



## **Town of Beaufort, NC**

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

### **Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, December 19, 2022 - 614 Broad Street Monthly Meeting**

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#### **Call to Order**

#### **Roll Call**

#### **Agenda Approval**

#### **Minutes Approval**

- [1.](#) PB Draft Minutes 11.21.22

#### **Public Comment**

#### **Public Hearing**

- [1.](#) Zoning Text Amendment - Section 2-H-4 (General Provisions Residential Zones – Docks and Piers in Certain Areas of R-8, R-8A & RS-5)

#### **Old Business**

- [1.](#) To recommend approval or denial to the Board of Commissioners for the rezoning of 457 NC Highway 101 from R-20 to I-W.

#### **Commission / Board Comments**

#### **Staff Comments**

#### **Adjourn**



**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, November 21, 2022 - Train Depot  
614 Broad Street, Beaufort, NC 28516  
Minutes**

**Call to Order**

Chair Neve called the November 21, 2022 Planning Board meeting to order at 6:00 p.m.

**Roll Call**

Members Present: Chair Neve, Vice Chair Merrill, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

\*Member Willis arrived after Minutes approval.

Members Absent: Member Bowler

A quorum was declared with five members present.

Staff Present: Kyle Garner, Samantha Burdick, Town Attorney Arey Grady, and Laurel Anderson.

**Agenda Approval**

Chair Neve asked if there were any changes to the Agenda and hearing none, he asked for a motion.

*Member Meelheim made the motion to approve the agenda as presented and Vice Chair Merrill made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

**Minutes Approval**

- 1. PB Draft Minutes for 10.17.22

Chair Neve asked if there were any changes to the Minutes from the October 17, 2022 meeting.

*Member Meelheim made the motion to approve the minutes and Vice-Chair Merrill made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

## **Public Comment**

Chair Neve opened public comments asked if anyone would like to speak. There was no public comment.

## **Public Hearing**

1. To Recommend Approval or Denial to the Board of Commissioners for Rezoning of 457 NC Highway 101 from R-20 to I-W.

Chair Neve opened the public hearing and Town Planner Samantha Burdick presented the following:

- a. The property is in the Town's Extraterritorial Jurisdiction.
- b. The property is approximately 93,218 square feet (2.14 acres).
- c. The adjacent industrial land uses are consistent with this rezoning request.
- d. If the zoning is changed, the current residential use would have to become a compliant commercial use.

Adjoining Land Use & Zoning:

North: Industrial – County Airport

South: R-20 – Single Family Residential

East: R-20 – Single Family Residential

West: Industrial – County Airport

Vice Chair Merrill asked if there had been any comments from the community and Ms. Burdick said there had been no comments. He asked if the applicant had provided any maps with buildings identified that met the requirements of the application package and Ms. Burdick stated the map was shown on slide two of her presentation. He also asked if the use of the house would have to change if the property was rezoned, and Ms. Burdick stated that it would.

Member Vreugdenhil asked the applicant what they wanted to use the property for, and the applicant responded that they planned commercial storage. They had obtained a residential building permit for a storage facility but had decided to rent the storage spaces. Member Vreugdenhil verified that the property was surrounded by residential zoning except one corner area.

Member LoPiccolo read potential I-W property uses from the Land Development Ordinance, which included car washes, community gardens, antenna towers, and boat storage.

Member Vreugdenhil then stated that those uses were a concern as all uses had to be considered when rezoning, and the property was surrounded by R-20 residential zoning.

Chair Neve pointed out that the Board had recent discussions during meetings regarding commercial storage buildings and the locations and screening of those buildings, and another concern was the property was surrounded by single-family homes, and also the corner adjoining the airport was swampy and wooded.

Vice-Chair Merrill stated that the application was incomplete and the Board did not have the information they needed. He wanted to look at the setbacks and other uses under the I-W zoning, and said that the storage building had already been started and there was already a sign advertising it.

Chair Neve opened the floor for the public hearing and as there were no comments from the public, he asked for a motion to close the public hearing.

*Vice-Chair Merrill made a motion to close the public hearing and Member LoPiccolo made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member LoPiccolo, Member Meelheim, Member Vreugdenhil, Member Willis*

*Vice-Chair Merrill made a motion to table the item pending completion of the application. He read the rezoning application's requirements:*

An area map of property to scale which includes:

- a. North Arrow
- b. All Property lines and accurate property line dimensions
- c. Adjacent streets and names
- d. Location of all easements
- e. Location of all structures
- f. Zoning classifications of all abutting properties

*Member Meelheim made the second and Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member LoPiccolo, Member Meelheim, Member Vreugdenhil, Member Willis*

## **New Business**

### 1. Case #22-23 Preliminary Plat – Beau Coast Phase 3

Mr. Garner summarized the request to subdivide one tract totaling 27.64 acres into 48 lots and explained that these are the last lots as part of the Beau Coast & Beaufort East Village Development needing preliminary plat approval. The existing zoning is PUD, there will be 4.53 acres of open space, and the existing land use and zoning is as follows:

North – By Turner's Creek

South – By residential developed property in Beau Coast Phase II, zoned PUD

East – By Davis Bay

West – By Beau Coast Phase III, zoned PUD

He explained that the technical review committee had reviewed the plat and the applicant had also provided mapped fire truck turnarounds.

Chair Neve asked about Option 1 and Option 2 of the Phase 3 Conceptual Lot Types on the map, and Don Mizelle of Withers/Ravenel explained that those were single-family home layouts and one of the options allowed for a detached garage. Chair Neve then asked if there would be sidewalks in the open space area, and the applicant explained that it would contain only grass and trees.

Vice-Chair Merrill asked about low elevation areas and at what point they were not suitable for development. Joe Boyd of Withers/Ravenel explained that the homes in the floodplain would adhere to the town, state, and FEMA requirements, and they were proposing that all roads would be elevated to the flood elevation of AE6.

Vice-Chair Merrill expressed concern about the homesites located in the floodplain and issues with flooded roads during hurricanes.

Member Vreugdenhil asked what the finished grade of the roads would be, and Mr. Boyd reiterated that the roads would be at AE6 or higher. After further discussion, Member Vreugdenhil stated that the master plan had received approval and the town engineer and emergency personnel had also approved it.

Member LoPiccolo asked about some Beau Coast residents' concerns with short-term rentals in the subdivision, and Mr. Karl Blackley of Blue Treasure LLC explained that from the beginning the covenants had allowed short-term rentals, but in the future the issue could be voted on to change. He also addressed Vice-Chair Merrill's concerns and stated that Beau Coast meets every standard that the county and town require and submit very sophisticated plot plans which show elevations of the garages and flood areas, which are also disclosed to potential home buyers. Vice-Chair Merrill reiterated his concerns with flooding issues and Chair Neve agreed but stated that this is a low-density, low impact housing area and suitability for building in these areas is defined by what is legally allowable.

*Member LoPiccolo made a motion to approve Case #22-23 Preliminary Plat for Beau Coast Phase 3, and Member Willis made the second. Secretary took a roll call vote.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Vreugdenhil, Member Willis*

*Voting nay: Vice-Chair Merrill, Member Meelheim*

## 2. Case #22-22 Preliminary Plat – Davis Bay

Mr. Garner summarized the request to subdivide two tracts totaling 20.08 Acres into four lots, which would be served by Phase 3 of the Beau Coast development. The applicant has submitted for sewer allocation for these four proposed properties. A requirement for sewer service is also a requirement for Annexation which the applicant has not applied for at the time of submittal.

The applicant has submitted conditions they are willing to place on the request to ensure that infrastructure is in place before the lots are submitted for Final Plat. Staff would also remind the Planning Board that a Preliminary Plat is only valid for a period of one year.

The conditions from the applicant are as follows:

- a. Freedom Park Road Extension through Phase 3 of Beau Coast must be constructed (or bonded for with the Town) and the right of way recorded prior to the recordation of Lots 1-3 at Davis Bay Subdivision.
- b. Lot 4 has deeded access via alternate route if needed prior to the construction of Freedom Park Road extension in Beau Coast Phase 3.
- c. Town allocation for water and sewer capacity for lots 1-4 is contingent upon Beau Coast Phase 3 water and sewer approval by the Town and State of North Carolina.

Water and sewer service to lots 1-4 will be provided via public water and sewer line extensions by Beau Coast Phase 3. Timing of service to lots 1-4 is dependent on Beau Coast Phase 3. No building permits will be issued until such time as water and sewer service is available or has been bonded for by Beau Coast Phase 3

**Staff Recommended Conditions:** The construction of the offsite water main, gravity sewer, and street is not under the control of the owner/developer of the proposed subdivision. Accordingly, staff recommends the approval be conditioned upon no building permits being issued by the Town until such time as all the following conditions have been satisfied:

- a. The offsite street has been constructed and the developer of the adjacent property grants permission in writing for driveway connections to the street or until such time as the street has been constructed and dedicated to the Town so that permission from the offsite developer is not needed.

- b. The water and sewer mains have been constructed, as-built plans of these utilities have been produced, the construction certified by the engineer-of-record, and the certification has been recognized/accepted by the NC Department of Environmental Quality.
- c. A written acknowledgement is provided by the owner/developer of the above condition.

Vice-Chair Merrill said that when Davis Bay was first established lots were limited to a 10-acre size and asked how decreasing the lots to a smaller size can be done. Mr. Garner stated that the Davis Bay HOA had signed off on changing this requirement and the Town of Beaufort does not enforce neighborhood covenants if the zoning standards are met.

Member Vreugdenhil asked how to get to the two lower lots and Mr. Garner answered that there was a 400-ft right-of-way and utility easement which would provide access and there was no street frontage for those lots. Member LoPiccolo asked if the Fire Marshall had signed off on the plat and Mr. Garner stated that he had. Chair Neve asked if the road was elevated and if it would be paved or gravel and Mr. Garner explained these are private roads and the applicant could answer those questions.

After further discussion the applicant Eddy Myers, representing the Burdett family trust, stated that they had two septic tank permits and engineer approval for four lots and the HOA had changed the covenants in 2017 to allow further subdivision of lot size.

Member Vreugdenhil asked the applicant's engineer, Mr. Boyd, about the road elevation and Mr. Boyd stated that it was at least 6 feet. Member Vreugdenhil asked the Board to table the application and requested the applicant to read the town subdivision ordinance as the application was grossly deficient. He asked Mr. Boyd if the lots would have street frontage and Mr. Boyd said the streets would have access. Vice-Chair Merrill read the last sentence of the Subdivision Ordinance, Section 11, Design Standards of Lots 11.01 which states that "All lots must have frontage on a public or private street". There was further Board discussion regarding the bridge connecting Lot 7 to Lot 8, wastewater treatment, annexation, and wetlands.

*Vice-Chair Merrill stated that the application did not meet the Town standards and after further discussion, made a motion to deny based on the application not meeting the Subdivision Ordinance standards. Member Vreugdenhil made the second and Secretary Anderson took a roll call vote which was unanimous.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member LoPiccolo, Member Meelheim, Member Vreugdenhil, Member Willis*

Mr. Garner asked what specific standards the application did not meet, and Chair Neve said the main issue is that lots do not have the requisite amount of frontage that meets the Town standards.

### **Commission / Board Comments**

Member Vreugdenhil said it was a great packet and wished the everyone a happy Thanksgiving.

Member LoPiccolo stated there were concerns with subdivisions such as Davis Bay and the further development of adjacent low-lying lands.

Member Willis notified the Board that he and his wife recently had their third child.

Member Meelheim said she would like to see the original application for Davis Bay, and said she was still concerned there were no standards to enable the Board to ask for Environmental Impact Statements.

Vice-Chair Merrill said that he had emailed a request to the Town for the Beau Coast traffic study but it had bounced back, and requested a traffic study for neighborhoods around Beau East to include Ricks, George, Fairview, and Sherwood and the impact of multimodal nature of traffic on those surrounding streets as they were not built to modern standards. Mr. Garner asked that Chair Neve send the email to Secretary Anderson and they would be shared with the Town Manager. Mr.

Garner explained that the request may be on a Board of Commissioners’ future workshop or a joint discussion item with the Planning Board. Member Meelheim asked the study focus on the present volume rather than the volume on the previous study. Mr. Garner said the traffic study would count the cars and possibly their speeds.

*Vice-Chair Merrill made a motion to request an additional traffic study for the neighborhoods around Beau Coast West to include Ricks, George, Fairview, and Sherwood, and Member Meelheim made the second. Chair Neve took a vote which was unanimous.*

*Voting yea: Chair Neve, Vice Chair Merrill, Member LoPiccolo, Member Meelheim, Member Vreugdenhil, Member Willis*

Mr. Garner suggested that Chair Neve reference the proposed new roundabout in his email as one of the reasons for the traffic study. Chair Neve asked who would pay for the traffic study, and Mr. Garner stated that the Town would be responsible for payment of the study.

Chair Neve commented that septic permitting in low-lying subdivisions such as Davis Bay is not environmentally desirable and it would possibly be better to annex and put them on the Town’s sewer system. He also stated that he had a list of requested additions to the Land Development Ordinance (LDO) and Mr. Garner asked for all board members to email their lists to staff to compile.

