



## **Town of Beaufort, NC**

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

### **Town of Beaufort Planning Board Regular Meeting 6:00 PM Tuesday, January 17, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting**

---

#### **Call to Order**

#### **Roll Call**

#### **Agenda Approval**

#### **Minutes Approval**

- [1.](#) Planning Board Draft Minutes 12.19.22

#### **Public Comment**

#### **Public Hearing**

- [1.](#) To recommend approval or denial a Staff proposed zoning text amendment creating an Affordable Housing District.
- [2.](#) To recommend approval or denial to the Board of Commissioners for the rezoning of properties owned by the Housing Authority to be rezoned to Affordable Housing District (AFD)

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

#### **Staff Comments**

#### **Adjourn**



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

**Town of Beaufort Planning Board Regular Meeting**  
**6:00 PM Monday, December 19, 2022 - Train Depot**  
**614 Broad Street, Beaufort, NC 28516**  
**Minutes**

---

---

**Call to Order**

Chair Neve called the December 19, 2022 Planning Board meeting to order at 6:00 p.m.

**Roll Call**

Members Present: Chair Neve, Vice Chair Merrill, Member Bowler, Member Meelheim, Member Willis

Members Absent: Member LoPiccolo, Member Vreugdenhil

A quorum was declared with five members present.

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

**Agenda Approval**

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

*Vice-Chair Merrill made the motion to approve the agenda as presented and Member Bowler made the second. Chair Neve took a vote that was unanimously approved.*

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

**Minutes Approval**

1. PB Draft Minutes for 11.21.22

Chair Neve asked if there were any changes to the Minutes from the November 21, 2022 meeting.

*Vice-Chair Merrill made the motion to approve the minutes and Member Meelheim made the second. Member Bowler abstained as she had not been present at the meeting and Chair Neve took a vote that was otherwise unanimously approved.*

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

## Public Comment

Chair Neve opened public comments and asked if anyone would like to speak.

Logan Louis, 900 Cedar St, spoke regarding Salt Wynd's Environmental Impact Statement required by the Planning Board and the Board's right to make the request.

## Public Hearing

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

Mr. Garner introduced the zoning text amendment requested by Martha Harrell of 909 Front Street to modify Section 2-H-4 of the Land Development Ordinance to allow roofs over docks. Included in the proposed amendment are standards that the area under the roof cannot exceed four hundred square feet in area or be enclosed and may only be at a maximum height of sixteen feet above the decking of the dock.

Chair Neve opened the floor for the public hearing and requested the public direct all email correspondence to the Town and not the Board's private email addresses.

Mr. Charlie Harrell, 909 Front St, explained his request and read a letter dated 11.18.22 from Rachel Love-Adrick, District Planner for the NC Division for Coastal Management, stating that she had reviewed the Town of Beaufort's Land Use Plan and had not found "covered platforms" or any policies that prohibit "covered platforms".

Mr. Ron McClary, Beaufort, asked the applicant what the usage for the roofs would be and stated that he was concerned that allowing roofs would obstruct views of the Rachel Carson Preserve.

John Stephens, 1107 Ann St, spoke about the height of docks and structures obstructing the water views along Front Street.

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

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

The Board Members discussed the number of properties that would be affected, the impact on resiliency, a possible negative impact on the view, maintaining the character of the town, and the best interest of the town's taxpayers.

Member Bowler asked Mr. Harrell about the benefits of allowing roofs over docks to the town as a whole and he stated that sailboats at anchor in Town Creek also obstruct the view of Rachel Carson Preserve, and referring to possible damage he noted that boats coming unmoored had damaged his dock and he had not seen storm damage from existing covered dock structures. He also shared that their family would appreciate a permanent cover to prevent sun damage so they can enjoy the dock. He stated that tents can currently be utilized over docks but he personally felt that tents are not attractive, they also can obstruct the vista, and they are damaged in windstorms.

Member Bowler stated that she appreciated the applicant's comments but had reservations about approval as those structures could have a large impact on the public's enjoyment of the Rachel Carson Reserve and Carrot Island.

*Member Meelheim made a motion to recommend denial of the Zoning Text Amendment – Section 2-H-4 based on safety and aesthetics and to preserve the current vistas. Vice-Chair Merrill made the second and Chair Neve took a vote that was unanimously approved.*

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

## **Old Business**

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

Mr. Garner gave an overview of the rezoning request and to address the Board's request from last month, staff added information to the packet to include: a new zoning and surrounding land use map, a survey/site plan of the property showing the storage structure under construction, the list of uses in the R-20 and IW zones, and an aerial photo map showing the surrounding use pattern for the Board to draw use comparisons. He also gave the Board an additional handout from the applicant which had just been submitted to the Town.

The owner and applicant, Mr. Jimmy Johner, stated that the submitted handout would replace page 55 of the application. He gave an overview of his request and explained the zoning adjoining his property, demonstrating that it was mostly commercial and included the airport.

Member Willis stated his appreciation of the clarification of the current zoning surrounding the property. Chair Neve expressed his concern about that area being rezoned as industrial, and Vice-Chair Merrill asked if there were landscape requirements. Mr. Garner explained that there was a 20-foot vegetative or combination of fencing and landscaping buffer to the adjacent residential zoning requirement. He also noted that there were no comments from adjacent property owners regarding the rezoning request.

*Member Willis made a motion to recommend approval for the rezoning of 457 NC Highway 101 from R-20 to I-W, and Member Bowler made the second. Chair Neve took a roll call vote that was unanimously approved.*

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

The Board also requested the applicant remove the illegal sign which was currently on the property.

