



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, March 17, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Election of Officers

Public Comment

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.

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Beaufort Planning Board Regular Meeting
6:00 PM Monday, March 17, 2025 – 614 Broad Street- Train Depot**

AGENDA CATEGORY: New Business – Rezoning

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

BRIEF SUMMARY:

The applicant wishes to rezone 625 West Beaufort Road which is currently zoned R-20 and contains 0.688 acres to R-8. The proposed rezoning is consistent with the adopted CAMA Land Use Plan of December 2023

REQUESTED ACTION:

Discussion
Recommendation on Proposed Rezoning

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



Attachment - A

Staff Report

To: Planning Board
From: Kyle Garner, AICP

Date: 3/7/2025
Meeting Date: 3/17/2025

Case Number 25-06

Summary of Request: Rezone 625 West Beaufort Road from R-20 to R-8

Background

Location(s) & PIN 625 West Beaufort Road (Pin # 730615530655000)

Owners HOLLINSHED PROPERTIES LLC
Applicant

Current Zoning R-20

Lot(s) Size & Conformity Status .688 Acres (29,000 sq. ft. approx.) Conforming

Existing Land Use Two dilapidated structures

Adjoining Land Use & Zoning
North Developed property zoned R8-MH (Mobile Home)
South Undeveloped property zoned – R-8
East Single Family zoned – R-20
West Single Family zoned – R-20

Special Flood Hazard Area Yes No

Public Utilities
Water Available Not Available
Sewer Available Not Available

Additional Information See Staff Comments

Requested Action Discussion.
Provide recommendation to the Board of Commissioners to:
• Approve the request; • Deny the request; or
• Recommend more restrictive zoning district

Staff Comments

- In February 2011 a request (Case # 20 11-01) to rezone 625 West Beaufort Road from R-20 to B-1 was denied as adjacent property owners spoke out about the property being converted to commercial usage and the Board of Commissioners agreed.
- There are currently two primary structures on the property which render it non-conforming as only one primary use is permitted. (Section 1 – General Provisions – R [page 6 of UDO])
- Both existing structures are also non-conforming as they do not meet the side yard setbacks for structures in the R-20 district (Section 7 – A -Table 7-2 Interior Lot Requirements for R-20 zone.

| Table 7-1 Interior Lot Requirements | <i>Front Setback</i> | <i>Rear</i> | <i>Side</i> | <i>Building Height</i> |
|--|-----------------------|----------------|-----------------|------------------------|
| <i>District</i> | <i>(Right-of-Way)</i> | <i>Setback</i> | <i>Setback</i> | <i>Limitation</i> |
| R-20 | 30 feet | 25 feet | 15 feet | 40 feet |
| Estimated Existing Setbacks | | | 3-5 feet | |

- A rezoning would NOT change the non-conforming status of the structures as they would still not meet the side yard setbacks for R-8 zoning classification of 8 feet.
- A rezoning to R-8 would allow for the potential subdivision of the lot as there is enough street frontage and total square footage to split the parcel and create two lots.

CAMA Land Use Plan – Future Land Use Classifications

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

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

The recently adopted CAMA Land Use Plan identifies this property as **Suburban Residential** which is consistent with the rezoning request to R-8. (See Land Use Map & Attached Land Use Description

Attachments:

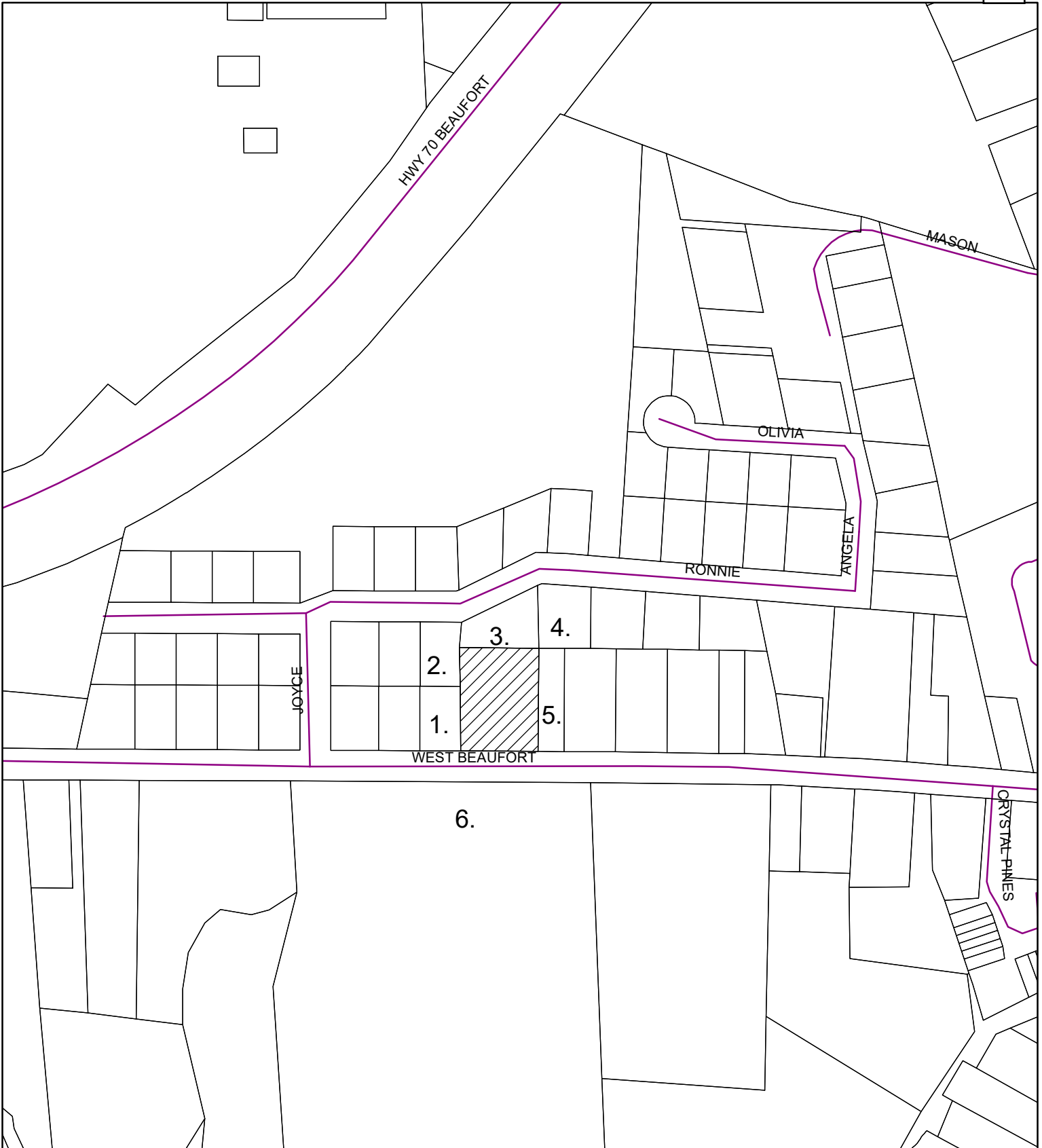
- Attachment B - Vicinity & Adjacent Owners Map
- Attachment C - Zoning Map
- Attachment D - CAMA Map
- Attachment E – CAMA Description
- Attachment F - Application Package
- Attachment G - CAMA Consistency Statement
- Attachment H - LDO Sections (R20 & R-8)
- Attachment I - Abutting Property Owners
- Attachment J - 625 West Beaufort Road Photos

Comparison of Zoning Standards Existing R-20 to Proposed R-8

| Item | Existing (R-20) | Proposed (R-8) |
|-------------------------|----------------------------|---------------------------|
| Minimum Lot Size | 20,000 sq. ft. | 8,000 sq. ft. |
| Lot Width | 100' Minimum | 60' Minimum |
| Front Setback | 35 feet | 25 feet |
| Side Setback | 15 feet | 8 feet |
| Rear Setback | 25 feet | 30 feet |
| Building Height | 35 Feet | 35 Feet |

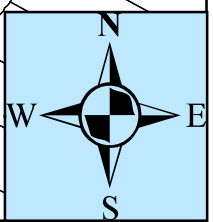
Case 25-06 - 625 W Beaufort Road - Vicinity & Adjacent Owners Map

1.



| MAP# | ADJACENT OWNER |
|------|---|
| 1 | GAJESKI JOSEPH |
| 2 | HUNT AMY |
| 3 | JOYNER JEANETTE BOLES L/T |
| 4 | BOYLAN HEIGHTS LAND CO LLC C/O MATTHEW A TORRINGTON |
| 5 | RUST ROBERT H |
| 6 | HOLZ LINDA HARRIS TRUSTEE |

