



Town of Beaufort, NC

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

Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, April 21, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Election of Officers

Minutes Approval

- [1.](#) Draft Minutes

Public Comment

New Business

- [1.](#) Case 25-02 –406 Live Oak Street Mixed-Use Site Plan Review and Recommendation
- [2.](#) Case 25-08 Site Plan – Phase II & III Front Street Village

Commission / Board Comments

Staff Comments

Adjourn



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Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, February 17, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair Neve called the February 17th, 2025 Planning Board meeting to order at 6:00 p.m.

Roll Call

Mr. Fockler conducted the roll call for the meeting.

Members Present: Ryan Neve, Chair; Becky Bowler, Vic Fasolino, Tammy Hunsucker, Clark Patton, George Stanziale, Jeff Vreugdenhil

Members Absent: None

A quorum was declared with seven members present.

Town Staff Present: Kyle Garner, Planning Director; Michelle Eitner, Town Planner; Brad Fockler, Code Enforcement Officer; Mr. Arey Grady, Town Attorney

Agenda Approval

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

Member Stanziale made the motion to approve the agenda and Member Bowler made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Tammy Hunsucker, Clark Patton, George Stanziale, Jeff Vreugdenhil

Minutes Approval

- 1. PB Draft Minutes for 111824

Member Stanziale made the motion to approve the Minutes and Member Bowler made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Tammy Hunsucker, Clark Patton, George Stanziale, Jeff Vreugdenhil

Public Comment

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

New Business

1. Case 25-01 – Staff-initiated Text Amendment to Reflect Current Flood Insurance Rate Maps (FIRMs) in the Flood Damage Prevention Ordinance (FDPO)

Mrs. Eitner gave the Staff Report and briefly reviewed Ordinances and Ordinance amendments, explaining that the proposed text amendment is to the Flood Damage Prevention Ordinance (FDPO). NCGS 160D allows language to be adopted that accepts whichever flood maps are deemed effective by state/federal, rather than specific panels. Specifically, this amendment proposes to provide 160D-style map adoption language in advance of future map changes.

The Board asked if the new maps were in effect, how often they are updated, and if the insurance commission designs the maps. Mrs. Eitner explained that the new maps are not in effect yet, they are not updated on a set timeline, and the maps are scientifically driven but the insurance commission uses and enforces the maps.

Member Bowler made the motion to approve as presented and Member Patton made the second. Chair Neve took a vote that was approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Tammy Hunsucker, Clark Patton, George Stanziale, Jeff Vreugdenhil

2. Request to rezone 1113 Live Oak Street from R-8 to RS-5 (No CAMA LUP amendment)

Mrs. Eitner gave the Staff Report and explained the property at 1113 Live Oak Street is a single-family home currently zoned R-8. The applicant desires to rezone the property to RS-5 in order to have enough space within setbacks to build a detached two-car garage. This application went before the Board of Commissioners (BOC) in 2022 and was denied “on the grounds that the requester does not need to have a rezoning to accomplish what their stated purpose and objective is within the property”.

There was Board discussion regarding non-accessibility on the adjoining Loftin Lane, the earlier denial by the BOC, and requesting variance versus rezoning,

Member Vreugdenhil made the motion to approve as presented and Member Patton made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Tammy Hunsucker, Clark Patton, George Stanziale, Jeff Vreugdenhil

3. 25-05 Palmetto Plantation Phase 3 - Final Plat

Mr. Garner gave the Staff Report and explained the request to subdivide an undeveloped 3.34-acre tract into nine lots. This is a final plat to allow the developer to record and sell the individual lots. There is a \$36,187.50 bond request for sidewalk infrastructure and also recreation fees in the amount of \$1,757.42. Mr. Garner stated there are no variations between the preliminary plat and the final plat. Mr. Garner explained why and how the town bonds infrastructure such as recreation fees through a letter of credit.

Member Vreugdenhil made the motion to approve as presented and Member Stanziale made the second.

There was further discussion regarding alleviating standing water and Mr. Ron Cullipher, engineer for the project, explained that piping had been installed going to the retention pond. The large size of the roundabout was discussed as it is over 100 feet in diameter. Responsibility of the maintenance of sidewalks was questioned and Mr. Garner explained that only if the sidewalks are dedicated to the town do they then become the town's responsibility.

As there was a motion on the floor Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Tammy Hunsucker, Clark Patton, George Stanziale, Jeff Vreugdenhil

Commission / Board Comments

The Board welcomed new Board member Tammy Hunsucker and thanked outgoing member Dianne Meelheim for her service. Chair Neve noted that there would be updates to the Unified Development Ordinance (UDO) in the near future.

Staff Comments

Mrs. Eitner gave an update on the UDO update project and explained the different module components, working with the consultants, and community outreach.

Mr. Garner thanked Mr. Fockler, Code Enforcement Officer, for taking Ms. Anderson’s duties while she is out, and explained that Mr. Fockler would be attending Planning Board meetings in the future as issues come up. Mr. Garner also informed the Board that there will be many upcoming projects that will be coming before the Board.

Adjourn

Member Patton made the motion to adjourn and Member Stanziale made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Becky Bowler, Vic Fasolino, Tammy Hunsucker, Clark Patton, George Stanziale, Jeff Vreugdenhil

Chair Neve then declared the meeting adjourned at 6:45 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary

DRAFT

DRAFT

1.



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Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, March 17, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair Neve called the March 17th, 2025 Planning Board meeting to order at 6:00 p.m.

Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Ryan Neve, Chair; Tammy Hunsucker, George Stanziale, Jeff Vreugdenhil

Members Absent: Becky Bowler, Vic Fasolino, Clark Patton

A quorum was declared with four members present.

Town Staff Present: Kyle Garner, Planning Director; Mr. Arey Grady, Town Attorney; Ms. Laurel Anderson, Board Secretary

Agenda Approval

Member Vreugdenhil made the motion to amend the agenda until more board members were present and Member Stanziale made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Tammy Hunsucker, George Stanziale, Jeff Vreugdenhil

Member Stanziale made the motion to approve the amended agenda and Member Hunsucker made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Tammy Hunsucker, George Stanziale, Jeff Vreugdenhil

Public Comment

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

New Business

1. To recommend approval or denial to the Board of Commissioners for the rezoning of 625 W Beaufort Rd from R-20 to R-8

Mr. Garner gave the Staff Report and noted that this application is for Case #25-06, to rezone a single lot from R-20 to R-8 with a total area of 0.688 acres. There are two existing dilapidated structures on the property. The two existing structures are non-conforming as they do not meet side yard setbacks and the two structures also render the property non-conforming as only one primary use is permitted. Rezoning would not change non-conforming status as side yard setbacks would still not be met. Rezoning would allow for potential subdivision of the lot.

The Board discussed staff-initiated rezoning other non-compliant R-20 lots on West Beaufort Rd to R-8.

Member Vreugdenhil made the motion to approve based on the fact that the structures are non-conforming, the property is adjacent to an R-8 property to the rear, and in conformance with the CAMA Land Use Plan; and Member Stanziale made the second. Chair Neve took a vote that was approved.

Voting yea: Chair Neve, Tammy Hunsucker, George Stanziale, Jeff Vreugdenhil

Commission / Board Comments

The Board expressed their appreciation for the road construction being completed especially the Queen Street area. As a member of the Unified Development Ordinance (UDO) committee Chair Neve noted the UDO update included the consultants discussing the process, presenting the outline structure, chapter headings,

Staff Comments

Mr. Garner noted there would be some larger projects coming to the Planning Board in the next few months. He also discussed the UDO being updated which can be tracked on the town website. Other departments’ projects include the USDA grant and the stormwater project.

Adjourn

Member Vreugdenhil made the motion to adjourn and Member Stanziale made the second. Chair Neve took a vote that was unanimously approved.

Voting yea: Chair Neve, Tammy Hunsucker, George Stanziale, Jeff Vreugdenhil

Chair Neve then declared the meeting adjourned at 6:30 p.m.

Ryan Neve, Chair

Laurel Anderson, Board Secretary

DRAFT

DRAFT

1.



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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, April 21, 2025 – Train Depot**

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

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

REQUESTED ACTION:
Presentation and discussion of site plan request
Recommendation to Board of Commissioners to approve or deny the proposed site plan

EXPECTED LENGTH OF PRESENTATION:
15 Minutes

SUBMITTED BY:
Michelle Eithner
Town Planner

BUDGET AMENDMENT REQUIRED:
N/A



STAFF REPORT



To: Planning Board Members
From: Michelle Eitner, Town Planner
Date: April 21, 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

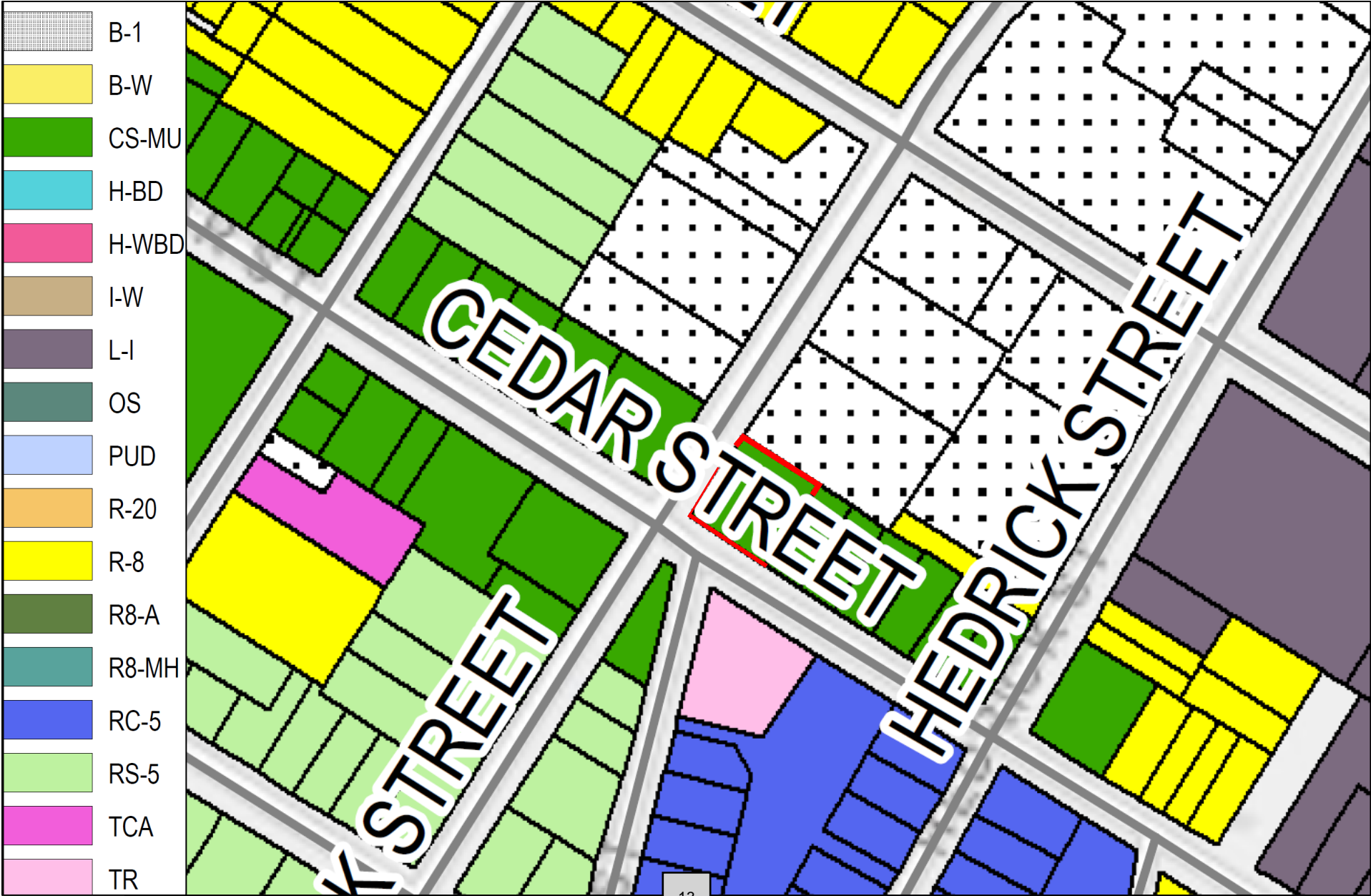
STAFF COMMENTS:

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.

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.

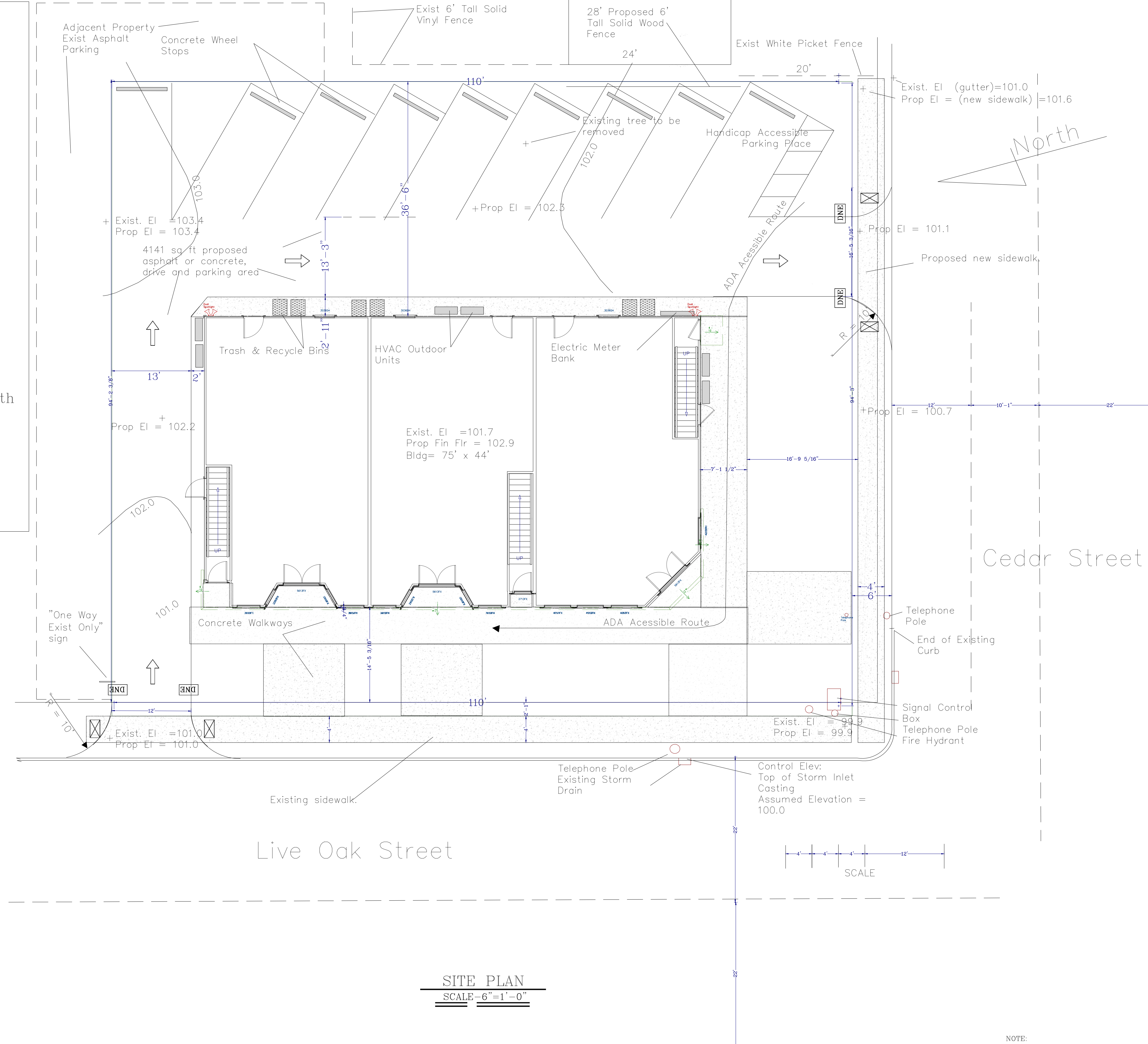
Beaufort, NC 28516

Traffic and Pedestrian Legend

DNE "Do Not Enter" Sign

→ Directional Arrow Painted on Surface

⊠ ADA Warning Matt. 24"x36"



Live Oak Street

Cedar Street

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

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

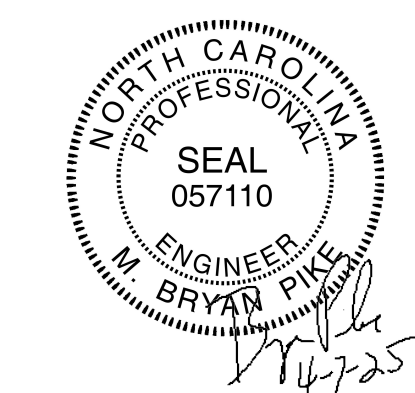
REVISIONS

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



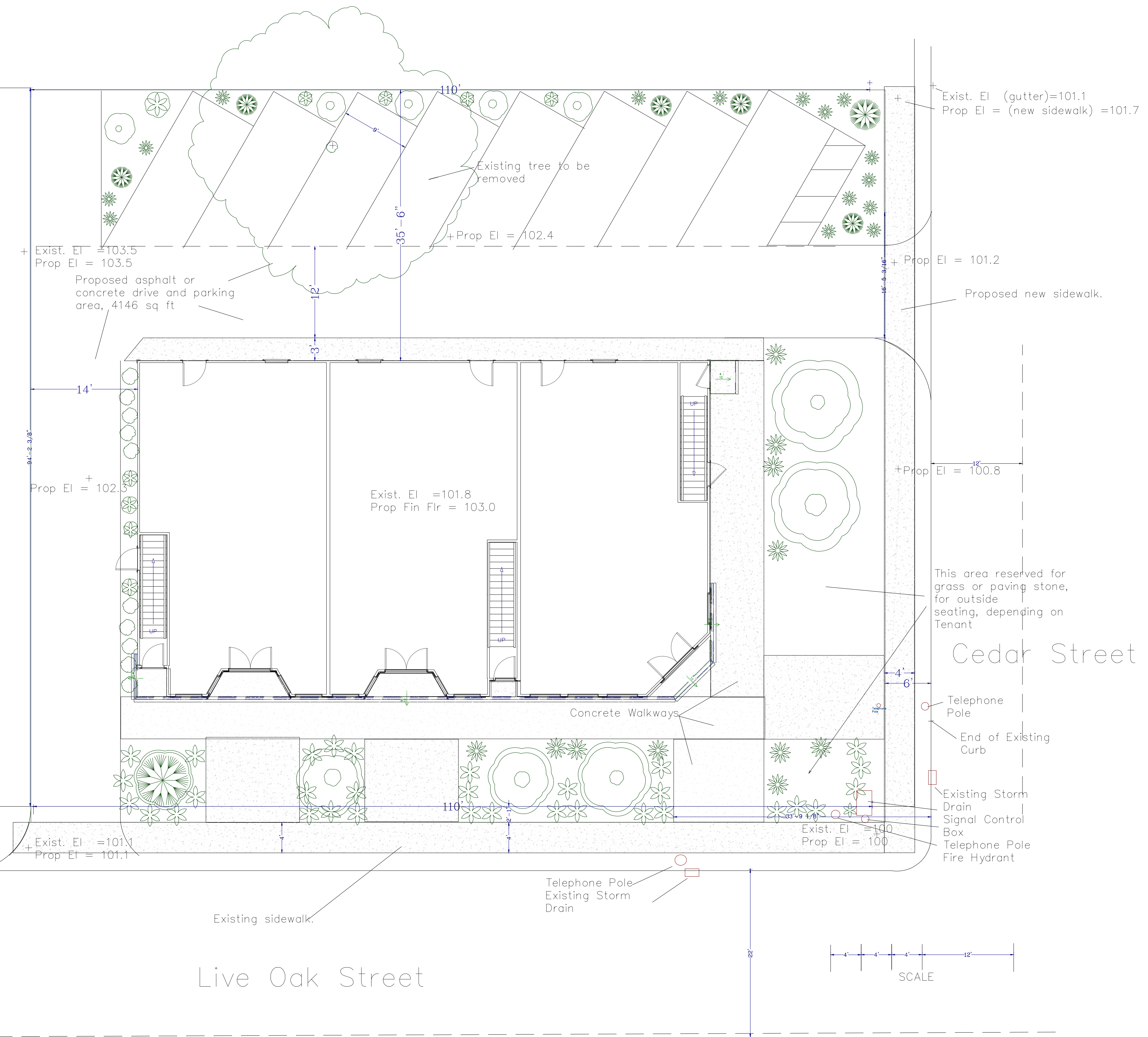
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DATE	1-16-25	
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S3-1		
OF		
6		