**Staff Comments**

In answer to Member Vreugdenhil question regarding workshops for the Land Development Ordinance, Mr. Garner stated they were very close to moving forward with the CAMA Land Use Plan, and 160D statute requirements will be completed through the attorneys before beginning work on the LDO standards.

He also stated that sometimes incomplete applications are received and some applicants want to move forward with those incomplete applications against the advice of staff.

**Adjourn**

*Vice-Chair Merrill made the motion to adjourn and Member Vreugdenhil made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member LoPiccolo, Member Meelheim, Member Vreugdenhil, Member Willis*

Chair Neve then declared the meeting adjourned.

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Ryan Neve, Chair

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Laurel Anderson, Board Secretary



**Town of Beaufort, NC**

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**Town of Beaufort Planning Board Regular Meeting  
5:00 PM Monday, December 19, 2022 – 614 Broad Street**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Zoning Text Amendment - Section 2-H-4 (General Provisions Residential Zones – Docks and Piers in Certain Areas of R-8, R-8A & RS-5)

**BRIEF SUMMARY:**

Ms. Martha Harrell has submitted a Text Amendment request to modify Section 2-H-4 of the Land Development Ordinance to allow roofs over docks. Included in the proposed amendment are standards that the area under the roof cannot exceed four hundred square feet in area, be enclosed and may only be at a maximum height of sixteen feet above the decking of the dock.

**REQUESTED ACTION:**

Conduct Public Hearing  
Recommendation to Board of Commissioners

**EXPECTED LENGTH OF PRESENTATION:**

10 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP  
Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A



# PLANNING BOARD STAFF REPORT

**BOARD ACTION REQUEST**

Case No.: 22-25

**TO:** Planning Board  
**FROM:** Kyle Garner, Planning Director  
**DATE:** December 12, 2022  
**RE:** LDO Text Amendment Modifying Section 2-H-4 (General Provisions Residential Zones – Docks and Piers in Certain Areas of R-8, R-8A & RS-5)

**Background**

Ms. Martha Harrell has submitted a Text Amendment request to modify Section 2-H-4 of the Land Development Ordinance to allow roofs over docks. Included in the proposed amendment are standards that the area under roof cannot exceed four hundred square feet in area, be enclosed and may only be at a maximum height of sixteen feet above the decking of the dock.

In the prior Zoning Ordinance adopted in 1998 the same provision for not permitting roofs was included in the text (See 1998 Ordinance Excerpt).

The applicant has further researched their position as to compliance with the existing CAMA Land Use Plan with the Division of Coastal Management which it appears there is not a conflict with that document.

If approved this amendment would apply to all residential properties in the R-8, R8-A and RS-5 that have direct access to the water or through riparian areas. The staff has provided a map showing approximately 139 properties affected.

Staff has included “Draft” text language which shows text to be added as **bold highlighted** and that to be removed shown with ~~strikethrough~~.

**Action Needed:**

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

**Attachments:**

- Section 2-H-4 of the LDO
- 1998 Ordinance Excerpt
- Map of Properties Applied Too (139 Properties +-)
- Applicants Information

Agenda Item Prepared By:  
Kyle Garner, Planning Director

## Section 2 General Provisions for Residential Zones

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**H) Docks and Piers in Certain Areas of R-8, R-8A, and RS-5 Zoning Districts.**

Within the Regulated Area:

- 1) Only one residential boat dock per riparian lot is permitted. No other structure below the high-water mark is permitted.
- 2) Residential boat docks may contain boat slips subject to the following limitations:
  - a) No more than four boat slips per riparian lot with a single-family dwelling located on such lot.
  - b) No more than two boat slips per riparian lot on which there is no dwelling.
  - c) No more than two boat slips per dwelling unit on riparian lots used for multi-family dwellings, whether the multi-family dwellings are conforming or not.
- 3) Residential boat docks may not include any living quarters.
- 4) Residential boat docks may ~~not include any structures with roofs or overhead features designed to shield from rain, sun, or weather~~ include roofs over permitted platform areas not to exceed four hundred square feet. The area under the roof shall not be enclosed or allow for second story use. The height of the roof shall not exceed more than a height of sixteen feet above the decking of the dock.
- 5) Residential boat docks shall be approved and constructed in accordance with the provisions of CAMA and all regulations promulgated there under, and all other applicable state, federal, or local land use laws or regulations.
- 6) Residential boat docks shall be used only for personal non-commercial purposes.
- 7) Nothing in this section shall prohibit a property owner within these specific zoning districts from leasing boat slips located upon a residential boat dock; however, no person, including an owner or tenant, may conduct commerce there from and no commercial boats may be moored to a residential boat dock (excluding boats with commercial net licenses used only by the property owner thereof).
- 8) This section does not permit the creation of additional nonconforming riparian lots. The existing nonconforming lots are not made conforming by the adoption of this section.

**DRAFT ORDINANCE 22-0**

AN ORDINANCE TO MODIFY THE Town of Beaufort *Land Development Ordinance (LDO)*, specifically Section 2-H-4 (General Provisions Residential Zones – Docks and Piers in Certain Areas of R-8, R-8A & RS-5)

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

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

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

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

The Town of Beaufort LDO is amended as follows:

## Section 2 General Provisions for Residential Zones

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**H) Docks and Piers in Certain Areas of R-8, R-8A, and RS-5 Zoning Districts.**

Within the Regulated Area:

- 1) Only one residential boat dock per riparian lot is permitted. No other structure below the high-water mark is permitted.
- 2) Residential boat docks may contain boat slips subject to the following limitations:
  - a) No more than four boat slips per riparian lot with a single-family dwelling located on such lot.
  - b) No more than two boat slips per riparian lot on which there is no dwelling.
  - c) No more than two boat slips per dwelling unit on riparian lots used for multi-family dwellings, whether the multi-family dwellings are conforming or not.
- 3) Residential boat docks may not include any living quarters.
- 4) Residential boat docks may include roofs over permitted platform area not to exceed four hundred square feet. The area under the roof shall not be enclosed or allow for second story use. The height of the roof shall not exceed more than a height of sixteen feet above the decking of the dock.
- 5) Residential boat docks shall be approved and constructed in accordance with the provisions of CAMA and all regulations promulgated there under, and all other applicable state, federal, or local land use laws or regulations.
- 6) Residential boat docks shall be used only for personal non-commercial purposes.
- 7) Nothing in this section shall prohibit a property owner within these specific zoning districts from leasing boat slips located upon a residential boat dock; however, no person, including an owner or tenant, may conduct commerce there from and no commercial boats may be moored to a residential boat dock (excluding boats with commercial net licenses used only by the property owner thereof).
- 8) This section does not permit the creation of additional nonconforming riparian lots. The existing nonconforming lots are not made conforming by the adoption of this section

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

This, the <sup>th</sup> day of 2023.

TOWN OF BEAUFORT

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_ Town Clerk

**TOWN OF BEAUFORT  
PLANNING BOARD**

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

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

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

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

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendments to the Ordinance are in accordance with all officially adopted Town plans, including sections 1.3.5 & 5.4.2 (Land Use Compatibility Implementation Actions) of the Core Land Use Plan, and therefore recommends adoption by the Board of Commissioners. Specifically, the Planning Board finds that the proposed amendments are in furtherance of the Town plans, ordinances, and regulations, including the comprehensive land use plan; and better clarify all the Ordinance regulations.

This Resolution is effective upon its adoption this   19th   day of December, 2022.

**TOWN OF BEAUFORT  
PLANNING BOARD**

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

ATTEST:

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

*Land Development Ordinance for the Town of Beaufort*

- 1) The encroachment may be maintained, repaired and replaced *in situ* but may not be enlarged in any dimension, except, however, if a building is being raised to comply with FEMA flood elevations, the encroachment may be raised accordingly.
- 2) The zoning administrator and building inspector are authorized to permit maintenance, repair and replacement of the encroaching feature.
- 3) No estate in a street right-of-way is being granted in this section and the license is revocable at the will of the Town.
- 4) If an encroachment is removed and not replaced within one year, the license granted herein is revoked and will not be restored without action of the Board of Commissioners (BOC).

**E) *Recreational Vehicles.***

Recreational vehicles may be stored on any lot in any residential zoning district provided they are not stored in the required setback for front yards. Recreational vehicles, while being stored in this area, cannot be used for sleeping, utility, office, material storage, etc.

**F) *Accessory Buildings.***

Accessory buildings shall be subject to the following regulations:

- 1) An accessory building which is more than sixteen feet (16') in height or which is structurally attached to the principal building shall comply with all the zoning restrictions applicable to the principal building.
- 2) An accessory building no more than sixteen feet (16') in height may occupy not more than twenty-five percent (25%) of the area of a required rear yard if no part of such accessory building is less than five feet (5') from the rear and side lot lines.
- 3) An accessory building no more than sixteen feet (16') in height may be erected on any interior lot in either required side yard and on a corner lot in the required side yard not abutting the street if no part of such accessory building is less than five feet (5') from a side lot line.
- 4) An accessory building in the required rear yard of a corner lot shall not project beyond or nearer to the street than the front setback line, as extended, of the lot adjacent to thereto and whose front yard abuts thereon.

**G) *Swimming Pools, Hot Tubs or Spas.***

Private swimming pools, hot tubs, or spas are permitted as accessory uses in any residential district. No private swimming pool, hot tub, or spa in a residential district shall operate as a business.

**H) *Docks and Piers in Certain Areas of R-8, R-8A, and RS-5 Zoning Districts.***

Within the Regulated Area:

- 1) Only one residential boat dock per riparian lot is permitted. No other structure below the high water mark is permitted.
- 2) Residential boat docks may contain boat slips subject to the following limitations:

*Land Development Ordinance for the Town of Beaufort*

- a) No more than four boat slips per riparian lot with a single-family dwelling located on such lot.
  - b) No more than two boat slips per riparian lot on which there is no dwelling.
  - c) No more than two boat slips per dwelling unit on riparian lots used for multi-family dwellings, whether the multi-family dwellings are conforming or not.
- 3) Residential boat docks may not include any living quarters.
  - 4) Residential boat docks may not include any structures with roofs or overhead features designed to shield from rain, sun, or weather.
  - 5) Residential boat docks shall be approved and constructed in accordance with the provisions of CAMA and all regulations promulgated there under, and all other applicable state, federal, or local land use laws or regulations.
  - 6) Residential boat docks shall be used only for personal non-commercial purposes.
  - 7) Nothing in this section shall prohibit a property owner within these specific zoning districts from leasing boat slips located upon a residential boat dock; however, no person, including an owner or tenant, may conduct commerce there from and no commercial boats may be moored to a residential boat dock (excluding boats with commercial net licenses used only by the property owner thereof).
  - 8) This section does not permit the creation of additional nonconforming riparian lots. The existing nonconforming lots are not made conforming by the adoption of this section.
- I) ***Approval of Plats.***  
No proposed subdivision plat shall hereafter be approved unless the lots shown on such plat comply with the lot width and area requirements of the applicable district.



**7.2 Docks and Piers in Certain Areas of R-8 and R-8A Zoning Districts.**

(a) Definitions

- (1) *Regulated Area* - Properties, and adjacent riparian waters, in or adjacent to the R-8 and R-8A zoning districts on the south side of Front Street and along the east side of Gallant's Channel from Taylor's Creek to the north right of way line of Ann Street.
- (2) *Residential Boat Dock* - A fixed structure (including floating -platforms attached to pilings) in or extending into riparian waters providing for, the docking or mooring of boats as herein provided, or for swimming, fishing, or viewing nature, which structure is primarily intended for the private personal use of the owner(s) or occupant(s) of the residential dwelling(s) located on a Riparian Lot. Appurtenant pilings are included - as a part of a Residential Boat Dock. "Pier" is another term for "Residential Boat Dock."
- (3) *Riparian Lot* - A parcel of land adjacent to the waters of Taylor's Creek or Gallant's Channel. that either meets all requirements of an approved zoning lot or exists as a non-conforming lot. "Riparian Lot" shall also be deemed to include the lot directly across Front Street when, and as long as, such lot is owned by the same person as the Riparian Lot.
- (4) *Boat Slip* - An area of a Residential Boat Dock designed for the mooring of a boat. Characteristics of a Boat Slip may include pilings, finger piers, or other devices used to moor a boat.

(b) Standards and Restrictions.

Within the Regulated Area:

- (1) Only one Residential Boat Dock per Riparian Lot is permitted. No Other structure below the high water mark is permitted.
- (2) Residential Boat Docks may contain Boat Slips subject to the following limitations:
  - a. No more than four Boat Slips per Riparian Lot with a single family dwelling located on such lot.
  - b. No more than two Boat Slips per Riparian Lot on which there is no dwelling.
  - c. No more than two Boat Slips per dwelling unit on Riparian Lots used for multifamily dwellings (whether the multifamily dwellings are conforming or non-conforming).
- (3) Residential Boat Docks may not include any living quarters.
- (4) Residential Boat Docks may not include any structures with roofs or overhead features designed to shield from rain, sun or weather.
- (5) Residential Boat Docks shall be approved and constructed in accordance with the provisions of the Coastal Area Management Act and all regulations promulgated there under, and all other applicable state, federal, or local land use laws or regulations.
- (6) Residential Boat Docks shall be used only for personal non-commercial purposes.
- (7) Nothing in this section shall prohibit an owner from leasing Boat Slips located upon a Residential Boat Dock; however, no person, including an owner or tenant may conduct commerce therefrom and no commercial boats may be moored to a Residential Boat Dock (excluding boats with commercial net licenses used only by the owner thereof).

