



**WASHINGTON PLANNING BOARD**  
**Regular Scheduled Meeting**  
**Tuesday, December 16, 2014**  
**7:00 PM**

**I. Opening of the meeting**

**II. Invocation**

**III. Roll call**

**IV. Old Business**

None

**V. New Business**

1. Rezoning Petition – Slatestone Road Property, Robert Leggett

2. Unified Development Ordinance – Zoning articles 1, 2 and 3 review and discussion.

**VI. Other Business**

None

**VII. Approval of minutes – November 25, 2014**

**VIII. Adjourn**



# Rezoning Request

## Slatestone Road, Robert Leggett

**Property Address:** Slatestone Road

**Acreage:** 6.49 Acres

**Legal Description:** Beaufort County Tax Parcel 5696-03-4089  
Deed Book 1051, Page 709

**Existing Zoning:** R9-S

**Proposed Zoning:** O & I

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.



## Zoning Map

# Rezoning Request – Slatestone Road, Robert Leggett

**City of Washington**  
**Department of Planning and Development**  
**Rezoning Request Application**

Page 1: Ownership, Property and Zoning Request Information

Date: 12-03-2014	Fee: \$125.00
------------------	---------------

**OWNERSHIP INFORMATION**

Applicant Name: Robert M. Leggett and Belinda Gail Leggett

Address: 2525 Jay Circle, Greenville, NC 27858

Phone No.: 252-347-3560

Applicant's Legal Interest in the Property:

Owner: Fortescue Investment Group, LLC

Address: 444 Stewart Parkway, Washington, NC 27889

Phone No.:

Date Property Acquired: 07-08-1996	Deed Reference: Book 1051, Page 709
------------------------------------	-------------------------------------

**PROPERTY INFORMATION**

Tax Map: 569600 / 87493	Parcel Number: 5696-03-4089
-------------------------	-----------------------------

Area (square feet or acres): 6.49 Acres

Current Land Use: Residential / Agricultural / Wooded (Partially)

Location of Property: SR 1507 / Slatestone Rd, Washington, NC 27889

**ZONING REQUEST INFORMATION**

Existing Zone: <del>R-20</del> R95	Requested Zone: O-I
------------------------------------	---------------------

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.

Applicant wishes to request re-zoning for a purpose of child care facility construction

[Continue to Page 2 of the Rezoning Request Application](#)

# City of Washington

## Department of Planning and Development

### Rezoning Request Application

Page 2: Property Owners Within 100 Feet

**List the adjoining property owners within 100 feet of the property in question. (Note: where the property is bound by a street, alley, stream, or similar boundary, the land owner across such a boundary shall also be considered an adjoining land owner.)**

TO FIND LISTINGS OF ADJOINING PROPERTY OWNERS, FOLLOW THESE STEPS:

1. Locate the subject property on the map in the City Planning Office and write down the entire parcel number. Be sure to write down the map number, section number, and individual parcel number, in that order (example: 5675-06-3291).
2. Go to the Beaufort County Land Records Office at 220 N. Market Street, Show the attendant the parcel number, and ask the attendant to run off a map of the property that shows the adjacent property for at least 100 feet on all sides. The lots within 100 feet of the subject property, or show you how to find the information on the land records computer.  
Note: In the Beaufort County records, the parcel number is called the "alternate parcel number".
3. Write down the name(s) of the owners of each of the adjacent lots within 100 feet, the parcel number of the lot, and the owner's entire address below. If no address is listed, make a note to the effect.

PLEASE NOTE: ACCURACY IS VERY IMPORTANT BECAUSE IF SOMEONE WITHIN 100 FEET OF THE PROPERTY IN QUESTION FAILS TO GET NOTIFIED, THE REQUEST MAY BE VOIDED EVEN IF THE BOARD VOTES IN YOUR FAVOR.

<u>NAME</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>
1. Fortescue Investment Group, LLC	5696-03-4089	444 Stewart Parkway Washington, NC 27889
2. Life, Inc.	5696-02-5984	2609 Royall Ave Goldsboro, NC 27534
3. Jacob A. Rascoe, Jr.	5696-02-4844	226 Slatestone Rd Washington, NC 27889
4. Eduardo Martinez	5696-02-3778	101 Slatestone Drive Washington, NC 27889
5. Otha E. Whitney	5696-02-2899	103 Slatestone Drive Washington, NC 27889
6. Judy Dunning Beacham	5696-02-1992	105 Slatestone Drive Washington, NC 27889
7. Rhylon C. Rhodes	5696-03-1163	330 Slatestone Road Washington, NC 27889
8. Stacey Lewis Kifer	5696-02-1916	107 Slatestone Drive Washington, NC 27889

