

**TOWN OF SWANSBORO
PLANNING BOARD
REGULAR MEETING AGENDA**

June 1, 2021

Tuesday, 5:30 PM

***Regular Meeting Zoom Link:** <https://us02web.zoom.us/j/86082103395>

1. Call to Order

2. Minutes

A. April 19, 2021 Special Meeting Minutes

B. May 4, 2021 Regular Meeting Minutes

3. Business

Sherman Special Use Permit

William Sherman has applied for a Special Use Permit to allow an accessory structure in the front yard of his dwelling located at 177 Deer Island Road in Swansboro. The property is zoned R-8SF, is within the ETJ, and consists of 2.58 acres.

A minor subdivision of the property was recorded in October of 2020; however, the property has not been split because a deed is required to be recorded to reference the newly recorded plat.

The Town amended the Unified Development Ordinance in August 2020 to allow accessory structures in the front yard on lots two acres or more with a special use permit.

Action Needed: Per Section 152.033 of the Unified Development Ordinance, the Planning Board is charged with reviewing and commenting on proposed special use permit requests and evaluating the application based on the criteria under Section 152.210. Comments should address plan consistency and any other items deemed appropriate.

4. Special Meeting Schedule Discussion

The special meetings established to review the CAMA Land Use Plan Program of work were scheduled through the month of June.

Action Needed: Discussion regarding continuation.

5. Chairman/Board Thoughts/Staff Comments

6. Public Comments

7. Adjournment

**TOWN OF SWANSBORO
PLANNING BOARD
SPECIAL MEETING MINUTES
APRIL 19, 2021**

Call to Order

The meeting was called to order at 5:30 pm. Board members in attendance were Michael Favata, Christina Ramsey, Scott Chadwick, Jeff Conaway, and Brad Buckley. The board had 1 vacancy and Ed McHale was on a leave of absence and was excused.

It was noted that member, Brad Buckley attended via ZOOM, an electronic platform put into place to allow virtual meetings due to the COVID-19 pandemic that had recently taken a huge toll on the United States and other parts of the world requiring social distancing and limited public appearances.

Business

Tree Preservation and Replacement

Planner, Jennifer Ansell reviewed that at the last special meeting, the Board asked for more information on the replacement standards for trees when a property was clear-cut. The below UDO references were provided.

§ 152.538 TREE PRESERVATION AND REPLACEMENT.

(B) Standards for preservation or replacement.

(1) *Minimum standards.* For the purpose of achieving the objectives outlined in § 152.525, all new commercial or residential developments shall provide for the preservation or replacement of regulated trees using the following minimum standards:

(a) The total number of regulated trees to be retained should be at least 15 trees per acre (less impervious surface area (ex. parking, building)).

(b) If there are less than 15 regulated trees per acre on the site, then the difference shall be replaced with new or existing smaller trees, to a total of 15 trees per acre equaling at least three caliper inches per tree planted or retained.

(c) If there are no regulated trees on the site, then at least 15 new or existing trees per acre (less impervious surface area) equaling at least three caliper inches per tree shall be planted or retained.

(d) In the event a developer clear-cuts a lot or tract and has failed to provide a site plan to the office of Planning and Code Enforcement, the developer shall be required to plant 23 trees per acre (less impervious surface area), each with a minimum caliper of three inches.

(e) Regulated trees that are retained may be used to fulfill some of the planting requirements of street yard, parking facilities, or buffering, provided they are not damaged by construction activities or the intended use of the property.

§ 152.016 DEFINITIONS OF BASIC TERMS.

PROTECTED TREE. A tree measuring 18 inches at circumference-at-breast height.

In response to inquiries from the Board Mrs. Ansell clarified the following:

- › Term “clear-cut” was not defined in the UDO but interprets that term to mean all vegetation removed
- › The Town generally finds out about a clear-cut situation after it already occurs because there is not permit required
- › When a clear-cut situation occurs, there is a bond required which is not released until the Planner inspects the replanted trees and it is determined that the Town is satisfied

After discussion, the Board requested to see other municipalities ordinances related to the topic at the next meeting then decide about any changes to the ordinance.

Land Use Plan Implementation-Building Design

Mrs. Ansell reviewed that the Land Use Plan Program of Work contained two recommendations related to building design standards: “Text amendment related to the overall appearance of commercial, industrial and mixed-use development” and “Text amendment related to tying square foot to the use of higher quality materials, additional stormwater control measures”. Adopted in 2013, the Building Design and Compatibility section of the Unified Development Ordinance (UDO) contains architectural requirements for the new construction of non-residential and mixed-use development, and for expansions or alterations to existing buildings when they exceed 50% of the current building value.

In response to inquiries from the Board, Mrs. Ansell clarified the following:

- › When value is impacted by a storm, a private appraisal must be obtained
- › Illumination on properties is regulated by Section 152.500 of the UDO
- › Buildings that need maintenance and/or upkeep could be addressed through the nuisance ordinance for some items, but it is limited, and appearance is subjective
- › Incentives that could be offered to entice businesses to improve appearance would include direction on grants available and/or possible waiver of permit fee, however taxes could not be waived.

On an inquiry from Mrs. Ramsey if an inventory could be completed of the businesses in Swansboro along the gateway that were unsightly could be done by staff, Mrs. Ansell advised that identifying vacant properties could be achieved but in determining a property as “unsightly” would be more difficult because that is subjective.

On a motion by Mrs. Ramsey, seconded by Mr. Favata, with unanimous approval, staff was directed to inventory buildings along Highway 24 that were not being maintained.

Adjournment

On a motion by Mr. Conaway, seconded by Mr. Buckley, the meeting adjourned at 6:18 pm.

**TOWN OF SWANSBORO
PLANNING BOARD
REGULAR MEETING MINUTES
MAY 4, 2021**

Call to Order

The meeting was called to order at 5:30 pm. Board members in attendance were Michael Favata, Christina Ramsey, Scott Chadwick, Jeff Conaway. The board had 1 vacancy and Ed McHale was on a leave of absence and was excused. Brad Buckley was absent, unexcused.

Minutes

On a motion by Mrs. Ramsey, seconded by Mr. Conaway the meeting minutes for April 6, 2021 were approved unanimously.