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Qty	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



Existing sidewalk.
 Live Oak Street

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

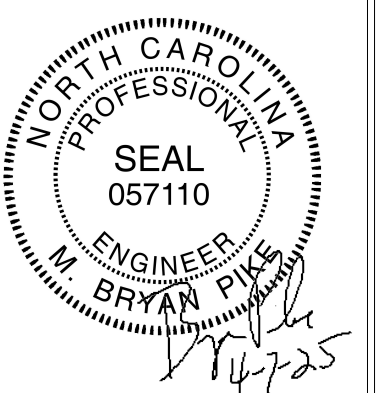
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DATE	MARK	DESCRIPTION
4/5/25		Updated Plan per MR-HUs



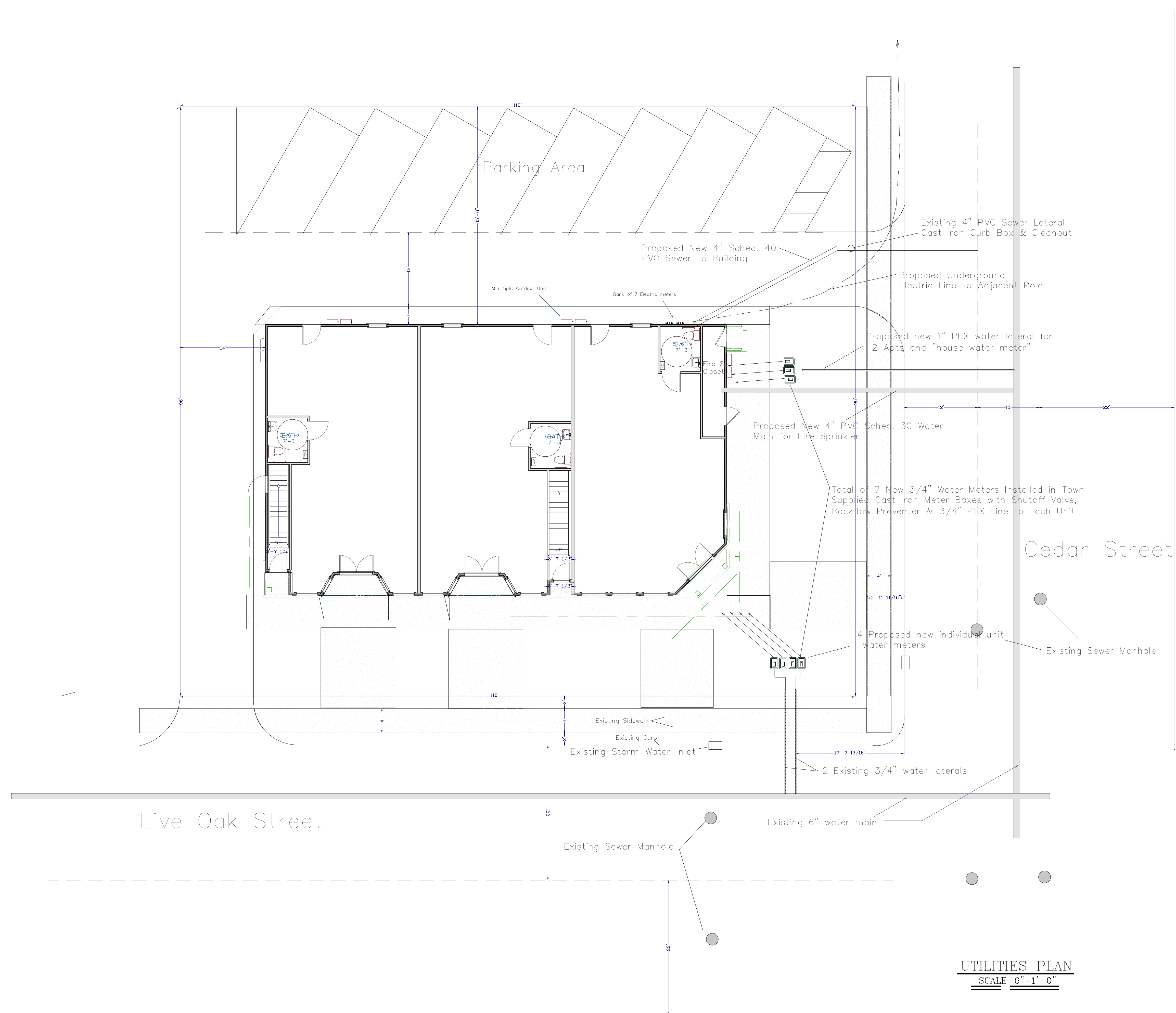
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 Beaufort NC

Meridian Engineering, PLLC
 105 W. CASWELL STREET
 SUITE 202
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UTILITIES PLAN
SCALE-6"=1'-0"

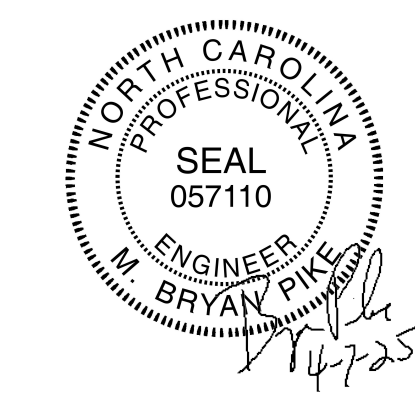
NOTE:
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DETAILS.

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

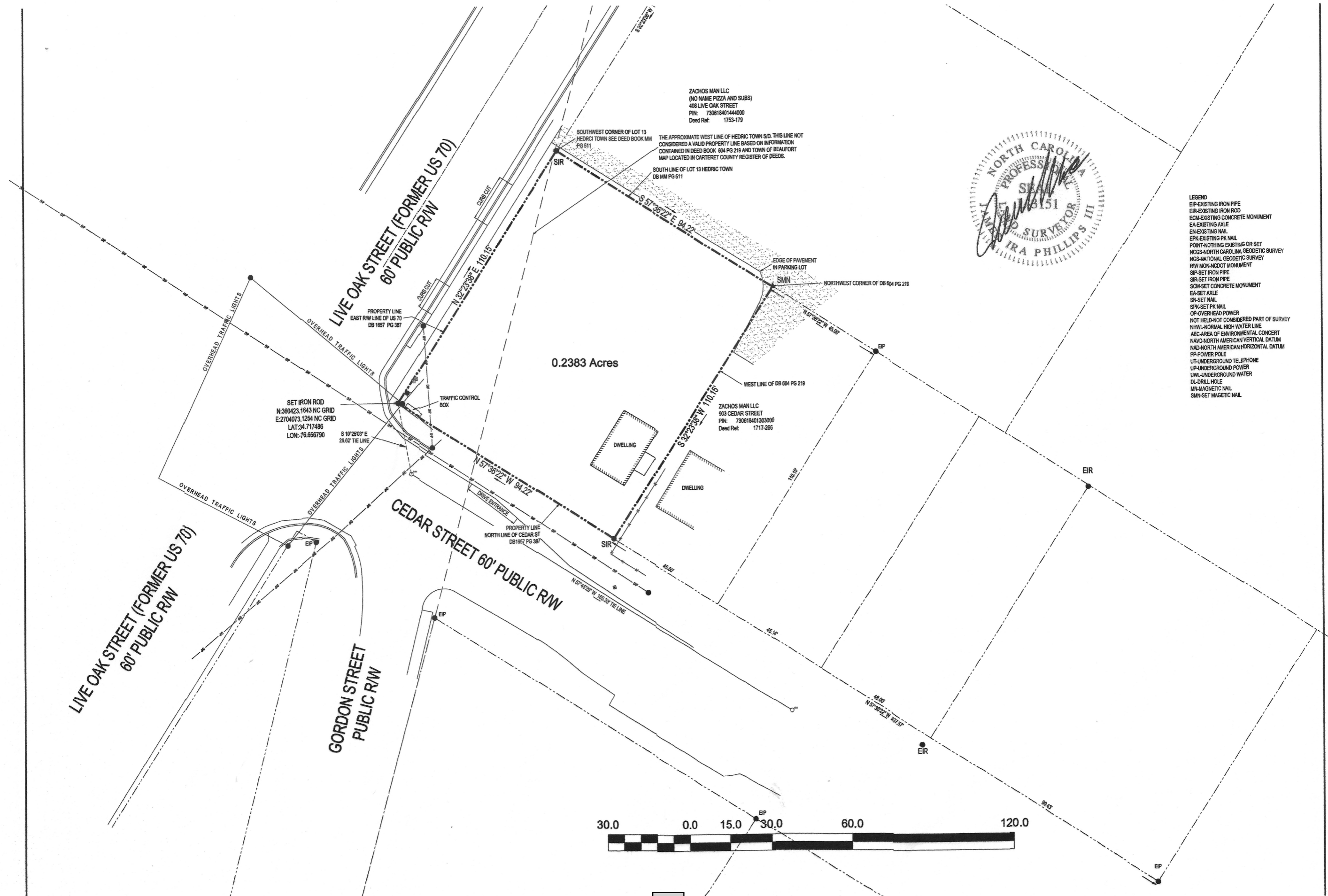


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105 W. CASWELL STREET
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	S4-1	OF
	6	



ZACHOS MAN LLC
 (NO NAME PIZZA AND SUBS)
 408 LIVE OAK STREET
 PIN: 730618401444000
 Deed Ref: 1753-179

SOUTHWEST CORNER OF LOT 13
 HEDRICI TOWN SEE DEED BOOK MM
 PG 511

THE APPROXIMATE WEST LINE OF HEDRICI TOWN S/D. THIS LINE NOT
 CONSIDERED A VALID PROPERTY LINE BASED ON INFORMATION
 CONTAINED IN DEED BOOK 804 PG 219 AND TOWN OF BEAUFORT
 MAP LOCATED IN CARTERET COUNTY REGISTER OF DEEDS.

SOUTH LINE OF LOT 13 HEDRICI TOWN
 DB MM PG 511



- LEGEND
- EIP-EXISTING IRON PIPE
 - EIR-EXISTING IRON ROD
 - ECM-EXISTING CONCRETE MONUMENT
 - EA-EXISTING AXLE
 - EM-EXISTING NAIL
 - EPK-EXISTING PK NAIL
 - POINT-NOTHING EXISTING OR SET
 - NGS-NORTH CAROLINA GEODETIC SURVEY
 - NSS-NATIONAL GEODETIC SURVEY
 - R/W-NON-HODOT MONUMENT
 - SIR-SET IRON PIPE
 - SIR-SET IRON PIPE
 - SCM-SET CONCRETE MONUMENT
 - EA-SET AXLE
 - SN-SET NAIL
 - SPK-SET PK NAIL
 - OP-OVERHEAD POWER
 - NOT HELD-NOT CONSIDERED PART OF SURVEY
 - NHWL-NORMAL HIGH WATER LINE
 - AEC-AREA OF ENVIRONMENTAL CONCERN
 - NAVD-NORTH AMERICAN VERTICAL DATUM
 - NAD-NORTH AMERICAN HORIZONTAL DATUM
 - PP-POWER POLE
 - UT-UNDERGROUND TELEPHONE
 - UP-UNDERGROUND POWER
 - UWL-UNDERGROUND WATER
 - DL-DRILL HOLE
 - MN-MAGNETIC NAIL
 - SMN-SET MAGNETIC NAIL

SET IRON ROD
 N:360423.1643 NC GRID
 E:2704073.1254 NC GRID
 LAT:34.717486
 LON:-76.656790

ZACHOS MAN LLC
 903 CEDAR STREET
 PIN: 730618401303000
 Deed Ref: 1717-266



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 MARK 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



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FILE		AS NOTED
APPVD. BY	MBP	
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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 Griggs Crk</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.

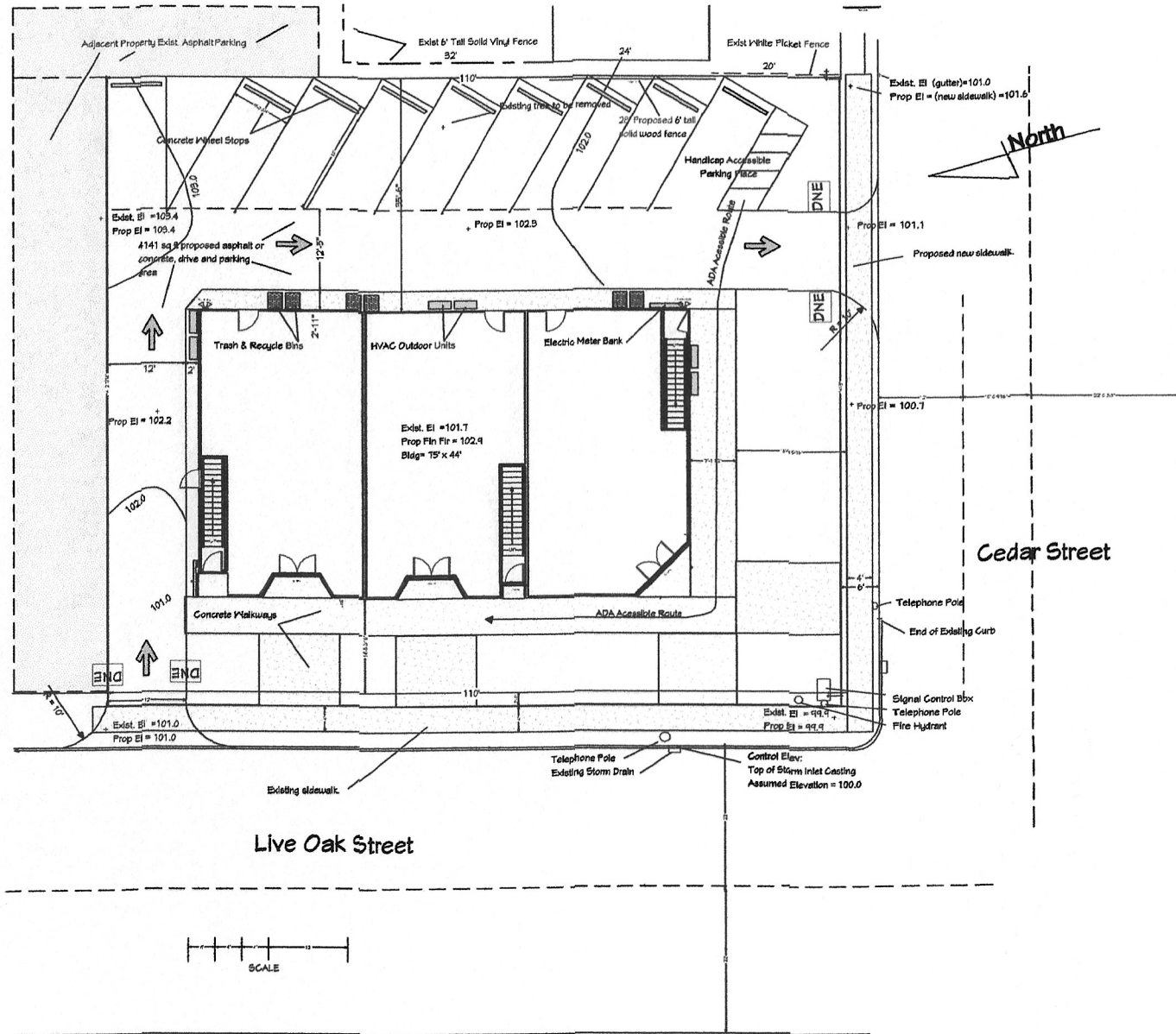
Beaufort, NC 28516

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 Planning Regular Meeting
6:00 PM Monday, April 21, 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.

