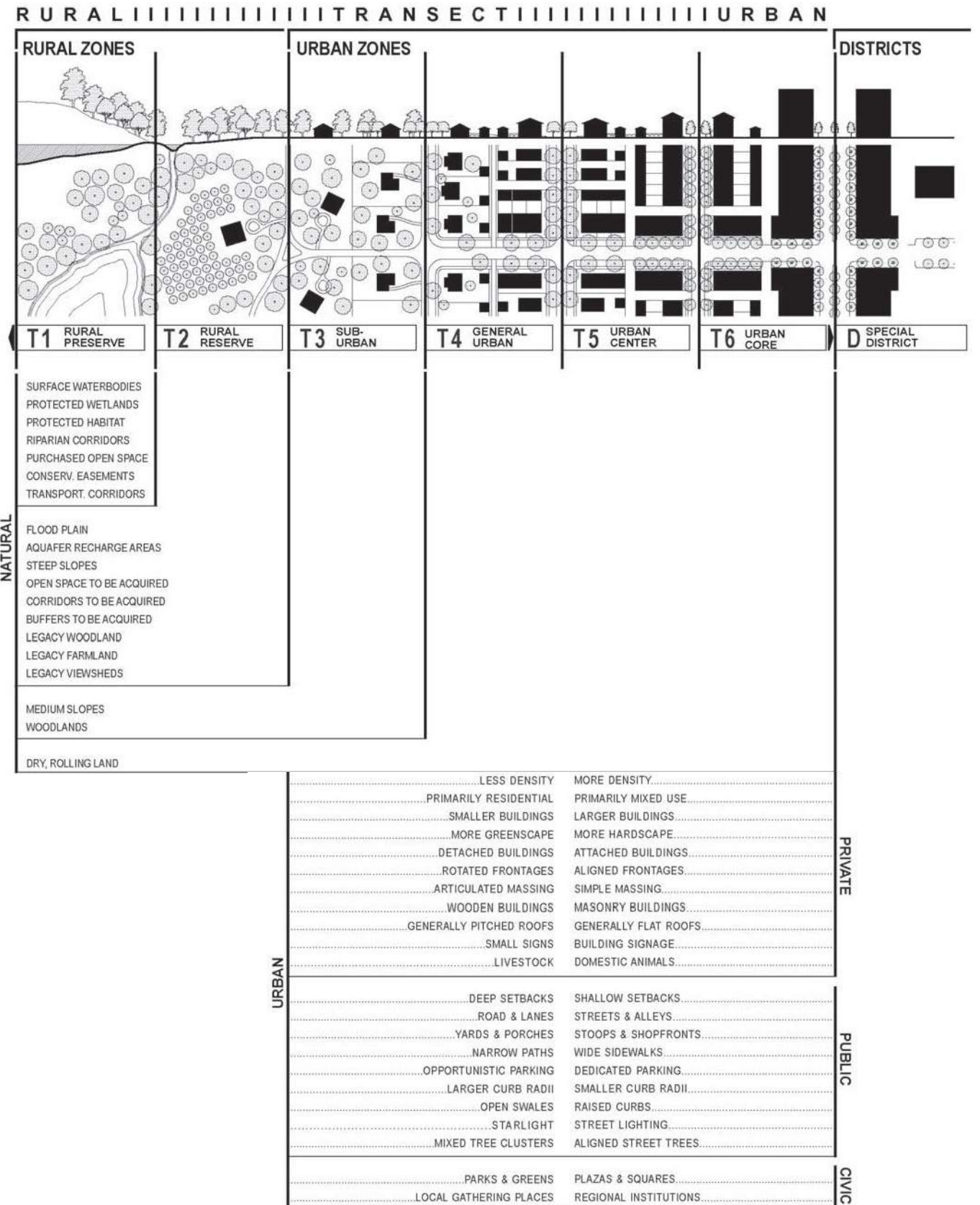


Front Street West of Hill Street

However, when one travels east, towards downtown, the street section changes and formalizes with a curb. Even subtly, the design of the public realm changes as the transition from rural to urban occurs.



Front Street East of Hill Street



SHACKLEFORD LANDING

Master Plan Submission

A charrette is a fluid design intensive which includes daily meetings with stakeholders and local consultants to review design progress. This charrette was actually held off-site, however a pre-charrette visit in May allowed the team to visit the property and meet with local engineers and planning staff.

The charrette process allows immediate feedback to ideas as they are developed, allowing group consensus to drive the final design results. The design team led by Moser Design Group, with support by Brown Design Studio, began exploring different ideas for the plan based on the existing site conditions, and then eventually those plans coalesced and were refined into the master plan as depicted in this submittal.

The team worked to develop a new master plan including a capacity study and proposed unit mix, a series of street sections and lot standards, and imagery for the specific building types proposed.

This piece of land is an excellent opportunity to engage the main entry street, Live Oak Street, into Beaufort and provide a small hamlet-style town that will draw people to the area. The master plan and palette of architecture proposed intends to do just that in a way that respects the history of Beaufort and the character of the existing neighborhoods. The new building and housing types aim to attract a wide range of residents and several businesses, and breathe new life into the city.



Round 1 Master Plan Concepts



Round 2 Master Plan Concept



SHACKLEFORD LANDING

Master Plan Submission

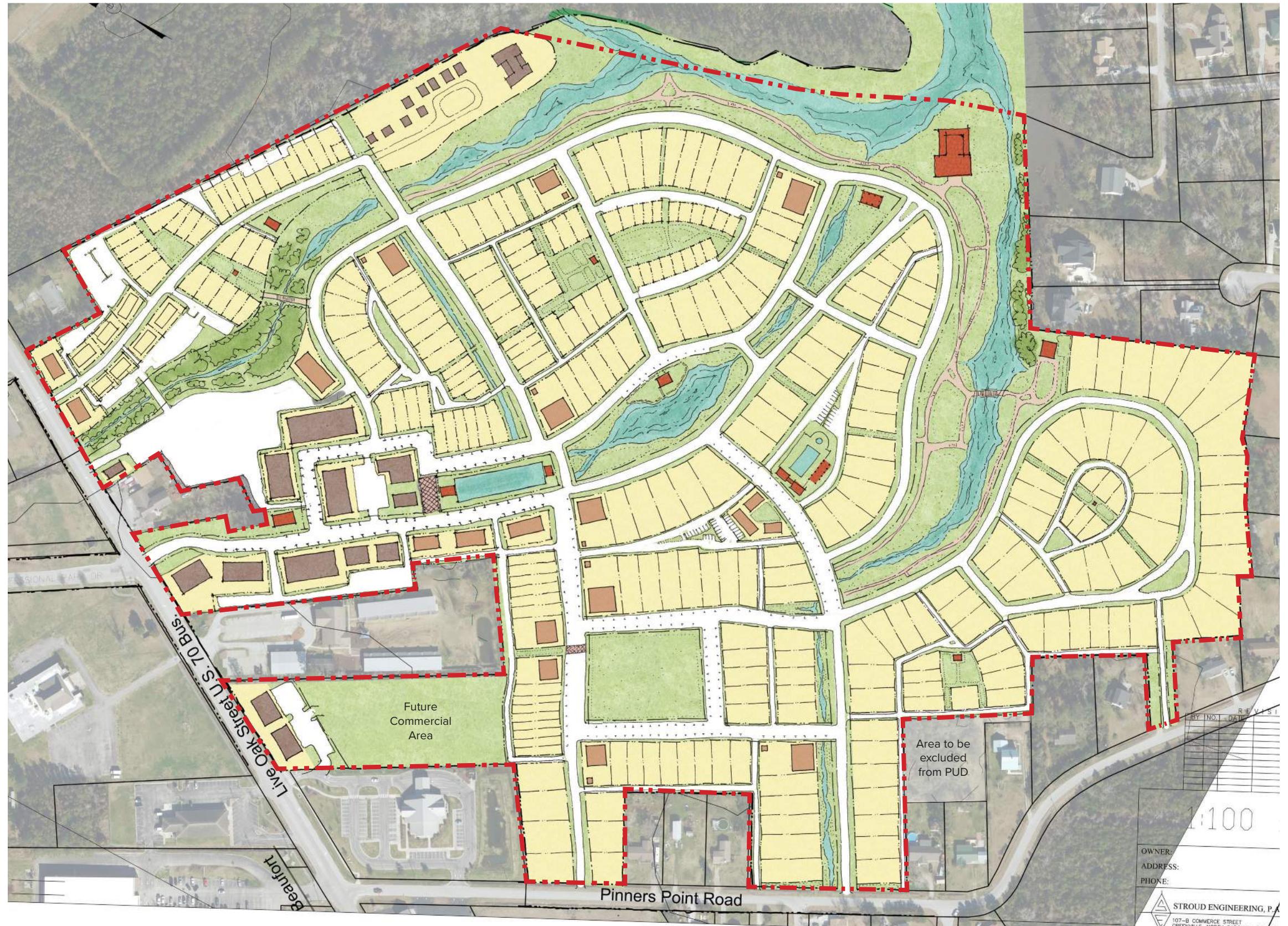
The master plan for Shackleford Landing was designed with three guiding principles:

- To lay lightly on the land;
- To provide a walkable, interconnected, mixed-use neighborhood proximate to historic downtown Beaufort that provides unique and desired amenities available for public use, and
- To have a fine-grained mixture of lots and unit types that allow a range of housing types and prices.

Existing lowlands are celebrated by enhancing and embedding them as natural stormwater management systems into the design. A series of existing drainage ways and wetlands extend from the small portion of waterfront property to the proposed marsh-front park. Three drainage features with stormwater ponding and conveyance systems connects the marsh to the town center and residential areas to add natural amenity spaces throughout the community. Several radiating streets also celebrate water by including smaller but beautiful storm water channels for residents to enjoy.

Shackleford Landing is comprised of a series of compact blocks, all less than a five-minute walk from a neighborhood amenity or the town center. Streets are designed to provide comfortable accessible routes with shade to make walking, biking, or simply meandering through the neighborhood a pleasant experience. Routes to and from Beaufort’s historic downtown and the bike route along Live Oak Street connect this community to its surrounding context.

A loose grid of streets and blocks respects the natural topography and provides a wide variety of lot sizes and housing types throughout the property. These include mixed use buildings with commercial and residential, multi-unit houses, single-family houses, townhouses, and cottages. Inclusivity is a fundamental principle and to that end, these different housing types will allow for a range of unit sizes and price points. The design of these buildings will be regulated by architectural design guidelines which will ensure that all of the buildings are compatible and harmonious.



SHACKLEFORD LANDING

Master Plan Submission



Development Data:

Area: 84.1 acres
Units: 400 Total Units



- 1 Town Square
- 2 Plaza and Amphitheater
- 3 Tesla Superchargers
- 4 Dog Park
- 5 Ball Fields
- 6 Natural Stormwater Management
- 7 Marsh-Front Public Park
- 8 Landscape Buffer

- Civic Buildings
- Multi-Unit Buildings
- Commercial/Mixed-Use Buildings
- Neighborhood Fabric Lots

SHACKLEFORD LANDING

Master Plan Submission



1 Town Square

This is the first space visible upon entering SL from Live Oak Street. It incorporates the existing cemetery, and also provides space for a more active central green that the commercial buildings framing the space can utilize. The one civic structure located within this space is intended to be the post office where all residents can go and collect their mail.

2 Plaza with Amphitheater

While the town square is the iconic center of town, the plaza and amphitheater is the center of the action. Several restaurants open up to a brick-paved street that can be closed off and used as an extension of the adjacent place for festivals and community events. Just beyond the plaza is a pavilion with amphitheater overlooking the central hard-edged canal leading towards the boulevard and eventually the marsh. Live music, street markets and outdoor dining will be accommodated in this active space.

3 Tesla Superchargers

Tesla Supercharger stations allow car owners to plug in and charge automatically. With the Tesla app, car owners can view availability and monitor charge status.

4 Dog Park

The need for a community dog park was something the design team heard from many Beaufortonians prior to and during this process. A shady dog park, large enough to accommodate separate spaces for larger and smaller dogs, along with a shaded pavilion and water fountains is centrally located and will be open to the public.

5 Ball Fields

In discussions with the Tiller School the design team learned that they have a need for practice and playing fields. This large, open green allows a variety of sports to set up for play including soccer and baseball. It is intended to be flexible and not outfitters for one sport. It will also be open to the public.

6 Natural Stormwater Management

Storm water is celebrated in this plan by incorporating this utilitarian requirement into beautiful parks and green spaces that become the veins of the neighborhood. They are not chain linked retention ponds in a corner but rather beautifully planted water features that will encourage local flora and fauna to thrive.

7 Marsh-front Public Park

The entire marsh front is open to the public. This provides great places to access the. Streak environment that makes Beaufort so special and also creates internal value within the neighborhood as each lot has access to this special area. Green paths weave throughout the blocks to facilitate this access. A civic or important structure, perhaps a waterfront restaurant or pavilion, will terminate the main boulevard and provide a public gathering space within this passive park.

8 Landscape Buffers Marsh-front Public Park

Perimeter buffers will be provided where required. Efforts will be made to preserve existing vegetation and supplemented where necessary to meet the necessary screening.



This diagram shows the network of open space woven throughout the plan. Rather than privatizing access to water and parks, this plan allows all lots to either have direct views or access to parks and water, or be a short walk via a pedestrian connector to those amenities. The natural topography, water drainage patterns, and wetlands were carefully considered during the planning, and an intentional connection from the town center to the edge via “green fingers” was designed into the plan.

Types may include:

- Marsh-Front Park
- Dog Park
- Stormwater Management
- Town Square
- Plaza with Amphitheater
- Ball Fields
- Walking Trails
- Pocket Park
- Clubhouse/Swimming Pool

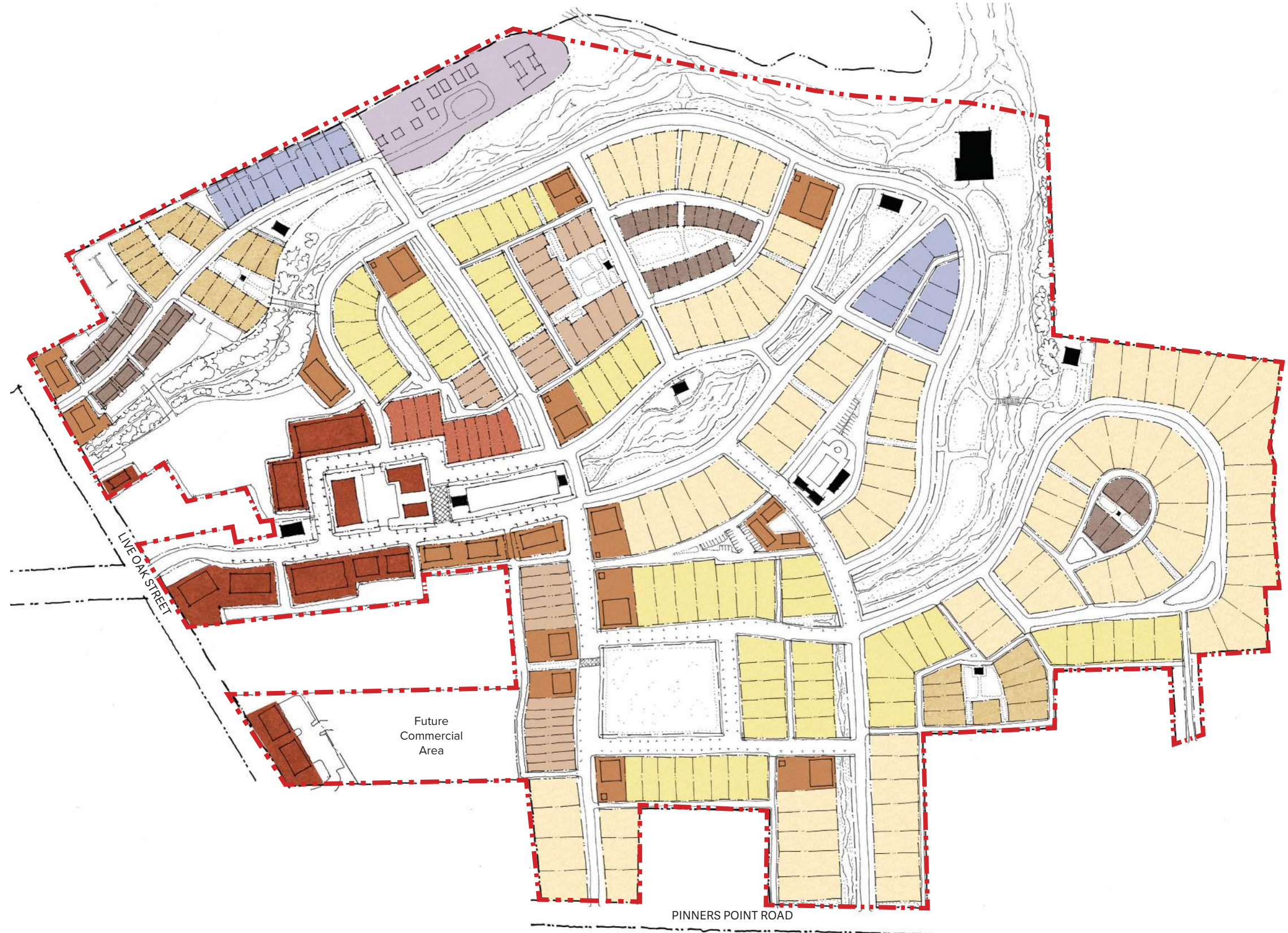
Acreage Required 15% (12.6 acres)
 Acreage Provided 23.5% (19.8 acres)














SHACKLEFORD LANDING

Master Plan Submission

Shackleford Landing is specifically design with a diversity of lot sizes which can accommodate a number of different building types. They generally decrease in intensity, at least on the perimeters of the blocks, from the central square and plaza out towards the edge of the properties. The lot standards are designed to facilitate this decrease in intensity from the center to the edge - lots generally get larger and setbacks are more flexible towards the periphery of the property. The centers of some blocks, however, utilize smaller lots and unit types to introduce opportunities for smaller, more affordable units. These are generally organized around green spaces, and have direct and proximate connections to the green fingers that project through the neighborhood.



BLDG TYPE	# OF UNITS
 SMALL COTTAGE	25
 R3 COTTAGE	69
 R5 HOUSE	90
 TOWER	21
 MEWS	39
 TOWNHOUSE	21
 MULTI-UNIT	78
 LIVE WORK	10
 M.U. APT	32
TOTAL DU	400
 INN (1.7 ACRES)	36 ROOMS
 COMMERCIAL	UP TO 86,450 SF

SHACKLEFORD LANDING

Master Plan Submission



These small, detached cottages are always grouped and front a common green space.



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These detached cottages face the street and are the most common, general neighborhood fabric buildings located on smaller lots.



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This tall, small footprint, building is used on small lots to take advantage of the views.



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This attached, fee-simple, building type can accommodate a variety of lot depths. They can be located fronting primary streets or arranged around common green spaces.



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This larger house-form buildings with multiple units are perfect for important corners and at transitions from mixed-use to residential areas.



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This fee-simple building has a residential dwelling unit either above or behind a commercial space.



