



WASHINGTON PLANNING BOARD

Regular Scheduled Meeting

Tuesday, June 23, 2015

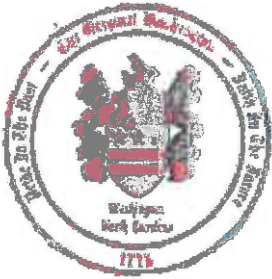
7:00 PM

- I. Opening of the meeting**
- II. Invocation**
- III. Roll call**
- IV. Old Business**
None
- V. New Business**
 1. Text Amendment – W. Joe Davis – Private Dormitories as a Special Use
- VI. Discussion & Informational Items**
 1. Site Plan – Cook Out Restaurant
 2. Abbington Fields proposed development
 3. Downtown Streetscapes
- VII. Approval of minutes – March 24, 2015**
- VIII. Adjourn**

Text Amendment

W. Joe Davis

1110 North Market Street



City of Washington

DEPARTMENT OF PLANNING AND DEVELOPMENT REQUEST FOR AN AMENDMENT TO THE ZONING ORDINANCE

Date May 4, 2015 Fee \$100

TO THE CITY OF WASHINGTON PLANNING BOARD AND CITY COUNCIL

I, Joe Davis hereby request that Section 40-93 Table of Uses

Of the Zoning Ordinance be amended as follows:

*The Table of Uses be amended to allow Private Dormitories as a Special Use
in the R-15S Residential Zoning Classification in conjunction with Section
40-120 Specific Criteria (g).*

Reason for Request:

*The reason for the request is to allow group sleeping quarters for persons not
from the same family as a private dormitory intended for use by college age
students.*

I certify that all the information presented by me in this application is accurate to
the best of my knowledge, information, and belief.

W. Joe Davis

Signature of Applicant

[Handwritten Signature]
Witness

An Ordinance to Amend Chapter 40, Zoning, Article IV,
Section 40-93, of the Washington City Code

WHEREAS, NCGS 160A-385 authorizes local governments to amend ordinances regulating land use within their jurisdiction; and

WHEREAS, the amendment set out below is made in accordance with NCGS 160A-364; and

WHEREAS, the amendment set out below is intended to promote the public health, safety, and welfare by amending the City Code to define and regulate **Private Dormitories**, and to add prescribed conditions for such uses.

THEREFORE, BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That **Chapter 40. Article VI, Section 40-93, Table of Uses**, be amended by adding that **Private Dormitories** will be permitted only by Special Use Permit issued by the City of Washington Board of Adjustment within the R-15S Residential Classification in conjunction with the set forth specific criteria.

Section 4. This Ordinance shall become effective upon its adoption.

Section 5. All Ordinances or parts in conflict herein are repealed.

Adopted this _____ 8th _____ day of ___June___, 2015.

Jay MacDonald Hodges, Mayor

ATTEST:

Cynthia S. Bennett, City Clerk

Private Dormitories

Section 40-25. Words and terms defined.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the content clearly indicates a different meaning:

Dormitory. A building or group of buildings where group sleeping accommodations are provided with or without meals for persons not members of the same family group, in (1) room, or in a series of closely associated rooms under joint occupancy and single management, such as a college dormitory or privately owned dormitory intended for use by college students.

Section 40-120. Listed Uses; Specific Criteria.

The specific criteria for the listed uses, referred to in Section 40-118, are as follows:

(g) Fraternity or Sorority, Private Dormitories.

- (1) The minimum lot size shall be 20,000 square feet.
- (2) The gross floor area of the structure or structures shall be no less than two hundred fifty (250) square feet per resident.
- (3) The total amount of land devoted to structures and parking shall not exceed seventy (70) percent of the total lot area.
- (4) No part of any principal structure or accessory structure shall be located within fifteen (15) feet of any property line or street right-of-way for new construction and conversions.



Parcels

Property Land Owners



Interior Tract Lines

Centerlines



County Line



County Line (Solid)