REQUESTED ACTION:

Recommendation on Proposed Site Plan

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner
Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Planning Board Members
From: Kyle Garner, Planning Director
Date: April 11, 2025
Case No. 25-08 Site Plan – Phase II & III Front Street Village

THE REQUEST: To recommend to the Board of Commissioners approval or denial of 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. Recommend approval of the Site Plan
2. Recommend 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

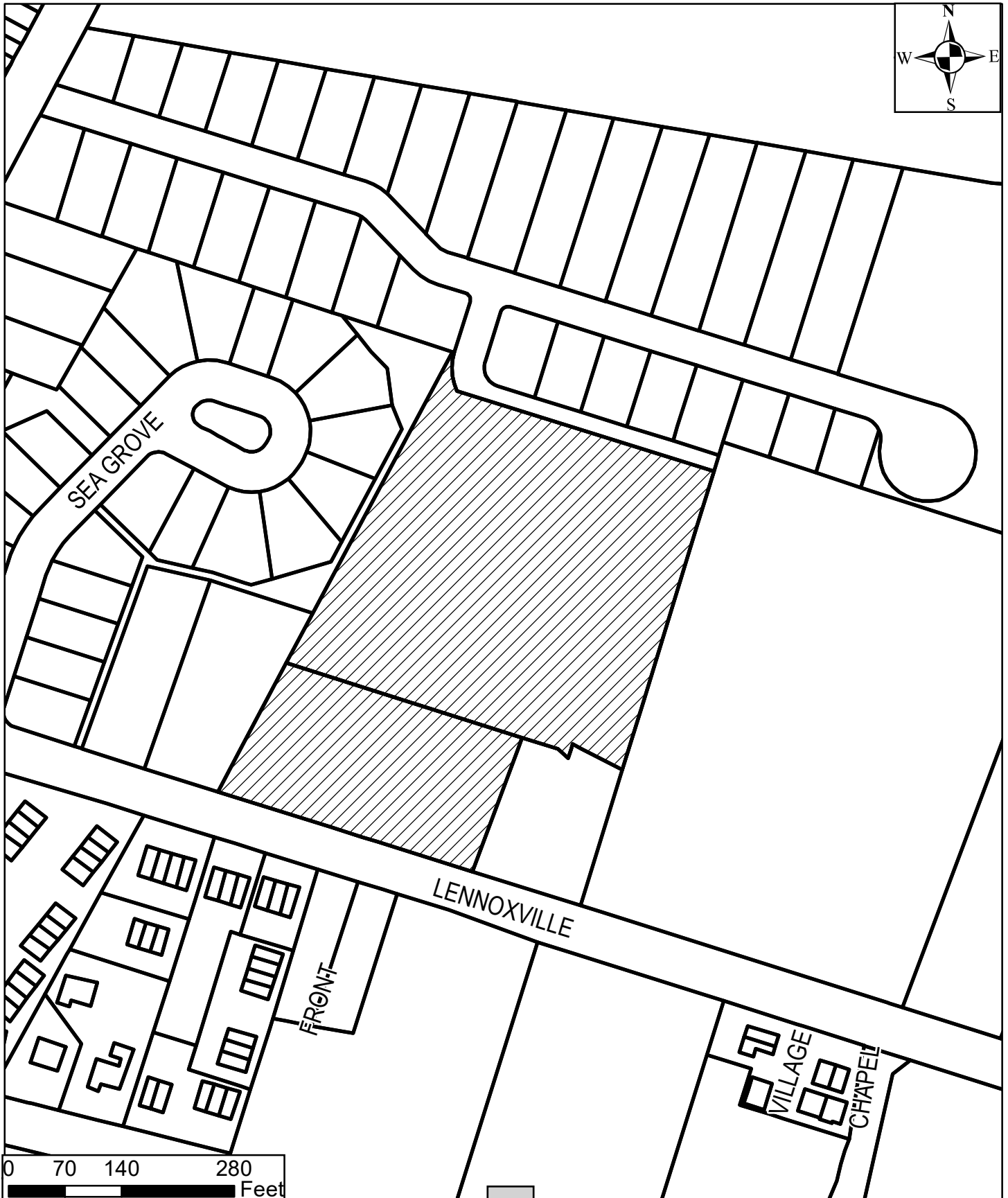
In 2021, the Board of Commissioners approved a reduction of the total number of required parking spaces from 631 to 398 as the developer withdrew over 180 resort dwellings on the south side of Lennoxville Road from development.

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.

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



Case # 25-08 Aerial Photo of Area



FRONT STREET VILLAGE

PHASE III

BEAUFORT, NORTH CAROLINA

CARTERET COUNTY

For Site Plan Approval Only
Not for Construction

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: JYW
DESIGNED: JYW
DRAWN BY: JST
CHECKED: JYW
SCALE: AS SHOWN
DATE: 04/02/2025

ARENDELL ENGINEERS
CIVIL - COASTAL - ENVIRONMENTAL

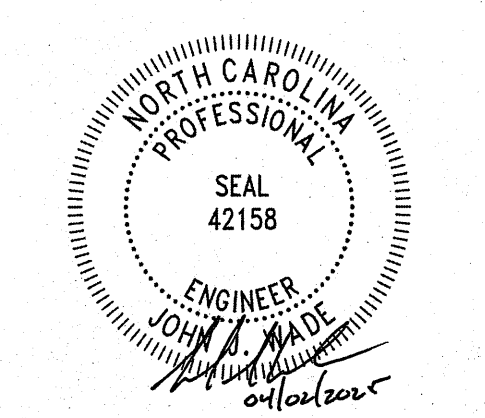
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505

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: COVER SHEET



NO.	DATE	BY	REVISION	TOWN COMMENTS
1	04/02/25	JYW		

SHEET NO: C1
OF: 10
JOB NO: 24182

DRAWINGS

COVER SHEET	C1 OF 10
NOTES AND ABBREVIATIONS	C2 OF 10
EXISTING CONDITIONS	C3 OF 10
SITE PLAN	C4 OF 10
GRADING PLAN	C5 OF 10
UTILITY PLAN	C6 OF 10
UTILITY DETAILS	C7 OF 10
LANDSCAPING PLAN	C8 OF 10
EROSION AND SEDIMENT CONTROL PLAN	C9 OF 10
DETAILS	C10 OF 10
OFFICE AND SHOP ELEVATIONS	
OFFICE AND SHOP FLOOR PLANS	
STORAGE ELEVATIONS	
STORAGE FLOOR PLANS	
TOWNHOUSE ELEVATIONS	
TOWNHOUSE FLOOR PLANS	
SITE SURVEY	

PROJECT DATA

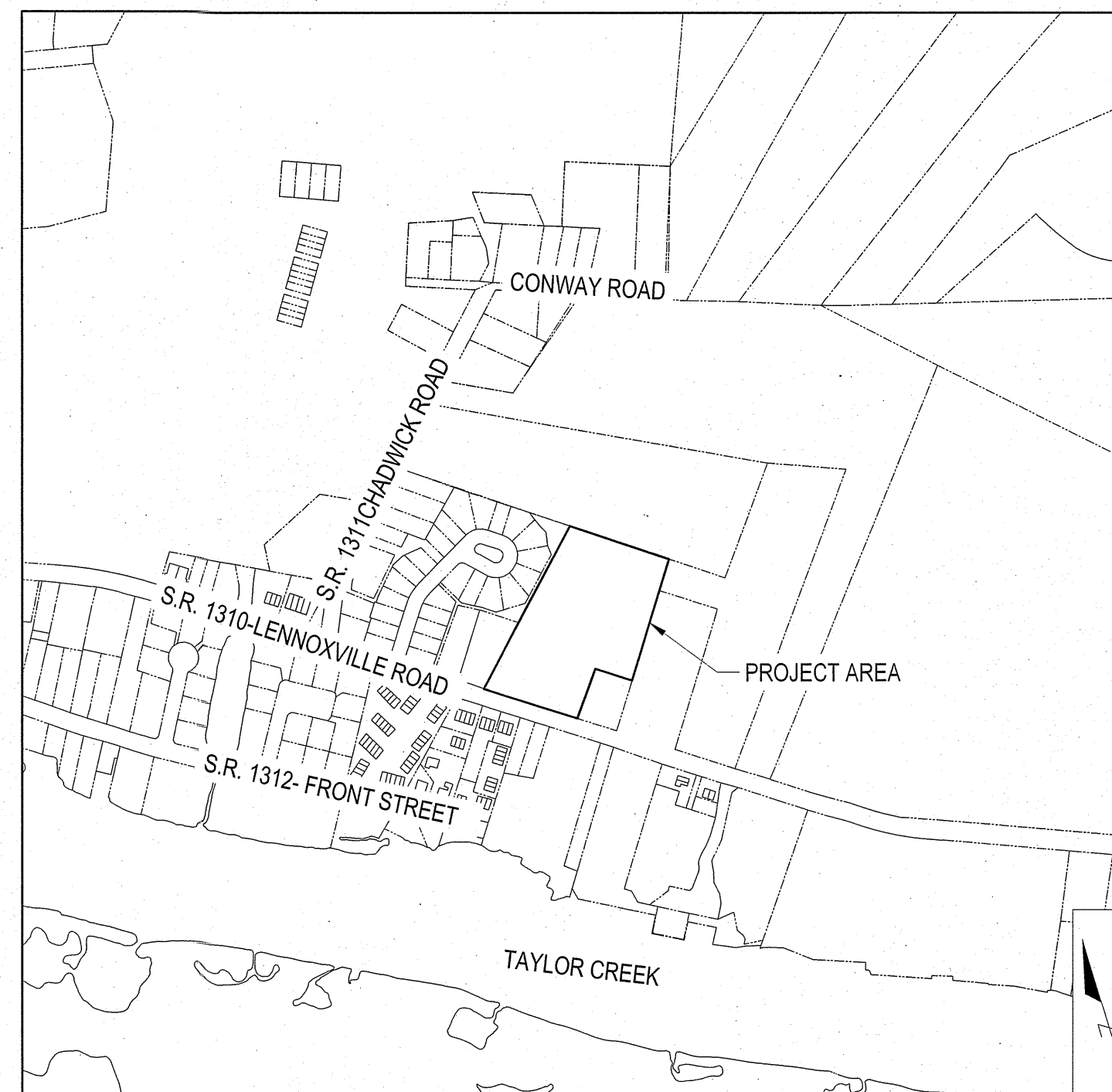
NAME OF PROJECT: FRONT STREET VILLAGE
PHASE III COMPLETION
BEAUFORT, NORTH CAROLINA

PREPARED BY: ARENDELL ENGINEERS
1004 ARENDELL STREET
MOREHEAD CITY, NC 28557
PHONE: (252) 622-4338
EMAIL: JOHN@ARENDELLENGINEERS.COM

OWNER: FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28570

SURVEYOR: JAMES I. PHILLIPS LAND SURVEYING
PO BOX 2103
379 ARRINGTON RD,
BEAUFORT, NC 28516
PHONE: (252) 728-5848
EMAIL: JIP3@COSTALNET.COM

DATUMS: VERTICAL: NAVD88
HORIZONTAL: NC STATE PLANE COORDINATE SYSTEM



VICINITY MAP

SCALE: 1" = 500'

TOWN OF BEAUFORT SITE DATA BLOCK OF FEATURES

PROPOSED USE:	PHASE III
BUILDING HEIGHT:	TOWNHOMES - 35'; OFFICE/STORAGE - 28'
STORIES:	TOWNHOMES - 2 STORIES; OFFICE/STORAGE 1 STORY
FINISHED FLOOR ELEVATIONS:	TOWNHOMES - 15.0'; OFFICE/STORAGE - 13.5'
OWNERSHIP:	TOWNHOMES - CONDOMINIUM; OFFICE/STORAGE - COMMERCIAL RENTAL
SQUARE FOOTAGE PROPOSED:	TOWNHOMES - 11,390 SF OFFICE/STORAGE - 9,600 SF
EXISTING PARKING AREA ON-SITE:	146,861 SF
SITE ZONING:	PUD
TOTAL LOT ACREAGE:	4.83 ACRES NORTH OF LENNOXVILLE ROAD
ACREAGE TO BE DISTURBED:	4.40 ACRES NORTH OF LENNOXVILLE ROAD
FLOOD ZONE:	ZONE X
DEVELOPMENT PARKING REQUIRED:	SEE PARKING SUMMARY TABLE
DEED BOOK/PAGE NUMBER	1259:443, 1645:118, 1510:484
PARCEL ID NUMBER:	731505187915000, 731505284836000, 731505187504000, 731505185229000

PARKING SUMMARY TABLE - THROUGH PHASE III

Total Gross Parking Spaces

PHASE I	Location	Units	Requirement	Total Spaces
South Drystack Chandlery		213 Slips	1 Space per 4 Slips	53
	Upstairs	2,247 Square Feet	22.5 Spaces per 1,000 SF	51
	Downstairs	2,286 Square Feet	3.5 Spaces per 1,000 SF	8
	Office	2 Employees	2 Spaces	2
Total				114

PHASE IIC & IID	Location	Units	Requirement	Total Spaces
Guest Wing	Rooms	129	1 Space per Room +5	134
	Employees	9 per Day Shift	1 per Employee	9
Bistro	Ballroom	4,477 Square Feet	22.5 Spaces per 1,000 SF	101
	1st Floor Porch Terrace	±96 Seats	1 Space per 4 Seats	24
	4 Bridal Suites	4 Suites	1 Space per Room	4
	Bistro & Bar	±96 Seats	1 Space per 4 Seats	24
Residential Units	Board Room	325 Square Feet	22.5 Spaces per 1,000 SF	7
	7 Units	7 Units	1.5 Spaces per Unit	11
New Townhomes	15 Units	15 Units	1.5 Spaces per Unit	23
	Employees incl. Transportation	1 Employee	1 per Employee	1
Center (Phase I & II, Minus Inn)				338

PHASE IIIA	Location	Units	Requirement	Total Spaces
North Drystack		237 Slips	1 Space per 4 Slips	59

PHASE IV	Location	Units	Requirement	Total Spaces
34 Residential Lots		34 Units	2 spaces per Unit	68
Phases I, II, III, & IV Total				578

Reductions

PHASE 1	Location	Parking Spaces Allocated	Reduction	Total Reduction
South Drystack Chandlery		53	0.9 per Space	48
	Upstairs	51	0.4 per Space	20
	Downstairs	8	0.4 per Space	3
Total				71

PHASE 2	Location	Parking Spaces Allocated	Reduction	Total Reduction
Bistro		160	0.35 per Space	56
Total				56

PHASE IIIA	Location	Parking Spaces Allocated	Reduction	Total Spaces
North Drystack		59	0.9 per Space	53
Phases 1, 2, & 3A Reduction Total				180

Required Parking Spaces for Phases I, II, III, & IV

Gross Parking Required (Spaces)	578
Reductions	180
Total	398
Spaces Provided	427



Know what's below.
Call before you dig.

GENERAL NOTES:

- PROJECT IS LOCATED IN THE WHITE OAK RIVER BASIN.
- LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND FACILITIES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF LOCATION IS NOT VERIFIED. BEFORE STARTING WORK, CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF DAMAGE TO ABOVE GROUND AND UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PRESERVE ANY PROPERTY MARKER PIPES, IRONS, OR MONUMENTS.
- WASTE OR EXCESS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- TESTING AND INSPECTION OF COMPACTION AND MATERIALS SHALL BE BY AN INDEPENDENT TESTING AGENCY DESIGNATED AND PAID FOR BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING TESTING REQUIRED BY THE CONTRACT DOCUMENTS.
- NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT.

CONSTRUCTION SEQUENCE

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH REGULATORY PERSONNEL ONE WEEK BEFORE BEGINNING GRADING OR GROUND DISTURBING ACTIVITIES AT THE SITE. CONTACT NCDEQ 910-796-7215.
- INSTALL TEMPORARY SILT FENCING AND CONSTRUCTION ENTRANCE AS INDICATED ON THE PLANS OR AS INSTRUCTED BY THE ENGINEER OR LAND QUALITY PERSONNEL.
- INSTALL STORMWATER SYSTEM INCLUDING DROP INLETS AND AT THE SAME TIME THE DROP INLET PROTECTION AND OUTLET PROTECTION AS INDICATED ON THE PLANS OR AS INSTRUCTED BY THE ENGINEER OR LAND QUALITY PERSONNEL.
- FILL AND GRADE SITE AS REQUIRED AND INSTALL EITHER PERMANENT OR TEMPORARY STABILIZATION WITHIN 14 DAYS
- ESTIMATED TIME BETWEEN BEGINNING WORK AND FINAL STABILIZATION - 9 MONTHS TO COMPLETION.

EROSION CONTROL MEASURES MAINTENANCE PLAN

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATIONS FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE PER WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLANS.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE FENCE SHALL BE REPLACED OR REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER.
- ALL AREAS SHALL BE FERTILIZED & SEEDED AS NECESSARY TO OBTAIN AND MAINTAIN A VIGOROUS DENSE TURF COVER.
- CONTACT PERSON RESPONSIBLE FOR MAINTENANCE IS TERRY WETHINGTON, OWNER, (252) 670-2664.

EROSION & SEDIMENT CONTROL NOTES:

- CONTACT THE NCDEQ, LAND QUALITY SECTION, ONE WEEK PRIOR TO LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
- A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED AT THE SITE.
- DISTURBED AREAS ARE DELINEATED ON THE DRAWINGS AND DETERMINED BY DIGITAL METHODS. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THE PLANS, BUT NOT LIMITED TO OFFSITE BORROW AND DISPOSAL AREAS, CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL BY THE LAND QUALITY SECTION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED FOR DAMAGE AND EFFECTIVE OPERATIONS FOLLOWING EVERY RAINFALL EVENT OR AT LEAST ONCE PER WEEK. REPAIRS SHALL BE COMPLETED IMMEDIATELY TO DIMENSION AND FUNCTIONS INDICATED ON THE PLANS
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO MAINTAIN EROSION AND CONTROL AS DETERMINED BY THE OWNER, ENGINEER, OR REGULATORY PERSONNEL.
- ALL DISTURBED AREAS TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- DURING DEWATERING ACTIVITIES, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE OR DIRECTED TO EXISTING EROSION CONTROL MEASURE.
- CONSTRUCTION ACTIVITIES SHALL MEET CONDITIONS OF DWQ GENERAL CONSTRUCTION PERMIT (NCG01). COMPLIANCE SHALL MEET THE FOLLOWING CONDITIONS:

1) GROUND STABILIZATION:

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH.
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

2) BUILDING WASTES HANDLING:

- NO PAINT OR LIQUID WASTES IN STREAM OR STORM DRAINS.
- DEDICATED AREAS FOR DEMOLITION, CONSTRUCTION, AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- EARTHEN-MATERIAL STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- CONCRETE MATERIALS MUST BE CONTROLLED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.
- SOIL STORAGE OR STOCKPILE AREAS SHALL BE LOCATED 50 FT. FROM STORM DRAIN INLETS AND SWALES OR DITCHES.