## **Commission / Board Comments**

The Board thanked the staff for the comprehensive packets and wished everyone a happy holiday season. Chair Neve thanked the staff and the Board and reminded the Board members to input requests to be considered for the new Land Development Ordinance and the design standards for commercial property.

## **Staff Comments**

- Mr. Garner said that traffic studies would be requested in the FY 2023/2024 budget.
- The Board of Commissioners have authorized the Town attorneys to draft the text to update the zoning and subdivision ordinances to Chapter 160D standards.

## **Adjourn**

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

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

Chair Neve then declared the meeting adjourned.

---

Ryan Neve, Chair

---

Laurel Anderson, Board Secretary



**Town of Beaufort, NC**

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

**Town of Beaufort Planning Board Regular Meeting  
6:00 PM Tuesday, January 17, 2023 – Train Depot**

---

**AGENDA CATEGORY:** New Business  
**SUBJECT:** To recommend approval or denial a Staff proposed zoning text amendment creating an Affordable Housing District.

**BRIEF SUMMARY:**

The need for affordable housing has been at the forefront of many community workshops and public surveys in Beaufort over the last decade and the proposed new zoning district is a start in in the right direction to address this important community issue. This text amendment was developed as an effort to combat the lack of attainable and affordable housing in the community for those with limited housing options.

In developing this proposal, the Town partnered with the Beaufort Housing Authority to develop specific criteria that could be applied in the development of new housing to reach the needs of a growing community. At present this new district would only apply to properties that are owned by the Housing Authority and Federal Government (HUD).

This proposed amendment is not a one size fits all proposal but more of a starting point. It's anticipated that through the development of a new Unified Development Ordinance that other options be presented that will aid in providing multiple housing options to those wanting to live and work in Beaufort

**REQUESTED ACTION:**

- Conduct Public Hearing
- Discussion on Proposed Rezoning

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Kyle Garner  
Planning Director

**BUDGET AMENDMENT REQUIRED:**

# STAFF REPORT

**BOARD ACTION REQUEST**

**AGENDA ITEM:**

**TO:** Planning Board Members  
**FROM:** Kyle Garner, Planning Director  
**DATE:** January 10, 2023  
**RE:** Case # 23-01: LDO Text Amendment Modifying Section 8 Transitional Zoning Districts by adding a new zoning district to be called the “Affordable Housing District”

**Background**

The need for affordable housing has been at the forefront of many community workshops and public surveys in Beaufort over the last decade and the proposed new zoning district is a start in in the right direction to address this important community issue. This text amendment was developed as an effort to combat the lack of attainable and affordable housing in the community for those with limited housing options.

In developing this proposal, the Town partnered with the Beaufort Housing Authority to develop specific criteria that could be applied in the development of new housing to reach the needs of a growing community. At present this new district would only apply to properties that are owned by the Housing Authority and Federal Government (HUD).

This proposed amendment is not a one size fits all proposal but more of a starting point. It’s anticipated that through the development of a new Unified Development Ordinance that other options be presented that will aid in providing multiple housing options to those wanting to live and work in Beaufort.

It should also be noted that the creation of this new district is not consistent with the 2006 CAMA Land Use Plan - Future Land Use Map, which recommended that the density be between 3-5 dwellings per acre. Even though in conflict with that portion the 2006 Executive Summary 1.3.1 Areas of Local Concern included the following bulleted item: “Implementation of redevelopment/revitalization projects to eliminate substandard housing.” (2006 CAMA Land Use Plan pages 11 & 22) so there is consistency in the policy recommendations for this amendment.

Action Needed: Conduct Public Hearing  
 Consider Text Amendment

Attachments: Proposed Text Amendment

Board Action: Motion by \_\_\_\_\_ 2nd by \_\_\_\_\_

***Affordable Housing Zoning District (AHD)***

1) Purpose.

The purpose of this district is to protect the opportunity for a variety of housing that is affordable for those within Beaufort that have limited housing options. This District has also been developed as a partnership with the Beaufort Housing Authority and the Town of Beaufort who see the need for additional housing of this type in our community.

The Affordable Housing Zoning District for the Town of Beaufort, as set forth on a map so entitled and dated 00-00-0000, is hereby adopted by reference as an element of the *Land Development Ordinance* hereafter known as the *LDO*, and the Official Zoning Map of the Town of Beaufort.

2) Maximum Overall Density.

The AHD district shall have a maximum density of sixteen (16) units per acre.

3) Minimum Lot Width.

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

4) Permitted Uses.

The uses listed here shall be subject to the Development Standards listed below.

- |                        |                         |
|------------------------|-------------------------|
| Dwelling, Multi-family | Public Utility Facility |
| Mixed Use              | Religious Institution   |
| Government Offices     | Utility Minor           |
| Park, Public           |                         |

5) Prohibited Uses.

Any use not listed in subsection four (4) of this section is prohibited.

6) Development Standards.

a) Site Plan Submission.

A detailed site plan, meeting all N.C. State Building Codes and Town Ordinances, shall be required for all multi-family and mixed-use development within this zoning district with the exception that mixed use and multi-family developed lots shall be required only 1.5 parking spaces per unit.

b) Signage.

A detailed signage plan, meeting all Town Ordinances, shall be required for all multi-family and mixed-use development within this zoning district.

c) Landscaping.

Any new multi-family and mixed-use development site plan with on-site parking shall provide a detailed landscape plan identifying all shrub and tree types as well as the number of such trees and shrubs as per section 14 and 19 of the *LDO*.



Additionally, if developing adjacent to a different type of land use, a screening and buffering plan shall also be required.

d) Driveway Limitations.