(c) Prohibition of Further Division. This section does not permit the creation of additional non-conforming Riparian Lots. Existing non-conforming lots are not made conforming by the adoption of this section.

**7.3 Airport Overlay District Provisions**

(a) Purpose

The intent of the Airport Overlay District is to reduce high density development in zones with high aircraft crash probabilities where a crash could result in catastrophic loss of life and to encourage development which is compatible with airport use characteristics within the intent and purpose of the zoning. The intent is also to provide public notice on the Carteret County land records indicating the properties that may be impacted by airport noise and vibrations.

(b) Applicability





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

**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: Martha Harrell  
Applicant Address: 909 Front Street  
Phone Number: (910) 624-8842 Email: manharrell@gmail.com  
Property Owner Name: Same  
Address of Property Owner: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: Charve11@Harrellsauto.com

**PROPERTY INFORMATION**

Property Address: 909 Front Street  
15-Digit PIN: 730506393073000 Lot/Block Number: \_\_\_\_\_  
Size of Property (in square feet or acres): 0.441 ac  
**Current Zoning:** R8 **Requested Zoning:** Text Amendment  
Current Use of Property:  Residential  Vacant  Commercial  Other: \_\_\_\_\_  
Martha M. Harrell 11-28-22  
Applicant Signature Date of Applicant's Signature  
Martha M. Harrell 11-27-22  
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.

## Narrative

Mrs. Martha Harrell who resides at 909 Front Street in Beaufort has expressed interest in constructing a roof over her existing dock platform in Taylors Creek. This area is currently zoned R8. The Land Development Ordinance for the Town of Beaufort, SECTION 2-General Provisions for Residential Zones (H)(4) states; **Residential boat docks may not include any structures with roofs or overhead features designed to shield from rain, sun, or weather.**

North Carolina Coastal Management rules do allow for this type of development with conditions. Their rule, 15A NCAC .1205(n) reads; **Piers and docking facilities shall be single story. They may be roofed but shall not allow second story use.** Coastal Management rules also restrict the size to 400 sq ft and require that a covered structure not be enclosed. Rachel Love-Adrick, District Planner for the NC Division of Coastal Management, has written a statement that this activity is consistent with the Beaufort Land Use Plan.

The Harrell family would like the Town of Beaufort to consider a text amendment to this ordinance. They ask that the ordinance be rewritten to read; **4) Residential boat docks may include roofs over permitted platform area not to exceed 400 sq ft. The roof shall not be enclosed or allow for second story use. The height of the roof shall extend more than 16' above the decking of the dock.** A conceptual drawing of the dock at 909 Front Street is included for your review. Thanks for your consideration.

ROY COOPER  
Governor  
ELIZABETH S. BISER  
Secretary  
BRAXTON DAVIS  
Director



**MEMORANDUM**

**TO:** Ryan Davenport

**FROM:** Rachel Love-Adrick, District Planner  
Division of Coastal Management *Rya*

**SUBJECT:** Town of Beaufort LUP - covered platforms policies

**DATE:** November 18, 2022

---

As requested I have reviewed the Town of Beaufort’s Core Land Use Plan (LUP) for policies related to covered platforms. The town’s LUP was certified by the Coastal Resources Commission on January 26, 2007. The word “covered platforms” does not appear anywhere in the plan, nor did I identify any policies that prohibit “covered platforms”.



N.C. DIVISION OF COASTAL MANAGEMENT  
ADJACENT RIPARIAN PROPERTY OWNER NOTIFICATION/WAIVER FORM  
CERTIFIED MAIL · RETURN RECEIPT REQUESTED or HAND DELIVERY

(Top portion to be completed by owner or their agent)

Name of Property Owner: Martha M. Harrell

Address of Property: 909 Front St. Beaufort, NC 28516

Mailing Address of Owner: 909 Front St. Beaufort, NC 28516

Owner's email: mamharrell@gmail.com Owner's Phone#: 910-624-0335

Agent's Name: Charles Harrell Agent Phone#: 910-624-8842

Agent's Email: Charne11@harrellsauto.com

ADJACENT RIPARIAN PROPERTY OWNER'S CERTIFICATION  
(Bottom portion to be completed by the Adjacent Property Owner)

I hereby certify that I own property adjacent to the above referenced property. The individual applying for this permit has described to me, as shown on the attached drawing, the development they are proposing. A description or drawing, with dimensions, must be provided with this letter.

I DO NOT have objections to this proposal.  I DO have objections to this proposal.

*If you have objections to what is being proposed, you must notify the N.C. Division of Coastal Management (DCM) in writing within 10 days of receipt of this notice. Correspondence should be mailed to 400 Commerce Ave., Morehead City, NC 28557. DCM representatives can also be contacted at (252) 808-2808. No response is considered the same as no objection if you have been notified by Certified Mail.*

WAIVER SECTION

I understand that any proposed pier, dock, mooring pilings, boat ramp, breakwater, boathouse, lift, or groin must be set back a minimum distance of 15' from my area of riparian access unless waived by me (this does not apply to bulkheads or riprap revetments). (If you wish to waive the setback, you must sign the appropriate blank below.)

I DO wish to waive some/all of the 15' setback

John Kincheloe  
Signature of Adjacent Riparian Property Owner

-OR-

I do not wish to waive the 15' setback requirement (initial the blank) \_\_\_\_\_

Signature of Adjacent Riparian Property Owner: John Kincheloe

Typed/Printed name of ARPO: John Kincheloe

Mailing Address of ARPO: 105 Milby Ct

ARPO's email: JKinch@msn.com ARPO's Phone#: 252 252 904 4593

Date: 11/21/2022 \*waiver is valid for up to one year from ARPO's Signature\*

N.C. DIVISION OF COASTAL MANAGEMENT  
ADJACENT RIPARIAN PROPERTY OWNER NOTIFICATION/WAIVER FORM  
CERTIFIED MAIL · RETURN RECEIPT REQUESTED or HAND DELIVERY

(Top portion to be completed by owner or their agent)

Name of Property Owner: Martha M. Harrell  
Address of Property: 909 Front St Beaufort, NC 28516  
Mailing Address of Owner: 909 Front St. Beaufort, NC. 28516  
Owner's email: mamharrell@gmail.com Owner's Phone#: 910-624-0335  
Agent's Name: Charles Harrell Agent Phone#: 910-624-6842  
Agent's Email: charrell@Harrellsauto.com

**ADJACENT RIPARIAN PROPERTY OWNER'S CERTIFICATION**  
**(Bottom portion to be completed by the Adjacent Property Owner)**

I hereby certify that I own property adjacent to the above referenced property. The individual applying for this permit has described to me, as shown on the attached drawing, the development they are proposing. A description or drawing, with dimensions, must be provided with this letter.

SBW I DO NOT have objections to this proposal. \_\_\_\_\_ I DO have objections to this proposal.

***If you have objections to what is being proposed, you must notify the N.C. Division of Coastal Management (DCM) in writing within 10 days of receipt of this notice. Correspondence should be mailed to 400 Commerce Ave., Morehead City, NC 28557. DCM representatives can also be contacted at (252) 808-2808. No response is considered the same as no objection if you have been notified by Certified Mail.***

**WAIVER SECTION**

I understand that any proposed pier, dock, mooring pilings, boat ramp, breakwater, boathouse, lift, or groin must be set back a minimum distance of 15' from my area of riparian access unless waived by me (this does not apply to bulkheads or riprap revetments). (If you wish to waive the setback, you **must sign** the appropriate blank below.)

I DO wish to waive some/all of the 15' setback

Steph B Wagner  
Signature of Adjacent Riparian Property Owner

-OR-

I do not wish to waive the 15' setback requirement (initial the blank) \_\_\_\_\_

Signature of Adjacent Riparian Property Owner: \_\_\_\_\_

Typed/Printed name of ARPO: \_\_\_\_\_

Mailing Address of ARPO: \_\_\_\_\_

ARPO's email: \_\_\_\_\_ ARPO's Phone#: \_\_\_\_\_

Date: \_\_\_\_\_ \*waiver is valid for up to one year from ARPO's Signature\*

Revised July 2021

# Untitled Map

Write a description for your map.

Legend 1.

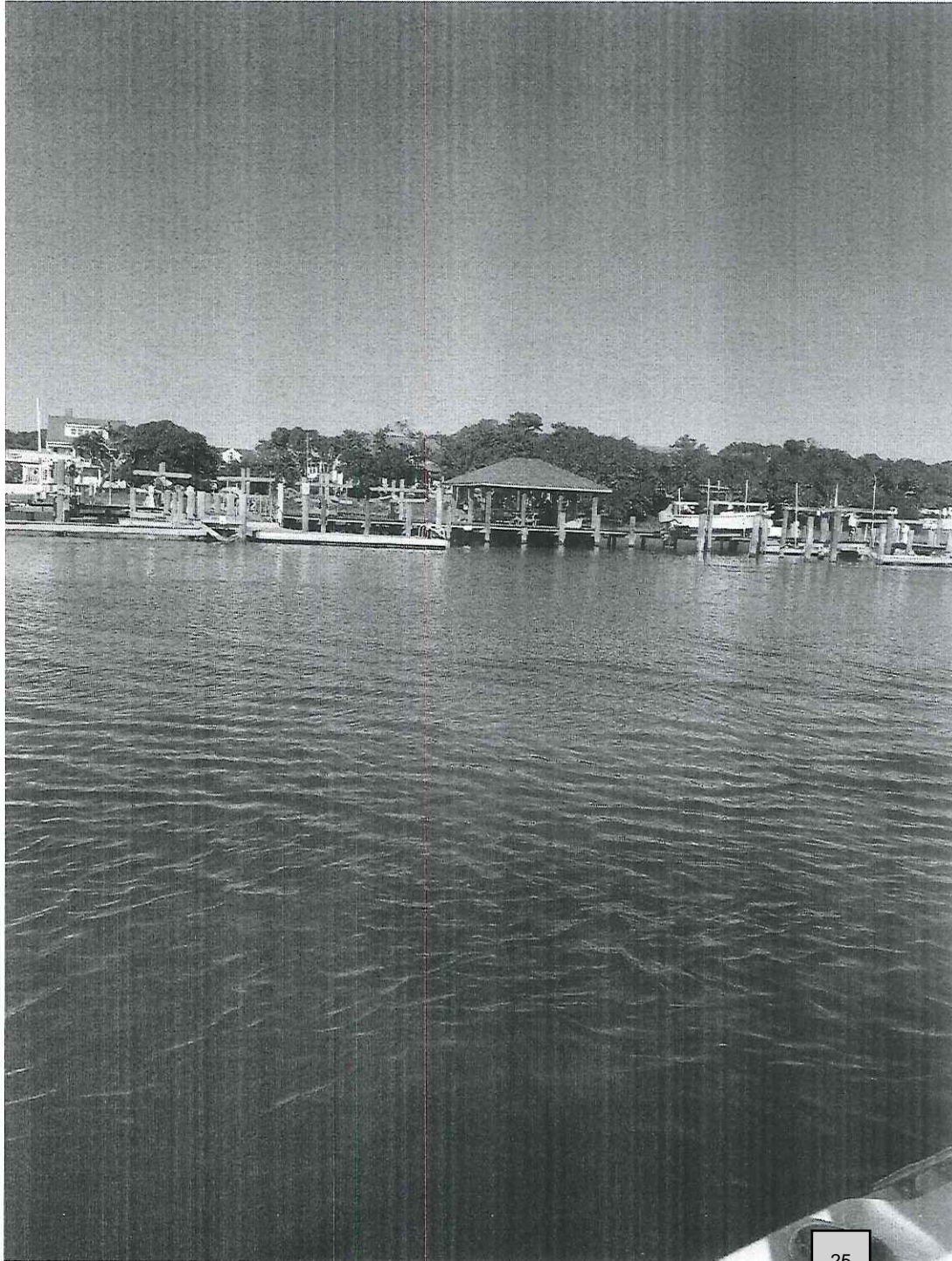


Google Earth

© 2022 Google







# Untitled Map

Write a description for your map.

Legend 1.