Business

Tree Preservation and Replacement

Plannier, Jennifer Ansell reviewed that at the April 19, 2021 Special Meeting, the Board asked for example ordinances from other communities and to continue discussion at the next regular meeting. Some communities request permits, however, the clear-cutting issue could still occur. Additionally, she pointed out that a fine is applied by some communities for clear-cutting. If the board desired to recommend a permit for clear-cutting and fee if it occurs without a permit, that would be handled like a zoning violation.

After discussion on permit requirement, permit fee cost, and clear-cutting without permit fine, Mr. Chadwick made a motion, seconded by Mrs. Ramsey, to recommend requirement of a permit with no fee for clear-cutting, and a penalty fine of \$3,500/per acre up to a max of \$20,000/per project in addition to tree replacement. The motion passed unanimously.

There was a suggestion that any penalty fees collected go into the Stormwater Enterprise Fund.

Staff Comments

Mrs. Ansell shared that there were several bills currently presented to the senate and house that she wanted the board to be aware of that could affect town planning and zoning. Those bills were:

House Bill 74 Billboards & Replacement

Senate Bill 349/House Bill 401 Increasing Housing Opportunities

On a motion by Mr. Chadwick, seconded by Mr. Conway, recommendation to the Board of Commissioners to adopt a resolution opposing these bills was unanimously approved.

Mrs. Ansell also report that she was working on the requested inventory list and hope to have that ready to present at the next regular meeting.

Adjournment

On a motion by Mr. Conaway, seconded by Mr. Buckley, the meeting adjourned at 6:10 pm.



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Sherman Special Use Permit**

Board Meeting Date: **June 1, 2021**

Prepared By: **Jennifer Ansell, Planner**

Overview: William Sherman has applied for a Special Use Permit to allow an accessory structure in the front yard of his dwelling located at 177 Deer Island Road in Swansboro. The property is zoned R-8SF, is within the ETJ, and consists of 2.58 acres.

A minor subdivision of the property was recorded in October of 2020; however, the property has not been split because a deed is required to be recorded to reference the newly recorded plat.

The Town amended the Unified Development Ordinance in August 2020 to allow accessory structures in the front yard on lots two acres or more with a special use permit.

Action Needed: Per Section 152.033 of the Unified Development Ordinance, the Planning Board is charged with reviewing and commenting on proposed special use permit requests and evaluating the application based on the criteria under Section 152.210. Comments should address plan consistency and any other items deemed appropriate.

Attachments

Applicable Ordinance Sections
Special Use Application

§ 152.016 DEFINITIONS OF BASIC TERMS.

YARD, FRONT. An open space on the same lot with a principal building, a yard extending the full width of the lot and situated between the front line of the lot and the building projected to the side lines of the lot. Where a lot abuts more than one street, the Administrator shall determine the FRONT YARD for purposes of this chapter.

Amended 08/10/2020

§ 152.179 TABLE OF PERMITTED/SPECIAL USES.

PERMITTED/SPECIAL USES	R8SF
Accessory structures located in the front yard on lots two (2) acres or greater, flag lots, or on a double frontage lot	S

Amended 08/10/2020

§ 152.180 NOTES TO THE TABLE OF PERMITTED/SPECIAL USES/CONDITIONAL ZONING DISTRICTS (CD).

(G) *Note 7. Accessory uses and structures.*

(1) Accessory uses or structures is a use or a structure on the same lot with, but of a nature customarily incidental and subordinate to the principal use or structure and which contributes to the comfort, convenience, or necessity of occupants, business or industry in the principal building or use being served. No tent, mobile home, camper, travel trailer, nor any other temporary, portable, or removable trailer, container, vehicle, or structure of any kind may be considered an accessory use or accessory structure, whether or not the wheels, axles, and/or tongue have or has been removed and whether or not that any container, structure, or vehicle as described herein has been placed on a foundation, except as hereinafter described. Provided, however, that structures such as storage sheds, garden sheds, and similar structures shall be considered accessory buildings, even though they may be capable of being lifted or disassembled and removed from the property. Further provided, that a trailer, tent, or similar container, structure, or vehicle may be placed on property on a temporary basis for promotional or other business or charitable related purposes, but such use shall not continue for more than six months.

(2) No accessory building or use may be erected or installed on any lot where a principal building does not exist. No lot shall have in excess of two accessory buildings unless it is identified as a bonafide farm. No accessory structure or swimming pool is allowed in the front yard or on a double frontage lot unless authorized by special use permit.

Amended 08/10/2020

§ 152.196 NOTES TO THE TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS.

(F) *Note 6. Accessory structures.*

1) Accessory structure setbacks shall also apply to the placement of swimming pools.

- 2) No accessory building or use shall be erected in any front yard, or within six feet of the rear lot line unless otherwise allowed by the following, or if the rear lot line abuts navigable waters, and it is therefore subject to the CAMA rules:
- a) Exception, that any “T” or “L” shaped lot may have accessory uses or structures in what is defined by the Unified Development Ordinance as the front yard or side yard as long as that front or side yard does not have a road or street adjacent to the front yard or side yard of the lot.
- b) Accessory structures may be constructed or placed in the front yard on residential lots two (2) acres or greater and on flag lots provided that a special use permit is obtained, and the structure meets the required front and side setbacks for principal structures in the applicable zoning district.
- c) Double frontage lots in residential districts, including double frontage lots on a corner, will require a special use permit to construct or place accessory structures on the property.