- i) Two driveways entering the same street from a single lot shall only be permitted if the minimum distance between the closest edges of the driveways equals to or exceeds one hundred feet (100’).
- ii) In no case shall the total width of all driveways exceed fifty percent (50%) of the total property frontage.
- iii) No driveway shall be located within a hundred feet (100’) of an intersection except in cases where no other access to a public street is available.

7) Building Setback and Building Height Requirements and Limitations.

Subject to the exemptions of this Ordinance, each structure on said lot in this zoning district shall be set back from the boundary line of the lot at least the distance provided in the tables set forth in this section. The building height limitation in this district is also provided in the tables of this section.

**Table 8-8 Interior Lot Setback Requirements**

<i>AHD District</i>	<i>Street Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
	15 feet minimum	25 feet	8 feet	40 feet
	20 feet maximum	25 feet	8 feet	40 feet

**Table 8-9 Corner Lot Setback Requirements**

<i>AHD District</i>	<i>Broad Street Front Setback (Right-of-Way)</i>	<i>Designated Side (Right-of-Way) Setback</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
	10 feet minimum	10 feet minimum	20 feet	0 feet	40 feet*
	20 feet maximum	20 feet maximum	20 feet	0 feet	40 feet*

\*The maximum building height for properties in the Historic District is 35 feet.

**NOTE:** If the Affordable Housing Zoning District is added to the Transitional Zoning District, the Table of Uses (currently on page 103 of the LDO) will be relabeled to Table 8-10. This will take place likely after the BOC review.

Table 8-8 Transitional Zoning District Table of Uses

Land Development Ordinance Uses		R-8	TR	TCA		AHD	
<b>Residential Uses</b>							
<b>Group Living</b>	Assisted Living		P	P			
	Dormitory		P	P			
	Group Home	P	P	P			
	Nursing Home		P	P			
<b>Household Living</b>	Accessory Dwelling Unit	S	S				
	Dwelling, Duplex/Townhome		S	P			
	Dwelling, Multi-Family			P		P	
	Dwelling, Single-Family	P	P	S			
	Manufactured Home						
	Manufactured Home Park						
	Recreational Vehicle Park						
<b>Mixed Uses</b>							
	Mixed Use		P	S		P	
<b>Public/Institutional Uses</b>							
<b>Aviation</b>	Airport/Landing Strip						
<b>Cemeteries/Graveyards</b>	Cemetery/Graveyard	S	S				
<b>Cultural Facilities</b>	Library		P				
	Museum		S				
<b>Day Care</b>	Day Care Center		S				
	Day Care/Child Care Home	S	S				
<b>Government Services</b>	Government/Non-Profit Owned/ Operated Facilities & Services	P	P	P		P	
	Public Safety Station	S	P	P			
	Public Utility Facility	P	P	P		P	
<b>Hospitals</b>	Hospital						
<b>Parks and Athletic Fields, Public Use</b>	Athletic Field, Public	S					
	Community Garden	P	P	P			
	Neighborhood Recreation Center, Public	S	P	P			
	Outdoor Amphitheater, Public	S	S	S			
	Park, Public	P	P	P		P	
	Resource Conservation Area	P	P	P			
<b>Religious Uses</b>	Religious Institution	S	P	S		P	
<b>Educational Uses</b>	Preschool	S	S	S			
	School, K-12		S				
	School, Post-Secondary	S	S	S			
<b>Non-Governmental Facilities</b>	Transportation Facility			S			
	Utility Facility	S	S	S			
	Utility Minor	P	P	P		P	
<b>Agricultural Uses</b>	Agritourism						
	Aquaculture		S				
	Farming, General						
	Forestry						
	Produce Stand/Farmers' Market	S	S				

Permitted Use

Special Use

**Table 8-8 Transitional Zoning District Table of Uses**

Land Development Ordinance Uses		R-8	TR	TCA		AHD	
<b>Commercial Uses</b>							
<b>Animal Services</b>	Kennel, Indoor Operation Only		S				
	Kennel, Indoor/Outdoor Operation						
<b>Assembly</b>	Club, Lodge, or Hall	S	P				
<b>Financial Institutions</b>	Financial Institution		S				
<b>Food and Beverage Services</b>	Microbrewery						
	Restaurant, with Drive-Thru Service			S			
	Restaurant, with Indoor Operation		P	S			
	Restaurant, with Outdoor Operation			S			
	Tavern/Bar/Pub with Indoor Operation		S	S			
	Tavern/Bar/Pub with Outdoor Operation			S			
<b>Offices</b>	Office, Business, Professional, or Medical		P				
<b>Public Accommodations</b>	Bed & Breakfast	S	P				
	Hotel or Motel		S				
<b>Indoor Recreation &amp; Entertainment, Privately Owned</b>	Adult Entertainment						
	Amusement Establishment						
	Commercial Indoor Recreation Facility		P				
	Neighborhood Recreation Center Indoor/Outdoor, Private	S	P				
	Pool Hall or Billiard Hall						
	Theater, Large						
	Theater, Small			S			
<b>Outdoor Recreation &amp; Entertainment, Privately Owned</b>	Athletic Field, Private	S					
	Commercial Outdoor Amphitheater						
	Commercial, Outdoor Recreation Facility						
	Golf Course, Privately-Owned	S	S				
	Golf Driving Range	S	S				
	Motor Vehicle Raceway						
<b>Retail Sales and Services</b>	Adult-Oriented Retail Establishment						
	Convenience Store						
	Mortuaries/Funeral Homes/Crematoriums		P	P			
	Liquor Store						
	Personal Service Establishment			S			
	Retail Store		S	S			
<b>Vehicle Storage Facilities</b>	Dry Boat Storage						
	Marina	S	S	S			
	Parking Lot						
	Parking Structure						
<b>Vehicles and Equipment Facilities</b>	Boat Sales/Rentals						
	Car Wash						
	Gas/Service Station						
	Heavy Equipment Sales/Rentals						
	Heavy Vehicle Repair						
	Moped/Golf Cart Sales/Rentals						
	Motor Vehicle Sales/Rentals						
	Towing & Vehicle Storage						
	Vehicle Service						

