



WASHINGTON PLANNING BOARD

Regular Scheduled Meeting

Tuesday, October 25, 2016

5:30 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

1. Rezoning request – 16.67 Acres on Whichards Beach Road.

V. New Business

None

VI. Informational Items

VII. Approval of minutes – September 27, 2016

VIII. Adjourn



Rezoning Request

Whichards Beach Road

Hubie Tolson

Property Location: South side of Whichards Beach Road between Bay Lake Drive and Bay Shore Drive.

Acreage: 16.67 Acres

Legal Description: Beaufort County Tax Parcel
5657-81-0138

Deed Book 1472, Page 376

Existing Zoning: RA-15

Proposed Zoning: RA-20

Petitioner's rezoning application, property map and supporting documents are attached.

Staff recommendation and action requested by Board:

Recommend approval of rezoning request to City Council after staff presentation, public hearing and Board discussion.

City of Washington
Department of Planning and Development
Rezoning Request Application

Page 1: Ownership, Property and Zoning Request Information

Date: 8-10-16 Fee: 125⁰⁰⁰ (Union vs. used)

OWNERSHIP INFORMATION

Applicant Name: ECL

Address: 4143 Jc Galloway Rd.

Phone No.: 252-327-9623

Applicant's Legal Interest in the Property:
Owner's Agent

Owner: CHOCO NEC, LLC

Address: 227 East Front Street

Phone No.: 252-638-4215

Date Property Acquired: 8/18/2005 Deed Reference: 1472/376

PROPERTY INFORMATION

Tax Map: (see attached) Parcel Number: (see attached)

Area (square feet or acres): 16.67

Current Land Use: Residential / Agricultural (Vacant)

Location of Property: 3W Corner of Whitehead Bend Rd & Bay Lakes Dr

ZONING REQUEST INFORMATION

Existing Zone: R153 Requested Zone: R-20

Reason for zoning change and a statement regarding the changing conditions, in the area and in the City, that makes the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.

We would like to zone back to R-20 and apply and a special use for "Campground"

Legal Description: Hubie Tolson – Whichards Beach Rd. 16.67 Ac.
Property

This certain tract or parcel of land situated, lying and being in number 12 Township, Beaufort County, North Carolina and being more particularly described as follows:

Beginning at a point in the southeastern quadrant right of way of the intersection of Wichards Beach Road (NCSR 1166) and Bay Lakes Drive, the point of beginning so located; thence S 68 50 04 E – 100.07 feet to a point; thence S 66 24 00 E – 128.74 feet to a point; thence S 66 24 05 E – 423.51 feet to a point; thence S 19 55 58 W – 168.11 feet to a point; thence S 65 05 49 E - 122.96 feet to a point; thence S 67 53 56 E - 30.43 feet to a point; thence S 66 48 13 E 100.15 feet to a point on the canal; S 23 37 56 W – 378.85 feet to a point; thence S 23 34 42 W – 209.00 feet to a point; thence S 14 46 36 W – 69.09 feet to a point; thence S 24 32 35 W 318.55 feet to a point; thence with the east bank of an existing ditch; N 25 31 34 W 6.45 feet to a point; thence N 39 52 36 W 206.48 feet to a point; thence N 37 13 38 W – 226 56 feet to a point; thence N 28 34 41 W – 335 45 feet to a point crossing to the western bank of said ditch; thence along western bank N 19 09 25 E – 175.05 feet crossing another ditch to a point on the northern bank of said ditch; thence along northern bank N 67 11 01 W – 245.25 feet to a point in the eastern right of way of Bay Lake Drive; thence with said right of way N 22 31 10 E – 555.79 feet to a point; thence N 22 30 22 E 230.37 feet to the place and point of beginning containing 16.67 acres approximately, being a tract of the land described in Deed Book 1472, Page 376 in the Beaufort County Registry.

City of Washington
Department of Planning and Development
Rezoning Request Application
Page 3: Legal Description and Owner/Agent Statement

LEGAL DESCRIPTION (Metes and Bounds Description):

To Wit:

(see attachment):

Location: Township 12, Beaufort Co., NC

OWNER/AGENT STATEMENT

I, Howard Nichols, being the Owner or Agent acting on behalf of the owner request that the attached rezoning request of Archie Tolson / Whitehead be placed on the agenda of the Planning Board meeting scheduled for / / .