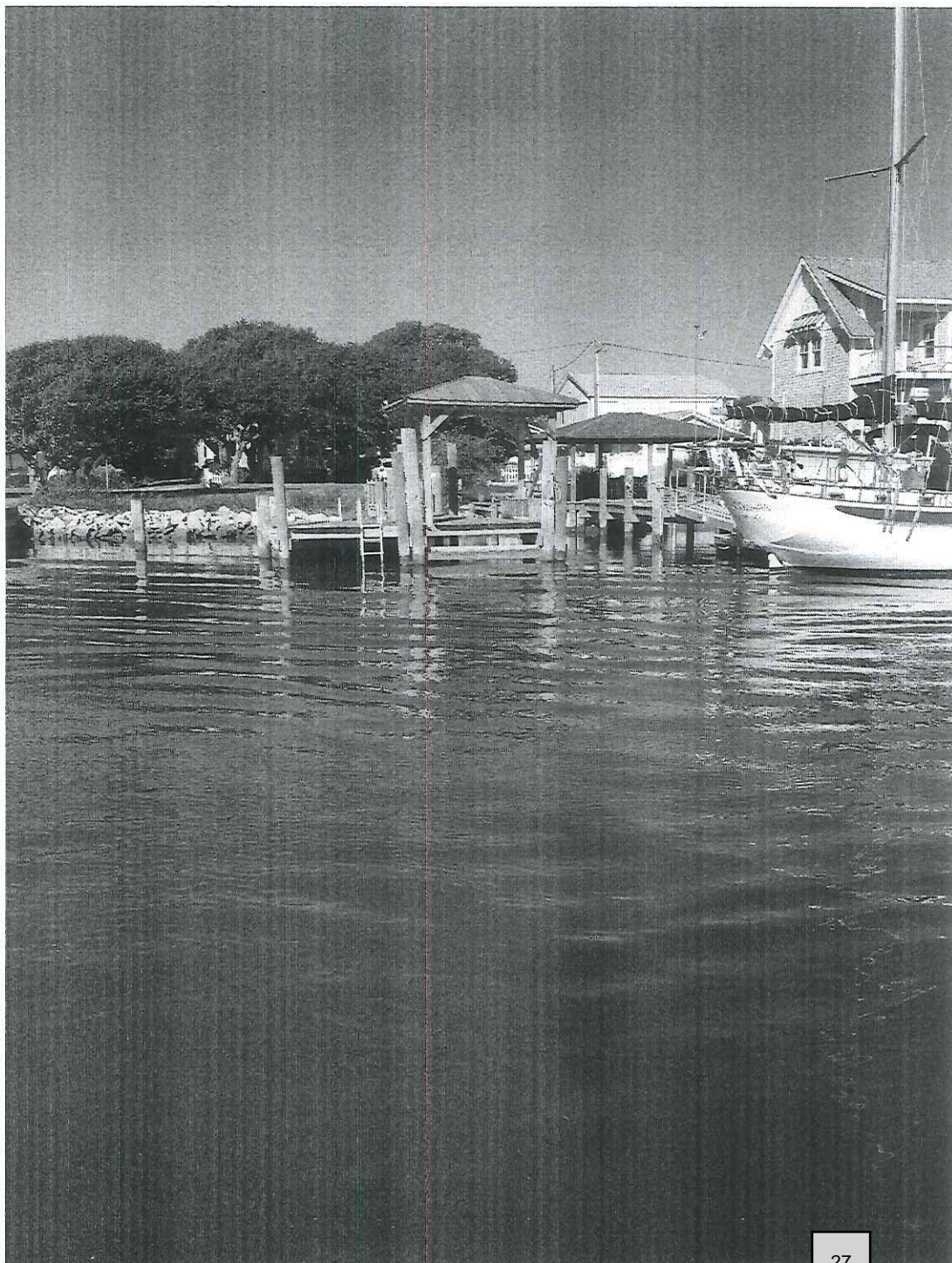


Google Earth

© 2022 Google

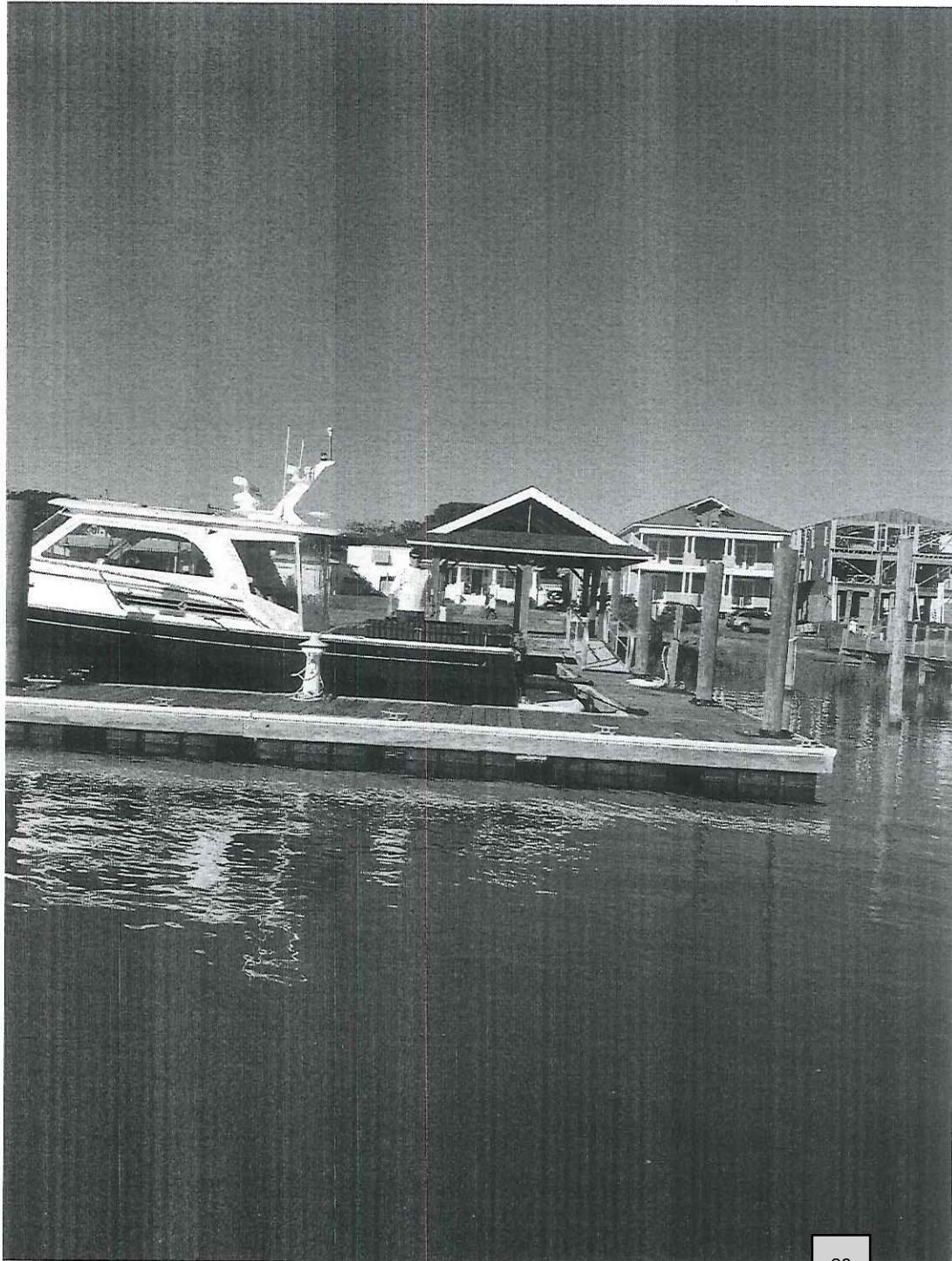


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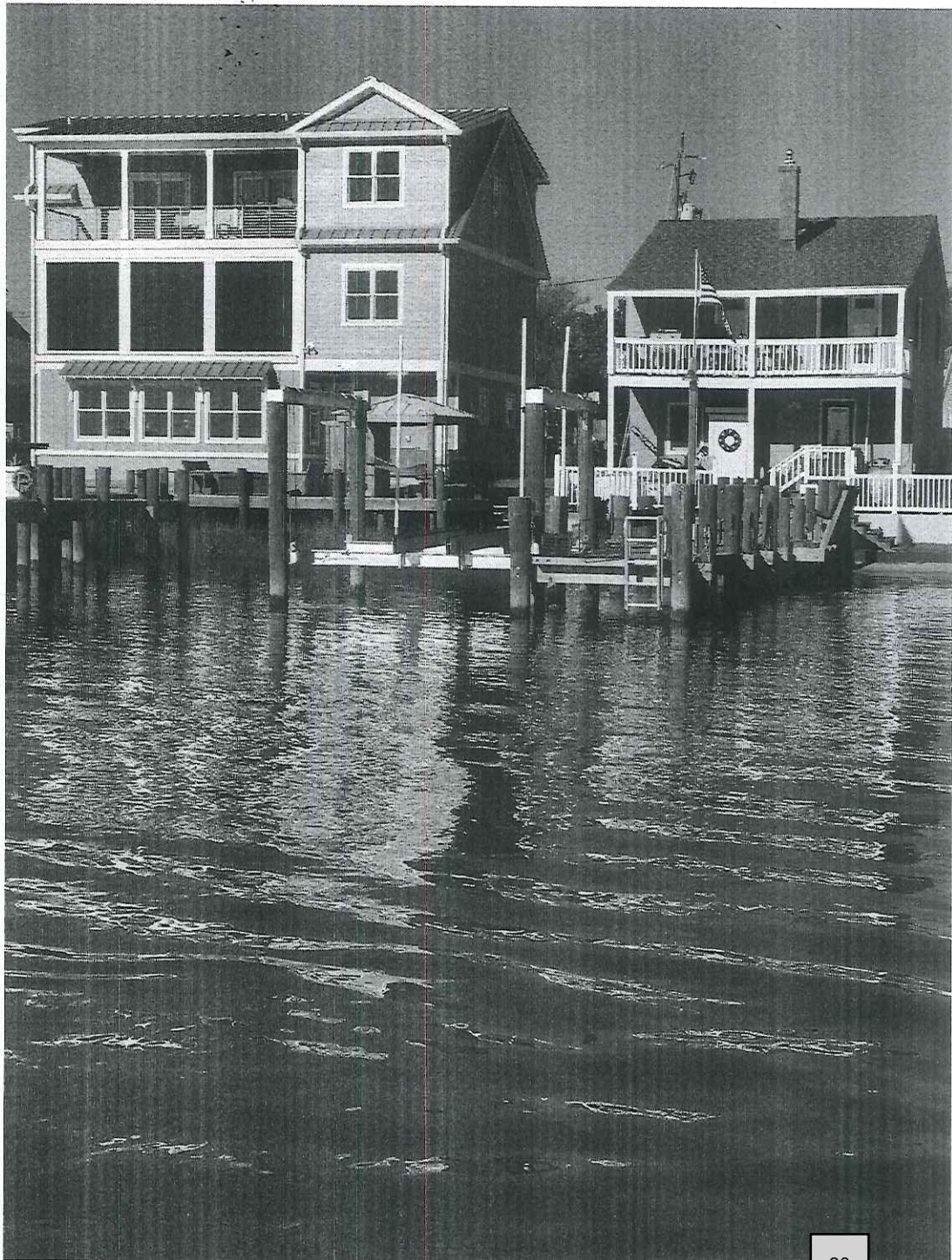


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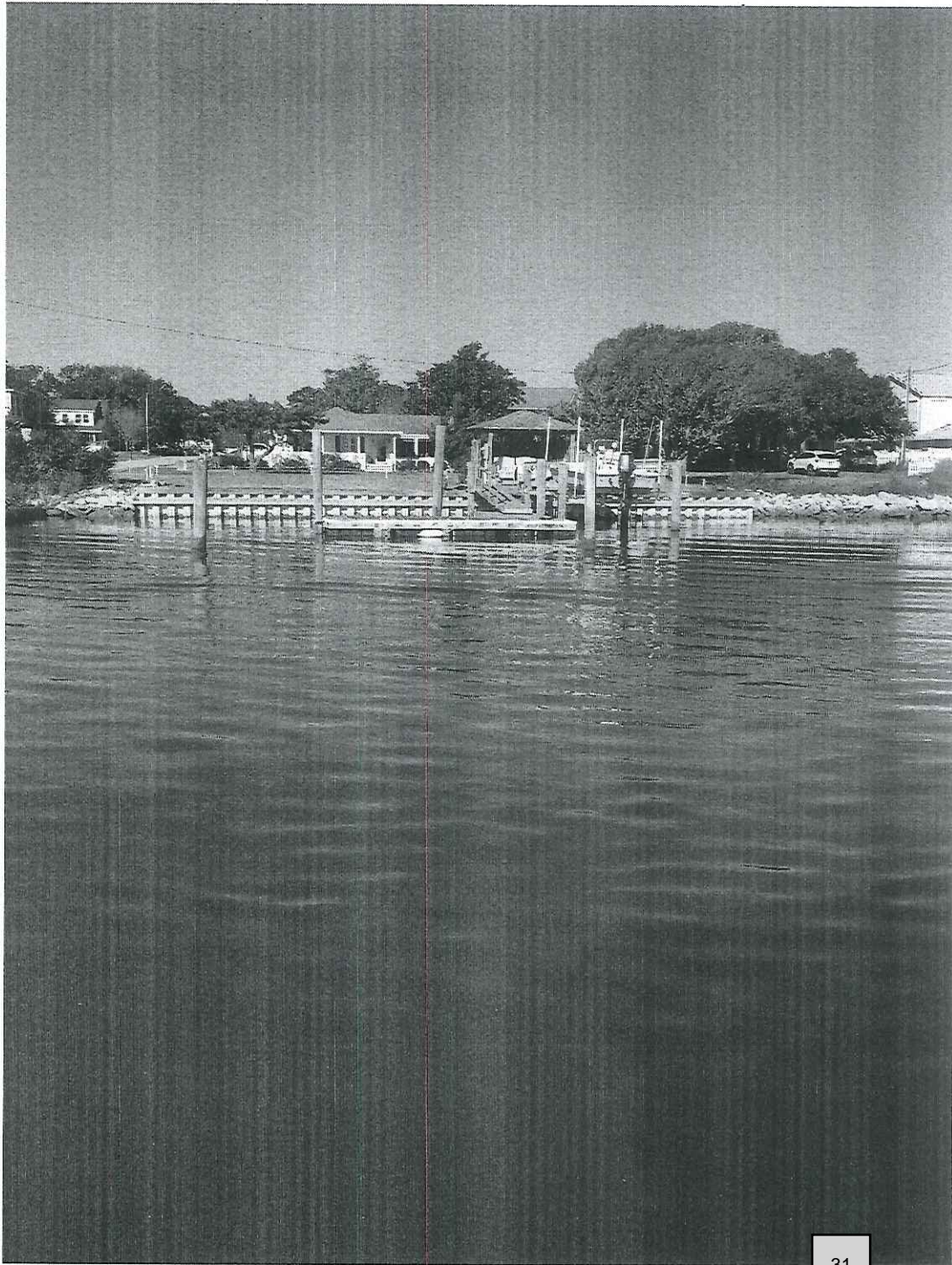




1.



