



ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

BRAXTON C. DAVIS
Director

MEMORADUM

CRC-17-17

To: Coastal Resources Commission
From: Rachel Love-Adrick, Morehead City District Planner
Subject: Certification of Amendments to the 2007 Town of Beaufort CAMA Core Land Use Plan
Date: June 26, 2017

Recommendation

Certification of an Amendment to the 2007 Town of Beaufort CAMA Core Land Use Plan based on the determination that the Town has met the substantive requirements outlined in the 15 NCAC 7B Land Use Plan Guidelines and that there are no conflicts with either state or federal law or the State’s Coastal Management Program.

Overview

The Town of Beaufort is seeking certification of text amendments to update the referenced zoning districts in the plan to coincide with the Town’s updated Land Development Ordinance. The adopted changes and text amendments to the LUP are attached (see pages 89 to 96). The Town of Beaufort Board of Commissioners held a duly advertised public hearing on the amendment at their March 13, 2017 regular meeting, the board voted unanimously by resolution to adopt the Land Use Plan Amendment.

The public was provided the opportunity to submit written comments on the LUP amendment up to 30 days after the local adoption (April 12, 2017). No written comments or objections were received.

Attachments: LUP Text Amendments
Towns Staff Report
Resolution Amending Land Use Plan
Affidavit of Publication

Beaufort's policies support the implementation of the *Wastewater Facilities Plan* recommended improvements which will vastly improve the Town's ability to provide effective and reliable wastewater collection, treatment, and disposal systems that assist in protecting water quality. Beaufort's policies also support the development of a stormwater management plan and ordinance. The Town's policies have a positive impact on the CRC water quality goals and objectives.

4.3.6 Local Areas of Concern

Beaufort's policies regarding local areas of concern support and have a positive impact on the CRC public water access, land use compatibility, and infrastructure carrying capacity goals and objectives. The Town's policies encourage increased public access, compatible development, and the preservation of the historic district and waterfront area. Town policies also promote tourism-related economic development.

Appendix M provides a further evaluation of each individual town policy's impact on the CRC land use plan management topics.

4.4 Statement of Local Support Regarding Areas of Environmental Concern

The Town of Beaufort supports state and federal law regarding land use and development in Areas of Environmental Concern (AECs). Specific policy statements have been developed that support the general use standards of the North Carolina Administrative Code (15 NCAC 7H) for development within the estuarine system (see Section 4.2.6). No policy statements have been developed which exceed the requirements of CAMA regarding land use and development within AECs.

4.5 Future Land Use Map

The purpose of the Future Land Use Map is to graphically depict Beaufort's policies for growth and land development and the projected patterns of future land use. The Future Land Use Map has been prepared with consideration given to land development objectives and policies, natural constraints and limitations, overall land suitability, and the ability to provide the infrastructure to support growth and development.

The Future Land Use Map for the Beaufort planning jurisdiction encompasses the Beaufort corporate limits and the Town's extraterritorial planning and zoning jurisdiction. The Town's Future Land Use Map classifications include the following categories and subcategories:

- Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
- Commercial
 - General Commercial
 - Downtown Commercial
- Mixed Use
- Public and Institutional
- Industrial
- Conservation/Open Space

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Generally, growth and land development is anticipated to occur in all future land use categories except for the Conservation/Open Space classification. The type and intensity of projected development varies within each future land use map classification. Future Land Use projections are delineated in Figure 8, Future Land Use Map. The Future Land Use Map classifications are considered part of the Land Use Plan's policy.

A. Residential Classification

The Residential classification is subdivided into three subcategories: Low Density, Medium Density, and High Density.

Low Density Residential Classification. The Low Density Residential classification encompasses approximately 3.19 square miles (2,041 acres) or about 43 percent of the total planning jurisdiction. The majority of the lands classified as Low Density Residential are located ~~on~~ primarily in the northern, northeastern, and eastern portions of the Town's planning jurisdiction.

The Low Density Residential classification is intended to delineate lands where the predominant land use is low density detached residences. The residential density within this classification is generally 2 or less dwelling units per acre. The Mminimum lot sizes ~~vary from 15,000 to~~ is 20,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Single-family detached residences are the predominant types of dwellings within these areas. Manufactured homes on individual lots are also dwelling types found within this classification. Land uses within Low Density Residential-designated areas are generally compatible with the R-20 ~~and R-15~~, Single-Family Residential ~~z~~Zoning ~~classifications~~District. Public water service is widely available throughout the Low Density Residential-classified areas. Public sewer service is generally not available within this classification.