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Roofing Materials:

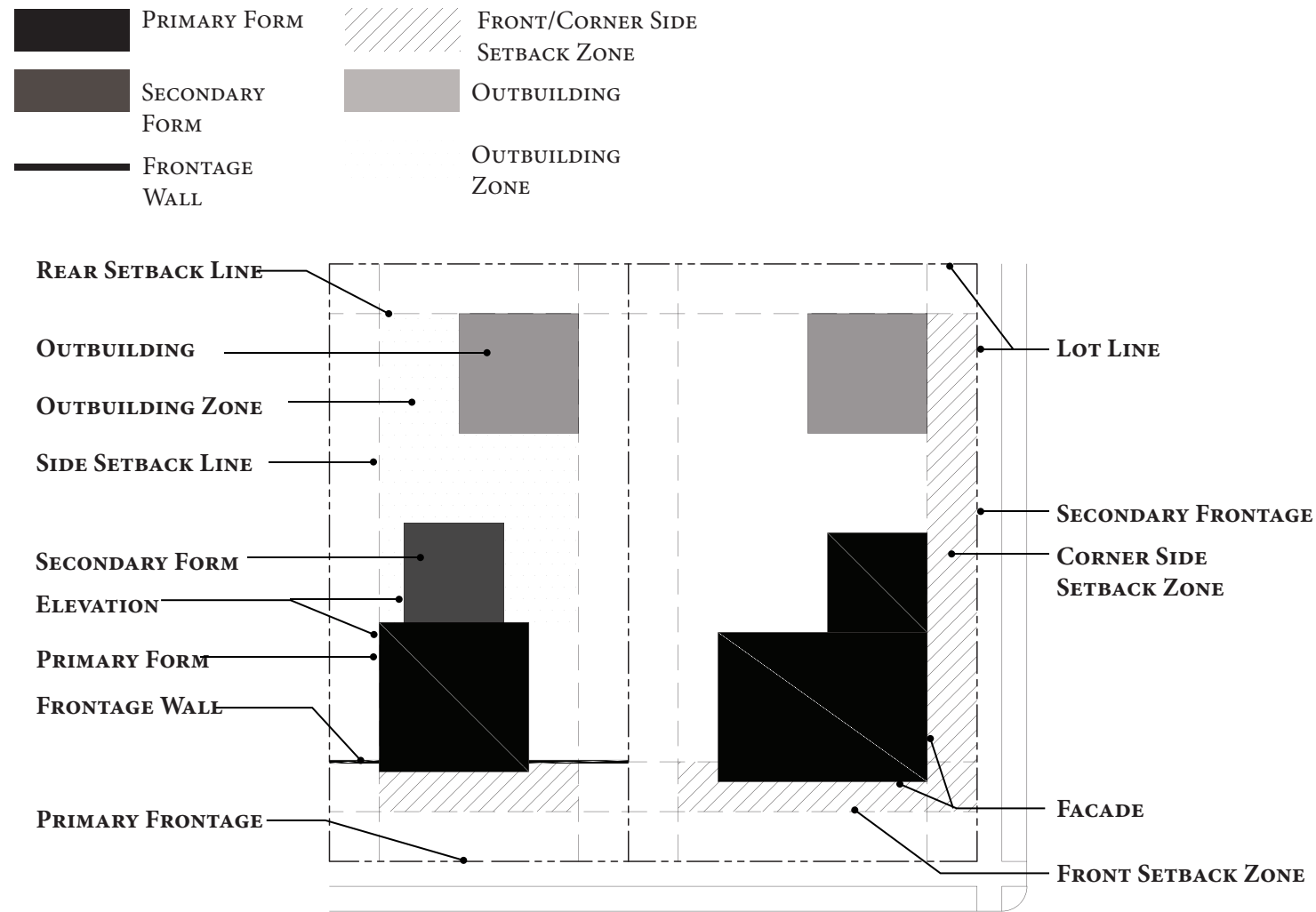
- Preference will be to use roof materials that reflect the sun rays, solar roofing, or architectural 3-tab/30-year asphalt in light colors.
- Clay or concrete tiles or tar will not be allowed.
- Single membrane will be allowed only in specific applications.



Siding Materials:

- Preference will be towards wood type products including wood, shingle, shake, and fibre cement products.
- Vinyl will not be permitted.
- Brick may be utilized on commercial, civic, and multifamily products.





BUILDING FRONTAGE: The first vertical element of a building that is taller than 6' above grade. (E.g., column, building wall, porch foundation, etc.)

ELEVATION: an exterior wall of a building not along a Frontage Line. See Definitions Illustrated at the end of these definitions.

FACADE: the exterior wall of a building that is set along a Frontage Line.

FRONT/CORNER SIDE SETBACK ZONE: The dimensional range that defines where the Building Frontage shall be placed along a Frontage.

LOT LINE: the boundary that legally and geometrically demarcates a Lot.

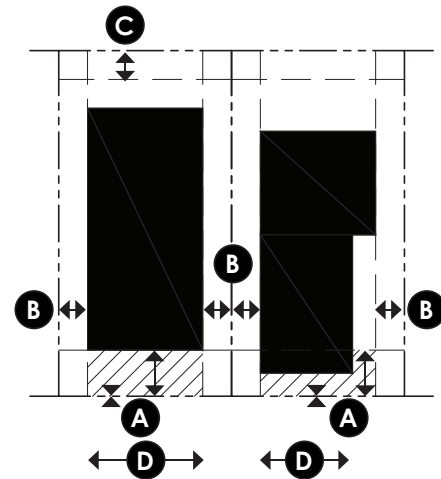
OUTBUILDING: A structure that is subsidiary to the primary structure on a lot. See Building Types Matrix.

PRIMARY FORM: The main mass of the house that is covered by the majority of the roof.

PRIMARY FRONTAGE: The frontage along the Primary Public Way, from which the building derives its main entry and address.

SECONDARY FRONTAGE: Another frontage along a Public Way which the building must respond to architecturally.

SMALL COTTAGE (R-8 SUBDISTRICT)

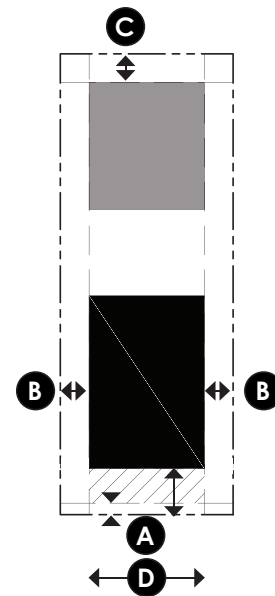


Key		Lot & Building
	Lot Size	35' W min. x 80' D min.
A	Front SB	4'-8'
B	Side SB	5' min.
C	Rear SB	5' min.
	Lot Coverage %	65% max.
D	% Build-Out @ Frontage	65% min.
	Total Height	1.5 stories max.
	Foundation Height	18" min.

DESCRIPTION
 These small, detached cottages are always grouped and front a common green space.

- SPECIFIC NOTES:**
- **Building Placement:** Buildings shall be arranged in groups to form a Cottage Court, fronting a common green space.
 - **Parking:** Parking shall be provided either on-site at 2 spaces per unit, or off-site within 1/4 mile.

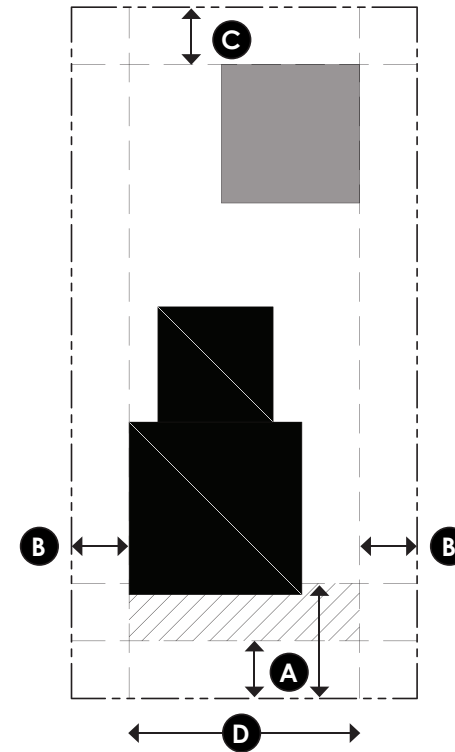
R3 COTTAGE (R-8 SUBDISTRICT)



Key		Lot & Building
	Lot Size	35' W min.; 3,000 SF min.
A	Front SB	6'-12'
B	Side SB	5' min.
C	Rear SB	5' min.
	Lot Coverage %	60% max.
D	% Build-Out @ Frontage	60-80%
	Total Height	2 stories max.
	Foundation Height	29" min.

DESCRIPTION
 These detached cottages face the street and are the most common, general neighborhood fabric buildings located on smaller lots.

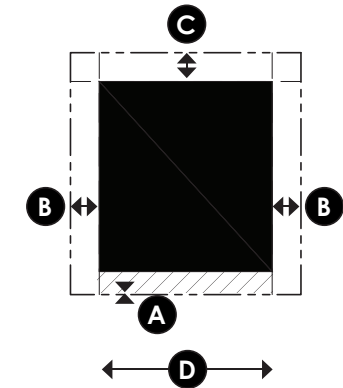
R5 HOUSE (R-8 SUBDISTRICT)



Key		Lot & Building
	Lot Size	50' W min.; 5,000 SF min.
A	Front SB	10'-18'
B	Side SB	8' min.
C	Rear SB	5' min.
	Lot Coverage %	50% max.
D	% Build-Out @ Frontage	50-75%
	Total Height	2.5 stories max.
	Foundation Height	29" min.

DESCRIPTION
 These detached houses face the street and are the most common, general neighborhood fabric buildings located on larger lots.

TOWER HOUSE (R-8 SUBDISTRICT)



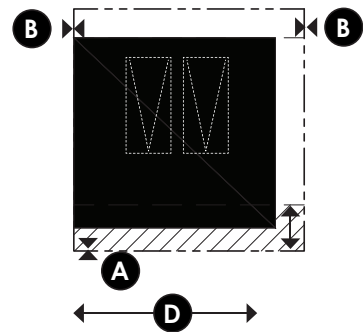
Key		Lot & Building
	Lot Size	30' W min. x 40' D min.
A	Front	4'-8'
B	Side SB	5' min.
C	Rear SB	5' min.
	Lot Coverage %	90% max.
D	% Build-Out @ Frontage	70% max.
	Total Height	40' max.
	Foundation Height	18" min.

TOWER HOUSE
 This tall, small footprint, building is used on small lots to take advantage of the views.

- SPECIFIC NOTES:**
- **Building Placement:** Buildings shall be arranged in groups to form a Cottage Court, fronting a common green space.
 - **Parking:** Parking shall be provided either on-site at 2 spaces per unit, or off-site within 1/4 mile.



MEWS (TCA SUBDISTRICT)

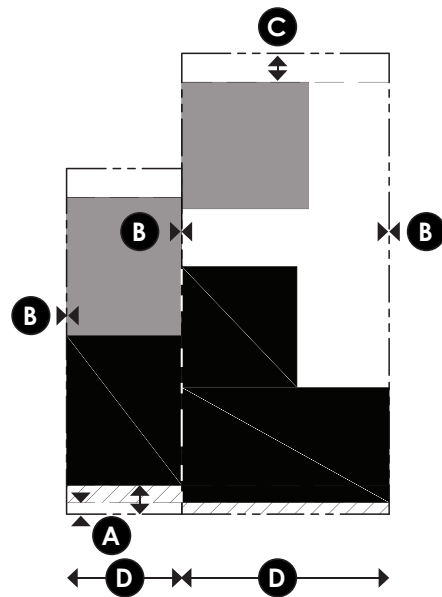


Key	Lot & Building	
	Lot Size	27' W min. x 45' D min.
A	Front/Corner Side SB	2'-5'
B	Interior Side SB	5' min.
C	Rear SB	5' min.
	Lot Coverage %	n/a
D	% Build-Out @ Frontage	n/a
	Total Height	3 stories max.
	Foundation Height	0' min.

DESCRIPTION
 This small footprint, attached building type provides parking beneath. It is clustered mid-block around a central green

- SPECIFIC NOTES:**
- Building Placement:** Buildings shall be arranged in groups to form a Cottage Court, fronting a common green space.

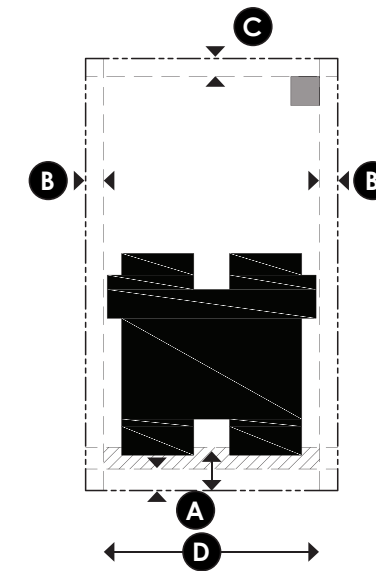
TOWNHOUSE (TCA SUBDISTRICT)



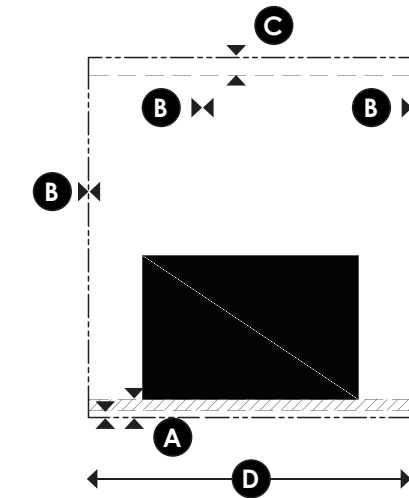
Key	Lot & Building	
	Lot Size	20'-36' W min. x 60' D min.
A	Front/Corner Side SB	2'-5'
B	Interior Side SB	0' req'd.
C	Rear SB	5' min.
	Lot Coverage %	85% max.
D	% Build-Out @ Frontage	100%
	Total Height	3 stories max.
	Foundation Height	36" min.

DESCRIPTION
 This attached, fee-simple, building type can accommodate a variety of lot depths. They can be located fronting primary streets or arranged around common green spaces.

MULTI-UNIT BUILDING (2, 4, OR 6 UNIT BUILDING) (TCA SUBDISTRICT)



NEIGHBORHOOD LOT DIAGRAM



TOWN CENTER DIAGRAM

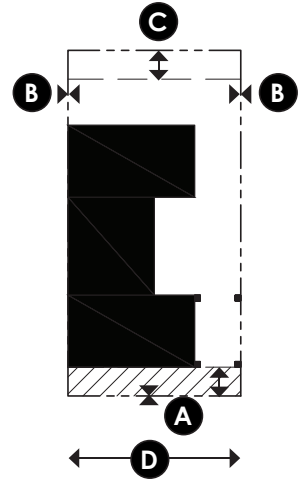
Key	Lot & Building	Neighborhood	Town Center
	Lot Size	70' W min. x 100' D min.	70' W min. x 80' D min.
A	Front SB	6'-12''	2'-5'
B	Side SB	5' min.	0' min.
C	Rear SB	5' min.	5' min.
	Lot Coverage %	60% max.	75% max.
D	% Build-Out @ Frontage	60-80%	75-100%
	Total Height	3 stories max.	40' max.
	Foundation Height	18" min.	12" min.

DESCRIPTION
 This larger house-form buildings with multiple units are perfect for important corners and at transitions from mixed-use to residential areas.

PRIMARY BUILDING
 FRONT SETBACK ZONE
 OUTBUILDING



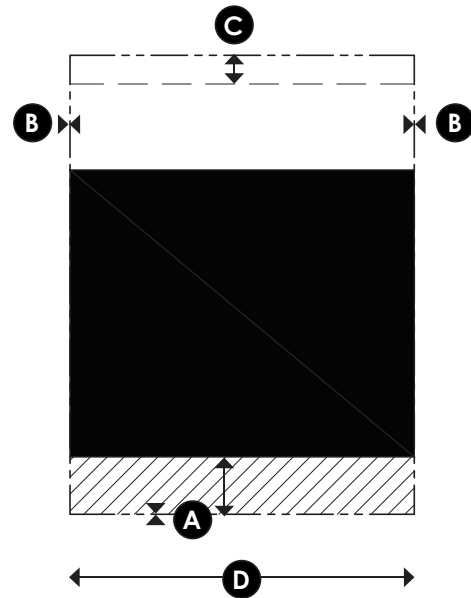
LIVE-WORK (TCA SUBDISTRICT)



Key	Lot & Building	
	Lot Size	20'-36' W min. x 60' D min.
A	Front/Corner Side SB	2'-5'
B	Interior Side SB	0' req'd.
C	Rear SB	5' min.
	Lot Coverage %	70% max.
D	% Build-Out @ Frontage	85-100%
	Total Height	3 stories max.
	Foundation Height	0' min.

DESCRIPTION
This fee-simple building has a residential dwelling unit either above or behind a commercial space.

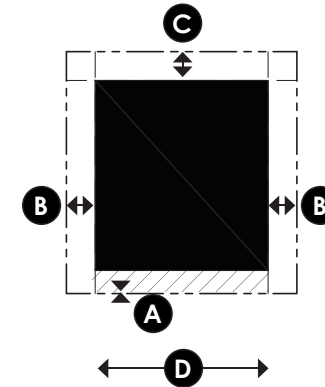
MIXED-USE (TCA SUBDISTRICT)



Key	Lot & Building	
	Lot Size	n/a
A	Front/Corner Side SB	2'-5'
B	Interior Side SB	0' min.
C	Rear SB	5' min.
	Lot Coverage %	100% max.
D	% Build-Out @ Frontage	85-100%
	Total Height	40' max.
	Foundation Height	0' min.

DESCRIPTION
This fee-simple building has a residential dwelling unit either above or behind a commercial space.

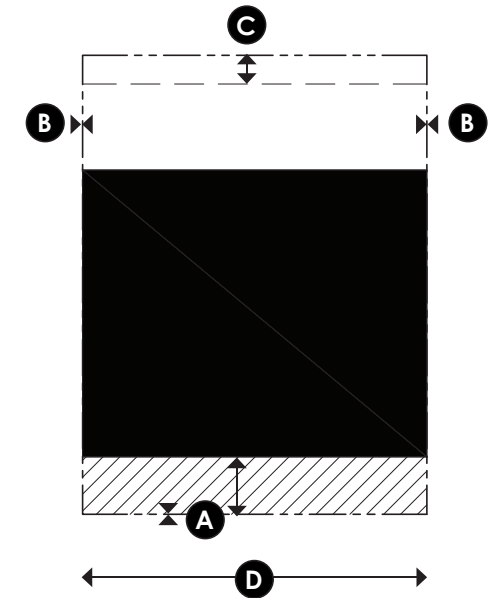
COMMERCIAL WITHIN THE PUD (TR SUBDISTRICT)



Key	Lot & Building	
	Lot Size	n/a
A	Corner Side SB	10' min.
B	Interior Side SB	10' min.
C	Rear SB	10' min.
	Lot Coverage %	counts towards overall lot calculation
D	% Build-Out @ Frontage	n/a
	Total Height	40' max.
	Foundation Height	0' min.

DESCRIPTION
Commercial use only.

COMMERCIAL ON LIVE OAK STREET (B-1 SUBDISTRICT)

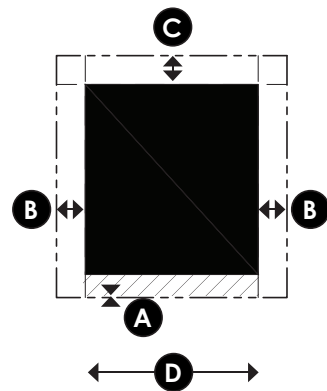


Key	Lot & Building	
	Lot Size	n/a
A	Corner Side SB	10' min.
B	Interior Side SB	0' min.
C	Rear SB	10' min.
	Lot Coverage %	counts towards overall lot calculation
D	% Build-Out @ Frontage	n/a
	Total Height	40' max.
	Foundation Height	0' min.

DESCRIPTION
Commercial use only.



INN (TR SUBDISTRICT)



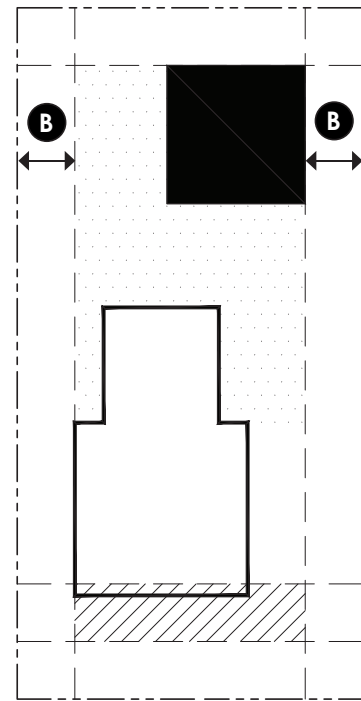
Key	Lot & Building	
	Lot Size	n/a
A	Corner Side SB	10' min.
B	Interior Side SB	10' min.
C	Rear SB	10' min.
	Lot Coverage %	counts towards overall lot calculation
D	% Build-Out @ Frontage	n/a
	Total Height	40' max.
	Foundation Height	0' min.

DESCRIPTION

Hospitality use only.



OUTBUILDING (WHERE ALLOWED)



Key	Lot & Building	
	Lot Size	n/a
A	Corner Side SB	3' min.
B	Interior Side SB	5' min.
C	Rear SB	5' min.
	Lot Coverage %	counts towards overall lot calculation
D	% Build-Out @ Frontage	n/a
	Total Height	2.5 stories max.
	Foundation Height	0' min.

DESCRIPTION

An outbuilding is subsidiary to the primary structure on a lot. Typically, outbuildings are garages, carports, accessory dwelling units, sheds, workshops, or combinations thereof. They are permitted in all zones and behind all Primary building Types.



