



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

Board of Commissioners
Regular Meeting
6:00 PM Monday, May 12, 2025
Train Depot, 614 Broad Street

Call to Order/Pledge of Allegiance

Roll Call

Agenda Approval

Items of Consent

- [1.](#) Meeting Minutes: April 14 & 28, 2025

Old Business

- [1.](#) Petition for Annexation- 2303 Highway 70; Certificate of Sufficiency
- [2.](#) Draft UDO Vision Statement Revisions
- [3.](#) FY 25 Budget Amendment #4
- [4.](#) Beaufort Waterfront Operations and Finance Committee Update

Public Comment

New Business

- [1.](#) Proposed FY 2026 Budget
- [2.](#) Pamlico Sound Regional Hazard Mitigation Plan Adoption
- [3.](#) Case #25-02; 406 Live Oak Street Mixed-Use Site Plan
- [4.](#) Case #25-08 - Front Street Village Phase III Site Plan

Manager Report

Mayor/Commissioner 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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, May 12, 2025**

AGENDA CATEGORY: Items of Consent

SUBJECT: Meeting Minutes: April 14 & 28, 2025

REQUESTED ACTION:

Approval of draft minutes for the following meetings:

- April 14, 2025, BOC Regular Meeting
- April 28, 2025, BOC Work Session

SUMBITTED BY:

Elizabeth Lewis, Town Clerk



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

Board of Commissioners
Regular Meeting
6:00 PM Monday, April 14, 2025
Train Depot, 614 Broad Street

Call to Order/Pledge of Allegiance

Mayor Harker called the meeting to order at 6:00 p.m. and asked all to join in the Pledge of Allegiance.

Roll Call

Elizabeth Lewis, Town Clerk, called the roll:

PRESENT:

- Mayor Harker
- Mayor Pro Tem Cooper
- Commissioner Gillikin
- Commissioner LoPiccolo
- Commissioner Oliver
- Commissioner Spiegler

ABSENT:

None

Agenda Approval

Mayor Harker asked for a motion to amend the agenda to remove number four under Items of Consent, the FY 25 Budget Amendment #4 and Capital Reserve Fund Amendment #21 and to add a closed session for attorney client privilege.

Commissioner Cooper made a motion to approve the agenda as amended, moving item number four from the consent agenda to item number five under New Business, and adding a Closed Session pursuant to NCGS 143-318.11 (a) (3).

The motion carried unanimously with a (5-0) vote.

Items of Consent

1. Meeting Minutes
2. Resolution- Petition for Voluntary Annexation (2303 Highway 70, Beaufort)
3. Residential Solid Waste Fee Increase

- 4. Periwinkle Beer Mile Event
- 5. BBA's Rock the Dock Event

Commissioner Cooper made a motion to approve the Items of Consent.
 The motion carried unanimously with a (5-0) vote.

Public Hearing

- 1. Case #25-06; 625 W Beaufort Rd Rezoning (R-20 to R-8)

Commissioner Cooper made a motion to open the public hearing.
 The motion carried unanimously with a (5-0) vote.

Kyle Garner, Planning Director, shared the applicant, Hollinshed Properties LLC, was requesting to rezone a single lot from R-20 to R-8. He noted there were currently two dilapidated structures on the property, which totaled 0.688 acres. He provided background on the case and provided a comparison of zoning standards as well as a zoning map for reference. He shared the applicant was present to answer any additional questions.

The Board had no questions for staff or the applicant.

Mayor Harker opened the floor for public comment. There was no comments related to the case.

Commissioner Cooper made a motion to close the public hearing.
 The motion carried unanimously with a (5-0) vote.

Commissioner Gillikin made a motion to approve the rezoning for Case #25-06, acknowledging consistency with the current CAMA Land Use Plan.

The motion carried unanimously with a (5-0) vote.

Old Business

- 1. Ann Street Park

Rachel Johnson, PIO/Parks and Events Coordinator, shared an overview of the concept design to turn Ann Street Park into a passive pocket park. She noted the Beaufort Parks and Recreation Advisory Board made the recommendation following significant community input since October 2024. The proposed design includes a variety of amenities, such as open green space, native plantings, a rain garden and observation deck to name a few (the entire conceptual plan is included in the meeting packet).

Ms. Johnson went on to share the public feedback expressed interest in more kayak access points and while Ann Street was considered, safety concerns led to the recommendation against a kayak launch at that location. She noted the Parks and Recreation Advisory Board suggests exploring kayak launches at Moore Street, West Beaufort Road, Fulford Street, and other town-owned street ends. It was noted that staff met with CAMA and Coastal Federation to discuss shoreline options. It was determined that riprap is currently in place and working effectively. A living shoreline would require significant regrading due to the elevation. The bulkhead option appeared to be least favored, due to erosion concerns and higher cost.

Commissioner Spiegler advocated for more water access but acknowledged safety concerns. She encouraged the importance of educational signage for kayak launches.

Commissioner Gillikin supported native plants and queried the need for irrigation.

Ms. Johnson explained the irrigation may be needed due to dry climate and it could be manual.

Commissioner Gillikin and Commissioner LoPiccolo expressed concerns about a kayak launch at Ann Street Park and supported exploring other recommended locations.

The Board discussed the need for stormwater management, potential use of pervious pavement and the impact of northeast winds on any floating docks in that area.

Ms. Johnson shared there is around \$500,000 available in a fund for existing park improvements, including developer recreation fees and donations. She noted that staff would make efforts to secure grant money before utilizing the project funds. She explained Phase 1 of the project includes green space and preliminary features that can be done in-house; Phase 2 of the project includes an observation deck and would hopefully be grant-funded, as staff is preparing a CAMA grant application.

Commissioner Oliver made a motion to approve the park design concept as presented and recommended by staff and the Parks and Recreation Advisory Board.

The motion carried unanimously with a (5-0) vote.

Commissioner LoPiccolo made a motion to authorize staff to apply for grants to complete the park.

The motion carried unanimously with a (5-0) vote.

Commissioner Cooper made a motion to authorize staff and the Parks and Recreation Advisory Board to explore alternative kayak launch projects at other locations and to report back to the Board of Commissioners.

The motion carried unanimously with a (5-0) vote.

2. Beaufort Waterfront Operations and Finance Committee Update

Commissioner Spiegler reported that Beaufort representatives were still seeking a \$12 million dollar appropriation from the state legislature for the waterfront project and shared ways to track the senate bill associated with the request. She noted the upcoming community conversations event set to take place the following day.

Public Comment

There was none.

New Business

1. Presentation of Grant Application for Resilient Coastal Communities Program Phase 3 – Professional Park Area Stormwater Improvements

Michelle Eitner, Town Planner, shared the Town would be applying for Phase 3 of the Resilient Coastal Communities Program (RCCP) Grant. She noted the application would be for design work related to Professional Park Stormwater Improvements. Ms. Eitner explained staff was requesting direction on which design alternative to apply for grant funding.

After discussion, the Board consensus was to move forward with alternative 3, as recommended by WK Dickson. Alternative 3 was best described as raising the road and providing internal ditch improvements.

Commissioner Cooper made a motion to direct staff to apply for the RCCP Grant Phase 3, with a focus on alternative 3 from the Professional Park Stormwater Study.

The motion carried unanimously with a (5-0) vote.

2. Pump Station No.7 Replacement and Funding Resolution

Sam Bell, Town Engineer, explained the Town would also be seeking a grant application for the RCCP Phase 4 project, which would be considered top priority. He noted the Town was in dire need to replace pump station number 7 and was seeking additional funding at a maximum of \$750,000 to complete the project. He shared construction estimates predicted the project would cost just shy of \$3 million. He noted the Town had a project fund with \$985,000 available; even with that and the potential of the RCCP Grant, more

funding would be needed. He recommended the Town apply for the NCDEQ Division of Water Infrastructure funding, providing assistance up to \$2 million for the project. He asked the Board to consider the resolution as proposed in the meeting packet, allowing Town staff to apply for the low interest loan for construction of pump station number 7.

Commissioner Oliver made a motion to submit the grant request and adopt the corresponding resolution as proposed by staff.

The motion carried unanimously with a (5-0) vote.

3. Wastewater Allocation Request- 215 Rudolph Drive

Mr. Bell shared the applicants were requesting wastewater allocation at 215 Rudolph Drive. He noted the request was 180 gpd of sewer capacity for a single family home within Deerfield subdivision. He shared that it was possible additional homeowners would request sewer connection in the area, despite having to pay twice the rate.

The Board discussed the request, noting they were under no obligation to grant sewer allocation. They asked clarifying questions related to future request from homeowners in the area.

Mr. Bell shared the pump station in the area was more than capable of accommodating the current request as well as future considerations.

Commissioner Gillikin made a motion to approve the wastewater allocation request at 215 Rudolph Drive.

The motion carried unanimously with a (5-0) vote.

4. Appointments to Historic Preservation Commission

Commissioner Cooper made a motion to open the floor for HPC nominations.

The motion carried unanimously with a (5-0) vote.

Commissioner Gillikin nominated Kris Davis.

Commissioner Cooper nominated Tyler Tennant.

Commissioner Cooper made a motion to close the floor for nominations.

The motion carried unanimously with a (5-0) vote.

Both Kris Davis and Tyler Tennant were approved by acclamation to serve three year terms on the HPC.

5. FY 25 Budget Amendment #4 and Capital Reserve Fund Amendment #21

Christi Wood, Finance Director, explained the details related to FY 25 Budget Amendment #4 and Capital Reserve Fund Amendment #21.

Commissioner Oliver requested FY 25 Budget Amendment #4 be expressed in a different way, reserving specific funds to not be spent in the current budget year and rather rolled into fund balance.

Ms. Wood suggested she bring FY 25 Budget Amendment #4 back to the Board at their May 12th Regular Meeting to ensure a cleaner version of the request.

Commissioner Cooper made a motion to table FY 25 Budget Amendment #4 and to approve Capital Reserve Fund Amendment #21.

The motion carried unanimously with a (5-0) vote.

Manager Report

Mr. Burgess spoke of furniture dredging opportunities and needs. He also expressed his gratitude for the opportunity to serve the Town of Beaufort over the past several months.

Mayor/Commissioner Comments

The Board thanked everyone in attendance and those watching online. They also commended Mr. Burgess on his services to the Town of Beaufort. Commissioner Oliver reminded residents of the tax appeal deadline (May 2, 2025). Mayor Harker shared some upcoming events on the Town's website calendar. She also shared that she recently presented a proclamation to line workers at Duke Energy Operations in Morehead City.

Closed Session

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

The motion carried unanimously with a (5-0) vote.

Adjourn

Commissioner Oliver made a motion to adjourn the meeting at 8:30 p.m.

The motion carried unanimously with a (5-0) vote.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk



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

Board of Commissioners Work Session
4:00 PM Monday, April 28, 2025
Train Depot, 614 Broad Street

Call To Order

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

Roll Call

Elizabeth Lewis, Town Clerk, called the roll:

PRESENT:

- Mayor Harker
- Mayor Pro Tem Cooper
- Commissioner Oliver
- Commissioner Spiegler
- Commissioner LoPiccolo

ABSENT:

- Commissioner Gillikin

Agenda Approval

Mayor Harker asked for a motion to amend the agenda to add a revised Resolution for the NCDEQ loan request for consideration.

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

The motion carried unanimously with a (4-0) vote.

Items for Discussion and Consideration

1. FY 2026 Budget Overview

Town Manager, Matt Zapp, presented a snapshot of the FY 2026 Budget to date. He discussed potential property values, tax rates, and notable items to be included in the proposed budget. Mr. Zapp shared an overview of key items included in the budget such as cost of living allowance, local government retirement system increase, health insurance increases, pay study implementation, proposed additional positions, and merit increases for eligible employees. He also provided a detailed overview of each department's requests and what the Town was asking to be funding in the FY 2026 Budget.

The Board discussed Mr. Zapp's presentation and offered guidance for next steps in the process.

Commissioner Oliver requested staff revisit the prior year's real property tax value totals in comparison to the new real property tax value assessments.

The Board expressed the need to adjust the tax rate to meet revenue needs while minimizing burden on citizens. They requested further explanation of goals and duties of the proposed Parks & Events Coordinator. It was noted staff would follow up at a future meeting to share a job description and further evaluate the position.

Commissioner Spiegler suggested blending the new position with a resilience/sustainability planning role and asked staff to further investigate.

Commissioner Oliver asked the Town Manager to further investigate the recent salary study to confirm/provide direction for the best option moving forward with the proposed adjustments.

The Board noted the proposed generator cost for the Police Department was on the low end and directed staff to confirm pricing.

The Board discussed a proposed \$75,000 one time donation to the Boys and Girls Club. They noted the need to balance community investment vs. setting precedents with non-profit organizations. No action was taken to remove the item at that time.

Commissioner LoPiccolo asked staff to take a deeper dive into the Town's IT needs moving forward, exploring items related to electronic storage and digital archiving. He also requested a report back on unrestricted fund balance amount and to provide suggestions on percentage for fund balance in a coastal town such as Beaufort.

The Board discussed the need for vehicle and capital asset replacement strategies, shifting to a quicker cycle to control overall costs. Staff were directed to perform an analysis of the Town's current vehicle policy and report back to the Board at a future meeting.

Commissioner Oliver additionally requested the following information:

- Comparison of sewer rates in relation to a similar sized community that averages 3,000 gallons per month.
- Line-by-line General and Enterprise Funds (revised and recommended for two years prior).
- A pro forma of expected debt service payments over the next five years.
- A pro forma of expected property and sales tax revenues over the next five years.
- An update of the Town's unrestricted balance.
- A list of unfunded Capital Projects that are currently known.
- Establishing and budgeting Dock Enterprise and Capital accounts.

The discussion concluded with directions for staff to compile all departmental requests into a detailed line-item budget to be proposed at the May 12th Regular Meeting.

2. 2025 Parking Season – Golf Cart Spaces; Customer Surveys

Ms. Wood shared that the quote for the new and additional parking signs totaled \$2,132.92. She noted that Pivot Parking recommended no more than six spaces be converted to the shared space program, allowing twelve golf carts to park in designated spaces. She also touched on the potential of implementing customer surveys in the new season.

The Board consensus was to move forward with the shared space program to provide designated golf cart spaces (12) and to refrain from engaging in customer surveys.

3. IPS FV Invoice

Mr. Burgess shared the Town had been billed by IPS FV for their work to date regarding the design/build fuel tank project on Beaufort Waterfront for the total amount of \$14,815.00. He noted the Town formally ceased connection with IPS FV on April 15, 2025, and the firm was seeking reimbursement with work performed and additional engineer drawings were available if the Town wished to purchase them.

The Board discussed the invoice and obligation to pay it. There was a consensus not to move forward with obtaining the engineer stamped drawings.

Commissioner Oliver made a motion to authorize the Town to pay the invoice from IPS FV as presented and noted it should be the full and final payment to the company.

The motion carried unanimously with a (4-0) vote.

4. Beaufort Waterfront Consultation with Charles Burgess

Mr. Zapp shared a proposed volunteer agreement with Charles Burgess that would secure his volunteer services for work related to the Beaufort Waterfront Project. He noted the agreement provides standard IRS mileage reimbursement.

Commissioner Cooper made a motion to approve the draft agreement as presented and providing in the meeting packet and to provide Town Manager, Matt Zapp, the authority to execute the agreement.

The motion carried unanimously with a (4-0) vote.

5. Revised Resolution Funding Request from NCDEQ

Commissioner Oliver made a motion to revise the previously approved Resolution for a Funding Request associated with Pump Station Number 7 Project, to satisfy DEQ authorize the Town Manager to execute the official documents related to the application and potential loan.

The motion carried unanimously with a (4-0) vote.

A copy of the Resolution is included below as part of the record.

WHEREAS, The Town of Beaufort has need for and intends to construct and plan for a project described as Pump Station No.7 Replacement, and

WHEREAS, The Town of Beaufort intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE TOWN OF BEAUFORT:

That Town of Beaufort, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Beaufort to make a scheduled repayment of the loan, to withhold from the Town of Beaufort any State funds

that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Matt Zapp, Town Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 28th of April, 2025 at Beaufort, North Carolina.

Staff Comments

Mr. Zapp shared that the Carteret County Fire and EMS Board approved Beaufort Fire Department's recommendations for FY26 and explained the next step would be for the County Commissioners to consider the proposal.

Adjourn

Commissioner Cooper made a motion to adjourn the meeting at 6:45 p.m.

The motion carried unanimously with a (4-0) vote.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, May 12, 2025
Train Depot, 614 Broad Street**

AGENDA CATEGORY: Old Business
SUBJECT: Petition for Annexation- 2303 Highway 70; Certificate of Sufficiency

SUMMARY:

The Board of Commissioners instructed the Town Clerk to investigate the sufficiency of a petition for annexation submitted by property owners at 2303 Highway 70 in Beaufort. The complete application is attached for reference as well as an overview of potential future usage, as provided by Carteret County Government.

The Town Clerk will present findings related to the annexation request, followed by a Certificate of Sufficiency which is included in the meeting packet.

REQUESTED ACTION:

Set a Public Hearing for June 9, 2025, in which time a decision to approve/deny the annexation request will be asked of the Board.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Elizabeth Lewis, Town Clerk



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

APPLICATION FOR VOLUNTARY ANNEXATION REQUEST

Instructions: Please complete the form below and include all required attachments, including the **\$350 application fee (to The Town of Beaufort)** and return to the Planning Department, Town Hall, 701 Front St., PO Box 390, Beaufort, NC, 28516. Incomplete applications will not be processed and returned to the applicant. Please contact Town Hall at (252) 728-2141 with any questions.

Applicant Name: County of Carteret
Applicant Address: 302 Courthouse Square, Beaufort, NC 28516
Phone Number: 252-728-8410 Email: sharon.griffin@carteretcountync.gov

Property Owner Name: County of Carteret
Address of Property: 2303 Highway 70, Beaufort, NC 28516
Phone Number: 252-728-8410 Email: sharon.griffin@carteretcountync.gov

PROPERTY INFORMATION

Property Address: 2303 Highway 70, Beaufort, NC 28516 Current Zoning: R-20
15 Digit Pin: 731703016821000 Size of Property (Square Feet or Acres): 40.98

Is the property Contiguous to the City Limits: Yes No;

If Not Contiguous please indicate how many miles it is to the City Limits: _____

Current Use of Property:

- Residential
- Commercial
- Vacant
- Other: _____

Sharon Griffin Date: 02/18/2025
Applicant Signature

OFFICE USE ONLY

Revised 7/22

Received by: _____
Date: _____

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

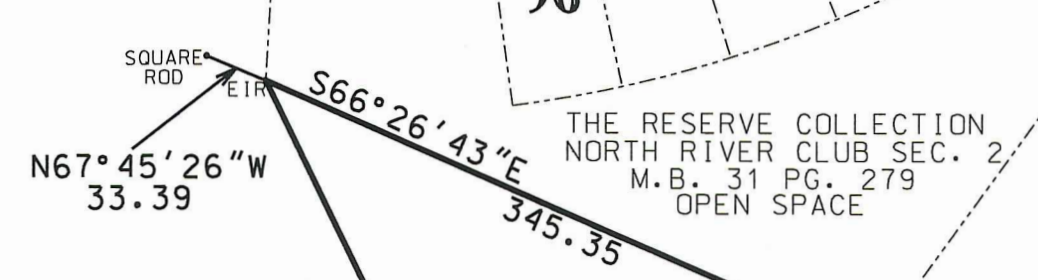
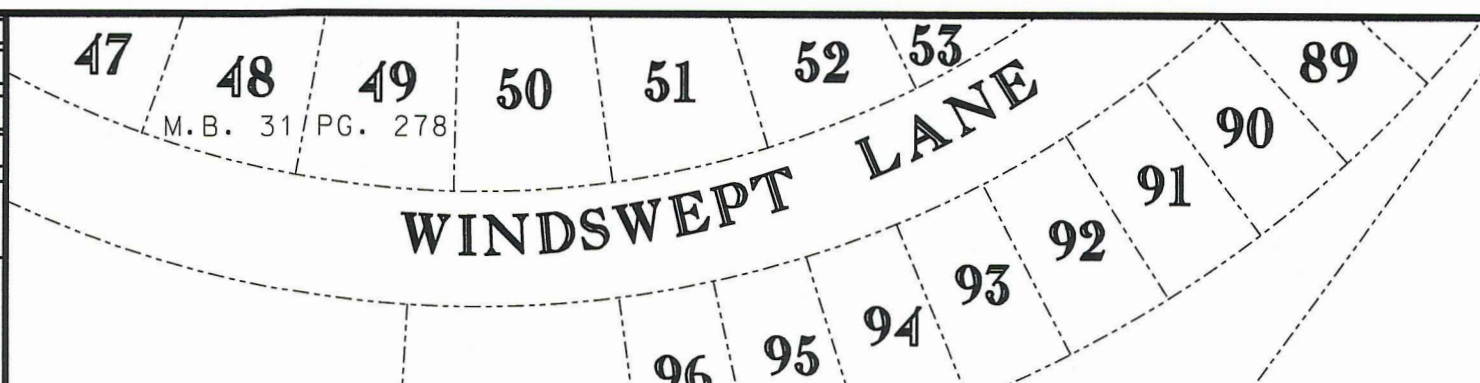
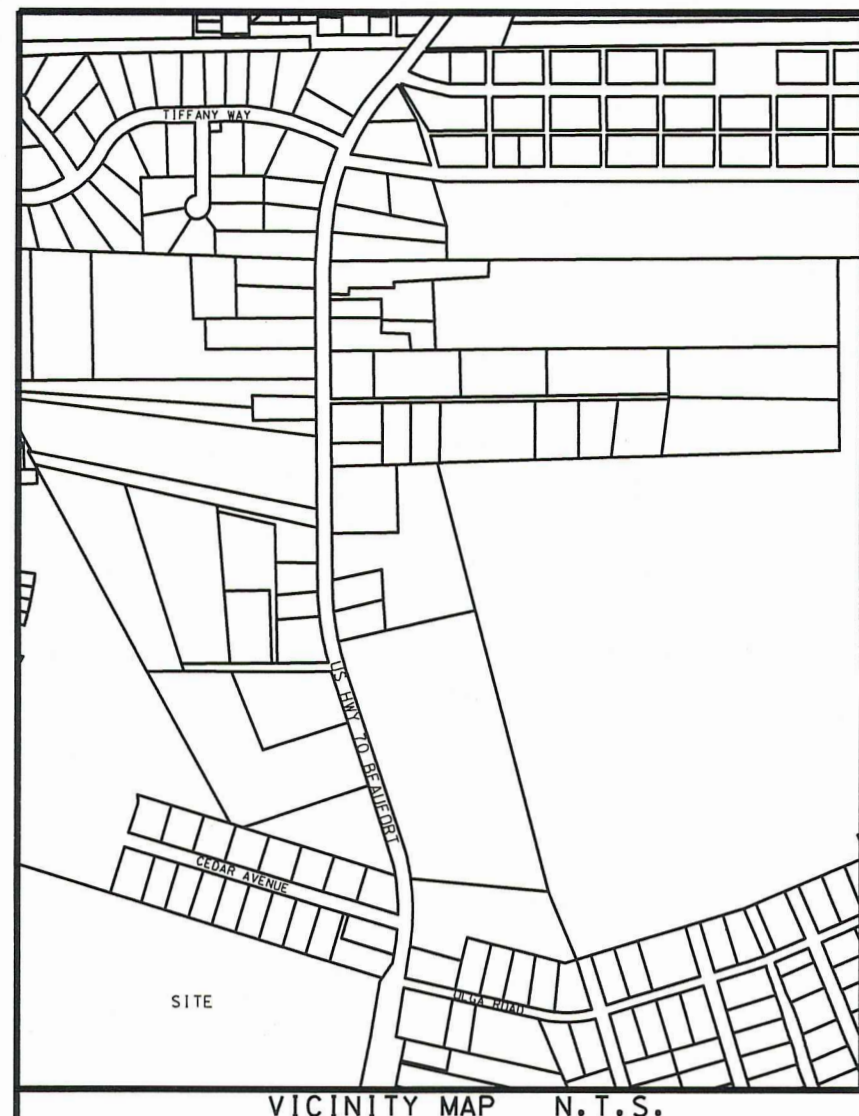
Property Owner Signature (if different than above) Date: _____

A fee of \$350 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

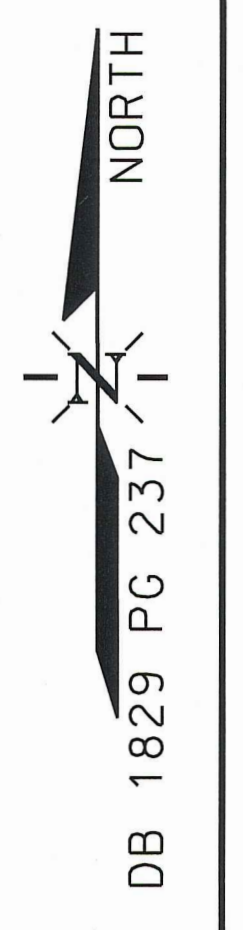
Please provide the following as attachments to the voluntary annexation request form:

- 1. Copy of the Annexation Survey (suitable for recording)
- 2. Copy of all the deeds for the area to be annexed to verify ownership
- 3. A TYPED list of adjoining property owners
- 4. Carteret County Tax Parcel Card (Included should be parcel number and tax value)
- 5. Anticipated impact to city services including estimated gallons of water/sewer per day



N/F BEAUFORT COVE, LLC
D.B. 1472 PG. 370
NCPIN 730704928973000

- NOTES:
1. AREA BY COORDINATES.
 2. PROPERTY IS LOCATED IN FLOOD ZONE SHADED X & X.
 3. TRACT AREA = 41.08 ACRES.
 4. TRACT IS VACANT.
 5. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
 6. NO RECORDED EASEMENTS FURNISHED FOR OVERHEAD ELECTRIC, DITCHES OR UTILITIES ALONG RIGHT OF WAY.



SURVEYOR'S CERTIFICATE

I, E. GLENN CORBETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS REFERENCED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 26TH DAY OF MARCH A.D. 2025. I ALSO CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCE OR SALE,
FOR REVIEW ONLY.

PROFESSIONAL LAND SURVEYOR L-3407

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF BEAUFORT, AND THAT I (WE) FREELY ADOPT THIS PLAN OF ANNEXATION.