Amended 08/10/2020

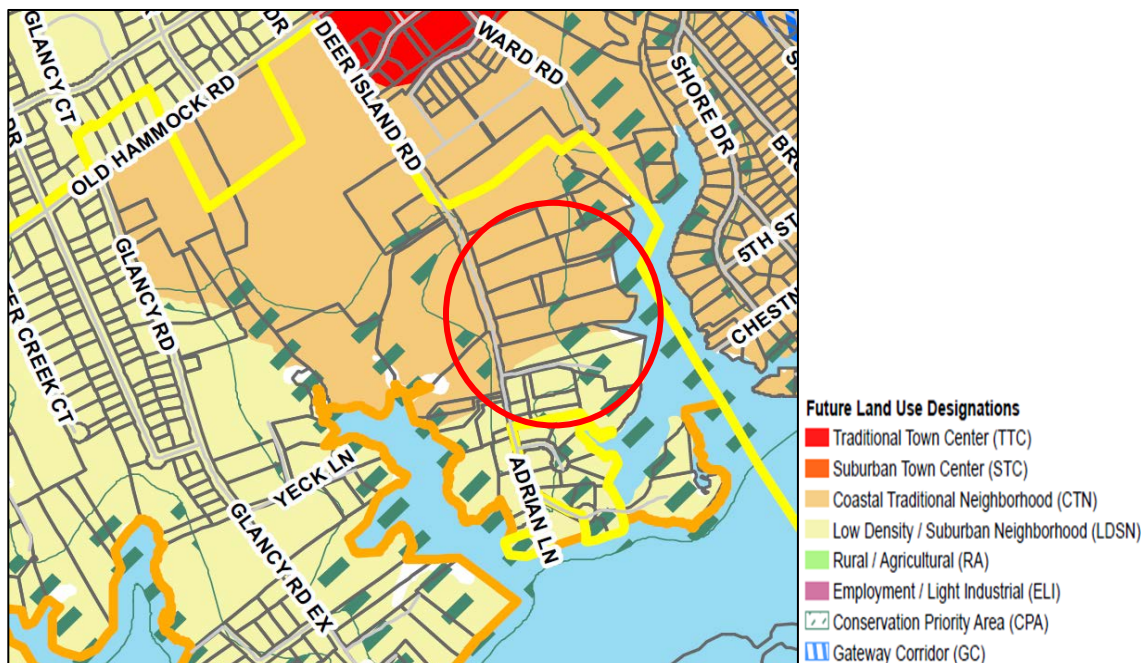
SPECIAL USES

§ 152.210 PROCEDURE FOR SPECIAL USE PERMITS.

- A) Special use permits may be issued by the Administrator, after approval by the Board of Commissioners, for the uses as designated in the table of regulations for special uses. Applications shall include all of the requirements pertaining to it as specified in this section. A hearing shall be held, and all interested persons shall be permitted to offer relevant comments. The Town Board of Commissioners shall consider the application and may approve or deny the requested special use permit.
- B) In granting a special use permit, the Board of Commissioners shall give due regard to the nature and state of all adjacent structures and uses, and the districts within which the proposed use is to be located, and shall make written findings of fact concerning the existence or absence of the following criteria:
 - 1) The special use is allowed pursuant to § [152.210](#) and meets all the required conditions and specifications, including without limitation, those set out in § [152.211](#). The special use is allowed by the Table of Uses on properties two acres or larger. The property is 2.58 acres in size. Per Section 152.211, a 4’ fence and landscaped screen are required; we can provide credit for any existing vegetation.
 - 2) The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. The applicant has provided a site plan which indicates the structure is set back 225 feet from Deer Island Road and 37 feet from the interior side property line.
 - 3) The special use will not substantially injure the value of adjoining or abutting property, OR the special use is a public necessity. There appear to be similarly situated accessory structures at 175 Deer Island Road adjacent to this property:



- 4) The location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is located. The special use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of the project as required by G.S. §160A-382(b). The CAMA Land Use Plan Update (2019) identifies the portion of the property where the shed is located as Coastal Traditional Neighborhood:



The Coastal Traditional Neighborhood (CTN) land use designation is described as a walkable, compact, residential district laid out based on traditional neighborhood development patterns. It generally surrounds the Traditional Town Center and contains single and two-family residential with small-scale multi-family and neighborhood commercial.

- 5) Upon the issuance of any special use permit, the Board of Commissioners shall consider whether it is necessary or appropriate to affix conditions thereto for the

purposes of protecting neighboring properties and/or the public interest assuring that the use is harmonious with the area, and ensuring that the use is consistent with the spirit of the ordinance, and shall affix to such permit such reasonable and appropriate conditions as it finds are necessary for any of those purposes. If any conditions affixed to any special use permit or any part thereof is held invalid by any competent authority, then said special use permit shall be void.

- C) *Orders of Board of Commissioners.* Upon its determination that all of the criteria set out in this section are met, the Board of Commissioners shall enter a written order with findings of fact and conclusions of law and shall issue the special use permit as requested or with such conditions as it finds necessary and appropriate pursuant to this section.
- D) Upon its determination that one or more of the criteria set out in this section are not met, the Board of Commissioners shall issue its written order with findings of fact and conclusions of law and shall deny the requested special use permit.
- E) Any special use permit approved or approved with conditions shall be recorded in the office of the Register of Deeds of Onslow County, North Carolina.
- F) All such additional conditions shall be entered in the minutes of the meeting at which the special use permit is granted and also on the special use permit approval, and on the approved plans submitted therewith. All specific conditions shall run with the land and shall be binding on the original applicant for the special use permit, the heirs, successors, and assigns. In order to ensure that such conditions and requirements for each special use permit will be fulfilled, the petitioner for the special use permit may be required to enter into a contract with the Town of Swansboro providing for the installation of the physical improvements required as a basis for the issuance of the special use permit. Performance of said contract shall be secured by cash or surety bond which will cover the total estimated cost of the improvements as determined by the Town of Swansboro; provided, however, that said bond may be waived by the Town Board of Commissioners within its discretion.
- G) In addition to the conditions specifically imposed by the Town Board of Commissioners, special uses shall comply with the height, area, and parking regulations of the zone in which they are located (no variances from requirements within zoning ordinance are allowed).
- H) In the event of failure to comply with the plans approved by the Board of Commissioners or with any other conditions imposed upon the special use permit, the permit shall thereupon immediately become void and of no effect. No building permits for further construction nor a certificate of compliance under this special use permit shall be issued, and the use of all completed structures shall immediately cease and such completed structures not thereafter be used for any purpose other than a use-by-right as permitted by the zone in which the property is located.
- I) Where plans are required to be submitted and approved as part of the application for a special use permit, modifications of the original plans may be authorized by the Town Board of Commissioners.

§ 152.211 SPECIFIC CRITERIA FOR CERTAIN SPECIAL USES.

Detailed regulations for certain special uses are set forth in this section.