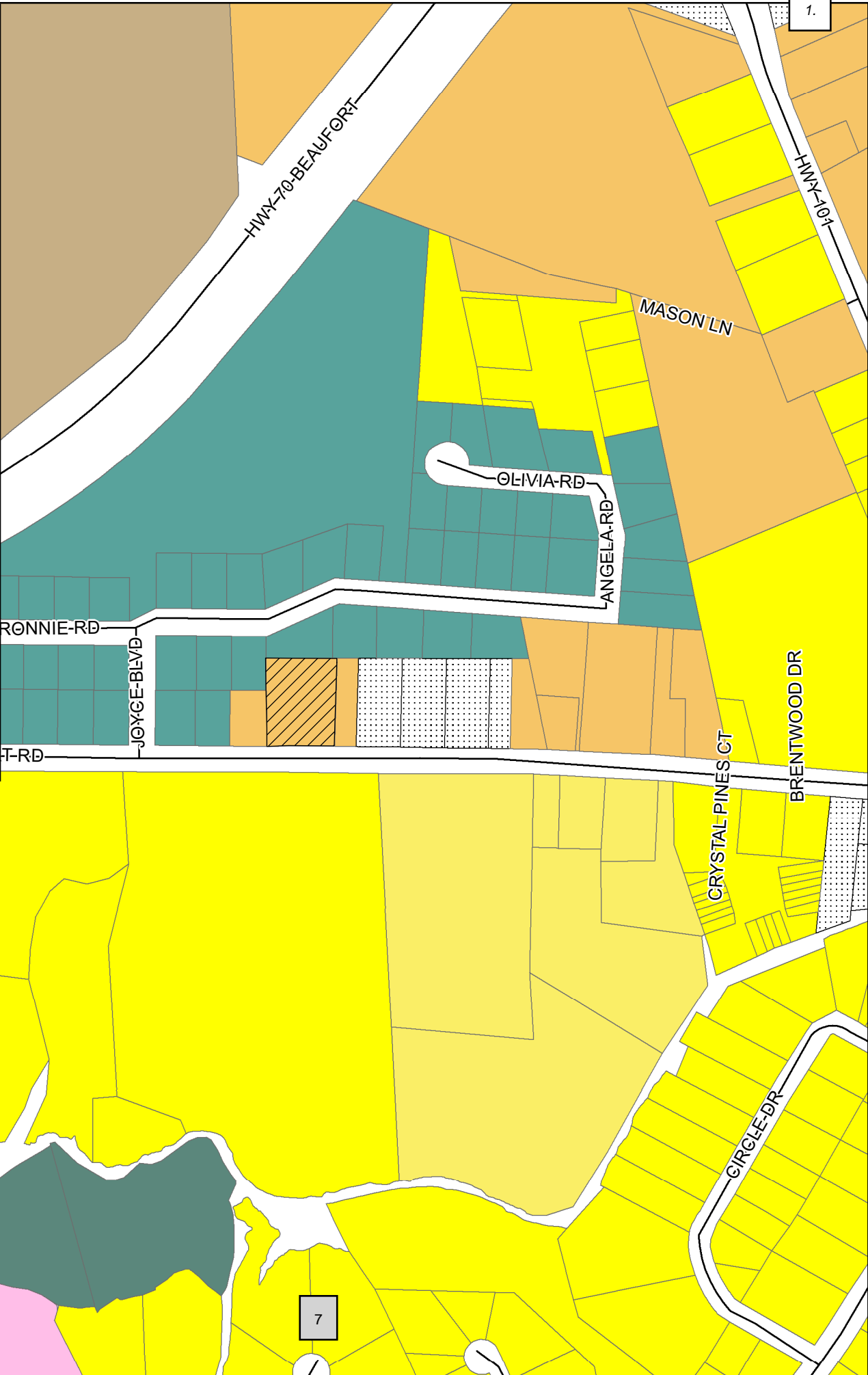
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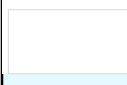
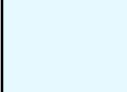
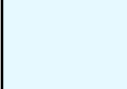
Case 25-06 - 625 W Beaufort Rd Rezoning R-20 to R-8