OWNER _____ DATE _____
OWNER _____ DATE _____

ANNEXATION CERTIFICATE

I, _____, THE TOWN CLERK OF THE TOWN OF BEAUFORT, DO CERTIFY THAT THE BEAUFORT BOARD OF COMMISSIONERS APPROVED THIS MAP AND THE SITE HAS BEEN APPROVED FOR ANNEXATION AND RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

DATE: _____
BEAUFORT TOWN CLERK: _____

ADOPTED BY THE TOWN OF BEAUFORT BOARD OF COMMISSIONERS
ORDINANCE # _____ DATED _____
EFFECTIVE DATE OF ORDINANCE: _____

REVIEW OFFICER CERTIFICATION

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 _____

REGISTER OF DEEDS CERTIFICATION

FILED FOR REGISTRATION AT _____ O'CLOCK
ON THE _____ DAY OF _____, 2025.
RECORDED IN MAP BOOK _____ PAGE _____
KAREN S. HARDESTY, REGISTER OF DEEDS

BY: _____ DEPUTY

- LEGEND**
- ETR EXISTING IRON ROD
 - EIP EXISTING IRON PIPE
 - EPK EXISTING PK NAIL
 - ECM EXISTING CONC. MON.
 - EARS EXISTING R/R SPIKE
 - SIR SET IRON ROD
 - CP CALCULATED POINT
 - MHW MEAN HIGH WATER
 - N/F NOW OR FORMERLY
 - MB MAP BOOK
 - DB DEED BOOK
 - PG PAGE
 - LP LIGHT POLE
 - LEP OVERHEAD ELECTRIC
 - DEC ELECTRICAL PEDESTAL
 - TRANS ELECT. TRANSFORMER
 - TEL TELEPHONE PEDESTAL
 - TV CABLE TV PEDESTAL
 - WM WATER METER
 - CD CLEAN OUT
 - MBL MINIMUM BUILDING LINE
 - SSMH SANITARY SEWER MANHOLE
 - WV WATER VALVE
 - FH FIRE HYDRANT

N/F BEAUFORT MINING, LLC
D.B. 1626 PG. 352
NCPIN 730704920139000

N/F CEDRIC BEACHEM
D.B. 1758 PG. 305
NCPIN 731703005601000

N/F PAMELA KELLY
D.B. 470 PG. 265
M.B. 21 PG. 11
NCPIN 731703007898000

N/F HENRY PETERSON
D.B. 1643 PG. 373
M.B. 21 PG. 11
NCPIN 731703015154000

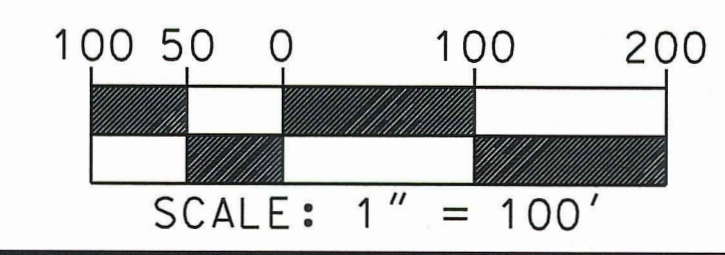
N/F PAMELA KELLY
D.B. 470 PG. 265
M.B. 21 PG. 11
NCPIN 731703007898000

N/F ELAINE JUSTICE
D.B. 1441 PG. 63
NCPIN 731703113403000

N/F JOHNNY SOKOLOSKY
D.B. 837 PG. 410
NCPIN 731703111354000

N/F ADRIENNE GILLIKIN
D.B. 409 PG. 457
NCPIN 73170311129000

N/F ADRIENNE GILLIKIN
D.B. 1506 PG. 69
NCPIN 731703110094000



PROJECT No. PM100-20

REVISIONS:

No.	BY	DATE	DESCRIPTION

REFERENCES:
OWNER: N/F CARTERET COUNTY
D.B. 1829 PG. 237
NCPIN 731703016821000
ADDRESS: 2303 HWY 70 BEAUFORT

BOUNDARY FOR SATELLITE ANNEXATION INTO TOWN OF BEAUFORT

2303 HIGHWAY 70 BEAUFORT

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: CARTERET COUNTY
C/O SHARON GRIFFIN

ADDRESS: 302 COURT HOUSE SQUARE
BEAUFORT, NC 28516

PHONE: 252-728-8485

THE CULLIPHER GROUP, P.A. C-4482
ENGINEERING & SURVEYING SERVICES

151-A NC HIGHWAY 24
MORRHEAD CITY, NC 28657
(252) 778-0080

E. GLENN CORBETT, P.L.S.

SURVEYED: TH 03/26/25
DRAWN: EGC
APPROVED: EGC
DATE: 03/26/25
SCALE: 1" = 100'

Beaufort Annexation Application
List of Adjoining Property Owners to 2303 Highway 70 Beaufort
PIN: 731703016821000

Directly Adjacent:

Pearce, Thomas Matthew ETUX
103 Cedar Avenue

Lewis, Jennie Lynne
105 Cedar Avenue

Fulton, Charles III ETUX Katie
107 Cedar Avenue

Metz, Hillary Etal Thompson TR
109 Cedar Avenue

Struyk, Russell B, ETUX Shelli
111 Cedar Avenue

Hewitt, Dortha Gillikin
113 Cedar Avenue

Taylor, George A ETUX Maria
115 Cedar Avenue

Morton, Dereck ETUX Tiffany
117 Cedar Avenue

Nelson, Curtis G. ETUX Linda
119 Cedar Avenue

Stallings, Carrie D
121 Cedar Avenue

Beaufort Cove, LLC
3301 Benson Drive, Ste. 103
Raleigh, NC 27603

The North River Club Owners Association, Inc.
7578 Caratoke Highway
Jarvisburg, NC 27947

Beaufort Mining, LLC
3301 Benson Drive, Ste. 103
Raleigh, NC 27603

Beachem, Cedric D Trustee
2181 Live Oak Street

Kelly, Pamela Ann Smith
153 Kelly Drive

Peterson, Henry W Jr, ETUX Lisa
167 Kelly Drive

Gillikin, Adrienne Wade Trustee
2255 Highway 70 Beaufort

Gillikin, Adrienne Wade Trustee
2263 Highway 70 Beaufort

Sokolosky, Johnny Etux Traci
2275 Highway 70 Beaufort

Justice, Elaine Sokolosky
2291 Highway 70 Beaufort

Beachem, Cedric D Trustee
2181 Live Oak Street

ACROSS the Road (Hwy 70)

Gleason, Gregory C Etal Reisz
101 Olga Rd.

Kosmidis, Georgios
2326 Highway 70 Beaufort
2328 Highway 70 Beaufort

Beacham, Mildred M L/T
2322 Highway 70 Beaufort

Garner, Dianne S Etvir Eugene
2308 Highway 70 Beaufort

Becker, Mary Margaret
2306 Highway 70 Beaufort

Raspatello, Steven A Etux Tracy
2300 Highway 70 Beaufort

Lewis, Curtis W Etux J. Green
2286 Highway 70 Beaufort



1.

FILE # 1829237

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
June 13, 2024 12:47 PM
MARY DEED 6 P
FEE: \$28.00
NC REVENUE STAMP: \$4,000.00
FILE # 1829237

✓ Rt. Wheatly

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4000.00

Parcel Identifier No. 731703016821000 Verified by Carteret County on the _____ day of _____, 2024.

By: _____

Mail/Box to: Wheatly Law Group, PA, 710 Cedar Street, Beaufort, NC 28516

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

Brief description for the Index: 2303 HWY 70

THIS DEED made this 4 day of June, 2024, by and between

GRANTOR

GRANTEE

James Judson Piner and wife, Gina Kathleen Piner
3209 CR 919
Burleson, TX 76028

And

Bradford Hancock Piner and wife, Donna Jean Piner
1915 Front Street
Beaufort, NC 28516

And

Margaret Piner Risser, widow
118 Moore Street
Beaufort, NC 28516

Each having a 1/3 Undivided Interest

The County of Carteret
A Body Politic
210 Turner Street
Beaufort, NC 28516

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

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain

6

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

SEE ATTACHED EXHIBIT "A"

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1607, Page 324, Carteret County Registry.

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

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

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

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

Signature Pages to Follow

James Judson Piner (SEAL)
James Judson Piner

Gina Kathleen Piner (SEAL)
Gina Kathleen Piner

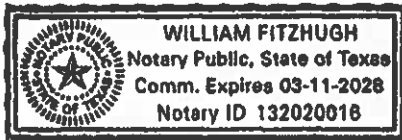
State of Texas
County of TARRANT

I, the undersigned Notary Public of the County and State aforesaid, certify that James Judson Piner and Gina Kathleen Piner personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 04 day of JUNE, 2024.

My Commission Expires:
03-11-2028
(Affix Seal)

William Fitzhugh
Notary Public



Bradford Hancock Piner (SEAL)
Bradford Hancock Piner

Donna Jean Piner (SEAL)
Donna Jean Piner

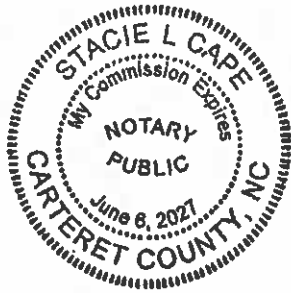
State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Bradford Hancock Piner and Donna Jean Piner personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 10 day of June, 2024.

My Commission Expires:
June 6, 2027
(Affix Seal)

Stacie L. Cape
Notary Public



Margaret Piner Risser (SEAL)
Margaret Piner Risser

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Margaret Piner Risser personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7 day of June, 2024.

My Commission Expires:
June 6, 2027
(Affix Seal)

Stacie L. Cape
Notary Public

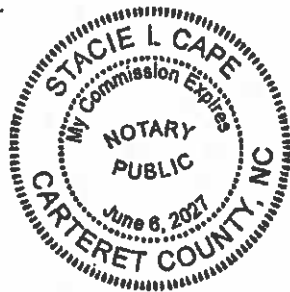


EXHIBIT A

Parcel Number: 731703016821000

Lying and being in Beaufort Township, Carteret County, North Carolina and being more particularly described as follows:

Beginning at an iron stake in the western right of way of U.S. Highway 70, the Old Jessie Wade Tracts northeast corner and runs thence with the Wade line N 69-00 W, 306 feet to an iron stake; thence continuing with the Wade tract S 20-15 W, 566 feet to an iron stake in the Thomas Gooding and Cedric Beechman line N 55-00 W, 262 feet to an iron stake; thence continuing with the Beechman line N 60-30 W, 666 feet to an iron stake; thence continuing with the Beechman line N 26-30 W 1647 feet to an iron stake, D. T. Lewis' corner; thence with the Lewis line S 66-00 E, 2,378 feet to an iron stake in the western right of way of U. S. Highway 70; thence with the western right of way of U.S. No. 70 S 16-00 W, 588 feet to the Beginning. Containing 41.8 acres according to a map entitled "Elbert Dudley Land" by J. G. Hassell, Registered Land Surveyor, dated January 1958.

Project Synopsis

Project Title: Carteret County Public Safety Center
Location: 2303 Highway 70, Beaufort, NC
Owner: Carteret County
Lead Agencies: County Manager’s Office, Carteret County Sheriff’s Office
Estimated Timeline: Planning Phase (2025); Construction TBD

Project Overview

Carteret County is in the early planning stages for the development of a new Public Safety Center to modernize outdated facilities, alleviate severe overcrowding at the current detention center, and consolidate critical services. The proposed state-of-the-art center will house the Sheriff’s Office, narcotics/property crimes units, a detention facility, and potentially a 911 communications center and Emergency Operations Center (EOC). The project aims to improve operational efficiency, reduce taxpayer costs (currently spent on out-of-county inmate housing), and enhance community safety through advanced security measures.



Conceptual rendering: Design services are pending.

Key Objectives

- Replace aging, overcrowded facilities with a modern, integrated complex.
- Centralize public safety operations to improve coordination and cost efficiency.

- Comply with state jail standards and incorporate cutting-edge security technology.
- Reduce the cost of housing inmates in out-of-county facilities.
- Minimize community impact through thoughtful design and environmental safeguards.
- Explore the feasibility of including other County departments and services for public convenience.
- Preserve Beaufort's County Seat and enable efficient inmate transport (Proximity to Historic Courthouse)

Scope of Work

- Site Development: 40-acre property near Highway 70, annexed into Beaufort for sewer access.
- Facilities: Detention center, Sheriff's Office, support units, and potential auxiliary services.
- Security Features: Implementation of multi-layered access controls, advanced surveillance, inmate management protocols, and full-body scanners in the detention facility.
- Environmental & Community Mitigation: Stormwater management, traffic studies, noise reduction.

Project Justification

The current public safety facilities in Carteret County are decades old and significantly overcrowded, especially the detention facility. This overcrowding leads to operational inefficiencies, increased costs for housing inmates out of county, and challenges in complying with state jail regulations. A new complex is needed to address these long-standing issues and ensure the safety and security of residents and staff.

Budget

The financial implications of this project are currently under review through a feasibility study. A key anticipated benefit is the elimination of the substantial annual expenditure of approximately \$225,000 (average over the past 15 years) for housing inmates outside of Carteret County.

Challenges & Considerations

- Site Feasibility: Ongoing studies to evaluate environmental, zoning, and infrastructure needs.
- Community Engagement: Public concerns about location and safety; transparency prioritized.

- Regulatory Compliance: Annexation, permitting, and adherence to state/federal guidelines.

Current Status

- June 2024 – Property acquisition completed.
- January – March 2025: RFQ issued for architect/engineer team to conduct site studies and conceptual design.
- April 2025 – Resolution for Annexation
- May 2025 – Town of Beaufort Findings
- June 2025 – Public Hearing – Town of Beaufort
- Next Steps – Public information sessions, feasibility review, and design approvals.

Stakeholders

- Carteret County Board of Commissioners
- Carteret County Manager’s Office
- Sheriff’s Office & Emergency Services
- Town of Beaufort (annexation/sewer coordination)
- Community residents & advocacy groups
- Architect/Engineer Team (TBD)
- Regulatory Agencies

Contact Information: Carteret County Manager’s Office, 252-728-8450, www.carteretcountync.gov.



CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Beaufort of Carteret County, North Carolina:

I, Elizabeth Lewis, Town of Beaufort Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a) The petition for Voluntary Annexation of 2303 Highway 70 Beaufort, 41.08 acres, contains an adequate boundary of requested area to be annexed, via the survey map.
- b) The area described in the petition is contiguous to the Town of Beaufort primary corporate limits, as defined by G.S. 160A- 31.
- c) The petition is signed by the owner of the referenced parcel above and includes the addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Beaufort of Carteret County, this ____ day of _____ 2025.

(SEAL)

Elizabeth Lewis
Town Clerk



Town of Beaufort, NC

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

**Beaufort Board of Commissioners Regular Meeting
6:00 PM Monday, May 12, 2025 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Old Business
SUBJECT: Draft UDO Vision Statement Revisions

BRIEF SUMMARY:

Staff will present proposed revisions to the draft version of the Vision Statement for the Unified Development Ordinance (UDO)

REQUESTED ACTION:

Presentation of vision statement revisions
Discussion and direction

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner
Planner

BUDGET AMENDMENT REQUIRED:

N/A



Charleston, SC | Kansas City, MO
Post Office Box 20954 | Charleston, SC 29413
(843) 937-0201 | planningandlaw.com

Memorandum

To: Town of Beaufort Board of Commissioners
From: Tyson Smith, AICP, and Kelly Cousino, AICP
CC: UDO Steering Committee
Date: April 30, 2025
Subj: UDO Vision, Principles, & Goals

Background

As you consider proposed changes to the UDO Vision, Principles, & Goals, we wanted to offer a little context since we cannot attend your upcoming meeting. We advise our clients at this stage of the process to distinguish the community’s vision from the eventual step of deciding to support or reject a particular regulatory approach. A good rule of thumb is that the UDO Vision, Principles, & Goals should be broad enough to encompass consensus that the CAMA Plan (and other plans) has established and not so specific as to foreclose a particular regulatory approach, so long as it’s consistent with the plan’s vision.

For example, if the Board feels today that, without having seen regulatory options in writing yet, it wants to preclude a certain regulatory approach via its UDO Vision, Principles, & Goals, it may elect to do so because there is no reason to set out on a course the Board knows isn’t tenable. However, we would recommend taking care not to articulate the vision, a principle, or a goal in such a way as to preclude a regulatory approach that may prove workable/effective once it is laid out on paper.

We know there will eventually be differing views on the regulatory approach, and the BOC will have to decide which paths to take. The UDO Vision, Principles, & Goals, on the other hand, reflect the starting point of agreement which—while general (and therefore agreeable)—is important to establish as a leaping off point in a project of this scope and duration.

With these ideas in mind, we want to lay out the options before you for finalizing the vision, principles, and goals for the UDO.

History

Since we last met with the Board of Commissioners on March 10, 2025, we revised the UDO Vision, Principles, & Goals to incorporate the BOC's input as well as input from the UDO Steering Committee, also on the 10th. This revised draft, dated March 28, was provided to the BOC on April 3 and subsequently posted on the UDO project website.

A little later, Commissioner and Steering Committee member LoPiccolo provided further revisions to the 12 goals and staff also received further input from Commissioner Spiegler expressing concern with the proposed revision to Goal #6 specifically (related to infrastructure and the non-intensification zone), as well as input from Commissioner Oliver suggesting the BOC should review the proposed revisions before a final vision statement was settled on.

The UDO Steering Committee discussed Commissioner LoPiccolo's proposed revisions at its meeting on April 16 including, in particular, Goal #6. Ultimately, the Steering Committee suggested revising Goals #1 and #2 as proposed by Commissioner LoPiccolo and developed an alternate version of Goal #6 (see below).

Alternatives for UDO Goal #6

Original: Locating new infrastructure and expansion of existing infrastructure outside of floodplain areas and the NIZ.

Proposed Revision A¹: Limit the construction of new utility and street infrastructure and expansion of existing infrastructure inside the NIZ, except where allowed through approved methods of mitigation.

Proposed Revision B²: Limit the construction of new utility and street infrastructure and expansion of existing infrastructure inside the NIZ, except where allowed through approved methods of mitigation and with required adherence to a vulnerability assessment for critical assets and economic impact.

Proposed Revision C³: Strategically manage new utility and street infrastructure development within the NIZ, allowing for expansion where appropriate through balanced, approved mitigation measures that support long-term community goals.

Proposed Revision D⁴: Focus growth, new infrastructure, and expansion of existing infrastructure outside of the Non-Intensification Zone.

¹ Proposed revision from 03-28-25 version.

² Revision proposed by Commissioner Spiegler.

³ Revision proposed by Commissioner LoPiccolo.

⁴ Proposed revision developed by the UDO Steering Committee at its April 16 meeting.

Requested Action

In order to finalize the UDO Vision, Principles, & Goals, we ask the BOC to provide direction on the following questions:

1. Should Goal #1 be revised as proposed in the April 29 version (Attachment 3)?
2. Should Goal #2 be revised as proposed in the April 29 version (Attachment 3)?
3. Which iteration of [Goal #6](#) should the document include—the original, Proposed Revision A, Proposed Revision B, Proposed Revision C, or Proposed Revision D?

Attachments

1. UDO Vision, Principles, & Goals 03-28-25 version (redlined)—Reflects changes from the 02-24-25 version; changes made pursuant to input from the UDO Steering Committee and the BOC on March 10.
2. Commissioner LoPiccolo's proposed revisions
3. UDO Vision, Principles, & Goals 04-29-25 version (redlined)—Reflects two revisions to the 03-28-25 version recommended by the UDO Steering Committee.

UDO Vision, Principles, & Goals

Revised Draft | March 28, 2025



Vision for Growth

~~A future that reflects the history and potential of Beaufort’s neighborhoods, natural resources, and its people.~~ A future of thoughtful, sustainable growth that honors the history and potential of Beaufort’s neighborhoods while preserving its thriving natural resources and celebrating its strong community.

Principles Guiding the Development of the UDO

1. The UDO is ~~C~~consistent with the 2023 Town of Beaufort Comprehensive and CAMA Land Use Plan and other adopted Town plans.
2. The UDO ~~Effectuating~~implements relevant aspects of the CAMA Plan’s ~~&eight~~ Community Goals and the Character Areas drawn on the Future Land Use Map.
3. Outreach and opportunities ~~for input~~ are inclusive of all community members, businesses, and industries, including members of the development community.
4. Development of ~~New and revised standards that~~regulations recognize and give equal measure to all communities and areas within the Town’s jurisdiction.
5. Discussions and opportunities for participation reflect minority representation consistent with the Town’s demographics.
6. Standards and regulations ~~are~~ consistent with the Town’s authority under North Carolina law.
7. Policy options and standards generate community support and balance multiple aspects relevant to each subject area.
8. The development of new and revised standards considers their potential economic impact.
9. ~~A~~The format of ~~within~~ the final, adopted UDO ~~that~~ is readily accessible to all users, including in hardcopy form as well as online.

Goals of the Town’s New Unified Development Ordinance

- 1. ~~Alignment of~~ future growth ~~and services with the carrying capacity of~~ ~~with the availability of~~ the ~~built and natural~~ infrastructure ~~with the carrying capacity necessary~~ to serve ~~it~~them.
- 2. Increased ~~housing~~ options attainable to those living and working in Beaufort, in particular year-round residents.
- 3. ~~Protection of~~ the character of residential neighborhoods by ~~limiting~~regulating short-term rentals and allowing only limited ~~and types of~~ compatible non-residential uses.

- ~~4. Ensuring quality~~ development and redevelopment of commercial and mixed-use areas ~~in all areas of the Town is context-appropriate.~~
- ~~5. Facilitating~~ ~~Encourage~~ growth and building design that reduces impacts on natural resources and habitats, including forests, streams, wetlands, ~~and~~ marshes, rivers, and creeks.
- ~~6. Locating~~ ~~Limit the construction of~~ new ~~utility and street~~ infrastructure and expansion of existing infrastructure ~~outside of~~ ~~inside floodplain areas and~~ the Non-Intensification Zone, ~~except where allowed through approved methods of mitigation.~~
- ~~7. Including~~ building standards and locations that ~~will~~ mitigate damage and facilitate recovery from storms.
- ~~8. Recognition of~~ the ~~effect of sea level rise, as measured by NOAA, and weather events, such as hurricanes, on~~ ~~changing~~ shorelines ~~that are predicted over time due to sea level rise and other impact areas.~~
- ~~9. Protection of~~ the historic and cultural fabric of the Town including, but not limited to, the historic downtown neighborhoods and vulnerable communities.
- ~~10. Establish~~ ~~A~~ administrative processes that are as efficient as possible for those using the UDO, ~~including homeowners and small and local businesses,~~ while also achieving important Town objectives and its Vision.
- 11. ~~Utilize~~ ~~Z~~ zoning and subdivision techniques that encourage ~~higher density in appropriate areas, discourage development in vulnerable areas, efficient development patterns and modes of transportation~~ directed ~~growth~~ to areas with existing infrastructure or areas in which existing infrastructure can be ~~readily~~ ~~feasibly~~ and economically expanded.
- ~~12. Encourage connectivity of pedestrian routes, bicycle routes, and community open space and recreation areas.~~

~~Principles Guiding the Development of the UDO~~

- ~~Consistency with the Comprehensive and CAMA Land Use Plan and other adopted Town plans.~~
- ~~Effectuating relevant aspects of the CAMA Plan's 8 Community Goals and the Character Areas drawn on the Future Land Use Map.~~
- ~~Outreach and opportunities are inclusive of all community members, businesses, and industries, including members of the development community.~~
- ~~Development of standards that recognize and give equal measure to all communities and areas within the Town's jurisdiction.~~
- ~~Discussions and opportunities for participation reflect minority representation consistent with the Town's demographics.~~
- ~~Standards and regulations consistent with the Town's authority under North Carolina law.~~
- ~~Policy options and standards generate community support and balance multiple aspects relevant to each subject area.~~
- ~~A format within the final, adopted UDO that is readily accessible to all users including in hardcopy form as well as online.~~

UDO Goals – Proposed Revisions by Commissioner LoPiccolo (04-10-25)

1. Align future growth and public services with the capacity of existing and planned infrastructure, both built and natural, to support a thriving and resilient community.
2. Expand the availability and diversity of housing options that are attainable for those who live and work in Beaufort, with a focus on supporting year-round residents and the local workforce.
3. Maintain the character of residential neighborhoods while thoughtfully integrating compatible short-term rentals and low-impact non-residential uses that support neighborhood vitality.
4. Promote context-sensitive development and redevelopment in commercial and mixed-use areas that enhance community identity and local economic activity.
5. Support development and building practices that responsibly minimize environmental impact and help preserve the community’s natural assets, including forests, wetlands, waterways, and habitats.
6. Strategically manage new infrastructure development within the Non-Intensification Zone, allowing for expansion where appropriate through balanced, approved mitigation measures that support long-term community goals.
7. Encourage resilient building practices and locations that reduce risk and facilitate rapid recovery from storms and other extreme weather events.
8. Acknowledge and plan for the evolving impacts of sea level rise and severe weather, utilizing best-available science and data from sources such as NOAA to guide responsible development.
9. Strengthen and celebrate the historic and cultural identity of Beaufort by protecting legacy neighborhoods and supporting preservation efforts, particularly in historically significant and vulnerable areas.
10. Create clear, efficient, and user-friendly administrative processes that facilitate responsible development, support community goals, and align with the Town’s vision.
11. Apply zoning and subdivision strategies that direct growth toward areas with existing infrastructure or those where expansion is feasible and cost-effective, while discouraging development in high-risk or environmentally sensitive locations.
12. Promote a well-connected community through the thoughtful design of pedestrian and bicycle networks, along with open spaces and recreational areas that foster healthy and active lifestyles.

UDO Vision, Principles, & Goals

Revised Draft | April 29, 2025



Vision for Growth

A future of thoughtful, sustainable growth that honors the history and potential of Beaufort’s neighborhoods while preserving its thriving natural resources and celebrating its strong community.

Principles Guiding Development of the UDO

1. The UDO is consistent with the 2023 Town of Beaufort *Comprehensive and CAMA Land Use Plan* and other adopted Town plans.
2. The UDO implements relevant aspects of the *CAMA Plan’s* eight Community Goals and the Character Areas drawn on the Future Land Use Map.
3. Outreach and opportunities for input are inclusive of all community members, businesses, and industries, including members of the development community.
4. New and revised regulations recognize and give equal measure to all communities and areas within the Town’s jurisdiction.
5. Discussions and opportunities for participation reflect minority representation consistent with the Town’s demographics.
6. Standards and regulations are consistent with the Town’s authority under North Carolina law.
7. Policy options and standards generate community support and balance multiple aspects relevant to each subject area.
8. The development of new and revised standards considers their potential economic impact.
9. The format of the final, adopted UDO is readily accessible to all users in hardcopy form as well as online.

Goals of the Town's New Unified Development Ordinance

1. ~~Align future growth and services with the carrying capacity of the built and natural infrastructure necessary to serve them.~~ Align future growth and public services with the capacity of existing and planned infrastructure, both built and natural, to support a thriving and resilient community.
2. ~~Increase housing options attainable to those living and working in Beaufort, in particular year-round residents.~~ Expand the availability and diversity of housing options that are attainable for those who live and work in Beaufort, with a focus on supporting year-round residents and the local workforce.
3. Protect the character of residential neighborhoods by regulating short-term rentals and allowing only limited types of compatible non-residential uses.
4. Ensure development and redevelopment of commercial and mixed-use areas is context-appropriate.
5. Encourage growth and building design that reduces impacts on natural resources and habitats, including forests, streams, wetlands, marshes, rivers, and creeks.
6. Limit the construction of new utility and street infrastructure and expansion of existing infrastructure inside the Non-Intensification Zone, except where allowed through approved methods of mitigation.
7. Include building standards and locations that mitigate damage and facilitate recovery from storms.
8. Recognize the effect of sea level rise, as measured by NOAA, and weather events, such as hurricanes, on shorelines and other impact areas.
9. Protect the historic and cultural fabric of the Town including, but not limited to, the historic downtown neighborhoods and vulnerable communities.
10. Establish administrative processes that are as efficient as possible for those using the UDO, while also achieving important Town objectives and its Vision.
11. Utilize zoning and subdivision techniques that encourage higher density in appropriate areas, discourage development in vulnerable areas, and direct growth to areas with existing infrastructure or areas in which existing infrastructure can be feasibly and economically expanded.
12. Encourage connectivity of pedestrian routes, bicycle routes, and community open space and recreation areas.



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

Board of Commissioners
Regular Meeting
6:00 PM – Monday, May 12, 2025
Train Depot, 614 Broad Street
Beaufort, NC 28516

AGENDA CATEGORY: Old Business
SUBJECT: FY 25 Budget Amendment #4

BRIEF SUMMARY:

FY 25 Budget Amendment #4

The budget amendment requests an overall decrease of \$413,176 in General Fund as follows:

Revenues

- Intergovernmental (\$518,430) – decrease -RAISE grant not received
- Sales and Service \$56,000 – increase in sale of surplus property
- Other Revenue \$49,254- increase donation received for Christmas decorations

Expenditures

- Fire Department \$56,000 – increase vehicle maintenance
- Non-Departmental (\$469,176) – decrease grant match (\$518,430), increase WBD projects \$49,254.