The Town's goals and policies support the continued use of land in Low Density-classified areas for low density dwellings and for public and institutional land uses that support and that are compatible with this type of residential development. Future development is projected to be no more than 2 dwelling units per acre. Some Low Density Residential areas that are located on the immediate fringe of the intensively-developed urban core may evolve into higher density areas over time, particularly where public utilities and other infrastructure will be available to support increases in residential density.

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Figure 8: Future Land Use Map

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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. ~~The M~~minimum lot sizes vary from ~~is~~ 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-10, One or Two-family Residential; R-10MH, Single-family Residential and Manufactured Home; R-8, Medium Density Residential; and R-8A Single-family Medium Density Residential Waterfront; R8-MH Residential Manufactured Home Park/Recreational Vehicle Park; and H-BD, Historic Business z~~Zoning ~~e~~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 ~~RC-5, Residential Cluster Development and the RS-5, Residential Single-Family 5 Development Zoning Districts 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.

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B.B. Commercial Classification

The Commercial classification is subdivided into two subcategories: General Commercial and Downtown Commercial.

General Commercial Classification. The General Commercial classification encompasses approximately 0.24 square miles (154 acres) or about 3.3 percent of the planning jurisdiction. The properties classified as General Commercial are located along the Town's major road corridor—US Highway 70.

The General Commercial classification is intended to delineate lands that can accommodate a wide range of retail, wholesale, office, business services, and personal services. Areas classified as General Commercial may also include some heavy commercial uses as well as intensive public and institutional land uses. Minimum lot sizes typically range from 5,000 to 8,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Maximum floor area ratios (the total building floor area divided by the total lot area) range from 0.57 to 0.83. Land uses within General Commercial-designated areas are generally compatible with the B-1, General Business; ~~B-2, Highway Business; B-3, Marina Business B-W, Business Waterfront;~~ and the ~~O & I, Office and Institutional TR, Transitional zZoning dDistricts.~~ Public water service is needed to support the land uses characteristic of this classification. Public sewer service is needed to support the most intensive commercial uses. Streets with the capacity to accommodate higher traffic volumes are necessary to support commercial development.

General Commercial-classified areas are anticipated to accommodate some of the most intensive land uses found in the Town's planning jurisdiction. The Town's goals and policies support the use of land in General Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of commercial development are also encouraged.

Downtown Commercial Classification. The Downtown Commercial classification encompasses approximately 0.03 square miles (18 acres) or about 0.4 percent of the planning jurisdiction. The properties classified as Downtown Commercial are located in the Front Street commercial district and the downtown waterfront area. The core of the Downtown Commercial area is generally bounded by Taylor's Creek on the south, Orange Street on the west, and Pollock Street on the east.

The Downtown Commercial classification is intended to delineate properties that can accommodate a variety of retail, office, business services, and personal services. Areas classified as Downtown Commercial may also include some public and institutional, and waterfront tourist-oriented land uses. ~~The Downtown Mixed Use classification specifically includes waterfront tourist-oriented land uses.~~ The minimum lot size is 3,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Maximum floor area ratios range from 1.73 to 2.13. Land uses within the Downtown Commercial-designated areas are generally compatible with the ~~G-D, Central Downtown Business H-BD, Historic~~

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Business and the W-C, Waterfront Commercial H-WBD, Historic Waterfront Business Zoning Districts.

Public water and sewer service is needed to support the land uses characteristic of this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support the intensive land uses within this classification.

The Town's goals and policies support the use of land in Downtown Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Redevelopment of the downtown waterfront area for tourist-oriented mixed uses consisting of retail shops, places of entertainment, restaurants, boating services, and overnight lodging is promoted by the Town's goals and policies.

C. Mixed Use Classification

The Mixed Use classification encompasses approximately 1.3 square miles (826 acres) or 17.4 percent of the total land area. The properties classified as Mixed Use are located adjacent to Town Creek (2 sites), at the former Beaufort Elementary School site, adjacent to the Cedar Street-Carteret Avenue area, and along Lennoxville Road at the site of the Atlantic Veneer Corporation and Beaufort Fisheries Industries.

