

Town of Beaufort Cedar Street Corridor



Cedar Street Corridor – Implementation Opportunity



2018 – Re-purpose of Cedar Street Concept included in Small Area Plan developed by Stantec and endorsed by Board of Commissioners.



2019 – After reviewing the Small Area Plan staff has developed a zoning concept that closely resembles recommendations the Plan and is consistent with the existing CAMA Land Use Plan.



The outcome is a “Draft” of a new zoning district for Cedar Street that matches the boundaries of the CAMA Land Use Plan however focuses on the built environment. Uses will be focused on small business and services with mixed use and multi-family. Building materials, parking, signage and variation in setbacks are also included.



As part of this process Staff has put together a table of properties that would be included in the new district with information as it relates to conforming status with both property and use.



The “Draft” area starts at the intersection of Turner & Cedar on the north and south side until Live Oak and then continues on just the north side until Hedrick Street.



Cedar Street Corridor Zoning District



Cedar Street Improvements Concept – Stantec Small Area Plan



Cedar Street Corridor District

| PROPERTY OWNER | ADDRESS | STREET | USE | Conforming Use | Conforming Structure | Conforming Lot | LOT AREA |
|----------------------------------|---------|----------|---------------|------------------|----------------------------------|-----------------------------|------------------------|
| MT ZION MISSIONARY BAPTIST CHU | 405 | CEDAR | CHURCHES | N - Prof. Office | N - Rear & Side Setbacks | N - less than 8,000 sq. ft. | 25434.291926700000000 |
| CROWE, ROGER L JR | 402 | TURNER | COMMERCIAL | Y | N - Street Setback | Y | 6964.208618010000000 |
| CARTERET COUNTY COURTHOUSE | 0 | | COUNTY GOVERN | N - Auto repair | N - Front & Rear Setback | Y | 225092.661347000000000 |
| MT ZION MISSIONARY BAPTIST CHU | 411 | CEDAR | COMMERCIAL | Y | N - Front Setback | Y | 10895.782291000000000 |
| WILLIS, MAURICE M | 501 | CEDAR | COMMERCIAL | Y | N - Front Setback | Y | 9679.997424190000000 |
| WILLIS, MAURICE M | 503 | CEDAR | COMMERCIAL | Y - Bail Bond | N - All Setbacks | N - less than 5,000 sq. ft. | 9268.546149250000000 |
| BARGER, GARY ETAL THERESA LEAHY | 507 | CEDAR | RESIDENTIAL | Y - Vacant | N - Front & Street Side Setbacks | Y | 3025.019848140000000 |
| CARTERET COUNTY | 517 | CEDAR | COMMERCIAL | Y | N - All Setbacks | Y | 14824.781742000000000 |
| ST STEPHENS CONGREGATION CHURC | 0 | | CHURCHES | Y | N - Rear Setback | Y | 8470.002028460000000 |
| JOHNSON-FERDINAND, AMY V | 502 | CEDAR | COMMERCIAL | Y | N - Rear Setback | Y | 15143.747308000000000 |
| QUEEN ANNE'S QUARTERS LLC | 0 | | COMMON AREA | Y | N - Rear Setback | Y | 26054.969111200000000 |
| QUEEN ANNE'S QUARTERS LLC | 601 | CEDAR | COMM CONDO | Y | N - Rear Setback | Y | 1360.460807580000000 |
| QUEEN ANNE'S QUARTERS LLC | 601 | CEDAR | COMM CONDO | Y | N - Rear Setback | Y | 1270.913267010000000 |
| BAILEY, THOMAS L ETUX CHARLOTTE | 508 | CEDAR | VACANT | Y | N - Rear Setback | Y | 3776.209403650000000 |
| QUEEN ANNE'S QUARTERS LLC | 601 | CEDAR | COMM CONDO | Y | N - Rear Setback | Y | 1259.685775020000000 |