This budget amendment requests a decrease in the Stormwater Fund of (\$294,815). These funds were for the LASII grant for Professional Park-Meeting Street and they were recorded in the project fund.

REQUESTED ACTION:

Approve FY 25 Budget Amendment #4

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED: Yes



**TOWN OF BEAUFORT
FY 2025 BUDGET AMENDMENT #4**

WHEREAS, the Town of Beaufort adopted its Fiscal Year 2025 Budget through Ordinance on June 10, 2024, and

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

BE IT THEREFORE ORDAINED that the Board of Commissioners amends the Fiscal Year 2025 Budget as follows:

SECTION I: GENERAL FUND

The budget amendment requests an overall decrease of \$413,176 in General Fund as follows:

Revenues

- Intergovernmental (\$518,430) – decrease -RAISE grant not received
- Sales and Service \$56,000 – increase in sale of surplus property
- Other Revenue \$49,254- increase donation received for Christmas decorations

Expenditures

- Fire Department \$56,000 – increase vehicle maintenance
- Non-Departmental (\$469,176) – decrease grant match (\$518,430), increase WBD projects \$49,254.

A. REVENUE

<u>INCREASE/(DECREASE)</u>	
INTERGOVERNMENTAL.....	(\$518,430)
SALES AND SERVICE.....	\$ 56,000
OTHER REVENUE.....	\$ 49,254
TOTAL DECREASE.....	(\$413,176)

B. EXPENDITURES AUTHORIZED BY DEPARTMENT

<u>INCREASE/(DECREASE)</u>	
NON-DEPARTMENTAL.....	(\$469,176)
FIRE.....	\$ 56,000
TOTAL DECREASE.....	(\$413,176)



SECTION III: STORMWATER FUND

This budget amendment requests a decrease in the Stormwater Fund of (\$294,815). These funds were for the LASII grant for Professional Park-Meeting Street and they were recorded in the project fund.

A. REVENUE

DECREASE

INTERGOVERNMENTAL..... (\$294,815)
TOTAL DECREASE..... (\$294,815)

B. EXPENDITURES AUTHORIZED BY DEPARTMENT

DECREASE

STORMWATER..... (\$294,815)
TOTAL DECREASE..... (\$294,815)

SECTION VI: DISTRIBUTION

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

Adopted this 12th day of May, 2025.

ATTEST:

Elizabeth Lewis
Town Clerk

Sharon E. Harker
Mayor



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, May 12, 2025**

AGENDA CATEGORY: Old Business

SUBJECT: Beaufort Waterfront Operations and Finance Committee Update

SUMMARY:

Commissioner Spiegler and Commissioner Gillikin will provide an update from the Beaufort Waterfront Operations and Finance Committee.

Meeting dates and other information related to the committee can be found on the Town’s website: <https://www.beaufortnc.org/boardofcommissioners/page/beaufort-waterfront-operations-finance-committee>

SUBMITTED BY:

Elizabeth Lewis, Assistant Town Manager/Town Clerk



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

**Board of Commissioners
Work Session Meeting
6:00 PM – Monday, May 12, 2025
Train Depot, 614 Broad Street
Beaufort, NC 28516**

AGENDA CATEGORY: New Business
SUBJECT: Proposed FY 2026 Budget

BRIEF SUMMARY:

The Town Manager will present the proposed FY 2026 Budget.
These are the FY 2026 Budget Work Session dates.

- May 15, 2025, at 4:00 p.m.
- May 21, 2025, at 6:00 p.m.
- May 27, 2025, at 4:00 p.m. (if needed)

All meetings will take place at the Train Depot, 614 Broad Street.

REQUESTED ACTION:

No action is requested.

EXPECTED LENGTH OF PRESENTATION:

10 minutes

SUBMITTED BY:

Matt Zapp – Town Manager

BUDGET AMENDMENT REQUIRED: No



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 Board of Commissioners Regular Meeting
6:00 PM Monday, May 12, 2025 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Pamlico Sound Regional Hazard Mitigation Plan Adoption

BRIEF SUMMARY:

Staff will present the draft [Pamlico Sound Regional Hazard Mitigation Plan](#) for local adoption. This plan was developed in a joint and cooperative manner by members of a Hazard Mitigation Planning Committee (HMPC) which included representatives of County, City, and Town departments, federal and state agencies, citizens, and other stakeholders ([project website here](#)). This plan will ensure all jurisdictions in the Pamlico Sound Region remain eligible for federal disaster assistance including FEMA HMGP, PDM, and FMA programs. This is a regular 5-year update of the [2020 plan](#) and is consistent with Town’s other hazard mitigation and resilience guidance documents (Comprehensive and CAMA Land Use Plan, Resilient Beaufort, etc.).

REQUESTED ACTION:

Presentation of draft plan
Resolution Adopting the Pamlico Sound Regional Hazard Mitigation Plan

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner
Planner

BUDGET AMENDMENT REQUIRED:

N/A



**TOWN OF BEAUFORT RESOLUTION ADOPTING
THE PAMLICO SOUND REGIONAL HAZARD MITIGATION PLAN
RESOLUTION NO. 25-_____**

WHEREAS, the citizens and property within Beaufort, North Carolina are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, Beaufort desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and.

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the Beaufort has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

WHEREAS, it is the intent of the Board of Commissioners of Beaufort to fulfill this obligation in order that the Beaufort will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the Beaufort;

NOW, THEREFORE, be it resolved that the Board of Commissioners of Beaufort hereby:

1. Adopts the Pamlico Sound Regional Hazard Mitigation Plan, which can be found online at <https://pamlicosoundhmp.com/>.
2. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this 12th day of May 2025.

Sharon E. Harker, Mayor

Attest:

Elizabeth Lewis, Clerk

Certified by: _____ (SEAL)

Date: _____



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Regular Meeting
6:00 PM Monday, May 12, 2025 – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 25-02 –406 Live Oak Street Mixed-Use Site Plan

BRIEF SUMMARY:

The Commissioners are asked to approve or deny a proposed site plan for mixed-use redevelopment at 406 Live Oak Street.

At their April 21st meeting the Planning Board recommended approval for the approved site plan as well as the request from the applicant not to be required a loading/unloading zone (Section 13-J-5) and that they be allowed to use an alternative design for their landscape buffer (Section 19-C-4-b-iii). The Planning Board also recommended that the applicant select a different species of planting material as some were invasive species. A revised landscaping plan was submitted.

REQUESTED ACTION:

Presentation and discussion of site plan request
Decision by the Board of Commissioners to approve or deny the proposed site plan

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner
Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Mayor & Board of Commissioners
From: Michelle Eitner, Town Planner
Date: May 12, 2025
Case No. 25-02 Site Plan – Mixed-Use Redevelopment at 406 Live Oak Street

THE REQUEST: To recommend to the Board of Commissioners approval or denial of the proposed site plan for mixed-use redevelopment at 406 Live Oak Street.

INFORMATION:

Location: 406 Live Oak Street
Property Owner: Sound Shore Construction Inc (Vic Fasolino)
Zoning District: Cedar Street – Mixed Use (CS-MU)
Size: 0.24 acres / 10,560sf
Existing Land Use: Commercial (vacant)
Proposed Land Use: Mixed-Use (3 dwelling units above 3 commercial units)
Proposed Density: 12.59 units/acre (3 units ÷ 0.24 acres)
Adjoining Uses/Zoning: North: No Name Pizza (B1)
 West: Beaufort Café (CS-MU)
 East: Single-Family Residential (CS-MU)
 South: Physical Therapy Office (CS-MU), Residential-mixed (TR)
Utilities: Water and wastewater provided by Town (660gpd wastewater allocation for 3 apartments and 3 stores [no food] approved by Town Engineer on 4.9.25)

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.

ATTACHMENTS:

- Attachment A – Staff Report
- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Site Plans
- Attachment E – NCDOT Street and Driveway Access Permit

STAFF COMMENTS:

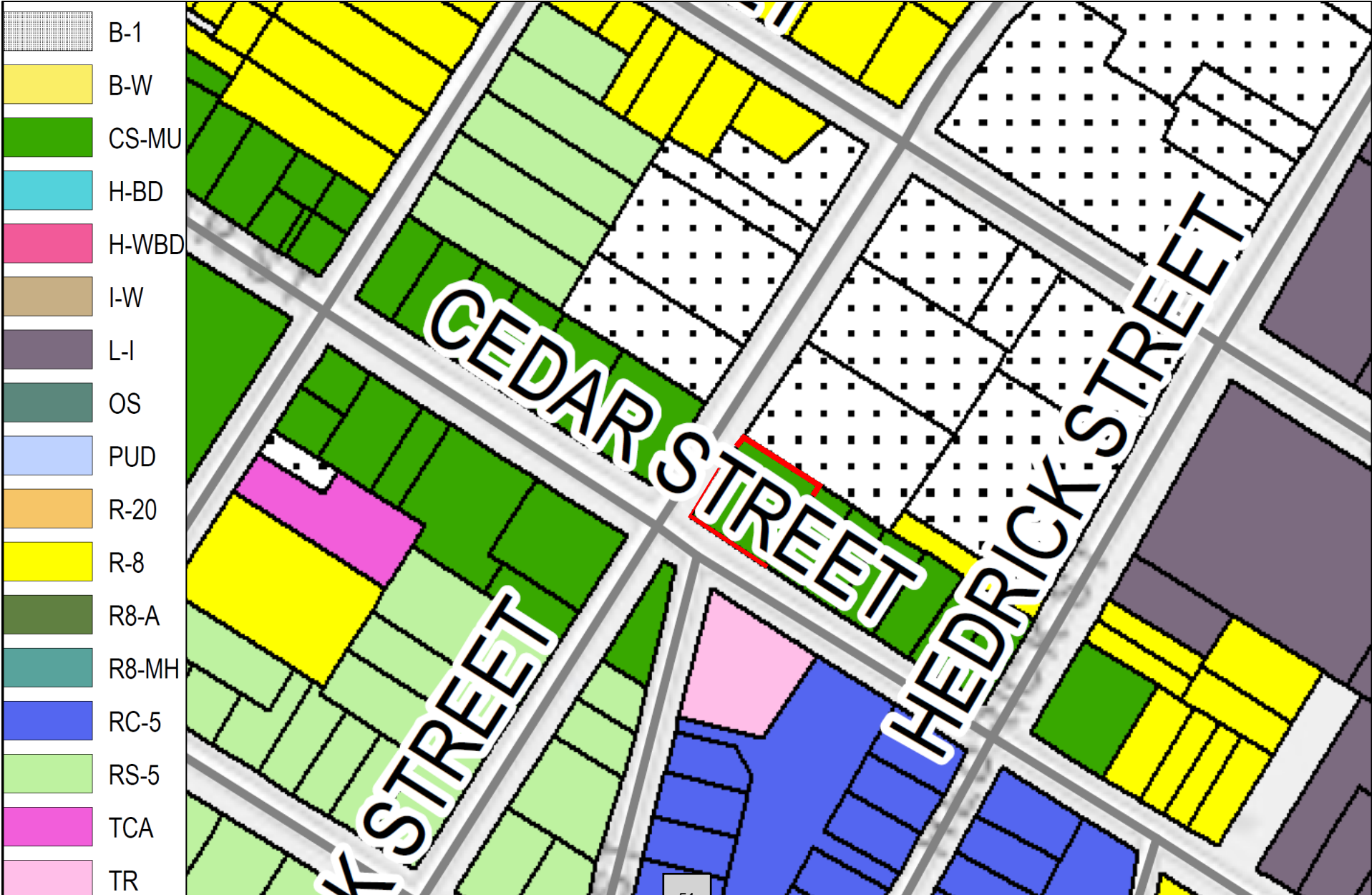
Vic Fasolino of Sound Shore Construction Inc, owner of 406 Live Oak Street, has applied for site plan review for a mixed-use development, including:

- Three 1080sf “commercial rental store” units on the ground floor
- Three ~1100sf rental apartments (one 1-bedroom unit, two 2-bedroom units) on the top floor
- Provided elevations and details show CSMU-compliant siding, window openings, roof, and signage
- On-site parking lot
 - One-way traffic circulation and signage as required by NCDOT for driveway permit
 - 9 parking spaces required and provided
 - Eight standard parking spaces
 - One handicap accessible space
 - No loading/unloading space is shown (LDO Section 13.J.5 alternate design requested)
- Landscaping/buffering
 - Type A opaque buffer required along east property line (LDO Section 19.C.4.b.iii alternate design requested)
 - Vehicle Accommodation Area landscaping for 4146sf
- LED Lighting above sign boards and in parking lot
- Six roll-out carts (3 trash, 3 recycling)
- Outdoor flex areas along Cedar Street
- New sidewalk along Cedar to meet existing sidewalk on Live Oak

The applicant revised the plans several times to meet LDO requirements prior to discussion with Technical Review Committee on April 1, 2025. Final plan revisions to meet TRC members’ requests for additional information were submitted on April 9th. All TRC members (Police, Fire, Engineering, Public Works, Public Utilities, Duke Energy, NCDOT) have agreed that the project meets their requirements and have no further comments. Planning staff agrees that the project meets the criteria required in the LDO.

At their April 21st meeting the Planning Board recommended approval for the approved site plan as well as the request from the applicant not to be required a loading/unloading zone (Section 13-J-5) and that they be allowed to use an alternative design for their landscape buffer (Section 19-C-4-b-iii). The Planning Board also recommended that the applicant select a different species of planting material as some were invasive species (Live Oaks on Live Oak Street and Cedars on Cedar Street).

Case 25-02 Attachment C – Zoning Map



IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURE AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.

PROPOSED SITE PLAN

406 LIVE OAK STREET- NEW BUILDING

Current Zone: CS-MU, PIN# 730618400335000,
Book 604, Page 219

Current Use: Commercial Retail Space, 336 Sq Ft

Proposed Use: Single Ownership, Mixed Use

3- Commercial Rental Store Spaces-1080 Sq Ft Each

3- Rental Apartments- Approx 1100 Sq ft Each

2- 2 Bedroom, 1- 1 Bedroom

6 Total units on 0.2383 Acres, 12.59 U./Ac.

Materials: Cement Board Siding, Painted,
Asphaltic Shingle Roof

Parking: CS-MU Requires 1.5 Parking Places per Unit,
9 Places Provided

Signage: 3 Sign Boards (Above Awnings, See S-1

Perspective), 18" x 14' each, 63 Sq Ft Total, Made of Wood
or Wood Substitute Material That Appears as Wood

Exterior Lighting: 9 - 900 Lumen LED Gooseneck Fixtures

Above Sign Boards (See S-1 Perspective), 4- 1100 Lumen LED

Floodlights, Eave Mounted, Rear of Building

Duke Energy Progress has no easements on this property.

Their building setback requirement from the secondary

distribution lines along the east side of Cedar St and the north

side of Live Oak St. (see S-2 Survey) is 15'. Proposed

setbacks are compliant.

Flood Plain- Property is not in a floodplain.

Accommodation Request- Alternate buffer and loading zone

loading zone variation requested under Sec. 19.C.4.b.iii

and Sec. 13.J.5

Applicant:

Sound Shore Construction

138 Gallants Point Rd.

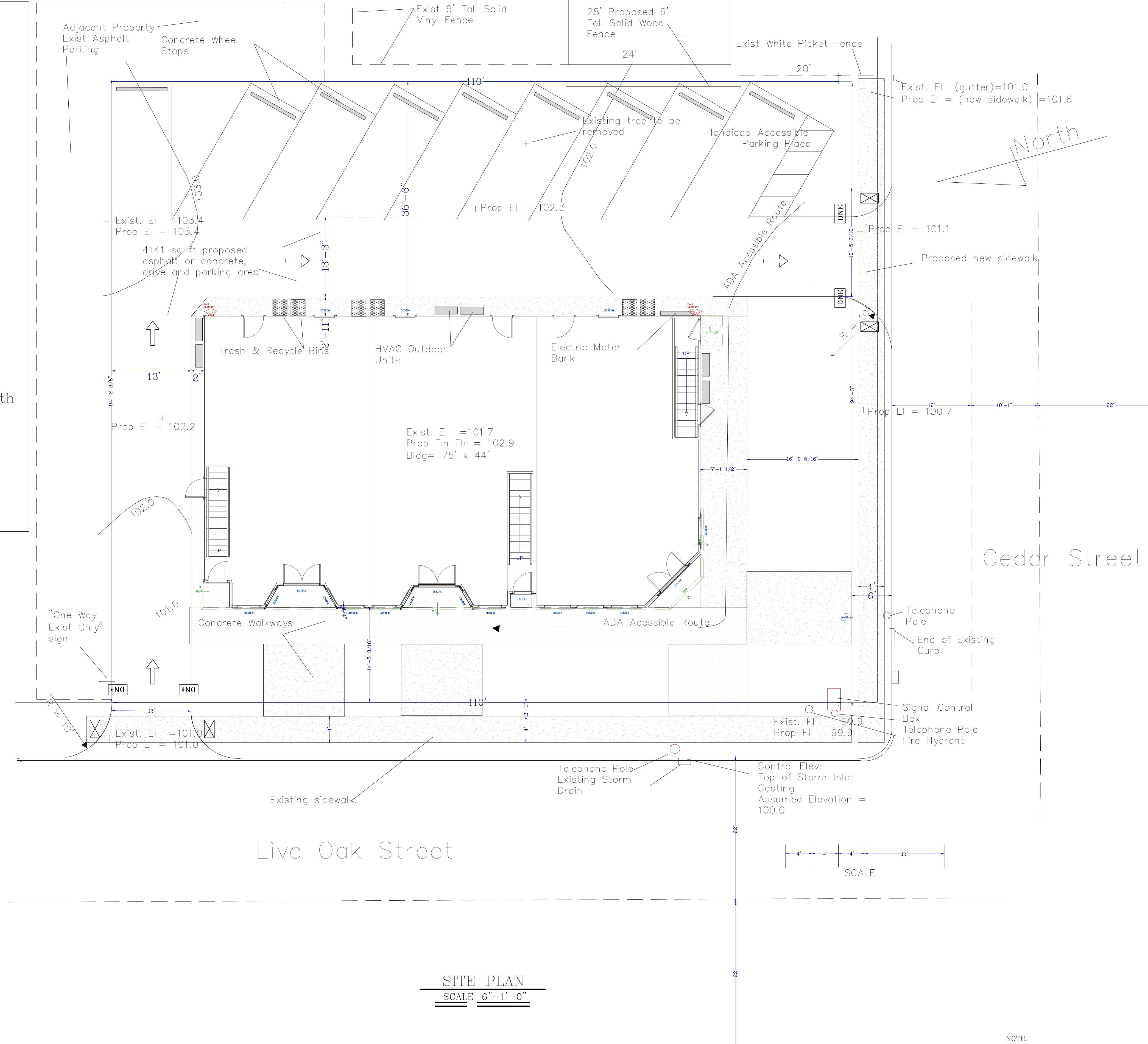
Beaufort, NC 28516

Traffic and Pedestrian Legend

"Do Not Enter" Sign

Directional Arrow Painted on Surface

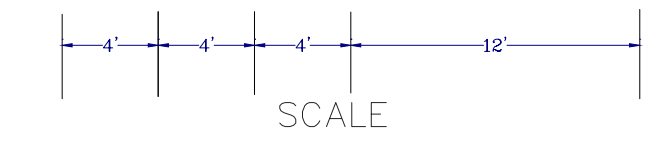
ADA Warning Mat. 24"x36"



Live Oak Street

Cedar Street

SITE PLAN
SCALE-6"=1'-0"



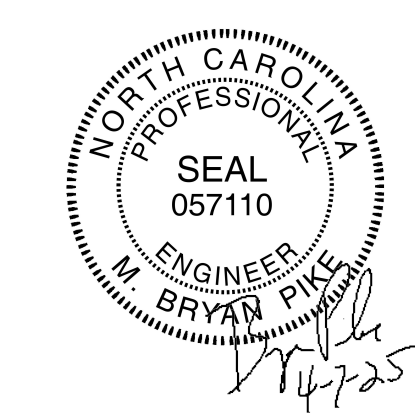
NOTE:
CONTRACTOR & BUILDER TO VERIFY
ALL DIMENSIONS AND STRUCTURAL
DETAILS.

DATE	MARK	DESCRIPTION
4/5/25		Updated Plan per Markups



PROJECT FOR:
406 Live Oak Street
Beaufort NC

Meridian Engineering, PLLC
105 W. CASWELL STREET
SUITE 202
KINSTON, N.C. 28501
Fax 1 - 252 - 522 - 2587
Firm License # P-2894



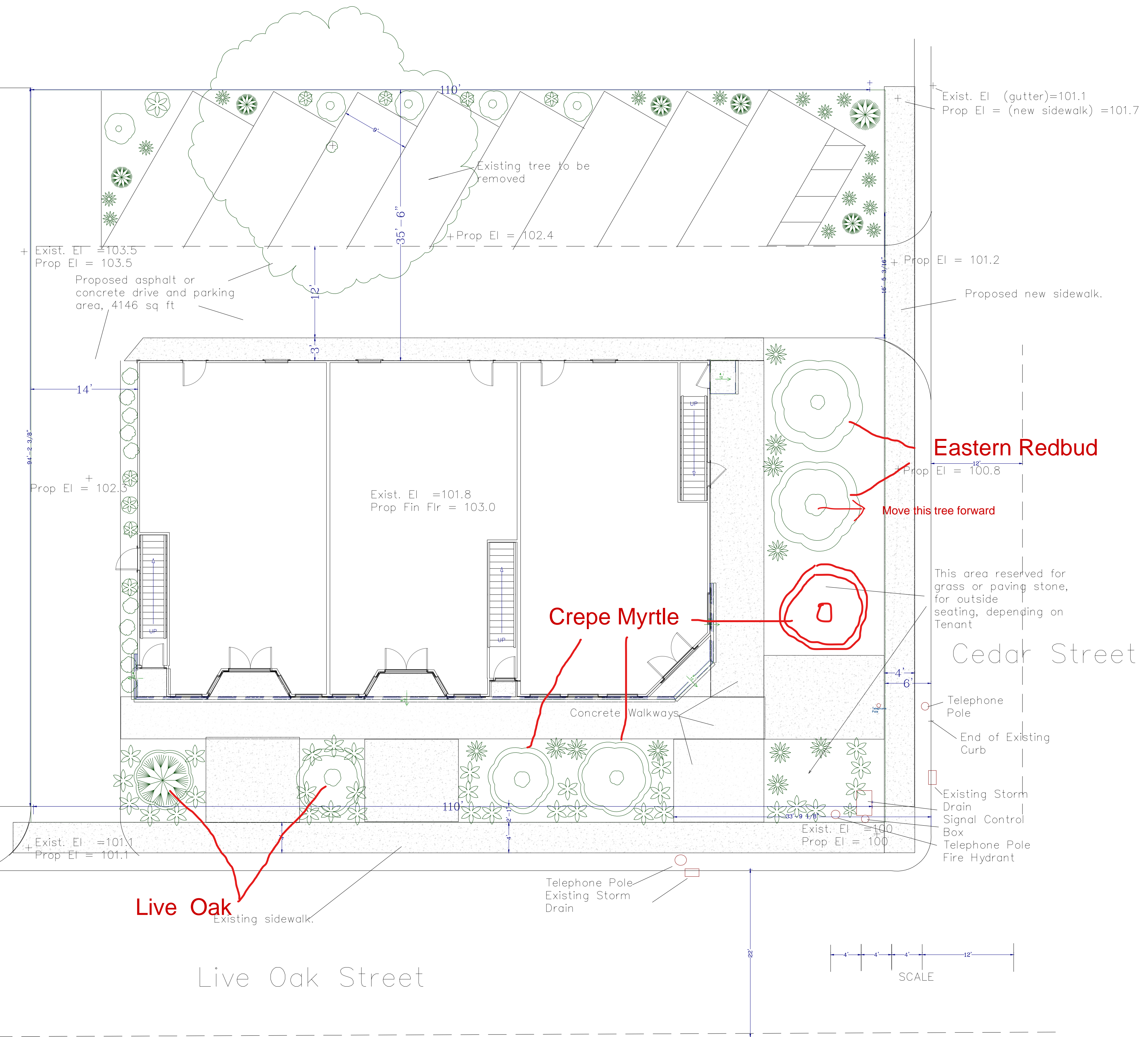
DRAWN BY	TEC	SCALE
FILE	---	AS NOTED
APPVD. BY	MBP	
DATE	1-16-25	
DRAWING NUMBER		
S3-1		
OF		
6		

Revised 4/30/25
Red Marks supersede Planting Schedule

Qty	Planting Schedule Species	Size
1	Ilex opaca - American Holly	2" DBH
5	Lagerstroemis Indica - Crape Myrtle	5'-7'
5	Mirica Cerifera - Wax Myrtle	3'-5'
26	Euonymus Fortunea - Lagustrum Golden	3 gal.
6	Euonymus Alatis - Burning Bush	3 gal.
10	Nadina Domestica - Nandina	2 gal.
9	Rosa Radrazz - Knockout Rose	3 gal.
33	Rosa Noare - Carpet Rose	1 gal
95	Total	

Vehicle Accomodation Area Calculations

VAA= 4146 sq ft
 Req'd landscape area (12%) = 497 sq ft
 Total developed impact area = 10,142 sq ft
 Impervious surface area = 8,496 sq ft
 ISR= 8,496/10,142= .84
 ISI= .70-.85 = "Moderately High"
 # Required Large Trees = .00025 x 4146 = 1
 # Required Large Shrubs = .008 x 4146 = 4
 # Required Small Shrubs = .012 x 4196 = 5



Live Oak Street

LANDSCAPE PLAN
SCALE - 6"=1'-0"

NOTE:
CONTRACTOR & BUILDER TO VERIFY ALL DIMENSIONS AND STRUCTURAL DETAILS.

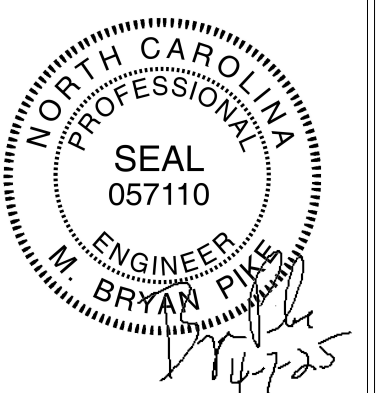
DATE	MARK	DESCRIPTION
4/5/25		Updated Plan per MR-Uls



PROJECT FOR:
406 Live Oak Street
Beaufort NC

Meridian Engineering, PLLC
105 W. CASWELL STREET
SUITE 202
KINSTON, N.C. 28501

Fax 1 - 252 - 522 - 2587
Firm License # P-2894



DRAWN BY	TEC	SCALE
FILE	MBP	AS NOTED
APPVD. BY	MBP	
DATE	1-16-25	
DRAWING NUMBER		
S1-1		
OF		
6		

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURE AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.

PROPOSED SITE PLAN

406 LIVE OAK STREET- NEW BUILDING

Current Zone: CS-MU, PIN# 730618400335000,
Book 604, Page 219

Current Use: Commercial Retail Space, 336 Sq Ft

Proposed Use: Single Ownership, Mixed Use

3- Commercial Rental Store Spaces-1080 Sq Ft Each

3- Rental Apartments- Approx 1100 Sq ft Each

2- 2 Bedroom, 1- 1 Bedroom

6 Total units on 0.2383 Acres, 12.59 U./Ac.

Materials: Cement Board Siding, Painted,
Asphaltic Shingle Roof

Parking: CS-MU Requires 1.5 Parking Places per Unit,
9 Places Provided

Signage: 3 Sign Boards (Above Awnnings, See S-1
Perspective), 18" x 14' each, 63 Sq Ft Total, Made of Wood
or Wood Substitute Material That Appears as Wood

Exterior Lighting: 9 - 900 Lumen LED Gooseneck Fixtures
Above Sign Boards (See S-1 Perspective), 4- 1100 Lumen LED
Floodlights, Eave Mounted, Rear of Building


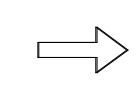
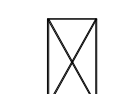
Duke Energy Progress has no easements on this property.
Their building setback requirement from the secondary
distribution lines along the east side of Cedar St and the north
side of Live Oak St. (see S-2 Survey) is 15'. Proposed
setbacks are compliant.