The Mixed Use classification is intended to delineate areas where there is potential to redevelop the existing properties and adjoining vacant land, particularly for multiple land uses. The North Carolina Maritime Museum has proposed expanding the Maritime Museum to a portion of the Mixed Use-designated area located on the north side of Town Creek. An associated maritime village has also been proposed for this site. Mixed residential and commercial uses, including marine uses along waterfront areas, have potential at the other Mixed Use-designated sites.

The Cedar Street corridor is anticipated, with the proposed relocation of US Highway 70, to redevelop from a general commercial area into more of an office, light retail, professional services, institutional, and residential area.

The anticipated residential density within this classification ranges from medium to high density. Multifamily densities are consistent with the current requirements of the Town's zoning ordinance which allows a density range of up to 16 dwellings per acre for planned developments. Residential building types encouraged within this classification include single-family attached dwellings, condominiums, cluster developments, and multifamily dwellings. Commercial uses include a variety of retail, office, business services, and personal services. Minimum lot sizes are generally dependent upon the specific nature and characteristics of the land use but typically range from 2,750 to 20,000 square feet for residential land uses and 3,000 to 8,000 square feet for nonresidential land uses. Maximum floor area ratios for nonresidential land uses range from 0.57 to 2.13. Land uses within the Mixed Use-designated areas are generally compatible with B-1, General Business; ~~B-3, Marina Business~~ B-W, Business Waterfront; ~~O & I, Office and Institutional~~ TR, Transitional; ~~RMF, Multi-family Residential~~ TCA, Townhomes, Condominiums, Apartments; and PUD, Planned Unit Development Zoning Districts. Public water and sewer service is needed to support the land uses characteristic of this classification. Streets with the capacity to

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accommodate higher traffic volume are necessary to support the intensity of development expected within the Mixed Use Classification.

The Town's goals and policies support the use of land in Mixed Use-classified areas for a range of uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of mixed development are also encouraged.

While the Mixed Use areas are expected to accommodate future growth and development, they may or may not actually be developed during the planning period. Critical factors that will determine the development potential of these areas include market demand and the provision of the necessary support infrastructure (particularly public water and sewer utilities). Consequently, the development potential of some of the lands within the Mixed Use areas may be more long-term than short-term.

In order to permit the type of mixed use development envisioned in this classification, the Town of Beaufort may have to prepare amendments to its existing zoning ordinance and subdivision ordinance to establish specific conditions and standards for such mixed use development.

D. Public and Institutional Classification

The Public and Institutional classification encompasses approximately 0.9 square miles (576 acres) or about 12 percent of the total planning jurisdictional area. The properties classified as Public and Institutional are scattered throughout the Town's planning jurisdiction. The largest individual property within the Public and Institutional classification includes the Michael J. Smith Field and airport facilities located in the western section of Beaufort.

The Public and Institutional classification is intended to delineate large land areas that are used for intensive public and educational purposes. Land uses within this classification include primarily government buildings and service facilities, public recreational facilities, and public educational facilities. Some private office and institutional facilities may also be included within this classification. Minimum lot sizes are generally dependent upon the specific nature and characteristics of the land use but typically range from 5,000 to 40,000 square feet for low intensity uses to multiple acres for more intensive land uses. Maximum floor area ratios range from 0.59 to 0.83. Land uses within the Public and Institutional-designated areas are generally compatible with B-1, General Business; ~~O & I, Office and Institutional TR, Transitional; and R-8, Medium Density Residential; R-8A, Residential Single-Family Waterfront; and R-8MH, Residential Manufactured Home Park/Recreational Vehicle Park~~ Zoning Districts. Generally, public water service is needed to support the land uses characteristic of this classification. Public sewer is needed to support the most intensive public and institutional uses. Streets with the capacity to accommodate higher traffic volumes are necessary to support the intensity of development expected within the Public and Institutional Classification.

E. Industrial Classification

The Industrial classification encompasses approximately 0.2 square miles (135 acres) or about 2.8 percent of the planning jurisdiction. The properties classified as Industrial

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are along Lennoxville Road at Carteret Avenue in south central Beaufort and along the east side of NC Highway 101 directly across from the airport property.

The Industrial classification is intended to delineate lands that can accommodate industrial and manufacturing establishments. Some heavy commercial uses as well as services and businesses which support industrial land uses are also appropriate land uses within the Industrial classification. The minimum lot size typically is 8,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Maximum floor area ratios range from 0.36 to 0.57. Land uses within the Industrial-designated areas are generally compatible with the L-1, Light Industrial and the I-W, Industrial Warehouse zoning districts. Public water and sewer service is needed to support the land uses characteristic of this classification. Streets with the capacity ~~streets~~ to accommodate higher traffic volumes are necessary to support the intensity of development expected within the Industrial Classification.