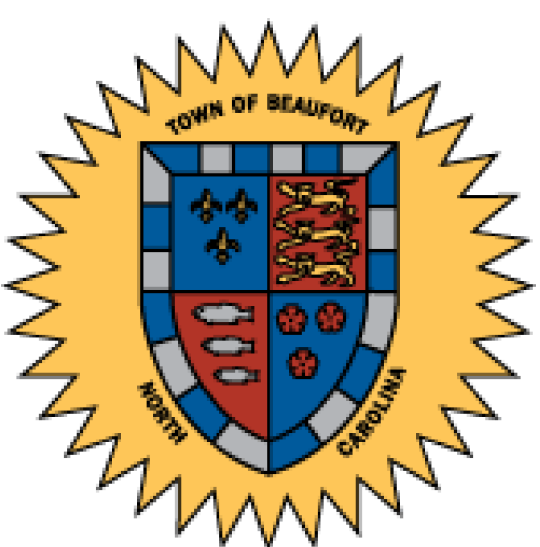
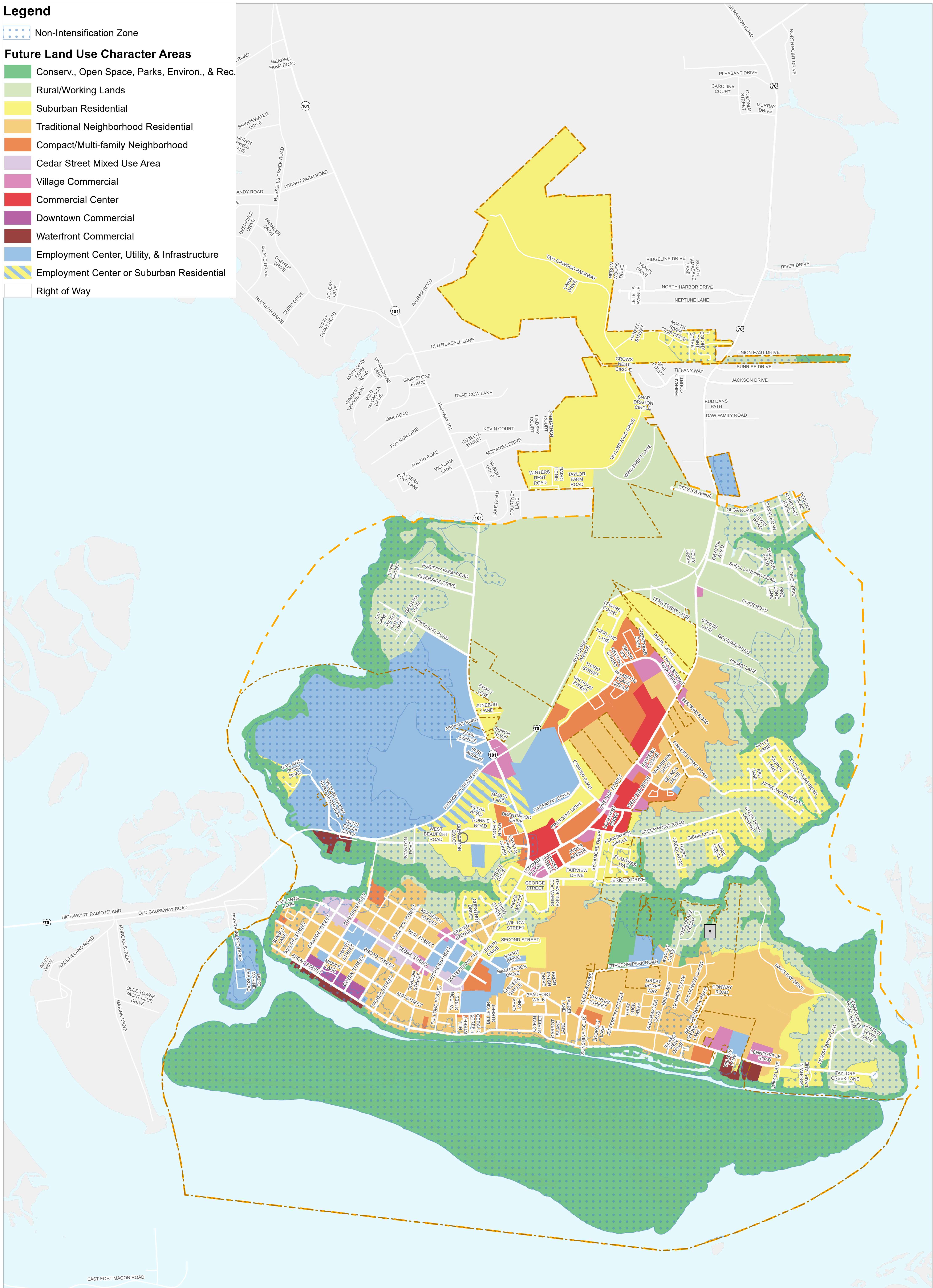
Legend
ZONING

- B-1
- B-W
- CS-MU
- H-BD
- H-WBD
- I-W
- L-I
- OS
- PUD
- R-20
- R-8
- R8-A
- R8-MH
- RC-5
- ROW
- RS-5
- TCA
- TR
- Rezoning Property



Legend

-  Non-Intensification Zone
- Future Land Use Character Areas**
-  Conserv., Open Space, Parks, Environ., & Rec.
-  Rural/Working Lands
-  Suburban Residential
-  Traditional Neighborhood Residential
-  Compact/Multi-family Neighborhood
-  Cedar Street Mixed Use Area
-  Village Commercial
-  Commercial Center
-  Downtown Commercial
-  Waterfront Commercial
-  Employment Center, Utility, & Infrastructure
-  Employment Center or Suburban Residential
-  Right of Way