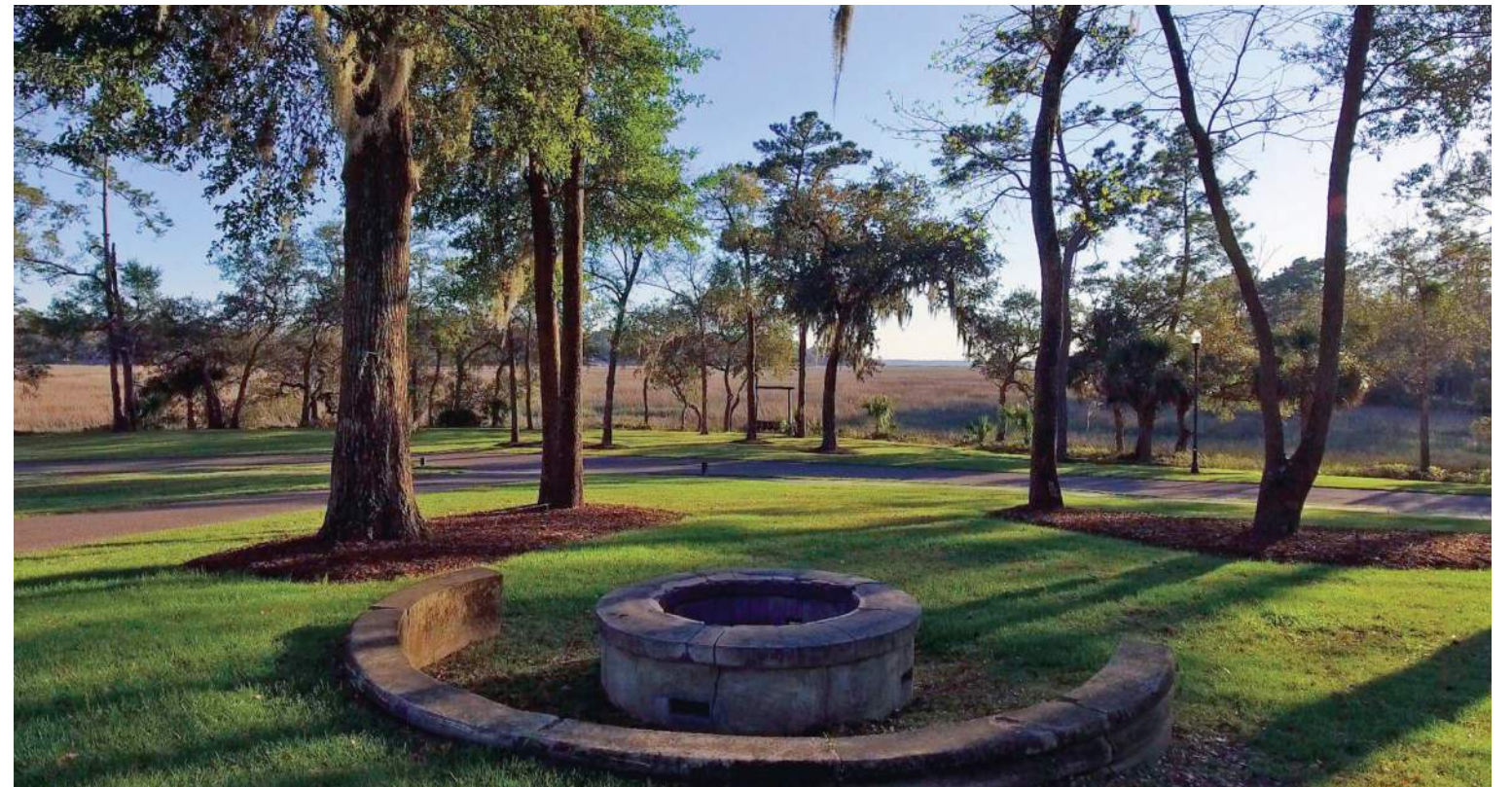
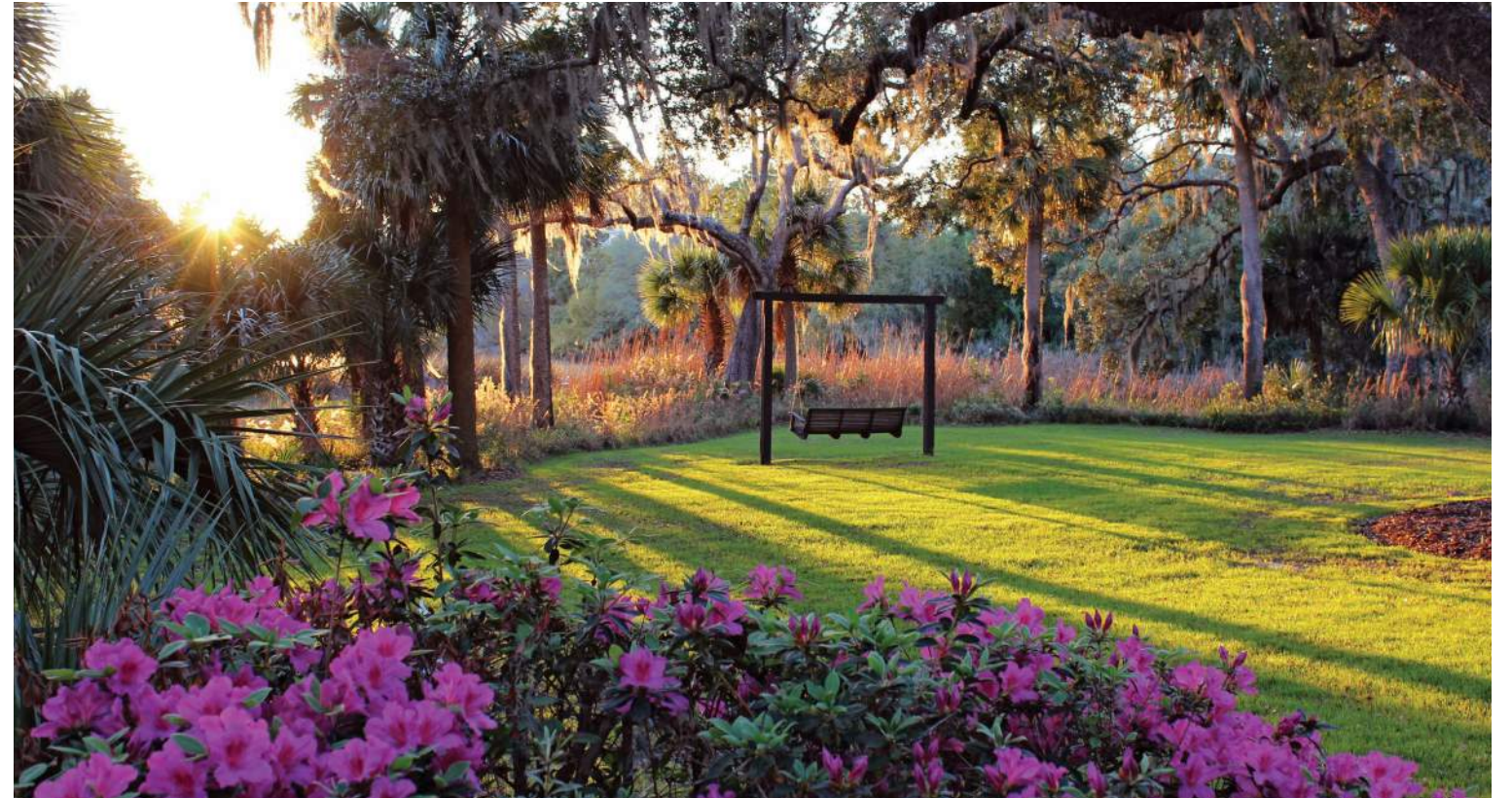
SPECIFIC NOTES:

- **Quantity:** The number of Outbuildings per lot is limited to the maximum Lot Coverage % permitted by zoning district.
- **Placement:** Outbuildings shall be placed a minimum of 20' behind the front line of the primary building on front-loaded lots.
- An outbuilding is subsidiary to the primary structure on a lot. Typically, outbuildings are garages, carports, accessory dwelling units, sheds, workshops, or combinations thereof. They are permitted in all zones and behind all Primary building Types.



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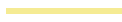

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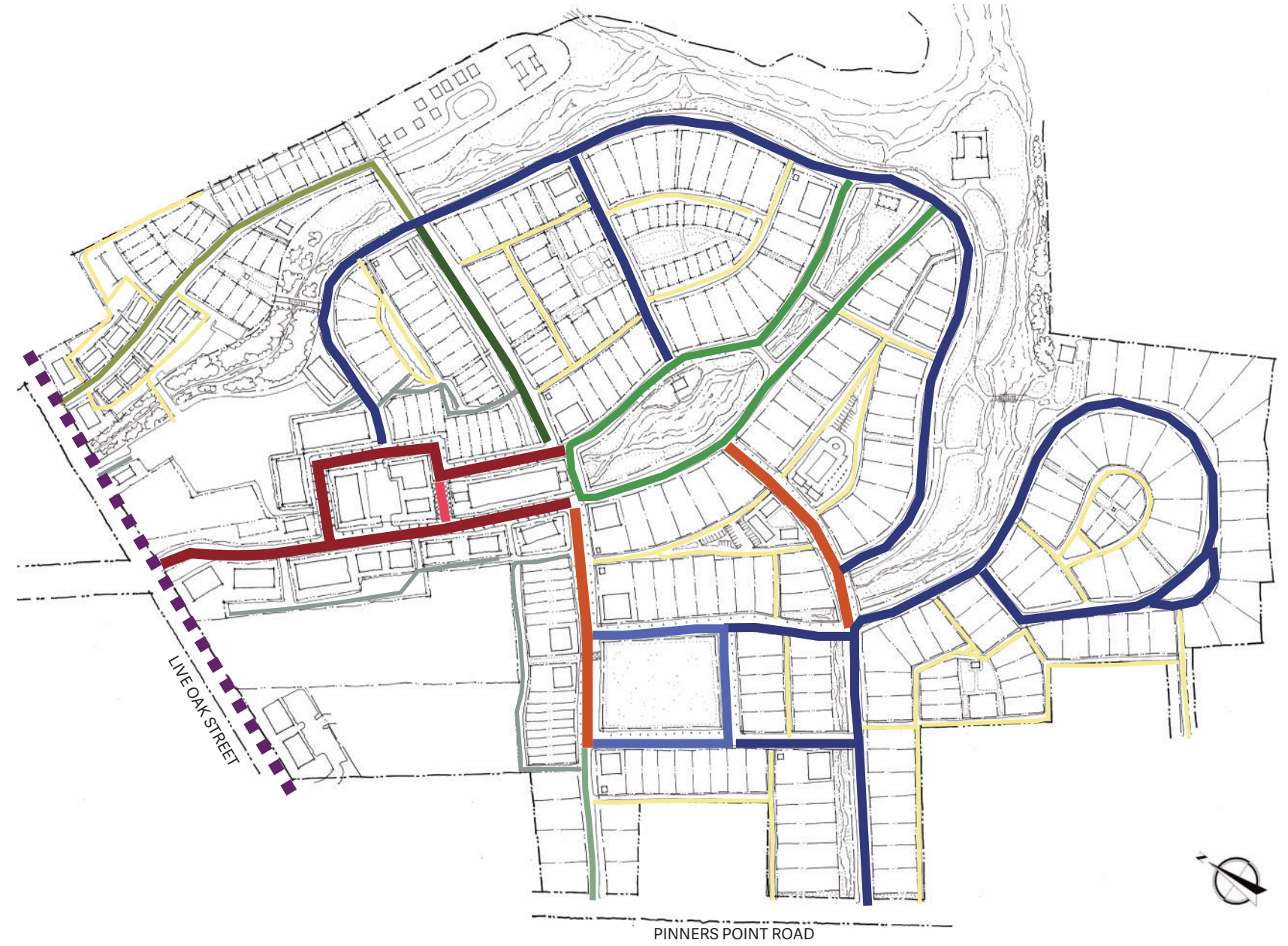


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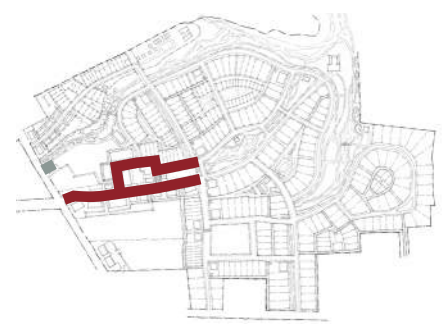
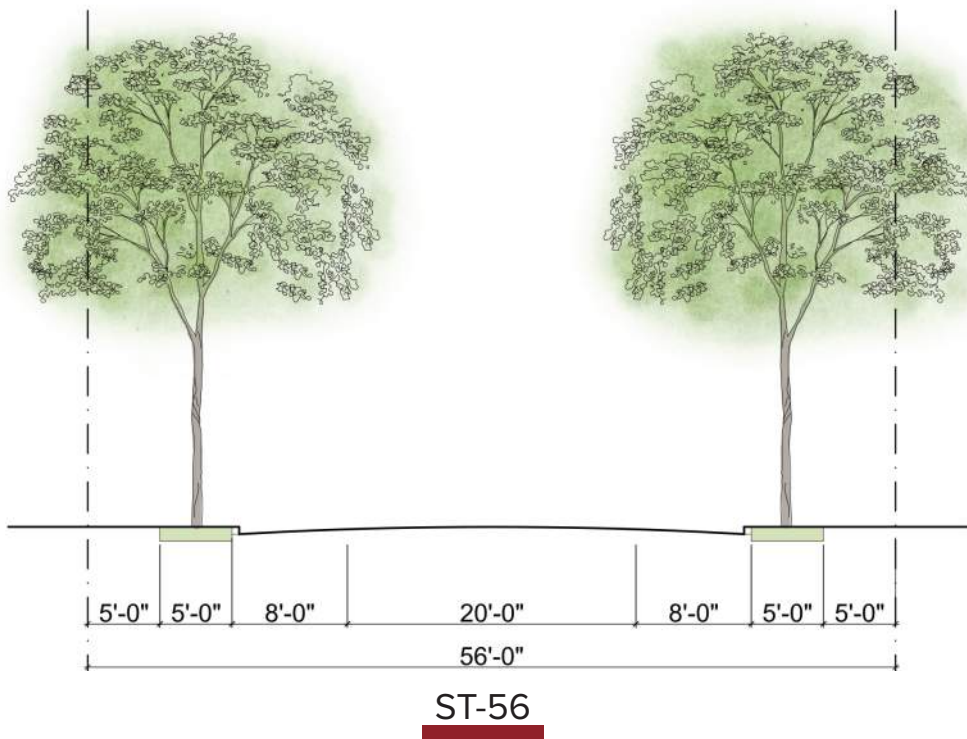
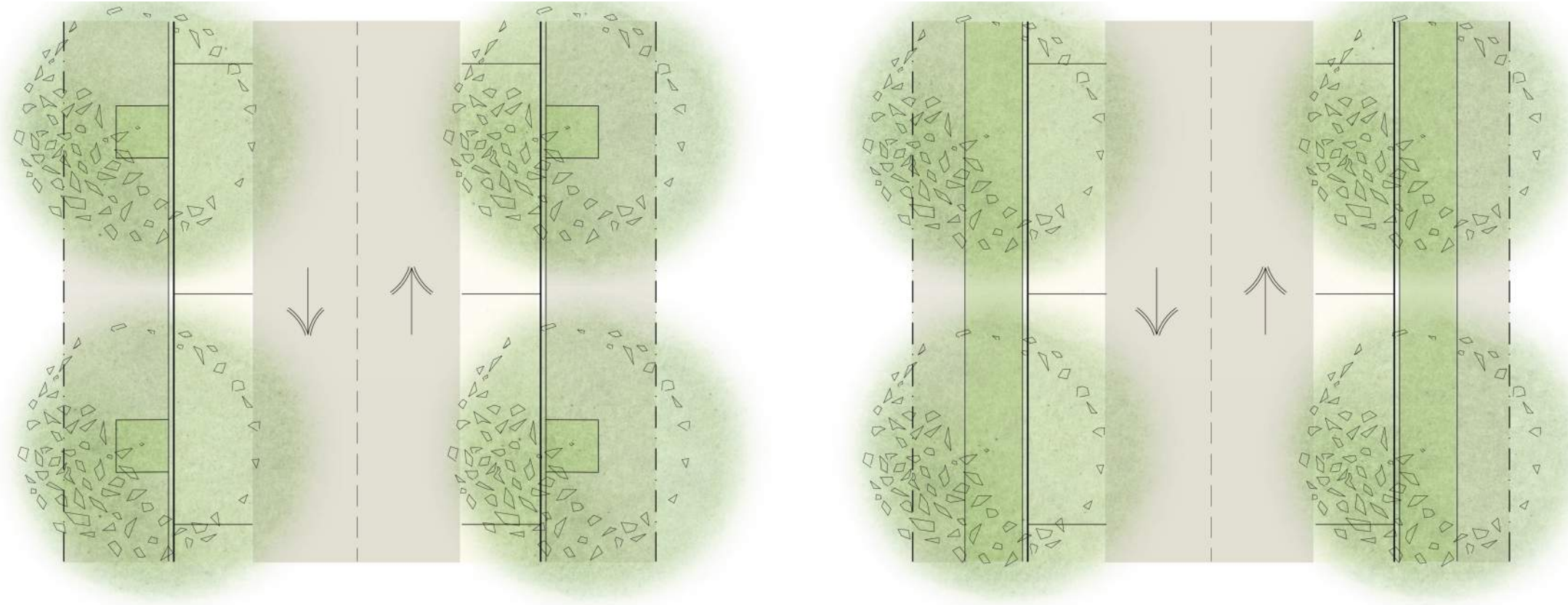
This diagram shows the vehicular connectivity throughout the plan, indicating all of the streets and rear lanes and alleys. Similar to historic Beaufort, this plan is characterized by complete interconnectedness with a series of contextually-appropriate street sections (as seen in following pages). A pattern of small blocks makes it pedestrian friendly. Additionally the majority of streets terminate at water and/or significant buildings.

	STREET TYPE		TRAVEL LANES	ON-STREET PARKING	SIDEWALK	PLANTING AREA
	ST-56	56'	(2) @10'	EA. SIDE @ 8'	EA. SIDE @ 10'	5'X5' TREE WELLS IN SIDEWALK EA. SIDE
	ST-56A	56'	(2) @10'	EA. SIDE @ 8'	EA. SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-48	48'	(2) @10'	EA. SIDE @ 8'	1 SIDE @ 10'	5'X5' TREE WELLS IN SIDEWALK 1 SIDE
	ST-48A	48'	(2) @10'	1 SIDE @ 8'	EA. SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-48B	48'	(1) @ 12'	EA. SIDE @ 8'	EA. SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-46	46'	(2) @10'	EA. SIDE @ 8'	EA. SIDE @ 5'	5'X8' TREE WELLS IN PARKING LANE EVERY 2 SPACES EA. SIDE
	ST-43	43'	(2) @10'	1 SIDE @ 8', YIELD	BLDG SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-40	40'	(2) @10'	-	EA. SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-34	34'	(2) @9'	-	-	8' TREE LAWN EA. SIDE
	AL-24	24'	(2) @10'	-	-	-
	AL-20	20'	(1) @12'	-	-	-
	LIVE OAK ST.			-	NEW 10' MU PATH (REPLACE EX. SIDEWALK)	(2) 8' TREE LAWNS ON EA. SIDE OF MU PATH