TEMPORARY STABILIZATION SEEDING SCHEDULE

SEED BED PREPARATION

LIME	2 TONS/AC
10-10-20	1,000 LBS/AC
0-20-0	500 LBS/AC (AFTER SEEDING)
ASPHALT TACK	200 GAL/TON OF MULCH

SEEDING MIXTURE

(FEBRUARY 1 - APRIL 30)

TALL FESCUE	50 LBS/AC
PENSACOLA BAHIA GRASS	10 LBS/AC
KOREAN OR KOBE LESPEDEZA (SCARIFIED)	50 LBS/AC

(MAY 1 - AUGUST 31)

TALL FESCUE	50 LBS/AC
WEeping LOVEGRASS	5 LBS/AC
KOREAN OR KOBE LESPEDEZA (SCARIFIED)	50 LBS/AC
BROWNTOP MILLET	25 LBS/AC

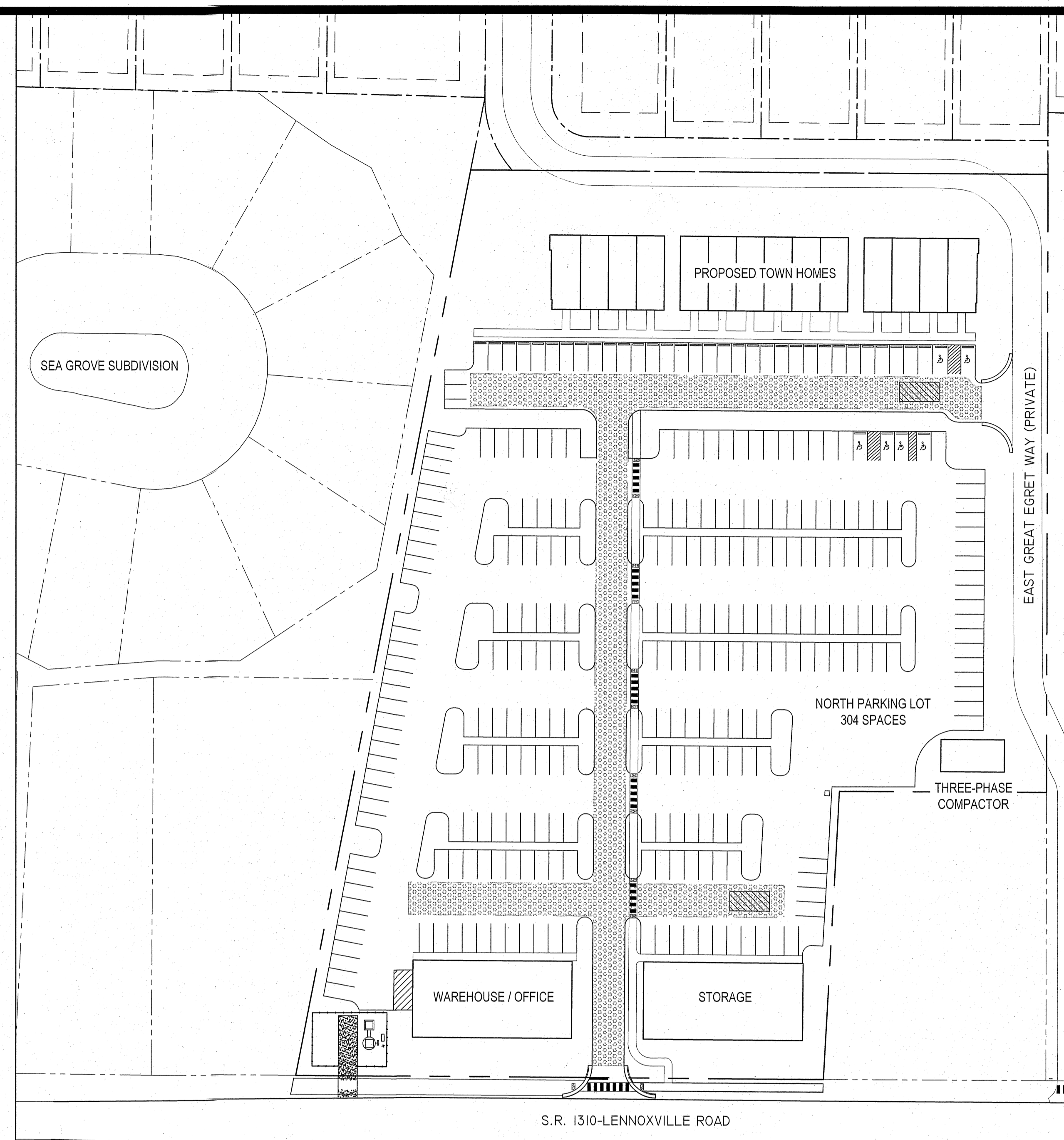
(SEPTEMBER 1 - JANUARY 31)

TALL FESCUE	60 LBS/AC
KOREAN OR KOBE LESPEDEZA (UNSCARIFIED)	60 LBS/AC
RYE (GRAIN)	25 LBS/AC
FOR SLOPES 2:1 OR STEEPER, ADD 30 LBS/AC SERICEA LESPEDEZA AND 15 LBS WEeping LOVEGRASS	

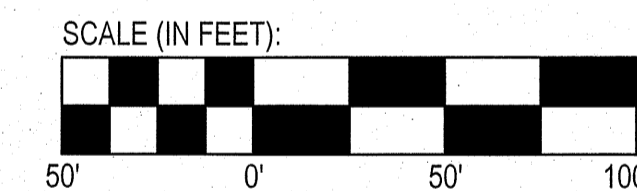
LANDSCAPING MIXTURE

(JANUARY 1 - MARCH 31)

COMMON BERMUDAGRASS (UNHULLED)	20 LBS/AC
(APRIL 1 - JULY 31)	
COMMON BERMUDAGRASS (HULLED)	12 LBS/AC



VICINITY MAP
SCALE: 1" = 50'



LEGEND

⊕ CENTERLINE	----- CENTERLINE	AC ACRE	N/F NOW OR FORMERLY
⦿ FIRE HYDRANT 5' EXISTING ELEVATION CONTOUR	CMP CORRUGATED METAL PIPE	PVC POLYVINYL CHLORIDE
□ SEWER DOGHOUSE MANHOLE	---□---□---□--- FENCELINE	DIP DUCTILE IRON PIPE	R RADIUS
○ SEWER MANHOLE	--- DA --- DA --- DA --- LIMITS OF DISTURBANCE	EX EXISTING	ROW RIGHT OF WAY
● SEWER SERVICE	----- PROPERTY LINE	F/F FACE OF CURB TO FACE OF CURB	STA STATION
■ WATER SERVICE	----- 5.00' ----- PROPOSED ELEVATION CONTOUR	HDPE HIGH DENSITY POLYETHYLENE	W/ WITH
	--- ss --- ss --- SANITARY SEWER GRAVITY MAIN	LF LINEAR FEET	WL WATERLINE
	--- FM --- FM --- FM --- SANITARY SEWER FORCE MAIN	MH MANHOLE	∅ DIAMETER
	--- SF --- SF --- SF --- SILT FENCE	SF SQUARE FEET	⊠ PROPOSED SPOT ELEVATION
	--- W --- W --- W --- W --- WATERLINE		
	--- 404 --- 404 --- 404 --- 404 --- 404 --- WETLANDS BOUNDARY		

For Site Plan Approval Only
Not for Construction

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: JWJ

DESIGNED: JWJ

DRAWN BY: JST

CHECKED: JWJ

SCALE: AS SHOWN

DATE: 04/02/2025



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

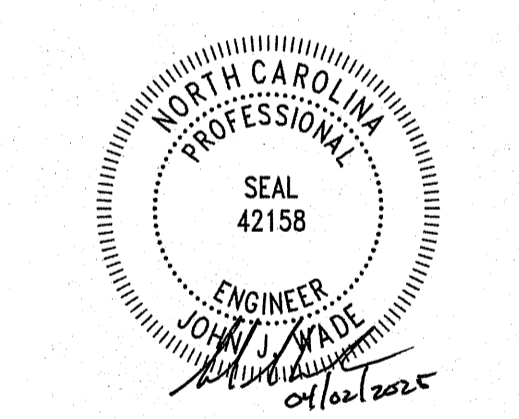
www.arendellengineers.com
North Carolina Certification No. C-1509
OWNER:

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

PROJECT:
FRONT STREET VILLAGE PHASE III
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
NOTES AND ABBREVIATIONS



NO.	DATE	BY	REVISION	TOWN COMMENTS
1	04/02/25	JWJ		

SHEET NO:
C2

OF: 10
JOB NO. 24182

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

ARENDELL ENGINEERS
CIVIL - COASTAL - ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505

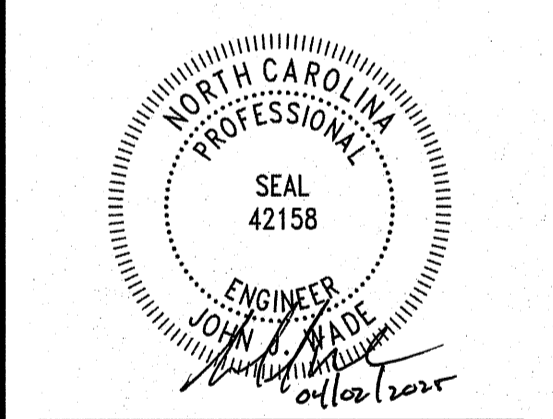
www.arendellengineers.com
North Carolina Certification No. C-1509
OWNER:

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

PROJECT:
FRONT STREET VILLAGE PHASE III
BEAUFORT, NORTH CAROLINA

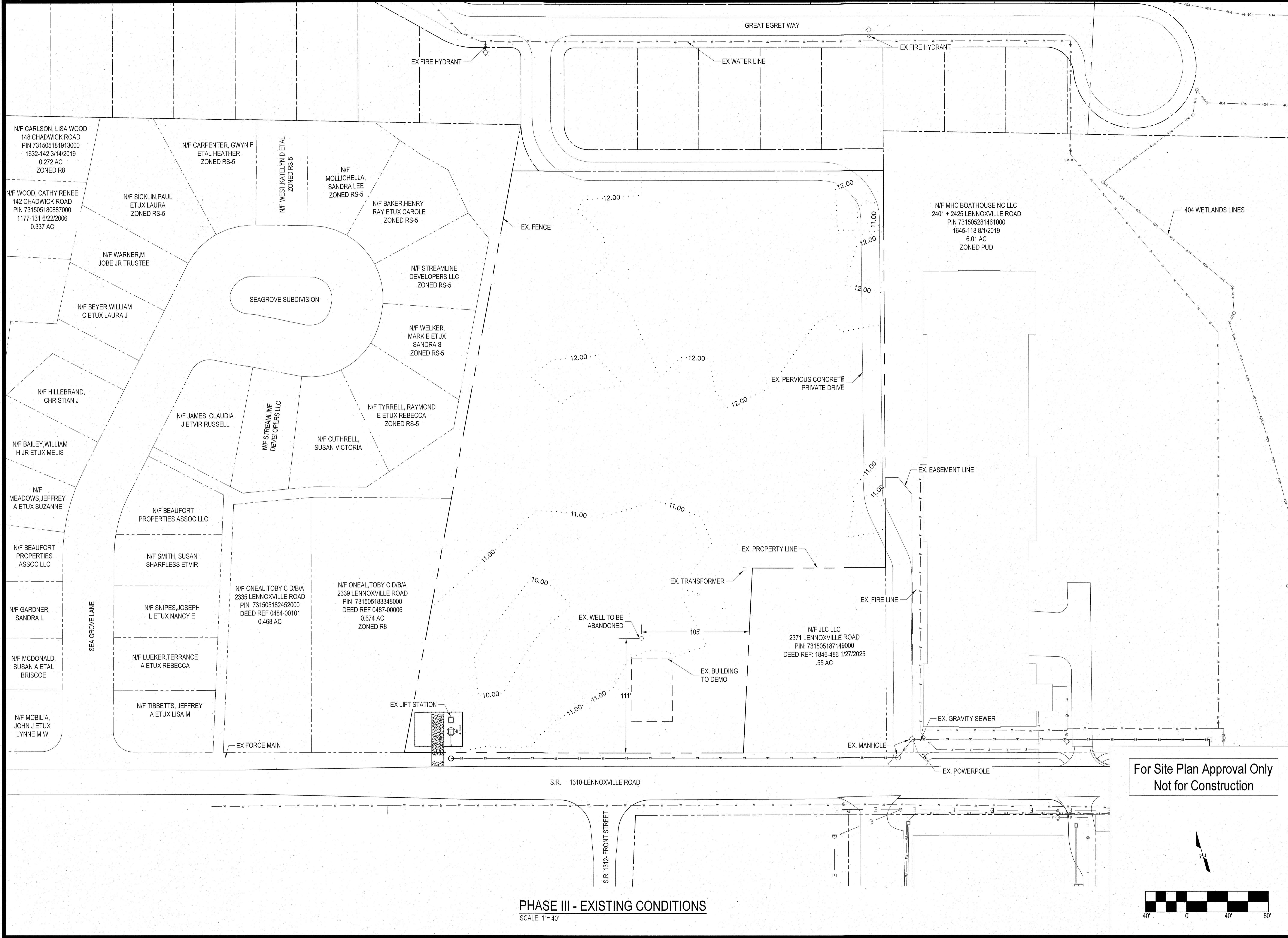
CARTERET COUNTY, NC

DRAWING:
EXISTING CONDITIONS



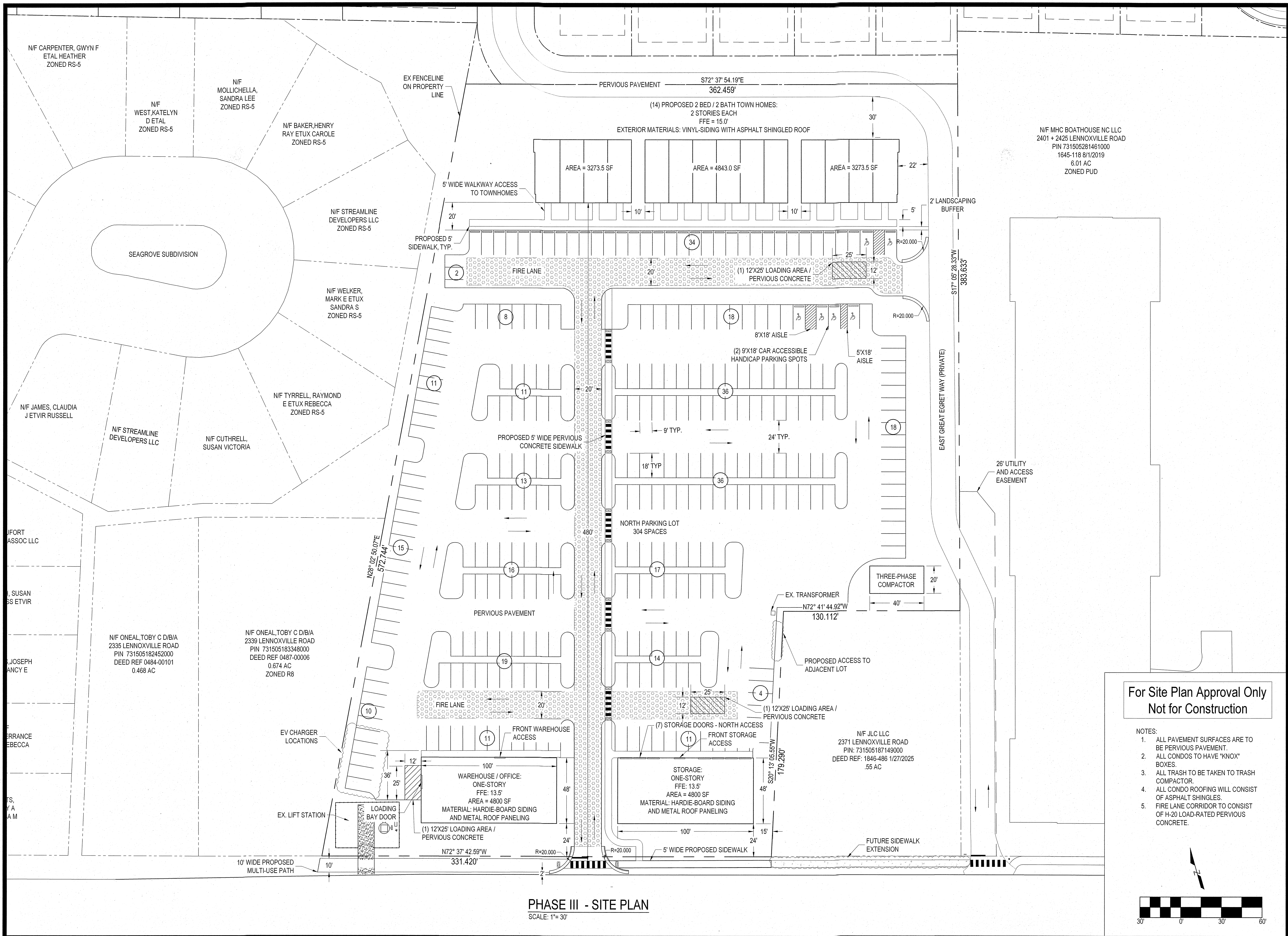
NO.	REVISION	DATE	BY
1	TOWN COMMENTS	04/02/25	JJW

SHEET NO:
C3
OF: 10
JOB NO. 24182



For Site Plan Approval Only
Not for Construction

PHASE III - EXISTING CONDITIONS
SCALE: 1" = 40'



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PROJECT MANAGER: JJW

DESIGNED: JJW

DRAWN BY: JST

CHECKED: JJW

SCALE: 1" = 30'

DATE: 04/02/2025

ARENDELL ENGINEERS
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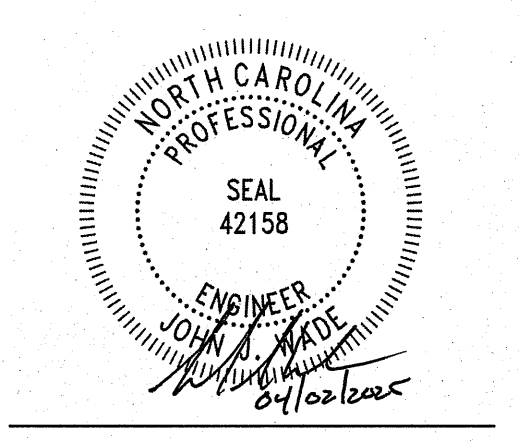
1004 Arendell Street
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Fax: (252) 622-4505

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OWNER:
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2400 LENNOXVILLE ROAD
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PROJECT:
FRONT STREET VILLAGE PHASE III
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
TRANSPORTATION CENTER
MODIFICATIONS - SITE PLAN



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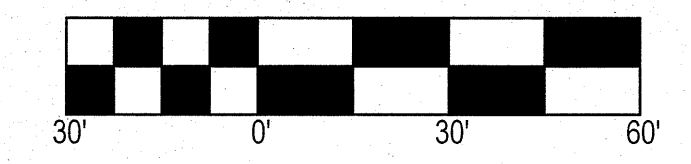
- NOTES:
1. ALL PAVEMENT SURFACES ARE TO BE PERVIOUS PAVEMENT.
 2. ALL CONDOS TO HAVE "KNOX" BOXES.
 3. ALL TRASH TO BE TAKEN TO TRASH COMPACTOR.
 4. ALL CONDO ROOFING WILL CONSIST OF ASPHALT SHINGLES.
 5. FIRE LANE CORRIDOR TO CONSIST OF H-20 LOAD-RATED PERVIOUS CONCRETE.