(A) *Use -accessory structures in the front yard or on a double frontage lot.*

- 1) Special use districts: RA, R6, R6SF, R8SF, R10SF, R15SF, R20SF, R40SF, PUD, MHP, MHS, MHS-15SF, MHS-O.
- 2) Minimum lot area: based on zoning classification lot standards.
- 3) Topography: topography of the site at contour intervals not greater than two feet.
- 4) Structures: location and approximate size of all existing and proposed buildings and structures within the site and on the lots adjacent thereto.
- 5) Circulation: proposed points of access and egress and pattern of internal circulation.
- 6) Other details:
 - a) All accessory structures shall be placed a minimum of 20 feet from the edge of the road right of way.
 - b) All accessory structures shall be screened from view by a minimum four-foot opaque fence with the finished side facing the street and a landscape screen on the street side of the fence. The screening shall be a type A buffer as required by § [152.528](#) (E)(1) and [Table 152.528-1](#).

Amended 08/10/2020

TOWN OF SWANSBORO
Special Use Application

APPLICANT'S NAME William Sherman
MAILING ADDRESS 177 Deer Island Rd. Phone # (703) 955-1094
OWNER'S NAME William Sherman and Dorothy Brooks
OWNER'S ADDRESS 177 Deer Island Rd. Phone # (703) 955-1094

TAKE NOTICE THAT THE UNDERSIGNED HEREBY PETITIONS THE BOARD OF COMMISSIONERS OF THE TOWN OF SWANSBORO FOR A SPECIAL USE AS DESCRIBED BELOW AND AS ALLOWED BY ARTICLE 10 OF THE UNIFIED DEVELOPMENT ORDINANCE:

I am applying for a special use permit for a shed on my front lot under 152.196 4b.
ON THE PREMISES LOCATED AT: 177 Deer Island Rd.

LOT _____ BLOCK _____ MAP _____

THE PROPERTY IS ZONED: R8SF

THIS 6th DAY OF May, 2021.

APPLICANT'S SIGNATURE [Signature]

DATE FILED May 6, 2021

RECIPIENT SIGNATURE Alissa Fender

ZONING ADMINISTRATOR [Signature] 5/10/21

APPLICANT OR APPLICANT REPRESENTATIVE MUST BE PRESENT FOR AN APPLICATION TO BE HEARD. IF SOMEONE OTHER THAN THE APPLICANT WILL BE THE REPRESENTATIVE, THE FOLLOWING MUST BE COMPLETED.

N/A
I /We William Sherman & Dorothy Brooks am /are the owner(s) of the property located at 177 Deer Island Rd. I /We hereby authorize _____ to appear my behalf in order to ask for a special use permit at this location. I /We understand that the special use permit, if granted, is permanent and runs with the land unless otherwise conditioned.

Owner _____ Date _____

Owner _____ Date _____

_____ County, North Carolina

I certify that the above person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated herein.

Date: _____

Notary Public

(Official Seal)

My commission expires: _____

SPECIAL USE PERMIT APPLICATION CHECKLIST

STOP

If the following items are not included in your application submittal, your application will not be accepted. Please note that this is not a comprehensive list; there may be other items required following the review of your application.

- ☒ Fee(s) as prescribed by the current Town of Swansboro [Fee Schedule](#)
- ☒ Application submitted at least 17 days prior to the next Planning Board meeting
- ☒ Application must be filled out completely
- ☒ Owner affidavit on application must be completed if applicant is not the property owner
- ☐ A narrative describing the proposed use of the property. This should include proposed hours of operation, number of employees, etc. Items 1-4 under [Section 152.210](#) (B) of the Unified Development Ordinance (UDO) will also need to be addressed in this narrative.

A report from a licensed real estate appraiser to address finding #3 on value is required

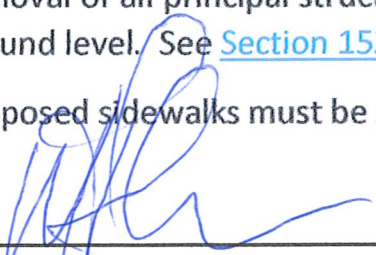
- ☒ A site plan depicting all existing and proposed structures, proposed outdoor dining areas, existing and proposed parking areas and circulation, proposed signage locations, utilities including hydrant locations, etc. is required with all applications. A comprehensive list can be found in [Appendix IV](#) to the UDO
- ☐ If the proposed cost of renovations to the building exceed 50% of the building value per the Onslow County Tax Office, the [Building Design and Compatibility](#) standards of the UDO will apply, and detailed building elevations demonstrating compliance with these standards must be

included. A private appraisal may be provided in lieu of the documented tax value

- ☐ The [Parking](#) standards will apply whenever there is new construction, when any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area, or when there is a conversion from one type of use or occupancy to another. The number of spaces, dimensions, proposed layout, and circulation pattern need to be depicted on the site plan
- ☐ The [Landscaping Regulations](#) will apply to all new or changed uses of land, buildings, and structures and to any use of building or structure which sits idle more than 180 consecutive days or is abandoned, except for those uses exempted in sections (C)(1) through (C)(3) under [Section 152.525](#). A landscaping plan must be included with the application when required
- ☐ The [Lighting](#) standards of the UDO apply to any fixtures proposed to be installed. A lighting plan should be included to demonstrate compliance with the ordinance standards
- ☐ [Sidewalks](#) are required for property located in Town Limits when the development of vacant property occurs, the redevelopment of property occurs, or when there are substantial additions to property.

Additionally, sidewalks are required in the Extraterritorial Jurisdiction (ETJ) when the development or redevelopment of vacant commercial property occurs; provided that the development involves the razing, dismantling, or removal of all principal structures existing on a tract of land substantially to ground level. See [Section 152.180](#), Note 5

Proposed sidewalks must be shown on the site plan



Applicant Signature



Date

In granting a special use permit, the Board of Commissioners shall give due regard to the nature and state of all adjacent structures and uses, and the districts within which the proposed use is to be located, and shall make written findings of fact concerning the existence or absence of the following criteria:

- (1) The special use is allowed pursuant to § [152.210](#) and meets all the required conditions and specifications, including without limitation, those set out in § [152.211](#).