State

<u>OBJECTID</u>	<u>PIN</u>	<u>GPIN</u>
12696	01024144	5686-01-3677
<u>GPIN LONG</u>	<u>OWNER NAME</u>	<u>OWNER NAME2</u>
5686-01-3677	DAVIS W JOE	DAVIS SANDRA
<u>MAILING ADDRESS</u>	<u>MAILING ADDRESS2</u>	<u>CITY</u>
PO BOX 1652		WASHINGTON
<u>STATE</u>	<u>ZIP</u>	<u>PROPERTY ADDRESS</u>
NC	27889	1110 N MARKET ST
<u>ACRES</u>	<u>ACCT NBR</u>	<u>MAP SHEET</u>
0	18993	568617
<u>NBR BLDG</u>	<u>DATE</u>	<u>DEED BOOK and PAGE</u>
3		820/924
<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>DEFR VAL</u>
105768	137017	0
<u>TOT VAL</u>	<u>NBHD CDE</u>	<u>NBHD DESC</u>
242785	A1	ZONE1 AVERAGE
<u>SUB CDE</u>	<u>SUB DESC</u>	<u>STAMPS</u>
<u>SALE PRICE</u>	<u>ZONE</u>	<u>LAND USE</u>
	R8	
<u>DISTRICT</u>	<u>PROP DESC</u>	<u>MBL</u>
1	2 LOTS 1110 N MKT ST & 106 W 11TH ST	568617420
		<u>EXEMPT AMT</u>
<u>ROAD TYPE</u>	<u>YR BUILT</u>	<u>SQ FT</u>
P	1907	4745
<u>NBR BED</u>	<u>NBR BATHS</u>	<u>EFF YR</u>
4	2	1970
<u>EXEMPT PROP</u>	<u>CENSUS BLOCK</u>	<u>FLOOD PLAIN</u>
OA		
<u>NBR STORIES</u>	<u>NBR HALF BATHS</u>	
3	1	

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.

Beaufort County Property Photos

PIN: 01024144

Photo: 01024144.jpg



Photo: 01024144.1.JPG



Photo: 01024144.2.JPG



Copyright 2015 by Mobile311, LLC

**Mission Statement:**

ScoutsFocus is dedicated to identifying and providing a platform for underexposed players across the United States. Our NCAA approved scouting service also provides a platform for top ranked players in the country to take the next step in their recruitment and development.

Our events offer athletes in attendance the opportunity to be viewed by highly acclaimed scouting services. In addition, every college basketball coach in the country receive our reports whether in person or via email.

Staff:

Joe Davis, National Recruiting Director
Charles Battle, Basketball Ops/Video Coordinator
Asante Porter, Recruiting Analyst
Alex Marion, Ast. Director of Basketball Ops

Follow us on 

Follow us on 

Contact Information:

ScoutsFocus
105B East 11th Street
Greenville, NC 27858

elite80@scoutsfocus.com
Text us at: 252.389.9777
Fax: 888.380.8149



[Join ScoutsFocus](#)
[Event Updates](#)
[Mailing List.](#)



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

June 15, 2015

Subject: Zoning Ordinance Amendment

Dear Adjoining Property Owner:

The Department of Planning and Development has received a request from W. Joe Davis for a **Zoning Ordinance Amendment** from Article VI, Section 40-93 of the City of Washington Zoning Ordinance, to include Private Dormitories as a Special Use in the R-15S (Residential) Zoning District.

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

Date: Tuesday, June 23, 2015

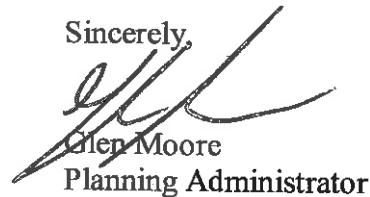
Place: City Council Chambers - City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

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 working 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