The Industrial areas are expected to accommodate the majority of the future industrial growth projected for the planning period. Critical factors that will determine the development potential of these Industrial-classified areas include market demand and the provision of the necessary support infrastructure (particularly public water and sewer utilities). Consequently, the development potential of the majority of the lands within the Industrial areas may be more long-term than short-term.

The Town's goals and policies support the use of land in Industrial-classified areas for a wide variety of manufacturing and heavy commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses as well as commercial services that support and that are compatible with this type of industrial development are also encouraged. Industrial-classified areas may include certain land uses which, due to their nature and characteristics, have potential adverse impacts on surrounding land use types. Consequently, the Town's objective is to ensure the compatible location of industrial land uses and to require the necessary measures to mitigate any adverse impacts.

F. Conservation/Open Space Classification

Conservation/Open Space areas are scattered throughout the Beaufort jurisdiction and include coastal wetlands, estuarine waters, estuarine shoreline, public trust areas, and '404' wetlands. Due to the small size of such areas, they are not individually identified on the Future Land Use Map. Generally, the precise location of such areas must be determined by field investigation. Conservation/Open Space areas that are delineated on the Future Land Use Map include Town Marsh, Carrot Island (including the portion of the Rachel Carson Estuarine Reserve lands within the Beaufort planning jurisdiction), marshland in Davis Bay, and the county-owned Town Creek wetlands area. These Conservation/Open Space-designated areas encompass approximately 0.7 square miles (472 acres) or approximately 10 percent of the planning jurisdictional area.

The Conservation/Open Space classification is intended to delineate areas where traditional land uses are not desirable or expected to develop. Land development may, however, include public buildings and facilities necessary to support existing land uses within the areas classified as Conservation/Open Space. Land uses within the Conservation/Open Space-designated areas are generally compatible with the O-S,

Open Space Zoning District. ~~zoning district.~~ Public water or sewer utilities are not needed to support the types and intensities of land uses in these areas. Extensions of water and sewer utilities into these areas are not expected or encouraged.

The Town's goals and policies support the continued use of land in Conservation/Open Space-classified areas for appropriate uses that are compatible with the fragile nature of the Conservation/Open Space areas. Traditional urban growth and development in such areas is discouraged. Conservation/Open Space areas are expected to retain their existing character over time.

4.6 Cost Estimates for Planned Community Facility Improvements

- Water system improvements: \$10.6 million (See section 3.4.1 for a description of proposed improvements)
- Wastewater collection, treatment, and disposal systems improvements: \$15.6 million (See section 3.4.2 for a description of the proposed improvements).
- Water Access and recreational facilities improvements: \$372,000 (See section 3.4.8 for a description of proposed improvements)

4.7 Consistency With Natural Systems and Land Suitability Analyses

The land use patterns depicted on the Future Land Use Map are consistent with the analysis of natural systems and the analysis of land suitability. The Future Land Use Map depicts very generalized patterns of projected land use. The intent of the map is to illustrate a typical pattern of use for a general area and not the specific use of an individual parcel. The Future Land Use Map is not intended for site-specific land planning or for regulatory purposes.

The north central portion of the Town's planning jurisdiction and the areas adjacent to the Newport River, North River and Taylor's Creek shorelines contain the greatest concentrations of natural constraints, primarily floodplains and wetlands. Major undeveloped areas with significant natural constraints and low suitability ratings within the Beaufort jurisdiction are designated as Conservation/Open Space on the Future Land Use Map. The majority of developed areas with significant natural constraints and low suitability ratings are designated on the Future Land Use Map for low density residential use.

Other Conservation/Open Space areas are scattered throughout Beaufort and include coastal wetlands, estuarine waters, estuarine shoreline, public trust areas, and '404' wetlands. Due to the small size of such areas, they are not specifically identified on the Future Land Use Map. Other areas with significant natural constraints and low suitability ratings are designated on the Future Land Use Map for low intensity land uses such as those anticipated to occur in the Low Density Residential classification.

The table below illustrates the amount of land area within the Beaufort planning jurisdiction by land suitability rating.