**City of Washington**  
**Department of Planning and Development**  
**Rezoning Request Application**

Continue From Page 2: Property Owners Within 100 Feet

**List the adjoining property owners within 100 feet of the property in question. (Note: where the property is bound by a street, alley, stream, or similar boundary, the land owner across such a boundary shall also be considered an adjoining land owner.)**

9. Kristin Linnen	5696-03-0031	208 Clayton Street Washington, NC 27889
10. Harold S. Sebesta	5686-93-9025	111 Slatestone Drive Washington, NC 27889
11. Larue C. Rogers	5686-93-8038	113 Slatestone Drive Washington, NC 27889
12. Richard D. Peed, Jr.	5686-93-7143	108 Spruce Street Washington, NC 27889
13. Louis W. Martin, Jr.	5686-93-6148	117 Slatestone Drive Washington, NC 27889
14. Washington City School Administration	5696-03-8747	102 East 2 <sup>nd</sup> Street Washington, NC 27889
15. Morris Ray Smith, Jr.	5696-02-8801	333 Slatestone Road Washington, NC 27889
16. Elsie P. Mizelle	5696-12-0959	507 Alexis Drive New Bern, NC 28562
17. John Christopher Barfield	5696-23-0040	1200 Shore Line Drive Gulf Breeze, FL 32561

**City of Washington**  
**Department of Planning and Development**  
**Rezoning Request Application**

Page 4: Legal Description and Owner/Agent Statement

**LEGAL DESCRIPTION** (Metes and Bound Description):

To Wit: 6.49 Acres Elsie P. Mizelle – SR 1507

Location: SR 1507 – Slatestone Road, South side of Washington High School  
Site  
Washington, NC 27889  
Beaufort County

**OWNER/AGENT STATEMENT**

I, \_\_\_\_\_, BEING THE Owner or Agent acting on behalf of the owner request that the attached rezoning request of \_\_\_\_\_ be placed on the agenda of 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:

Date:

**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.**

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:

Location:

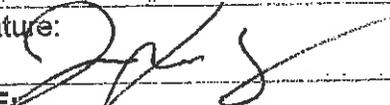
**OWNER/AGENT STATEMENT** JAMES FONTESCUO JR.

I, James Fontescuo Jr., being the Owner or Agent acting on behalf of the owner request that the attached rezoning request of \_\_\_\_\_ be placed on the agenda of the Planning Board meeting scheduled for 12/3/14.

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:



Date:

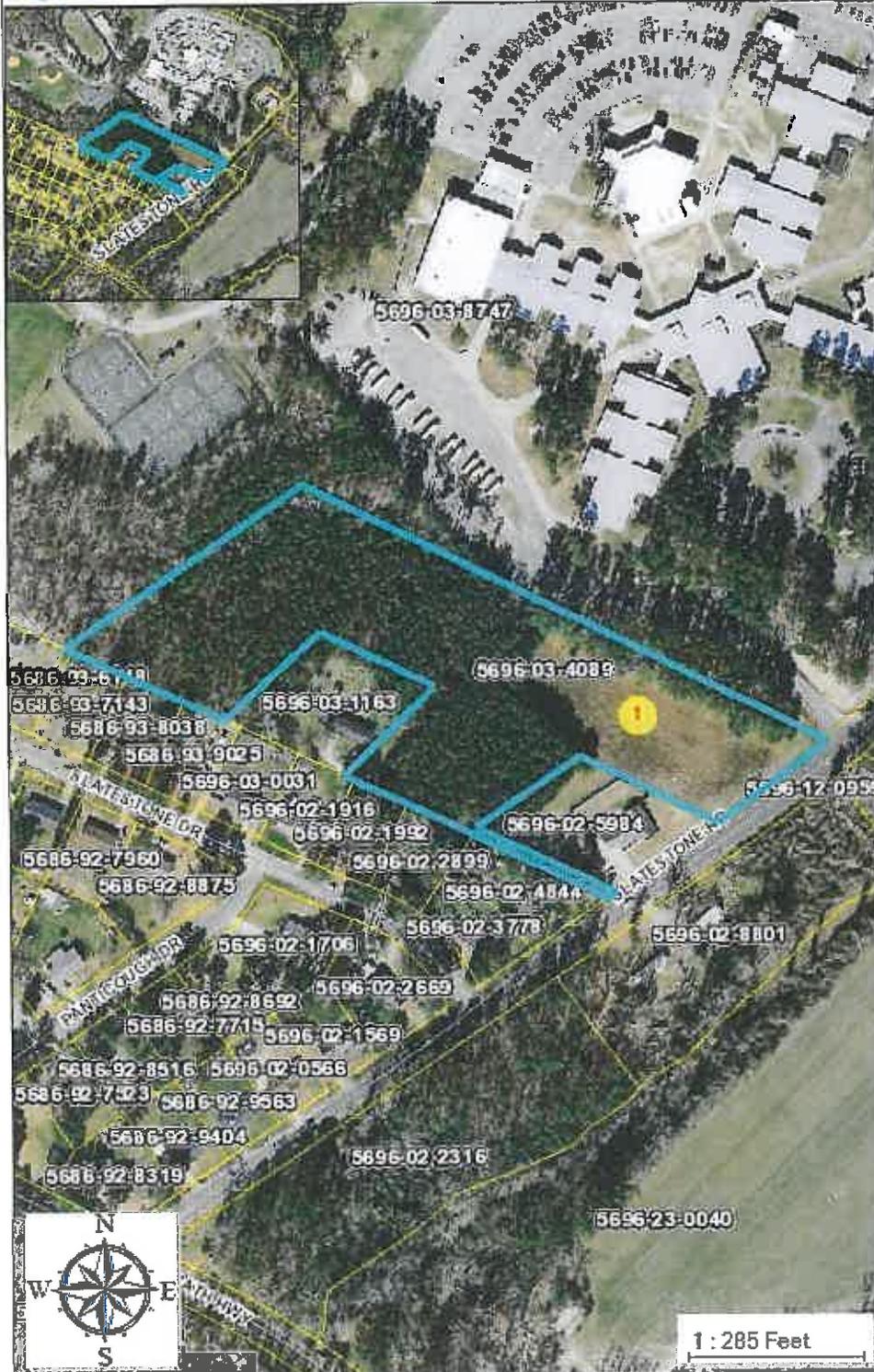
12/3/14

**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.



Beaufort  
Printed December 03, 2014  
See Below for Disclaimer



- Parcels 
- Property Land Owners 
- GPIN 
- Interior Tract Lines 
- Centerlines 
- County Line 
- County Line (Solid) 
- State 

<b><u>OBJECTID</u></b>	<b><u>PIN</u></b>	<b><u>GPIN</u></b>
17723	15007224	5696-03-4089
<b><u>GPIN Long</u></b>	<b><u>OWNER NAME</u></b>	<b><u>OWNER NAME2</u></b>
5696-03-4089	FORTESCUE INVESTMENTS GROUP LLC	
<b><u>MAILING ADDRESS 2</u></b>	<b><u>CITY</u></b>	<b><u>MAILING ADDRESS</u></b>
	WASHINGTON	444 STEWART PARKWAY
<b><u>ZIP</u></b>	<b><u>PROPERTY ADDRESS</u></b>	<b><u>STATE</u></b>
27889	SR 1507	NC
<b><u>ACCT NBR</u></b>	<b><u>MAP SHEET</u></b>	<b><u>ACRES</u></b>
87493	569600	6.49
<b><u>DATE</u></b>	<b><u>DEED BOOK and PAGE</u></b>	<b><u>NBR BLDG</u></b>
07/08/1996	1051/0709	0
<b><u>BLDG VAL</u></b>	<b><u>DEFR VAL</u></b>	<b><u>LAND VAL</u></b>
0	0	22510
<b><u>NBHD CDE</u></b>	<b><u>NBHD DESC</u></b>	<b><u>TOT VAL</u></b>
A1	ZONE1 AVERAGE	22510
<b><u>SUB_DESC</u></b>	<b><u>STAMPS</u></b>	<b><u>SUB_CDE</u></b>
	32	
<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>	<b><u>SALE PRICE</u></b>
		16000
<b><u>PROP_DESC</u></b>	<b><u>MBL</u></b>	<b><u>DISTRICT</u></b>
6.49 AC ELSIE P MIZELLE	56960036	5
<b><u>ROAD TYPE</u></b>	<b><u>YR BUILT</u></b>	<b><u>EXEMPT_AMT</u></b>
P		
<b><u>NBR BED</u></b>	<b><u>NBR BATHS</u></b>	<b><u>SQ_FT</u></b>
<b><u>PREV ASSESS</u></b>		<b><u>EFF_YR</u></b>
22510		

Beaufort County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only and is not intended to constitute a legal record nor should it be substituted for the advice or services of industry professionals. The County of Beaufort and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Beaufort County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.