| ST STEPHENS CHURCH OF CHRIST | 0 | | CHURCHES | Y | N - Rear Setback | Y | 9130.022373190000000 |
| QUEEN ANNE'S QUARTERS LLC | 601 | CEDAR | COMM CONDO | Y | N - Rear Setback | Y | 1245.851912540000000 |
| CRYSTAL COAST LIFESTYLE PRO INC | 601 | CEDAR | COMM CONDO | Y | N - Rear Setback | Y | 1126.894216340000000 |
| QUEEN ANNE'S QUARTERS LLC | 601 | CEDAR | COMM CONDO | Y | N - Side Setback | N - less than 8,000 sq. ft. | 1089.956674800000000 |
| JOHNSON, TJ | 611 | CEDAR | RESIDENTIAL | Y | N - Front Setback | N - less than 8,000 sq. ft. | 5773.765676960000000 |
| JONES, LOUIS | 604 | CEDAR | RESIDENTIAL | Y | N - Side & Rear Setback | Y | 5039.859328140000000 |
| MCCABE, JULIS G ETAL TRUSTEES | 613 | CEDAR | COMMERCIAL | Y | N - Side & Rear Setback | Y | 5384.377778800000000 |
| MCCABE, JULIS G ETAL TRUSTEES | 615 | CEDAR | VACANT | Vacant | N/A | N - less than 8,000 sq. ft. | 5262.826731650000000 |
| YOST, MARK S | 606 | CEDAR | VACANT | Y | N - Side Setback | N - less than 8,000 sq. ft. | 3912.054383510000000 |
| MCDONALD, CHARLES S | 608 | CEDAR | RESIDENTIAL | Y | N - Rear Setback | N - less than 8,000 sq. ft. | 4396.679087150000000 |
| OWENS, NELSON N ETUX PATRICIA A | 610 | CEDAR | RESIDENTIAL | Y | N - Rear Setback | N - less than 8,000 sq. ft. | 4671.691101360000000 |
| SIMMONS, ROBERT LEE JR ETAL | 612 | CEDAR | RESIDENTIAL | Y | Y | Y | 5708.509127440000000 |
| PADGETT, CHRISTOPHER N ETUX | 614 | CEDAR | RESIDENTIAL | Y | Y | Y | 874.793700400418000 |
| GODETTE, LUCY GRAY | 400 | POLLOCK | RESIDENTIAL | N | N - All Setbacks | N - less than 8,000 sq. ft. | 5744.195283500000000 |
| MILLS, W D JR ETAL | 614 | CEDAR | RESIDENTIAL | Y | Y | Y | 874.793700400418000 |
| HERO LODGE 248 | 0 | | N/A | Y | N - All Setbacks | N - less than 8,000 sq. ft. | 2117.276475690000000 |
| MONTFORD, CLINTON E ETUX JOCELY | 707 | CEDAR | RESIDENTIAL | Y | Y | Y | 8642.183069520000000 |
| SIMMONS, ALEXANDER SR HEIRS | 711 | CEDAR | VACANT | Vacant | N/A | N - less than 8,000 sq. ft. | 4820.219084030000000 |
| HENRY, SUSAN ANN JOHNSON HEIRS | 713 | CEDAR | RESIDENTIAL | Y | N - All Setbacks | N - less than 8,000 sq. ft. | 6258.251923680000000 |
| THOMAS J JOHNSON LLC | 316 | POLLOCK | RESIDENTIAL | Y | N - Street Setbacks | N - less than 8,000 sq. ft. | 3901.231931760000000 |
| T J JOHNSON LLC | 706 | CEDAR | VACANT | Vacant | N/A | N - less than 8,000 sq. ft. | 3800.558208240000000 |
| MASOOD, SHEIKH MOHAMMAD AFAQ | 717 | CEDAR | RESIDENTIAL | Y | N - All Setbacks | N - less than 8,000 sq. ft. | 2347.689039540000000 |
| THOMAS J JOHNSON LLC | 708 | CEDAR | COMMERCIAL | Y | N - Side Setback | Y | 9905.909053920000000 |
| HYMAN, LUELLEN HEIRS | 0 | | VACANT | Vacant | N/A | N - less than 8,000 sq. ft. | 557.664677112859000 |
| ROBINSON, ELOISE TEEL | 719 | CEDAR | COMMERCIAL | Y | N - All Setbacks | N - less than 8,000 sq. ft. | 2640.217644440000000 |
| GODETTE, ALMA M | 801 | CEDAR | VACANT | Vacant | N/A | Y | 5389.995700100000000 |
| 710 CEDAR LLC | 710 | CEDAR | COMMERCIAL | Y | Y | Y | 54449.962890900000000 |
| THOMAS J JOHNSON LLC | 805 | CEDAR | COMMERCIAL | N - Multi-family | N - All Setbacks | Y | 5390.015227580000000 |
| GODETTE, ARTIS | 809 | CEDAR | COMMERCIAL | Vacant | N/A | Y | 5499.962174820000000 |