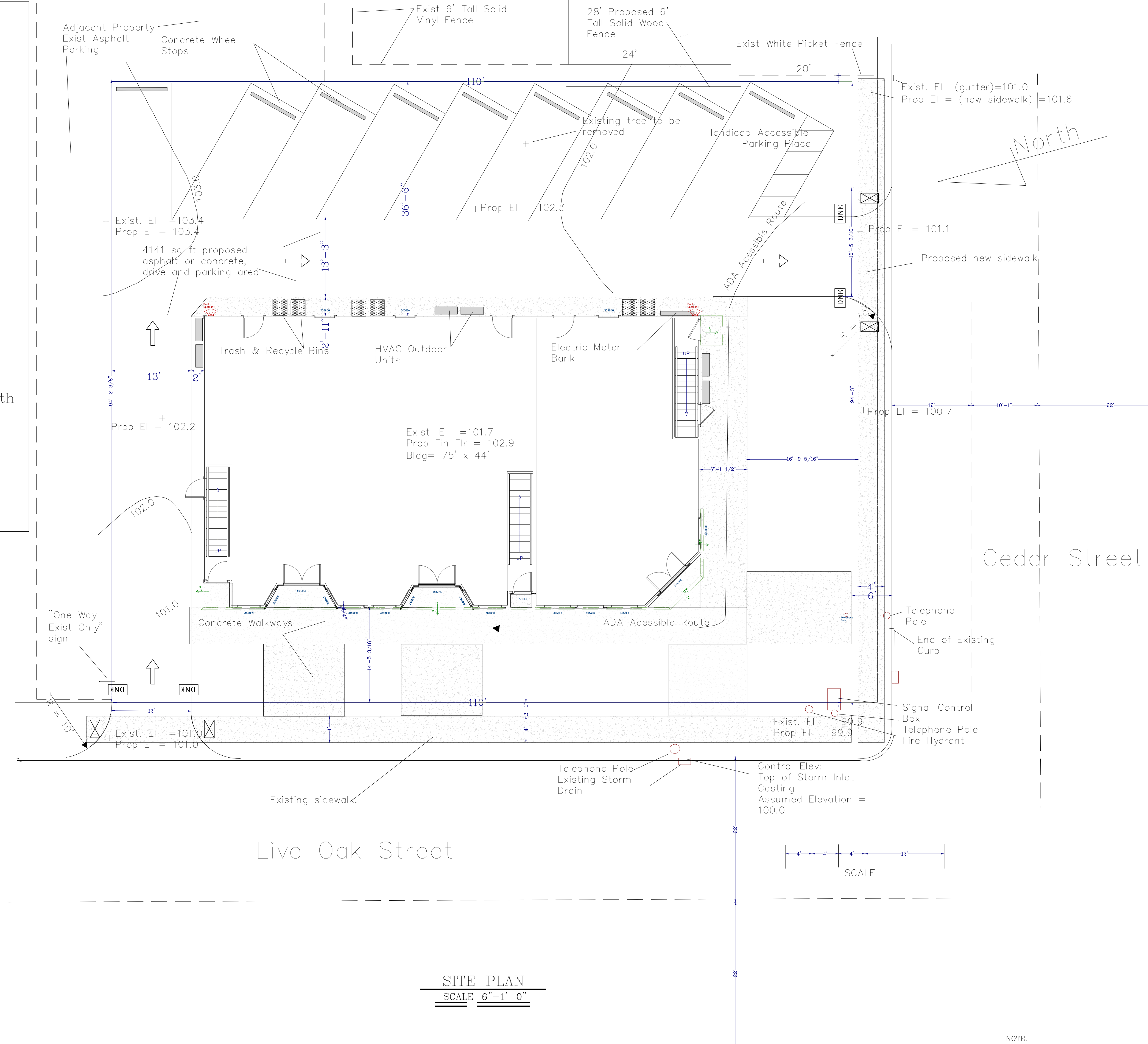
Flood Plain- Property is not in a floodplain.

Accommodation Request- Alternate buffer and loading zone
loading zone variation requested under Sec. 19.C.4.b.iii
and Sec. 13.J.5

Applicant:
Sound Shore Construction
138 Gallants Point Rd.
Beaufort, NC 28516

Traffic and Pedestrian Legend

-  "Do Not Enter" Sign
-  Directional Arrow Painted on Surface
-  ADA Warning Mat. 24"x36"



Live Oak Street

Cedar Street

SITE PLAN
SCALE-6"=1'-0"

NOTE:
CONTRACTOR & BUILDER TO VERIFY
ALL DIMENSIONS AND STRUCTURAL
DETAILS.

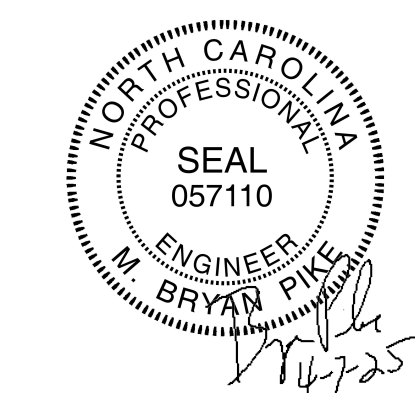
REVISIONS

DATE	MARK	DESCRIPTION
4/5/25		Updated Plan per Markups



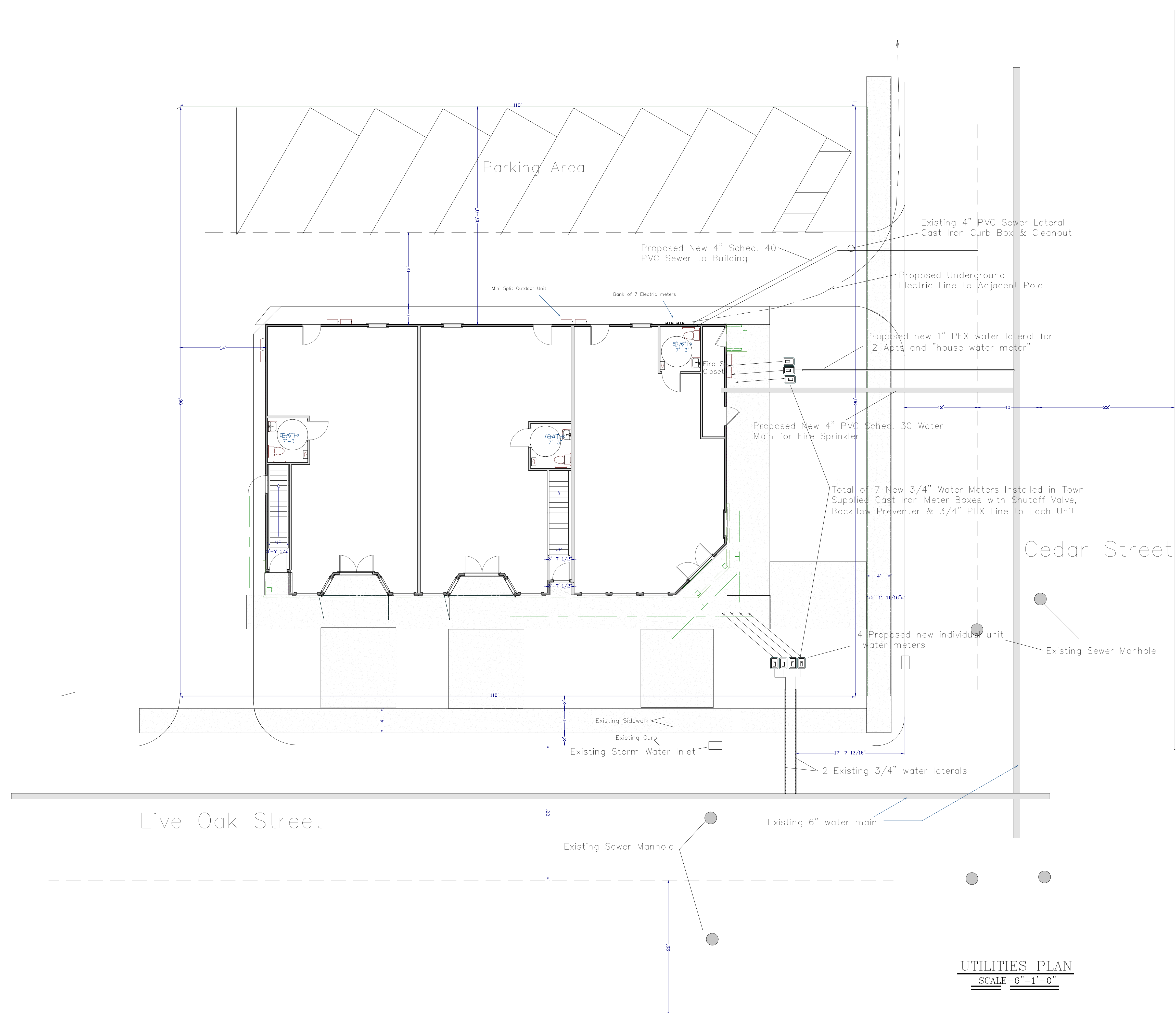
PROJECT FOR:
406 Live Oak Street
Beaufort NC

Meridian Engineering, PLLC
105 W. CASWELL STREET
SUITE 202
KINSTON, N.C. 28501
Fax 1 - 252 - 522 - 2587
Firm License # P-2894



DRAWN BY	TEC	SCALE
FILE	---	AS NOTED
APPVD. BY	MBP	
DATE	1-16-25	
DRAWING NUMBER		
S3-1		
OF		
6		

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURE AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.



UTILITIES PLAN
SCALE-6"=1'-0"

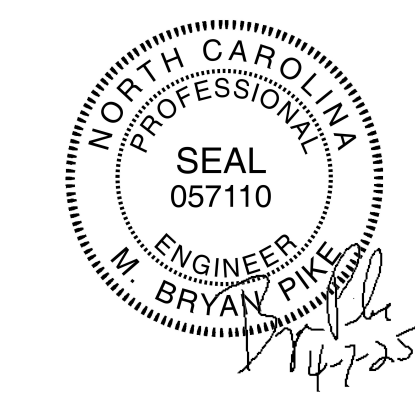
NOTE:
CONTRACTOR & BUILDER TO VERIFY
ALL DIMENSIONS AND STRUCTURAL
DETAILS.

REVISIONS		
DATE	MARK	DESCRIPTION
4/5/25		Updated Plan per Markups



PROJECT FOR:
406 Live Oak Street
Beaufort NC

Meridian Engineering, PLLC
105 W. CASWELL STREET
SUITE 202
KINSTON, N.C. 28501
Fax 1 - 252 - 522 - 2587
Firm License # P-2894



DRAWN BY	TEC	SCALE
FILE	---	AS NOTED
APPVD. BY	MBP	DATE
DATE	1-16-25	DRAWING NUMBER
	S4-1	OF
	6	

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.



FRONT



REAR



LEFT

RIGHT

GLASS AREA CALCULATIONS				
LOCATION	WALL AREA sq ft	GLAZED UNITS	GLAZED AREA sq ft	% Glazed / wall
FRONT	19 x 70 = 1330	7 of A	98.7	22.9%
		9 of B	37.8	
		4 of C	41.2	
		8 of D	73.6	
		2 of E	45.8	
		3 of F	6.9	
		3 of F	6.9	
7 of G	82.6			
3 of H	27.9			
LEFT	19 x 45 = 855	2 of D	18.4	2.4%
		1 of F	2.3	
RIGHT	19x45 = 855	1 of A	14.1	9.0%
		2 of B	8.4	
		3 of D	27.6	
		1 of E	22.9	
		2 of F	4.6	
		45 degree wall is in Right elevation		

GLAZED UNITS	
Unit	Glass Area, sq ft
A- 3/6X5/0 Picture Window	14.1
B- 1/4X5/0 Picture Transom	4.2
C- 2/8X5/0 Angled Picture	10.3
D- 2/8x4/6 DH Window	9.2
E- 6/0x6/8 Entry Door	22.9
F- 3/0x6/8 Craftsman Door	2.3
G- 3/0x5/0 DH Window	11.8
H- 3/0x 4/0 DH Window	9.3

Glazed Wall Area Calculations
 Location Wall Area, sq ft Glass Area, sq ft % Glazed
 Front wall 1500 369.4 24.6%
 Rear Wall 1500 96 6.4%
 Left Wall 900 65 7.2%
 Right Wall 900 69.7 7.8%

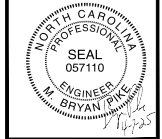
GLASS AREA CALCULATIONS
 NTS

REVISIONS	
DATE	DESCRIPTION



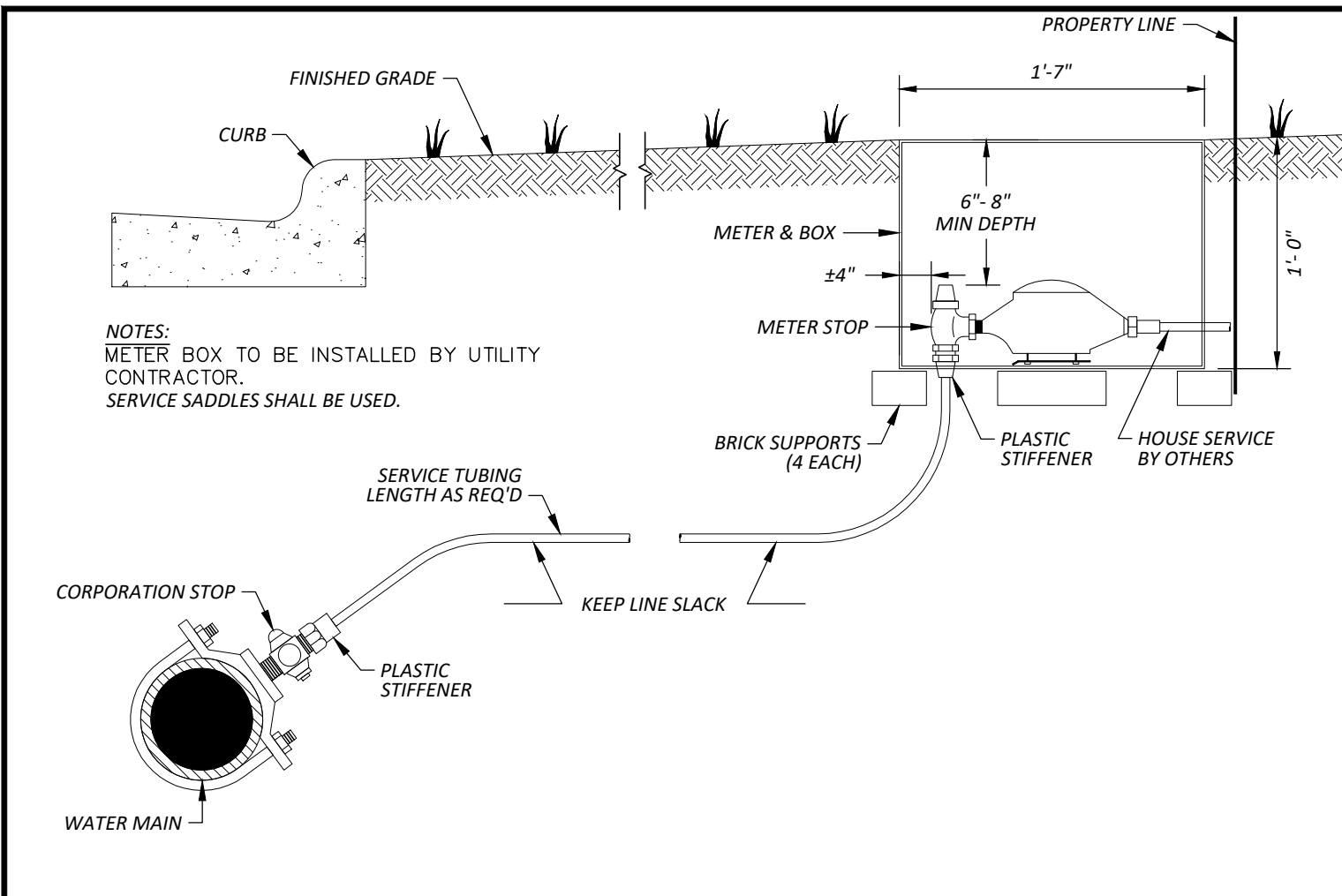
PROJECT FOR:
 Sound Shore Construction
 406 Live Oak Street
 Beaufort NC

Meridian Engineering, PLLC
 105 W. CASWELL STREET
 SUITE 205
 KINSTON, N.C. 28501
 Fax 1 - 252 - 522 - 2587
 Firm License # P-2894

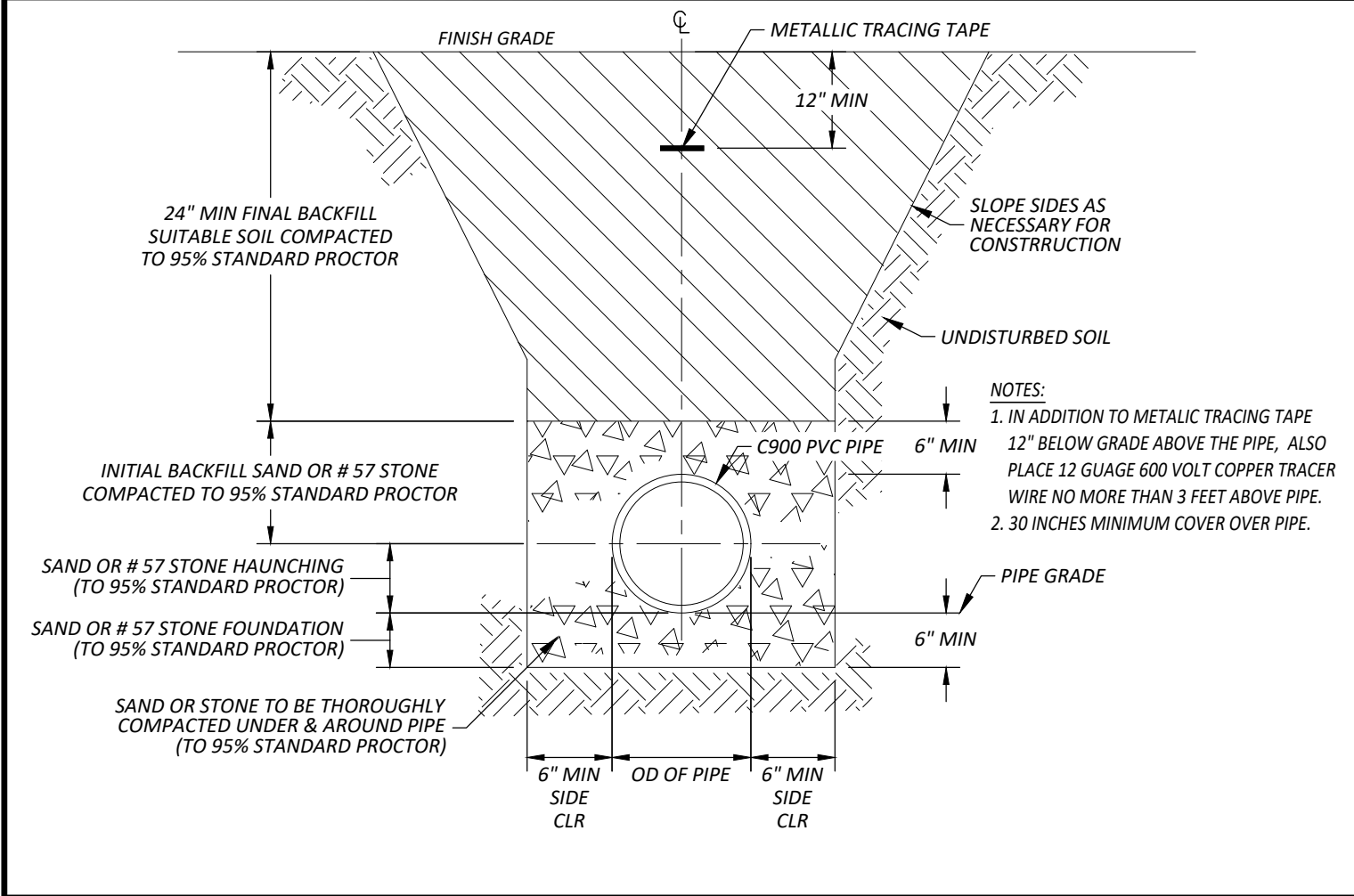


DRAWN BY	KAR	SCALE
FILE	---	AS NOTED
APPVD. BY	MBP	
DATE	1-17-05	
DRAWING NUMBER		
S5-1		
5 OF 6		

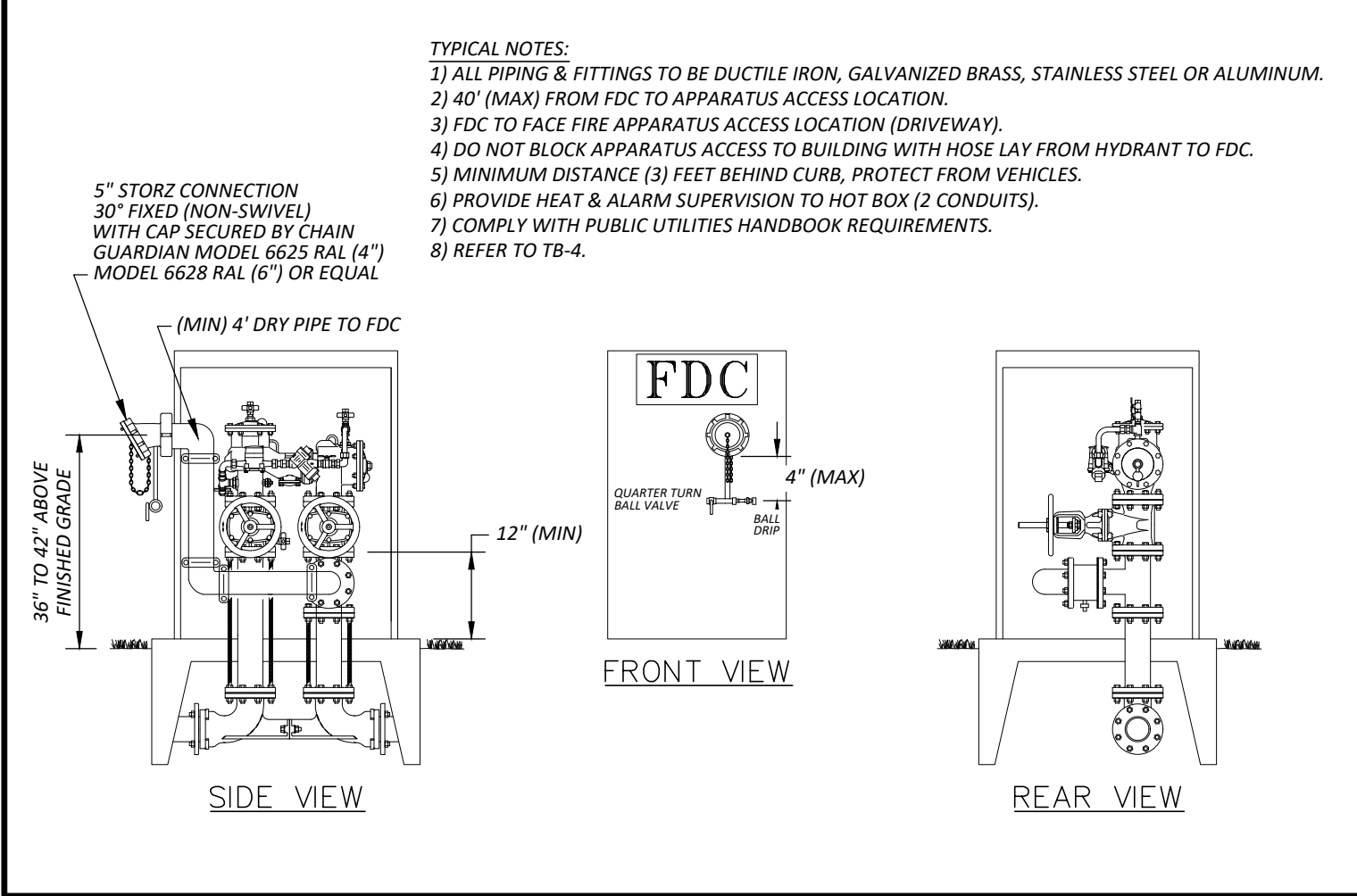
NOTE:
 CONTRACTOR & BUILDER TO VERIFY
 ALL DIMENSIONS AND STRUCTURAL
 DETAILS.