Beaufort NC Comprehensive and CAMA Land Use Plan

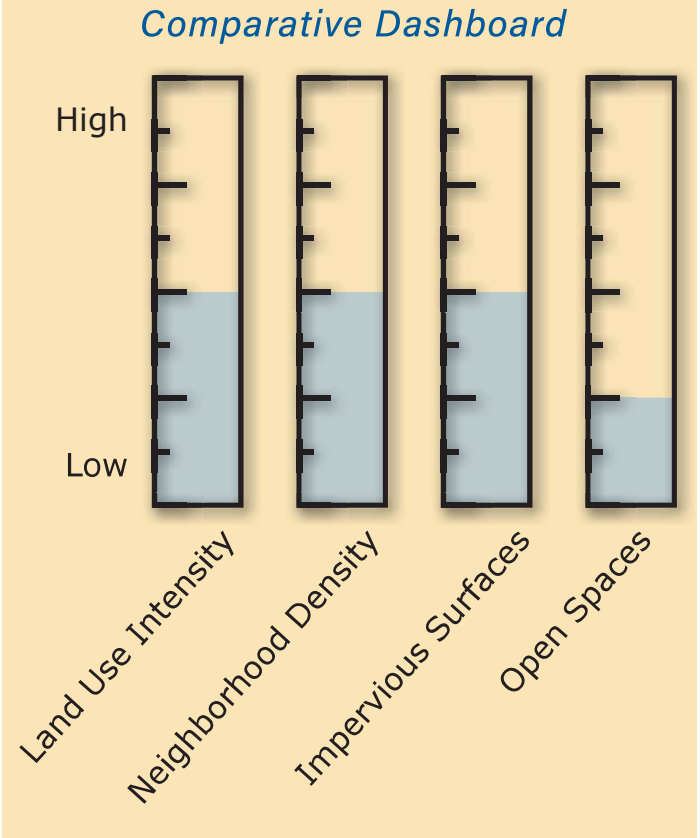


DISCLAIMER: This map was created using the best available data, and is provided without warranty of any representation of accuracy or completeness. The information herein does not necessarily represent a legal survey. This data is dynamic and in a constant state of maintenance.

Suburban Residential

General Description:

These neighborhoods typically have larger lots or shared open spaces and common areas with a lower overall residential density than in the Traditional Neighborhood. The neighborhoods are still walkable from house to house, but most households probably depend primarily on automobiles for daily trips. Off-street parking is typical of a suburban residential neighborhood and various configurations exist. Residential densities typically range from around 1-3 dwellings per acre, although some developments will exceed that either in localized areas (especially if there are shared open spaces, amenities, or common areas) or overall. In neighborhoods with larger lots, open space is generally on private lots rather than communal.



Streets and Circulation:

These neighborhoods have medium levels of connectivity with low volume, low speed routes. Effort should be made to increase connectivity except in instances where it would excessively harm environmentally sensitive areas. Block lengths should not exceed 650' on a side unless absolutely unavoidable. Pedestrian facilities should be provided on at least one side of every street. Bicycles can share lanes on low volume streets, but on arterials dedicated (and preferably separated) facilities should be provided.

EXAMPLE USES:

Typical Uses

Primarily single family detached residential, with an occasional mix of other highly compatible residential uses scattered throughout, including duplexes, accessory dwellings, and garage apartments. Sometimes, but more rarely, there may also be duplex neighborhoods.

Uses if Context Appropriate

- » Institutional uses (churches, schools, hospital, government, etc)
- » Accessory dwellings
- » House-scale multi-family residential, patio homes, or small townhome developments - very occasionally.

Suburban Residential

Other Concerns:

Extending public facilities (water, sewer, etc.) to these areas may place an increased strain on maintenance budgets since the lower densities and lower taxable value per linear foot of public facilities may not cover the costs of maintenance. This land use type consumes land a greater rate and with fewer homes than the other residential future land use character areas.



Examples of Suburban Residential.



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

Instructions:

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

APPLICANT INFORMATION

Applicant Name: Nicholas B Brown
Applicant Address: PO Box 301, Morehead City, NC, 28557
Phone Number: (252) 298-5077 Email: nick@soundccnc.com

Property Owner Name: Hollinshed Properties LLC
Address of Property Owner: 306 Ann St, Beaufort, NC, 28516
Phone Number: n/a Email: tshed62@gmail.com

PROPERTY INFORMATION

Property Address: 625 West Beaufort Road, 631 West Beaufort Road
15-Digit PIN: 730615530655000 Lot/Block Number: L 16 18 Davis Park
Size of Property (in square feet or acres): 0.6880 acres
Current Zoning: R-20 Requested Zoning: R-8

Current Use of Property: Residential Vacant Commercial Other: _____

Nick Brown
Applicant Signature

2/14/2025
Date of Applicant's Signature

[Signature]
Property Owner Signature (if different than applicant)

2/14/2025
Date of Owner's Signature

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

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

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

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

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

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

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

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

The Town’s website is www.beaufortnc.org.

OFFICE USE ONLY

Revised 08/2020

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

Statement to the Planning Department of the Town of Beaufort, NC
Subject: Consistency of Proposed Zoning Amendment with the Beaufort Land Use Plan
Subject Property: 625 West Beaufort Road, 631 West Beaufort Road

Dear Members of the Planning Board,

The applicant believes that the proposed Zoning Map change aligns with the 2023 Comprehensive and CAMA Land Use Plan. The proposed rezoning from R-20 Residential Single-Family District to R-8 Residential Medium Density District is consistent with the Future Land Use Map and the Suburban Residential character area designated for this zone. Additionally, the proposed change is in harmony with the existing zoning classifications of adjacent/abutting properties and other areas in the general vicinity to the subject property.

Thank you for your time and consideration.

Statement to the Planning Department of the Town of Beaufort, NC
Subject: How this zoning amendment will promote the public health, safety and general welfare of the Town of Beaufort
Subject Property: 625 West Beaufort Road, 631 West Beaufort Road

Dear Members of the Planning Board,

The applicant believes that the proposed zoning amendment will enhance public health, safety, and the general welfare of the Town of Beaufort. The proposed zoning of the subject property will enable its redevelopment in alignment with the goals outlined in the 2018 Small Area Plan. Currently underutilized, this property is situated in an opportunity area that would benefit from thoughtful change to contribute to the vision of a vibrant, walkable community.