| TEEL, RAY ANTHONY D/B/A | 813 | CEDAR | COMMERCIAL | Y | N - Side & Rear Setback | Y | 6600.384304050000000 |
| TEEL, JAMES A ETAL TEEL | 815 | CEDAR | COMMERCIAL | Y | N - Side & Rear Setback | Y | 8579.985820090000000 |
| FASOLINO, VICTOR P | 804 | CEDAR | COMMERCIAL | Y | Y - Received Variance | N - less than 5,000 sq. ft. | 3177.937355130000000 |
| BTRG INC | 817 | CEDAR | COMMERCIAL | Y | N - All Setbacks | Y | 12100.012078700000000 |
| FASOLINO, VICTOR P | 806 | CEDAR | VACANT | Vacant | N/A | Y | 7802.110224300000000 |
| JACKSON, FRED | 808 | CEDAR | RESIDENTIAL | Vacant | N/A | N - less than 5,000 sq. ft. | 4077.186283120000000 |
| NEWTON, J JEFFERSON | 814 | CEDAR | COMMERCIAL | Y | N - Front Setback | Y | 15649.281548900000000 |
| WILLIS, SUSAN C ETAL PHILLIPS | 406 | LIVE OAK | COMMERCIAL | Vacant | N - Rear Setback | Y | 10800.511111000000000 |
| BTRG INC | 816 | CEDAR | COMMERCIAL | Y | N - All Setbacks | Y | 11785.588189700000000 |
| STEPHENSON, THOMAS P ETUX | 312 | LIVE OAK | COMMERCIAL | Y | N - All Setbacks | Y | 5013.699605930000000 |
| JOYCE PROPERTIES LLC | 601 | CEDAR | COMM CONDO | Y | Y | Y | 1194.902126220000000 |
| QUEEN ANNE'S QUARTERS LLC | 601 | CEDAR | COMM CONDO | Y | Y | Y | 1297.892672250000000 |
| YOST, MARK S | 314 | QUEEN | RESIDENTIAL | Y | N - North Side & Rear Setabck | N - less than 8,000 sq. ft. | 3698.952284130000000 |
| RODGERS, GERTRUDE E L/T | 406 | POLLOCK | RESIDENTIAL | Y | N - Northside Setback | Y | 9039.924256080000000 |
| GODETTE, GLORIA E | 402 | POLLOCK | RESIDENTIAL | Y | N - All Setbacks | N - less than 8,000 sq. ft. | 3240.625787280000000 |
| PERRY, SAMANTHA | 315 | POLLOCK | RESIDENTIAL | Y | Y | Y | 1044.006214040000000 |
| LOMELI, STEPHEN ETUX BRENDA | 315 | POLLOCK | RESIDENTIAL | Y | Y | Y | 1059.059815630000000 |
| ABEE, JUDY ETAL RICHA R STOCKETT | 315 | POLLOCK | VACANT | Y | Y | Y | 734.998493373336000 |
| ABEE, JUDY ETAL RICHA R STOCKETT | 315 | POLLOCK | VACANT | Y | Y | Y | 693.001918627070000 |
| WALLACE, LAURA PARKER | 717 | CEDAR | RESIDENTIAL | Y | N - All Setbacks | N - less than 8,000 sq. ft. | 2526.015441250000000 |
| CHADWICK, AVONYA LORETHA | 407 | MARSH | RESIDENTIAL | Y | N - All Setbacks | N - less than 8,000 sq. ft. | 2394.173671590000000 |
| MCDONALD, PHEON ROYCHELLA | 316 | MARSH | COMMERCIAL | Y | N - All Setbacks | N - less than 5,000 sq. ft. | 3327.042088040000000 |
| MANOUSARIDIS, CHRISTOPHER | 903 | CEDAR | RESIDENTIAL | Y | N - Front Setback | N - less than 8,000 sq. ft. | 5158.204180860000000 |
| CREECH, SHERRY WILLIS | 905 | CEDAR | RESIDENTIAL | Y | N - Front & Side Setbacks | N - less than 8,000 sq. ft. | 4818.465173410000000 |
| MICHAILIDIS, VASILIOS | 907 | CEDAR | RESIDENTIAL | Y | N - West Side Setback | N - less than 8,000 sq. ft. | 5522.831164060000000 |
| MANOUSARIDIS, ZACHARIAS | 909 | CEDAR | RESIDENTIAL | Y | N - West Side Setback | N - less than 8,000 sq. ft. | 5374.912193740000000 |
| HAMILTON, ROBERT LEE | 311 | LIVE OAK | RESIDENTIAL | Y | Y | N - less than 5,000 sq. ft. | 3962.790291890000000 |
| CRAIG, J KEVIN | 911 | CEDAR | RESIDENTIAL | Y | N - Front & West Side Setback | N - less than 8,000 sq. ft. | 5258.829066990000000 |
| GENTRY, RACHEL R L/T | 913 | CEDAR | RESIDENTIAL | Y | N - Front & Sideyard Setbacks | N - less than 8,000 sq. ft. | 5275.866475280000000 |