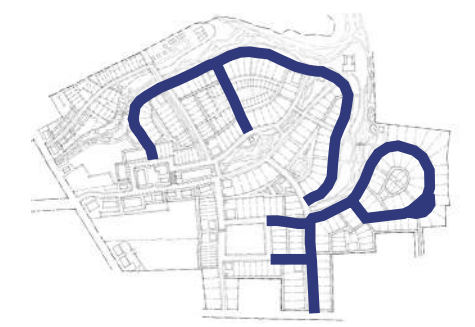
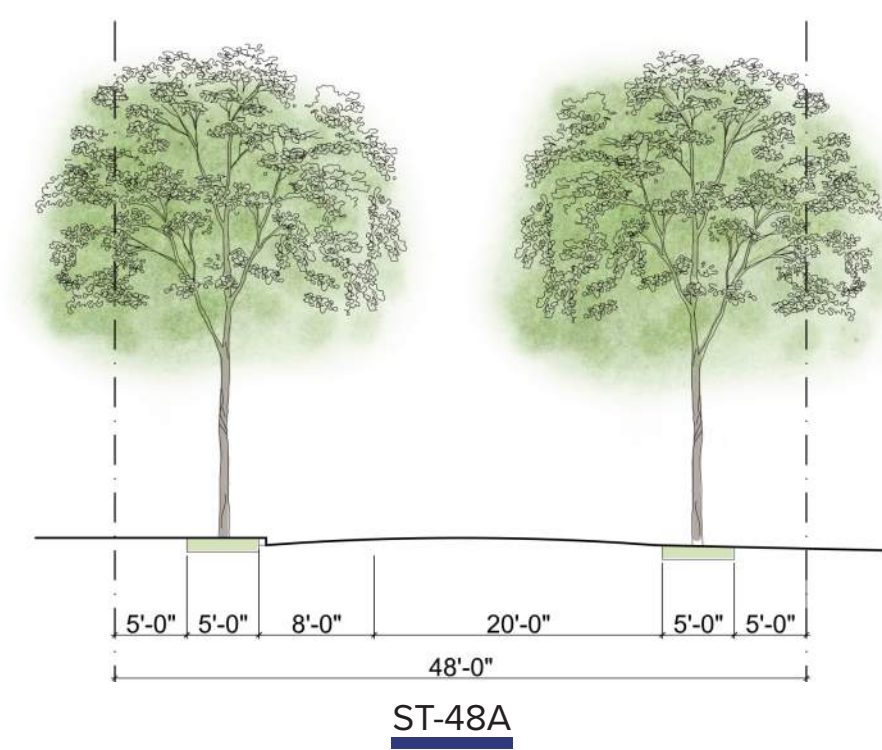
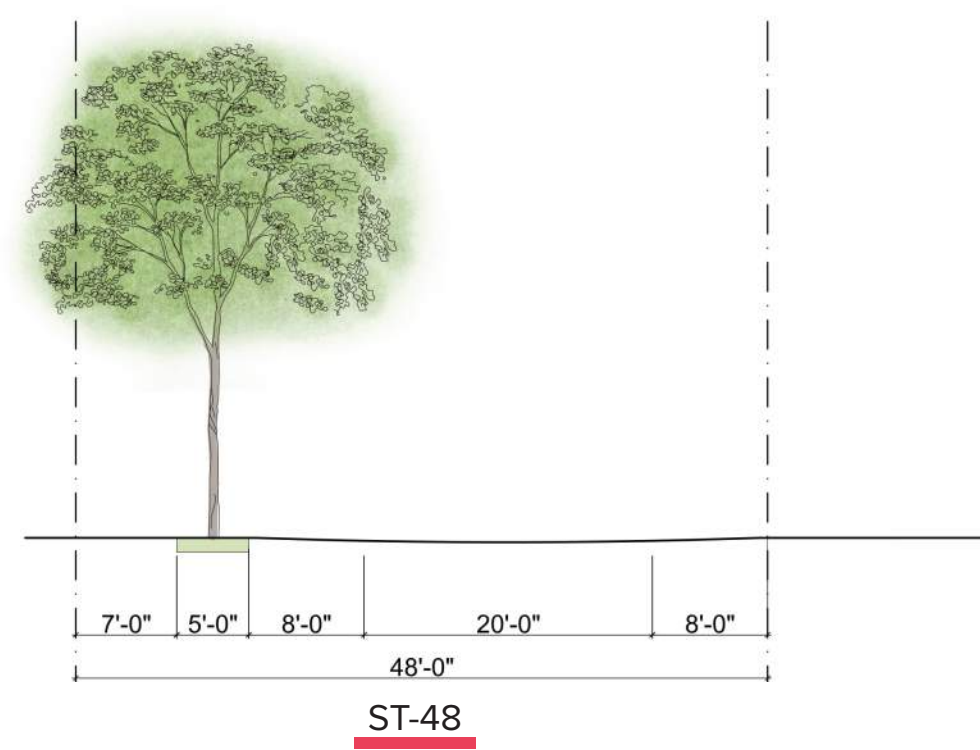
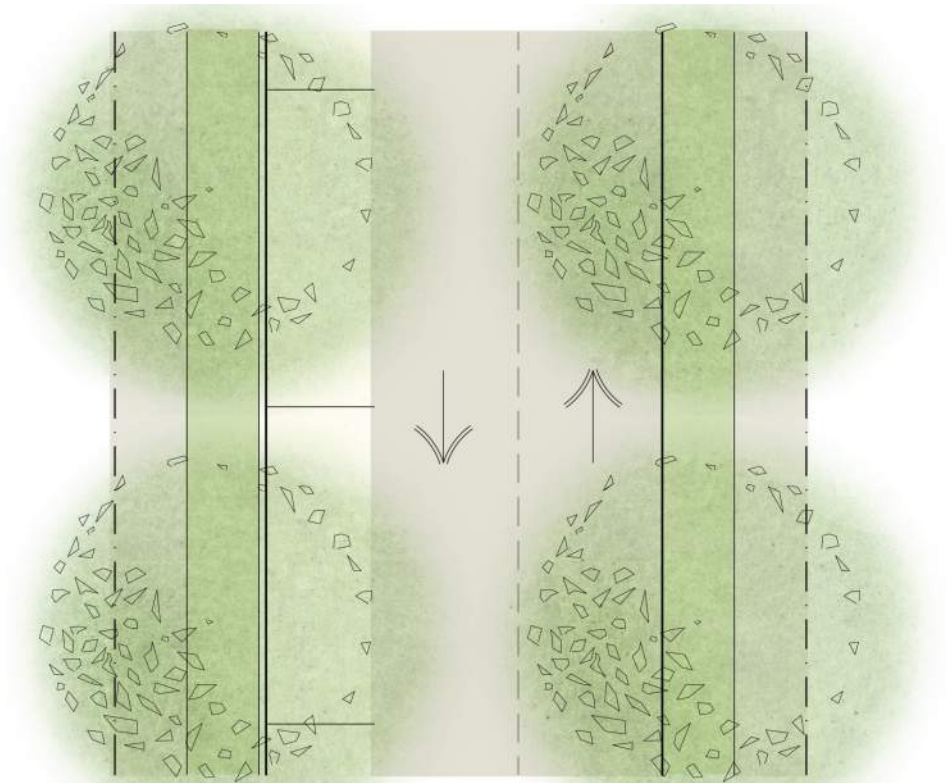
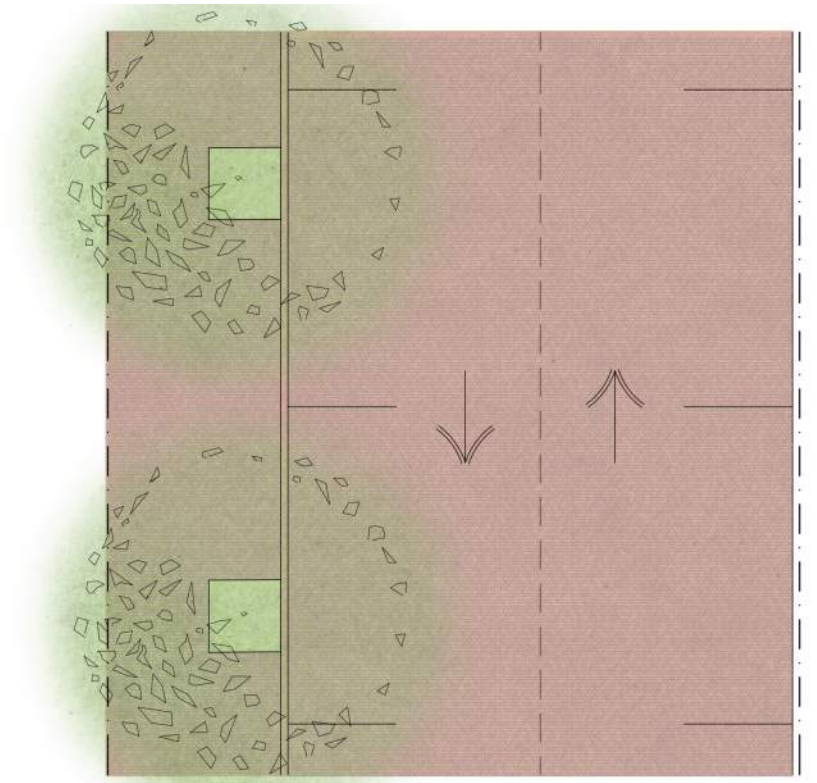
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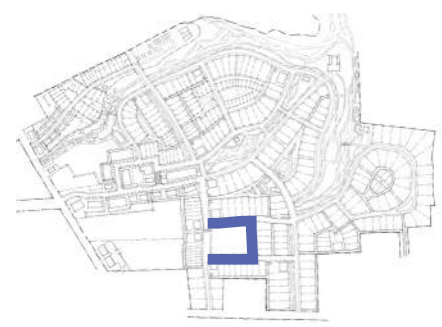
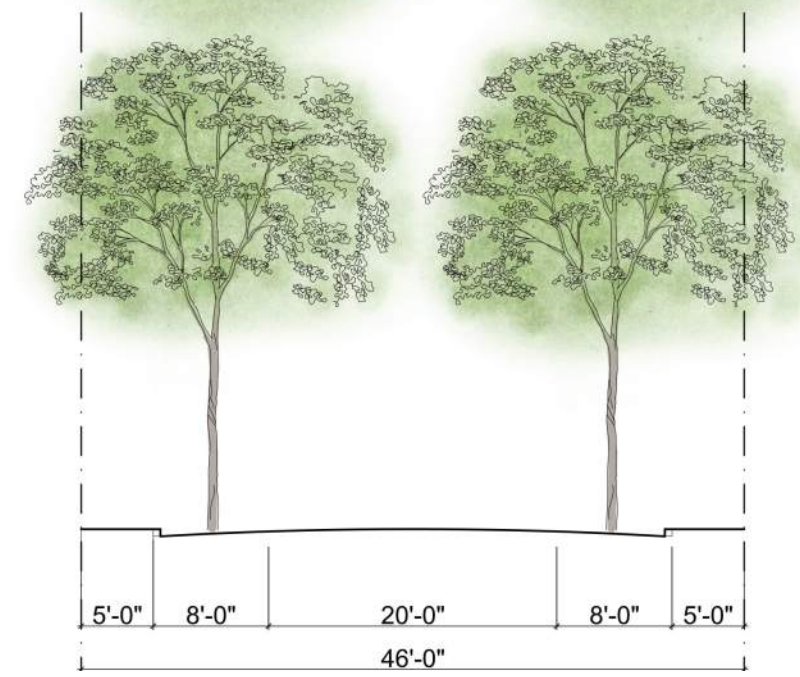
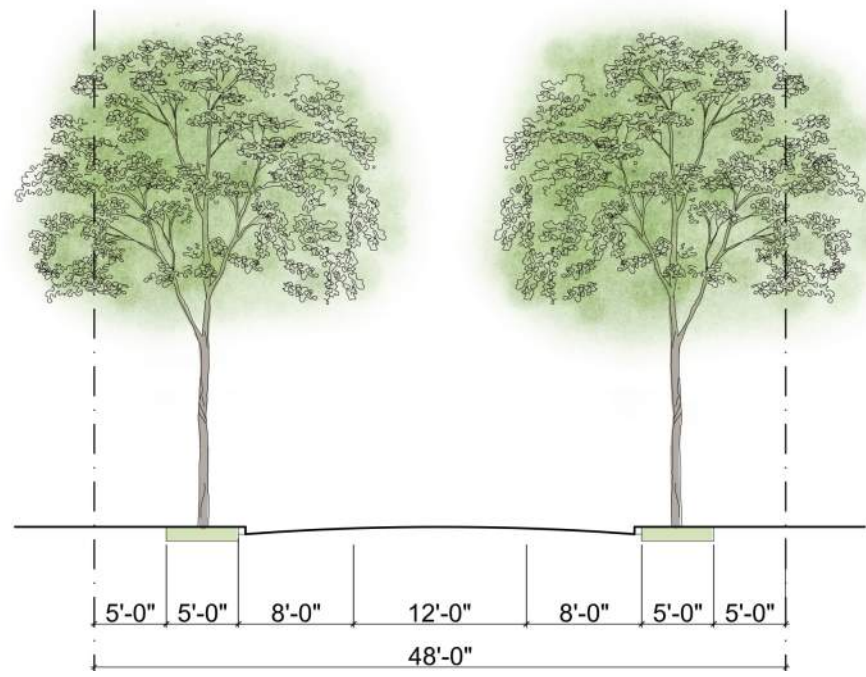
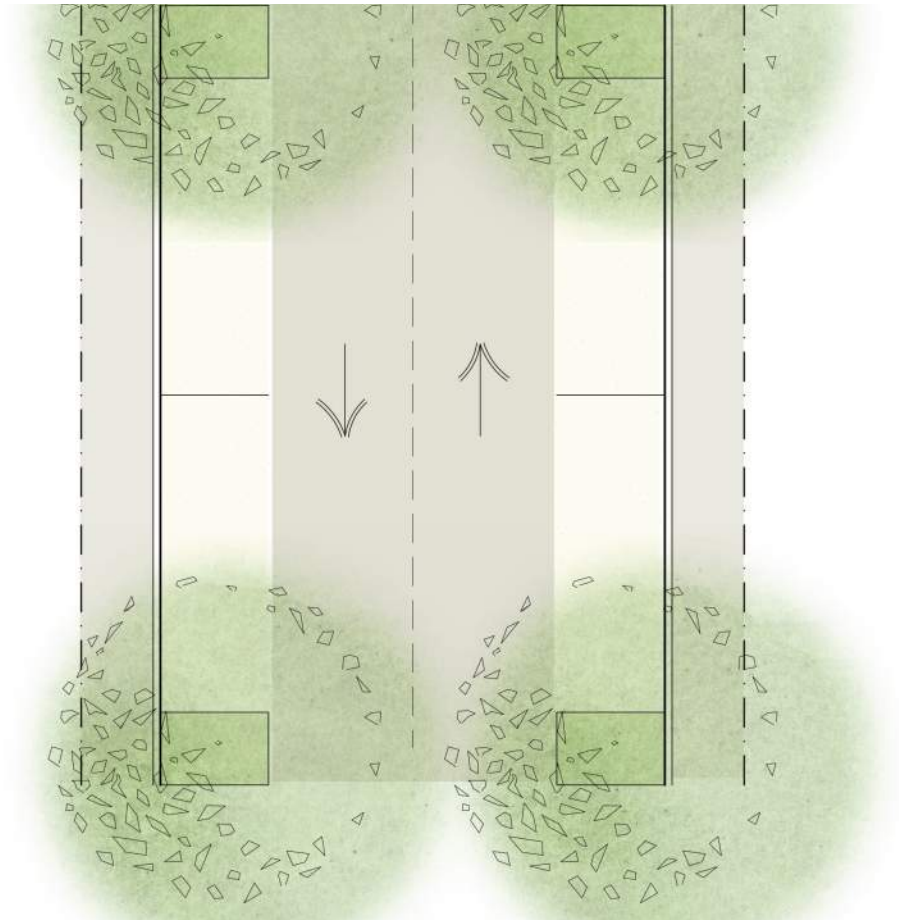
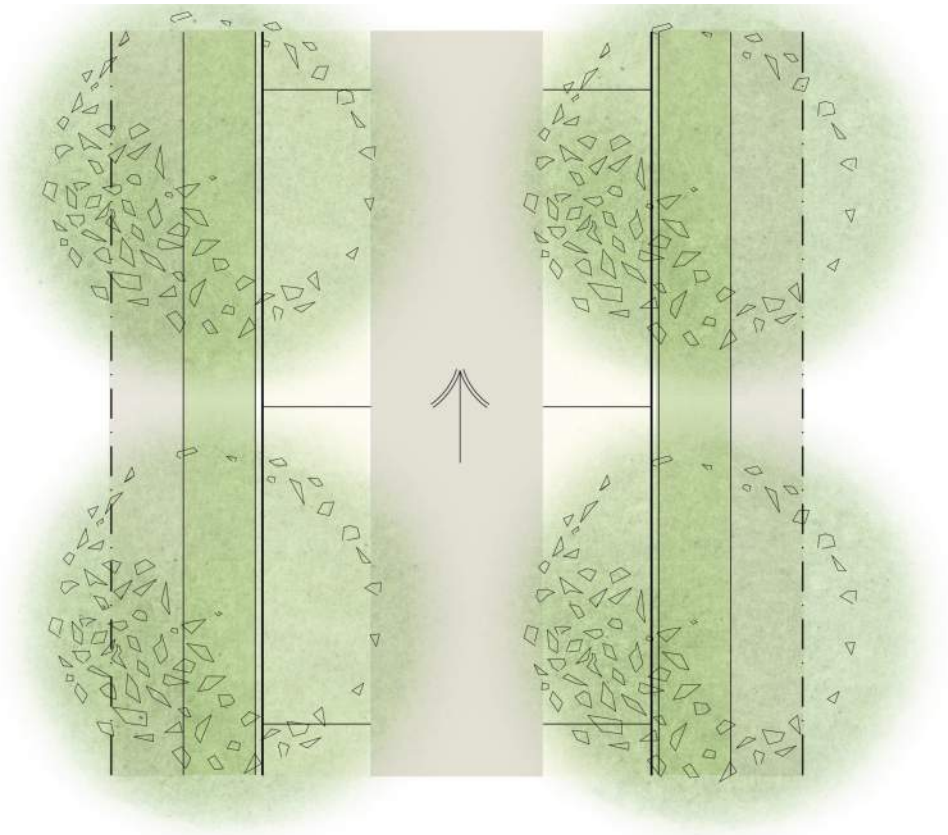
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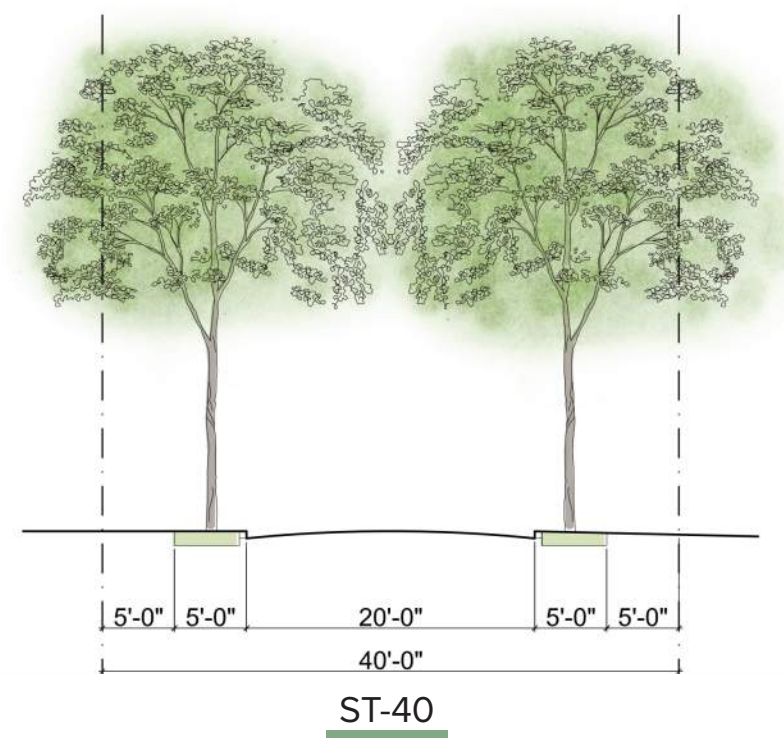
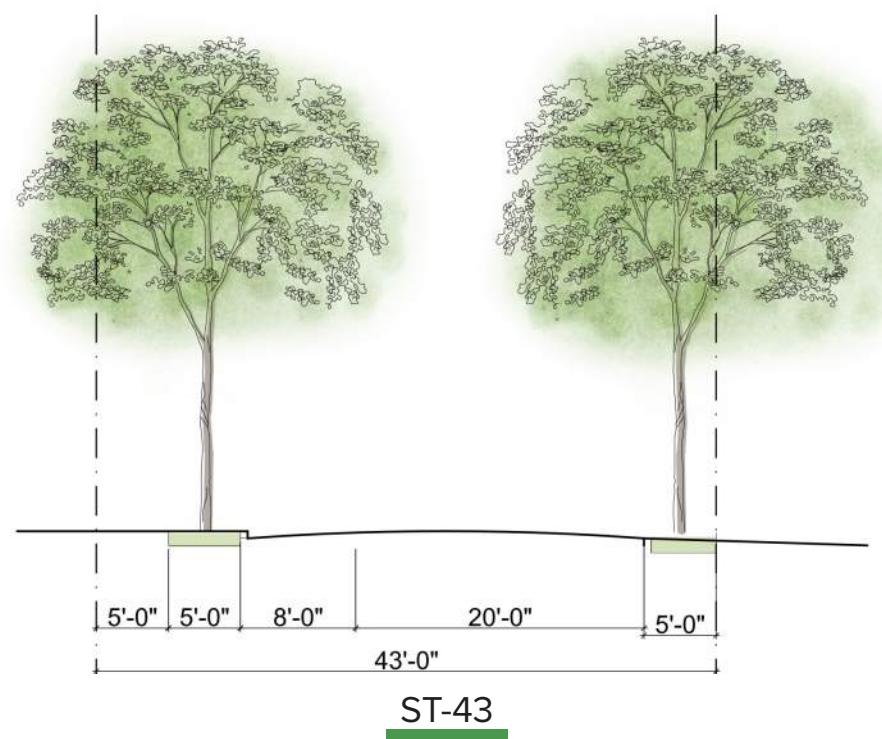
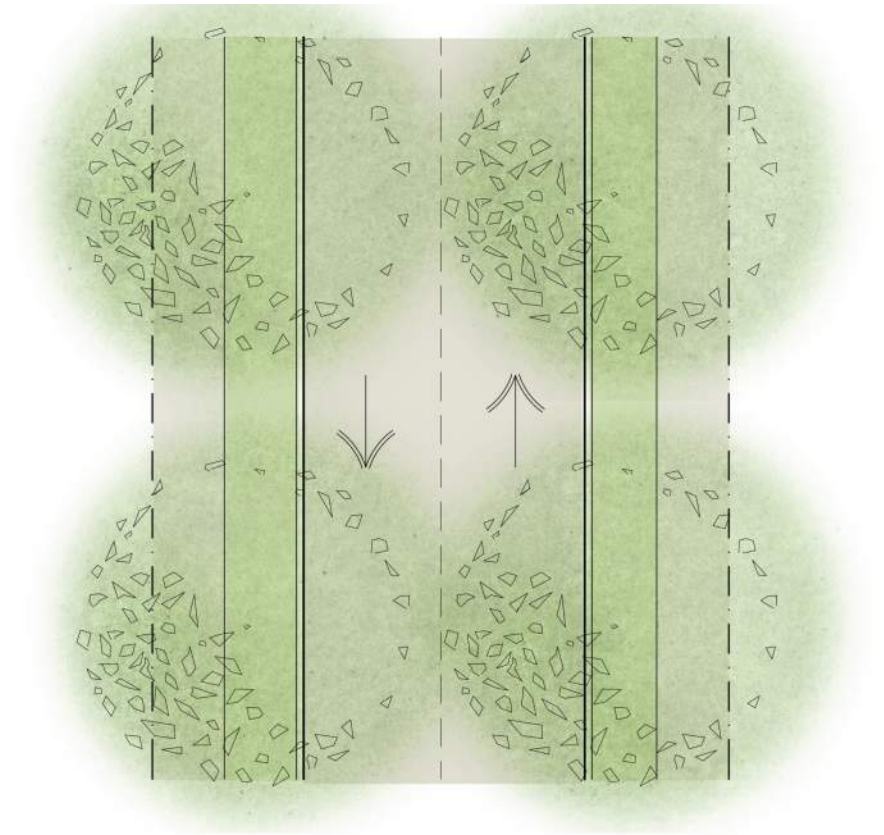
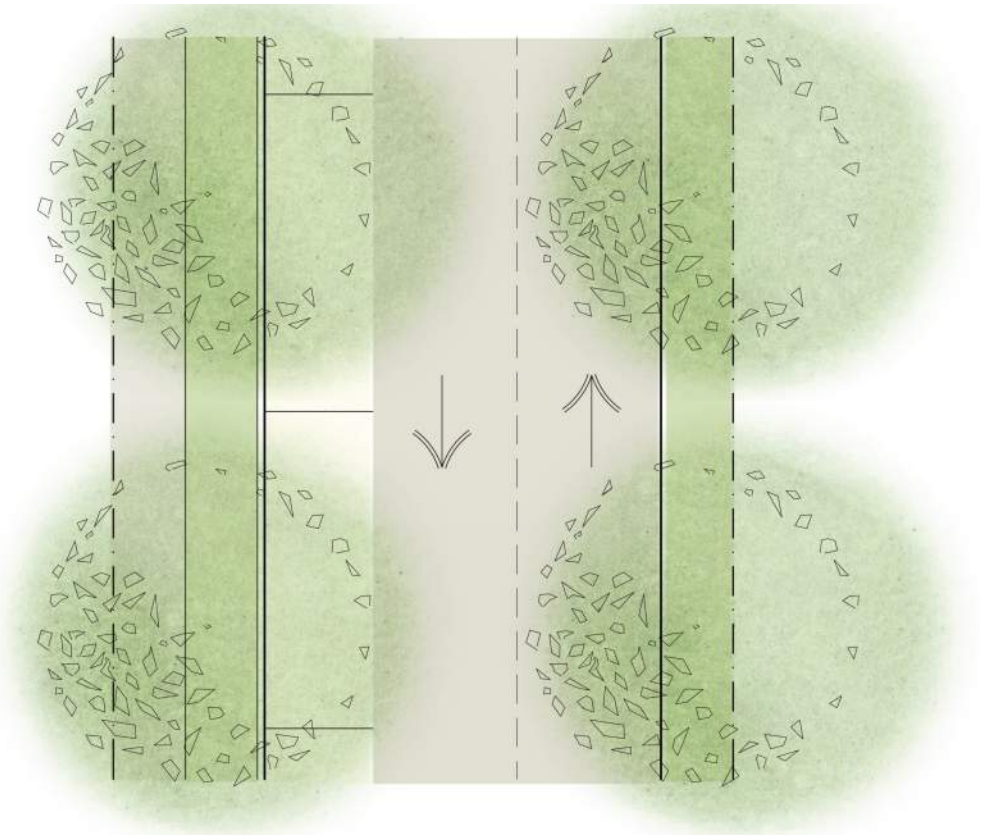
ST-48B