**Permitted Use**

**Special Use**

**Table 8-8 Transitional Zoning District Table of Uses**

Land Development Ordinance Uses		R-8	TR	TCA		AHD	
<b>Industrial Uses</b>							
<b>Industrial Service Uses</b>	General Industrial Service						
<b>Manufacturing and Production Uses</b>	Manufacturing, Heavy						
	Manufacturing, Light						
	Resource Extraction						
<b>Telecommunication Facilities</b>	Antenna Co-Location on Existing Tower	P	P	P			
	Concealed (Stealth) Antennae & Towers	S	S	P			
	Other Building-Mounted Antennae & Towers						
	Other Freestanding Towers						
<b>Warehouse and Freight Movement Uses</b>	Commercial Waterfront Facility						
	Hazardous Material Storage						
	Mini-Storage						
	Outdoor Storage						
	Warehousing & Distribution Establishment						
	Wholesale Establishment						
<b>Waste-Related Uses</b>	Recycling and Salvage Operation						
<b>Accessory Uses and Structures</b>							
<b>Accessory Uses</b>	Carport	P	P	P			
	Dock	P	P	P			
	Garage, Private Detached	P	P	P			
	Home Occupation	P	P	P			
	Outdoor Retail Display/Sales						
	Satellite Dish Antenna	S	S				
	Shed	P	P	P			
	Signs, Commercial Free-Standing		P	P			
	Swimming Pool (Personal Use)	P	P				
	Temporary Construction Trailer	P	P	P			
	Vehicle Charging Station	P	P	P			

**Permitted Use**

**Special Use**



**Town of Beaufort, NC**

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

**Town of Beaufort Planning Board Regular Meeting  
6:00 PM Tuesday, January 17, 2023 – Train Depot**

---

**AGENDA CATEGORY:** New Business  
**SUBJECT:** To recommend approval or denial to the Board of Commissioners for the rezoning of properties owned by the Housing Authority to be rezoned to Affordable Housing District (AFD)

**BRIEF SUMMARY:**

- Rezone seven parcels totaling 27.026 acres at various locations within Beaufort (See Attached Map) from TR, R-8 & TCA to AHD.

**REQUESTED ACTION:**  
Conduct Public Hearing  
Discussion on Proposed Rezoning

**EXPECTED LENGTH OF PRESENTATION:**  
15 Minutes

**SUBMITTED BY:**  
Kyle Garner  
Planning Director

**BUDGET AMENDMENT REQUIRED:**  
N/A



# Staff Report

**To:** Planning Board  
**From:** Kyle Garner, Planning Dir.

**Date:** 12/19/2022  
**Meeting Date:** 1/17/2023

## Case Number 23-02

### Summary of Request:

Rezone seven parcels totaling 27.026 acres at various locations within Beaufort (See Attached Map) from TR, R-8 & TCA to AHD.

### Background

#### Location(s) & PIN

See attached map with information.

#### Owner Applicant

Beaufort Housing Authority & Federal Government  
Town of Beaufort – Staff Initiated

#### Current Zoning

TR, R-8 & TCA Zoning

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

27.026 Acres Total (based on GIS data)  
Conforming & Non-conforming parcels

#### Existing Land Use

Multi-family Housing & Undeveloped

#### CAMA Future Land Use Map Amendment Required

Medium Density Residential  
 Yes  No

#### Adjoining Land Use & Zoning

**North** See Attached Zoning Map of Area  
**South** See Attached Zoning Map of Area  
**East** See Attached Zoning Map of Area  
**West** See Attached Zoning Map of Area

#### Special Flood Hazard Area

Yes  No

#### Public Utilities

Water  Available  Not Available  
Sewer  Available  Not Available

#### Additional Information

This proposed rezoning is in direct correlation with the zoning text amendment to create the Affordable Housing District and with the significant difference allowing a higher density

#### Requested Action

Conduct Public Hearing  
Table the request pending the preceding text amendment

**Staff Comments**

The idea of Affordable Housing District did not just happen recently, it has been discussed at the Board of Commissioners retreat in 2022 as well as many other workshops and surveys conducted for Town plans. As the Town continues to grow, affordable housing will continue to grow as well and this rezoning in conjunction with the Affordable Housing District is the first attempts to improve the quality of affordable and attainable structures as well as the quality of life for those residing there.

Also, this rezoning is not consistent with the existing CAMA Land Use Plan Future Land Use Map it is consistent with other portions of the Plan that address the redevelopment of substandard housing making it in Staff’s opinion consistent with at least a portion of the Plan. Over recent months the Planning Board has discussed the inconsistency of the Land Use Plan with rezoning requests and this one is no different as it shows conflict in some areas and consistency in others.

The staff spent a great deal of time working with the Beaufort Housing Authority to develop the Affordable Housing District zoning and believes that this is just a start that will fold into revision of a new Unified Development Ordinance in the near future.