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief. I authorize the City of Washington to place a sign on the property in question for the purpose of alerting the general public of my request, no less than seven (7) days prior to the meeting.

I understand that failure to address any item in these requirements may result in the rezoning not meeting the minimum submission requirements and will be returned to me for revision and resubmission at the next regular review cycle.

Signature: Howard Nichols

Date: 8/9/16

NOTE:

Agents acting on behalf of property owners must submit a notarized letter from the property owner which gives them authority to act on their behalf.

Return to: [Home] [Planning & Development] [Zoning Applications & Forms]



102 East Second Street
Washington, NC 27889
252-975-9383

October 7, 2016

Subject: Rezoning Request

Dear Adjoining Property Owner:

The Department of Planning and Inspections has received a request from Hubie Tolson to rezone a 16.67 acre parcel of land on the south side of Whichard Beach Road, between Bay Lake Drive and Bay Shore Drive. The property is identified by the Beaufort County Tax Office as parcel # 5675-81-0138 and is currently zoned R15-S (Residential). The proposed zoning requested is for RA-20 (Residential).

The Planning Board will hold its public hearing on the rezoning request at the following date and time:

Date: Tuesday, October 25, 2016

Place: City Council Chambers - City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

Time: 5:30 P.M.

The public is welcome to attend this public hearing and present evidence either in support of or in opposition to the request. After the public hearing, the Planning Board will review the request and forward a recommendation to City Council for final action.

During the meantime, should you have any questions, please feel free to call the Department of Planning and Development at 975-9317 during normal business hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen Moore".

Glen Moore
Planning Administrator



Zoning Map

WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, September 27, 2016
5:30pm

Members Present

Dot Moate
Jane Alligood
D. Howell Miller
Gillian Jones

Members Absent

Marie Barber
John Tate

Others Present

Glen Moore, Planning Administrator
Jessica Green, Administrative Support

I. Opening of the meeting

The Chairman called the meeting to order.

II. Invocation

Jane Alligood led in prayer.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

None

V. New Business

1. Rezoning request – 16.67 Acres on Whichard Beach Road.

Glen Moore came forward and presented some information on the property and the location. He presented a zoning map showing the property and the Use table for the RA15 and the requested RA20 zoning districts. He stated that all the surrounding property is already zoned RA20. Mr. Moore explained that they cannot discuss one specific use; the Planning Board must

consider all the uses permitted within the RA20 district. He stated that if the owners would like to ask for a special use permit for a use not permitted in the RA20 district, that request would go before the Board of Adjustment.

Howard Nichols came forward and stated that they would like to have the property rezoned to RA20. Mr. Nichols then spoke about what they would like to do with the property if it is rezoned.

Mr. Warren Whichard came forward and spoke in opposition of the rezoning. He also spoke about the affect the rezoning will have on his Subdivision, Bay Lake. He talked about the possibility of a campground going onto the property and the current condition of the property.

Mr. Nichols came forward and asked that the Board continue the request so that he would have time to speak to Mr. Whichard and hopefully come up with a more satisfying option for all the parties involved.

D. Howell Miller made a motion to continue the request. Jane Alligood seconded the motion and all voted in favor.

2. Proposed 15th Street Improvements

Glen Moore came forward and gave the Board an update on the proposed plan. He explained that they had received some additional information earlier in the day and asked for some time to look into the new options DOT is considering or to confirm. He asked the Board to continue the item to next month so that he can gather the new information and have someone from DOT to come and make a presentation. Mr. Moore stated that no action was needed, they would just continue with the conversation next month. The Board discussed the project further.

VI. Approval of Minutes – August 23, 2016

D. Howell Miller made a motion to approve the minutes with the corrections. Gillian Jones seconded the motion. All voted in favor.

VII. Adjourn

There being no other business Jane Alligood made a motion to adjourn, which was seconded by D. Howell Miller. All voted in favor.