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Town of Beaufort NC

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Town Of Beaufort Board of Commissioners Regular Meeting
6 p.m. Monday, March 13, 2017 • Train Depot, 614 Broad St., Beaufort, NC

AGENDA CATEGORY: Public Hearing

SUBJECT: CAMA Land Use Plan update/text amendment

BRIEF SUMMARY: To update the zoning districts in the CAMA Land Use Plan to agree with the zoning districts in the Land Development Ordinance

REQUESTED ACTION: Conduct a public hearing, discussion on proposed text amendment and a decision on proposed text amendment to modify the text as presented or to change the modification to other language or deny changing the text

EXPECTED LENGTH OF PRESENTATION: Five (5) minutes

SUBMITTED BY: Stacy Allen, Town Planner

BUDGET AMENDMENT REQUIRED: N/A

ATTACHMENTS: Staff Report with text amendment, resolution, public notice

TOWN MANAGER'S RECOMMENDATION/COMMENTS:

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BOARD STAFF REPORT

BOARD ACTION REQUEST

AGENDA ITEM:

TO: Honorable Mayor and Board of Commissioners
FROM: Stacy Allen, Town Planner
DATE: February 23, 2017
RE: CAMA Land Use Plan Update/Text Amendment

Background Information

After consultation with the Town's CAMA representative, it was recommended that a text amendment be made to the CAMA Land Use Plan to update the zoning districts in the CAMA Land Use Plan to coincide with the zoning districts in the Town's Land Development Ordinance. The proposed text amendment has been reviewed by our CAMA representative and is compliant with their rules and regulations.

The proposed text amendment in the CAMA Land Use Plan, Section 4.5 A. through F., is for the sole purpose of incorporating the new zoning districts and deleting the old zoning districts from the CAMA Land Use Plan. This update is needed so that the zoning districts in the Land Development Ordinance and the CAMA Land Use Plan coincide with each other. The proposed text amendment affects only pages 89 through 96 of the CAMA Land Use Plan. The proposed text amendment does not affect the Future Land Use Map.

At their February meeting the Planning Board voted unanimously to support the text amendment.

Staff has included "Draft" text language which shows text to be added as underlined and text to be removed as ~~strikethrough~~.

Consistency Statement

The text amendment is consistent with:

- The Town's 2007 CAMA Core Land Use Plan in that it has been evaluated for its consistency with other existing policies and no internal inconsistencies exist;
- The currently approved North Carolina Coastal Management Program and the rules of the Coastal Resources Commission;
- The Town's ordinances and the Town's Land Use Plan;
- State and federal law.

Action Needed: Conduct public hearing
Decision on proposed text amendment

Attachments: Proposed text amendment
Public Notice

Agenda Item Prepared By:
Stacy Allen, Town Planner

Board Action: Motion by _____ 2nd by _____

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Town of Beaufort NC
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**RESOLUTION OF BEAUFORT, NORTH CAROLINA,
AUTHORIZING AN AMENDMENT TO THE CAMA CORE LAND USE PLAN**

WHEREAS, the Town desires to amend its 2007 CAMA Core Land Use Plan, specifically the text, to amend the text to update the zoning districts in the Land Use Plan to coincide with the zoning district in the Town's Land Development Ordinance, and

WHEREAS, on February 20, 2017 the Planning Board unanimously recommended adoption of the draft amendment to the CAMA Core Land Use Plan; and

WHEREAS, the Town conducted a duly advertised public hearing on the draft amendment to the CAMA Core Land Use Plan at the Regular Meeting of the Board of Commissioners on March 13, 2017; and

WHEREAS, the amendment to the 2007 CAMA Core Land Use Plan has been evaluated for its consistency with other existing policies and no internal inconsistencies exist; and

WHEREAS, the amendment is consistent with the currently approved North Carolina Coastal Management Program and the rules of the Coastal Resources Commission; and

WHEREAS, the amendment is consistent with the Town's ordinances and the Town's Land Use Plan; and

WHEREAS, the amendment does not violate any state or federal laws,

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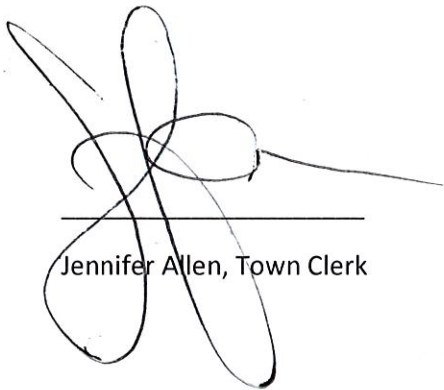
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NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of Beaufort, North Carolina, has unanimously adopted the draft CAMA Core Land Use Plan amendment; and

BE IT FURTHER RESOLVED that the Town Manager of Beaufort is hereby authorized to submit the adopted CAMA Core Land Use Plan amendment to the State for certification as described above.