Cedar Street Improvements Update

Section Cedar Street Mixed Use Zoning District

A) Purpose.

The purpose of this district is to protect, enhance, and guide the re-development of the Cedar Street corridor by reducing visual clutter through the implementation of commercial design standards and selecting the appropriate type uses for this district. These standards are designed to improve the aesthetics, traffic congestion, and provide for a solid and vibrant tax base as well as promote the public health, safety, and welfare of the town.

B) The Cedar Street Mixed Use 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.

C) Permitted Uses.

The uses listed below with the exception of single-family residential uses located within the Gateway Overlay Zoning District, shall be subject to design criteria.

| | |
|---|--|
| Amusement Establishment | Office, Business, Professional, or Medical |
| Assisted Living | Outdoor Retail Display/Sales |
| Boat Sales/Rentals | Personal Service Establishment |
| Commercial Indoor Recreation Facility | Produce Stand/Farmers' Market |
| Convenience Store | Public Utility Facility |
| Day Care Center | Religious Institution |
| Dwelling, Single Family (permitted only if allowed in the underlying zoning district) | Resource Conservation Area |
| Financial Institution | Restaurant with Drive Thru Service |
| Hotel or Motel | Restaurant with Indoor Operation |
| Mixed Use | Retail Store |
| | Temporary Construction Trailer |
| | Utility Minor |
| | Vehicle Service |

D) Special Uses (Special Use Requirements may be found in Section 20 of the LDO).

| | |
|--|-----------------------------------|
| Any commercial use which results in a structure or combination of structures over 15,000 square feet | Restaurant with Outdoor Operation |
| Any use which would be located within the Airport Overlay Zone | Utility Facility |
| Manufacturing, Light | Wholesale Establishment |
| Microbrewery | |

E) Prohibited Uses.

Any use not listed in subsections C and D of this section is prohibited.

F) Development Standards.

1) Design Criteria.