Adjacent Property Owners – 1110 North Market Street

Robert Byrum
1040 North Market Street
Washington, NC 27889

Marion Ray Pippin Jr.
1125 North Market Street
Washington, NC 27889

Lacy R. Boyd
1115 North Market Street
Washington, NC 27889

Dean Henson
1109 North Market Street
Washington, NC 27889

Charles Bowen
1105 North Market Street
Washington, NC 27889

Ronald L. Cuthrell
1101 North Market Street
Washington, NC 27889

Norman Koestline
1005 North Market Street
Washington, NC 27889

Oliver A. Thomas
1038 North Market Street
Washington, NC 27889

Michael Tahaney
111 West 11th Street
Washington, NC 27889

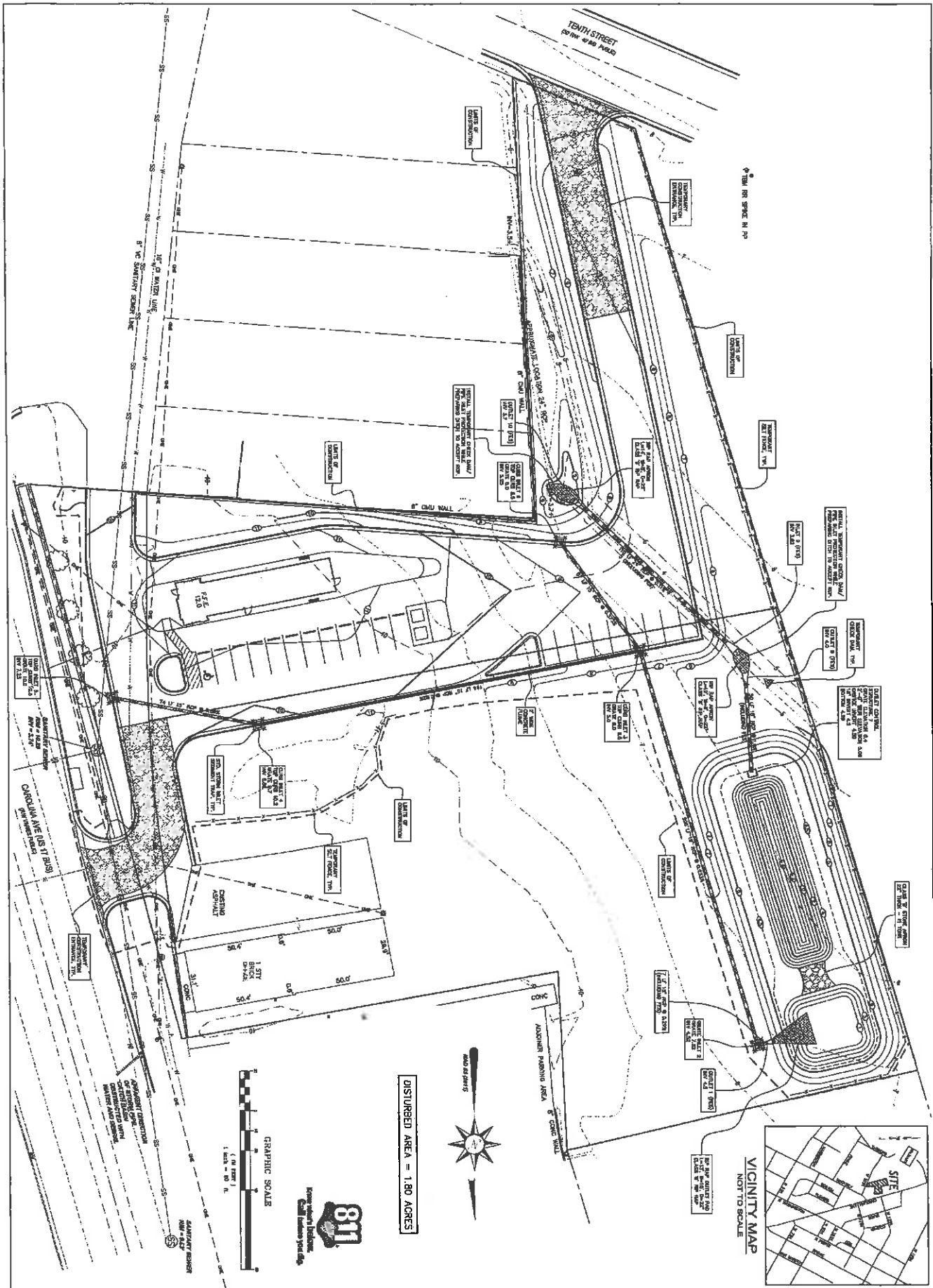
Karen Marie Dodd
113 West 11th Street
Washington, NC 27889

James Skillen
118 West 11th Street
Washington, NC 27889

Catherine Oestreich
624 Council Street Apt.301
Wilmington, NC 28403

Beaufort Co. Developmental Center
1534 west 5th Street
Washington, NC 27889

Philip Rosch
268 Bond Creek
Aurora, NC 27806



Scale:	AS SHOWN
Date:	APR 2016
Drawn by:	MF / CP
Checked by:	HRG
Job no.:	12450

EROSION, DRAINAGE & EROSION CONTROL PLAN

COOK OUT RESTAURANTS

1004 CAROLINA AVENUE, WASHINGTON, NC 27889
CITY OF WASHINGTON - BEAUFORT COUNTY - NORTH CAROLINA

by	Summey Engineering Associates, PLLC Engineering - Land Planning - Consulting PO Box 348 Ardersville, NC 27204 Phone: 336-228-5902 Fax: 336-228-0922 Email: info@summeyeng.com
----	---



WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, March 24, 2015
7:00 PM

Members Present

Dot Moate John Tate
Howell Miller Dan McNeil

Members Absent

Marie Barber
Jane Alligood

Others Present

Glen Moore, Planning Administrator
John Rodman, Director

I. Opening of the meeting

The Chairman called the meeting to order.