Adopted this 13th day of March 2017.

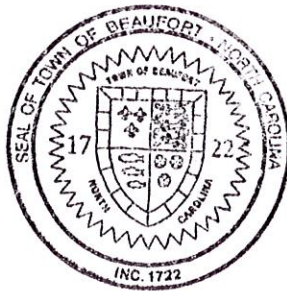
Attest:



Jennifer Allen, Town Clerk



Richard Stanley, Mayor



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AFFIDAVIT OF PUBLICATION

Before the undersigned, a notary public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared

Judy F. Allred who being

first duly sworn, deposes and says that he (she) is Clerk

(Owner, partner, publisher or other officer or employee authorized to make this affidavit)

of THE CARTERET PUBLISHING CO., INC., engaged in the publication of a newspaper known as CARTERET COUNTY NEWS-TIMES, published, issued, and entered as second class mail in the Town of Morehead City, in said County and State; that he (she) is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in CARTERET COUNTY NEWS-TIMES on the following

dates: 02/10/2017

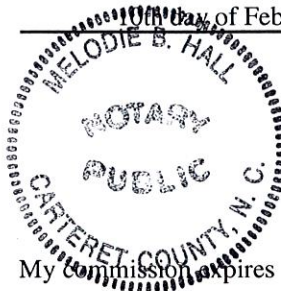
and that the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

This 10th day of February, 2017

Judy F. Allred
(Signature of person making affidavit)

Sworn and subscribed before me, this:

10th day of February, 2017



Melodie B Hall
Notary Public

April 25, 2019

Notice of Public Hearing

Update of the Town of Beaufort CAMA Land Use Plan

Notice is hereby given that the Town of Beaufort Board of Commissioners will conduct a public hearing at 6 p.m. Monday, March 13, 2017, to review the update of the Town's Coastal Area Management Act (CAMA) Land Use Plan. The meeting will be held at the Train Depot, 614 Broad Street, Beaufort NC 28516. All interested citizens are encouraged to attend.

Following the public hearing, the Board of Commissioners will consider adoption of the Land Use Plan. Once adopted, the Plan will be submitted to the Coastal Resources Commission for certification.

Written objections, comments, or statements of support shall be submitted to the DCM District Planner, Rachel Love-Adrick, 400 Commerce Avenue, Morehead City NC 28557 no less than 15 business days prior to the CRC meeting the land use plan is scheduled. Further information can be obtained by contacting the District Planner at 252-808-2808.

Copies of the Land Use Plan Update are available for review by the public at Beaufort Town Hall, 701 Front Street, Beaufort NC 28516 during normal office hours. The public is encouraged to review the document and to attend the public hearing. For additional information, please contact Stacy Allen at 252-728-2141 ext. 235.

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**Notice of Public Hearing
Update of the Town of Beaufort CAMA Land Use Plan**

Notice is hereby given that the Board of Commissioners of the Town of Beaufort will conduct a public hearing on Monday, March 13, 2017 at 6:00 P.M. to review the update of the Town's Coastal Area Management Act (CAMA) Land Use Plan. The meeting will be held at the Train Depot, 614 Broad Street, Beaufort NC 28516. All interested citizens are encouraged to attend.

Following the public hearing, the Board of Commissioners will consider adoption of the Land Use Plan. Once adopted, the Plan will be submitted to the Coastal Resources Commission for certification.

Written objections, comments, or statements of support shall be submitted to the DCM District Planner, Rachel Love-Adrick, 400 Commerce Avenue, Morehead City NC 28557 no less than 15 business days prior to the CRC meeting the land use plan is scheduled. Further information can be obtained by contacting the District Planner at 252-808-2808.

Copies of the Land Use Plan Update are available for review by the public at Beaufort Town Hall, 701 Front Street, Beaufort NC 28516 during normal office hours. The public is encouraged to review the document and to attend the public hearing. For additional information, please contact Stacy Allen at 252-728-2141 ext. 223.

Publication Date: February 10, 2017

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