30



# Untitled Map

Write a description for your map.

Legend 1.



Google Earth





# Untitled Map

Write a description for your map.

Legend 1.



Google Earth

© 2022 Google



# Untitled Map

Write a description for your map.

Legend 1.



Google Earth



# Untitled Map

Write a description for your map.

Leg 1.



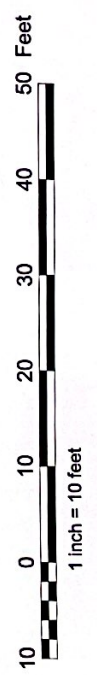
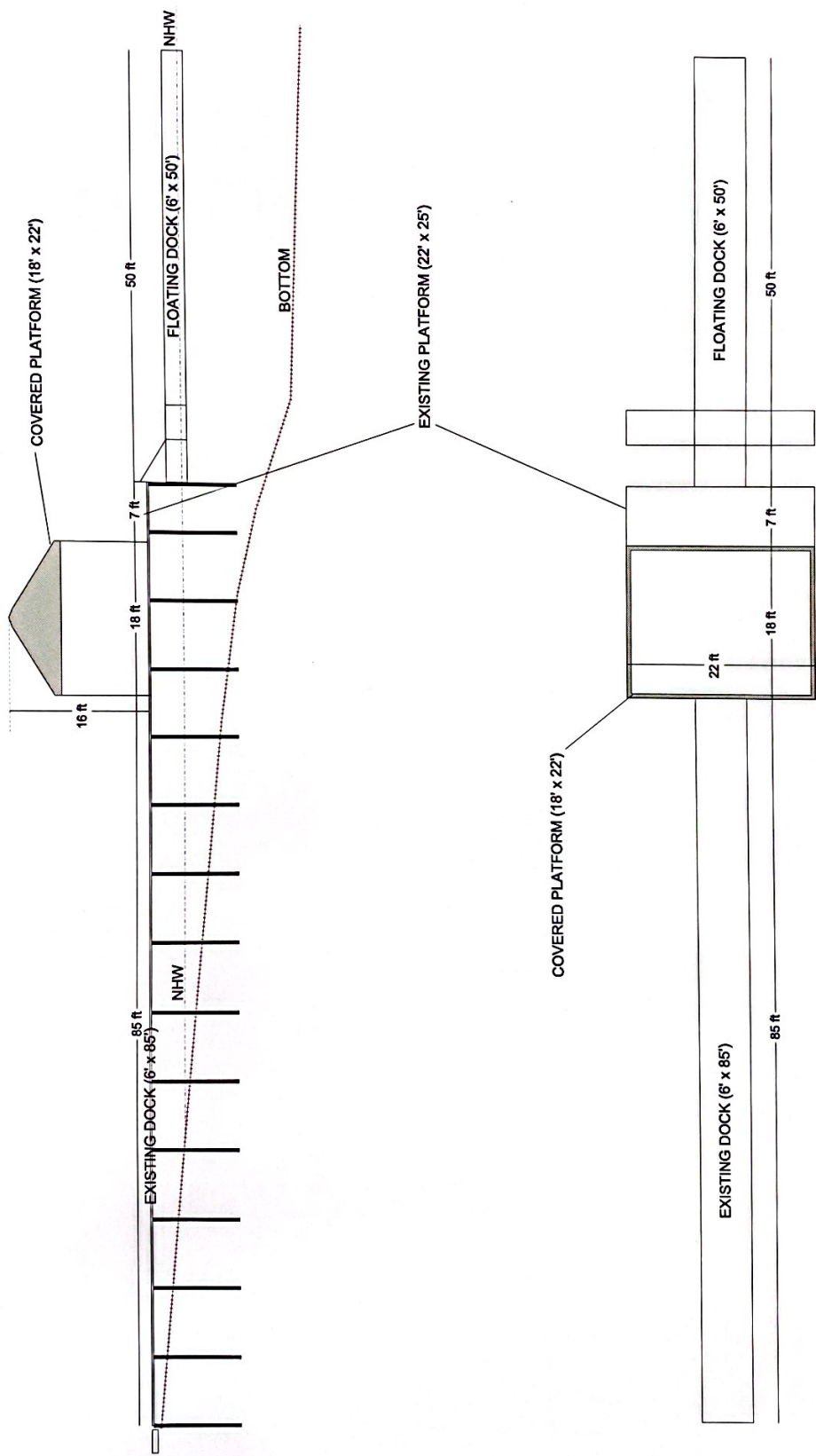
Google Earth

© 2022 Google

35

5.65 ft







**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, December 19, 2022 – Train Depot**

---

**AGENDA CATEGORY:** Old Business  
**SUBJECT:** To recommend approval or denial to the Board of Commissioners for the rezoning of 457 NC Highway 101 from R-20 to I-W.

**BRIEF SUMMARY:**

Last month the Board conducted a public hearing on the proposed rezoning for 457 Highway 101 from R-20 to IW (Industrial Warehouse). After closing the hearing, the Board tabled the request to gain additional information regarding the property. To address the Board’s request, staff has included added information to the packet to include:

- a new zoning and surrounding land use map.
- a survey/site plan of the property showing the storage structure under construction.
- the list of uses in the R-20 and IW zones and.
- an aerial photo map showing the surrounding use pattern for the Board to draw use comparisons.

**REQUESTED ACTION:**

Discussion on Proposed Rezoning

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Kyle Garner  
Planning Director

**BUDGET AMENDMENT REQUIRED:**

N/A



Attachment - A

# Staff Report

**To:** Planning Board  
**From:** Samantha Burdick, CFM

**Date:** 11/14/2022  
**Meeting Date:** 11/21/2022

## Case Number 22-18

### Summary of Request:

Rezone 457 NC Highway 101 (2.14 acres) from R-20 to I-W

### Background

#### Location(s) & PIN

730601479303000

#### Owners Applicant

James Johner / 457 NC 101 Investments LLC  
Same as Owner

#### Current Zoning

R-20

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

93,218 ft<sup>2</sup> (2.14 acres) - Conforming

#### Existing Land Use

Residential

#### Adjoining Land Use & Zoning

**North** Industrial – County Airport  
**South** R-20 – Single Family Residential  
**East** R-20 – Single Family Residential  
**West** Industrial – County Airport

#### Special Flood Hazard Area

Yes     No    Small sliver of parcel in SFHA

#### Public Utilities

Water     Available     Not Available (currently)  
Sewer     Available     Not Available (currently)

#### Additional Information

See Staff Comments

#### Requested Action

Conduct Public Hearing for Discussion.  
Provide recommendation to the Board of Commissioners to:

- Approve the request;
- Deny the request; or
- Recommend another zoning district

**Staff Comments**

- The property is in the Town’s Extraterritorial Jurisdiction.
- The property is approximately 93,218 square feet (2.14 acres)
- The adjacent industrial land uses are consistent with this rezoning request
- If the zoning is changed, the current residential use would have to become a compliant commercial use

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

**Current: Low Density Residential (corresponding to zone R-20)**

The Low Density Residential classification is intended to delineate lands where the predominant land use is low density detached residences. The residential density within this classification is generally 2 or less dwelling units per acre. The minimum lot size is 20,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Single-family detached residences are the predominant types of dwellings within these areas. Manufactured homes on individual lots are also dwelling types found within this classification. Land uses with Low Density Residential-designated areas are generally compatible with the R-20 Single-Family Residential Zoning District. Public water service is widely available throughout the Low Density Residential-classified areas. Public sewer service is generally not available within this classification.

**Proposed: Industrial Classification (corresponding to zone I-W)**

The industrial classification encompasses approximately 0.2 square miles (135 acres) or about 2.8 percent of the planning jurisdiction. The properties classified as industrial are along Lennoxville Road at Carteret Avenue in south central Beaufort and along the east side of NC Highway 101 directly across from the airport property.

The industrial classification is intended to delineate lands that can accommodate industrial and manufacturing establishments. Some heavy commercial uses as well as services and businesses which support industrial land uses are also appropriate land uses within the industrial classification. The minimum lot size typically is 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 range from 0.36 to 0.57. Land uses within the Industrial-designated areas are generally compatible with the L-I, Light Industrial and the I-W, Industrial Warehouse 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 volumes are necessary to support the intensity of development expected within the Industrial Classification.

The industrial areas are expected to accommodate the majority of the future industrial growth projected for the planning period. Critical factors that will determine the development potential of these industrial-classified areas include market demand and the provision of the necessary support infrastructure (particularly public water and sewer utilities). Consequently, the development potential of the majority of the lands within the industrial areas may be more long-term than short-term.

The Town’s goals and policies support the use of land in industrial-classified areas for a wide variety of manufacturing and heavy 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 as well as commercial services that support and that are compatible with this type of industrial development are also encouraged. Industrial-classified areas may include certain land uses which, due to their nature and characteristics, have potential adverse impacts on surrounding land use types. Consequently, the Town’s objective is to ensure the compatible location of industrial land uses and to require the necessary measures to mitigate any adverse impacts.

**Additional Information**

The current **R-20 Residential District Standards**

Minimum Lot Size	20,000 Square Feet
Minimum Lot Width	100 Feet
Maximum Building Height	40 Feet

Interior Lot Setbacks

Front	30 Feet
Rear	25 Feet
Side	15 Feet

No Maximum Impervious Surface Coverage Requirement

The requested **I-W Standards** –

Minimum Lot Size	8,000 Square Feet	Setbacks
Minimum Lot Width	80 Feet	Front 20 Feet
Maximum Building Height	40 Feet	Rear 20 Feet
		Side 15 Feet