ST-46



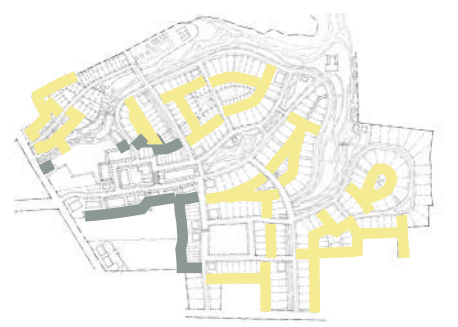
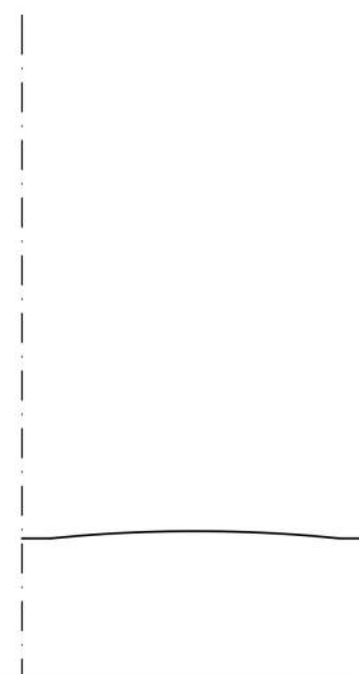
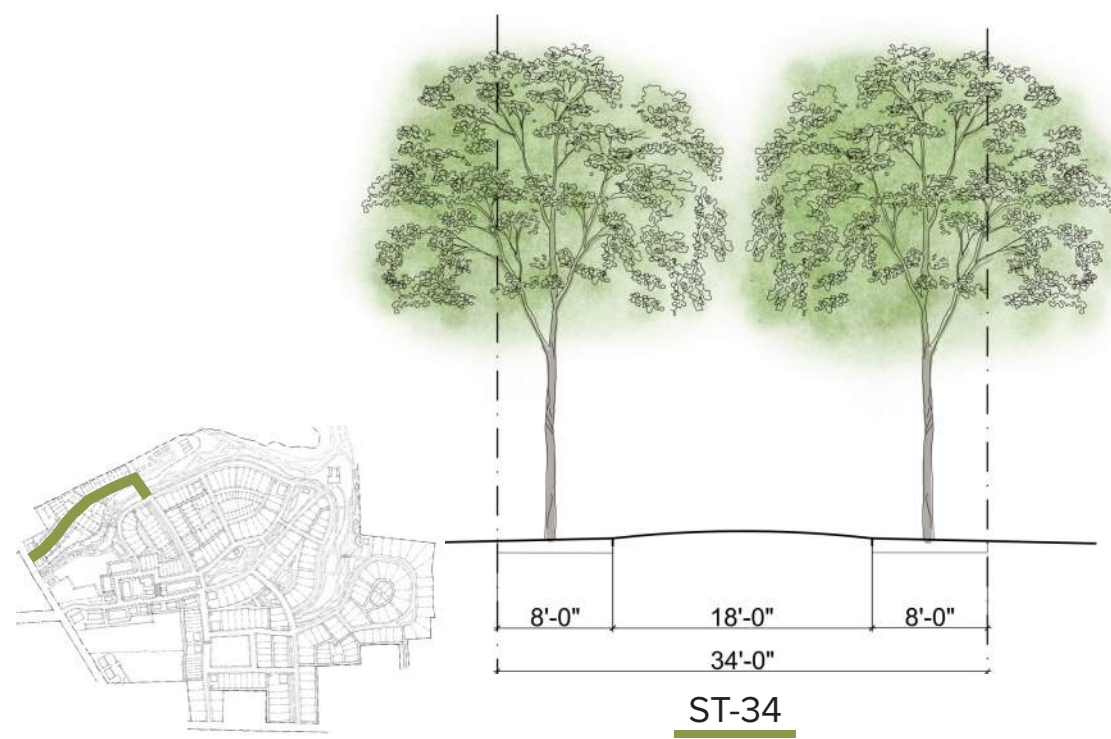
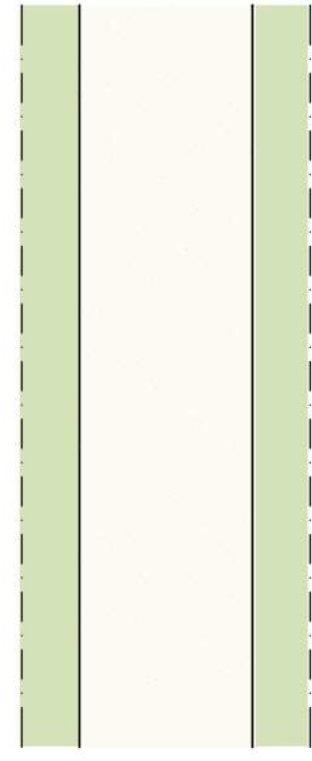
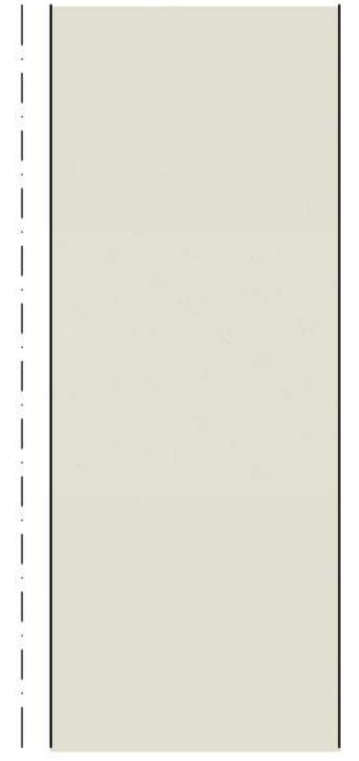
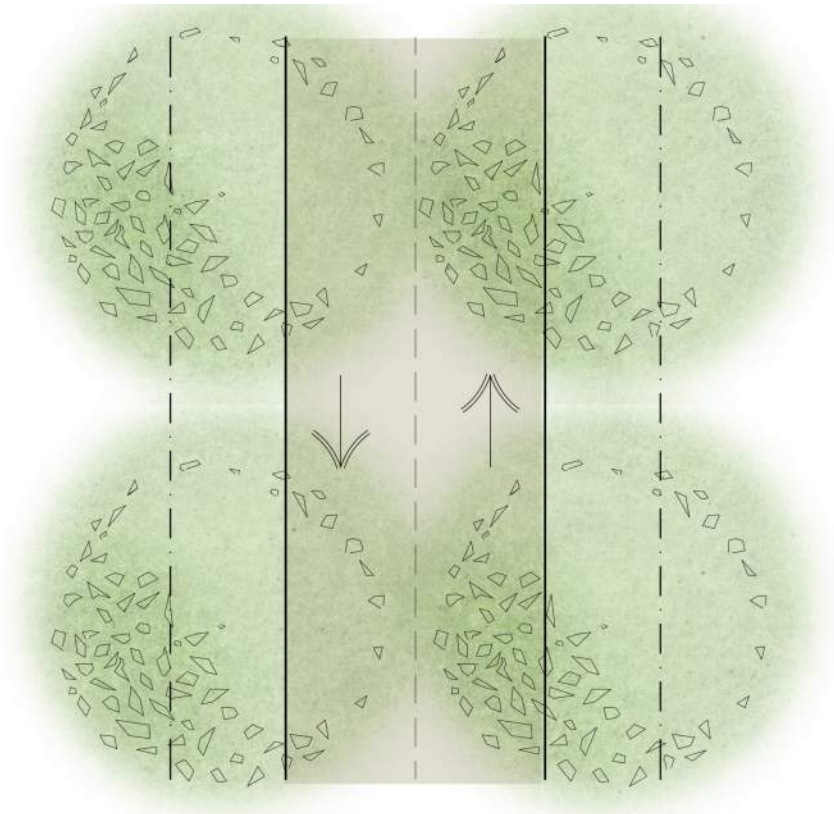
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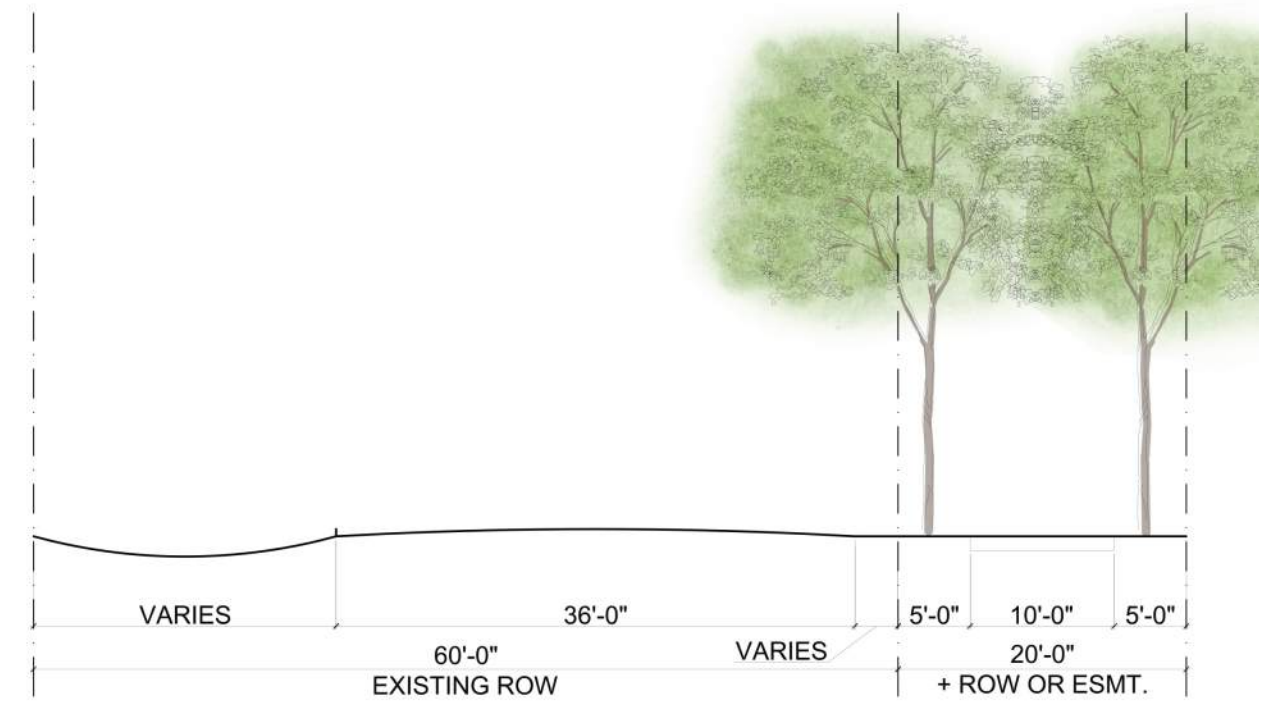
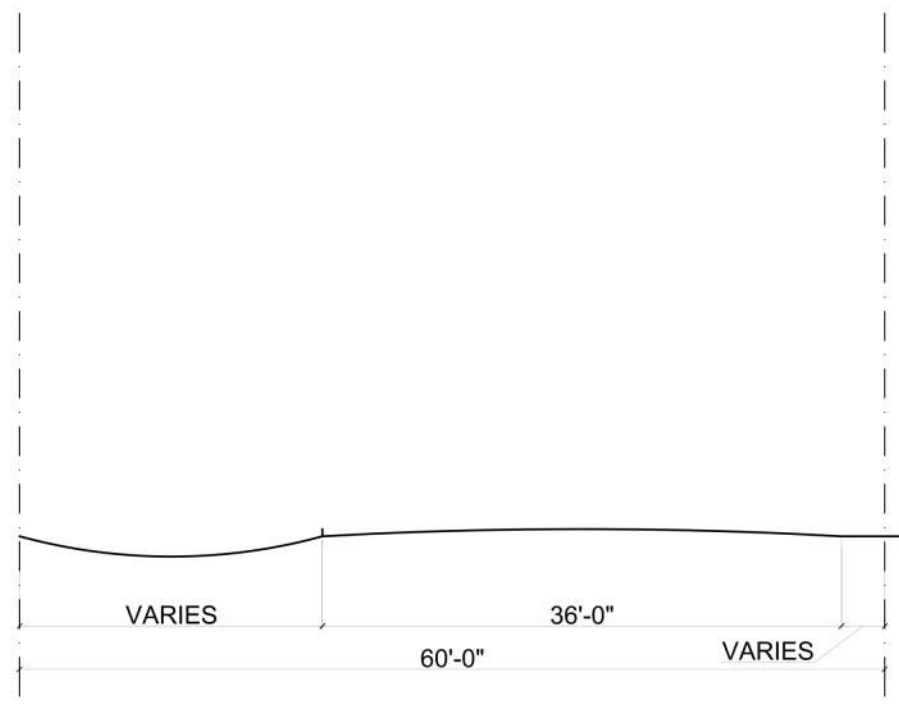
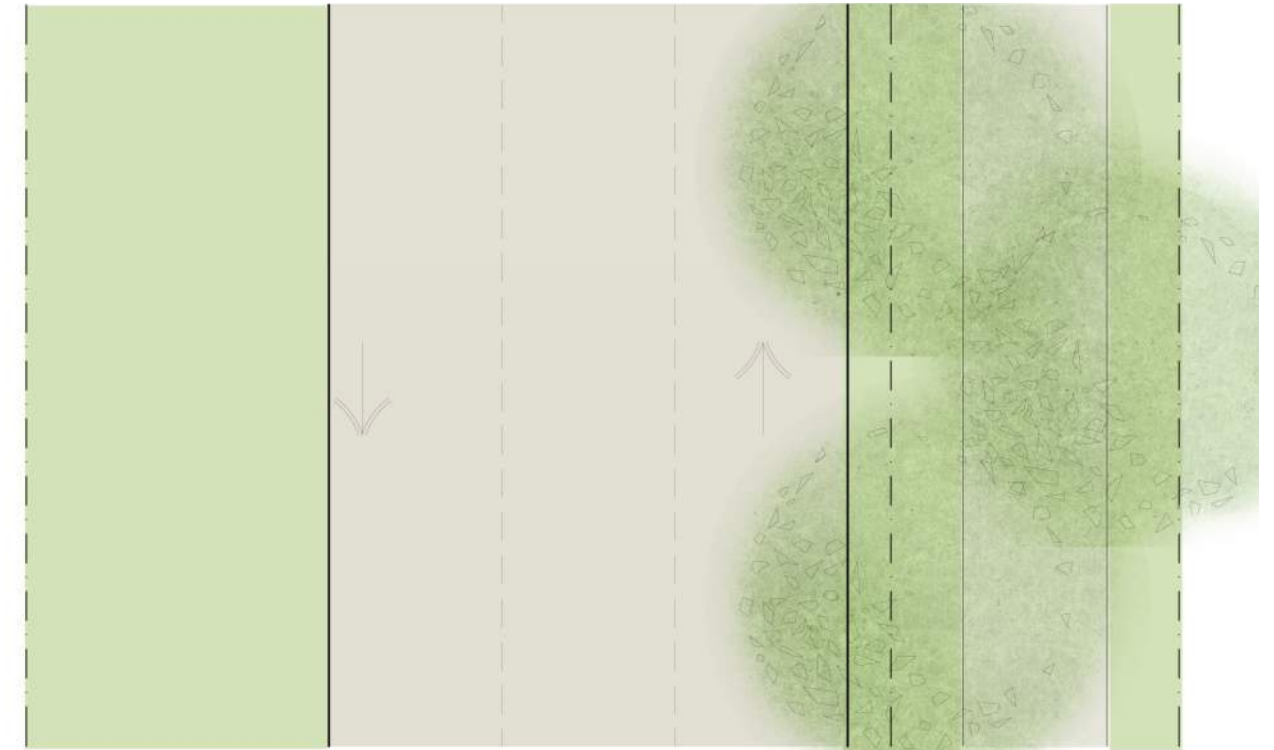
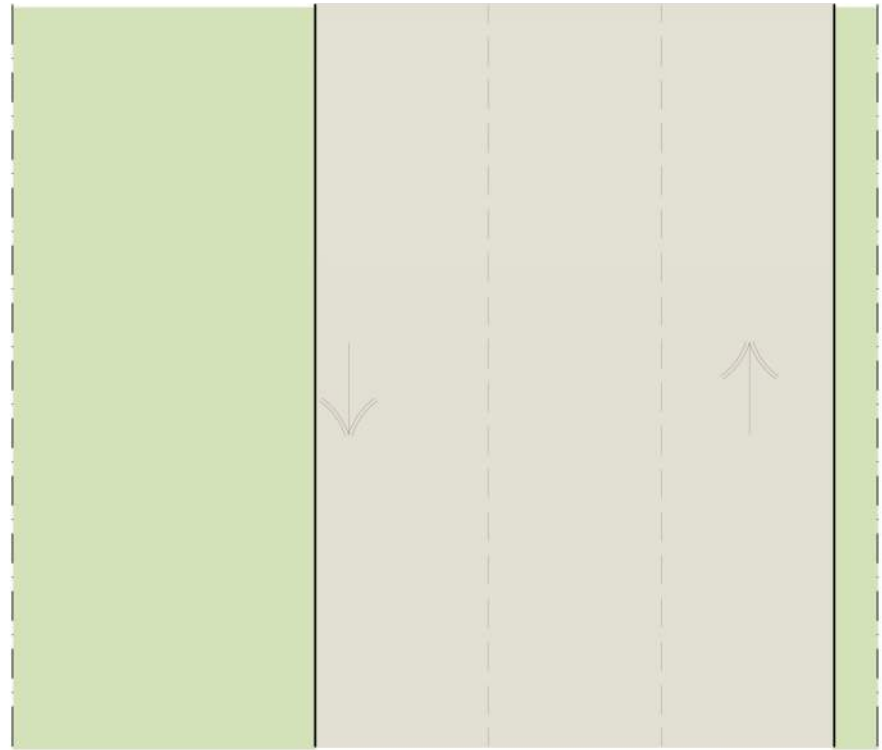


SHACKLEFORD LANDING

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Live Oak Street Update ■ ■ ■ ■ ■

Live Oak is a major neighborhood-serving commercial street between downtown and its surrounding communities or neighborhoods. Shackleford Landing is proposing to allow public access along the right-of-way to accommodate a double allee of trees with a 10' multi-use path connecting to the sidewalk.