Given its proximity to historic downtown and Cedar Street, additional residential use will foster greater accessibility to shopping areas, parks, and other key amenities. This zoning amendment aligns with the town’s broader objectives for growth and community engagement.

Thank you for your time and consideration.



FILE # 1802092

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
June 20, 2023 04:33 PM
CHELSEA DEED 4 P
FEE: \$26.00
NC REVENUE STAMP: \$350.00
FILE # 1802092

Rt. Wheary

The property does not include a primary residence.

The attorney preparing this deed has not examined the title and makes no certification as to the title to the property herein described.

NORTH CAROLINA
CARTERET COUNTY

Prepared by Richard F. Landis, II
COMMISSIONER'S DEED
Tax Stamps: \$350.00
Parcel No.: 7306155306550000

THIS COMMISSIONER'S DEED, made and entered into this 16th day of June, 2023, by and between RICHARD F. LANDIS, II, acting as Commissioner of Court as hereinafter stated, party of the first part, whose mailing address is P.O. Box 3557, Kinston, NC 28502; and HOLLINSHED PROPERTIES, LLC, a North Carolina limited liability company, a party of the second part, whose mailing address is P.O. Box 41105, Fayetteville, NC 28309;

WITNESSETH:

THAT WHEREAS, in a certain special proceeding entitled, "JoAnn N. Woodard, Administratrix of the Estate of Charles David Cavett, Deceased, and JoAnn N. Woodard, Individually vs. Namon Anthony Nassef, et al., Respondents", brought and pending before the Clerk of Superior Court of Carteret County, North Carolina, under File No. 23-SP-31, an Order was made by said Court on the 10th day of May, 2023, appointing said party of the first part as Commissioner of the Court to sell at private sale, subject to the confirmation of the Court, that certain real property which is described in the Petition and hereinafter described;

AND WHEREAS, said party of the first part, acting as Commissioner of Court as aforesaid, on the 11th day of May, 2023, reported to said Court the sale of the real property hereinafter described to Thomas Hollinshed, as the Buyer in a certain Offer to Purchase and Contract attached

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to the Petition (the "Contract"), for the price of One Hundred Seventy Five Thousand Dollars (\$175,000.00) and recommended that said sale be confirmed by the Court in the absence of an upset bid;

AND WHEREAS, said report of sale has remained open for ten days and no higher or upset bid was filed;

AND WHEREAS, on the 26th day of May, 2023, said Court entered a certain "ORDER CONFIRMING PRIVATE SALE" and directing said party of the first part, as Commissioner of Court, to make, execute and deliver to said Buyer a good and sufficient deed for said real property described in the Petition upon payment of said One Hundred Seventy Five Thousand Dollars (\$175,000.00) purchase price;

AND WHEREAS, in accordance with Paragraph 8(h) of the Contract, said Thomas Hollinshed as the Buyer therein has directed said Commissioner to make the deed to the party of the second part, the said Hollinshed Properties, LLC;

AND WHEREAS, said purchase price has now been fully paid;

NOW, THEREFORE, said party of the first part, acting as Commissioner of Court, and under authority of said ORDER CONFIRMING PRIVATE SALE and in consideration of payment of said purchase price of One Hundred Seventy Five Thousand Dollars (\$175,000.00), has bargained and sold, and by these presents does bargain, sell, and convey unto Hollinshed Properties, LLC, the said party of the second part, its successors and assigns, that certain real property lying and being in Beaufort Township, Carteret County, North Carolina, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real property together with all privileges and appurtenances thereto belonging to said Hollinshed Properties, LLC, the said party of the second part, its successors and assigns, in as full and ample a manner as said party of the first part, as Commissioner of Court as aforesaid, is authorized and empowered to convey the same.

IN TESTIMONY WHEREOF, the said party of the first part, acting as Commissioner of Court as aforesaid, has hereunto set his hand and seal as of the day and year first above written.

 (SEAL)

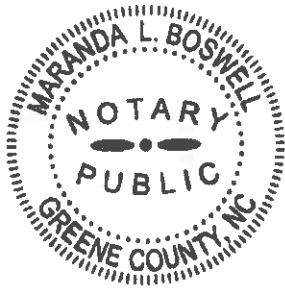
Richard F. Landis, II,
Commissioner of Court

STATE OF NORTH CAROLINA

COUNTY OF LENOIR

I, Maranda L. Boswell, a Notary Public, does hereby certify Richard F. Landis, II appeared before me this day, being personally known to me or identified by satisfactory evidence, and acknowledged to me his due voluntary execution of the foregoing instrument in the capacity indicated for the purposes therein expressed.

Witness my hand and Notarial Seal this 16th day of June, 2023.