The intent of the following design criteria is to maintain and strengthen the unique character of Cedar Street by insuring new development projects are architecturally compatible with the historic characteristics of the community. These characteristics include building forms, proportions, treatments, exterior materials, and architectural styles. It is intended for front elevations and overall massing of new structures shall be of human scale and related to the street.

It is not the intent for new structures to closely duplicate existing historic structures. The intent is for new structures to include elements in ways which achieve a design compatible with and complementary to the historic character of the Town.

a) Site Plan Submission.

A detailed site plan, meeting all N.C. State Building Codes and Town Ordinances, shall be required for all commercial and mixed-use development within this overlay zone.

b) Signage.

- Only attached wall or projecting type signs made of wood or substitute materials which have the appearance of wood are permitted. Wall signage shall also not exceed 10 % of any side of a structure and be greater than eight feet (8') in height.
- The use of internally lit or flashing signs of any kind is prohibited.
- The total square footage of wall signage allowed shall not exceed seventy-five percent (25%) of the total lot frontage.

c) Landscaping.

Any new commercial 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 as per section 14 of the LDO. Additionally if developing adjacent to a different kind of land use, a screening and buffering plan shall also be required.

d) Exterior Building Materials. (Commercial & Mixed-Use Structures Only)

The primary building material constituting a minimum of eighty percent (80%) of the façade shall be one or a combination of two of the following materials:

- Brick
- Stone – natural, limestone or granite
- Fiber cement siding, or

Cedar Street Improvements

Concept – Stantec Small Area Plan

- iv) Treated wood (beaded board or clapboard design only)
- e) Outside Walls. (Commercial & Mixed-Use Structures Only)
 - i) The total area of glass, windows, and any similar transparent areas for any side of a commercial structure shall not exceed **twenty percent (20%)** of the surface area for such side of the building, and must be positioned uniformly along the face of the structure. This percentage may be increased if it needs to meet the state fire code.
 - ii) Each exterior wall of a building viewable from any public or private right-of-way shall incorporate architectural design features to create a visual break at least every one hundred feet (100') along the exterior wall in order to avoid a box like appearance. All plans for exterior walls shall be approved by the Board of Commissioners as part of the site plan approval process.
- f) Roof Forms. (Commercial & Mixed-Use Structures Only)
 - i) The dominant shape of roof forms shall be gabled or hipped. The minimum pitch shall be five over twelve (5/12). Gable ends shall face the street. Mansard roofs are prohibited.
 - ii) All roof top mounted equipment shall be fully screened from view and the method of screening shall be integrated into the overall building design, for example within or behind pitched roofs. Hipped or gabled roofs with a mechanical element will not be considered mansard roofs when the roof appears to be a true hipped or gabled roof design.
- g) Driveway Limitations. (Commercial & Mixed-Use Structures With On-site Parking Only)
 - 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 ten feet (10') of an adjacent property except in the case of a shared driveway utilized by two or more lots.
 - iv) 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.
- h) Parking.

Parking and vehicle accommodation areas (VAAs) shall meet the requirements set forth in section 15 of the *LDO*.
- i) Exterior Elevation Drawings. (Commercial & Mixed-Use Structures Only)

Exterior elevation drawings shall be submitted to determine the visual break of exterior walls for the structure or structures.

j) Minimum Lot Size

The Cedar Street Mixed-Use District will not have a minimum lot size.

k) Minimum Lot Width

No minimum lot width is required in the Cedar Street Mixed-Use District at the minimum building line.

l) 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 distances provided in the tables set forth in this section. The building height limitations in this district are also provided in the tables of this section.

Single Family Detached Setback Requirements

| <i>District</i> | <i>Cedar 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 |

Corner Lot and Interior Lot Requirements for Commercial and Mixed Use

| <i>District</i> | <i>Cedar 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 | 0 feet | 0 feet | 0 feet | 40 feet |
| | 20 feet maximum | 0 feet | 0 feet | 0 feet | 40 feet |