II. Invocation

A moment of silence was taken.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

None

V. New Business

1. Rezoning Petition – W 15th Street Property, D. Granville Lilley
(Located between fire station and shopping center)

Glen Moore came forward and explained where the track is located and presented a map showing the property and the surrounding area. He explained that the current zoning is RA20 and the proposed rezoning is B2 (commercial). Mr. Moore explained that all the adjoining property owners were notified and staff has not received any comments for or against the request. He stated that rezoning this property to B2 would not be something out of the

ordinary due to the fact that a lot of the surrounding area is already zoned B2 and it would be consistent with the City's Land Use Plan.

Mr. Granville Lilley came forward and was sworn in. He explained that they would like to develop the property and be in keeping with the surrounding area. He stated that they wanted to get the property rezoned so that if something came along they could jump on it and run with it. Dot Moate asked if access to the property would be from 15th Street. Mr. Lilly stated that it would be. Mr. Rodman stated that the Board's packet did include all the permitted use in that zoning district and the developmental standards. Mr. Moore then presented the findings of fact.

The Chairman opened the floor. Seeing none the Chairman closed the floor.

D. Howell Miller made a motion to accept the findings of fact and to recommend rezoning. His motion was seconded by Dot Moate. All voted in favor and the motion carried.

2. Annexation Request – W 15th Street Property, D. Granville Lilley
(Located between fire station and shopping center)

Mr. Moore came forward and presented the Board with an annexation map of the area. Mr. Rodman explained that currently the property is not within the City limits. He explained that if the property is developed in the future and request City services they need to be within the City limits. He stated that they wanted to be proactive and go ahead and request annexation so that City services would be available.

The Chairman opened the floor. There being none the public hearing was closed. Mr. Moore came forward and presented the findings of fact and explained the steps in order to process the annexation request.

Dot Moate made a motion to recommend approval of the annexation request. D. Howell Miller seconded the motion and all voted in favor.

3. Rezoning Petition – Whispering Pines Road, Rea Ventures Group, LLC

Mr. Moore explained that this is a 6 acre tract and a section of the property is already zoned O&I. He stated that they would like to continue the O&I zoning by rezoning the B3 section of this tract.

Shawn Brady of Rae Ventures Group, LLC came forward and was sworn in. He gave the Board a background of his company and gave an overview of the request. The Board discussed the request. John Tate stated that it complied with the City's Land Use Plan and the O&I would be consistent with the surrounding area.

The Chairman opened the floor. Mr. Moore presented the findings of fact. The Board discussed the request further.

Dot Moate made a motion to recommend rezoning of the parcel. D. Howell Miller seconded the motion and all voted in favor.

Mr. Rodman explained that this property will need to be annexed in order to receive City services.

VI. Discussion Items

1. Scouts Focus Recruiting

Joe Davis came forward and explained his proposed project. He explained that he would like to use the property owned by his father at 1110 N Market Street has a dormitory for the project. Mr. Davis then explained the purpose of the Scouts Focus Recruiting business and the history of the program. Mr. Davis then addressed and answered questions from the Board.

Mr. Rodman stated that the Board would not vote on the request tonight. He explained that staff discussed the request and decided that it would fall under a private dormitory. He then gave the definition of a private dormitory and explained that they are only allowed as a special use in multi-family and O&I districts. Mr. Rodman stated that they do not want to rezone the property on Market Street, because that would be considered spot zoning. Mr. Rodman stated that he felt the only thing Mr. Davis can do is request that the City add dormitories as a special use in the R9S zoning district. Mr. Rodman then explained the process if Mr. Davis choose to make that request.

2. Downtown Parking Study

Mr. Rodman talked about the current parking situation downtown. He stated that they need to look at a solution for the residential parking issue on Stewart Parkway and how the City should handle any request for lease parking. He stated that they would discuss these issues further at the next meeting.

3. Street Closing

Mr. Rodman explained he street closing request and the steps that need to be taken in order to approve this request. He asked for a recommendation from the Board to continue with the process. John Tate recused himself being that he is the applicant's lawyer.

D. Howell Miller made a motion to recommend approval of the street closing. Dot Moate seconded the motion and all voted in favor.

4. Cellular antenna location on City Water Tank

Mr. Rodman explained that the antennas had to be removed when the tank was painted. He stated that since they are just reattaching the same antennas, staff is not requiring any additional permits. He just wanted to make the Planning Board aware of the situation.

5. Flood Ordinance

John Rodman discussed the process of updating the City's current flood ordinance and explained some changes made to state building code regulations. He explained that staff would like to change the City's ordinance to match the state regulations.

Dot Moate made a motion to adopt the new state regulations and add them to the City's ordinance. Dan McNeil seconded the motion and all voted in favor.

VII. Approval of minutes – January 27, 2015

Dot Moate made a motion to approve the January minutes. The motion was seconded by Dan McNeil.

VIII. Adjourn

There being no other business the meeting was adjourned.