NO.	DATE	BY	TOWN COMMENTS
1	04/02/25	JJW	

SHEET NO: C4

OF: 10

JOB NO: 24182



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PROJECT MANAGER: JJW

DESIGNED: JJW

DRAWN BY: JST

CHECKED: JJW

SCALE: 1" = 30'

DATE: 04/02/2025



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

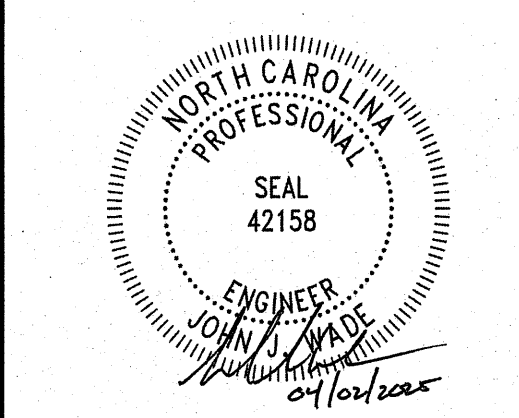
www.arendellengineers.com
North Carolina Certification No. C-1509
OWNER:

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

PROJECT:
FRONT STREET VILLAGE PHASE III
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

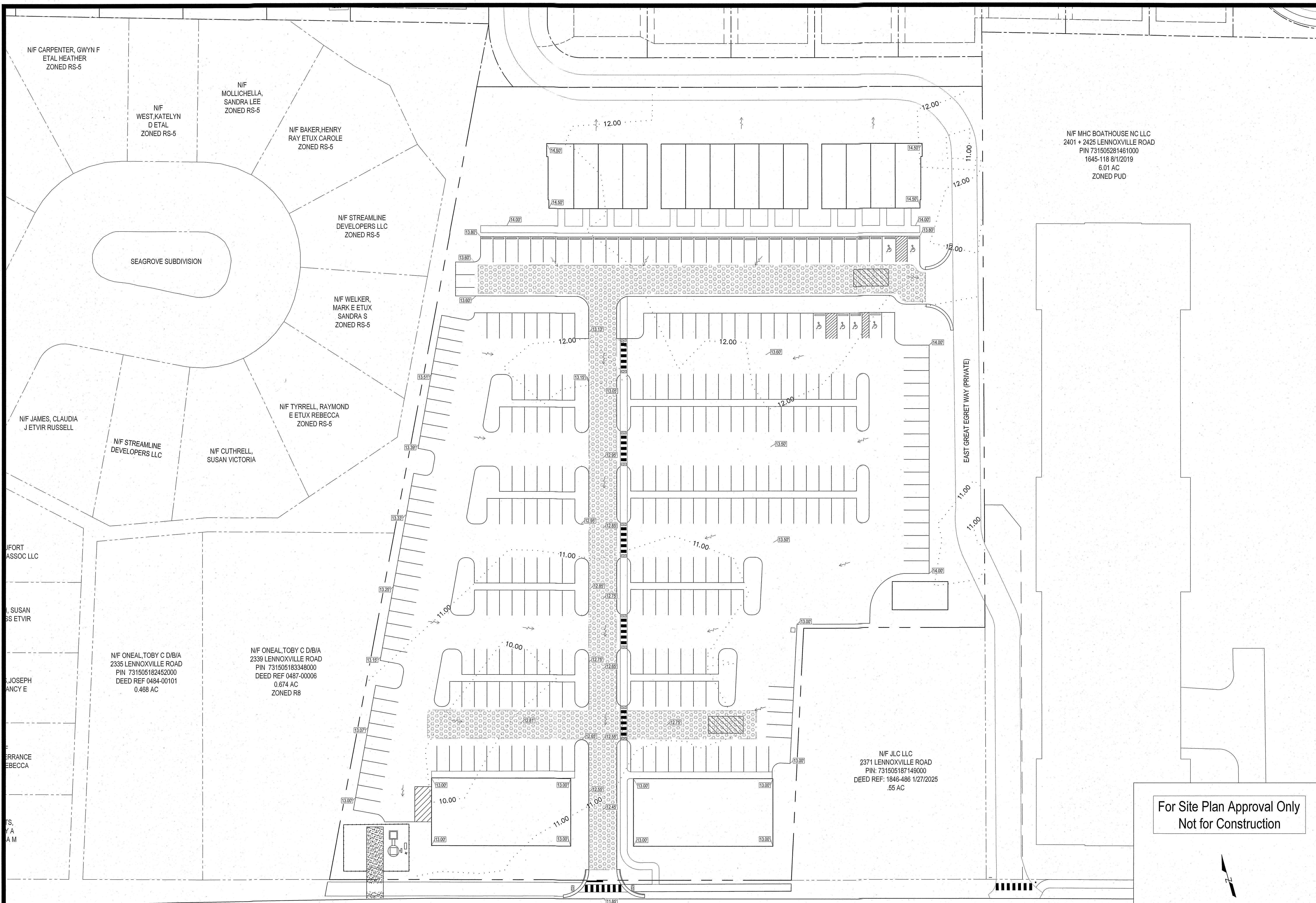
DRAWING:
GRADING PLAN



NO.	REVISION	DATE	BY
1	TOWN COMMENTS	04/02/25	JJW

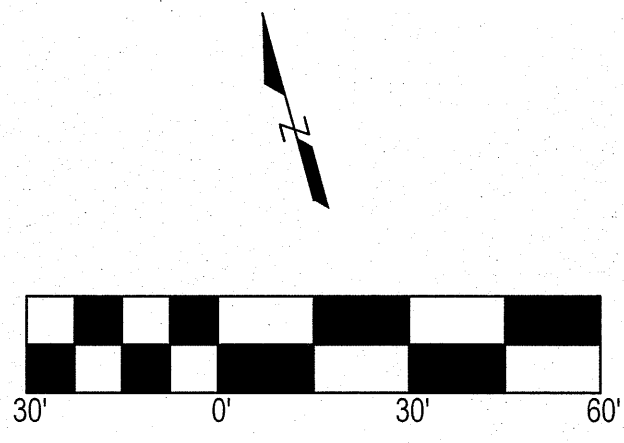
SHEET NO:
C5

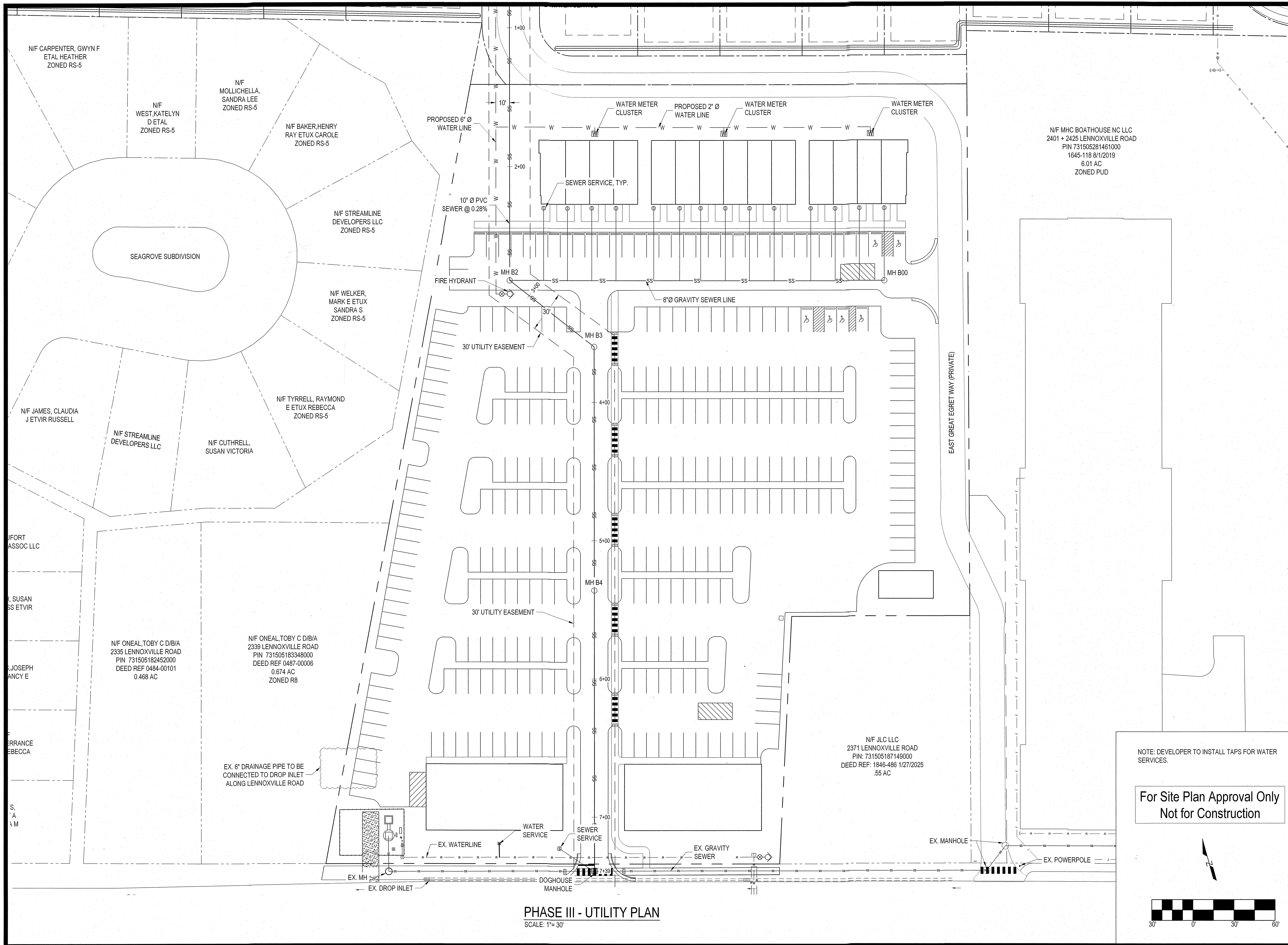
OF: 10
JOB NO. 24182



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

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

N/F MHC BOATHOUSE NC LLC
2401 + 2425 LENNOXVILLE ROAD
PIN 731505281461000
1645-118 8/1/2019
6.01 AC
ZONED PUD

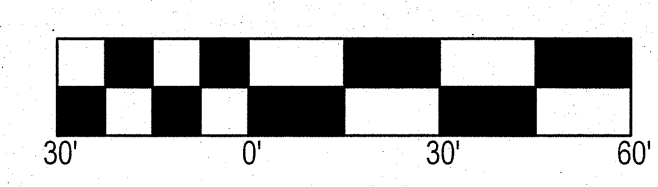
N/F ONEAL, TOBY C D/B/A
2335 LENNOXVILLE ROAD
PIN 731505182452000
DEED REF 0484-00101
0.468 AC

N/F ONEAL, TOBY C D/B/A
2339 LENNOXVILLE ROAD
PIN 731505183348000
DEED REF 0487-00006
0.674 AC
ZONED R8

N/F JLC LLC
2371 LENNOXVILLE ROAD
PIN: 731505187149000
DEED REF: 1846-486 1/27/2025
.55 AC

NOTE: DEVELOPER TO INSTALL TAPS FOR WATER SERVICES.

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Not for Construction



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

ARENDELL ENGINEERS
CIVIL - COASTAL - ENVIRONMENTAL

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(252) 622-4338
Fax: (252) 622-4505

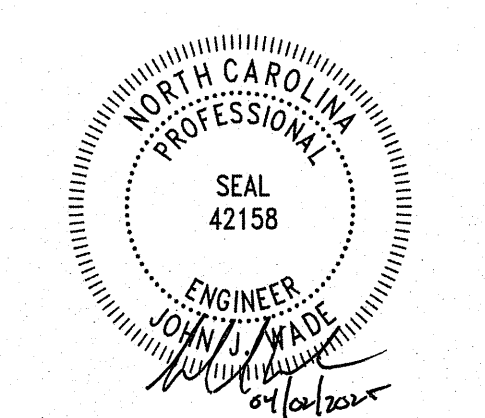
www.arendellengineers.com
North Carolina Certification No. C-1509
OWNER:

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

PROJECT:
FRONT STREET VILLAGE PHASE III
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
UTILITY PLAN

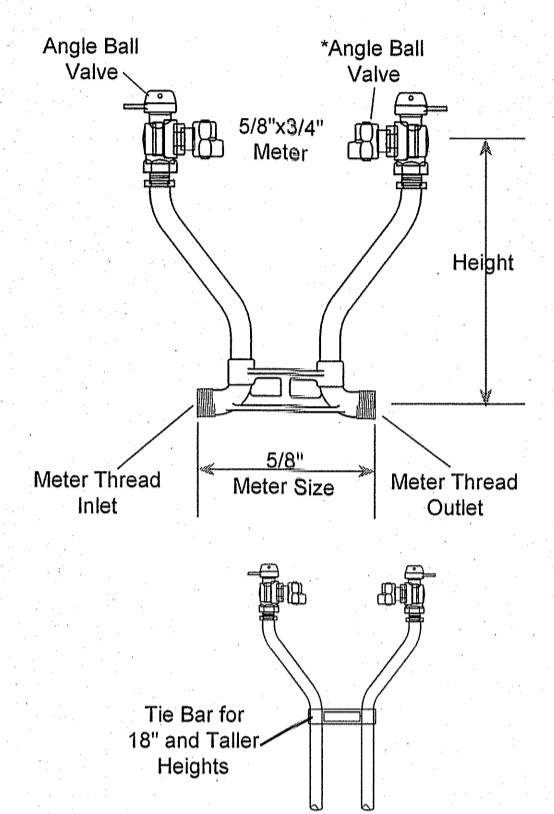
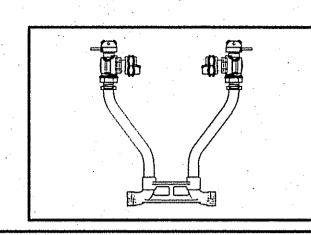


NO.	REVISION	DATE	BY
1	TOWN COMMENTS	04/02/25	JWJ

SHEET NO:
C6
OF: 10
JOB NO. 24182

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SUBMITTAL INFORMATION
40 Series Resetter - (VBB42-xxW-BI-NL style)
ANGLE BALL VALVE BY *ANGLE BALL VALVE (5/8" X 3/4" METER)
5/8" METER THREAD INLET AND OUTLET



Resetter Part Number

HEIGHT (INCHES)	APPROX. WT. LBS.	CATALOG NUMBER	Q. SUBMITTED (ITEMS)
7	3.3	VBB42-7W-BI-NL	
9	3.5	VBB42-9W-BI-NL	
12	3.7	VBB42-12W-BI-NL	
15	3.9	VBB42-15W-BI-NL	
18	4.6	VBB42-18W-BI-NL	
21	4.8	VBB42-21W-BI-NL	
24	5.1	VBB42-24W-BI-NL	
27	5.3	VBB42-27W-BI-NL	
30	5.6	VBB42-30W-BI-NL	

*The Angle Ball Valve is a one-way directional valve designed for the inlet side of the meter and should not be used as a customer shut-off on the customer side of the meter.

Bottom Bar Meter Thread Size

INLET	OUTLET
5/8"	5/8"

- FEATURES**
- All brass that comes in contact with potable water conforms to AWWA Standard C800 (UNS NO C89833)
 - Brass components that do not come in contact with potable water conform to AWWA Standard C800 (ASTM B-62 and ASTM B-584, UNS NO C83600 - 85-5-5)
 - The product has the letters "NL" cast into the main body for proper identification
 - Saddle nuts hold the meter in place for tightening
 - Tie Bar is standard for 18" and taller resetter heights (40 Series)
 - Conforms to AWWA C700 for Meter Threads
 - 13/16" Copper risers provide more flow capacity
 - All Ford Setters are assembled with lead-free solder
 - Copper conforms to ASTM B-75, Copper Alloy #122
 - 5/8" meter thread on bottom bar

The Ford Meter Box Company considers the information in this submittal form to be correct at the time of publication. Item and option availability, including specifications, are subject to change without notice. Please verify that your product information is current.

The Ford Meter Box Company, Inc.
P.O. Box 443, Wabash, Indiana U.S.A. 46992-0443
Phone: 260-563-3171 / Fax: 800-826-3487
Overseas Fax: 260-563-0167
http://www.fordmeterbox.com

Submitted By: _____

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PROJECT MANAGER: JWW
DESIGNED: JWW
DRAWN BY: JST
CHECKED: JWW
SCALE: N.T.S.
DATE: 04/02/2025