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

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

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

**Medium Density Residential Classification.** The Medium/High Density Residential classification encompasses approximately 0.8 square miles (483 acres) or about 10 percent of the total planning jurisdiction. The majority of the properties classified as Medium Density Residential are generally located immediately surrounding the Beaufort downtown area as well as north and east of the downtown area. The Medium Density Residential classification is intended to delineate lands where the predominant land use is higher density single-family residential developments and/or two-family developments. The residential density within this classification is generally 3 to 5 dwelling units per acre. Minimum lot sizes vary from 8,000 to 10,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Land uses within Medium Density Residential designated areas are generally compatible with the R-8, Medium Density Residential; and R-8A Single-family Medium Density Residential zoning districts. Public water is widely available and sewer service is required to support the higher residential densities in this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support Medium Density Residential development. The Town’s goals and policies support the use of land in Medium Density-classified areas for single-family and two-family dwellings where adequate public utilities and streets are available or can be upgraded to support the higher residential densities encouraged in this classification.

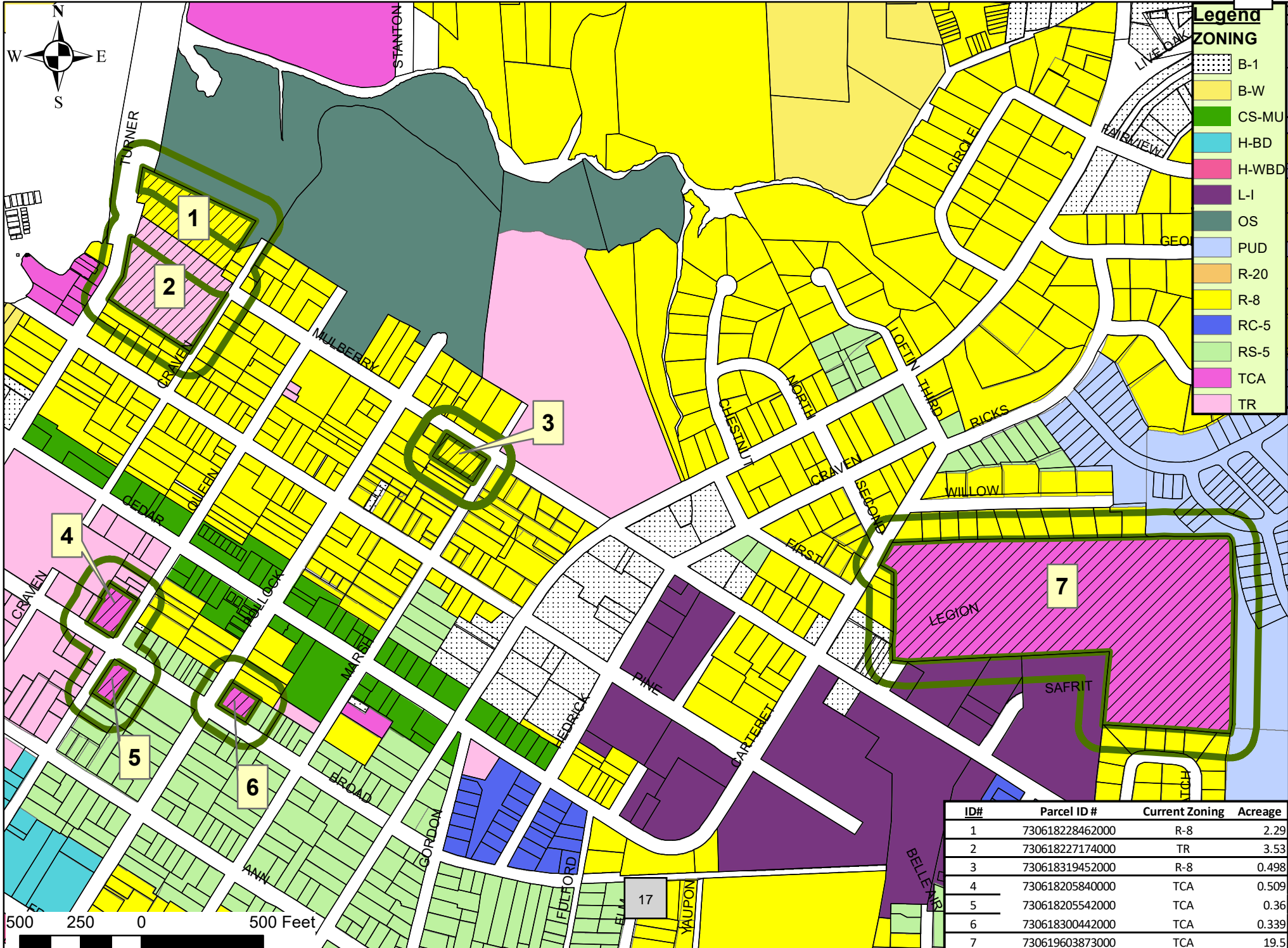
**High Density Residential Classification.** The High-Density Residential classification encompasses approximately 0.05 square miles (32.6 acres) or about 0.7 percent of the total planning jurisdiction. The properties classified as High Density Residential are located in the northeastern portion of the Town’s planning jurisdiction along the US Highway 70 North corridor. The High-Density Residential classification is intended to delineate lands where the predominant land use is higher density single-family residential developments and/or multifamily developments. The residential density within this classification is generally 6 to 16 dwelling units per acre. The minimum lot size is 2,750 square feet

per unit unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Land uses within High Density Residential designated areas are generally compatible with the RMF, Multi-Family High Density Residential and the R-5, Residential Cluster zoning classifications. Public water and sewer service is required to support the residential densities in this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support High Density Residential development. The Town’s goals and policies support the use of land in High Density-classified areas for single-family and multifamily dwellings where adequate public utilities and streets are available or can be upgraded to support the higher residential densities encouraged in this classification. The higher density residential developments anticipated to occur during the planning period are encouraged within the High Density-classified areas.