The special use is allowed on lots 2 acres or more per the Table of Uses provided that the structure meets the applicable front and side setback requirements for principal structures in the applicable zoning district (25' Front, 8' Side). However, the requirement for a fence between the road and shed structure needs to be addressed. The current position of the structure is more than 250 ft from the road and is surrounded by trees, making it harmonious to the environment in which it was placed. We feel that a fence would make it stick out and make it look like it does not blend in with its surroundings.

- (2) The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.

The special use will not endanger the public health or safety because it meets the setback requirements. Currently the structure is positioned far back from the road (over 200') and is more than 8' from the south side of 177 Deer Island road, and 34' from the north side of 181 Deer Island Road. Furthermore, the structure is more than 60' removed from the watershed and flood-line to the rear of the structure. We have taken great pains to ensure that our property, including the watershed and flood plain area are as pristine as possible. The property at 181 Deer Island Road is a health hazard and a detriment to the Swansboro and Onslow County ecosystem. We have done all we can to clean up the area on that side of our property.

- (3) The special use will not substantially injure the value of adjoining or abutting property. OR the special use is a public necessity.

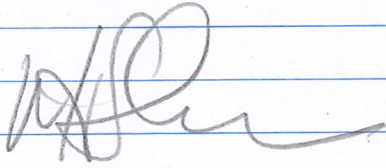
The special use will not injure the value of adjoining properties because it is an accessory structure incidental to the dwelling on the property. The primary function of the structure is to house landscaping equipment that is used to make sure that our 2.56 acre lot is manicured to our standards. It enables us to make sure that trees and bushes are trimmed, the lawn is cut and debris are picked up and removed. The structure also houses driveway grading equipment to ensure that the driveway is flat, smooth and pleasant to the eye. The structure also houses gardening equipment used to plant shrubs, flowers and plants that contribute to the aesthetically pleasing beauty of the landscaped properties surrounding us (except for 181 Deer Island Road).

- (4) The location and character of the special use , if developed according to the plan as submitted and approved, will be in harmony with the area in which it is located. The special use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of the project as required by G.S. §160A-382(b).

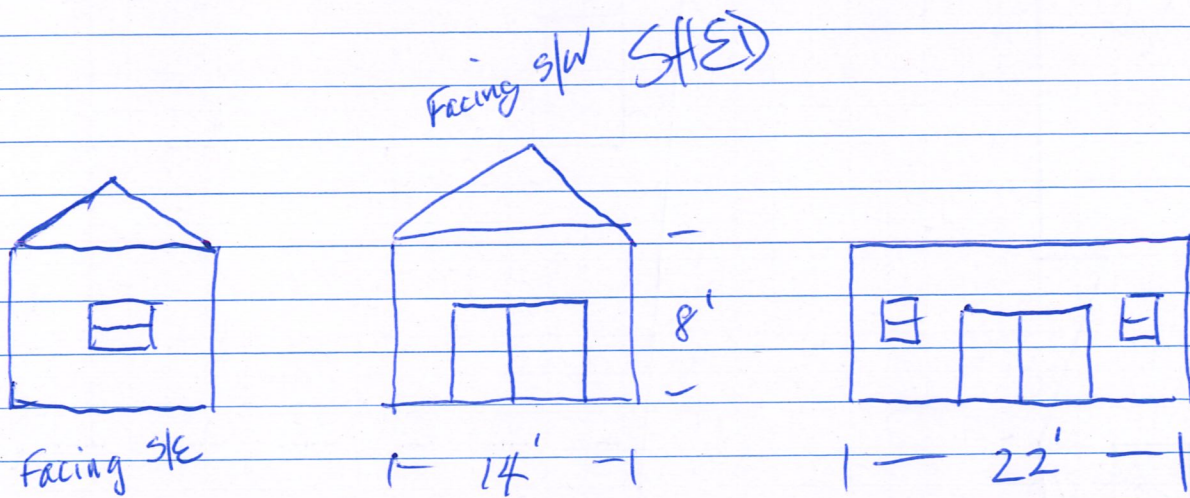
The CAMA Land Use Plan Update shows the portion of the property where the shed is located as Coastal Traditional Neighborhood. The plan also speaks to locating development out of environmentally sensitive areas like wetlands and the floodplain. We are very concerned about North Carolina's coastal ecosystems and take great care in keeping our watershed in as pristine a state as possible. I personally removed washed up docks, walkways, pylons and other various and sundry debris from the watershed on our property and make a conscious effort to make sure that the environment under our control is clean and safe for the inhabitants that thrive in the watershed. I have read Swansboro's Land Use Plan and feel strongly that we are in compliance and are a contributing member to Swansboro's future plans.

Dorothy V Brooks and William H. Sherman

I am applying for a special use permit
to store and use landscaping equipment in a
shed. The main and only use is to store my
lawn mowers (2), brush cutters, trimmers, chain
saws and other landscaping and gardening tools.



3/6/2021



Made by:
O.D. HICKORY BUILDINGS
Engineered for:
20 psf ground snow load
135 winds (certified).

175
Deer Island Rd.

↑ HOUSE

SHED is:
23' X 14'
L W

177
Deer Island
Rd.

Fence

60'

12' SHED 37'

225'

179
Deer Island
Rd.

173 Deer Island Rd.

Deer Island Rd.

OLD HICKORY BUILDINGS, LLC

P.O. BOX 331973
MURFREESBORO, TN 37133

GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE (NCRC) AND THE 2018 NORTH CAROLINA BUILDING CODE (NCBC).
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (RISK CATEGORY I) PER NCBC TABLE 1604.5 AND SHOULD NOT BE USED FOR HUMAN HABITATION.
5. SIDING FASTENERS SHALL NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL OR WHEN THE SIDING GROOVES OCCUR AT CUT EDGES OF THE SIDING PANEL.
6. STRUCTURES SHOULD HAVE 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES OR 29 GA METAL ROOFING OVER WOOD SHEATHING.
7. WOOD FRAMING SHALL COMPLY WITH THE ANSI/AWC "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION", 2015.
8. ALL ROOF DECKING IS TO BE $\frac{7}{8}$ " OSB SHEATHING. FASTEN ROOF SHEATHING TO ROOF FRAMING WITH 2" RING SHANK NAILS SPACED AT 6" MAX.
9. ALL SIDING IS TO BE $\frac{5}{8}$ " TREATED T1-11 PLYWOOD, $\frac{3}{8}$ " LP SMART PANEL, OR LP DUTCH LAP SIDING. $\frac{7}{8}$ " OSB WALL SHEATHING IS TO BE INSTALLED ON ALL WALLS USING DUTCH LAP SIDING.
10. ALL FLOOR JOISTS ARE TO BE PRESSURE TREATED SYP #2, OR BETTER, UNLESS NOTED OTHERWISE. FLOOR JOISTS FOR 10' WIDE BUILDINGS ARE TO BE SYP #1, OR BETTER.