5696-03-4089

BK 1051 PG 709

32<sup>EE</sup>

NORTH CAROLINA  
BEAUFORT COUNTY

THIS DEED, Made and entered into this the 8<sup>th</sup> day of July, 1996, by and between WILLIAM STANHOPE DEATHERAGE and wife, LYNN WOMBLE DEATHERAGE, of P. O. Box 1025, Washington, North Carolina 27889, hereinafter referred to as the parties of the first part; to FORTESCUE INVESTMENT GROUP LLC of 183 W. Main Street, Washington, NC 27889, hereinafter referred to as the party of the second part;

W I T N E S S E T H :

That the said parties of the first part in consideration of the sum of Ten Dollars and other good and valuable consideration to them in hand paid by said party of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents, do bargain, sell and convey unto the said party of the second part, its successors and assigns, the following parcel or tract of land in Long Acre Township, Beaufort County, North Carolina, more particularly described as follows:

BEGINNING at a point, an iron pipe, set in the Western edge of the right of way of NCSR 1507 (Slatestone Road) at the Southeastern corner of a tract or parcel of land now or formerly belonging to the Beaufort County Board of Education, said tract being described in a deed of record in Book 745, Page 435, Beaufort County Registry, and running thence along the edge of said right of way the following courses and distances: South 55° 00' 33" West 4.48 feet, thence South 58° 18' 48" West 96.09 feet, thence South 60° 36' 13" West 94.50 feet to a point, thence South 61° 9' 45" West 12.06 feet to an iron pipe set in the edge of said right of way, thence turning and running North 58° 43' 15" West 240 feet to an iron pipe, thence turning and running South 61° 31' 11" West 200 feet to an iron pipe, thence turning and running South 58° 43' 21" East 240 feet to an iron pipe in the edge of the said right of way, thence turning and running along the edge of said right of way, South 61° 48' 11" West 17.42 feet to an iron pipe, thence turning and running North 58° 44' 32" West 358.31 feet to a point, thence North 58° 39' 8" West 100.03

87-88-96

\$32.00  
Real Estate  
Excise Tax



BEAUFORT COUNTY

STATE OF  
NORTH  
CAROLINA

HAYE & HAYE  
ATTORNEYS AT LAW  
WASHINGTON, NC

BEAUFORT COUNTY LAND RECORDS  
LR-FOR:RDOT # 314

ACCEPTED

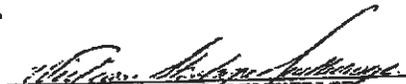
LYK 7-5-96  
Land Records Official Date

feet to an existing iron pipe, thence turning and running North 51° 51' 17" East along the common boundary of the tract herein described and a lot or parcel of land now or formerly belonging to Luke W. Rhodes and Bertie A. Ellenson as described in a deed of record in Book 894, Page 753, Beaufort County Registry, 210 feet to an iron pipe, thence turning and running North 58° 59' 53" West 210 feet to an iron axle, thence turning and running South 52° 56' 49" West 209.98 feet to an iron pipe, thence turning and running North 58° 52' 44" West 285.79 feet to an iron pipe, thence turning and running North 62° 3' 59" East 462.22 feet to an iron pipe, thence turning and running South 57° 5' 33" East 928.98 feet to an iron pipe set in the Western edge of the right of way of NCSR 1507, the point of beginning and containing 6.491 acres more or less, and being the same as was conveyed to William Stanhope Deatherage and Herbert D. Powell as to an undivided one-half interest each by deed dated January 13, 1995 of record in Book 1015, Page 20, Beaufort County Registry, and as conveyed to Herbert D. Powell by deed dated April 29, 1996 of record in Deed Book 1045, Page 784, Beaufort County Registry, to which deed reference is herein made and incorporated for a more complete and detailed description.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging unto the said party of the second part and its successors and assigns forever.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple, that the same is free from incumbrances, SUBJECT TO 1996 ad valorem tax proration, and that, subject thereto, they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

  
 WILLIAM STANHOPE DEATHERAGE (SEAL)

  
 LYNN WOMBLE DEATHERAGE (SEAL)

NORTH CAROLINA  
BEAUFORT COUNTY

I, William P. Mayo, a Notary Public  
in and for the County and State aforesaid, do hereby certify that  
WILLIAM STANHOPE DEATHERAGE and LYNN WOMBLE DEATHERAGE personally  
appeared before me this day and acknowledged the due execution of  
the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal, this the 8<sup>th</sup> day of  
July, 1996