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

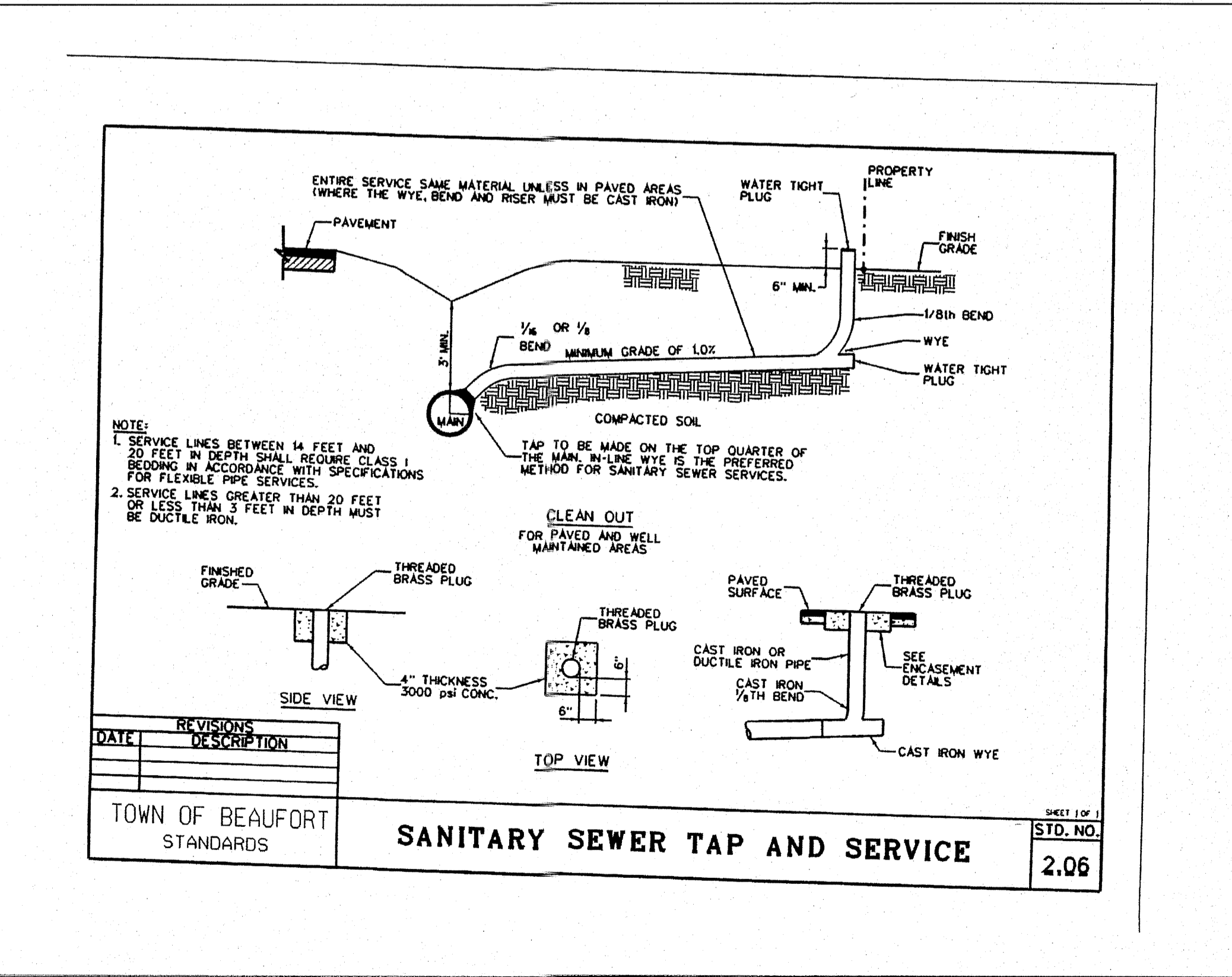
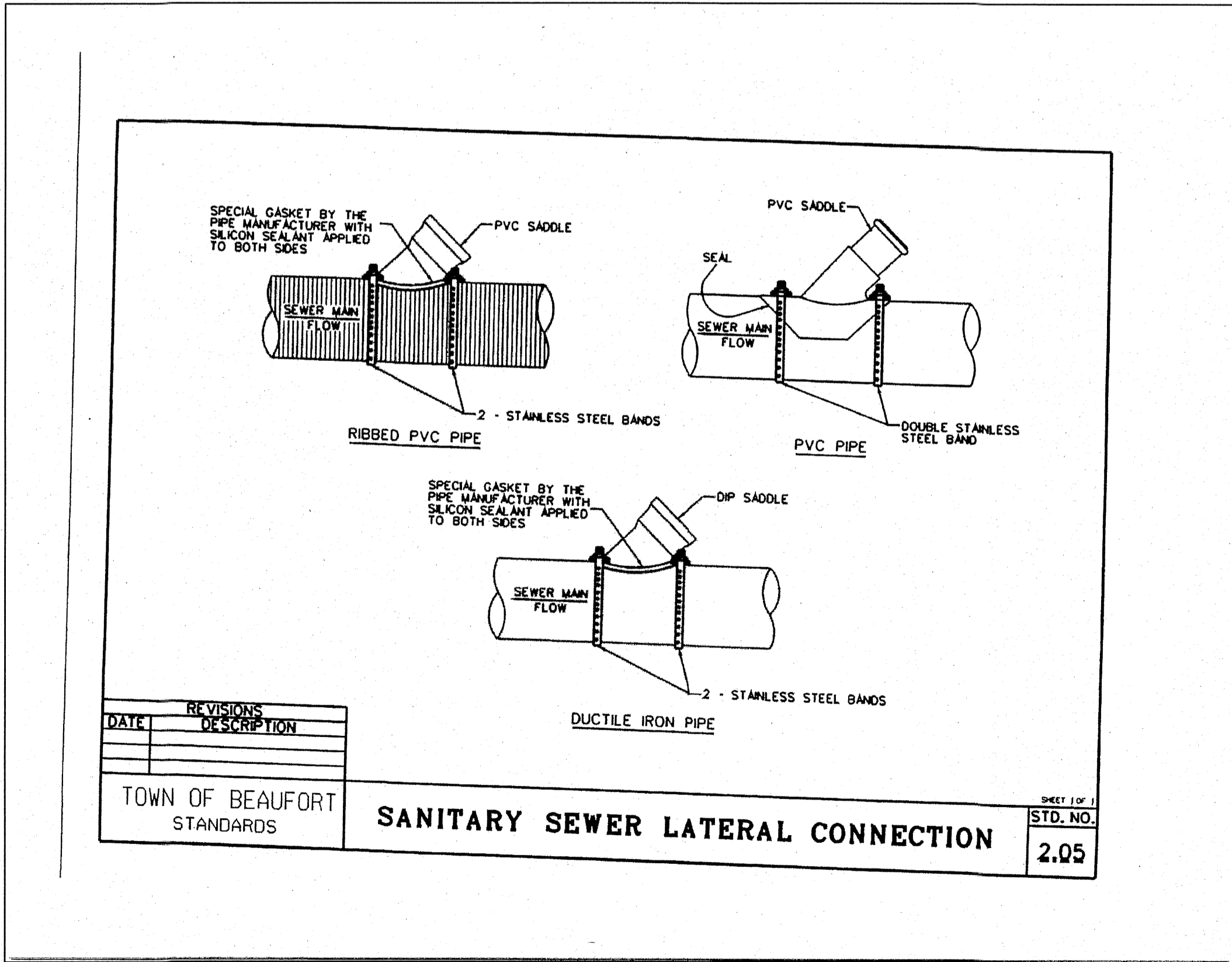
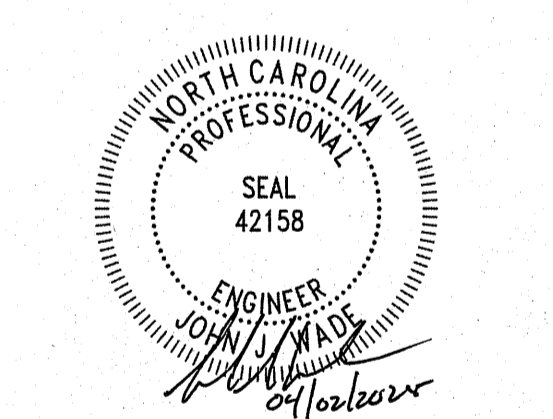
www.arendellengineers.com
North Carolina Certification No. C-1509
OWNER:

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

PROJECT:
FRONT STREET VILLAGE PHASE III
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
UTILITY DETAILS



NO.	REVISION	TOWN COMMENTS	DATE	BY
1			04/02/25	JWW

SHEET NO:
OF: 10
JOB NO. 24182

C7

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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
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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:
LANDSCAPING PLAN

For Site Plan Approval Only
Not for Construction

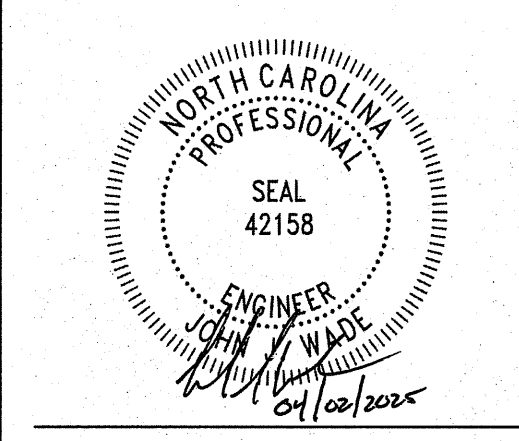
LANDSCAPE DETAILS

- ⊕ 5" CALIPER LIVE OAK TREES:
- (12 PROPOSED)
- ⊙ WAX MYRTLES:
- (53 PROPOSED)
- ⊙ YAUPON HOLLY FOUNDATION SHRUBS:
- (73 PROPOSED)
- (P S) PERMANENT SEEDING OR SOD

NOTES:

1. ALL LOCATIONS WITHOUT TREES OR SHRUBS SHALL BE SEEDED OR SODDED WITH COASTAL BERMUDA GRASS.
2. MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS.
3. OWNER MAY REVISE LANDSCAPING PLAN AT HIS DISCRETION

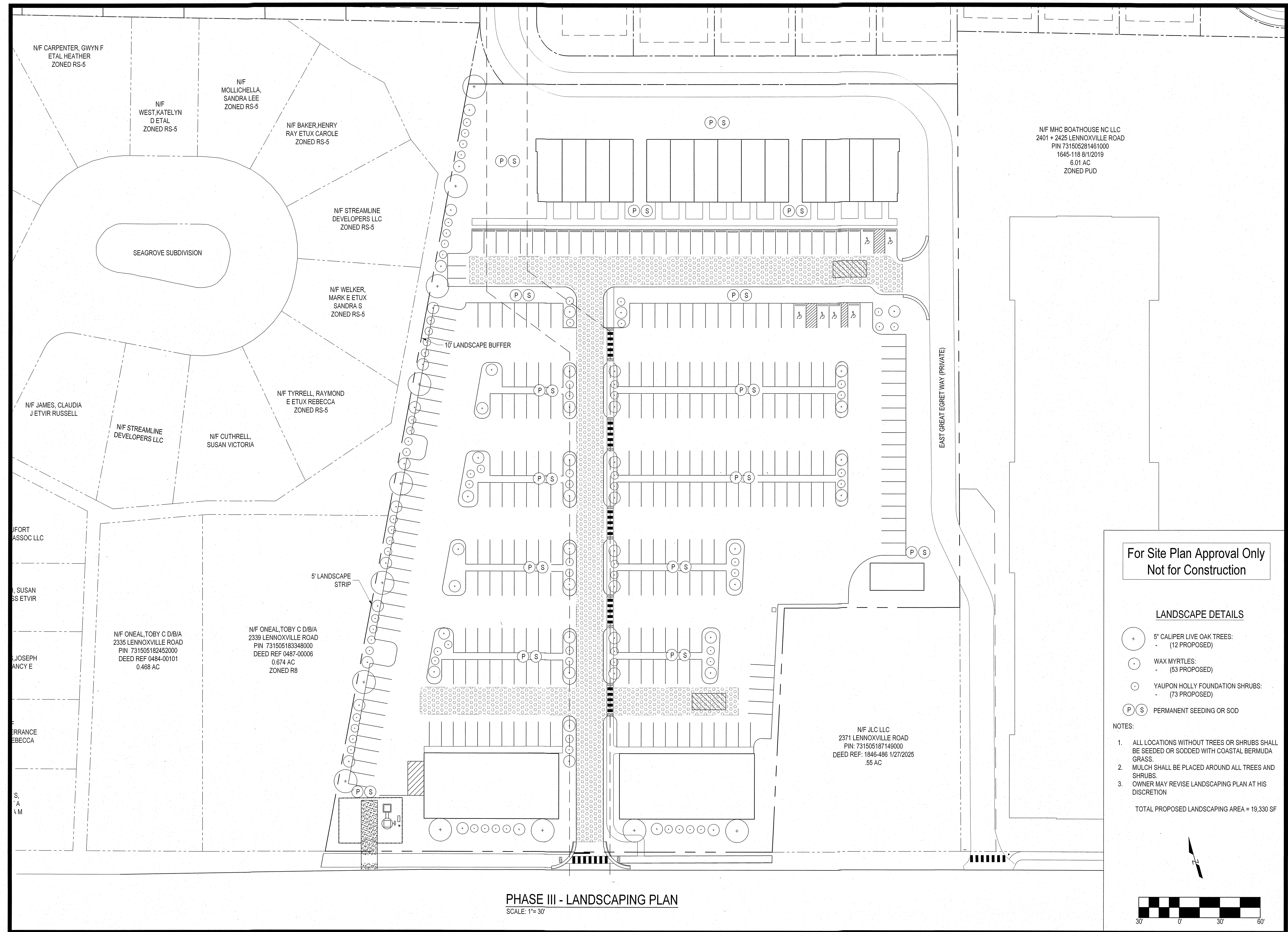
TOTAL PROPOSED LANDSCAPING AREA = 19,330 SF



NO.	DATE	BY	TOWN COMMENTS
1	04/02/25	JJW	

SHEET NO:
C8

OF: 10
JOB NO. 24182



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

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PROJECT MANAGER: JJW
 DESIGNED: JJW
 DRAWN BY: JST
 CHECKED: JJW
 SCALE: N.T.S.
 DATE: 04/02/2025

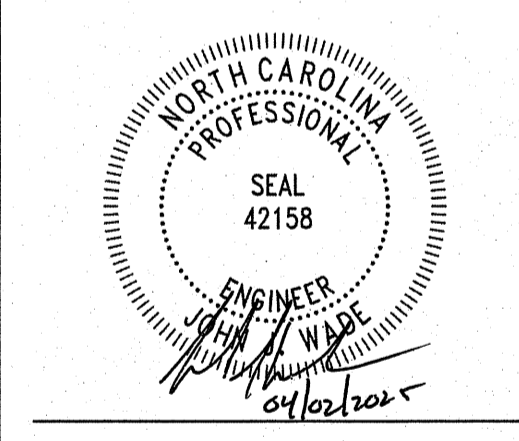
ARENDELL ENGINEERS
 CIVIL - COASTAL - ENVIRONMENTAL
 1004 Arendell Street
 Morehead City, NC 28557
 (252) 622-4338
 Fax: (252) 622-4505