Maranda L. Boswell
Notary Public

Maranda L. Boswell
Printed name of notary public
My commission expires: 08/16/2023

-4-

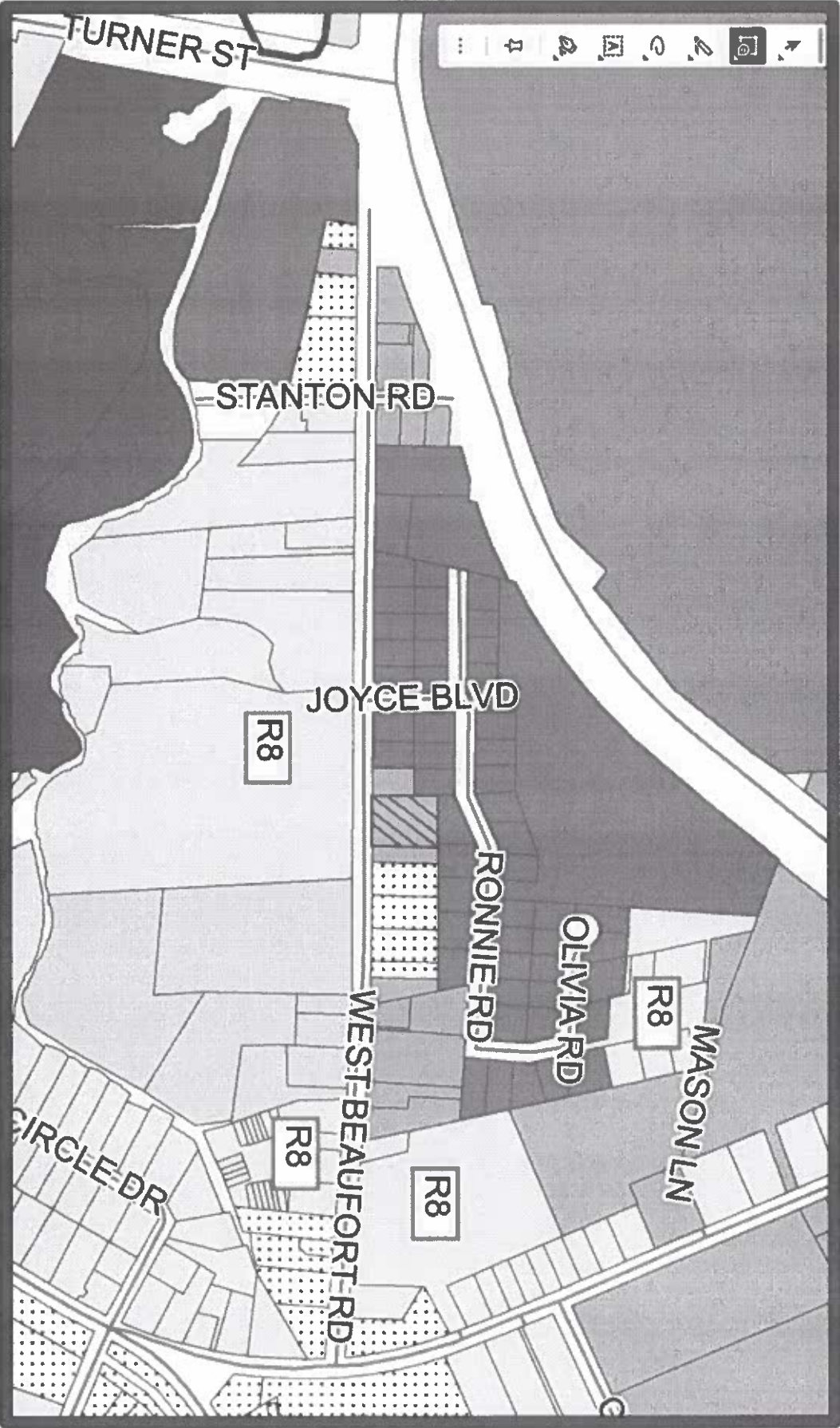
ATTACHMENT TO COMMISSIONER'S DEED by and between Richard F. Landis, II, acting as Commissioner of Court, party of the first part; and Hollinshed Properties, LLC, a North Carolina limited liability company, party of the second part, dated June 16th, 2023.

EXHIBIT A

631 West Beaufort Road, Beaufort, NC (Parcel ID No. 730615530655000) lying on the North side of the West Beaufort Road, and being all of Lot Number Sixteen (16), and all of Lot Number Seventeen (17), and all of Lot Number Eighteen (18) in the "Davis Park Subdivision" according to the map of the same prepared by Philip K. Ball, Engineer, in September, 1946, which property is the same land as that conveyed to George C. Morris and Dollie Morris by those deeds appearing of record in Book 138, Page 170; Book 212, Page 291; and Book 212, Page 293, Carteret County Registry, to which conveyances reference is made for a more particular description. And being the same property described in that Trustee's Deed from T. Michael Satterfield, Substitute Trustee, to Wallace Eugene Cavett dated August 21, 1992, recorded in Book 695, Page 106, Carteret County Registry.

Also see Wallace Eugene Cavett Estate File No. 12E676 and Gertrude Cole Cavett Estate File No. 15E379 in the Carteret County Clerk's Office.