EXISTING STREET SECTION

PROPOSED STREET SECTION



SHACKLEFORD LANDING

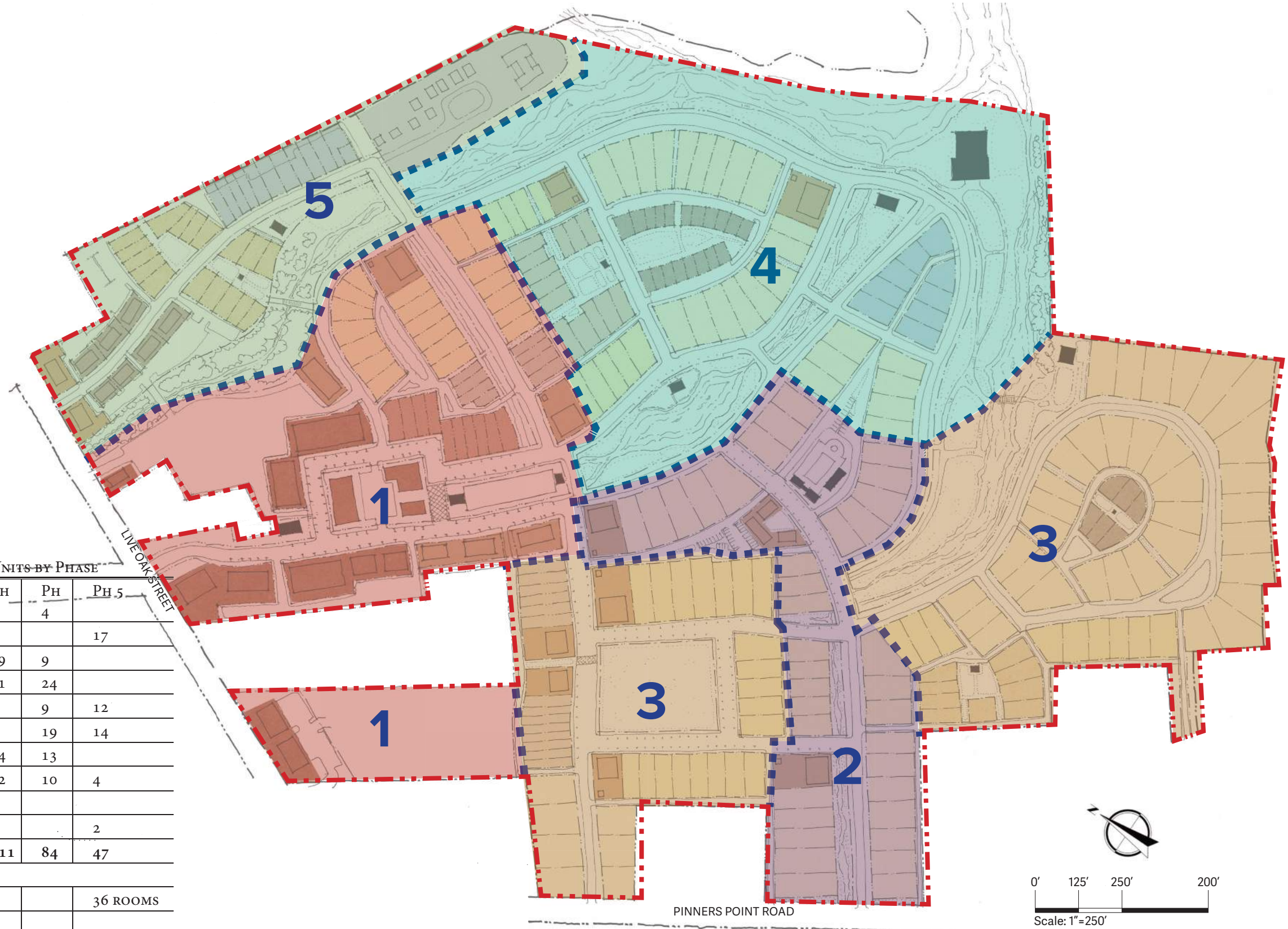
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PHASING AREAS:

- 1 17.7 acres
- 2 10.3 acres
- 3 23.0 acres
- 4 23.5 acres
- 5 9.6 acres

BUILDINGS/UNITS BY PHASE:

BLDG TYPE	# OF UNITS	# OF UNITS BY PHASE				
		PH 1	PH 2	PH 3	PH 4	PH 5
 SMALL COTTAGE	25			9		17
 R3 COTTAGE	69	20	11	29	9	
 R5 HOUSE	90		25	41	24	
 TOWER	21				9	12
 MEWS	39			9	19	14
 TOWNHOUSE	21	8		14	13	
 MULTI-UNIT	78	40	12	12	10	4
 LIVE WORK	10					
 M.U. APT	32	30				2
TOTAL DU	400		48	111	84	47
 INN	36 ROOMS					36 ROOMS
 COMMERCIAL	UP TO 86,450 SF					



SHACKLEFORD LANDING

Master Plan Submission

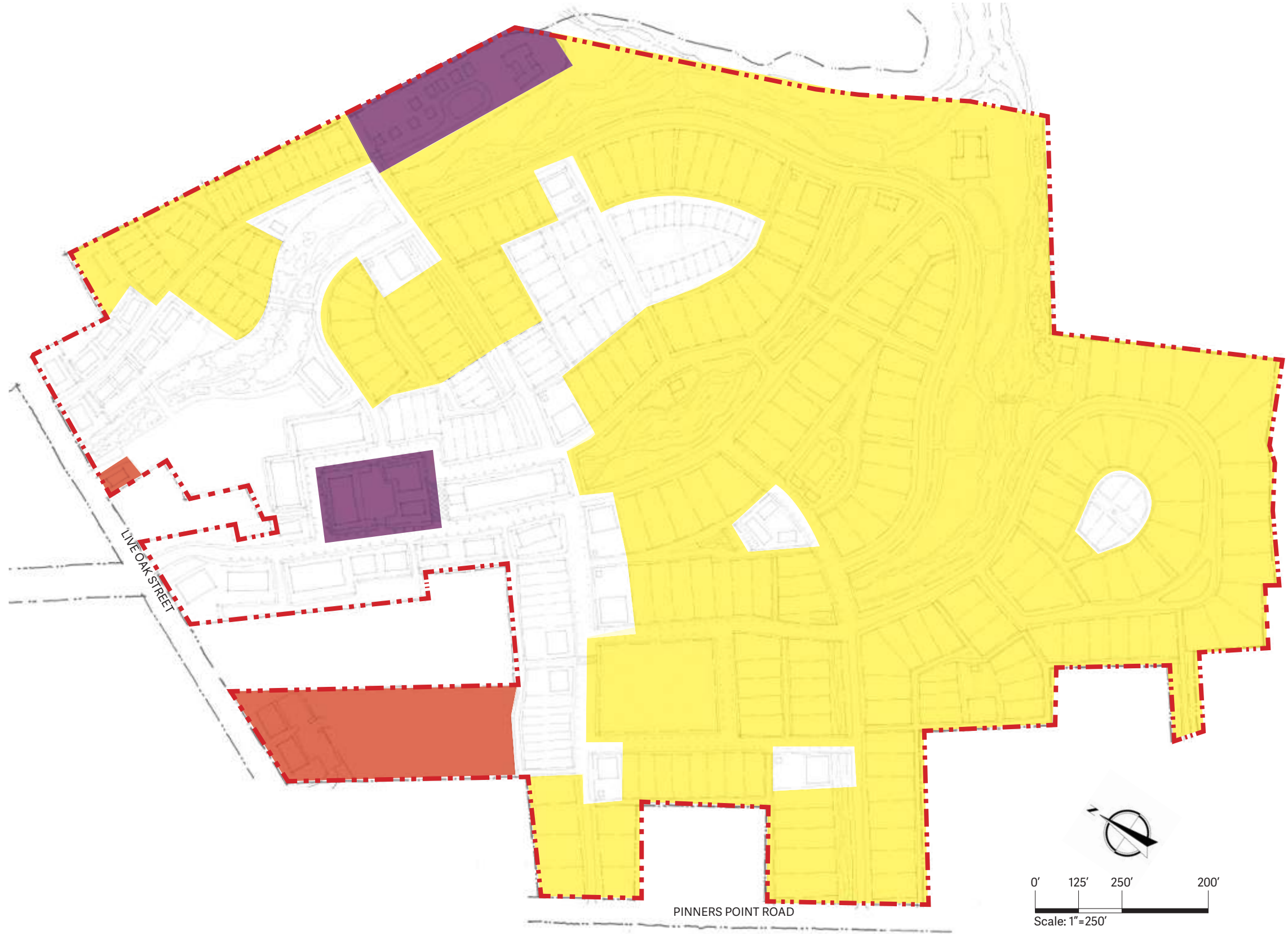


SUBDISTRICTS:

- B-1 (3.0 acres)
- TR (2.8 acres)
- TCA (22.7 acres)
- R-8 (55.6 acres)

BUILDING/UNIT TYPE BY SUBDISTRICT:

- SMALL COTTAGE
- R3 COTTAGE
- R5 HOUSE
- TOWER
- MEWS
- TOWNHOUSE
- MULTI-UNIT
- LIVE WORK
- M.U. APT
- INN
- COMMERCIAL (INTERIOR)
- COMMERCIAL (LIVE OAK STREET FRONTAGE)



SHACKLEFORD LANDING

Master Plan Submission



Development Mix:	Up to 400 Units	Building Setback	Building setbacks vary by lot type		
Small Cottage	25 Units				
R3 Cottage	69 Units				
R5 House	90 Units	Lot Type	Front	Side	Rear
Tower	21 Units	Garden Cottage	4'-8'	5' min.	5' min.
Mews	39 Units	R3 Cottage	6' - 12'	5' min.	5' min.
Townhouse	21 Units	R5 House	10' - 18'	8' min.	5' min.
Multi-Unit	78 Units	Tower House	4' - 8'	5' min.	5' min.
Live Work Unit	10 Units	Mews	2' - 5'	5' min.	5' min.
Mixed-Use Apartment	32 Units	Townhouse	2' - 5'	0' reqd.	5' min.
Commercial Uses	Up to 86,450 sf	Multi-Unit/Neighborhood	6' - 12'	5' min.	5' min.
Inn	Up to 36 Rooms	Multi-Unit/Town Center	2' - 5'	0' min.	5' min.
		Live Work	2' - 5'	0' reqd.	5' min.
Density	4.83 DUA (400 Units)	Mixed Use	2' - 5'	0' min.	5' min.
		Inn	10' min.	10' min.	10' min.
Building Height	Maximum building height is forty feet (40').	Commercial (Interior)	10' min.	10' min.	10' min.
		Commercial (Live Oak St.)	10' min.	0' min.	10' min.
Permitted Uses	All uses, as specified within Table 8-8 of the Land Development Ordinance, are permitted within the Shackleford Landing PUD.	Outbuilding	Corner Side 3' min.	Interior Side 5' min.	Rear 5' min.
Minimum Lot Size	No established minimum lot size Residential lot size varies from 1,200 sf to 5,000 sf Multi-Unit Building lot size varies from 5,600 sf to 7,000 sf				
Minimum Lot Width	No established minimum lot width Minimum residential lot widths vary from 20' to 50' Minimum multi-unit building lot width is 70'				



SHACKLEFORD LANDING

Master Plan Submission

Modifications to LDO Standards

Section 8, C -- Planned Unit Development District

Residential building setback requirements and minimum lot widths will be governed by the Zoning & Lot Standards established as part of the Shackleford Landing PUD.

Commercial building setback requirements and minimum lot widths will be governed by the Zoning & Lot Standards established as part of the Shackleford Landing PUD.

Accessory building setback requirements will be governed by the building setbacks established as part of the Shackleford Landing PUD.

Commercial construction shall be allowed to commence as part of the first phase of the project.

Section 12, Home Occupations

Home occupation uses in live/work units may exceed 25% of the combined floor space of the primary and accessory structures.

Section 13, Parking Requirements, H Satellite Parking

Parking for Small Cottage units shall be provided either on-site at 2 spaces per unit, or off-site within 1/4 mile of the unit.

Parking for Tower House units shall be provided either on-site at 2 spaces per unit, or off-site within 1/4 mile of the unit.

Modifications to Subdivision Ordinance

Article VIII - Improvement Required and Minimum Standards of Design

Section 1: General

- Sidewalk width and location shall be established as part of the Shackleford Landing PUD.
- 10' Sidewalk on one side of street on all ST-48 Street Types
- 5' Sidewalk on building side of the street on all ST-43 Street Types
- Sidewalks not to be provided on ST-34 Street Type
- Streets classified as alleys in the Shackleford Landing PUD may be constructed with alternate materials other than asphalt pavement.

Section 7: Stormwater Drainage













- Street design within the Shackleford Landing PUD shall be governed by the Street Regulating Plan. Curb and gutter will not be required on all streets.

Section 9: Streets

- Roadways within the PUD shall be private streets built to Town/NCDOT standards with the exception of the waivers noted herein.
- Street sections, ROW width, and travel lane size shall be established as part of the Shackleford Landing PUD and may be less than those specified in Section 9 of the Subdivision Ordinance.
- Alleys shall be allowed within residential blocks within the Shackleford Landing PUD.

Section 10: Design Standards for Blocks

- Block lengths within the Shackleford Landing Planned Unit Development may be less than 400 feet and longer than 1,320 feet in length.

	STREET TYPE		TRAVEL LANES	ON-STREET PARKING	SIDEWALK	PLANTING AREA
	ST-56	56'	(2) @10'	EA. SIDE @ 8'	EA. SIDE @ 10'	5'X5' TREE WELLS IN SIDEWALK EA. SIDE
	ST-56A	56'	(2) @10'	EA. SIDE @ 8'	EA. SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-48	48'	(2) @10'	EA. SIDE @ 8'	1 SIDE @ 10'	5'X5' TREE WELLS IN SIDEWALK 1 SIDE
	ST-48A	48'	(2) @10'	1 SIDE @ 8'	EA. SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-48B	48'	(1) @ 12'	EA. SIDE @ 8'	EA. SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-46	46'	(2) @10'	EA. SIDE @ 8'	EA. SIDE @ 5'	5'X8' TREE WELLS IN PARKING LANE EVERY 2 SPACES EA. SIDE
	ST-43	43'	(2) @10'	1 SIDE @ 8', YIELD	BLDG SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-40	40'	(2) @10'	-	EA. SIDE @ 5'	5' TREE LAWN EA. SIDE
	ST-34	34'	(2) @9'	-	-	8' TREE LAWN EA. SIDE
	AL-24	24'	(2) @10'	-	-	-
	AL-20	20'	(1) @12'	-	-	-
	LIVE OAK ST.			-	NEW 10' MU PATH (REPLACE EX. SIDEWALK)	(2) 8' TREE LAWNS ON EA. SIDE OF MU PATH



SHACKLEFORD LANDING PUD – FACT/INFORMATION SHEET

	<u>Standard</u>	<u>Proposed Variation</u>	<u>Compliant items</u>
Accessory Building Setback Requirements	Must meet current code		Page 41 of the Booklet states that all accessory structures shall be code compliant
Building Height Limitations	40 feet		40 feet
Permitted Uses	All uses are allowed in the PUD District as a Special Use	All Uses Listed on page 41 of the Booklet are proposed to be permitted uses by right. These uses and only these uses would be allowed under the PUD and the developer would need to sign a statement to that affect if approved by the BOC.	
PUD Minimum Size	15 acres		84.1 acres
Maximum Overall Density	6 dwelling units per acre		4.83 dwelling units per acre shown.
Open Space Requirement	Minimum of 15%		23.5% shown
Owner Association Required	Mandatory		Page 41 of the Booklet state that an Owner Association will be created
Residential Development	Must meet current code	The applicant has requested several variations (see attached sheet) that differ from the current standards. These include setbacks, street right-of-ways, lot widths etc.	
Commercial Development	No commercial to begin until 50% of residential is complete	Page 41 of the Booklet request that Commercial Construction shall be allowed to commence as part of the first phase of the Shackleford Landing PUD.	

	Zoning Subdistricts	Proposed Height	Existing Height	Proposed Lot Size	Existing Lot Size	Proposed Lot Width	Existing Lot Width	Proposed Front Setback	Existing Front Setback	Proposed Side Setback	Existing Side Setback	Proposed Rear Setback	Existing Rear Setback
Small Cottage	R-8	40'	40' ETJ	No Minium - 1,200 to 5,000 sq. ft	8,000 sq. ft.	No Minium - 20' to 50'	60 feet	4-8 feet	25 feet	5 feet	8 feet	5 feet	25 feet
R3 Cottage	R-8	40'	40' ETJ	No Minium - 1,200 to 5,000 sq. ft	8,000 sq. ft.	No Minium - 20' to 50'	60 feet	6-12 feet	25 feet	5 feet	8 feet	5 feet	25 feet
R-5 House	R-8	40'	40' ETJ	No Minium - 1,200 to 5,000 sq. ft	8,000 sq. ft.	No Minium - 20' to 50'	60 feet	10-18 feet	25 feet	5 feet	8 feet	5 feet	25 feet
Tower House	R-8	40'	40' ETJ	No Minium - 1,200 to 5,000 sq. ft	8,000 sq. ft.	No Minium - 20' to 50'	60 feet	4-8 feet	25 feet	5 feet	8 feet	5 feet	25 feet
Mews	TCA	40'	40' ETJ	No Minium - 1,200 to 5,000 sq. ft	2,750 sq. ft.	No Minium - 20' to 50'	80 feet	2-5 feet	25 feet	5 feet	8 feet	5 feet	25 feet
Townhouse	TCA	40'	40' ETJ	No Minium - 1,200 to 5,000 sq. ft	2,750 sq. ft.	No Minium - 20' to 50'	80 feet	2-5 feet	25 feet	0' reqd	8 feet	5 feet	25 feet
Multi-Unit - N	TCA	40'	40' ETJ	No Minium - 5,600 to 7,000 sq. ft	2,750 sq. ft.	No Minimum - 70'	80 feet	6-12 feet	25 feet	5 feet	8 feet	5 feet	25 feet
Multi-Unit - TC	TCA	40'	40' ETJ	No Minium - 5,600 to 7,000 sq. ft	2,750 sq. ft.	No Minimum - 70'	80 feet	2-5 feet	25 feet	0' reqd	8 feet	5 feet	25 feet
Live Work	TCA*	40'	40' ETJ	No Minimum	2,750 sq. ft.	No Minimum	80 feet	2-5 feet	25 feet	0' reqd	8 feet	5 feet	25 feet
Mixed Use	TCA*	40'	40' ETJ	No Minimum	2,750 sq. ft.	No Minimum	80 feet	2-5 feet	25 feet	0' reqd	8 feet	5 feet	25 feet
Inn	TR	40'	40' ETJ	No Minimum	8,000 sq. ft.	No Minimum	60 feet	10 feet minimum	25 feet	10 feet minimum	15 feet com/8 feet other	10 feet minimum	25 feet
Commercial Interior	TR	40'	40' ETJ	No Minimum	8,000 sq. ft.	No Minimum	60 feet	10 feet minimum	25 feet	10 feet minimum	15 feet com/8 feet other	10 feet minimum	25 feet
Commercial Live Oak	B-1	40'	40' ETJ	No Minimum	5,000 sq. ft.	No Minimum	60 feet	10 feet minimum	30 feet	0' reqd	15 feet com	10 feet minimum	15 feet

<u>Street Type</u>	<u>ROW</u>	<u>Travel Lane Width</u>	<u>On- Street Parking Width</u>	<u>Sidewalk Width</u>	<u>Planting Area</u>
ST-56	56'	20 feet	8 feet each side = 16 feet	10 feet each side = 20 feet	tree wells in sidewalk
ST-56A	56'	20 feet	8 feet each side = 16 feet	5 feet each side = 10 feet	5 feet each side = 10 feet
ST-48	48'	20 feet	8 feet each side = 16 feet	10 feet one side = 10 feet	tree wells in sidewalk
ST-48A	48'	20 feet	8 feet one side = 8 feet	5 feet each side = 10 feet	5 feet each side = 10 feet
ST-48B	48'	12 feet	8 feet each side = 16 feet	5 feet each side = 10 feet	5 feet each side = 10 feet
ST-46	46'	20 feet	8 feet each side = 16 feet	5 feet each side = 10 feet	tree wells in parking lane every 2 spaces
ST-43	43'	20 feet	8 feet one side = 8 feet	5 feet building side = 5 feet	5 feet each side = 10 feet
ST-40	40'	20 feet		5 feet each side = 10 feet	5 feet each side = 10 feet
ST-34	34'	18 feet			8 feet each side = 16 feet



**TOWN OF BEAUFORT
PLANNING BOARD**

RZ21-22

**RESOLUTION ADVISING THAT PROPOSED AMENDMENTS
TO THE ZONING ORDINANCE AND COMPREHENSIVE FUTURE LAND USE PLAN
ARE IN ACCORDANCE WITH ALL OFFICIALLY ADOPTED PLANS; ARE/ARE
NOT REASONABLE; AND ARE/ARE NOT IN THE PUBLIC INTEREST.**

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

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

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

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendments to the Ordinance are in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Rezoning Case 21-22 attached hereto and incorporated herein by reference, and therefore recommends adoption by the Board of Commissioners. Specifically the Planning Board finds that the proposed amendments **are/are not** in furtherance of the Town plans, ordinances and regulations; and better clarify all the Ordinance regulations.