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

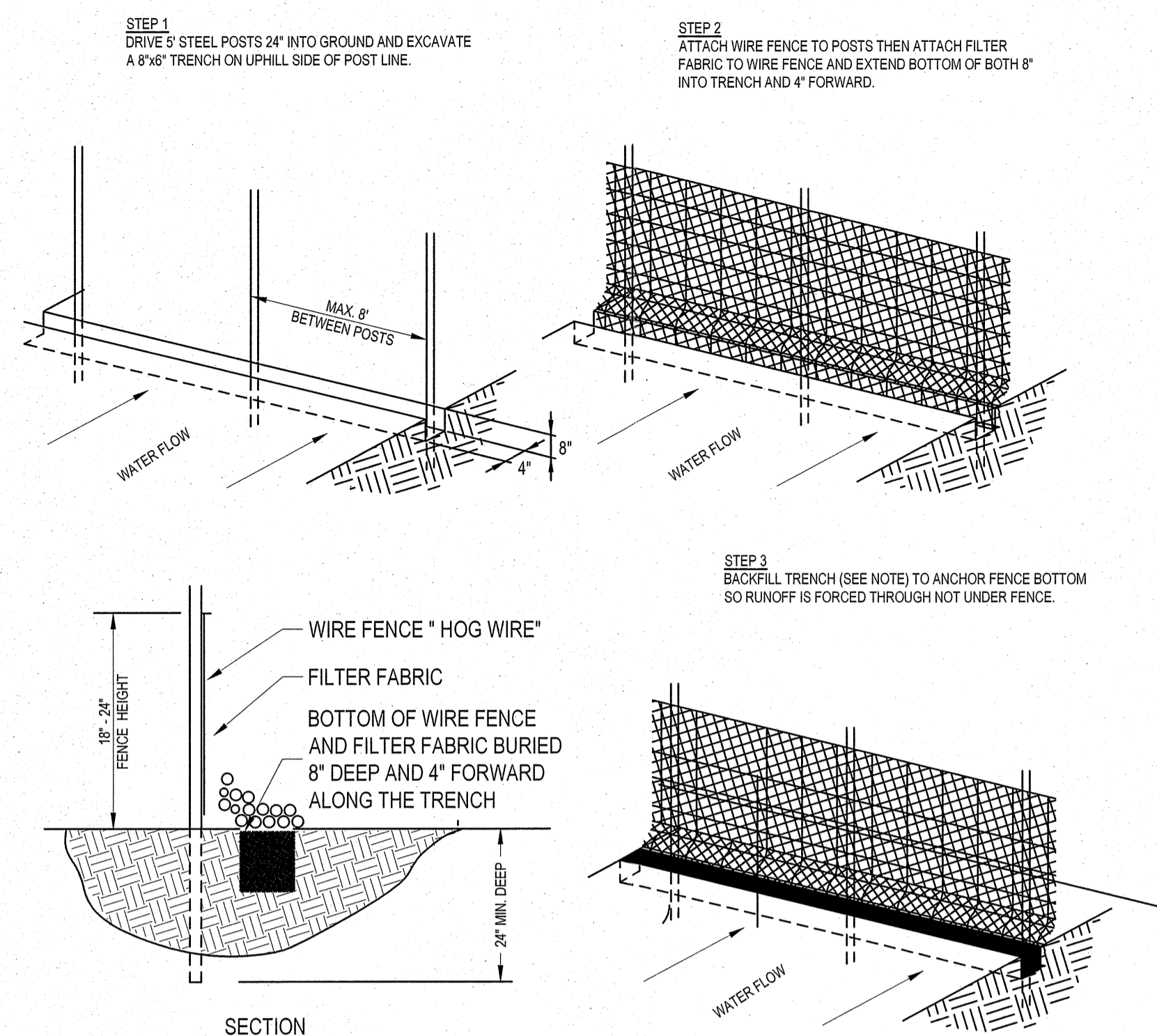
CARTERET COUNTY, NC

DRAWING:
 DETAILS

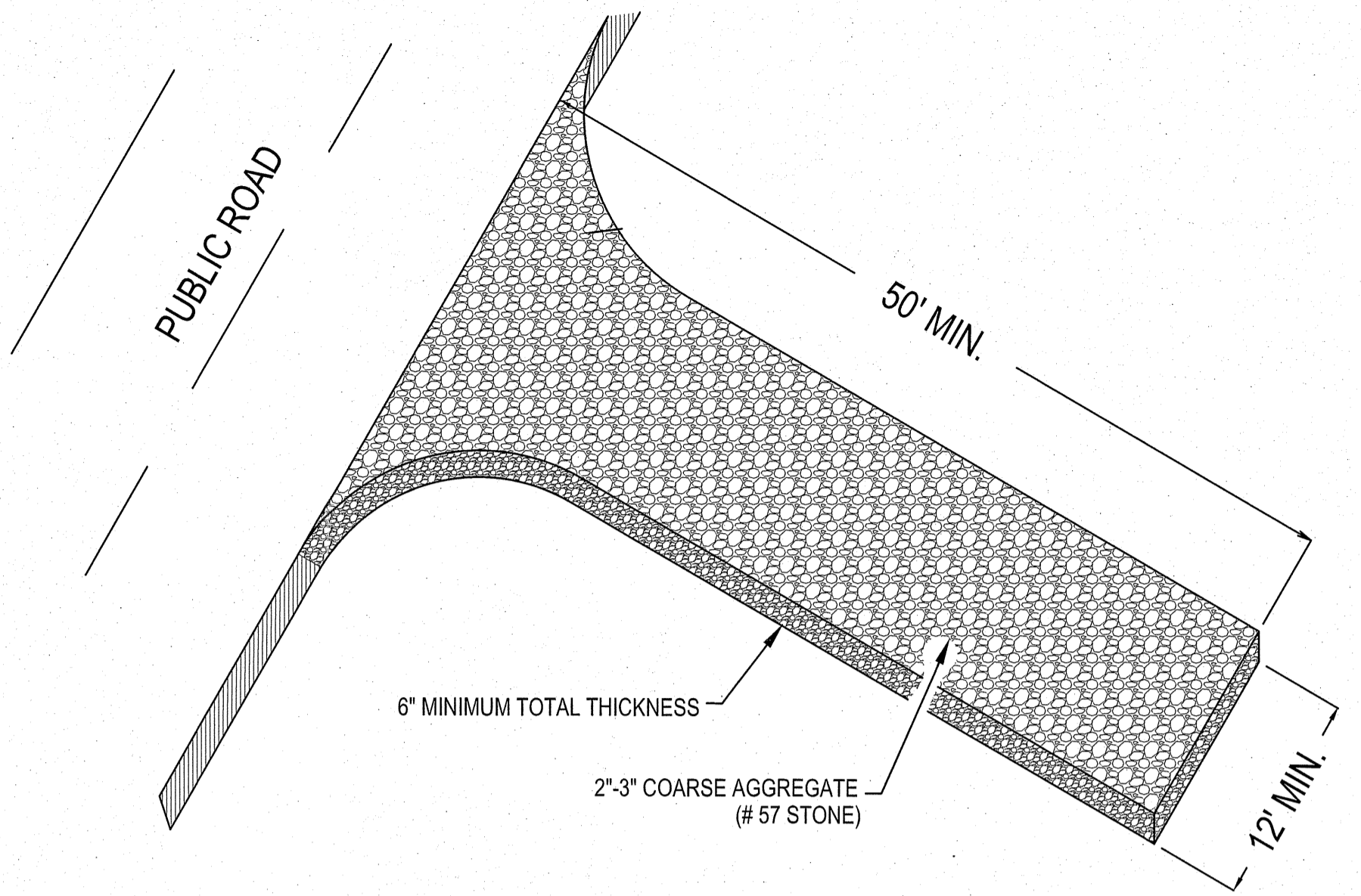


NO.	REVISION	DATE
1	TOWN COMMENTS	04/02/25

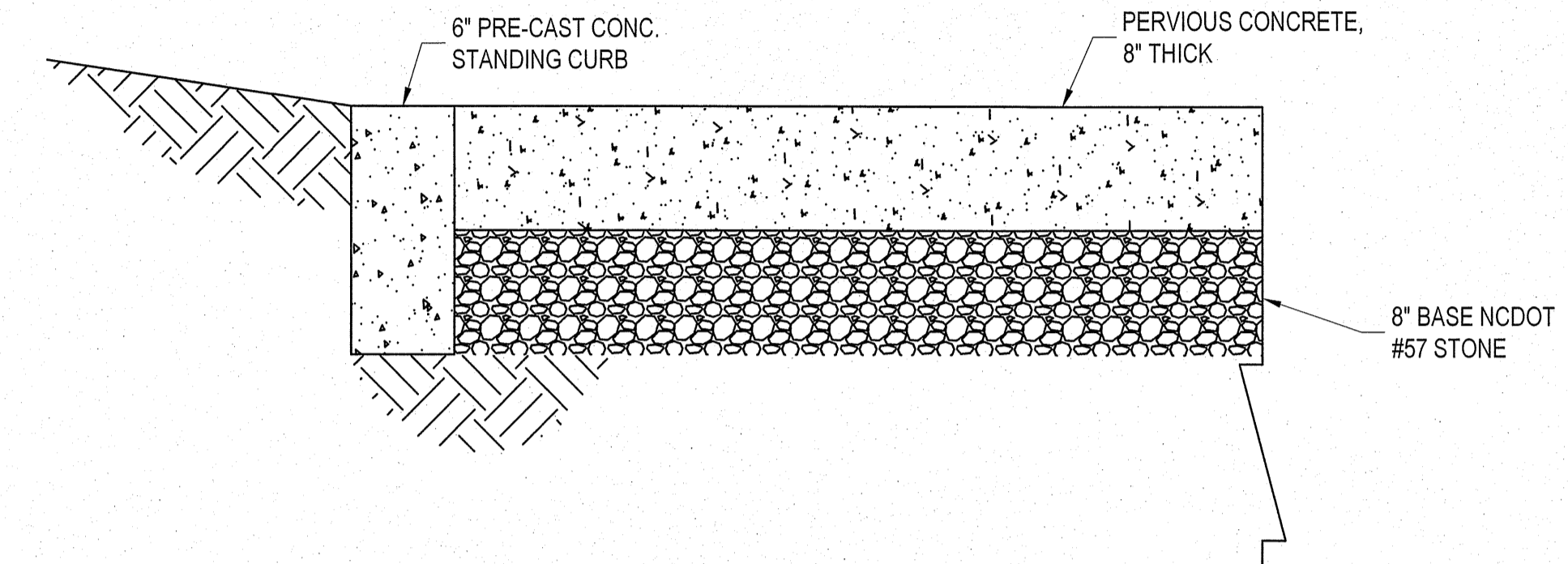
SHEET NO:
C10
 OF: 10
 JOB NO. 24182



TEMPORARY SILT FENCE
 SCALE: NOT TO SCALE

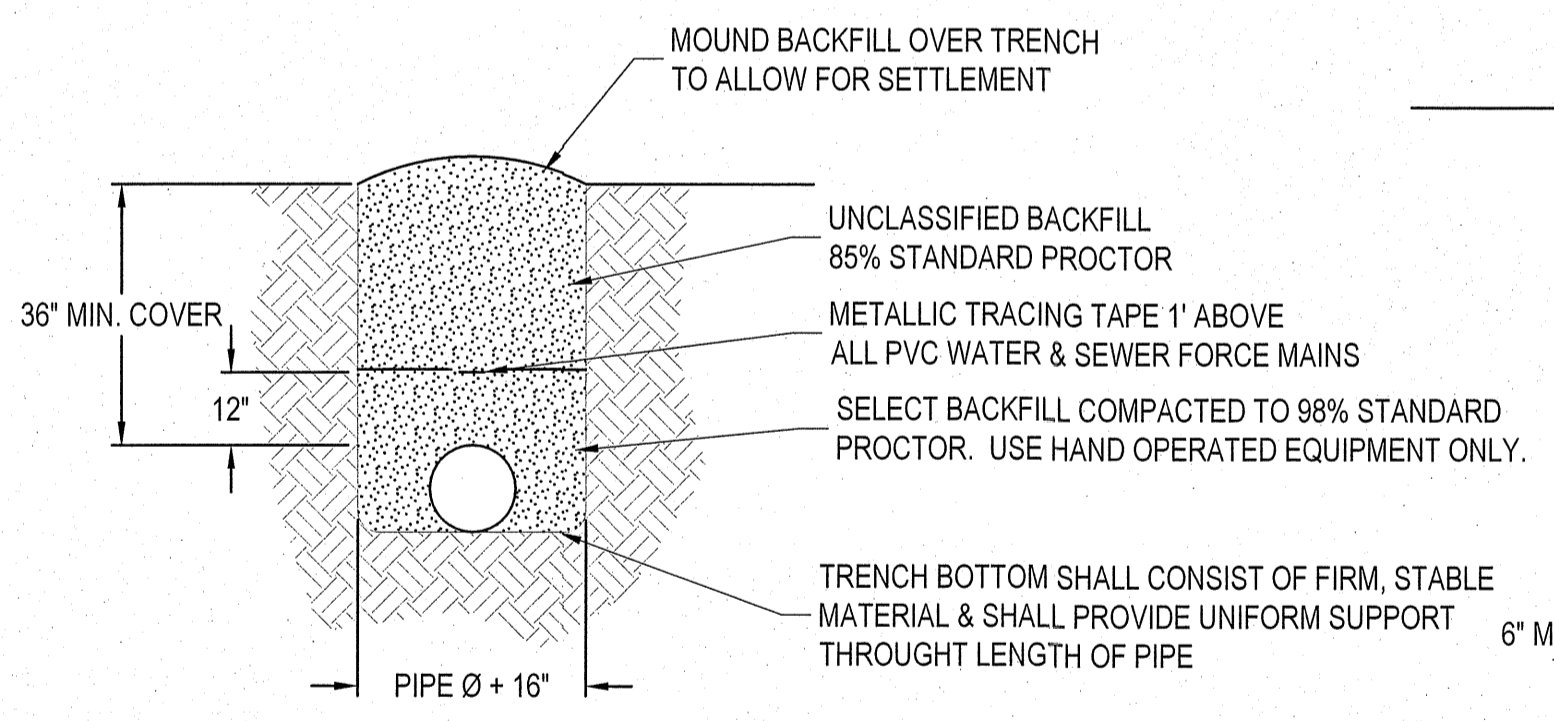


CONSTRUCTION ENTRANCE
 SCALE: NOT TO SCALE

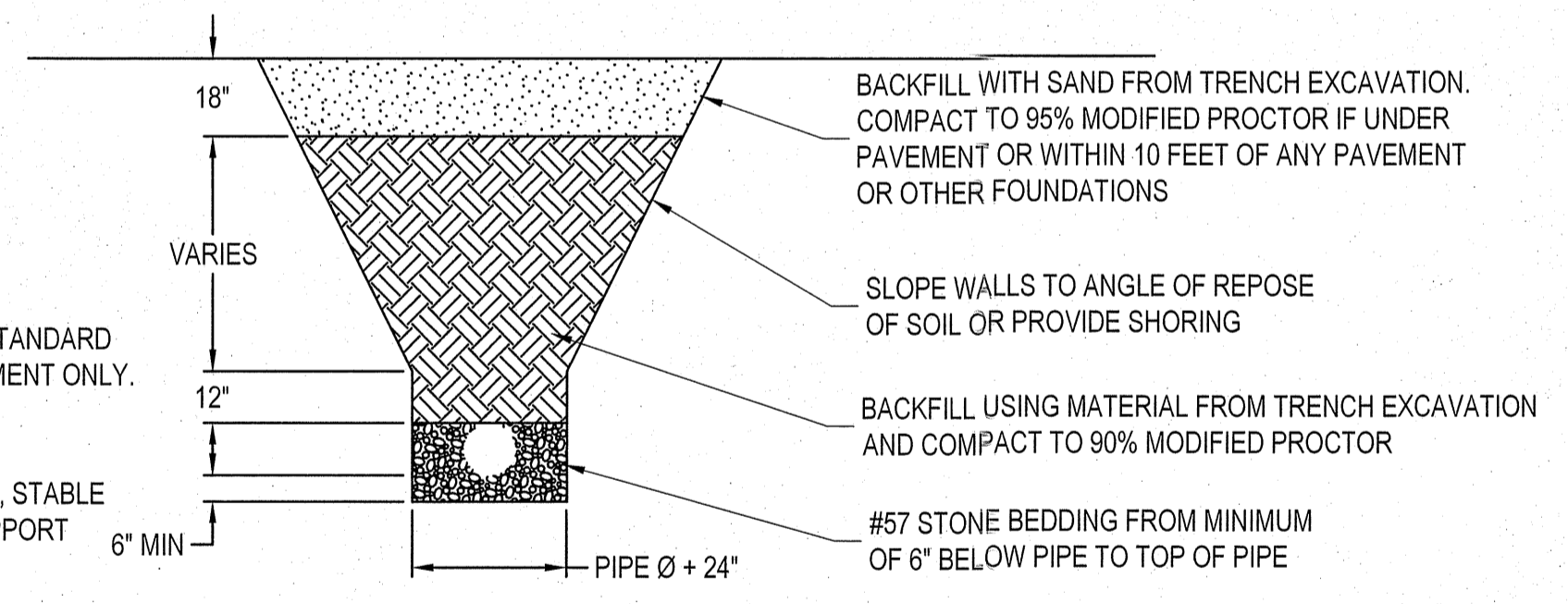


- NOTES:
- REMOVE TOP 12" OF DEBRIS AND MIXED SOIL TYPES DEPOSITED AS WASTE MATERIALS. REPLACE WITH A MEDIUM TO FINE SAND MATERIAL, GRADE, AND COMPACT TO SUBGRADE ELEVATION. CONTRACTOR SHALL IDENTIFY SOURCE OF FILL MATERIALS AND THE MATERIALS BE APPROVED BY THE ENGINEER AND/OR SOIL SCIENTIST.
 - PERVIOUS PAVEMENT AND STONE STRUCTURES SHALL BE PLACED ON A MINIMUM OF 12" OF FINE/MEDIUM SAND OF EITHER EXISTING OR FILL.
 - PERVIOUS PAVEMENT TO SUPPORT H20 LOADING.

PERVIOUS PAVEMENT DETAIL
 SCALE: NOT TO SCALE



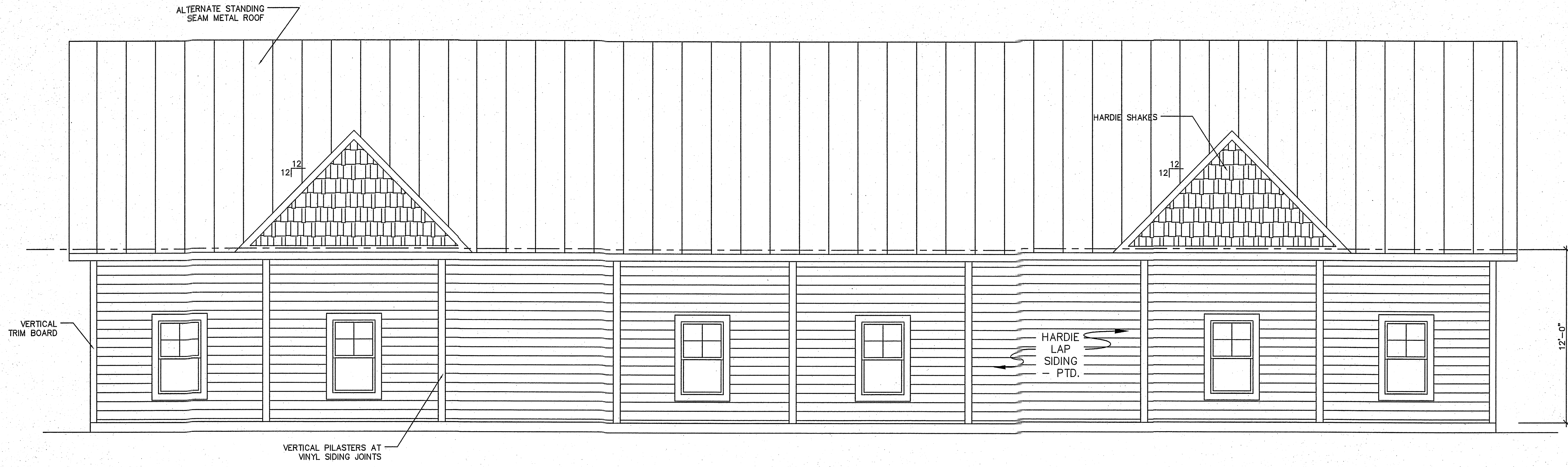
PIPE TRENCH OUTSIDE PAVED AREA
 SCALE: NOT TO SCALE



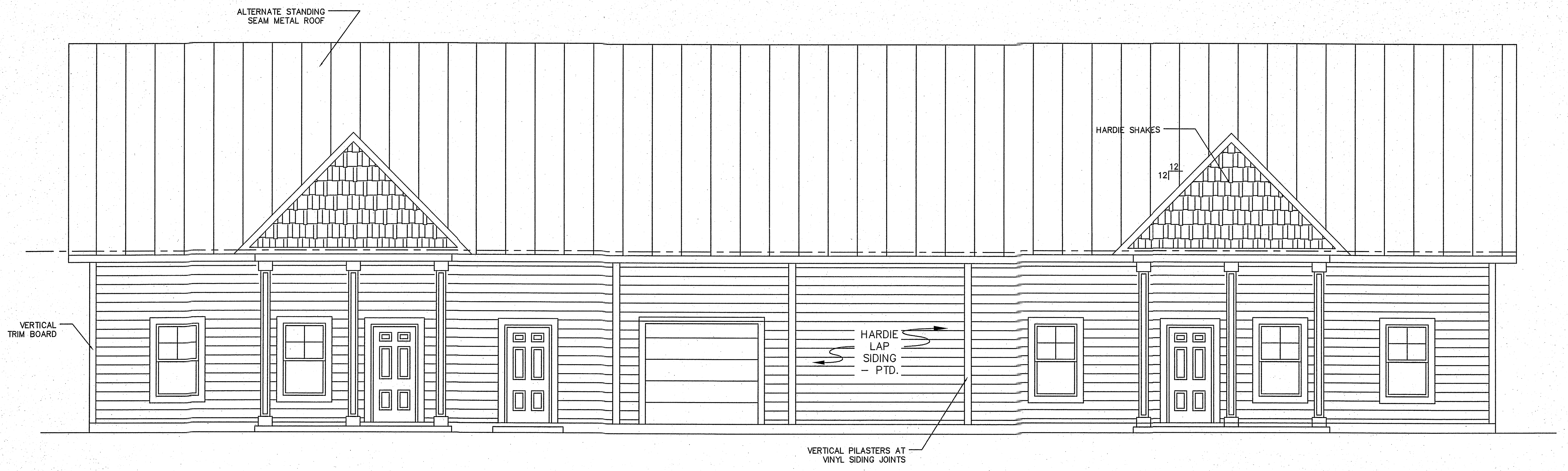
GRAVITY SEWER PIPE TRENCH DETAIL
 SCALE: NOT TO SCALE

NOTE: FOR MULTIPLE PIPES, PROVIDE 18" MINIMUM SEPARATION.

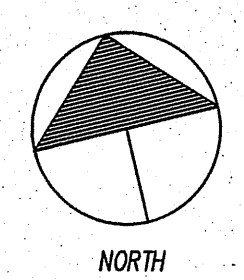
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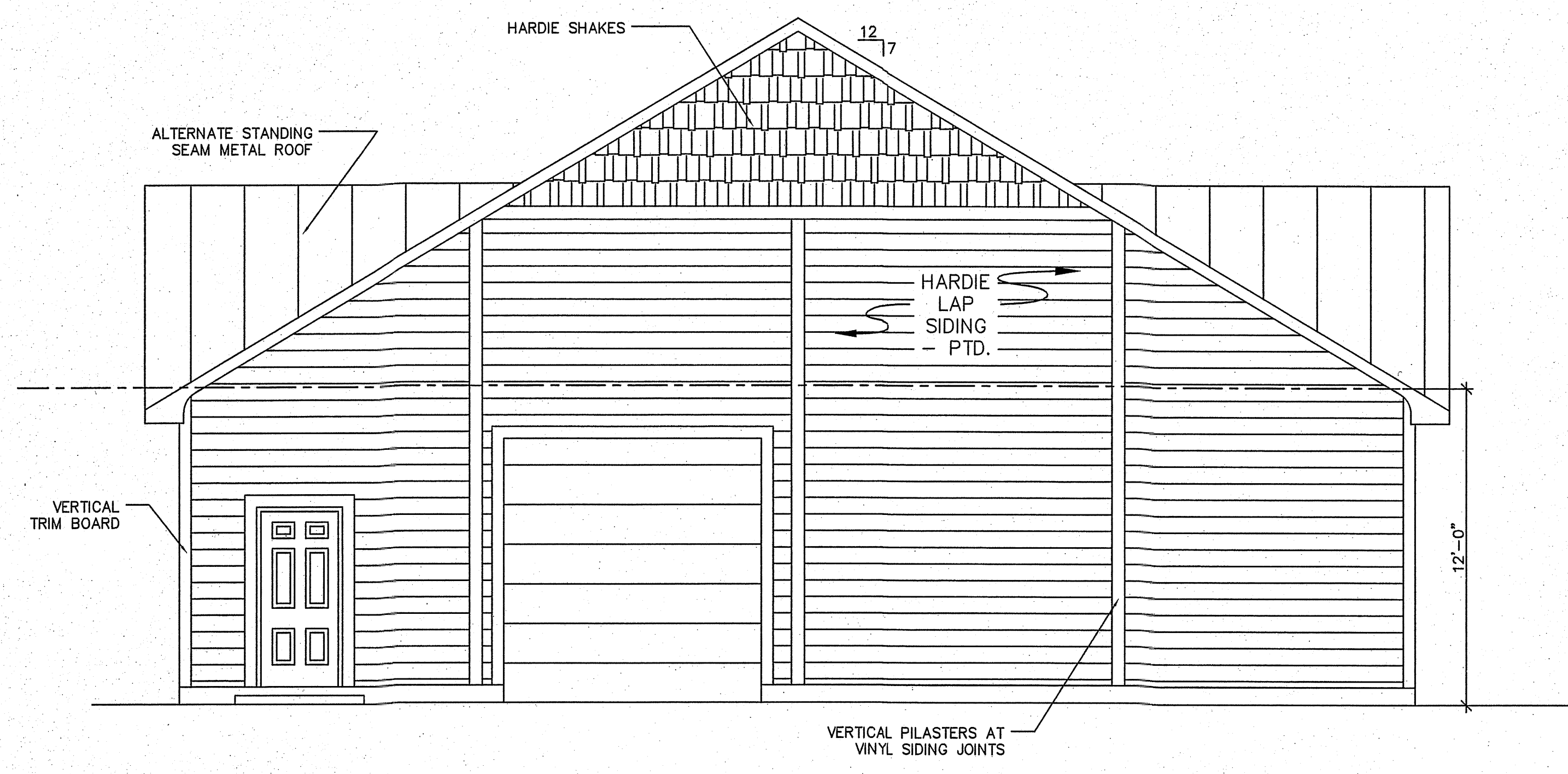