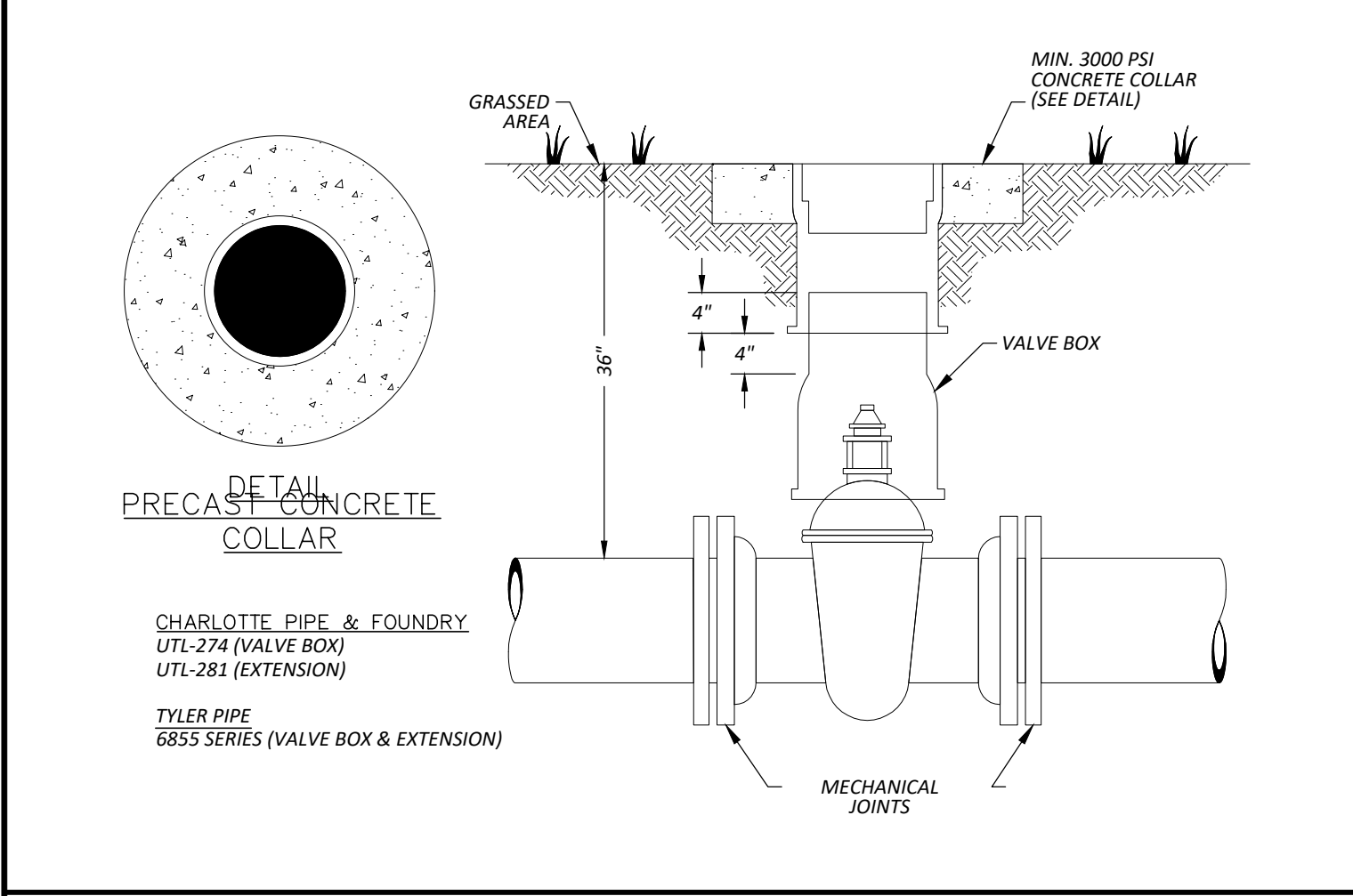
WATER METER WITH CORP STOP



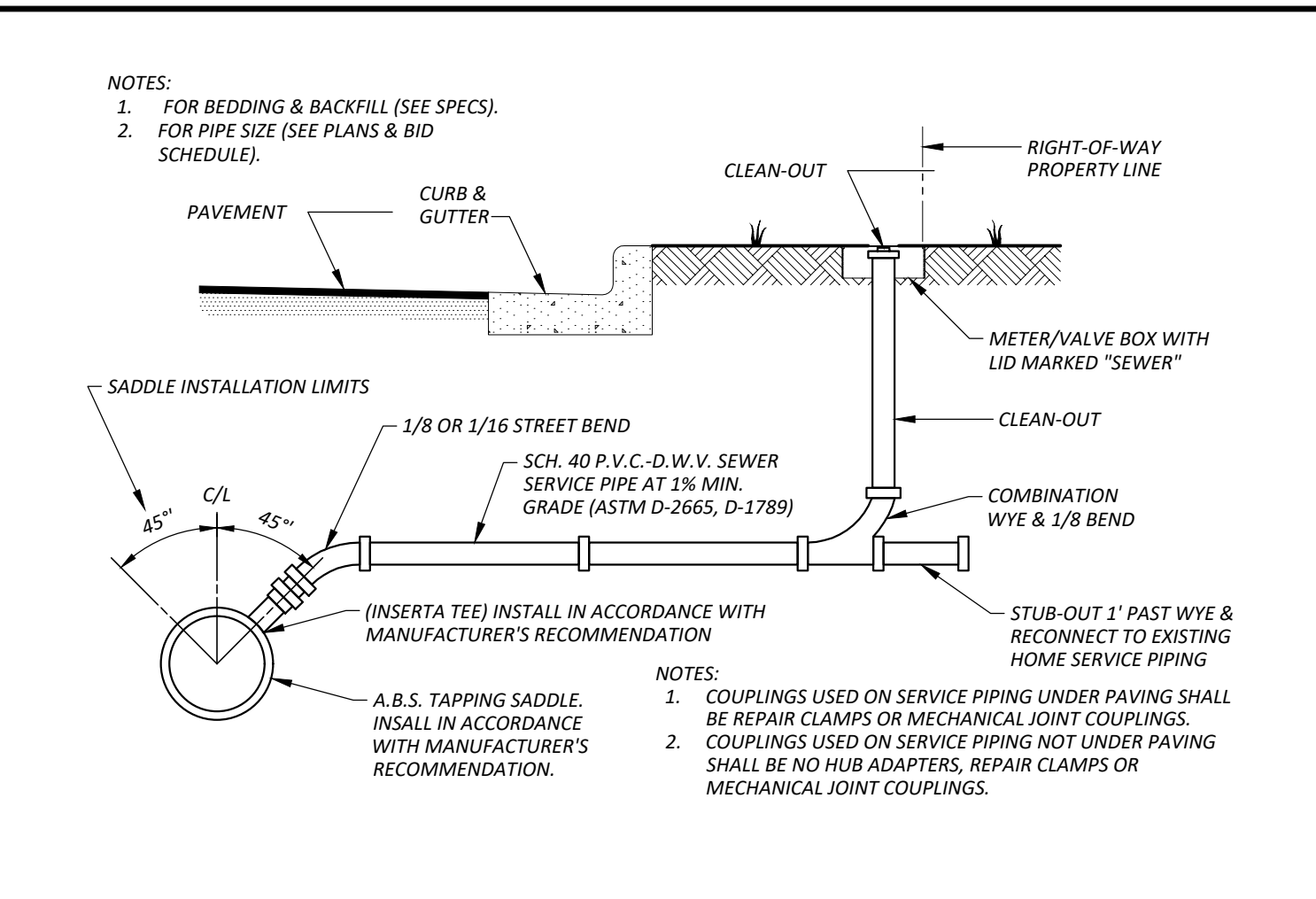
WATER LINE TRENCH



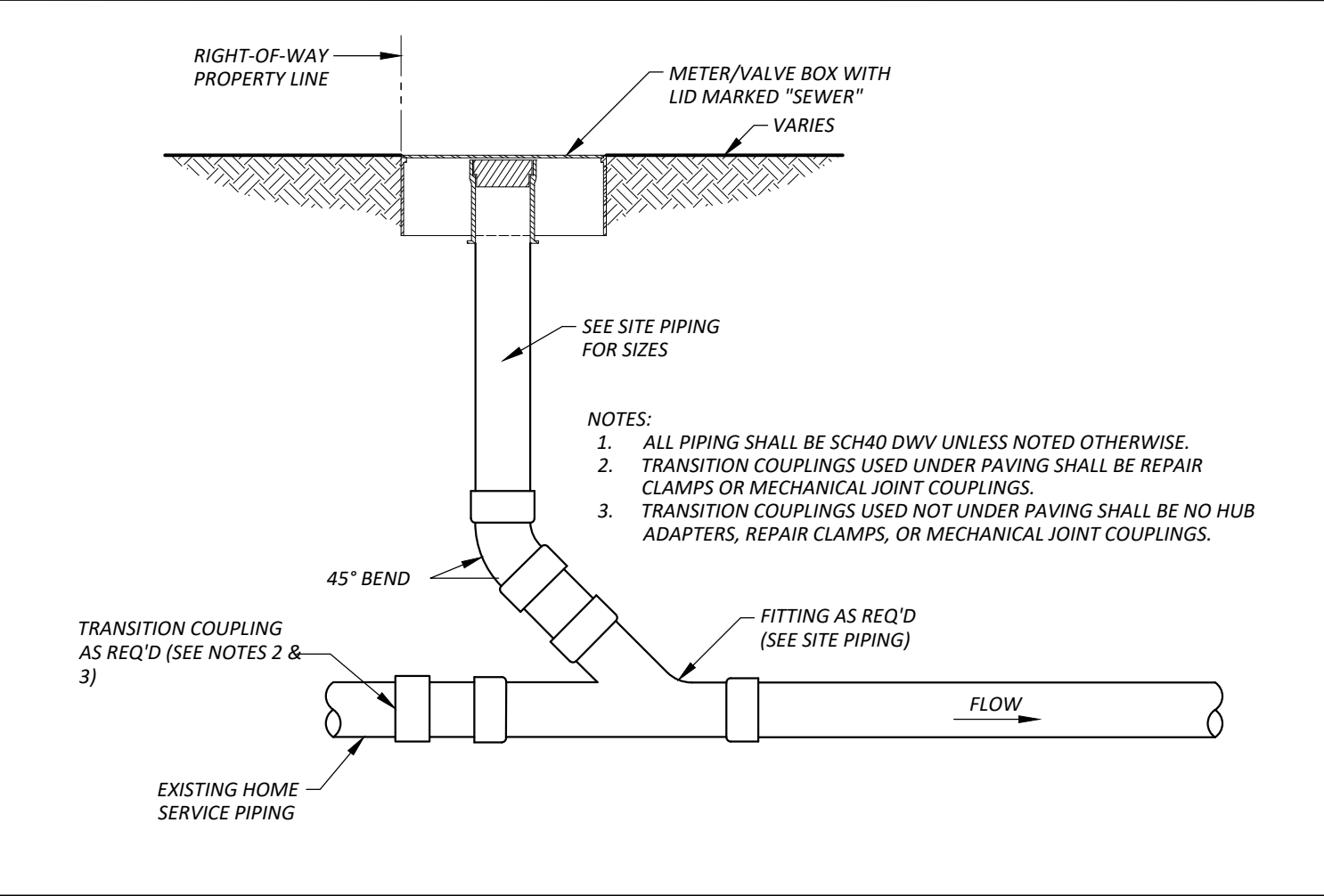
HOTBOX FDC



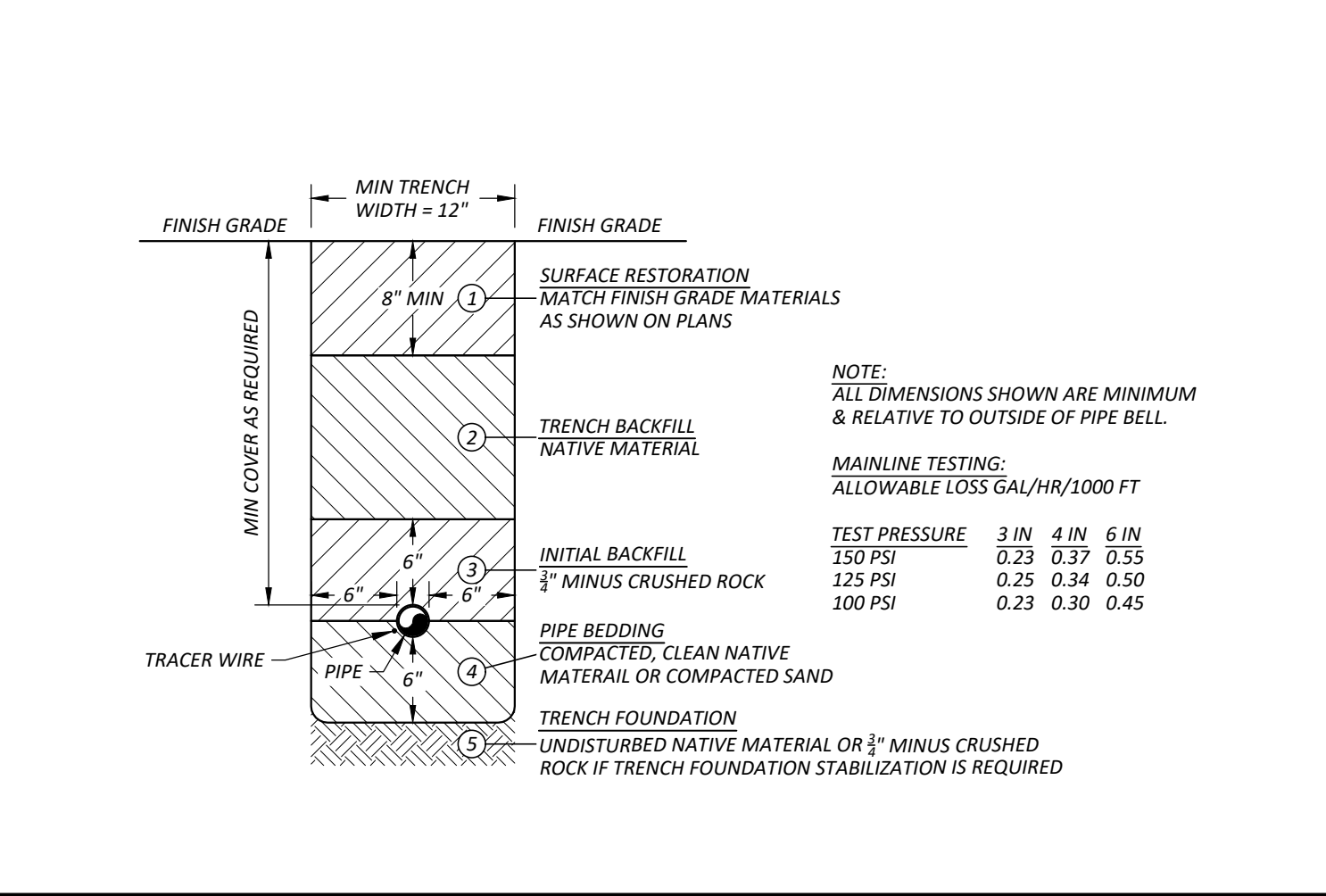
GATE VALVE & BOX



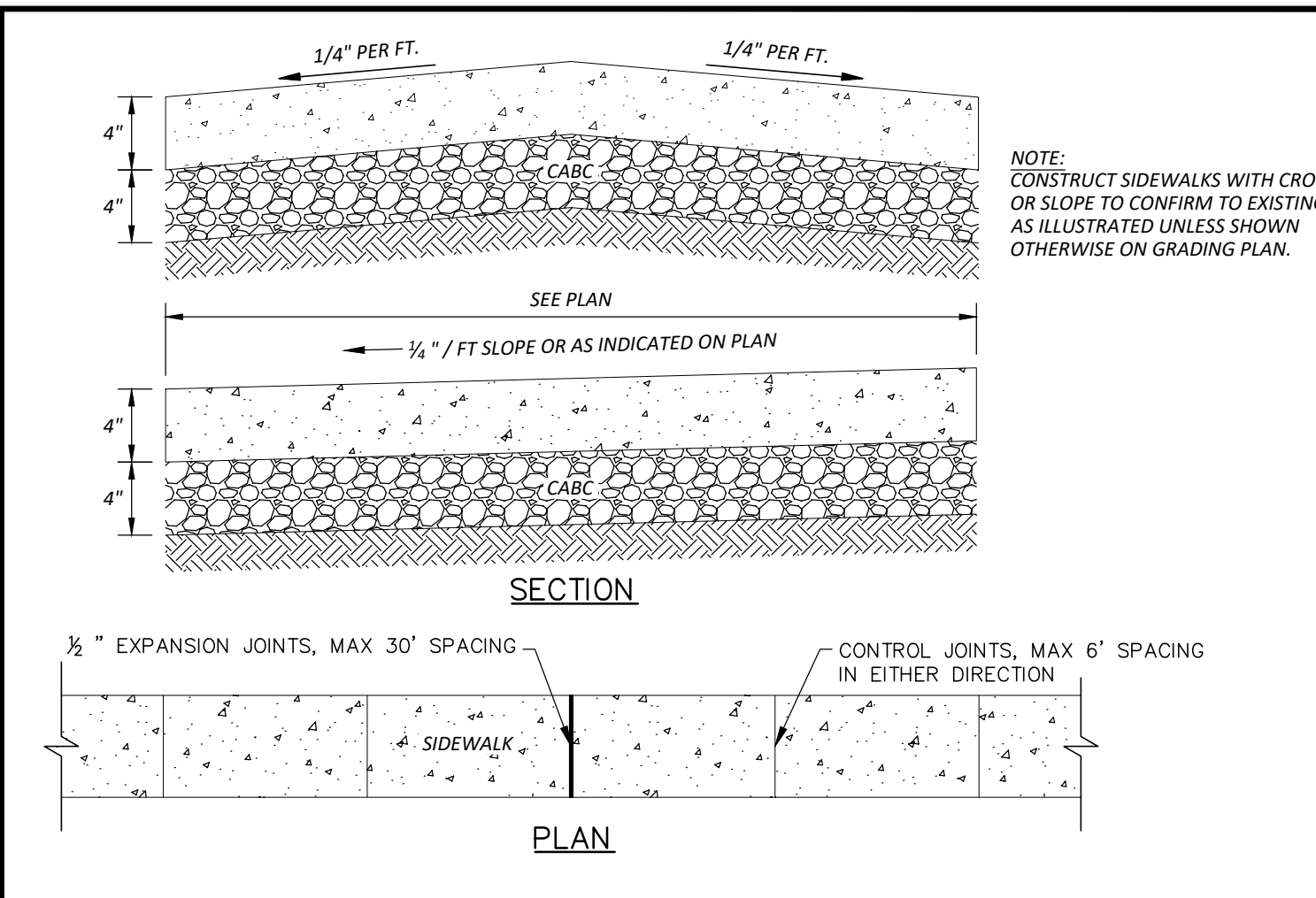
PVC SANITARY SEWER SERVICE



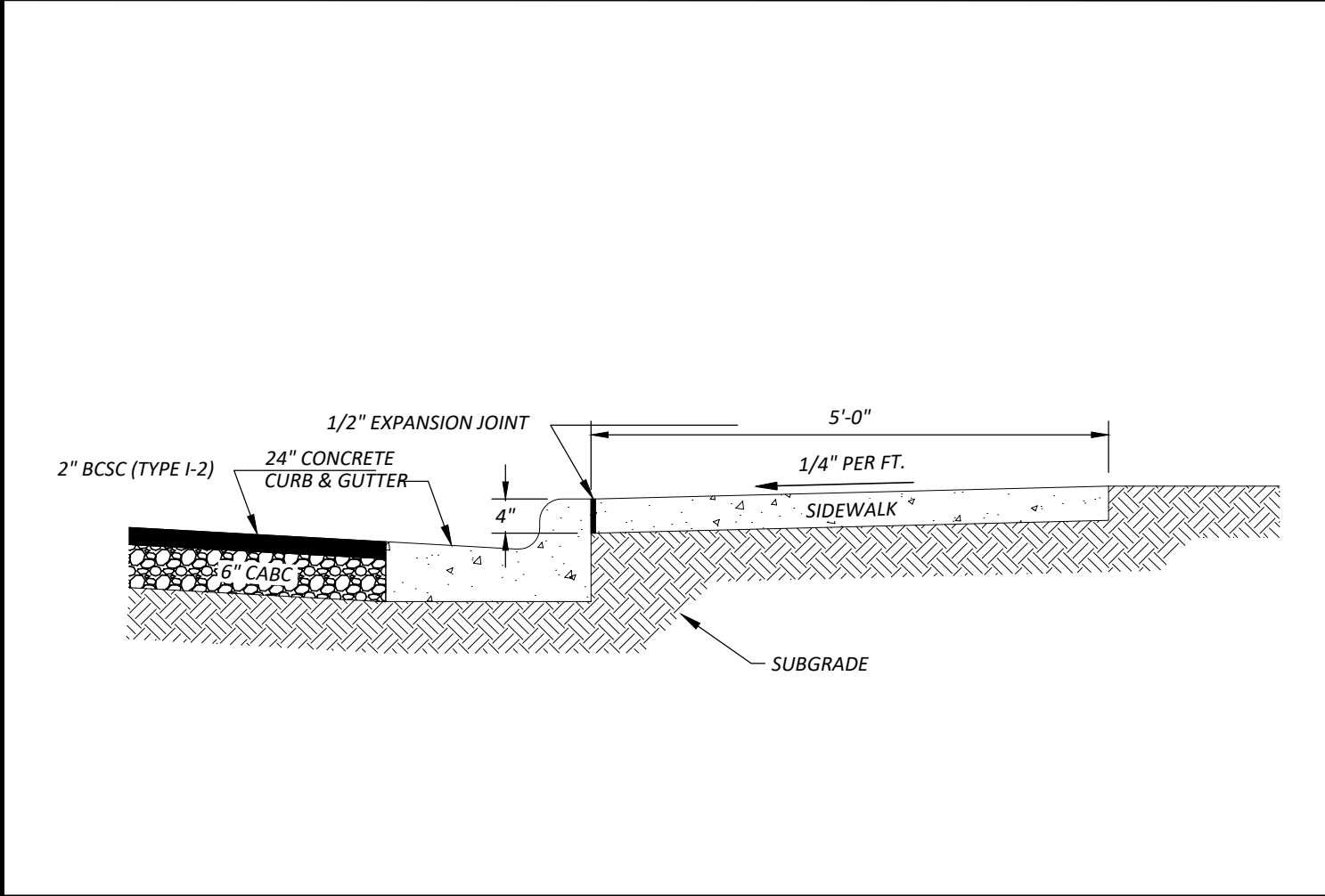
CLEAN-OUT



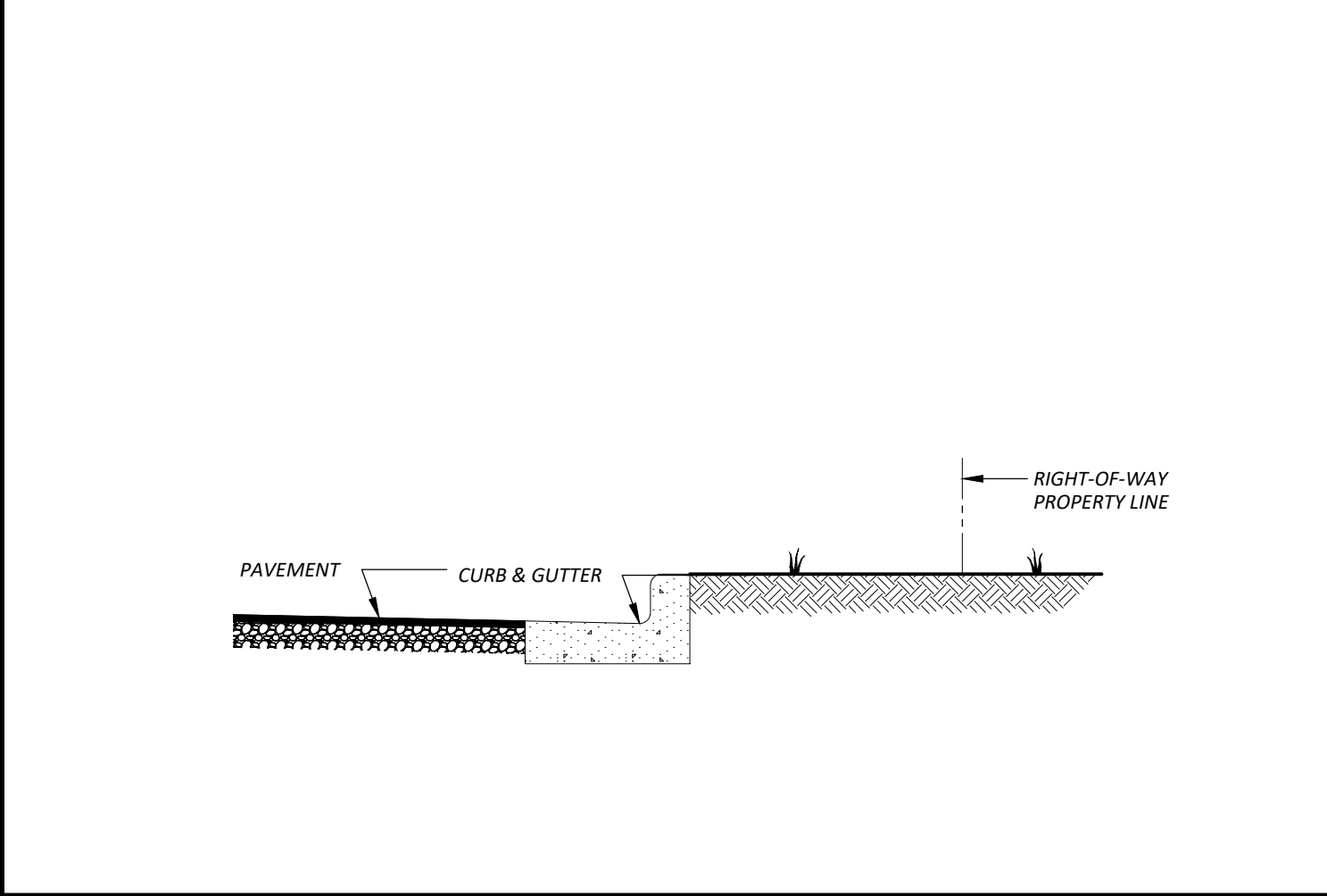
TYPICAL SEWER TRENCH



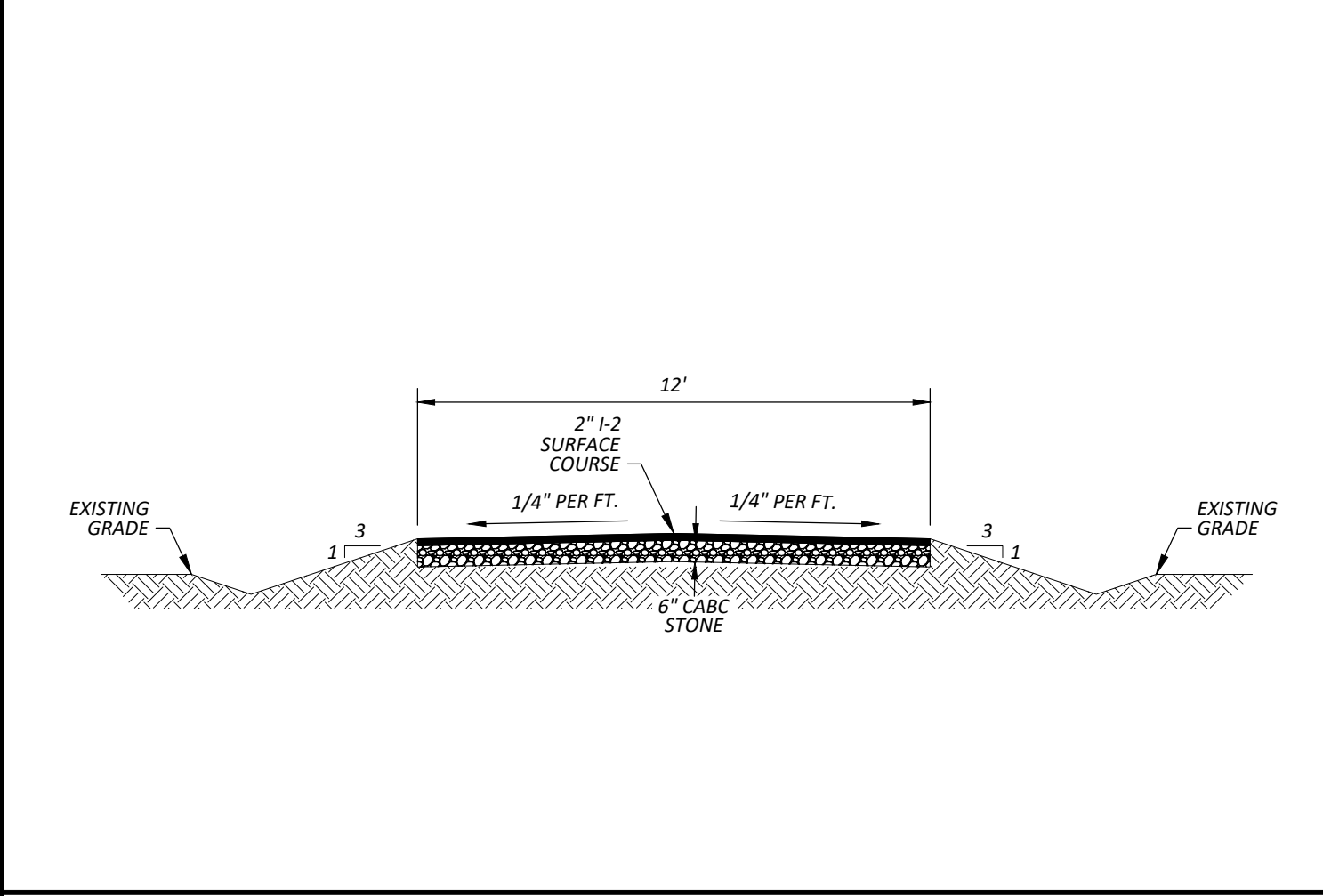
SIDEWALK



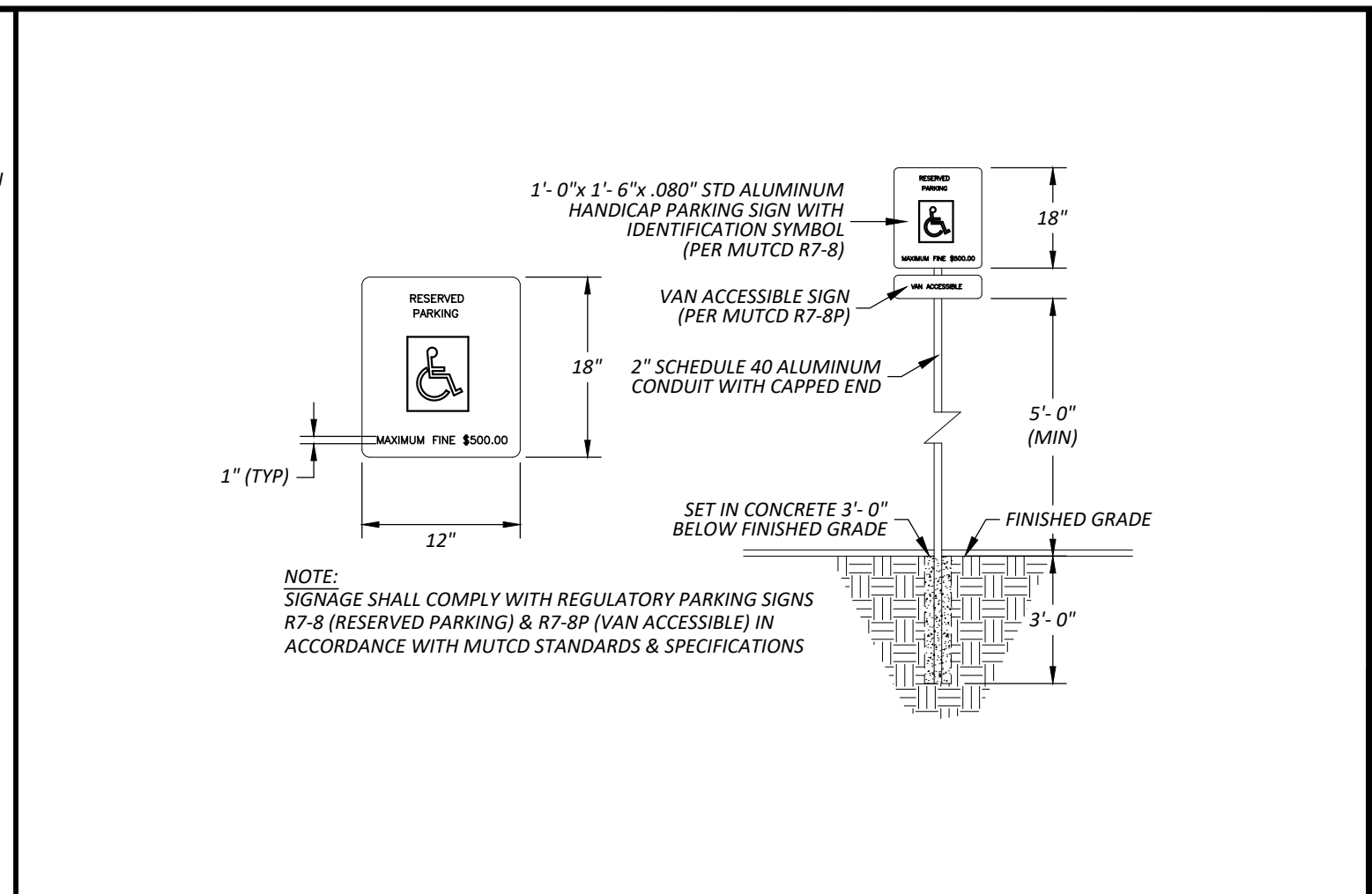
PAVEMENT CURB AND SIDEWALK



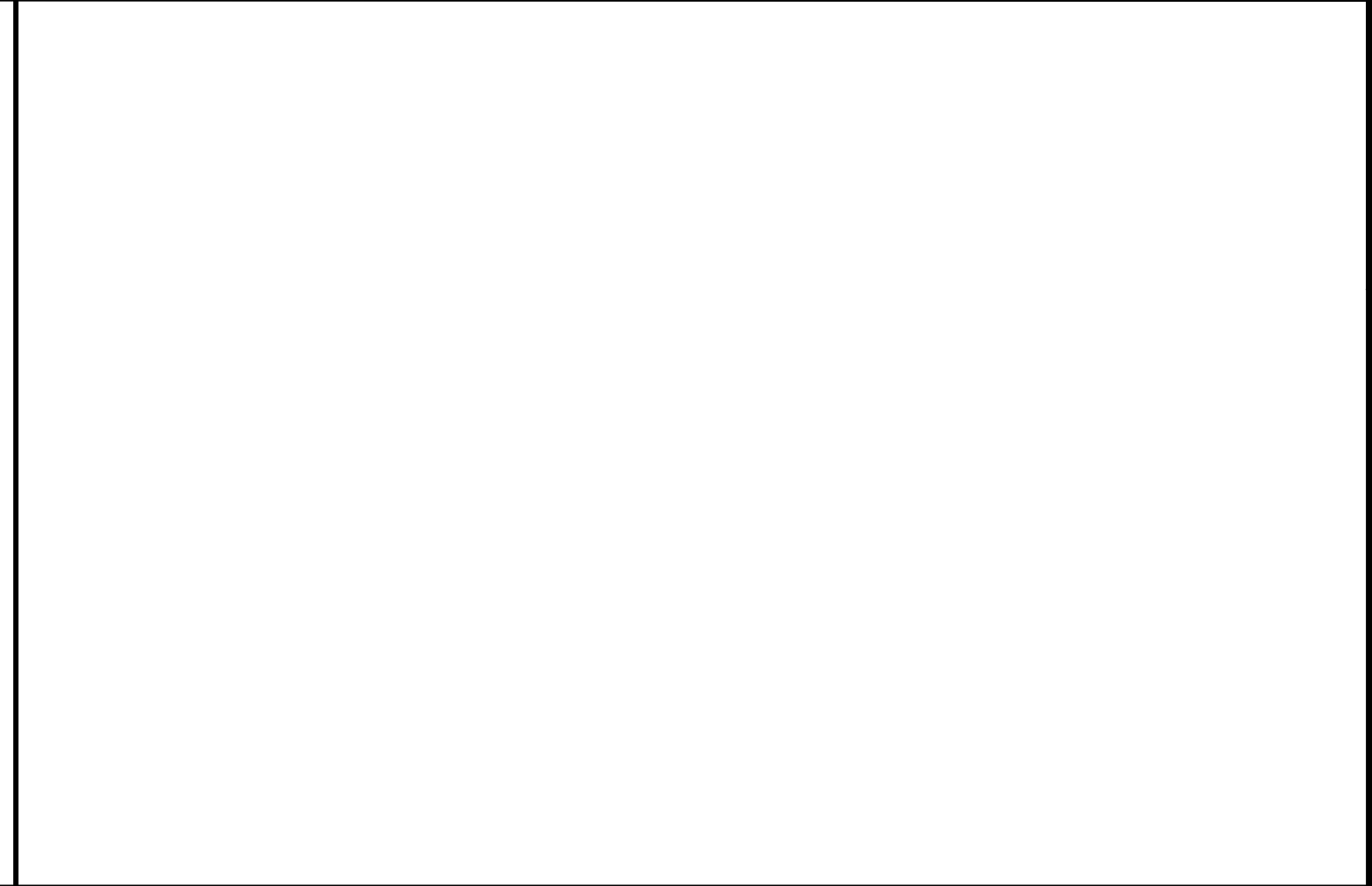
PAVEMENT AND CURB



TYPICAL PAVEMENT



HANDICAP PARKING SIGN



HANDICAP PARKING SIGN



HANDICAP PARKING SIGN



HANDICAP PARKING SIGN

REVISIONS	
DATE	DESCRIPTION

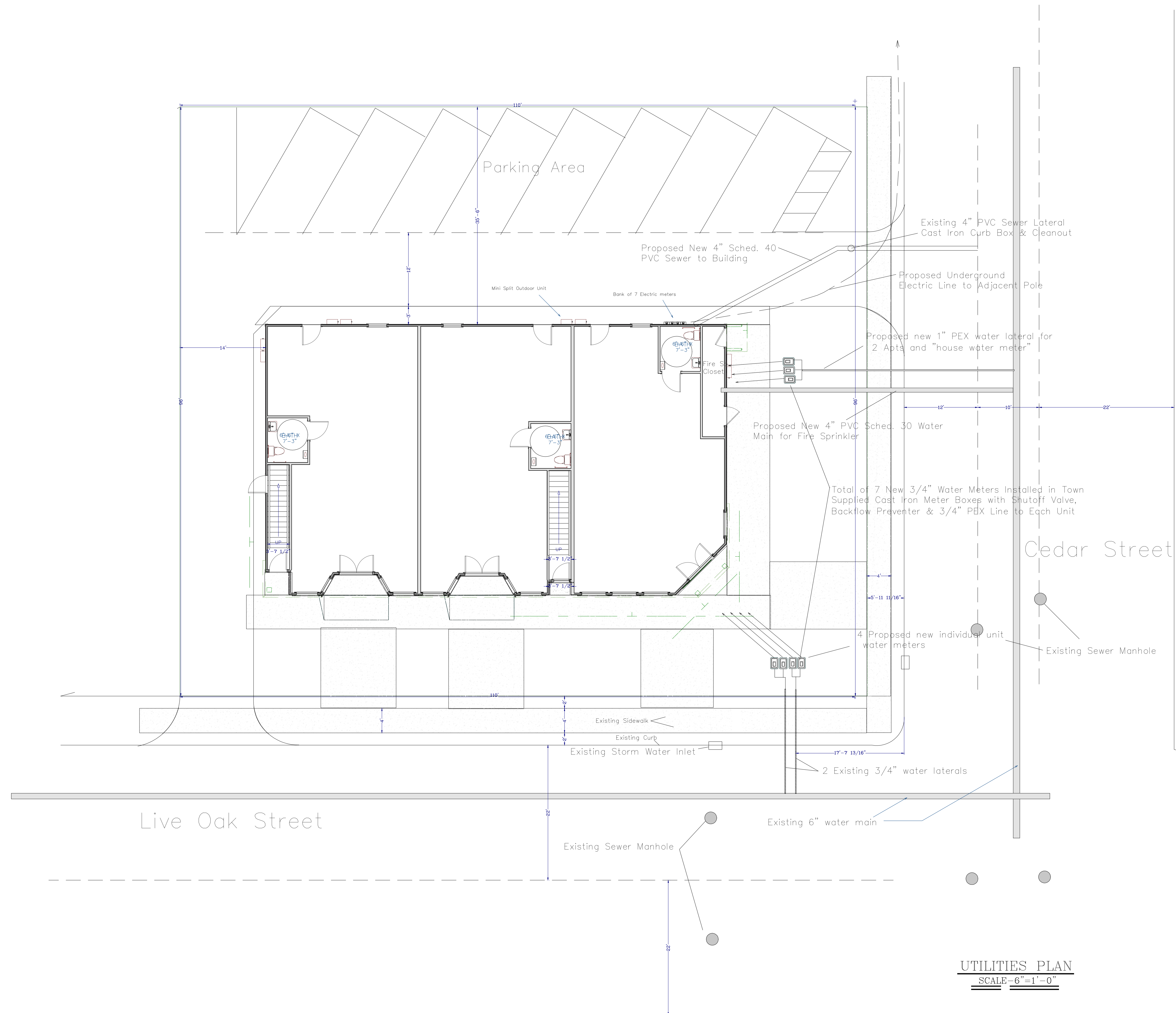


PROJECT FOR:
406 Live Oak Street
Beaufort NC

Meridian Engineering, PLLC
 105 W. Caswell Street