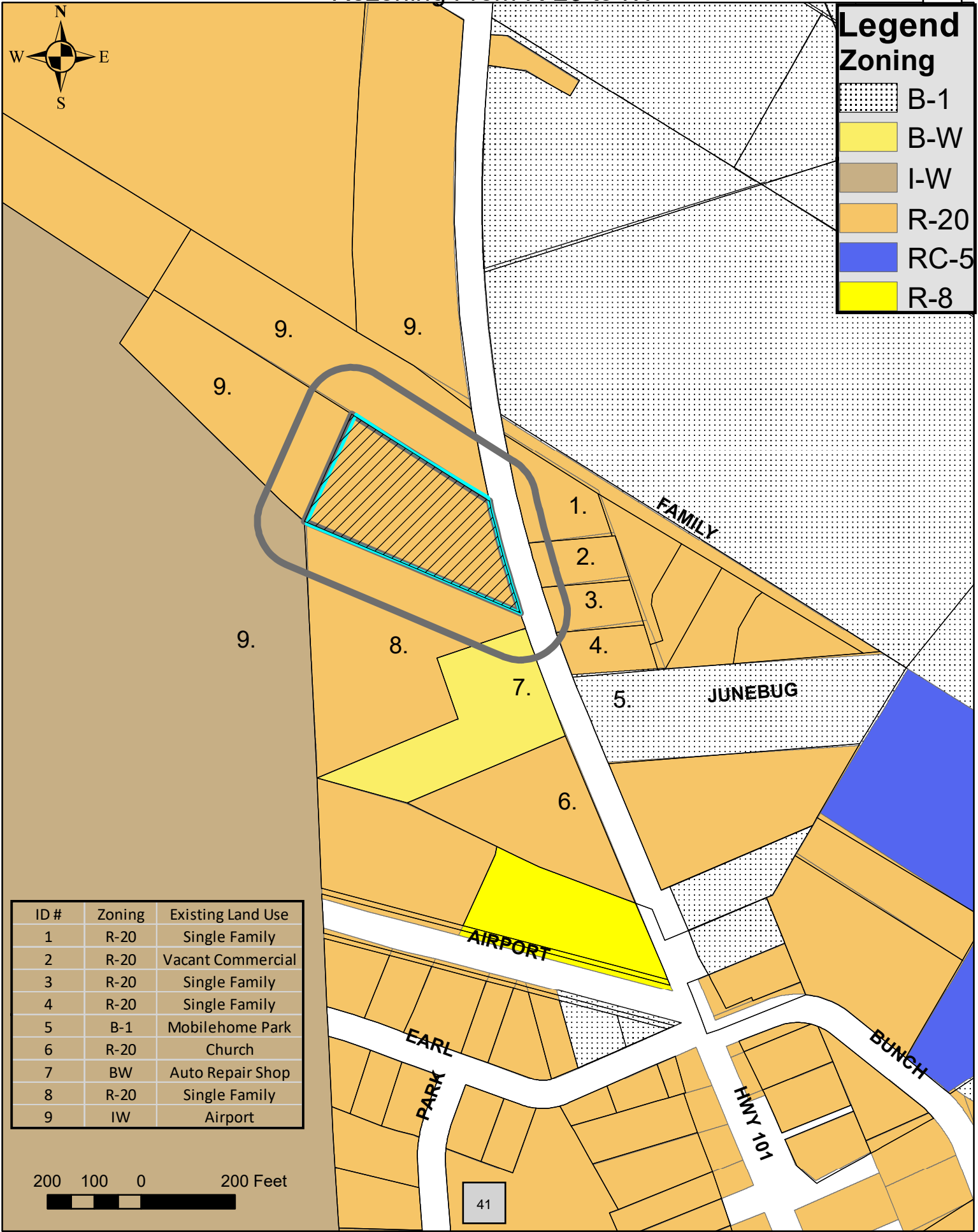
**Attachments:**

- Attachment B - Vicinity & Zoning Map with 100' Notification Buffer
- Attachment C – Future Land Use Map
- Attachment D - Owners Within 100'
- Attachment E – Owners Application & Information



# Zoning & Existing Land Use Map - Case # 22-24 - 457 HWY. 101 Rezoning From R-20 to IW

1.



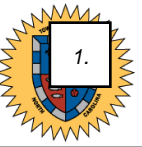
Legend	
Zoning	
	B-1
	B-W
	I-W
	R-20
	RC-5
	R-8

ID #	Zoning	Existing Land Use
1	R-20	Single Family
2	R-20	Vacant Commercial
3	R-20	Single Family
4	R-20	Single Family
5	B-1	Mobilehome Park
6	R-20	Church
7	BW	Auto Repair Shop
8	R-20	Single Family
9	IW	Airport

















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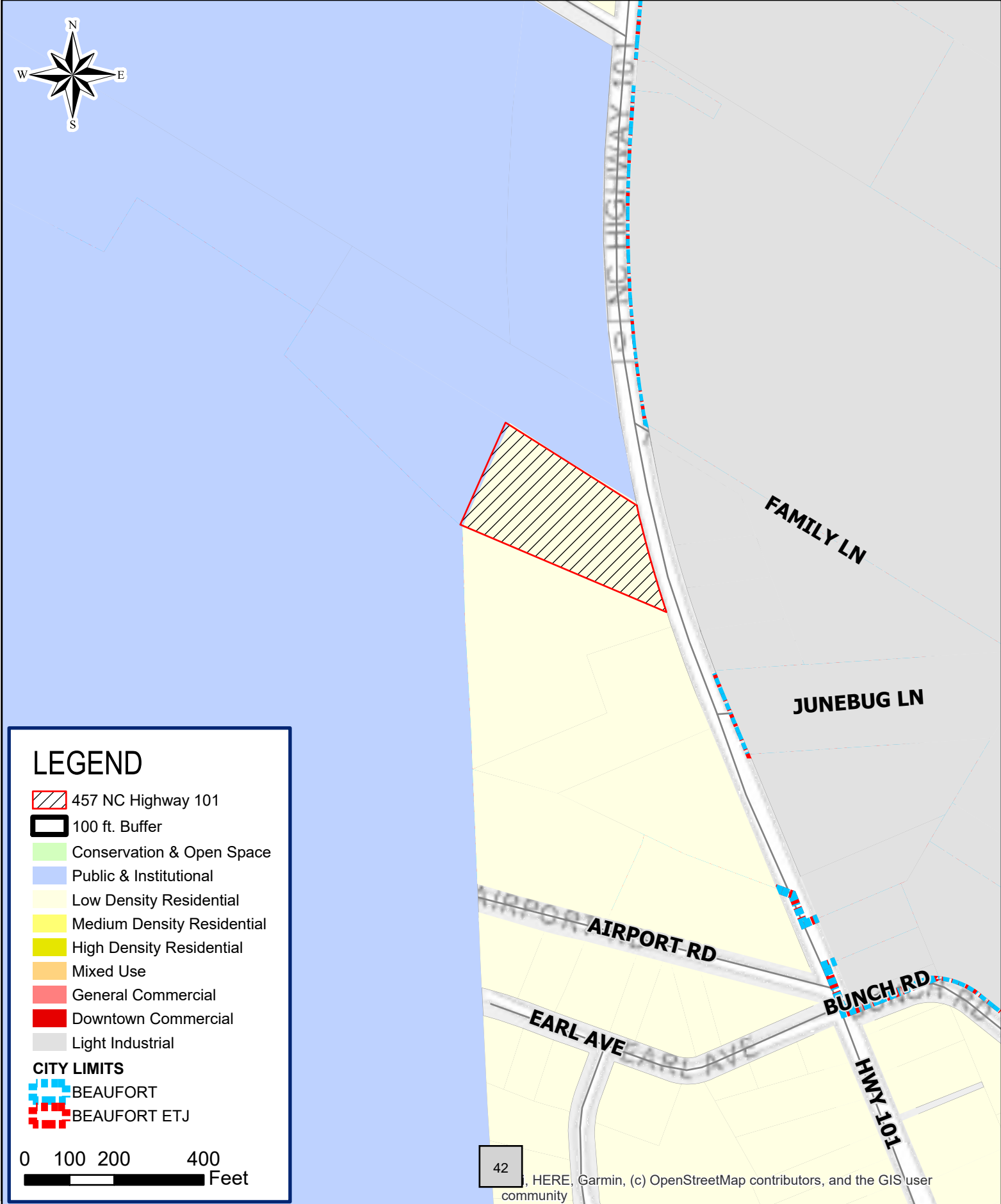
# 457 NC HIGHWAY 101 FUTURE LAND USE MAP



## LEGEND

-  457 NC Highway 101
-  100 ft. Buffer
-  Conservation & Open Space
-  Public & Institutional
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use
-  General Commercial
-  Downtown Commercial
-  Light Industrial
- CITY LIMITS**
-  BEAUFORT
-  BEAUFORT ETJ

0 100 200 400  
 Feet



Name	Address
MICHAEL J SMITH AIRPORT	463 HIGHWAY 101
CULPEPPER,SHARON JENKINS	445 HIGHWAY 101
YARBOROUGH,PHILLIP E ETAL ADAM	427 HIGHWAY 101
COLE,EDGAR EARL	436 HIGHWAY 101
BRADDY,JEREMY SCOTT ETAL	442 HIGHWAY 101
GILLIKIN,GLORIA B	450 HIGHWAY 101
GILLIKIN,GLORIA B	458 HIGHWAY 101



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

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

**Instructions:**

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

**APPLICANT INFORMATION**

Applicant Name: James Johner  
Applicant Address: 123 Queen Annes Lane Beaufort, NC 28516  
Phone Number: 2526319435 Email: jimmy@carteretmarine.COM

Property Owner Name: 457 NC 101 Investments LLC  
Address of Property Owner: 123 Queen Annes Lane Beaufort, NC 28516  
Phone Number: 2526319435 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Property Address: 457 NC 101 Beaufort NC 28516  
15-Digit PIN: 730601479303000 Lot/Block Number: \_\_\_\_\_

Size of Property (in square feet or acres): 2.14 ACRES

Current Zoning: R-20 Requested Zoning: I-W

Current Use of Property:  Residential  Vacant  Commercial  Other: \_\_\_\_\_

Applicant Signature: [Signature] Date of Applicant's Signature: 10/31/2022

Property Owner Signature (if different than applicant): [Signature] Date of Owner's Signature: 10/31/2022

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

**OFFICE USE ONLY**

Revised 08/2020

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

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

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

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

To Whom It May Concern,

This letter is in regards to the property located at 457 NC 101 in Beaufort, NC 28516. The rezoning request of property is currently not consistent with the adopted "Town of Beaufort Core Land Use Plan, Adopted by the Beaufort Town Board on Dec 11, 2006". However, the property is adjacent to both industrial properties and the Michael J Smith Airport, and in addition the property is located in a future industrial/commercial area proposed in the "Future Core Land Use Plan".

The proposed zoning will promote additional business opportunities in an industrial setting as described in the Town's Future Land Use Map detailed in Beaufort's most recently proposed comprehensive Plan. Also, as Beaufort currently lacks warehousing space for future business expansion this area will aid in a much needed sector for both industrial and commercial use.

SOSID: 2384612  
Date Filed: 3/28/2022 12:40:00 PM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2022 087 05165

State of North Carolina  
Department of the Secretary of State

Limited Liability Company  
ARTICLES OF ORGANIZATION

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

- 1. The name of the limited liability company is: 457 NC 101 Investments LLC  
(See Item 1 of the Instructions for appropriate entity designation)
- 2. The name and address of each person executing these articles of organization is as follows: (State whether each person is executing these articles of organization in the capacity of a member, organizer or both by checking all applicable boxes.) **Note: This document must be signed by all persons listed.**

Name	Business Address	Capacity
<u>James Johner</u>	<u>- 123 Queen Annes Lane Beaufort NC, 28516-7771 United States</u>	<input checked="" type="checkbox"/> Member <input checked="" type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer

3. The name of the initial registered agent is: James Johner

4. The street address and county of the initial registered agent office of the limited liability company is:

Number and Street 123 Queen Annes Lane  
City Beaufort State: NC ZipCode: 28516-7771 County: Carteret

5. The mailing address, if different from the street address, of the initial registered agent office is:

Number and Street \_\_\_\_\_  
City \_\_\_\_\_ State: NC ZipCode: \_\_\_\_\_ County: \_\_\_\_\_

6. Principal office information: (Select either a or b.)

a.  The limited liability company has a principal office.

The principal office telephone number: \_\_\_\_\_

The street address and county of the principal office of the limited liability company is:

Number and Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

The mailing address, if different from the street address, of the principal office of the company is:

Number and Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

b.  The limited liability company does not have a principal office.

7. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.

8. **(Optional):** Listing of Company Officials (See instructions on the importance of listing the company officials in the creation document.

Name	Title	Business Address

9. **(Optional):** Please provide a business e-mail address: Privacy Redaction  
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.

10. These articles will be effective upon filing, unless a future date is specified:

\_\_\_\_\_

This is the 28th day of March, 2022.

\_\_\_\_\_

James Johner

Signature

James Johner Member/Organizer

Type or Print Name and Title

The below space to be used if more than one organizer or member is listed in Item #2 above.

\_\_\_\_\_

\_\_\_\_\_

Signature

Signature

Type or Print Name and Title

Type or Print Name and Title

**NOTE:**

1. Filing fee is \$125. This document must be filed with the Secretary of State.



FOR REGISTRATION REGISTER OF DEEDS

Karen S. Hardesty

Carteret County, NC

April 21, 2022 4:43:40 PM

DEED # Pages: 4

Fee: \$26.00

NC Revenue Stamp: \$564.00

FILE # 1764463

*Karen S. Hardesty*

Prepared by: Ryan S. Renfrow, Attorney at Law [WITHOUT SEARCH OR EXAMINATION OF TITLE]  
Return to: Debra Whaley, Attorney at Law, 301 Commerce Avenue, Suite 102, Morehead City, NC 28557

Excise Tax: \$564.00

Parcel ID No.: 730601479303000

Brief Legal Description: ACREAGE NC HIGHWAY 101, BEAUFORT

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of March, 2022, by and between:

**Francesco Grassi (a/k/a Frank Grassi) and spouse, Jennifer G. Grassi (a/k/a Jennifer Grassi)**

2004 Farmstead Court, Morehead City, NC 28557

(hereinafter referred to as Grantor);

AND

**457 NC 101 Investments LLC,  
a North Carolina Limited Liability Company**

123 Queen Annes Lane, Beaufort, NC 28516

(hereinafter referred to as Grantee).

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

#### WITNESSETH:

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

This being the same property previously conveyed to Grantor by deed recorded in Book 1390, Page 380 (Instrument No. 1390380), Carteret County Registry.

This conveyance \_\_\_\_\_ is or X is not the primary residence of Grantor.