- Attachments:** Property Owners Within 100 Feet  
Vicinity & Zoning Map with 100 Foot Notification Boundary & Information Table  
CAMA Future Land Use Map with 100 Foot Notification Boundary  
Figure 8 - CAMA Future Land Use



# Vicinity & Zoning Map with 100 Foot Notification Boundary & Information Table



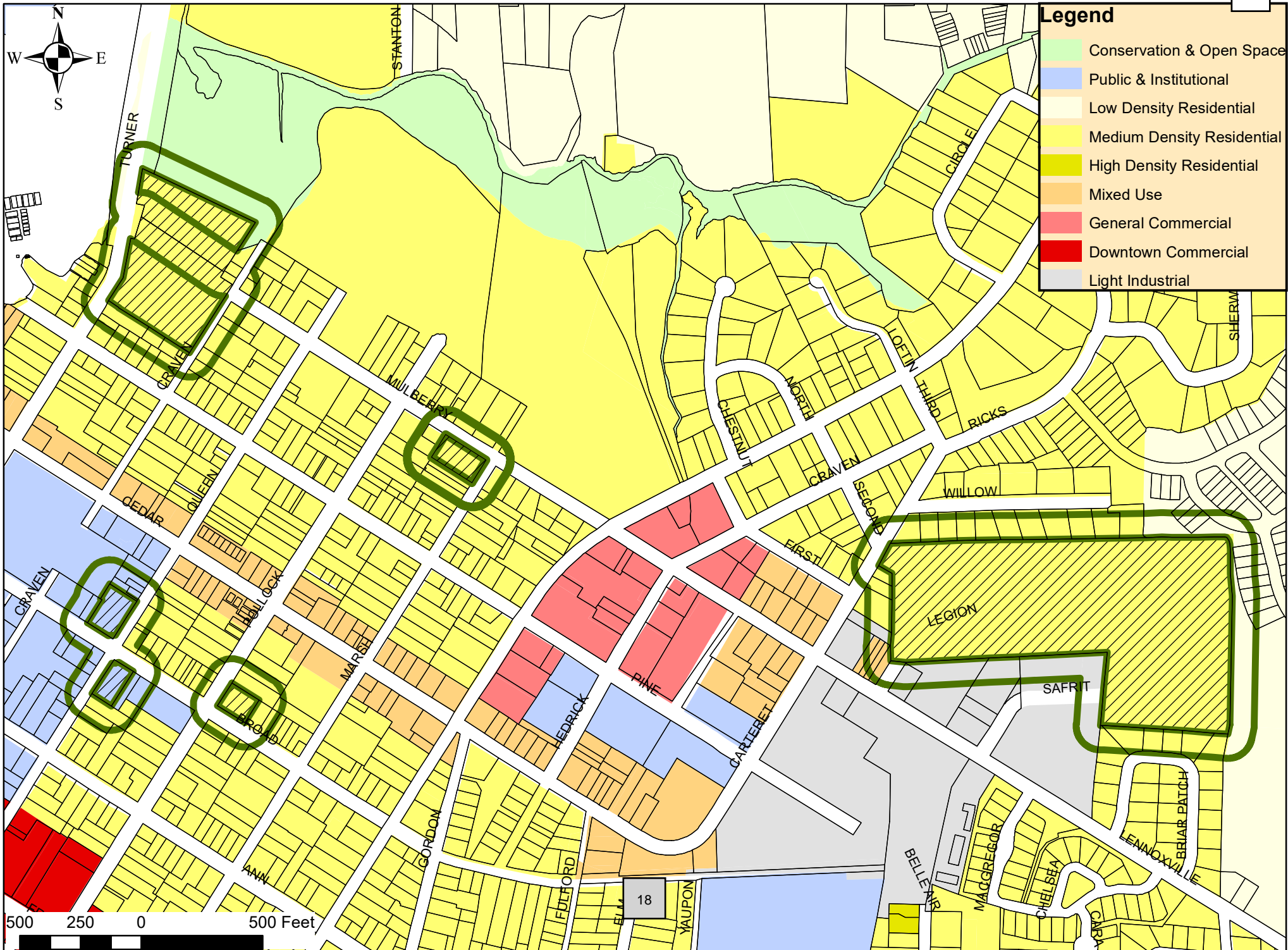
**Legend**

**ZONING**

- B-1
- B-W
- CS-MU
- H-BD
- H-WBD
- L-I
- OS
- PUD
- R-20
- R-8
- RC-5
- RS-5
- TCA
- TR

ID#	Parcel ID #	Current Zoning	Acreage
1	730618228462000	R-8	2.29
2	730618227174000	TR	3.53
3	730618319452000	R-8	0.498
4	730618205840000	TCA	0.509
5	730618205542000	TCA	0.36
6	730618300442000	TCA	0.339
7	730619603873000	TCA	19.5