 Suite 202
 Kinston, NC 28501
 Phone (252) 522-2587
 Firm License # P-2894

DRAWN BY: DA SCALE: AS NOTED
 APPVD. BY: BP
 DATE: 4/7/25
 DRAWING NUMBER: **S6-1**
 OF 6

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURE AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.



UTILITIES PLAN
SCALE-6"=1'-0"

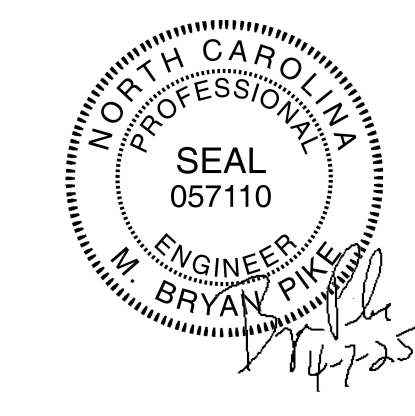
NOTE:
CONTRACTOR & BUILDER TO VERIFY
ALL DIMENSIONS AND STRUCTURAL
DETAILS.

REVISIONS		
DATE	MARK	DESCRIPTION
4/5/25		Updated Plan per Markups

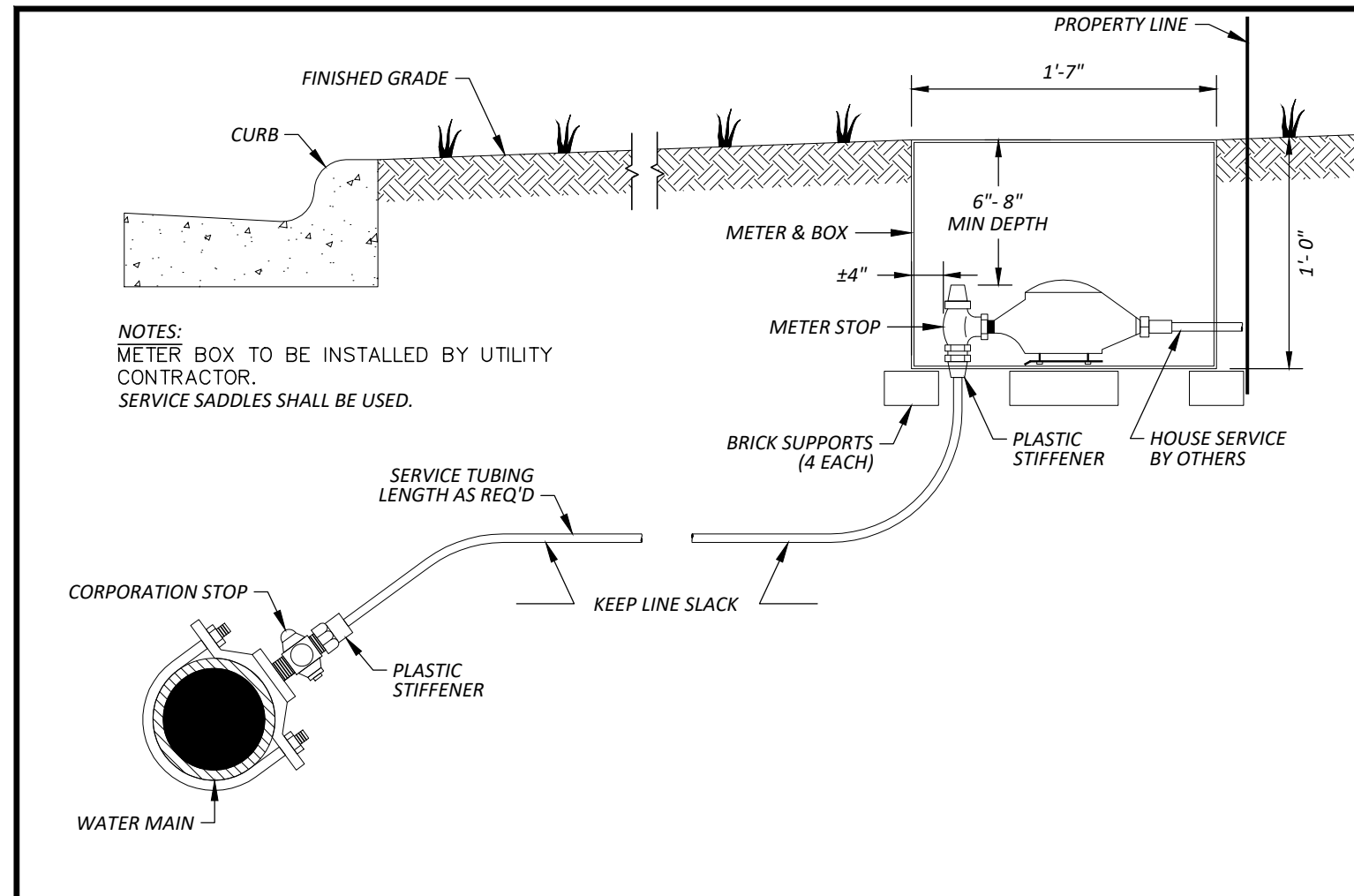


PROJECT FOR:
406 Live Oak Street
Beaufort NC

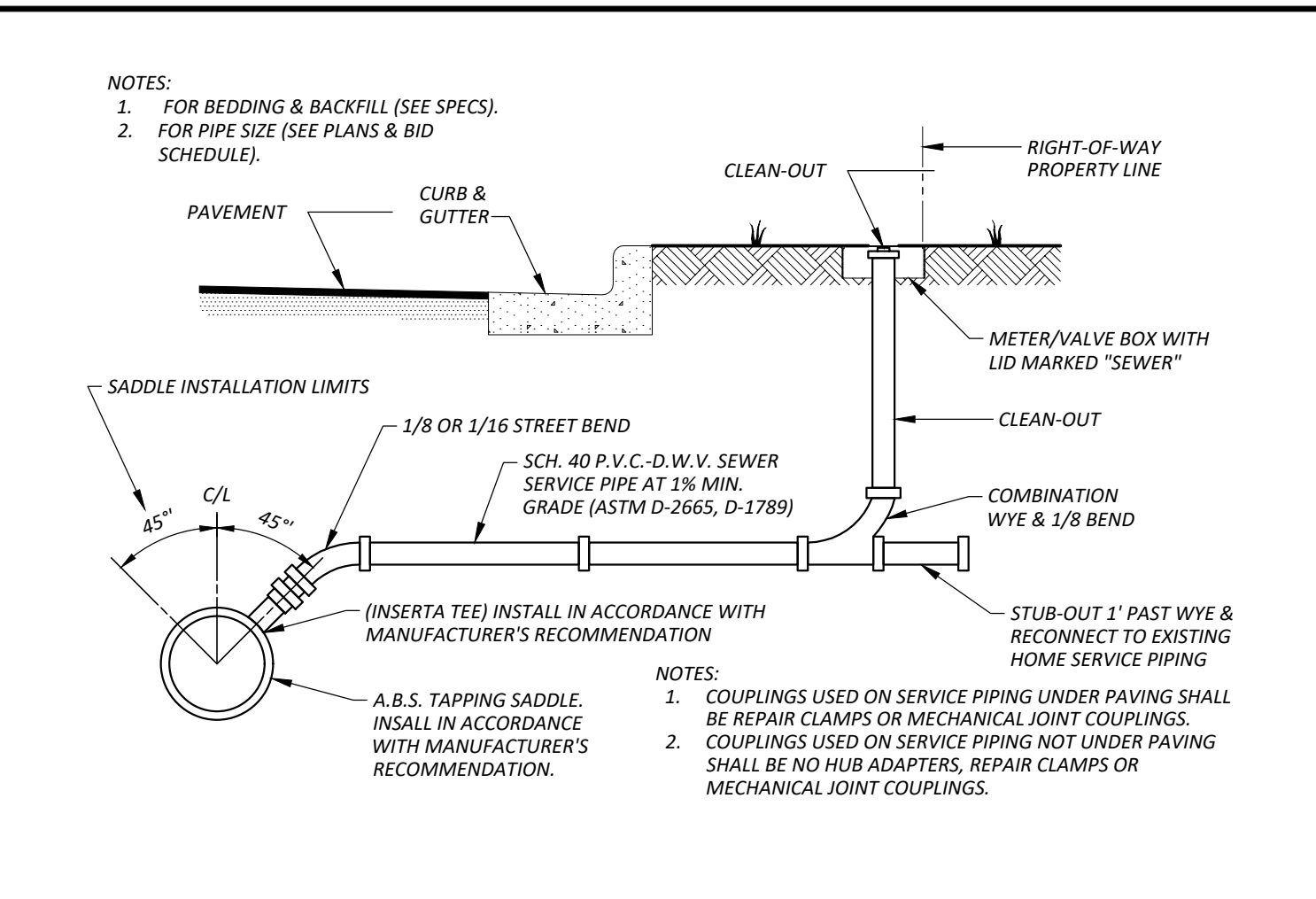
Meridian Engineering, PLLC
105 W. CASWELL STREET
SUITE 202
KINSTON, N.C. 28501
Fax 1 - 252 - 522 - 2587
Firm License # P-2894



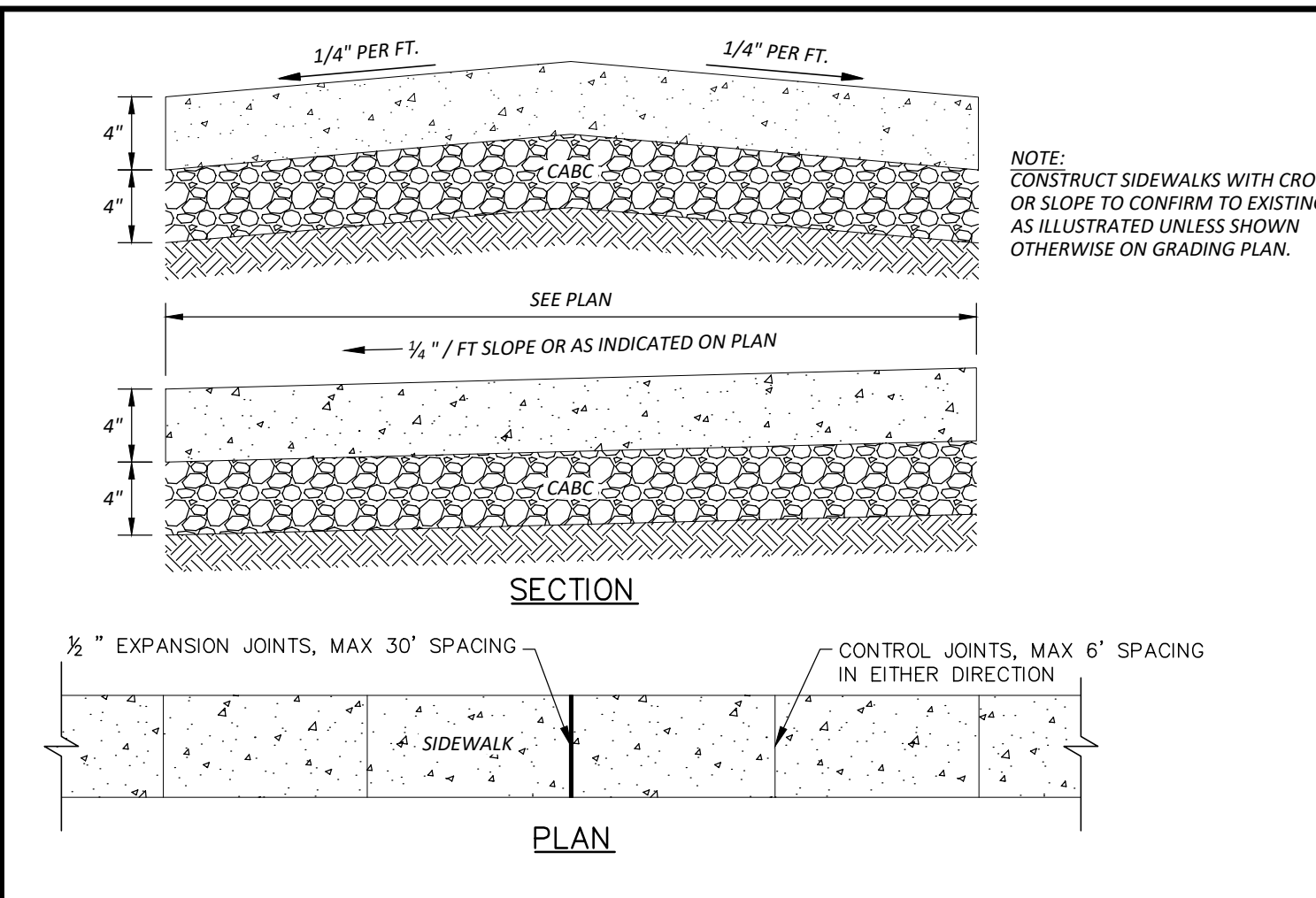
DRAWN BY	TEC	SCALE
FILE	---	AS NOTED
APPVD. BY	MBP	DATE
DATE	1-16-25	DRAWING NUMBER
	S4-1	OF
	6	