2 SOUTH ELEVATION
A-4 SCALE: 1/4" = 1'-0"

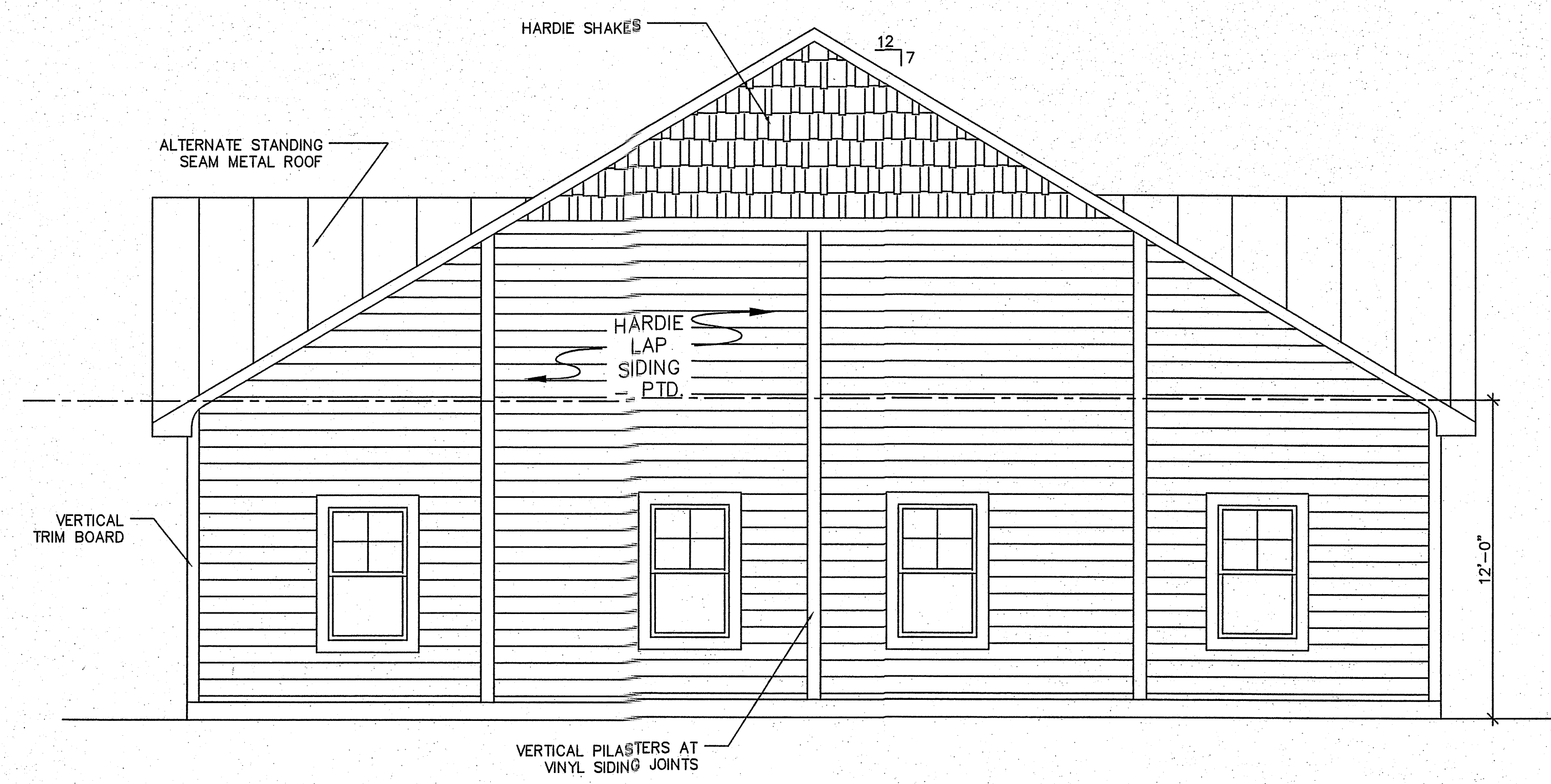


1 NORTH ELEVATION
A-4 SCALE: 1/4" = 1'-0"

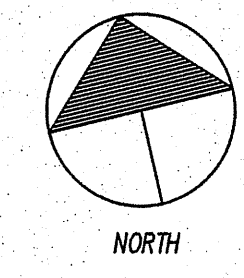




2 WEST ELEVATION
A-4.1 SCALE: 1"=1'-0"



1 EAST ELEVATION
A-4.1 SCALE: 1"=1'-0"



EXTERIOR ELEVATIONS
24036
ISSUED:
DWG BY: SKC
CKD BY: LDD
REVISIONS
SHEET NO.
A-4.1
OF

- Architectural Design
- Planning
- Interiors



Member of the American Institute of Architects

Lee D. Dixon, Jr., AIA

252-247-2127

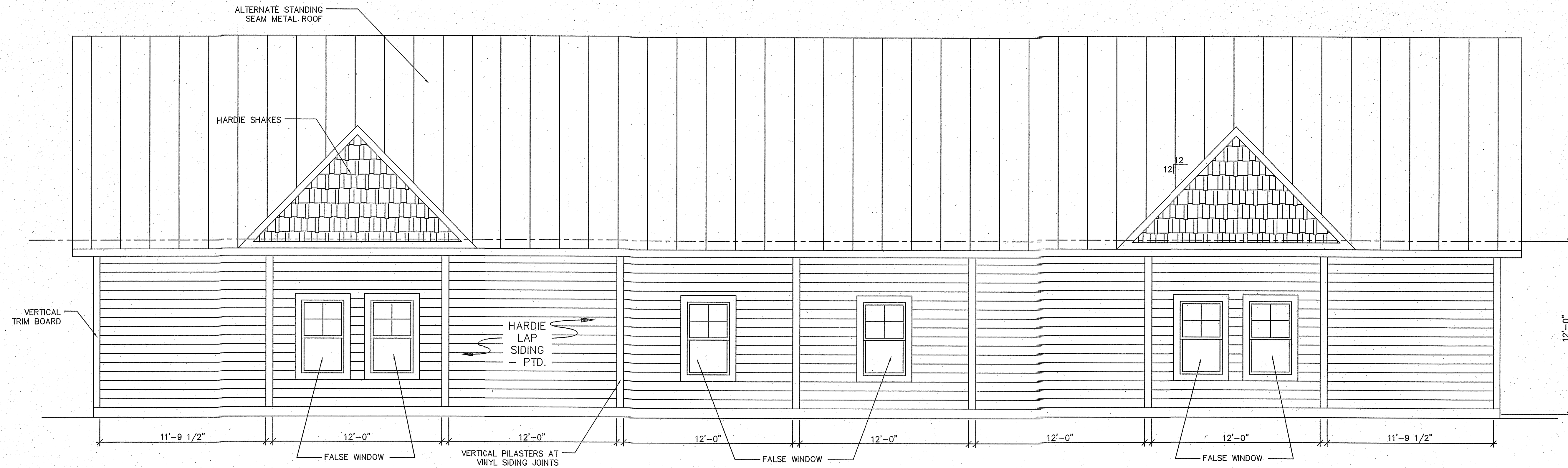
lee@coastalarchitecture.net

4206 Bridges St. Ext., Suite C

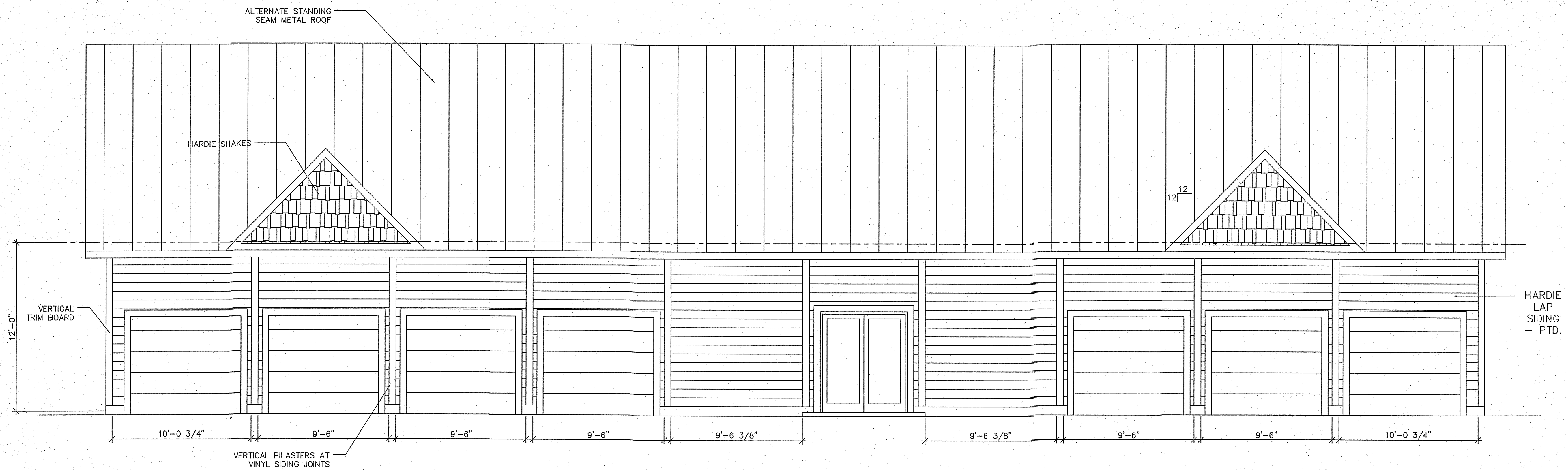
Morehead City, NC 28557

www.CoastalArchitecture.net

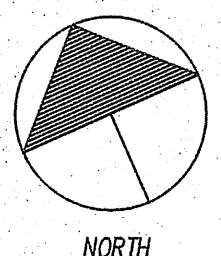
FRONT STREET VILLAGE
STORAGE UNITS
BEAUFORT, NORTH CAROLINA



2 SOUTH ELEVATION
A-4 SCALE: 1" = 1'-0"



1 NORTH ELEVATION
A-4 SCALE: 1" = 1'-0"



ELEVATIONS

24035

ISSUED:

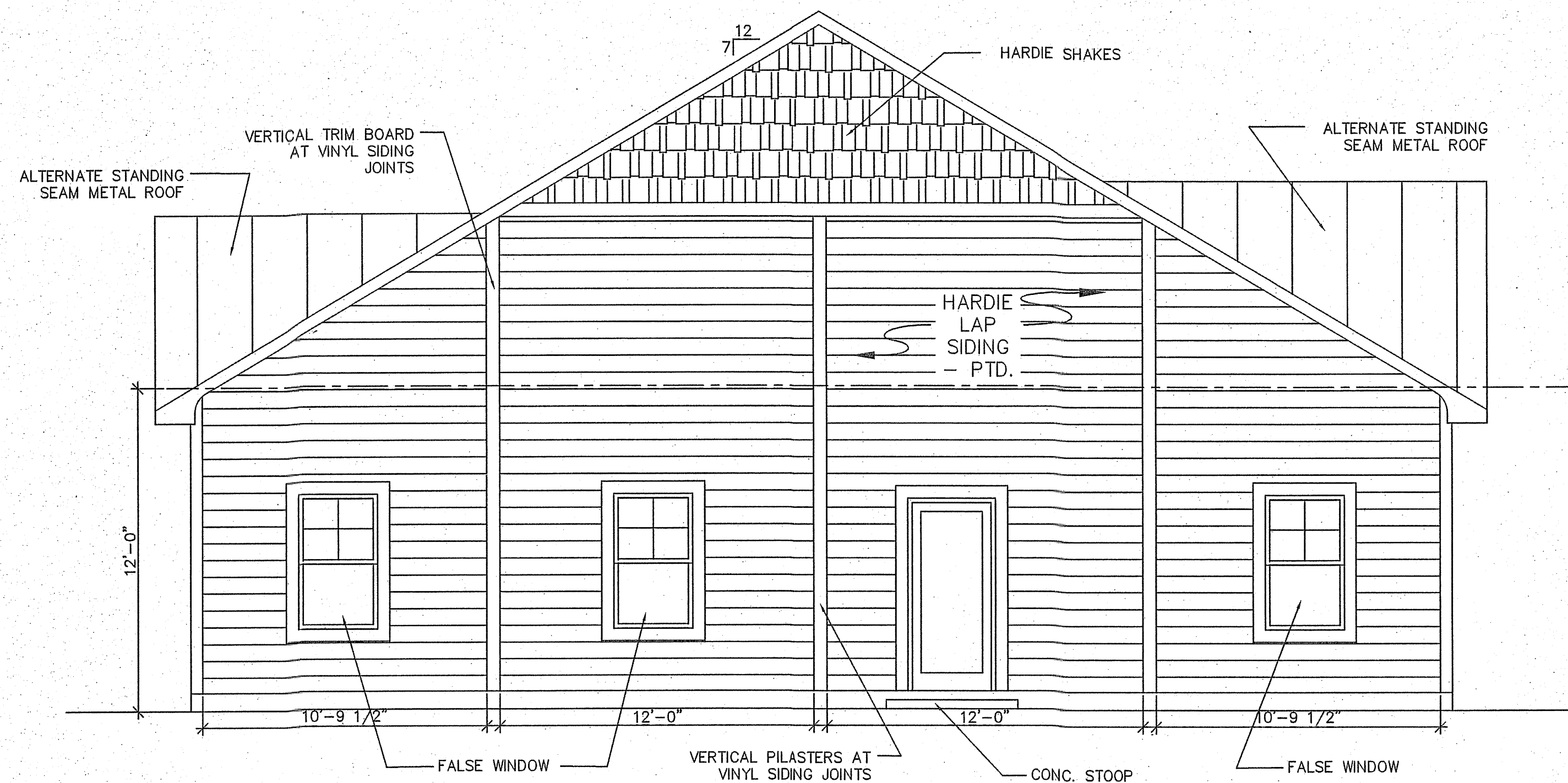
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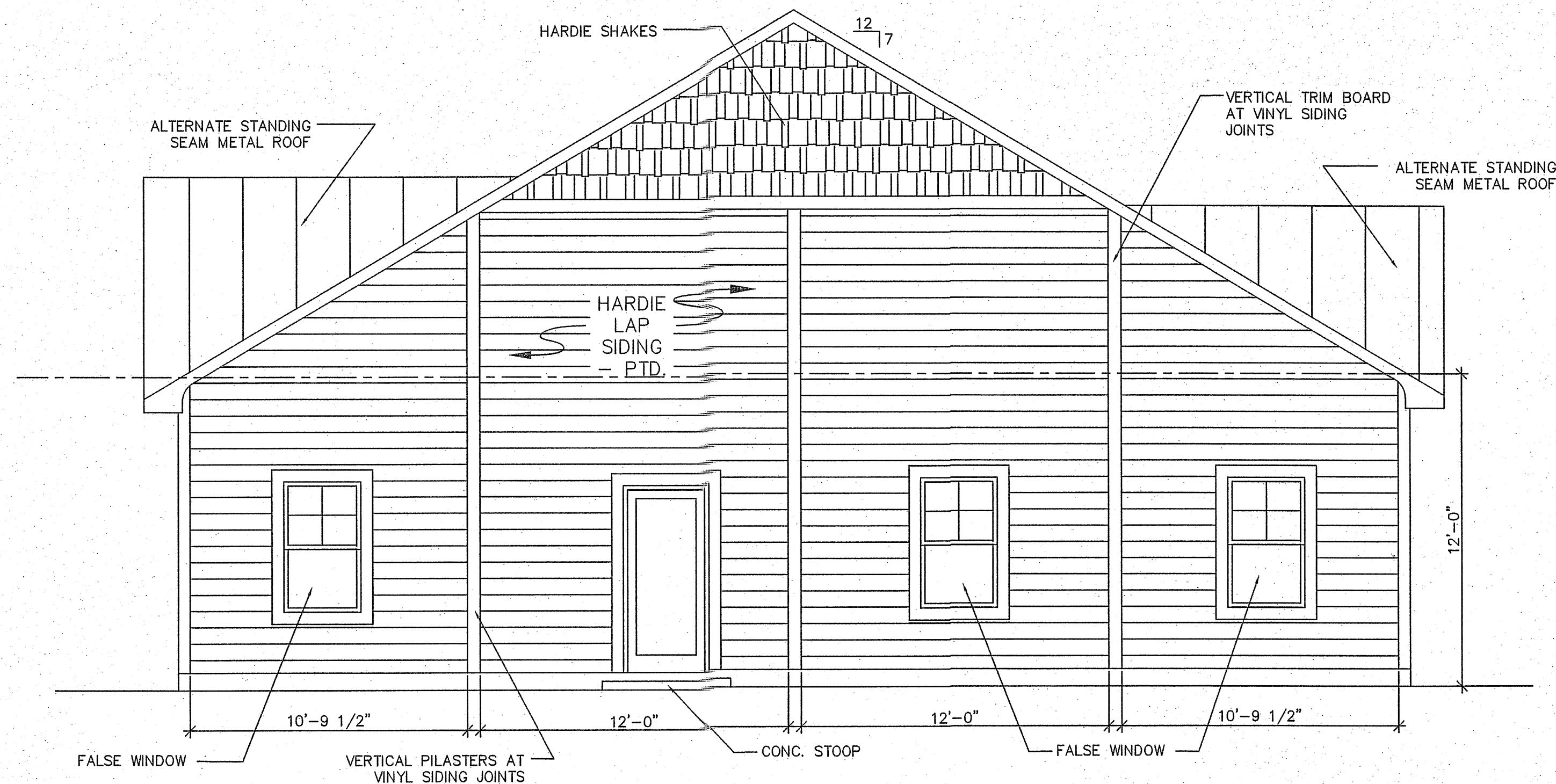
REVISIONS

SHEET NO.

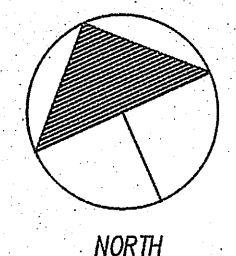
A-4
OF



2 WEST ELEVATION
A-4.1 SCALE: 1"=1'-0"



1 EAST ELEVATION
A-4.1 SCALE: 1"=1'-0"



EXTERIOR ELEVATIONS

24035

ISSUED:
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A-4.1
OF