Other R-8 zoning classification in the vicinity of subject property



Adjacent and Abutting Properties

| | |
|-------------------|--|
| OWNER: | GAJESKI JOSEPH |
| Addresses: | 619 WEST BEAUFORT ROAD 621 WEST BEAUFORT ROAD |

| | |
|-------------------|--|
| OWNER: | HUNT AMY VOLIVA DIANNE WILLIAMS L/T |
| Addresses: | 204 RONNIE ROAD |

| | |
|-------------------|---------------------------|
| OWNER: | JOYNER JEANETTE BOLES L/T |
| Addresses: | 206 RONNIE ROAD |

| | |
|-------------------|--|
| OWNER: | BOYLAN HEIGHTS LAND CO LLC C/O MATTHEW A TORRINGTON |
| Addresses: | 208 RONNIE ROAD |

| | |
|-------------------|------------------------|
| OWNER: | RUST ROBERT H |
| Addresses: | 635 WEST BEAUFORT ROAD |

| | |
|-------------------|---------------------------|
| OWNER: | HOLZ LINDA HARRIS TRUSTEE |
| Addresses: | |

Property not addressed



**TOWN OF BEAUFORT
PLANNING BOARD**

**RESOLUTION ADVISING THAT PROPOSED AMENDMENT
TO THE TOWN OF BEAUFORT ZONING MAP IS IN ACCORDANCE
WITH ALL OFFICIALLY ADOPTED PLANS;
IS REASONABLE; AND IS IN THE PUBLIC INTEREST.**

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

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

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

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendment to the zoning map is in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Case 25-06 and therefore recommends adoption by the Board of Commissioners. The Planning Board finds that the proposed amendment reasonable and in the public interest because it allows the continuation of single-family residential use, and is in furtherance of the Town plans, ordinances and regulations.

This Resolution is effective upon its adoption this 17th day of March 2025.

**TOWN OF BEAUFORT
PLANNING BOARD**

_____, Chairman

ATTEST:

_____, Secretary

SECTION 7 Residential Zoning Districts

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

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

1) **Minimum Lot Size.**

All lots in this district shall be a minimum of twenty thousand square feet (20,000 ft²).

2) **Minimum Lot Width.**

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

3) **Building Setback and Building Height Requirements and Limitations.**

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

Table 7-1 Interior Lot Requirements

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

Table 7-2 Corner Lot Requirements

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

Table 7-3 Double Frontage Lot Requirements

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

4) **Accessory Building Setback Requirements.**

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

5) **Permitted Uses.**

- Agritourism
- Antenna Co-Location on Existing Tower
- Aquaculture
- Assisted Living
- Athletic Field, Public
- Athletic Field, Private
- Carport
- Club, Lodge, or Hall
- Community Garden
- Dock
- Dwelling, Single-Family
- Family Care Homes
- Farming, General
- Forestry
- Garage, Private Detached
- Government/Non-Profit Owned/Operated Facilities & Services
- Group Home

- Home Occupation
- Manufactured Home
- Neighborhood Recreation Center Indoor/Outdoor, Private
- Neighborhood Recreation Center, Public
- Nursing Home
- Park, Public
- Produce Stand/Farmers' Market
- Public Utility Facility
- Religious Institution
- Resource Conservation Area
- Satellite Dish Antenna
- Shed
- Swimming Pool (Personal Use)
- Temporary Construction Trailer
- Utility Minor
- Vehicle Charging Station

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

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

o) Management of the Recreational Vehicle Park.

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

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

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

1) Minimum Lot Size.

All lots in the R-8 district shall be a minimum of eight thousand square feet (8,000 ft²).

2) Minimum Lot Width.

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

3) Building Setback and Building Height Requirements and Limitations.

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

Table 7-9 Interior Lot Requirements

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

Table 7-10 Corner Lot Requirements

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

Table 7-11 Double Frontage Lot Requirements

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

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

4) Accessory Building Setback Requirements.

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

5) Permitted Uses.

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

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

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



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

**Case #25-06 625 West Beaufort Road Abutting Neighbors
Rezoning Request for R-20 to R-8**

| | |
|---|---|
| BOYLAN HEIGHTS LAND CO LLC C/O MATTHEW A TORRINGTON 10800 GARFIELD AVE CULVER CITY, CA 90230 | JOSEPH GAJESKI 621 WEST BEAUFORT RD BEAUFORT, NC 28516 |
| HOLLINSHED PROPERTIES LLC C/O THOMAS HOLLINSHED PO BOX 41105 FAYETTEVILLE, NC 28309 | HOLZ LINDA HARRIS TRUSTEE 808 SOUTH IRVING STREET ARLINGTON, VA 22204 |
| AMY HUNT 109 CIRCLE DR BEAUFORT, NC 28516 | JOYNER JEANETTE BOLES L/T 805 FRONT STREET BEAUFORT, NC 28516 |
| ROBERT H RUST 810 BROAD STREET BEAUFORT, NC 28516 | |