# Future Land Use Map with 100 ft. Buffer of Adjacent Properties



<u>OWNER</u>	<u>AIL</u>	<u>HOU</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>L S</u>	<u>MAIL Z</u>	<u>MAIL ZI</u>	<u>MAIL_ADD2</u>
710 CEDAR LLC				BEAUFORT	NC	28516		PO BOX 360
BALLOU-LEWIS PROPERTIES LLC				GREENVILLE	NC	27835		PO BOX 662
BEAUFORT COMPOSITE TECHNOLOGIE	111		SAFRIT DR	BEAUFORT	NC	28516		
BEAUFORT FLATS LLC	608		ANN STREET	BEAUFORT	NC 1143	28516		
BEAUFORT HOUSING AUTHROITY	716		MULBERRY ST	BEAUFORT	NC 1922	28516		
BEAUFORT HOUSING AUTHROITY	716		MULBERRY ST	BEAUFORT	NC 1922	28516		
BELL,SARAH	514		POLLOCK STREET	BEAUFORT	NC	28516		
BISHOP,STEPHEN F ETUX GAIL B	131		CRAVEN STREET	BEAUFORT	NC	28516		
BLAND,CHARLES EVERET ETUX MARY	609		ANN STREET	BEAUFORT	NC	28516		
BLUE TREASURE LLC				CARY	NC	27519		PO BOX 3557
BONAVENTURA,JOSEPH	114		BROAD STREET	BEAUFORT	NC	28516		
BOYD,SAMUEL GLEN	701		EVANS STREET	MOREHEAD CITY	NC	28557		
BRIDGES,JOHN M	1200		PARK AVE-B	GOLDSBORO	NC	27530		
BRYANT,MAGALENE JAMES	515		MARSH STREET	BEAUFORT	NC	28516		
BURBRIDGE,ANNIE ETVIR WILLIAM	518		MARSH STREET	BEAUFORT	NC	28516		
CANOSA,CHRISTOPHER J ETUX K	2		ANTHONY DRIVE	NEW PALTZ	NY	12561		
CARTER,FRANCES W	6101		ROSENBLUM COURT	NORTH CHESTERFIELD	VA	23234		APT 1A,C/O ISSAC CARTERT
CARTERET COUNTY	302		COURTHOUSE SQUARE	BEAUFORT	NC	28516		SUITE 200
CHAPLAIN,RICHARD M JR ETUX JAN				BEAUFORT	NC	28516		PO BOX 2304
CHRISTIANSSEN,EMILY FENIMORE	115		CARTERET AVE	BEAUFORT	NC	28516		
CLARK,JOHN W	103		LENNOXVILLE POINT RD	BEAUFORT	NC	28516		
COASTAL CONUNDRUM COMPANY INC				BEAUFORT	NC	28516		PO BOX 1143
COLLINS,SAMUEL DEWAYNE	607		QUEEN STREET	BEAUFORT	NC	28516		
CRAVEN STREET PROPERTIES LLC				MT PLEASANT	SC	29465		PO BOX 643
DELPAPA,CHARLES J ETUX SARAH	3929		BENTLEY BROOK DRIVE	RALEIGH	NC	27612		
EKUEHL,JESSICA	223		QUEEN STREET	BEAUFORT	NC	28516		
ELLISON,GEORGE C ETUX LAVERA	1106		LENNOXVILLE RD	BEAUFORT	NC	28516		
ELLISON,WILLIAM L ETUX GRACE L	1201		LENNOXVILLE ROAD	BEAUFORT	NC 2028	28516		
GALES SHORE PROPERTIES LLC	175		GALES SHORE CIRCLE	NEWPORT	NC	28570		
GARNER,EUGENE M JR ETUX DIANNE	173		JACKSON DRIVE	BEAUFORT	NC	28516		
GONZALEZ,LUCILLE J				CARRBORO	NC	27510		PO BOX 111
GORUM,CHARLIE STUX SARAH	604		CRAVEN STREET	BEAUFORT	NC	28516		
GRASSI,JENNIFER G	2004		FARMSTEAD CT	MOREHEAD CITY	NC	28557		
GRAY,ELAINE DIONE	4201		NIBLICK DRIVE	PFAPFTOWN	NC	27040		