A map showing the herein described property is recorded in Map Book \_\_\_\_\_, Page \_\_\_\_\_ (Instrument No. N/A), Carteret County Registry.

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

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

- Any easements, covenants, rights of way, or restrictions of record; and
- Ad Valorem taxes for the year 2022.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in their names, the day and year first above written.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

**[SIGNATURES PAGE(S) TO FOLLOW]**

Francesco Grassi (SEAL)  
FRANCESCO GRASSI

Jennifer G. Grassi (SEAL)  
JENNIFER G. GRASSI

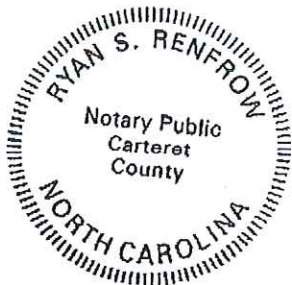
STATE OF North Carolina

COUNTY OF Carteret

I, Ryan S. Renfrow, a Notary Public of the County and State aforesaid do hereby certify that FRANCESCO GRASSI and JENNIFER G. GRASSI personally came before me this day and they acknowledged the due execution of the foregoing instrument for the purposes expressed therein.

Witness my hand and Notarial stamp or seal this 29<sup>th</sup> day of March, 2022.

My commission expires: 10/4/2025



(SEAL)

[Signature]  
Notary Public

Ryan S. Renfrow  
Printed Name of Notary

Exhibit "A"

Legal Description

ALL THAT certain lot or parcel of land situated in the Township of Beaufort, Carteret County, North Carolina and being more particularly described as follows:

BEGINNING at an iron pipe in the west right-of-way line of NCSR 101 (NC Highway 101), the northeast corner of the now or formerly James Walker property, and running thence from said point of beginning N 63-39-03 W 505.60 feet to an iron pipe in the southeast corner of that tract obtained by Beaufort-Morehead City Airport Authority and Carteret County by that Consent Judgment in 87-CVS-155; running thence N 25-30 E 244.39 feet to an iron pipe; running thence S 56-00-53 E 351.64 feet to an iron pipe in the west right-of-way line of NCSR 101 (NC Highway 101); and running thence along said right-of-way S 12-45-56 E, a chord distance of 254.73 feet to the point of beginning.

For deed reference, see Book 657, Page 190, Carteret County Registry.

Property address: 457 NC Highway 101, Beaufort, NC 28516

### Tax Parcel Information:

Carteret County, N.C.



Owner: 457 NC 101 INVESTMENTS LLC

Current PIN: 730601479303000

Site Address:  
457 HWY 101 LN  
BEAUFORT

Mailing Address:  
123 QUEEN ANNES LANE  
BEAUFORT NC 28516

Legal Description:  
ACREAGE NC HWY 101 BEAUFORT

Prior PIN: 11007V0102

City Limits:

Rescue District: BEAUFORT RESCUE

Fire District: BEAUFORT FIRE

Tax District: 11

Township: BEAUFORT

Use: RESIDENTIAL

Land Value: \$68,778

Bldg Value: \$48,287

Other Value: \$6,349

Total Value: \$123,414

Sale Price: \$282,000

Deeded Acres: 2.14

Plat Ref: /

Deed Ref: 1764 / 463

Bedrooms: 3

NBHDD: 590013

Bldg Htd Sq Ft: 1779

Bldg Tot Sq Ft: 2,644

Year Built: 1956

Noise Level:

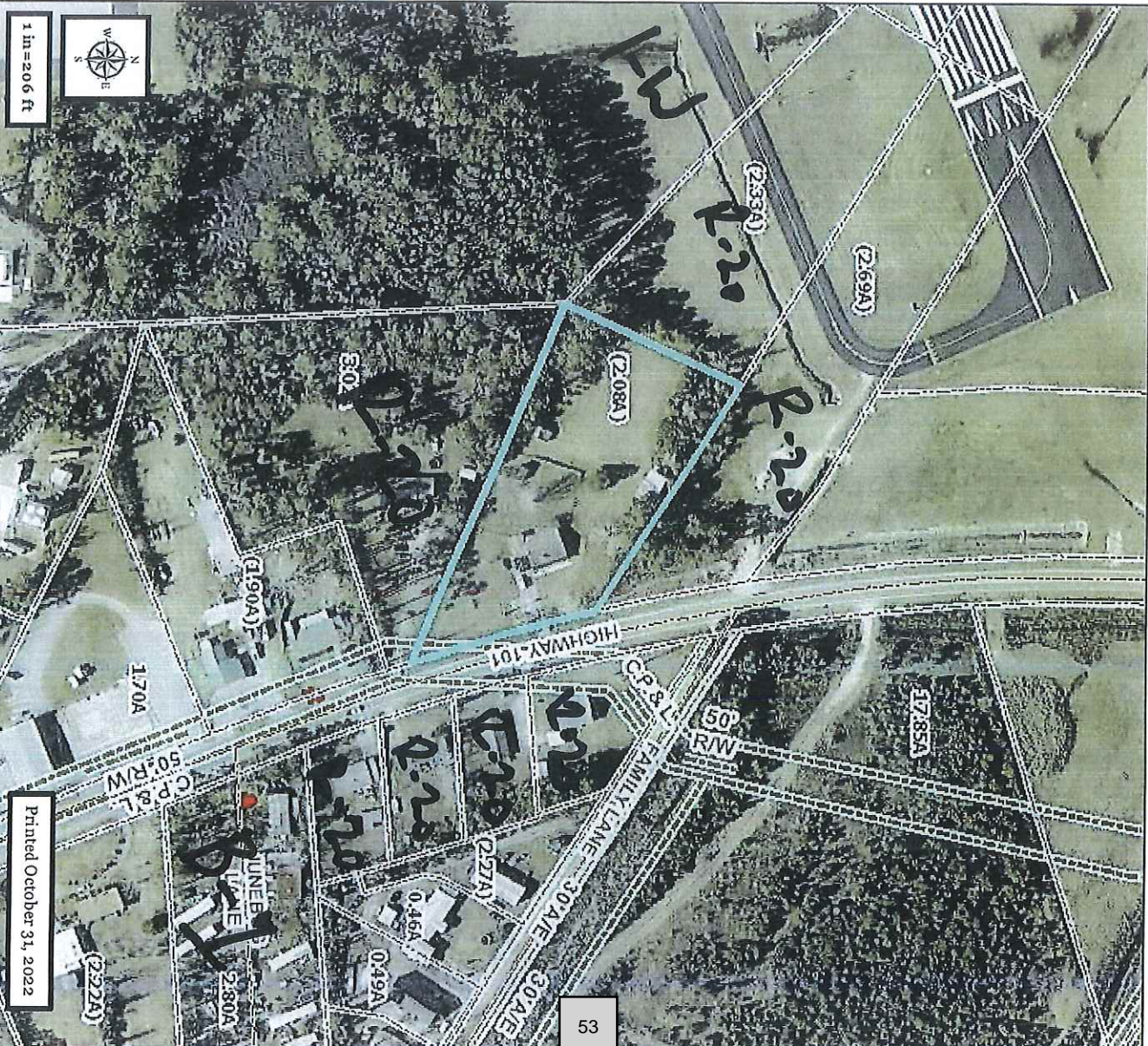
AICUZ Zone:

GIS Acres: 2.079

Roll Type: R

Deed Date: 20220421

Bathrooms: 1.5



Printed October 31, 2022

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.

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

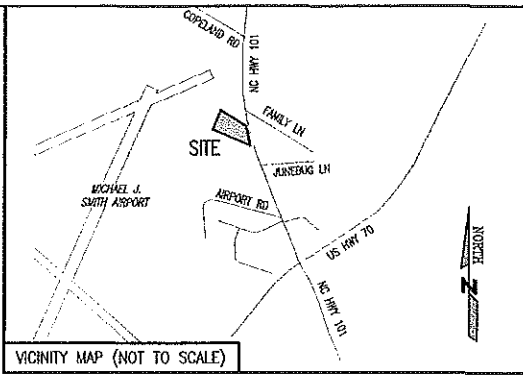
STATE OF NORTH CAROLINA  
COUNTY OF CARTERET

FILED FOR REGISTRATION AT \_\_\_\_\_ AM / PM O'CLOCK  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.  
PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF CARTERET

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



MAD 03 2011  
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LEGEND

- o EMN = EXISTING MAG NAIL
- o EIP = EXISTING IRON PIPE
- o EIR = EXISTING IRON ROD
- o = NO POINT SET
- o IRS = IRON ROD SET
- o EBD = EXISTING BRASS DISK
- o U = UTILITY POLE AND GUY WIRE
- o L = LIGHT POLE
- o WM = WATER METER
- o W = WATER VALVE

ABBREVIATIONS

- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- P/L = PROPERTY LINE
- EX = EXISTING
- EL = ELEVATION
- WM = WATER METER BOX
- DB = DEED BOOK
- PG = PAGE
- EOP = EDGE OF PAVEMENT
- NIS = NOT TO SCALE
- N/F = NOW OR FORMERLY
- SF = SQUARE FEET
- PL = PLAT
- SL = SLIDE
- OHE = OVERHEAD ELECTRICAL LINE
- BFE = BASE FLOOD ELEVATION
- TPED = TELEPHONE PEDESTAL
- FFE = FINISHED FLOOR ELEVATION

LINE LEGEND

- SURVEYED PROPERTY BOUNDARY
- - - UNSURVEYED/ADJOINING PROPERTY
- ROAD RIGHT-OF-WAY

I, JOSEPH C. AVOLIS, PE, PLS., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS CONTROL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: HORIZONTAL: 0.038'
- VERTICAL: 0.020'
- TYPE OF GPS FIELD PROCEDURE: NC CORS NETWORK VRS
- DATE(S) OF SURVEY: APRIL 18, 2022
- DATUM/EPOCH: NAD83 & NAVD88
- PUBLISHED/FIXED-CONTROL USE: NC CORS VRS
- GEOID MODEL: GEOID 2012B
- COMBINED GRID FACTOR(S): 0.99991828
- UNITS: US SURVEY FEET

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

ALL DISTANCES ARE GROUND. ALL COORDINATES ARE GRID.

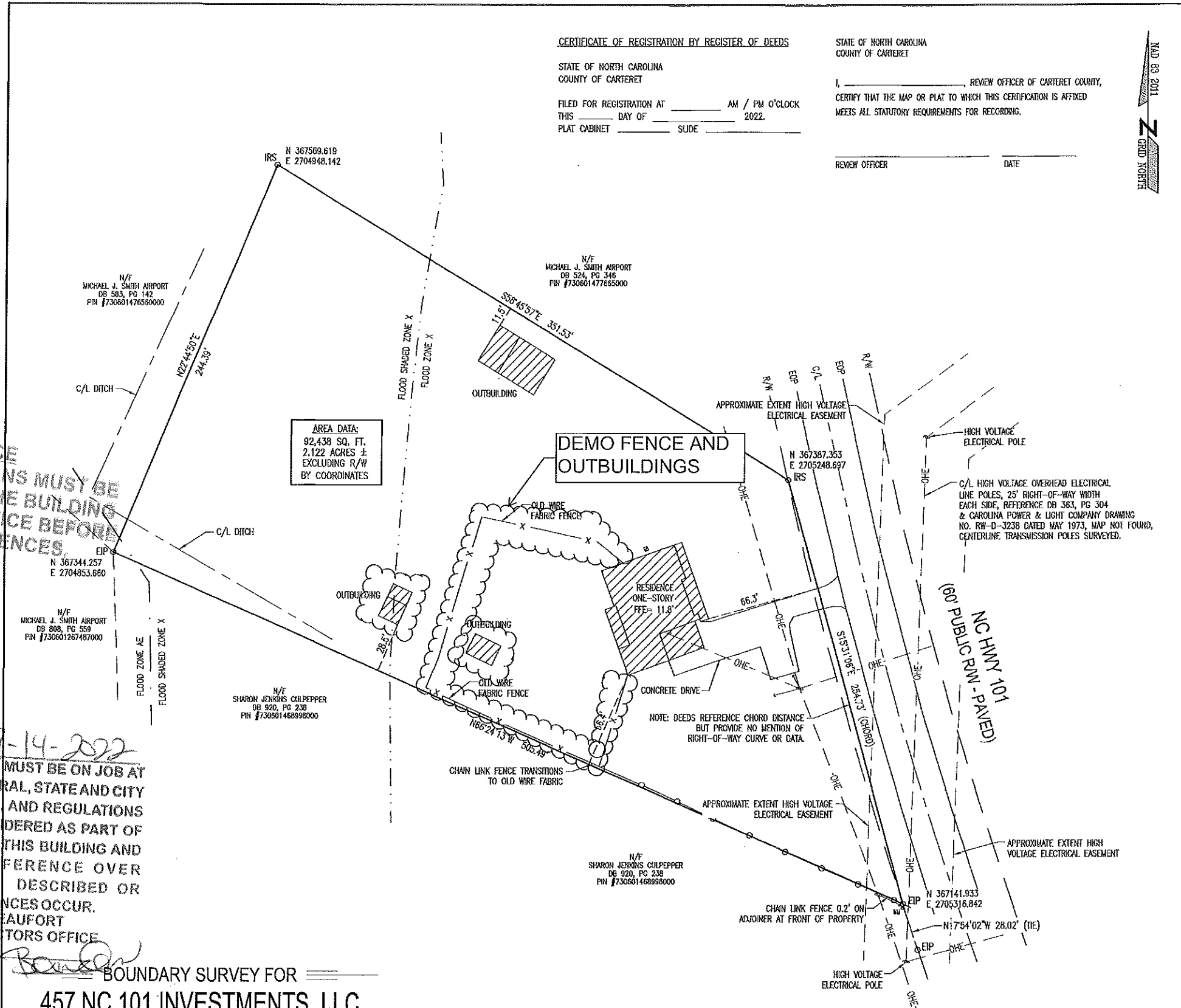
I, JOSEPH C. AVOLIS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCE DEED BOOK 1380, PAGE 380; MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18th DAY OF APRIL, 2022.