This Resolution is effective upon its adoption this 20th day of September, 2021.

**TOWN OF BEAUFORT
PLANNING BOARD**

_____, Chairman

ATTEST:

_____, Secretary



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 Tuesday, September 20, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Public Hearing
SUBJECT: Rezoning from B-1 to TCA (299 NC Hwy. 101)
Case #21-23

BRIEF SUMMARY:

At the April 2021 meeting Mr. O’Pray discussed the possibility of rezoning 299 NC Hwy. 101 to multifamily zoning. Mr. O’Pray has now decided to move forward with his request to rezone from B-1 to TCA.

REQUESTED ACTION:

- Conduct Public Hearing
- Recommendation to Board of Commissioners
- Recommendation on Amendment to Future Land Use Plan

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



Staff Report

To: Planning Board
From: Kyle Garner, AICP

Date: 8/23/2021
Meeting Date: 9/20/2021

Case Number 21-23

Summary of Request:

Rezone 299 NC Hwy. 101 totaling 1.66 acres (per application) from B-1 to TCA

Background

Location(s) & PIN

730611558304000 (See Attached Map)

Owners Applicant

Terry/Anne O'Pray
Same

Current Zoning

B-1 Zoning

Lot(s) Size & Conformity Status

1.4233 acres per attached survey

Existing Land Use

Commercial – Vacant Bed & Breakfast

CAMA Future Land Use Map Amendment Required

Low Density Residential
 Yes No

Adjoining Land Use & Zoning

North Undeveloped Property, Zoned R-20 & US 70 By-Pass
South Residential Developed Property, Zoned R-20
East Across NC 101 by a Vet Office, Zoned B-1 and Single Family Residential Zoned R-20
West Undeveloped Property, Zoned R-20

Special Flood Hazard Area

Yes No

Public Utilities

Water
Sewer

Available Not Available
 Available Not Available

Additional Information

See Staff Comments

Requested Action

Provide a consistency statement to the Board of Commissioners addressing the requested zoning amendment and the future land use plan.

Provide recommendation to the Board of Commissioners to:

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

Staff Comments

- **The density for this tract is between 17 units and 20 units. The difference is determined by using the application acreage or the actual survey acreage. There is enough acreage to meet the minimum lot size requirement of 2,750 per acre requirement.**
- This rezoning is **not consistent** (see info below) with the existing CAMA Land Use Plan and thus will require an amendment.

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

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

CAMA Core Land Use Plan – Future Land Use Classifications

High Density Residential Classification. The High Density Residential classification encompasses approximately 0.05 square miles (32.6 acres) or about 0.7 percent of the total planning jurisdiction. The properties classified as High Density Residential are located in the northeastern portion of the Town’s planning jurisdiction along the US Highway 70 North corridor.

The High Density Residential classification is intended to delineate lands where the predominant land use is higher density single-family residential developments and/or multifamily developments. The residential density within this classification is generally 6 to 16 dwelling units per acre. The minimum lot size is 2,750 square feet per unit unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Land uses within High Density Residential designated areas are generally compatible with the RMF, Multi-Family High Density Residential and the R-5, Residential Cluster zoning classifications. Public water and sewer service is required to support the residential densities in this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support High Density Residential development.

The Town’s goals and policies support the use of land in High Density-classified areas for single-family and multifamily dwellings where adequate public utilities and streets are available or can be upgraded to support the higher residential densities encouraged in this classification. The higher density residential developments anticipated to occur during the planning period are encouraged within the High Density-classified areas.

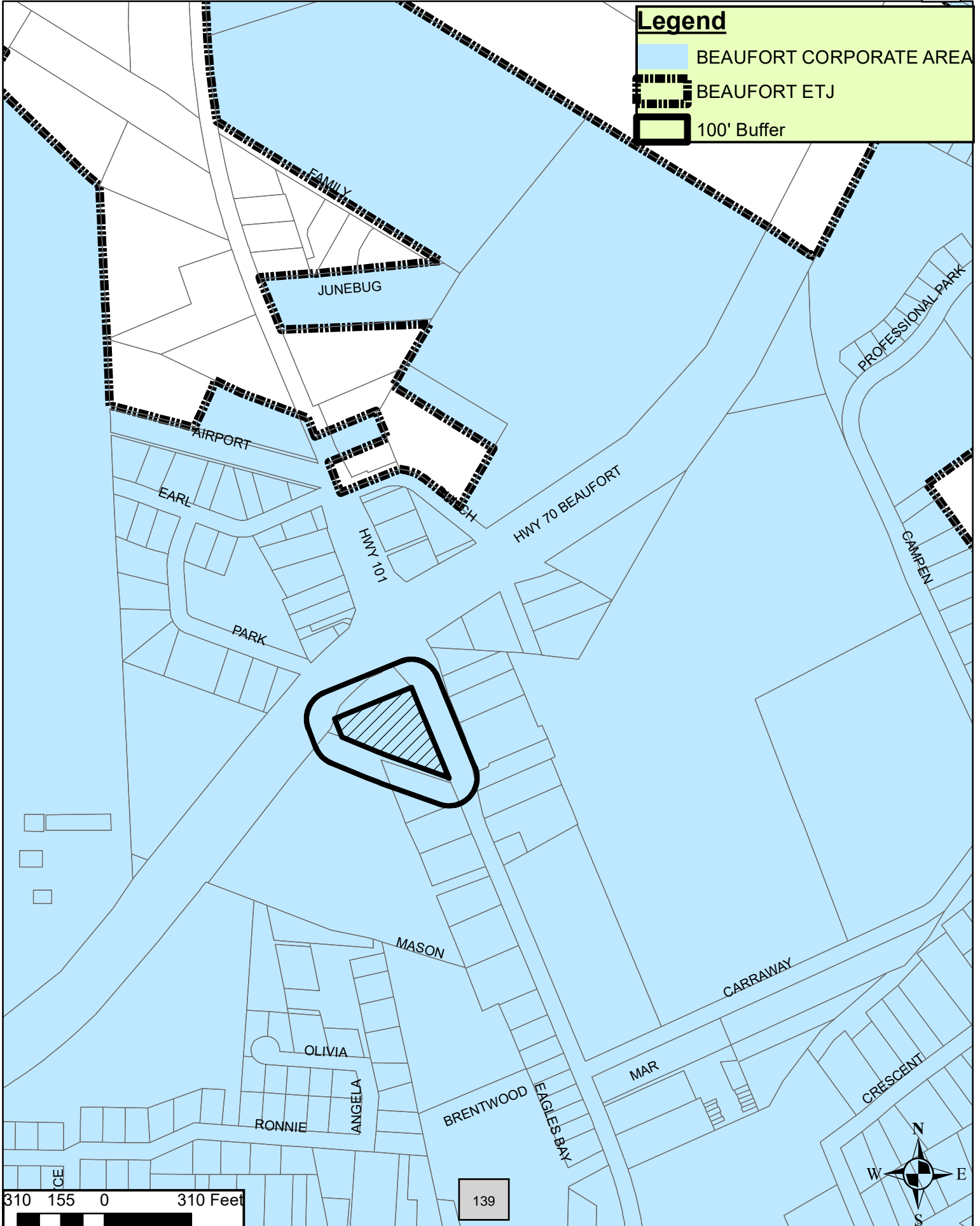
General Commercial Classification. The General Commercial classification encompasses approximately 0.24 square miles (154 acres) or about 3.3 percent of the planning jurisdiction. The properties classified as General Commercial are located along the Town’s major road corridor--US Highway 70.

The General Commercial classification is intended to delineate lands that can accommodate a wide range of retail, wholesale, office, business services, and personal services. Areas classified as General Commercial may also include some heavy commercial uses as well as intensive public and institutional land uses. Minimum lot sizes typically range from 5,000 to 8,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Maximum floor area ratios (the total building floor area divided by the total lot area) range from 0.57 to 0.83. Land uses within General Commercial-designated areas are generally compatible with the B-1, General Business; B-2, Highway Business; B-3, Marina Business; and the O & I, Office and Institutional zoning districts. Public water service is needed to support the land uses characteristic of this classification. Public sewer service is needed to support the most intensive commercial uses. Streets with the capacity to accommodate higher traffic volumes are necessary to support commercial development.

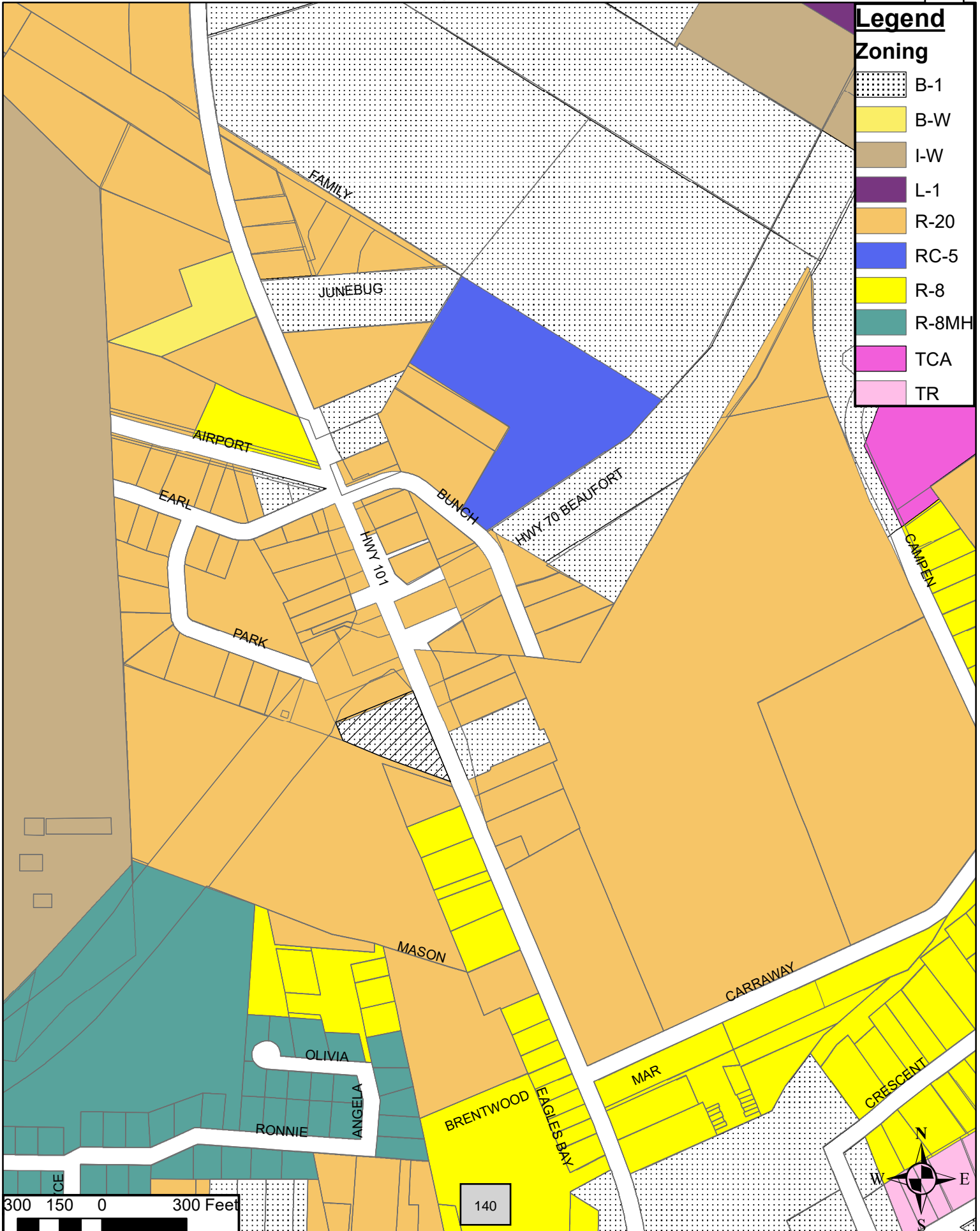
General Commercial-classified areas are anticipated to accommodate some of the most intensive land uses found in the Town’s planning jurisdiction. The Town’s goals and policies support the use of land in General Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of commercial development are also encouraged.

- Attachments:** Attachment B - Vicinity Map with 100 Foot Notification Boundary
 Attachment C - Zoning Map
 Attachment D – Future Land Use Map
 Attachment E – Owners within 100 feet - Notified
 Attachment F – B-1 & TCA Zone Information with Use Table
 Attachment G - Consistency Statement “Draft”
 Attachment H – Applicant Information

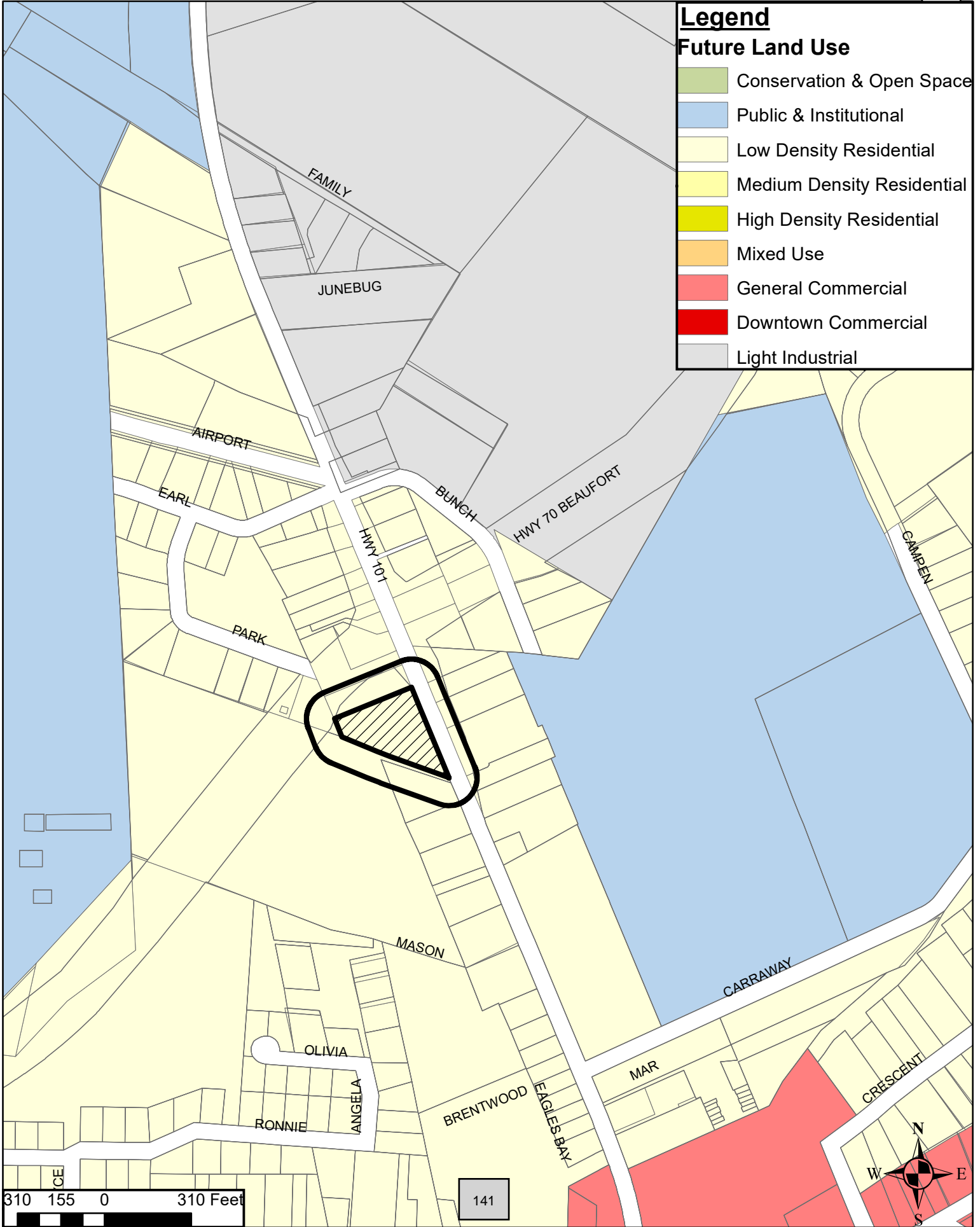
Vicinity Map - Case 21-23 -299 NC Hwy. 101 Rezoning From B-1 to TCA



Existing Zoning Map - Case 21-23 -299 NC Hwy. 101 Rezoning From B-1 to TCA



Future Land Use Map - Case 21-23 -299 NC Hwy. 101 Rezoning From B-1 to TCA



Legend

Future Land Use

- Conservation & Open Space
- Public & Institutional
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- General Commercial
- Downtown Commercial
- Light Industrial

<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>AIL_Z</u>	<u>MAIL_ZI!</u>	<u>MAIL_ADD2</u>
FISH,BEN ADAMS	210	OLD MECHANICAL COURT	GARNER	NC		27529	
HARTSEL,PHYLLIS	2549	NORTH ROCKY RIVER RD	LANCASTER	SC		29720	
HOWLAND,LOIS D	308	HWY 101	BEAUFORT	NC		28516	
HOWLAND,TIMOTHY	121	CANAL DR	HARKERS ISLAND	NC	9625	28531	C/O DAVID G. HOWLAND
LAUGHTON,GEORGE R JR	275	HIGHWAY 101	BEAUFORT	NC		28516	
LAUGHTON,MAMIE T HEIRS	275	HIGHWAY 101	BEAUFORT	NC		28516	
LAWRENCE,MELTON JR ETUX LINDA	155	PINNERS POINT RD	BEAUFORT	NC		28516	
LEWIS,GUY DOUGLAS JR ETUX	166	SHELL LANDING ROAD	BEAUFORT	NC		28516	
NC DEPT OF TRANSPORTATION	1546	MAIL SERVICE CENTER	RALEIGH	NC		27611	
O'PRAY,TERRY ETUX ANNE D/B/A	1301	PEACH BOTTOM ROAD	LAUREL SPRINGS	NC		28644	
ROMANO VETERINARY HOLDINGS LLC	288	HIGHWAY 101	BEAUFORT	NC		28516	C/O JOCELYN A ROMANO
WADSWORTH,MELINDA SKYE	279	HWY 101	BEAUFORT	NC		28516	

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

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

1) Minimum Lot Size.

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

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

Table 9-5 Lot Requirements

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

4) Accessory Building Setback Requirements.

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

5) Permitted Uses.