GRIGGS,JOHNNY LYDE III ETUX	458	BAILEY ROAD	WINSTON SALEM	NC	27107
HABER,MARTIN JOSEPH	711	MULBERRY ST UNIT A	BEAUFORT	NC 1921	28516
HAMILTON,STEPHEN RAY	610	CRAVEN STREET	BEAUFORT	NC	28516
HARKER,PERRY L			BEAUFORT	NC	28516 PO BOX 42
HENRY,JULIANNA	515 1/2	MARSH ST	BEAUFORT	NC 1917	28516
HENRY,LUCY C	712	MULBERRY ST	BEAUFORT	NC	28516
HOLLAND,NORMA	601	BROAD ST	BEAUFORT	NC	28516
HUGHES DEVELOPMENT LLC	901-F	PAVERSTONE DRIVE	RALEIGH	NC	27615
HUNT,JASON MACDUFFY ETAL	118	BRIAR PATCH DRIVE	BEAUFORT	NC	28516
JJL REAL ESTATE LLC			CHARLESTON	SC	29413 PO BOX 21793
JOHNSON,MARGARET L/T			MOUNT PLEASANT	SC	29465 PO BOX 643
KOTCH,MARTIN JOEL ETUX INDA W	717	MULBERRY STREET	BEAUFORT	NC	28516
KUNST,RICHARD ALAN ETAL MOORE	109	LARIAT LANE	CHAPEL HILL	NC	27517
KUSEL,DAVID T ETUX KIMBERLY L	707	BROAD STREET	BEAUFORT	NC	28516
KVD LLC	2714	ANDERSON DRIVE	RALEIGH	NC	27608
LEWS PROPERTIES III LLC	4770	BISCAYNE BLVD #1050	MIAMI	FL 3247	33137 C/O LEON E SHARPE PA
LIVINGSTON,CASEY PAUL	502	MULBERRY STREET	BEAUFORT	NC	28516
LONG,ROSEZENA J L/T			MT PLEASANT	SC	29465 PO BOX 643
MCLAUGHLIN,BARNEY ETUX MARTHA	14856	PERCH POINT ROAD	CHESTER	VA	23836
MERCER,GARY A ETUX JUDITH S	106D	PROFESSIONAL PARK DR	BEAUFORT	NC	28516
MILLER,JONATHAN P	104	WILLOW ST	BEAUFORT	NC	28516
NELSON,RUSS BUTLER	407	PINE STREET	BEAUFORT	NC	28516
O'CONNELL,STEPHEN ETUX INGRID	2114	WHITE OAK RD	RALEIGH	NC	27608
ODEN,PEARLIE L	1100	PINE STREET #B	BEAUFORT	NC 2036	28516
PAERL,BARBARA H ETVIR HANS W	100	HOLLY LANE	BEAUFORT	NC	28516
PALFRAMAN,SANDRA L	118	WILLOW STREET	BEAUFORT	NC	28516
PARKER,ETHEL	2206	BRIDLE PATH DRIVE	WALDORF	MD	20601
PARKER,PHYLLIS	305	POLLOCK STREET	BEAUFORT	NC	28516
PINE ST PROPERTIES OF BFT LLC			MT PLEASANT	SC	29465 PO BOX 643
POLLOCK STREET PROPERTIES LLC			MT PLEASANT	SC	29465 PO BOX 643
POPE,DAVID W ETUX RENEE G	1305	FAYETTEVILLE STREET	KNIGHTDALE	NC	27545
POTTER,MARY E ETAL HALL IV	102	WILLOW STREET	BEAUFORT	NC	28516
PURVIS CHAPEL CHURCH	210	QUEEN STREET	BEAUFORT	NC	28516
QUEEN ST PROPERTIES OF BFT LLC			MT PLEASANT	SC	29465 PO BOX 643
RAITER,PATRICK JACOBS	103	CARTERET AVENUE	BEAUFORT	NC	28516
RICKS,MICHAEL K ETUX LINDA	112	WILLOW ST	BEAUFORT	NC	28516

RODDEWIG,ROBBIN E ETUX JENNIFE SARY DISTRIBUTING INC	104	NEWHALL PLACE SW	LEESBURG	VA	20175
SEIGLER,JOSEPH D ETUX SHARON SHAW FAMILY NC PROPERTIES LLC	162-B	OLD HERTFORD ROAD	EDENTON	NC	27932
SOCIAL SERVICES OFFICES	8201	LIGON MILL RD	WAKE FOREST	NC	27587
SPROWL,JONATHAN O ETUX ROBIN E	101	CARROT ISLAND LN	BEAUFORT	NC	28516
SPRUILL,JOSEPH ETAL MAR DILLON	204	2ND ST	BEAUFORT	NC 1705	28516
STANLEY,D	594	MIMOSOSA SHORES ROAD	WASHINGTON	NC 8599	27889
STANLEY,GEORGIA B	604	CRAVEN ST	BEAUFORT	NC	28516
STANLEY,VALERIE	412	QUEEN STREET	BEAUFORT	NC	28516
STATE OF NORTH CAROLINA			BEAUFORT	NC	28516 PO BOX 554
STEPHENSON,WILLIAM ETUX DIANE	1321	MAIL SERVICE CENTER	RALEIGH	NC 1321	27699
STREAMLINE DEVELOPERS LLC	4028	KAYLOR CREEK DRIVE	APEX	NC	27539
SUMMERS,MARY HEIRS			MOREHEAD CITY	NC	28557 P O BOX 6
TAHERI,PATRICIA PITTMAN	604	CRAVEN ST	BEAUFORT	NC	28516
TAILLON,TIMOTHY	1519	ANN STREET	BEAUFORT	NC 2301	28516
TAYLOR,SCOTT D	601	CRAVEN STREET	BEAUFORT	NC	28516
THAYER,VICTORIA ETVIR KEITH	105	TAYLORS CREEK RD	BEAUFORT	NC	28516
THE HOUSING AUTHORITY TWN BFT	602	DANCER CT	BEAUFORT	NC	28516
TOWN OF BEAUFORT	716	MULBERRY STREET	BEAUFORT	NC	28516
TURNER WESTWARD LLC			BEAUFORT	NC	28516 PO BOX 390
TURNER WESTWARD LLC	11905	CENTRE STREET #109	CHESTER	VA 1777	23831 C/O BARNEY MCLAUGHLIN
VANN,ROBERT E ETUX VERA	11905	CENTRE STREET #109	CHESTER	VA 1777	23831 C/O BARNEY MCLAUGHLIN
VINING CONSULTATION+MGMT LLC			BEAUFORT	NC	28516 PO BOX 561
VINSON,BRITT D ETUX TAMATHA L	1921	LEWIS STREET	RALEIGH	NC 1351	27608
WARDEN,MARK E	920	STONE FALLS TRAIL	RALEIGH	NC	27614
WASHINGTON,BEATRICE ETAL REGIN	108	WILLOW STREET	BEAUFORT	NC	28516
WILLIAMS,RALPH EMERSON JR	619	BROAD STREET	BEAUFORT	NC 2223	28516
YOPP,DAVID LANIER SR ETUX			NEWPORT	NC	28570 PO BOX 845
YOST,MARK S	2600	GLENWOOD AVE	RALEIGH	NC	27608 APT 315
ZIEBELL,ASHLEY D ETVIR PAUL B	2026	SAINT ANDREWS ROAD	GREENBORO	NC	27408
	106	WILLOW STREET	BEAUFORT	NC	28516