William P. Mayo  
NOTARY PUBLIC

My Commission Expires: 8 20 97

North Carolina  
Beaufort County  
The foregoing Certificate of William P. Mayo, Jr.  
Notary Public, Notary Public is hereby certified to be correct  
this 8<sup>th</sup> day of July, 1996, at 12:30 o'clock P.M.  
Mark H. Minelle  
Register of Deeds  
Mark H. Minelle  
Deputy Register of Deeds



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

December 9, 2014

**Subject: Rezoning Request**

Dear Adjoining Property Owner:

The Department of Planning and Inspections has received a request from Robert Leggett to rezone a 6.49 acre parcel of land on Slatestone Road, just south of Washington High School. The property is identified by the Beaufort County Tax Office as parcel # 5696-03-4089 and is currently zoned R9-S (Residential). The proposed zoning requested is for O & I (Office & Institutional).

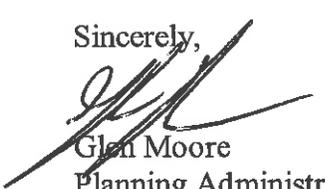
The Planning Board will hold its public hearing on the rezoning request at the following date and time:

**Date:** Tuesday, December 16, 2014  
**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:** 7:00 P.M.

The public is welcome to attend this public hearing and present evidence either in support of or in opposition to the request.

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,



Glen Moore

Planning Administrator



# Minutes

**WASHINGTON PLANNING BOARD**  
**Regular Scheduled Meeting**  
**Tuesday, November 25, 2014**  
**7:00 PM**

**Members Present**

Rawls Howard III Dot Moate  
Jane Alligood John Tate  
Howell Miller

**Members Absent**

Marie Barber  
Dan McNeil

**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. Discussion of proposed text amendment for Solar Farms**

Mr. Glen Moore came forward and again gave a brief overview of the text amendment. The Board discussed the options of having it listed as a special use or a permitted use in the listed zoning districts. Mr. Howard stated that he felt that the use should be listed as a D on the permitted use table. He stated that if it met the long list of developmental standards and staff is

okay with the use then he didn't see a problem with it being a permitted use with the developmental standards in those districts, not requiring a special use permit. Members of the board agreed. Jane Alligood expressed her concerns about the grass growing and not being maintained. Mr. Moore stated that they do not specifically address the maintenance under the developmental criteria, however staff does enforce mowing.

Rawls Howard made a motion to adopt the ordinance as drafted by staff with the exception of instead of it needing a special use permit; it will be permitted by right if it meets all the developmental standards and reviewed by staff. Jane Alligood seconded the motion. All voted in favor and the motion carried.

2. Unified Development Ordinance – Zoning article 1, 2 and 3 review and discussion.

This item was continued to the December meeting.

3. NCDOT Bicycle Plan for Washington – Board recommendation needed.

Glen Moore came forward and stated that staff had reviewed the plan and the plan itself was put together by a committee. The Board pointed out that they only received every other page of the plan in their agenda packet, so Mr. Moore provided them with an overall executive summary of the plan. The Board discussed the plan and Mr. Moore addressed their questions and concerns about the plan. Mr. Moore stated that staff would like to receive a recommendation from the Board that will then be taken to the City Council. The Board discussed some of the changes that they felt needed to be made and the components of the plan that they did not feel were significant. The board discussed the lack of information that they were given since they were missing some pages of the plan and if they would actually be able to make a recommendation. They also discussed the lack of connection in the plan. The Board asked to have someone from the plan committee come before them to answer their questions and address their concerns.

Dot Moate made a motion to table this item. Her motion was seconded by Rawls Howard. All voted in favor and the motion carried.

## **VI. Other Business**

The Board discussed rescheduling the December meeting due to the Holiday. Jane Alligood made a motion to meet on Tuesday December 16, 2014 for their December meeting. Rawls Howard seconded the motion and all voted in favor.

Mr. Moore informed the board that at the December meeting they will be reviewing a site plan for a new Chrysler dealership and will have all the comments from the Technical Review Committee in their agenda.

Dot Moate then had some questions about some of the activity in and around the Historic District. Staff answered her questions to the best of their knowledge.

**VII. Approval of minutes – September 23, 2014**

Mr. Howell Miller made a motion to approve the September minutes. His motion was seconded by Ms. Dot Moate and all voted in favor.

**VIII. Adjourn**

Mr. Miller made a motion to adjourn. His motion was seconded by Rawls Howard. All voted in favor.