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

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

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

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

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

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

Table 9-9 Nonresidential Zoning Districts Table of Uses

Land Development Ordinance Uses		H-BD	H-WBD	B-I	B-W	L-I	I-W
Residential Uses							
Group Living	Assisted Living			P	P		
	Dormitory						
	Group Home						
	Nursing Home			P	P		
Household Living	Accessory Dwelling Unit						
	Dwelling, Duplex/Townhome						
	Dwelling, Multi-Family						
	Dwelling, Single-Family	P					
	Manufactured Home						
	Manufactured Home Park						
	Recreational Vehicle Park						
Mixed Uses							
	Mixed Use	P	P	P	S	S	
Public/Institutional Uses							
Aviation	Airport/Landing Strip						S
Cemeteries/Graveyards	Cemetery/Graveyard						
Cultural Facilities	Library	P	P	P	P		
	Museum	P	P	P	P		
Day Care	Day Care Center	P	P	P	P		
	Day Care/Child Care Home						
Government Services	Government/Non-Profit Owned/ Operated Facilities & Services	P	P	P	P	P	P
	Public Safety Station	P	P	P	P	P	P
	Public Utility Facility	P	P	P	P	P	P
Hospitals	Hospital	P		P	P		
Park and Athletic Fields, Public Use	Athletic Field, Public			P	S	P	P
	Community Garden	P	P	P	P	P	P
	Neighborhood Recreation Center, Public	P	P	P	P	P	P
	Outdoor Amphitheater, Public	S	S	S	S		
	Park, Public	P	P	P	P	P	P
	Resource Conservation Area	P	P	P	P	P	P
Religious Uses	Religious Institution			P	P	P	P
Educational Uses	Preschool	S	S	S	S		
	School, K-12	S	S	S	S		
	School, Post-Secondary	S	S	S	S	S	S
Non-Governmental Facilities	Transportation Facility	P	P	P	P	P	P
	Utility Facility	S	S	S	S	S	S
	Utility Minor	P	P	P	P	P	P

Permitted Use

Special Use

Table 9-9 Nonresidential Zoning Districts Table of Uses

Land Development Ordinance Uses		H-BD	H-WBD	B-I	B-W	L-I	I-W
Agricultural	Agritourism						
	Aquaculture		S	P	P	P	P
	Farming, General					P	P
	Forestry						
	Produce Stand/Farmers' Market	S		P	P		
Commercial Uses							
Animal Services	Kennel, Indoor Operation Only			P	P	P	P
	Kennel, Indoor/Outdoor Operation			S	S	P	P
Assembly	Club, Lodge, or Hall	P	P	P	P	P	P
Financial Institutions	Financial Institution	P	P	P	P		
Food and Beverage Services	Microbrewery/Microdistillery	S	S	S	S	S	
	Restaurant, with Drive-Thru Service			P	S		
	Restaurant, with Indoor Operation	P	P	P	P		
	Restaurant, with Outdoor Operation	S	S	S	S		
	Tavern/Bar/Pub with Indoor Operation	P	P	P	P	S	S
	Tavern/Bar/Pub with Outdoor Operation	S	S	S	S	S	S
Offices	Office: Business, Professional, or Medical	P	P	P	P	P	P
	Office: Small Business						
Public Accommodations	Bed & Breakfast	P	P	P	P		
	Hotel or Motel	P	S	P	P		
Indoor Recreation & Entertainment, Privately Owned	Adult Entertainment					S	S
	Amusement Establishment			P	P		
	Commercial Indoor Recreation Facility	P	P	P	P	S	
	Neighborhood Recreation Center Indoor/Outdoor, Private						
	Pool Hall or Billiard Hall	P	P	P	P		
	Theater, Large	S	S	S	S	S	S
	Theater, Small	P	P	P	P	S	S
Outdoor Recreation & Entertainment, Privately Owned	Athletic Field, Private						
	Commercial Outdoor Amphitheater	S	S	S	S	S	S
	Commercial, Outdoor Recreation Facility			S	S	S	S
	Golf Course, Privately-Owned						
	Golf Driving Range			S	S	S	S
	Motor Vehicle Raceway						
Retail Sales and Services	Adult-Oriented Retail Establishment			S	S	S	S
	Convenience Store			P	P		
	Mortuary/Funeral Home/ Crematorium	P	P	P	P		
	Liquor Store			P	P		
	Personal Service Establishment	P	P	P	P	P	P
	Retail Store	P	P	P	P		

Permitted Use

Special Use

Table 9-9 Nonresidential Zoning Districts Table of Uses

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

Permitted Use

Special Use

SECTION 8 Transitional Zoning Districts

A) *TCA Townhomes, Condominiums, Apartments District.*

This district is established to provide a high density district in which the primary uses are multi-family residences and duplexes. Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

1) Maximum Overall Density.

The TCA district shall have a maximum density of twelve units per acre.

2) Minimum Lot Size.

All lots in the TCA district shall be a minimum of two thousand, seven hundred, and fifty square feet (2,750 ft²) per dwelling unit.

3) Minimum Lot Width.

All lots in the TCA district shall have a minimum lot width of eighty feet (80') at the minimum building line.

4) Building Setback and Building Height Requirements and Limitations.

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

Table 8-1 Interior Lot Requirements

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

Table 8-2 Corner Lot Requirements

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Side (Right-of-Way) Setback</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
TCA	25 feet	15 feet	30 feet	8 feet	35 feet

Table 8-3 Double Frontage Lot Requirements

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

5) Accessory Building Setback Requirements.

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

6) Covenants.

In any development proposing common areas, jointly-used structures, or private streets, restrictive and protective covenants which provide for party wall rights, harmony of external design, continuing maintenance of building exteriors, grounds, or other general use improvements and similar matters, shall be submitted to the Town and approved by the BOC. Condominium development must submit evidence of compliance with the North Carolina Condominium Act.

7) Permitted Uses.

- | | |
|--|--|
| Antenna Co-Location on Existing Tower | Home Occupation |
| Assisted Living | Neighborhood Recreation Center |
| Athletic Field, Public | Indoor/Outdoor, Private |
| Carpport | Neighborhood Recreation Center, Public |
| Community Garden | Nursing Home |
| Concealed (Stealth) Antennae & Towers | Park, Public |
| Dock | Public Safety Station |
| Dormitory | Public Utility Facility |
| Dwelling, Duplex/Townhome | Resource Conservation Area |
| Dwelling, Multi-Family | Shed |
| Garage, Private Detached | Signs, Commercial Free-Standing |
| Government/Non-Profit Owned/Operated Facilities & Services | Temporary Construction Trailer |
| Group Home | Utility Minor |
| | Vehicle Charging Station |

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

- | | |
|------------------------------------|--|
| Athletic Field, Private | Restaurant with Indoor Operation |
| Dwelling, Single-Family | Restaurant with Outdoor Operation |
| Golf Course, Privately-Owned | Retail Store |
| Golf Driving Range | Satellite Dish Antennas |
| Hotel or Motel | School, Post-Secondary |
| Marina | Tavern/Bar/ Pub with Indoor Operation |
| Mixed Use | Tavern/Bar/ Pub with Outdoor Operation |
| Outdoor Amphitheater, Public | Theater, Small |
| Personal Service Establishment | Transportation Facility |
| Preschool | Utility Facility |
| Religious Institution | |
| Restaurant with Drive-Thru Service | |

Table 8-8 Transitional Zoning District Table of Uses

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

Permitted Use

Special Use

Table 8-8 Transitional Zoning District Table of Uses

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

Permitted Use

Special Use

Table 8-8 Transitional Zoning District Table of Uses

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

Permitted Use

Special Use



**TOWN OF BEAUFORT
PLANNING BOARD**

RZ21-23

**RESOLUTION ADVISING THAT PROPOSED AMENDMENTS
TO THE ZONING ORDINANCE AND COMPREHENSIVE FUTURE LAND USE PLAN
ARE IN ACCORDANCE WITH ALL OFFICIALLY ADOPTED PLANS; ARE
REASONABLE; AND ARE IN THE PUBLIC INTEREST.**

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

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

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

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendments to the Ordinance **are/are not** in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Rezoning Case 21-23 attached hereto and incorporated herein by reference, and therefore recommends adoption by the Board of Commissioners. Specifically the Planning Board finds that the proposed amendments **are/are not** in furtherance of the Town plans, ordinances and regulations; and better clarify all the Ordinance regulations.

This Resolution is effective upon its adoption this 20^h day of September, 2021.

**TOWN OF BEAUFORT
PLANNING BOARD**

_____, Chairman

ATTEST:

_____, Secretary



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: Terry O'Pray
Applicant Address: 1301 Peach Bottom Rd. Laurel Spgs. NC 28644
Phone Number: (336) 657-2224 Email: oprayer@prayer.com

Property Owner Name: Terry/Anne O'Pray
Address of Property Owner: Same
Phone Number: (336) 657-2224 Email: Same

PROPERTY INFORMATION

Property Address: 299 Hwy 101 Beaufort, NC 28644
15-Digit PIN: 730611558304000 Lot/Block Number: _____
Size of Property (in square feet or acres): 1.66
Current Zoning: B-1 Requested Zoning: TCA

Current Use of Property: Residential Vacant Commercial Other: _____
Terry O'Pray _____ 7/19/21
Applicant Signature Date of Applicant's Signature

Property Owner Signature (if different than applicant) _____ 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.

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.

OFFICE USE ONLY

Revised 08/2020

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

PROPOSAL FOR REZONING PROPERTY AT 299 HWY 101

Attached is a formal proposal for the rezoning of the property at 299 NC HWY 101 from B-1 to TCA.

As we discussed, informally, at the April meeting, the idea to put tiny houses on the property was mostly received favorably. Therefore, the first order of business would be the zoning change. Second would be to appeal for an adjustment to the 2750 square foot of land per unit and setback distances as discussed previously.

I won't repeat all that we talked about at the meeting. Perhaps a review of the 47 minute zoom meeting minutes and follow-up letter to Kyle mitigating the concerns raised would be helpful.

The 400 square foot floor plan in the package seems to be optimum both for me as a developer and for future owners in order to keep construction and purchase prices at a minimum. The number and placement of the units are not available at this time. That will depend on adjustments to the TCA requirements. If changes can be made, engineering studies will follow.

Although The TCA zoning is high density, this proposal offers additional housing that is much needed in Beaufort. It allows first time home buyers to enter the market at an affordable price, empty-nesters the ability to downsize in a beautiful area and much needed employee housing serving Beaufort's number one industry...tourism.

I hope you will look favorably on this concept. As was mentioned in the April meeting by Chair Neve, "would everyone like to see tiny homes there or a big gas station". Thank you for your consideration.

Terry O'Pray

CARTERET COUNTY TAX STATEMENT
 DISCOVERY/ADJUSTED BILL

- If you have sold the real property assessed to you, please forward this tax notice to the new owner.
- The current year's tax is due September 1st and must be paid by January 5th to avoid legal action. Partial payments are accepted prior to the delinquent date. Interest begins January 6th at a rate of 2% for the first month and 3/4% each month thereafter. Delinquent taxes are subject to immediate levy, garnishment or foreclosure. Unpaid taxes are advertised in the name of the listing taxpayer as of January 6th.
- Payments submitted by mail are deemed to be received as of the date of the U.S. Postal Service postmark.
- A \$25 penalty or 10% of the amount of the check whichever is greater to a maximum of \$1000 will be charged for checks returned unpaid due to insufficient funds, etc...
- Due to postage costs receipts will not be sent for mail payments. Please retain your cancelled check and top portion of this statement as proof of payment.
- Search, view and pay taxes online at www.carteretcountytax.com
- Personal Property only - taxpayers may appeal the value, situs or taxability of the personal property within 30 days after the date of the notice. G.S. 105-317(c)
- Questions or Concerns:
 You may email us at Taxinformation@carteretcountync.gov

O'PRAY, TERRY ETUX ANNE D/B/A
 CARTERET CT HOME BED & BREAKFA
 1301 PEACH BOTTOM ROAD
 LAUREL SPRINGS NC 28644

PERSONAL PROPERTY DESCRIPTION

YEAR	ID NUMBER	BILL NUMBER	PARCEL NUMBER	REAL VALUE
2020	32198	0723382	730611558304000	317446
PERSONAL VALUE	EXEMPTION	TOTAL VALUE		
0	0	317446		

LEGAL DESCRIPTION: OFF HWY 101

DESCRIPTION	RATE	AMOUNT ASSESSED	BALANCE DUE
COUNTY GENERAL	.3300		1047.57
BEAUFORT RESCUE	.0600		190.47
BEAUFORT	.4600		1460.25
SPECIAL ASSESSMENT	.0000		63.00
TOTAL DUE			2761.29

*pd 12/16
 CC 2682
 F FEE*

Tax Related Questions:
 Main Office
 Beaufort: (252) 728-8485
 Fax: (252) 732-2064
 Satellite Office
 Western Office Cedar Point
 (252) 222-5833



- TAXES DUE SEPTEMBER 1ST
- LAST DAY TO PAY WITHOUT INTEREST IS JANUARY 5TH
- INTEREST BEGINS JANUARY 6TH

DETACH AND RETAIN THIS PORTION FOR YOUR RECORDS

TAX YEAR	BILLING	ID NUMBER	BILL	PARCEL NUMBER	TOTAL DUE
2020	0/13/2020	32198	0723382	730611558304000	2761.29
					INTEREST BEGINS ON
					1/06/2021

PAYMENTS MAY BE MADE IN PERSON AT
 THE CARTERET COUNTY TAX OFFICE
 1ST FLOOR, ADMINISTRATION BUILDING, BEAUFORT,
 NC OR WESTERN OFFICE, 701 CEDAR POINT BLVD, CEDAR
 POINT, NC 8:00AM - 5:00PM, MONDAY - FRIDAY
 MAKE CHECKS PAYABLE TO CARTERET COUNTY TAX
 CREDIT CARD PAYMENTS ONLINE at
www.carteretcountytax.com or BY PHONE 1-888-544-9433
 SERVICE FEE APPLIES FOR CREDIT CARD PAYMENTS.

O'PRAY, TERRY ETUX ANNE D/B/A
 CARTERET CT HOME BED & BREAKFA
 1301 PEACH BOTTOM ROAD
 LAUREL SPRINGS NC 28644

LAND OWNERS WITHIN 100 FEET OF PROPERTY AT 299 HWY 101

Guy Douglas Lewis, Jr., 166 Shell Landing Rd. R-20 zone, landlocked

Lawrence Melton, Jr., 155 Pinner's Point Rd., R-20 zone, landlocked

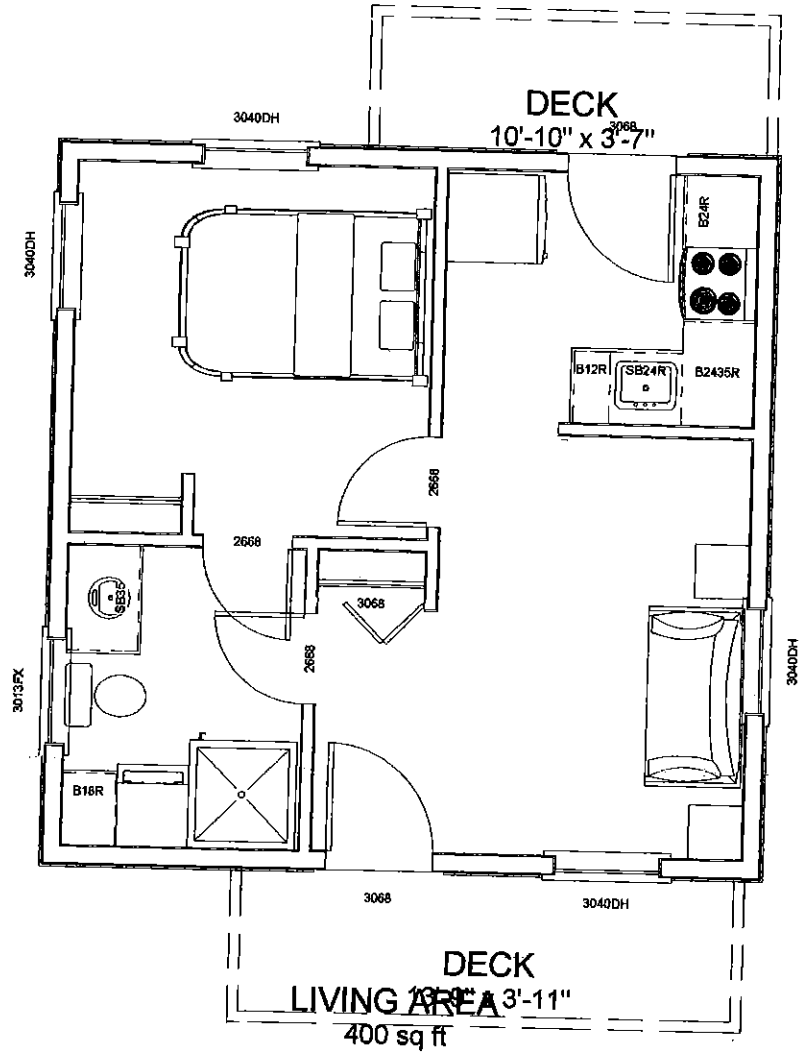
Mamie Laughton Heirs, 275 Hwy 101, R-20 zone

Melinda Wadsworth, 279 Hwy 101, R-20 zone

George Laughton(deceased), 275 Hwy 101, R-20 zone

Ben Fisher, 210 Old Mechanics Ct., Garner, NC, 27529, R-20 zone

Jocelyn Romano, 288 Hwy 101, B-1 zone





HIGHWAY 70 BEAUFORT

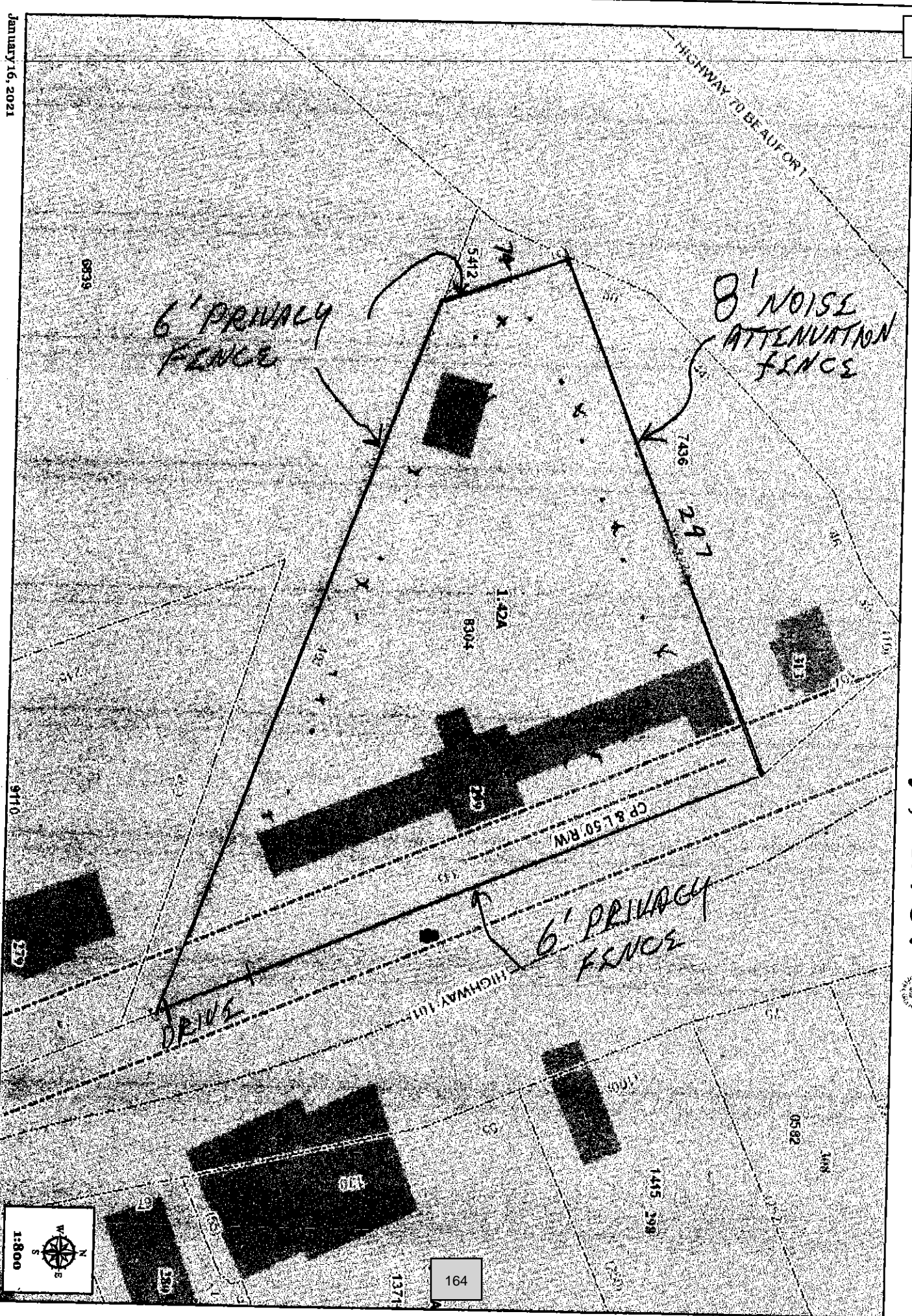
6' PRIVACY FENCE

8' NOISE ATTENUATION FENCE

6' PRIVACY FENCE

DRIVE

CP 8 L 50' RM



January 16, 2021

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. Carteret County assumes no legal responsibility for the information contained on this site. Carteret County does not guarantee that the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.