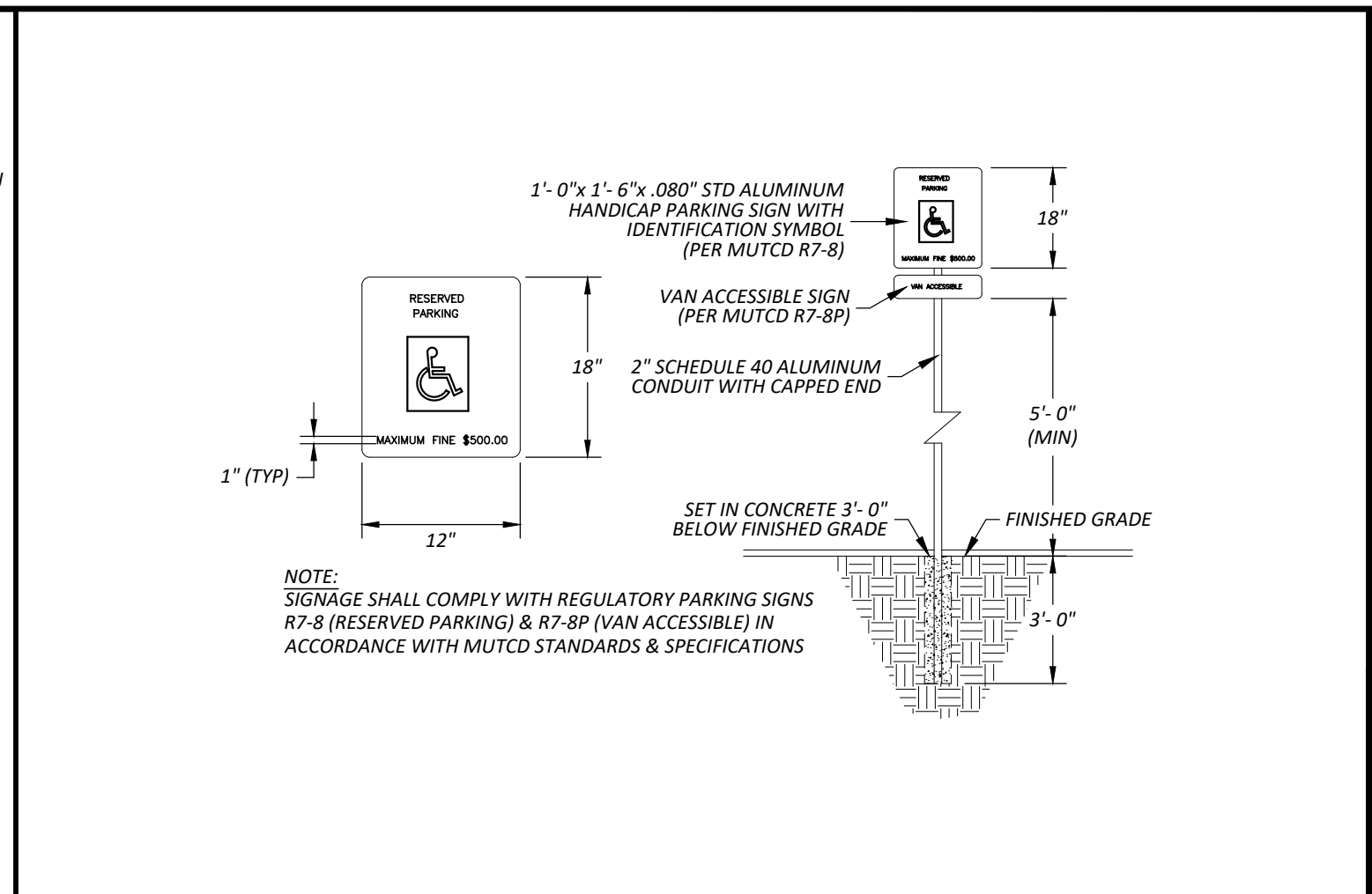
WATER METER WITH CORP STOP



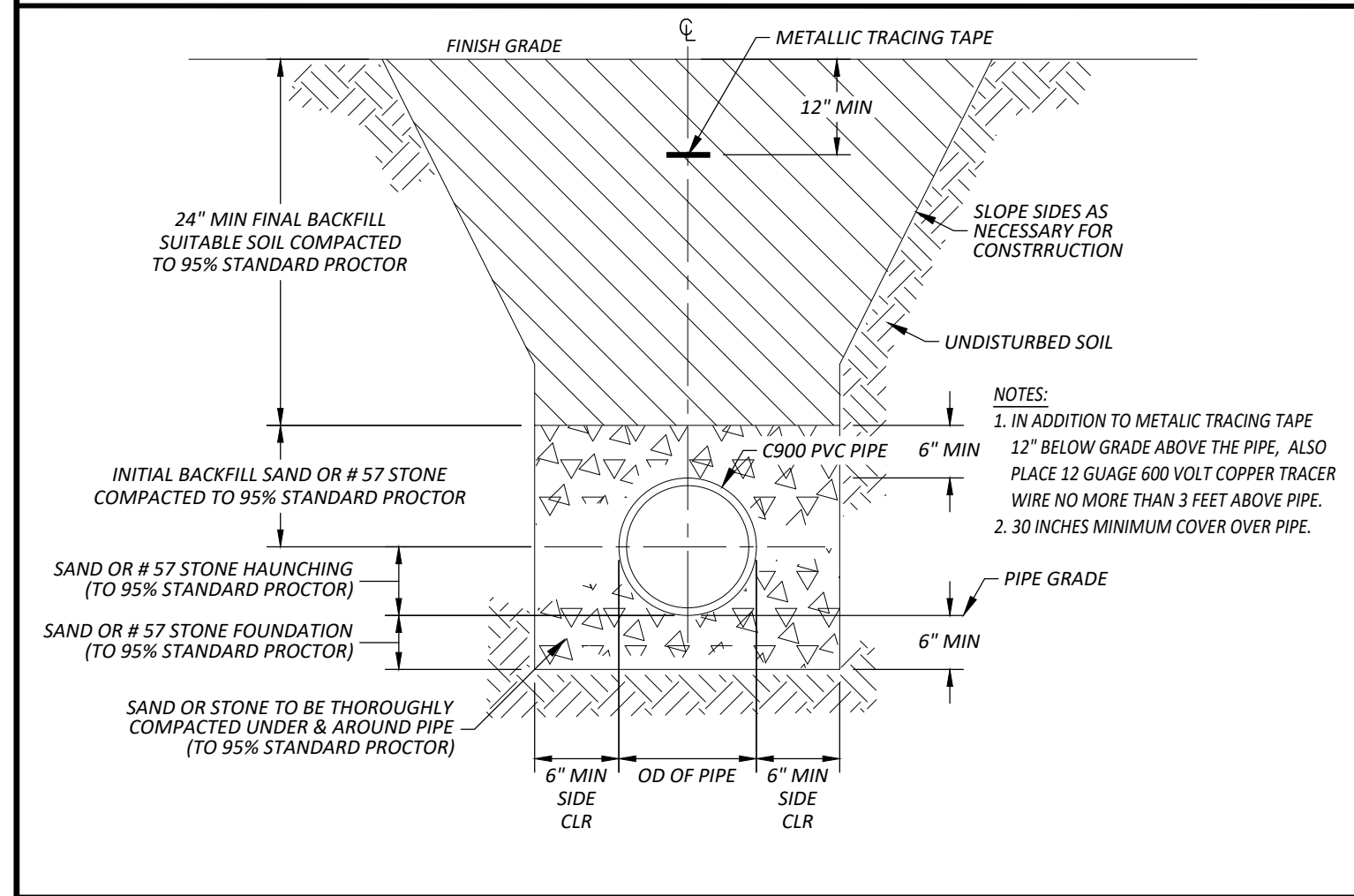
PVC SANITARY SEWER SERVICE



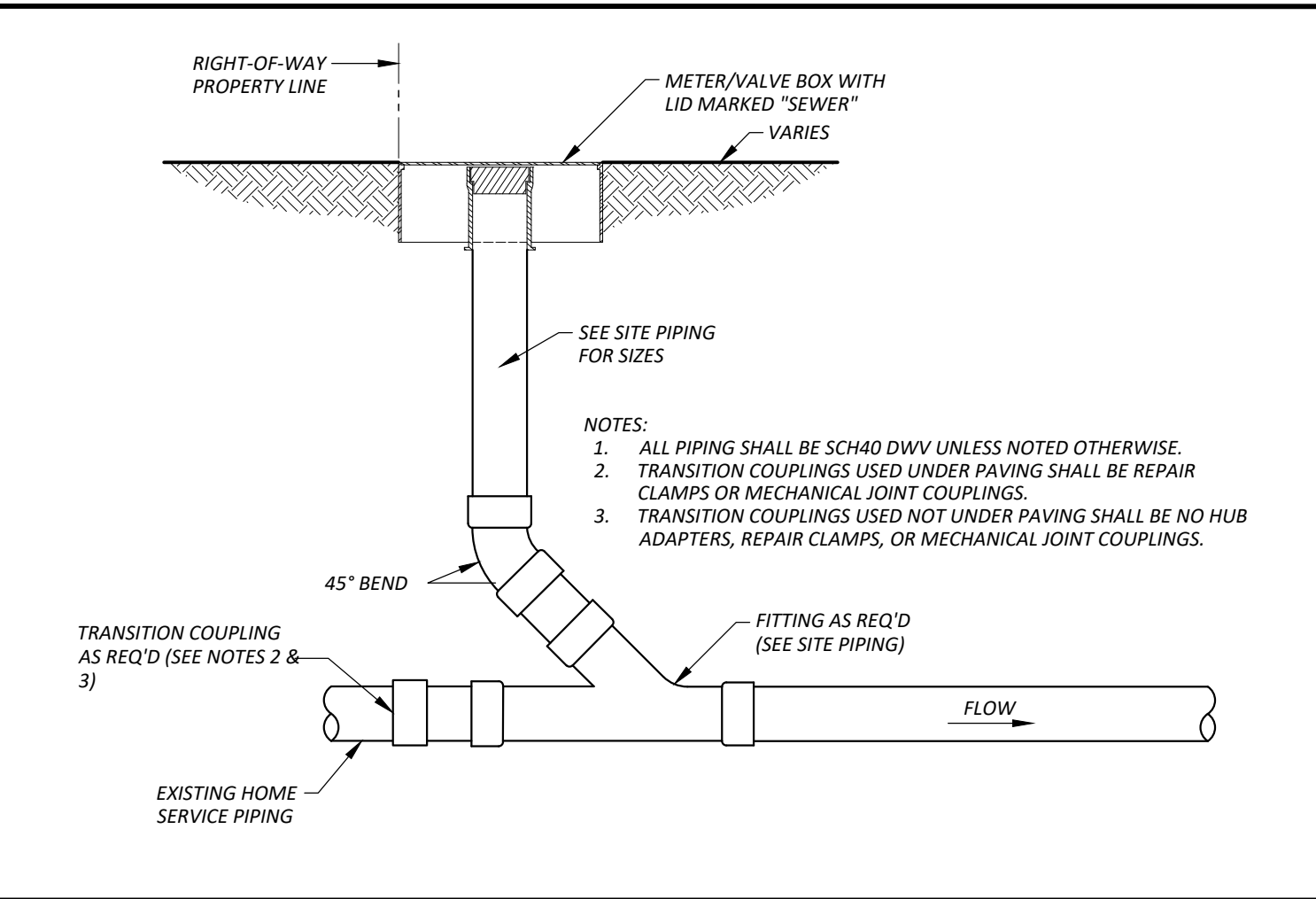
SIDEWALK



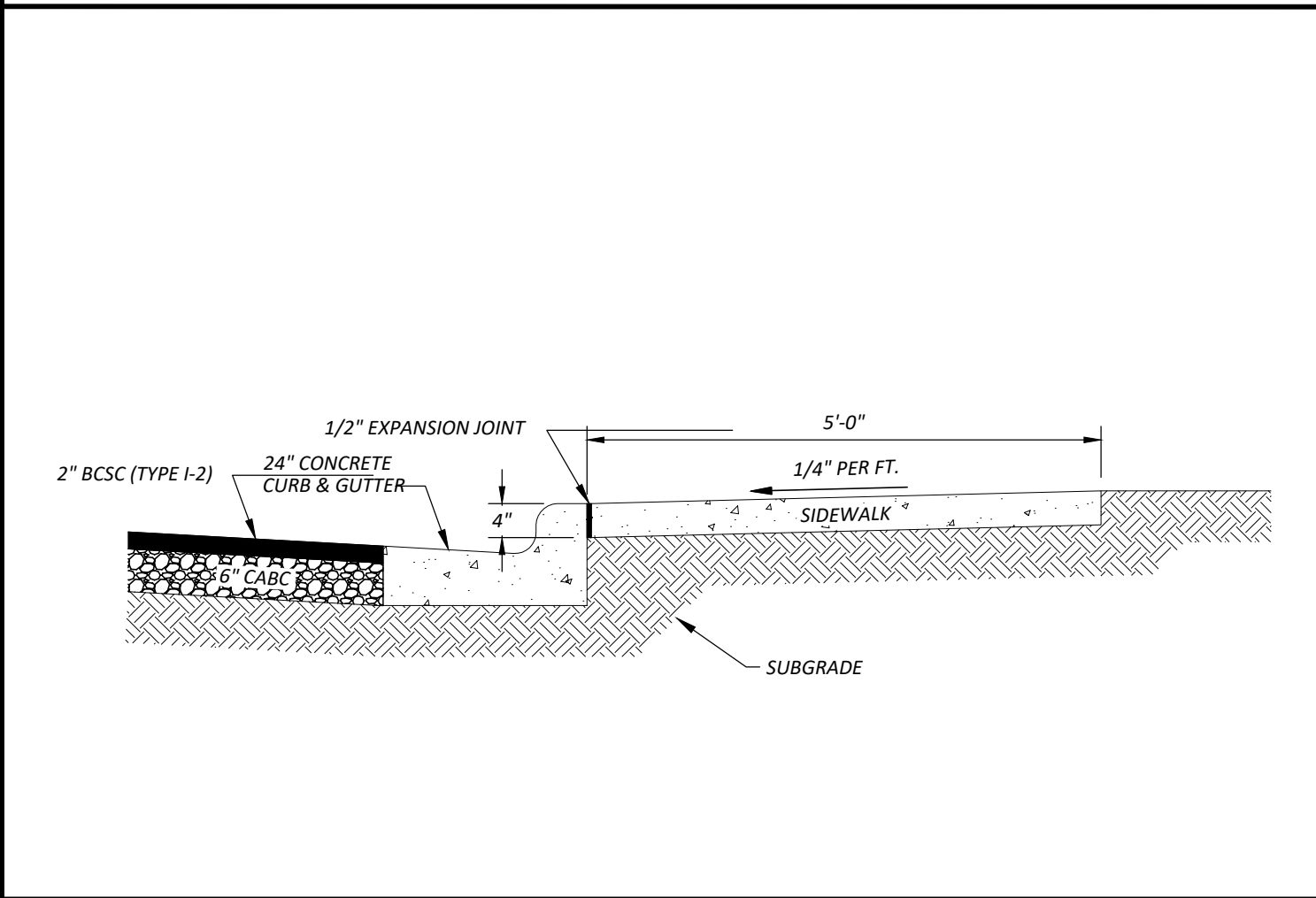
HANDICAP PARKING SIGN



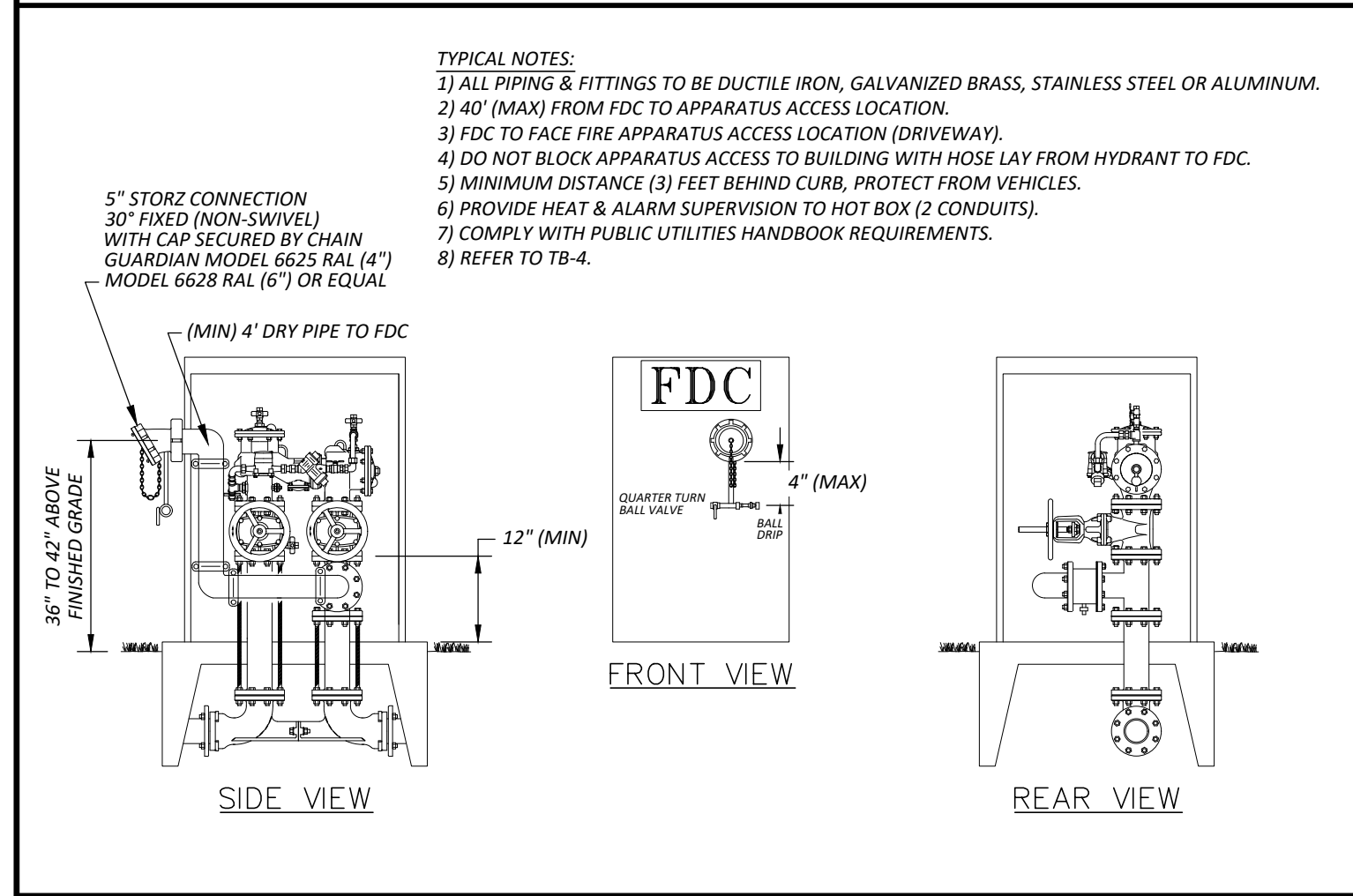
WATER LINE TRENCH



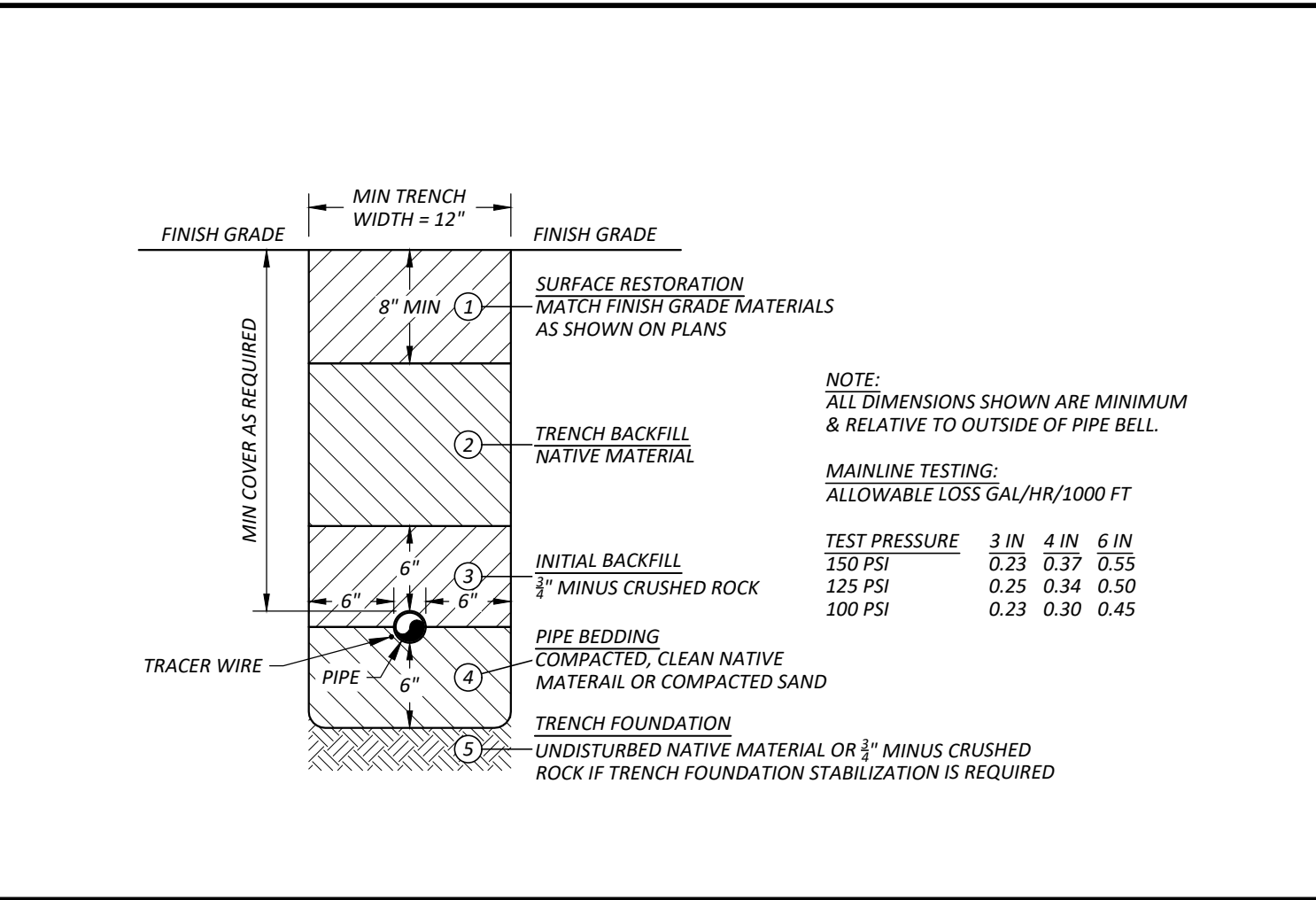
CLEAN-OUT



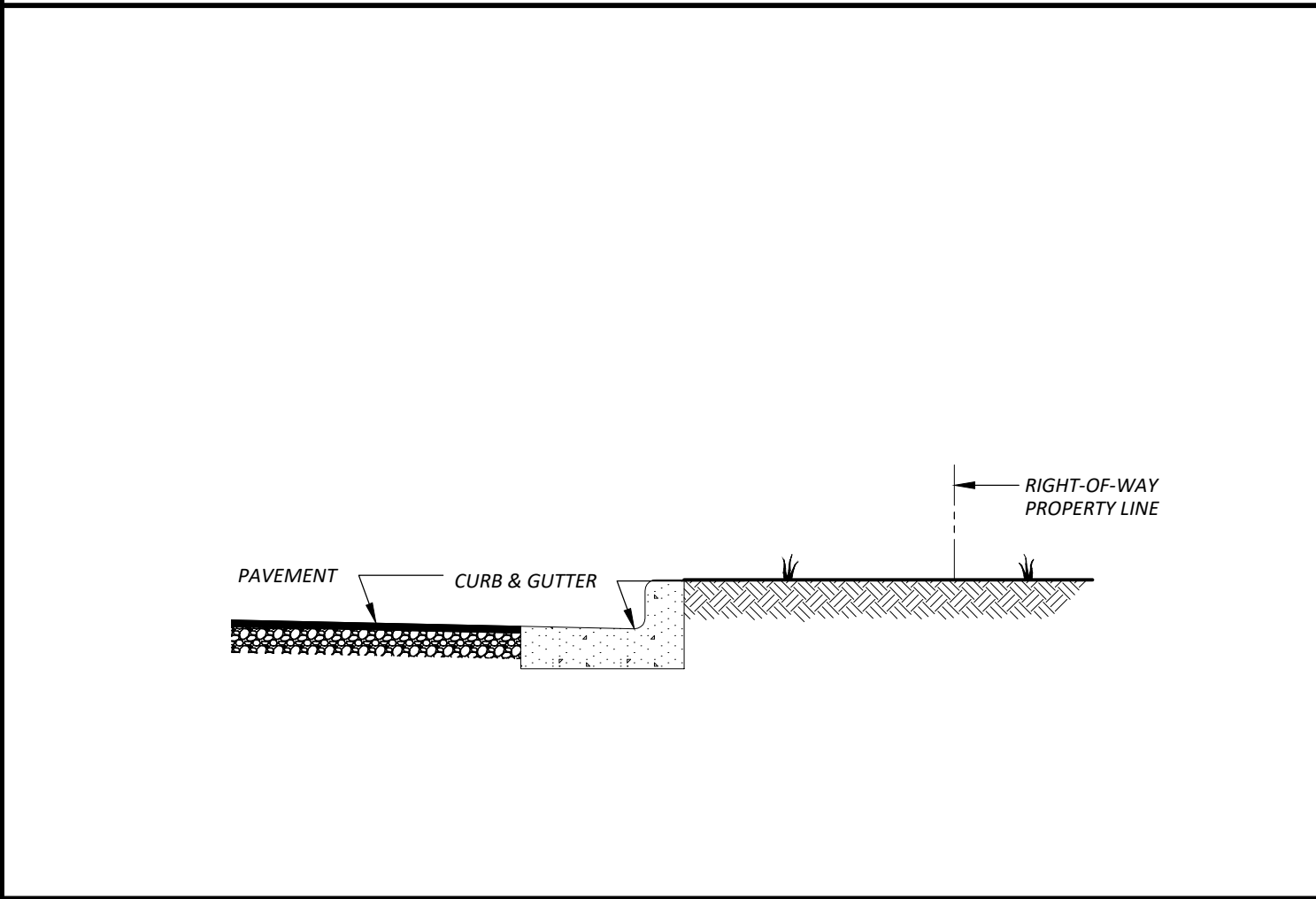
PAVEMENT CURB AND SIDEWALK



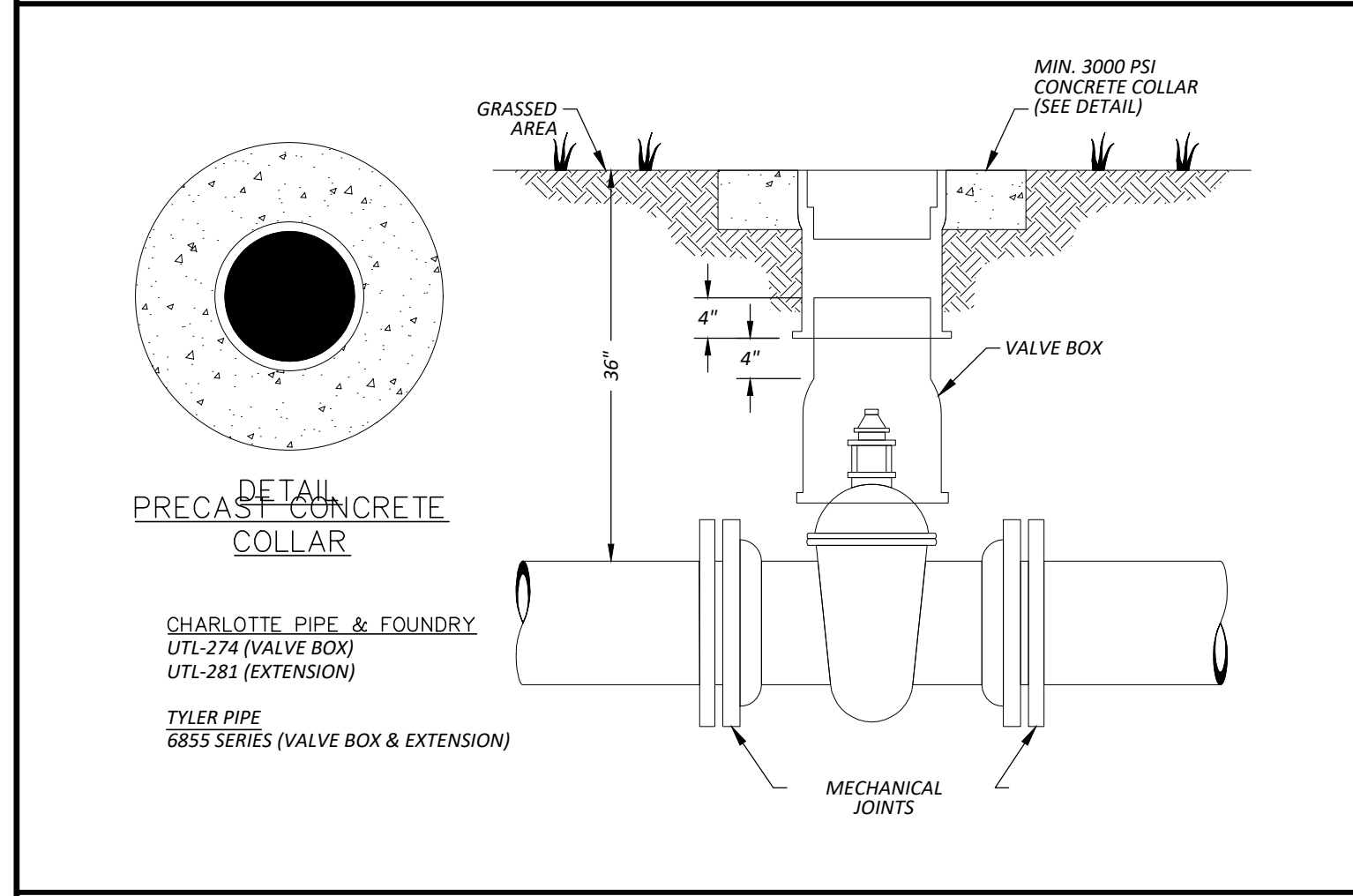
HOTBOX FDC



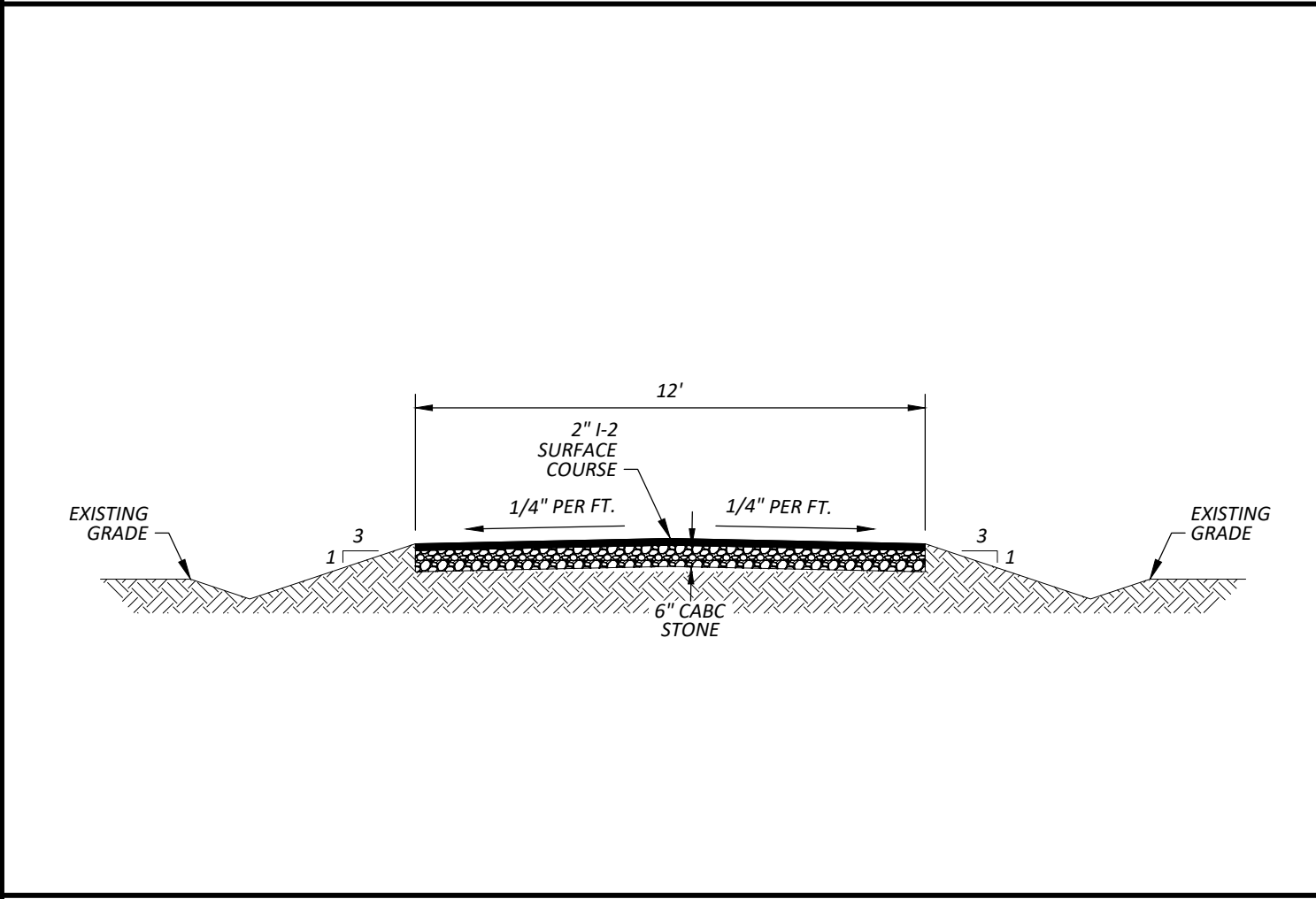
TYPICAL SEWER TRENCH



PAVEMENT AND CURB



GATE VALVE & BOX



TYPICAL PAVEMENT

REVISIONS	
DATE	DESCRIPTION



PROJECT FOR:
406 Live Oak Street
Beaufort NC

Meridian Engineering, PLLC
 105 W. Caswell Street
 Suite 202
 Kinston, NC 28501
 Phone (252) 522-2587
 Firm License # P-2894

Professional Engineer Seal for North Carolina, License No. 057110, signed by M. Bryan Pritchard on 4/7/25.