11. ALL UN-TREATED WOOD FRAMING IS TO BE SPF #2 OR BETTER.
12. ALL EXTERIOR NAILS ARE TO BE ZINC COATED.
13. ALL FLOOR DECKING IS TO BE $\frac{5}{8}$ " OR $\frac{3}{4}$ " PLYWOOD OR ENGINEERED FLOORING.
14. ALL SKIDS ARE TO BE 4x6 PRESSURE TREATED, RATED FOR GROUND CONTACT.
15. SECTIONS AND DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS NOTED OTHERWISE.

ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. OLD HICKORY BUILDINGS IS NOT RESPONSIBLE FOR THESE ITEMS.

1. THE COMPLETE FOUNDATION AND TIE-DOWN SYSTEM
2. RAMPS, STAIRS, AND GENERAL ACCESS
3. ELECTRICAL SERVICE HOOKUP

DESIGN CRITERIA:

1. RISK CATEGORY I
2. FLOOR LIVE LOAD: 40 PSF
3. ROOF LIVE LOAD: 20 PSF
4. SNOW LOADS ARE BASED ON THE FOLLOWING:
GROUND SNOW LOAD, $P_g = 20$ PSF
FLAT ROOF SNOW LOAD, $P_f = 14$ PSF
EXPOSURE FACTOR, $C_e = 1.0$
IMPORTANCE FACTOR, $I = 0.8$
THERMAL FACTOR, $C_t = 1.2$
5. WIND LOADS ARE BASED ON THE FOLLOWING:
Vult = 150 MPH
RISK CATEGORY I
EXPOSURE CATEGORY B
INTERNAL PRESSURE COEFFICIENT:
 $GC_{pi} = \pm 0.18$
COMPONENTS & CLADDING:
ROOF-ZONE 1 = 14.0, -22.2 PSF
ROOF-ZONE 2 = 14.0, -38.7 PSF
ROOF-ZONE 3 = 14.0, -57.2 PSF
WALL-ZONE 4 = 24.3, -26.3 PSF
WALL-ZONE 5 = 24.3, -32.5 PSF

NOTE: C&C WIND PRESSURES SHOWN ARE FOR A 10 SQUARE FOOT EFFECTIVE AREA (A_e) AND MAY BE REDUCED FOR LARGER AREAS AS ALLOWED BY CODE.

PIERS (IF REQUIRED):

1. PIERS ARE NOT REQUIRED WHEN THE SKIDS CAN BE SUPPORTED ON FIRM, LEVEL GROUND. PIERS ALONG INTERIOR SKIDS SHALL BE ORIENTED WITH THE LONG SIDE PERPENDICULAR TO THE SKID. PIERS ALONG THE OUTSIDE SKIDS OF BUILDINGS WITH 4 SKIDS ARE PERMITTED TO BE ORIENTED WITH THE LONG SIDE PARALLEL TO THE SKID PROVIDED THAT THE PIERS ALONG THE INTERIOR SKID ARE ORIENTED PERPENDICULAR TO THE SKID.
2. PIERS SHALL TYPICALLY BE 8"x8"x16" OPEN CELL OR SOLID CONCRETE BLOCKS, DRY STACKED TO A MAXIMUM HEIGHT OF 36". THE BLOCK IN CONTACT WITH THE GROUND AT EACH PIER SHALL BE A 4"x8"x16" SOLID BLOCK. OPEN CELL BLOCKS AND 2" THICK SOLID BLOCKS ARE NOT TO BE USED AS THE BASE OF ANY PIERS. OPEN CELL BLOCKS ARE TO BE PLACED ON TOP OF SOLID BLOCKS AS NEEDED WITH THE OPEN CELLS RUNNING VERTICALLY AND MUST NOT BE PLACED ON THEIR SIDE.

CORNER PIERS OVER 20" TALL SHALL BE DOUBLE STACKED CONCRETE BLOCKS. TIE DOUBLE STACKED BLOCKS BY ALTERNATING THE DIRECTION OF BLOCKS ON EACH ROW.
3. OLD HICKORY BUILDINGS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF SITE CONDITIONS ARE SUITABLE TO SUPPORT THE STRUCTURE.
4. PIERS SHOWN ON SHEET S-1 ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. THE PIER LAYOUT MAY BE ADJUSTED AS NEEDED BASED ON SITE CONDITIONS, PROVIDED THAT THE MAXIMUM SPACING SHOWN IS NOT EXCEEDED.



4-16-21

UTILITY SHED--NORTH CAROLINA--WIND=150 MPH--2018 NCBC



PROJECT NO:

DATE: 04-16-2021

DRAWN BY: KLN

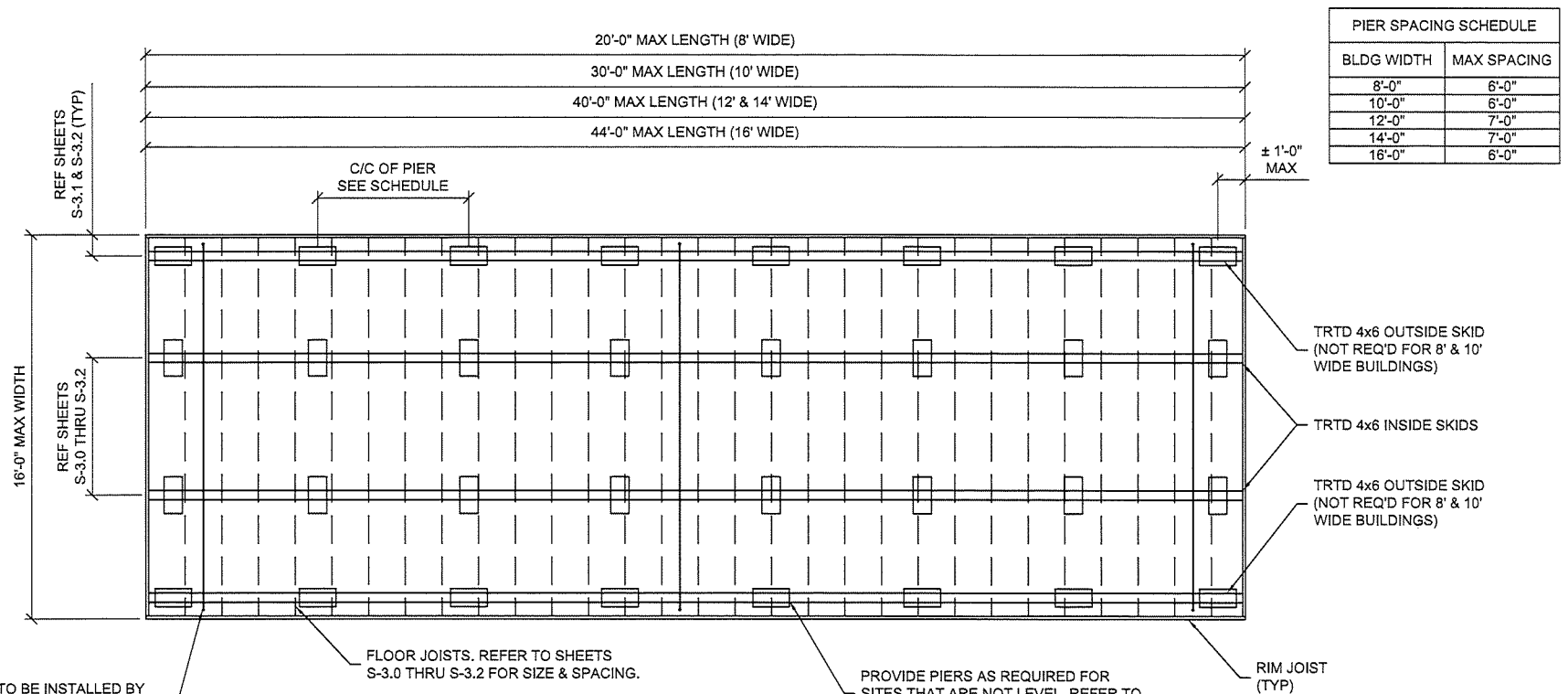
CHECKED BY: KLN

REVISION:

SHEET NUMBER

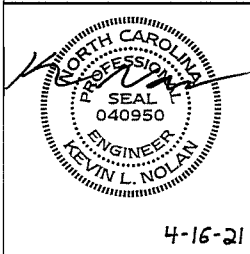
S-0-UT

SCALE: NONE



FLOOR FRAMING PLAN

BUILDING TIE-DOWN TO BE INSTALLED BY THE CUSTOMER. REFER TO NOTES ON S-0. THE QUANTITY OF TIE-DOWNS SHOWN ON THIS PLAN ARE CONCEPTUAL AND MAY NOT REFLECT THE ACTUAL REQUIRED QUANTITY. SEE THE SCHEDULE ON SHEET S-2 FOR THE REQUIRED TIE-DOWN QUANTITY AND LOAD RATING BASED ON THE BUILDING LENGTH (TYP)



UTILITY SHED--NORTH CAROLINA--WIND=150 MPH--2018 NCBC



PROJECT NO:	
DATE:	04-16-2021
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

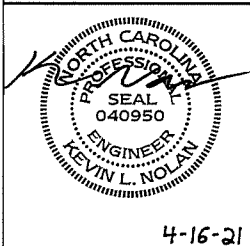
SHEET NUMBER
S-1-UT
SCALE: NOT TO SCALE

UPLIFT ANCHORAGE SCHEDULE

BLDG LENGTH	8' WIDE BLDGS		10' WIDE BLDGS		12' WIDE BLDGS		14' WIDE BLDGS		16' WIDE BLDGS	
	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY
8'-0"	2	450#	-	-	-	-	-	-	-	-
10'-0"	2	550#	2	550#	-	-	-	-	-	-
12'-0"	2	700#	2	650#	2	550#	-	-	-	-
14'-0"	3	550#	3	500#	2	650#	3	550#	-	-
16'-0"	3	600#	3	550#	3	500#	3	600#	3	600#
18'-0"	3	700#	3	650#	3	550#	3	650#	3	700#
20'-0"	4	550#	3	700#	3	650#	4	550#	4	600#
22'-0"	-	-	4	600#	3	700#	4	600#	4	650#
24'-0"	-	-	4	650#	4	550#	4	650#	4	700#
26'-0"	-	-	4	700#	4	600#	5	600#	5	600#
28'-0"	-	-	5	600#	4	650#	5	650#	5	650#
30'-0"	-	-	5	650#	4	700#	5	650#	5	700#
32'-0"	-	-	-	-	5	600#	5	700#	6	600#
34'-0"	-	-	-	-	5	650#	6	650#	6	650#
36'-0"	-	-	-	-	5	700#	6	650#	6	700#
38'-0"	-	-	-	-	5	700#	6	700#	7	650#
40'-0"	-	-	-	-	6	650#	7	650#	7	650#
42'-0"	-	-	-	-	-	-	-	-	7	700#
44'-0"	-	-	-	-	-	-	-	-	8	650#

NOTES:

- 1) TIE-DOWNS AND ANCHORS ARE TO BE SUPPLIED AND INSTALLED BY THE CUSTOMER. OLD HICKORY BUILDINGS IS NOT RESPONSIBLE FOR THE TIE-DOWN SYSTEM. REFER TO NOTE SHEET S-0.
- 2) THE SCHEDULE INDICATES THE RECOMMENDED NUMBER OF BUILDING TIE-DOWNS TO BE INSTALLED BY THE CUSTOMER. EACH TIE-DOWN HAS TWO ANCHORS. REFER TO DETAILS SHOWN ON SHEET S-2.1 FOR TIE-DOWN OPTIONS.
- 3) PROVIDE A TIE-DOWN NEAR EACH END OF THE BUILDING. REMAINING TIE-DOWNS SHOULD BE EVENLY SPACED ALONG THE ENTIRE LENGTH OF BUILDING.