PROFESSIONAL LAND SURVEYOR  
L-5308  
LICENSE NUMBER

AVOLIS ENGINEERING, P.A.  
FIRM LICENSE NO. C-0706

P.O. BOX 15564  
NEW BERN, NC 28561  
(252) 633-0068  
joe@avoliseng.com

JOSEPH C. AVOLIS, PE, PLS L-5308 PROJECT NO. 22030



AREA DATA:  
92,438 SQ. FT.  
2.122 ACRES ±  
EXCLUDING R/W  
BY COORDINATES

DEMO FENCE AND  
OUTBUILDINGS

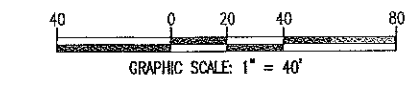
NOTICE  
CHANGES IN PLANS MUST BE  
APPROVED BY THE BUILDING  
INSPECTOR'S OFFICE BEFORE  
WORK COMMENCES.

APPROVED DATE 7-14-2022  
PLANS FOR THIS JOB MUST BE ON JOB AT ALL TIMES. ALL FEDERAL, STATE AND CITY CODES, ORDINANCES, AND REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.  
TOWN OF BEAUFORT  
BUILDING INSPECTOR'S OFFICE  
*Johnnie B...*

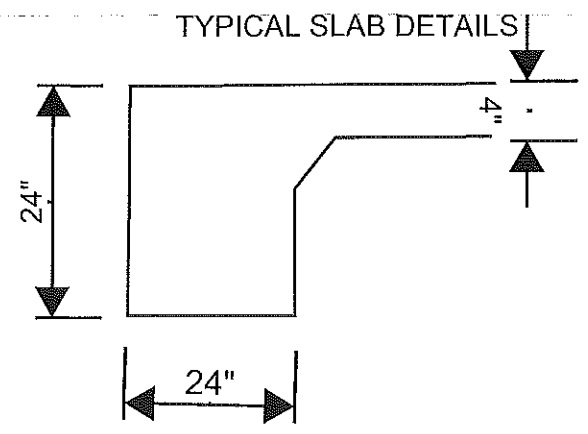
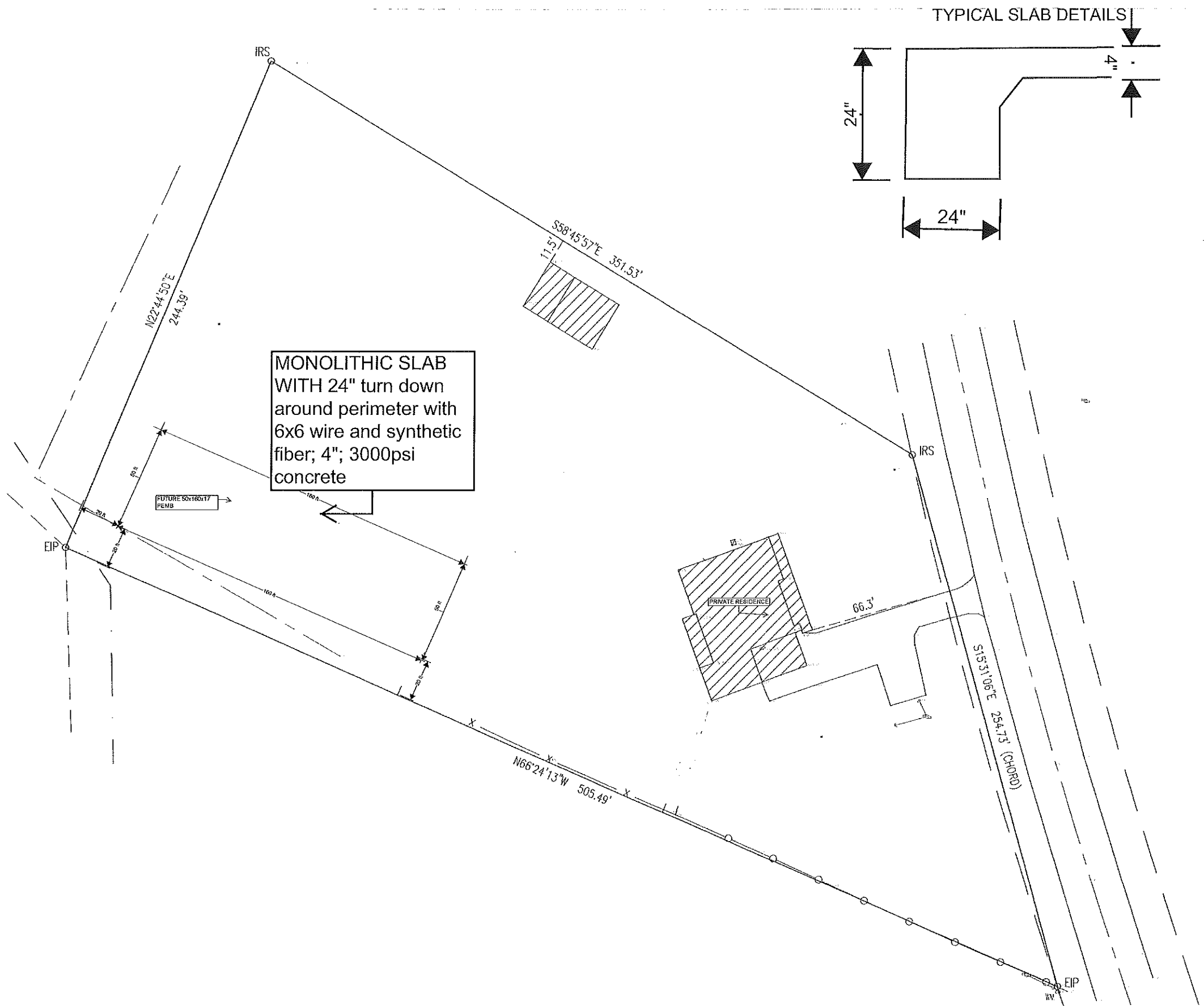
BOUNDARY SURVEY FOR  
**457 NC 101 INVESTMENTS, LLC**  
OWNER: FRANK & JENNIFER GRASSI ET UX

SITE ADDRESS: 457 NC HWY 101, BEAUFORT  
CARTERET COUNTY  
TAX PARCEL PIN #: 730601479303000  
COVERING DEED: DB 1390, PG 380  
HISTORICAL DEEDS: DB 857, PG 190; DB 439, PG 002  
PLAT REFERENCE: NONE  
SURVEY DATE: APRIL 18, 2022 SCALE: 1" = 40'

FLOOD PLAN STATEMENT  
THE FRONT PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE X (MINIMAL FLOOD RISK), THE MIDDLE PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE SHADED X (0.2% ANNUAL FLOOD HAZARD), THE SOUTHWEST CORNER OF THE PROPERTY IS LOCATED IN FLOOD ZONE AE (BASE FLOOD ELEVATION=6.0 FEET), ALL AS SHOWN ON THE MAP. REFERENCE FEDERAL EMERGENCY MANAGEMENT AGENCY DIGITAL MAP NUMBER 3720730600J, EFFECTIVE JULY 16, 2003.



R22-00433



## SECTION 7 Residential Zoning Districts

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

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

1) Minimum Lot Size.

All lots in this district shall be a minimum of twenty thousand square feet (20,000 ft<sup>2</sup>).

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

**Table 7-1 Interior Lot Requirements**

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

**Table 7-2 Corner Lot Requirements**

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

**Table 7-3 Double Frontage Lot Requirements**

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

4) Accessory Building Setback Requirements.

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

5) Permitted Uses.

Agritourism  
Antenna Co-Location on Existing Tower

Aquaculture  
Assisted Living  
Athletic Field, Public



Land Development Ordinance for the Town of Beaufort

- |  |  |
|--|--|
| Athletic Field, Private                                    | Neighborhood Recreation Center, Public |
| Carport  | Nursing Home                           |
| Club, Lodge, or Hall                                       | Park, Public                           |
| Community Garden   | Produce Stand/Farmers' Market          |
| Dock   | Public Utility Facility                |
| Dwelling, Single-Family                                    | Religious Institution                  |
| Farming, General   | Resource Conservation Area             |
| Forestry   | Satellite Dish Antenna                 |
| Garage, Private Detached                                   | Shed                                   |
| Government/Non-Profit Owned/Operated Facilities & Services | Swimming Pool (Personal Use)           |
| Group Home   | Temporary Construction Trailer         |
| Home Occupation  | Utility Minor                          |
| Manufactured Home  | Vehicle Charging Station               |
| Neighborhood Recreation Center                             |  |
| Indoor/Outdoor, Private                                    |  |

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

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| Accessory Dwelling Unit               | Kennel, Indoor /Outdoor Operation |
| Bed & Breakfast                       | Marina                            |
| Boat Sales/Rentals                    | Museum                            |
| Cemetery/Graveyard                    | Office: Small Business            |
| Concealed (Stealth) Antennae & Towers | Other Free Standing Towers        |
| Day Care/Child Care Home              | Outdoor Amphitheater, Public      |
| Dry Boat Storage                      | Preschool                         |
| Golf Course, Privately Owned          | Public Safety Station             |
| Golf Driving Range                    | School, K-12                      |
| Kennel, Indoor Operation Only         | School, Post-Secondary            |
|                                       | Utility Facility                  |

**F) I-W Industrial Warehouse District.**

This district is established to provide for industries which generally require specially selected locations in the community. The requirements provide for adequate parking and for screening/buffering from adjacent residential districts to insure reasonable standards of community safety and acceptability consistent with advanced industrial practices.

1) Minimum Lot Size.

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

2) Minimum Lot Width.

All lots in the I-W district shall have a minimum lot width of eighty feet (80') 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 9-8 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>
I-W	20 feet	20 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.

- |  |  |
|--|--|
| Antenna Co-Location on Existing Towers                       | Heavy Vehicle Repair                       |
| Aquaculture  | Kennel, Indoor Operation Only              |
| Athletic Field, Public                                       | Kennel, Indoor/Outdoor Operation           |
| Boat Sales/Rentals   | Manufacturing, Light                       |
| Car Wash   | Mini-Storage                               |
| Club, Lodge, or Hall   | Motor Vehicle Sales/Rentals                |
| Community Garden   | Neighborhood Recreation Center, Public     |
| Concealed (Stealth) Antennae & Towers                        | Office: Business, Professional, or Medical |
| Dock   | Other Building Mounted Antennae & Towers   |
| Dry Boat Storage   | Outdoor Retail Display/Sales               |
| Farming, General   | Outdoor Storage                            |
| General Industrial Service                                   | Park, Public                               |
| Governmental/Non-Profit Owned/Operated Facilities & Services | Parking Lot                                |
| Heavy Equipment Sales/Rentals                                | Parking Structure                          |

Land Development Ordinance for the Town of Beaufort

Personal Service Establishment  
 Public Safety Station  
 Public Utility Facility  
 Religious Institution  
 Resource Conservation Area  
 Satellite Dish Antenna  
 Signs, Commercial Free-Standing  
 Temporary Construction Trailer

Towing & Vehicle Service  
 Transportation Facility  
 Utility Minor  
 Vehicle Charging Station  
 Vehicle Service  
 Warehousing and Distribution  
 Establishment  
 Wholesale Establishment

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

Adult Entertainment  
 Adult-Oriented Retail Establishment  
 Airport/Landing Strip  
 Commercial Indoor Recreation  
 Facility  
 Commercial Outdoor Amphitheater  
 Commercial Waterfront Facility  
 Commercial, Outdoor Recreation  
 Facility  
 Gas/Service Station  
 Golf Driving Range  
 Hazardous Material Storage  
 Other Freestanding Towers

Recycling and Salvage Operation  
 School, Post-Secondary  
 Marina  
 Microbrewery  
 Microdistillery  
 Tavern/Bar/Pub with Indoor  
 Operation  
 Tavern/Bar/Pub with Outdoor  
 Operation  
 Theater, Large  
 Theater, Small  
 Utility Facility



Map Scale: 1 inch = 167 feet  
Long: -78.850 Lat: 34.737  
Long: 78°39'00" Lat: 34°44'14"

60