DRAWN BY	DA	SCALE
FILE		AS NOTED
APPVD. BY	BP	
DATE	4/7/25	
DRAWING NUMBER		
S6-1		
OF		
6		



ARTISTIC RENDERING

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.



FRONT



REAR



LEFT



RIGHT

GLASS AREA CALCULATIONS				
LOCATION	WALL AREA sq ft	GLAZED UNITS	GLAZED AREA sq ft	% Glazed / wall
FRONT	19 x 70 = 1330	7 of A	98.7	22.9%
		9 of B	37.8	
		4 of C	41.2	
		8 of D	73.6	
		2 of E	45.8	
		3 of F	6.9	
		REAR	19 x 75 = 1425	
7 of G	82.6			
3 of H	27.9			
LEFT	19 x 45 = 855	2 of D	18.4	2.4%
		1 of F	2.3	
RIGHT	19x45 = 855	1 of A	14.1	9.0%
		2 of B	8.4	
		3 of D	27.6	
		1 of E	22.9	
		2 of F	4.6	
		45 degree wall is in Right elevation		

GLAZED UNITS	
Unit	Glass Area, sq ft
A- 3/6X5/0 Picture Window	14.1
B- 1/4X5/0 Picture Transom	4.2
C- 2/8X5/0 Angled Picture	10.3
D- 2/8x4/6 DH Window	9.2
E- 6/0x6/8 Entry Door	22.9
F- 3/0x6/8 Craftsman Door	2.3
G- 3/0x5/0 DH Window	11.8
H- 3/0x 4/0 DH Window	9.3

Glazed Wall Area Calculations
 Location Wall Area, sq ft Glass Area, sq ft % Glazed
 Front wall 1500 369.4 24.6%
 Rear Wall 1500 96 6.4%
 Left Wall 900 65 7.2%
 Right Wall 900 69.7 7.8%

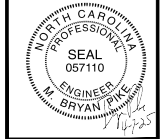
GLASS AREA CALCULATIONS
 NTS

REVISIONS	
DATE	DESCRIPTION



PROJECT FOR:
 Sound Shore Construction
 406 Live Oak Street
 Beaufort NC

Meridian Engineering, PLLC
 105 W. CASWELL STREET
 SUITE 205
 KINSTON, N.C. 28501
 Fax 1 - 252 - 522 - 2587
 Firm License # P-2894



DRAWN BY	KAR	SCALE
FILE	---	AS NOTED
APPVD. BY	MBP	
DATE	1-17-05	
DRAWING NUMBER		
S5-1		
5 OF 6		

NOTE:
 CONTRACTOR & BUILDER TO VERIFY
 ALL DIMENSIONS AND STRUCTURAL
 DETAILS.

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. D022-016-25-00005	Date of Application 3/20/2025	
County: Carteret		
Development Name: 406 Live Oak Development – Vic Fasolino		

LOCATION OF PROPERTY:

Route/Road: 406 Live Oak Street Beaufort, NC SR1493

Exact Distance 940' Miles N S E W
 Feet

From the Intersection of Route No. SR-1493 and Route No. SR-1310 Toward _____

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

Property: is is not within Beaufort City Zoning Area.

AGREEMENT

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

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	<u>SOUND SHORE CONSTRUCTION</u>	NAME	<u>Timothy P White</u>
SIGNATURE	<u>Victor Faralim</u>	SIGNATURE	<u>[Signature]</u>
ADDRESS	<u>139 GALLANTS PT RD</u>	ADDRESS	<u>177 Grays Ct</u>
	<u>BEAUFORT, NC</u> Phone No. <u>252-269-3415</u>		<u>Beaufort, NC 28516</u>

AUTHORIZED AGENT		WITNESS	
COMPANY	<u>SAME AS ABOVE</u>	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	Phone No. _____		_____

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

DocuSigned by:		
<u>Robby L Taylor</u>		<u>3/25/25</u>
SIGNATURE		DATE
<small>EE1BFCE479F467...</small>		

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

<u>[Signature]</u>	<u>Town Manager</u>	<u>3/21/25</u>
SIGNATURE	TITLE	DATE

APPLICATION APPROVED BY NCDOT

DocuSigned by:		
<u>Robby L Taylor</u>	District Engineer	<u>03/25/2025</u>
SIGNATURE	TITLE	DATE
<small>EE1BFCE479F467...</small>		

INSPECTION BY NCDOT

_____	_____	_____
SIGNATURE	TITLE	DATE

COMMENTS:

1. An approved copy of the permit, plans, and attachments shall be on-site during all times of construction.
2. All workmanship and materials shall conform to NCDOT standards and specifications.
3. The owner shall make satisfactory arrangements to adjust any utilities in conflict with proposed construction.
4. Traffic control devices shall be in accordance with the Manual on Uniform Traffic Control Devices.
5. The permit applicant must comply with all state, federal and local environmental regulations and shall obtain all necessary state, federal and local permits, including but not limited to, those related to sediment control, storm water, wetlands, streams, endangered species and historical sites.
6. Call NCDOT District 2 Office at 252-649-6500 at least 48 hours prior to beginning construction and once completed or Email D2D2notifications@ncdot.gov.
7. Page 9 of the Policy on Street and Driveway Access Manual states, "Access connections and building construction must start within one year after the approval date of the permit." Access connections include both temporary and permanent when shown in the supporting plans. "At the discretion of the District Engineer, an extension of time not to exceed 90 days may be granted." This time extension request must be submitted in writing to the District Engineer.

PROPOSED PLOT PLAN

406 LIVE OAK STREET- NEW BUILDING

Current Zone: CS-MU, PIN # 730618400335000,
Book 604, Page 219

Current Use: Commercial Retail Space, 336 sq.ft.

Proposed Use: Single Ownership, Mixed Use

3- Commercial Rental Store Spaces-1080 sq ft each

3- Rental Apartments- approx 1100 Sq ft each

2- 2 bedroom, 1 - 1 bedroom

6 Total units on 0.2383 Acres, 12.59 U./Ac.

Materials: Cement board siding, painted, asphaltic
shingle roof

Parking: CS-MU requires 1.5 parking places per unit,
9 places provided

Signage: 3 Sign boards (above awnings, see S-1
Perspective), 18" x 14' each, 63 sq.ft. total, made of wood
or wood substitute material that appears as wood.

Exterior Lighting: 9 - 900 lumen LED Gooseneck
fixtures above sign boards (see S-1 Perspective), 4-1100
lumen LED floodlights, eave mounted, rear of building

Duke Energy Progress has no easements on this
property. Their building setback requirement from the
secondary distribution lines along east side of Cedar St.
and the north side of Live Oak St. (see S-2 Survey) is 15'.
Proposed setbacks are compliant.

Flood Plain- property is not in a floodplain.

Applicant:

Sound Shore Construction

138 Gallants Point Rd.

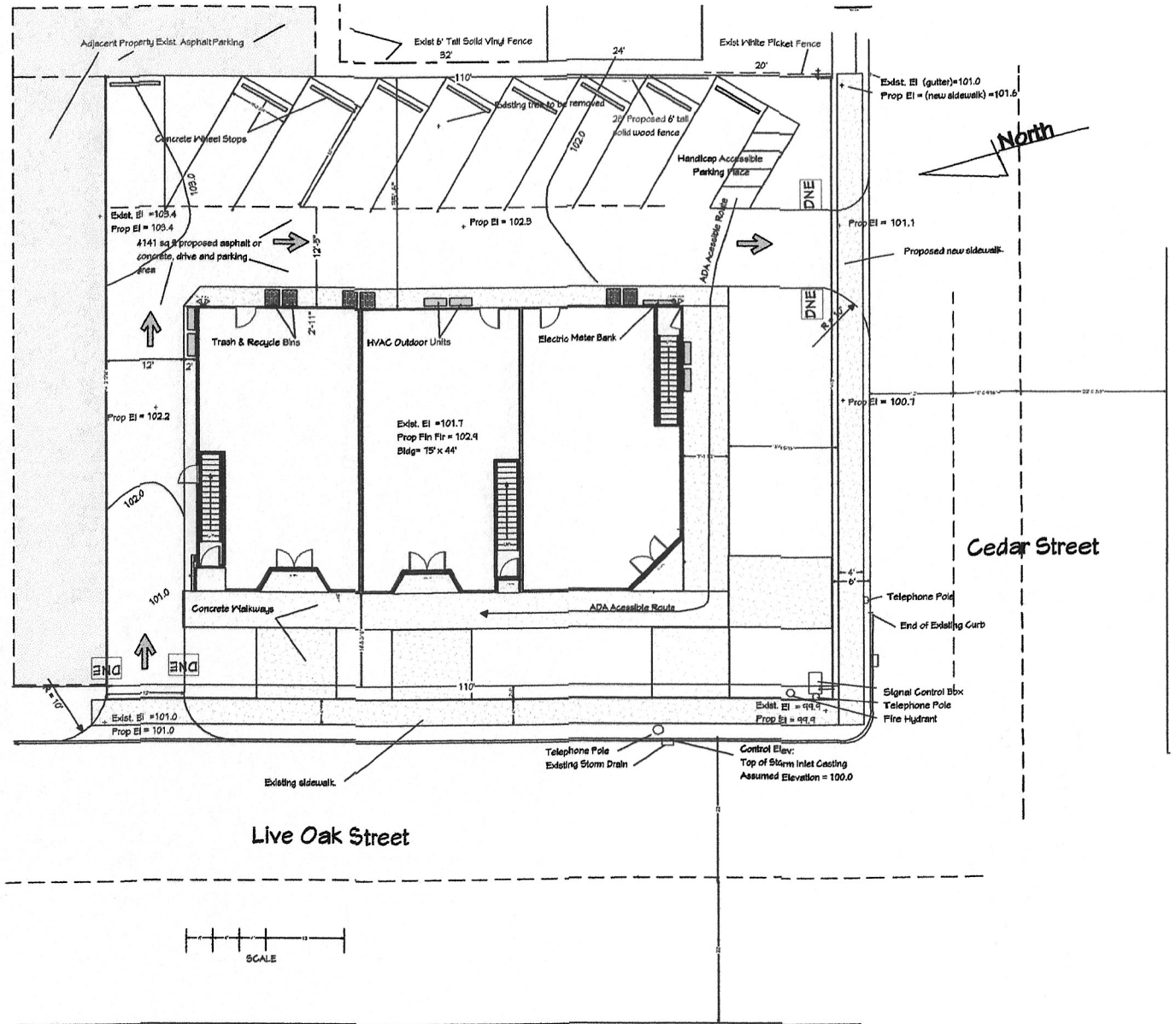
Beaufort, NC 28516

252-269-3514

TRAFFIC FLOW LEGEND

DNE = "Do Not Enter" Sign

→ = Directional arrow painted on surface





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 Board of Commissioners Regular Meeting
6:00 PM Monday, May 12, 2025 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Site Plan – Phase II & III Front Street Village

BRIEF SUMMARY:

Arendell Engineers, an agent for Front Street Village, has submitted a site plan that includes a 14-unit townhome development totaling 11,390 sq. feet and two commercial structures totaling 9,600 sq. feet.

At their April 21, 2025, meeting the Planning Board unanimously recommend approval of the proposed site plan.

REQUESTED ACTION:

Decision on Proposed Site Plan

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner
Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: The Honorable Mayor & Board Members
From: Kyle Garner, Planning Director
Date: April 30, 2025
Case No. 25-08 Site Plan – Phase II & III Front Street Village

THE REQUEST: To approve or deny the proposed site plan for Front Street Village Phase III that includes a 14-unit townhome development totaling 11,390 sq. feet and two commercial structures totaling 9,600 sq. feet.

INFORMATION:

Location: 2361 Lennoxville Road
Property Owner: Front Street Village, LLC
Zoning District: PUD
Existing Land Use: Mostly Undeveloped with small commercial storage facility
Adjoining Uses/Zoning: North: Single-family residential uses zoned PUD
West: Single family residential uses zoned RS-5
East: Boat Dry Stack zoned, PUD
South: Across Lennoxville Road by Curtis Perry Park & Boat Ramp and Townhouses zoned R-8
Size: 4.503 acres

PUBLIC UTILITIES & WORKS:

Water: Town of Beaufort
Sanitary Sewer: Town of Beaufort

OPTIONS:

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

ATTACHMENTS:

- Attachment A – Staff Report
- Attachment B – Vicinity Map
- Attachment C - Aerial Photo of Area
- Attachment D – Site Plan
- Attachment E - Phasing & Zoning Plan

STAFF COMMENTS:

In 2008 the Front Street Village Master Plan identified the proposed area as Phase II & III of the Master Plan. (See Attached Maps)

- Phase II showed commercial structures close to Lennoxville Road and parking with an under zoning of B-3 (Commercial)
- Phase III identified multi-family and some parking with an under zoning of Multi-family

In 2021, the Board of Commissioners approved a reduction of the total number of required parking spaces from 631 to 398 as the developer withdrew over 180 resort dwellings on the south side of Lennoxville Road from development.

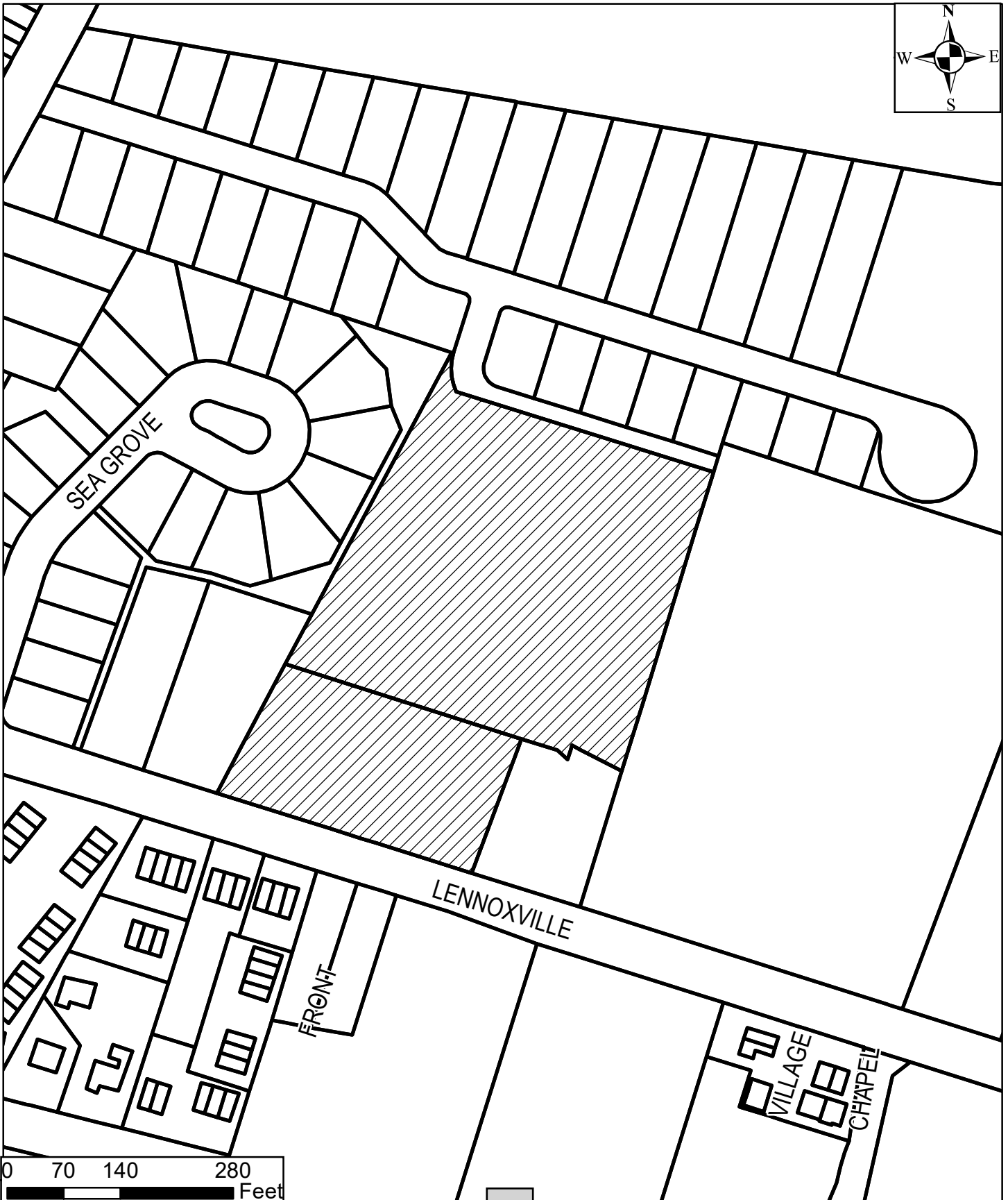
It should also be noted that all road improvements along Lennoxville Road have been installed to meet NCDOT requirements and as per the submitted Transportation Impact Analysis submitted by the applicant in prior years.

The Technical Review Committee met on March 6, 2025, to review this project and provide comments. Revised plans to meet TRC members’ requests for additional information were submitted on April 1st. All TRC members (Police, Fire, Engineering, Public Works, Public Utilities) have agreed that the project meets their requirements and have no further comments. Planning staff agree that the project meets the criteria required in the LDO.

It should be noted that this development already has secured its sewer allocation.

At their April 21, 2025 meeting the Planning Board unanimously recommended approval for the proposed site plan.

Front Street Village Phase III- Vicinity Map -Lennoxville Road
Site Plan - Multi-Family & Commercial Use



Case # 25-08 Aerial Photo of Area



THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JJW
 DESIGNED: JJW
 DRAWN BY: JST
 CHECKED: JJW
 SCALE: 1" = 30'
 DATE: 04/02/2025



1004 Arendell Street
 Morehead City, NC 28557
 (252) 622-4338
 Fax: (252) 622-4505

www.arendellengineers.com

North Carolina Certification No. C-1509

OWNER:

FRONT STREET VILLAGE, LLC
 2400 LENNOXVILLE ROAD
 BEAUFORT, NC 28516

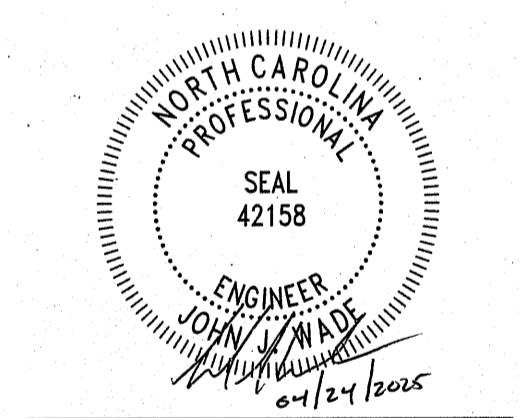
PROJECT:

FRONT STREET VILLAGE PHASE III
 BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

TRANSPORTATION CENTER
 MODIFICATIONS - SITE PLAN

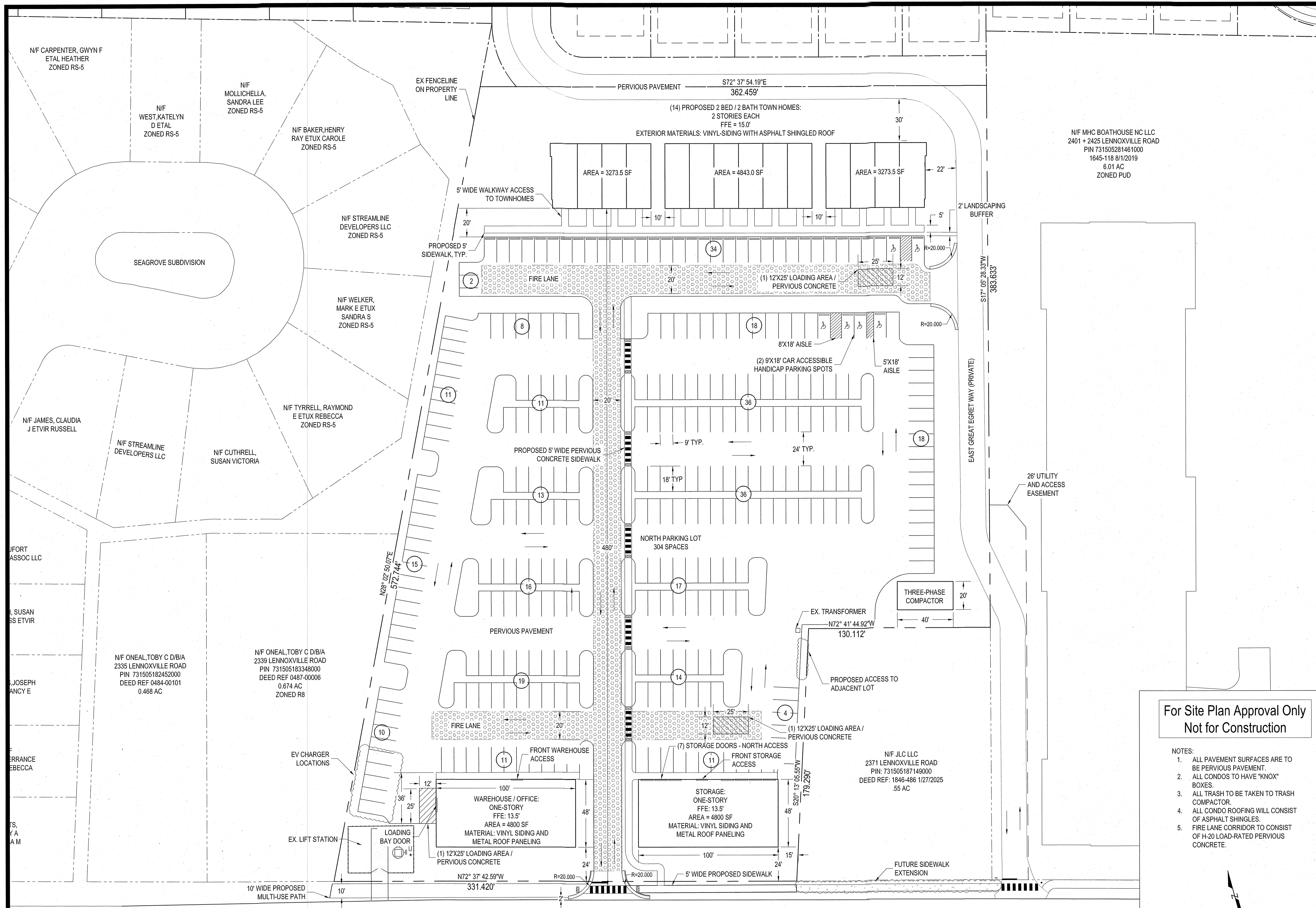


NO.	REVISION	TOWN COMMENTS	SIDING MATERIAL	DATE
1				04/02/25
2				04/24/25

SHEET NO:

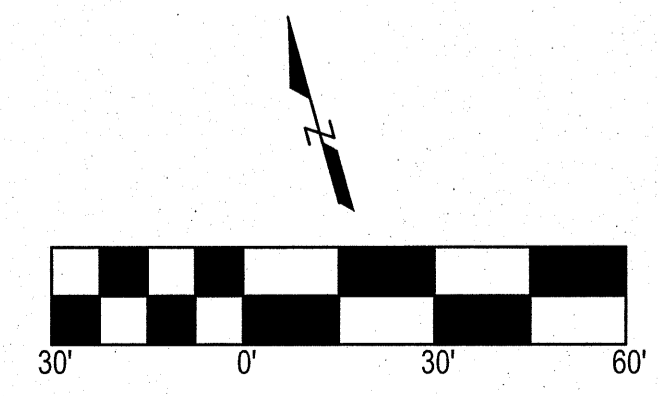
OF: 10

JOB NO. 24182



For Site Plan Approval Only
 Not for Construction

- NOTES:
- ALL PAVEMENT SURFACES ARE TO BE PERVIOUS PAVEMENT.
 - ALL CONDOS TO HAVE "KNOX" BOXES.
 - ALL TRASH TO BE TAKEN TO TRASH COMPACTOR.
 - ALL CONDO ROOFING WILL CONSIST OF ASPHALT SHINGLES.
 - FIRE LANE CORRIDOR TO CONSIST OF H-20 LOAD-RATED PERVIOUS CONCRETE.



PHASE III - SITE PLAN
 SCALE: 1" = 30'