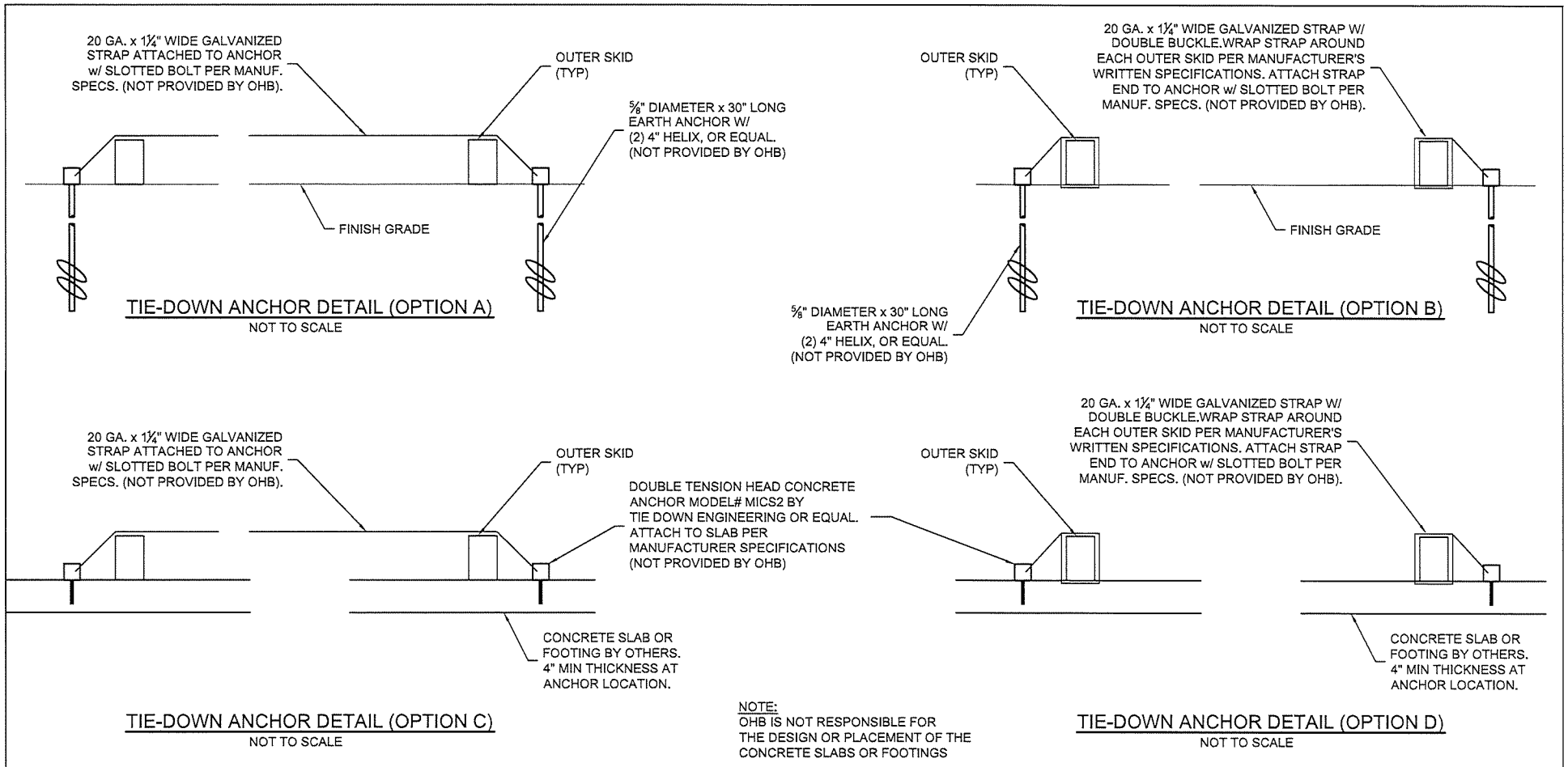


UTILITY SHED--NORTH CAROLINA--WIND=150 MPH--2018 NCBC

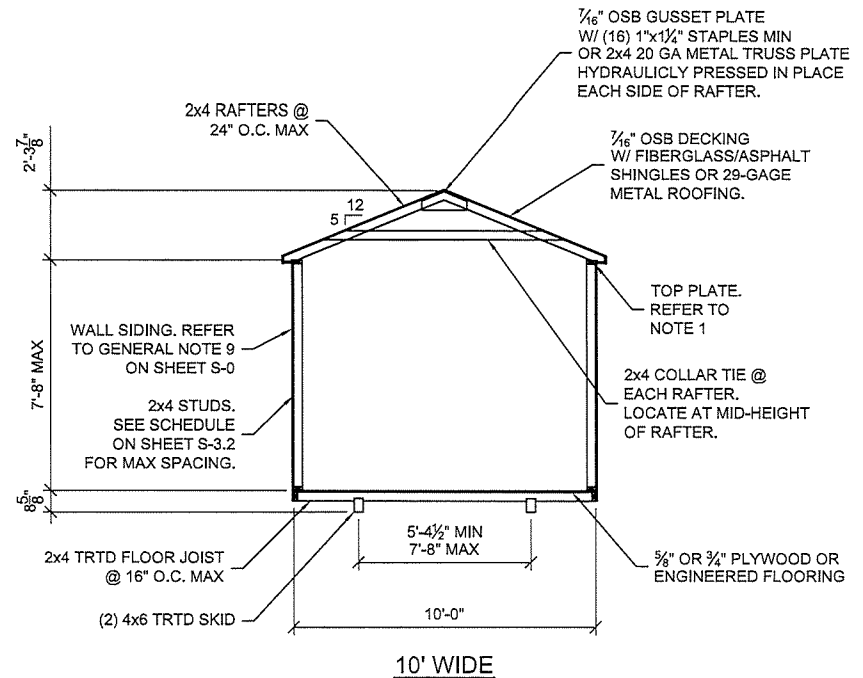
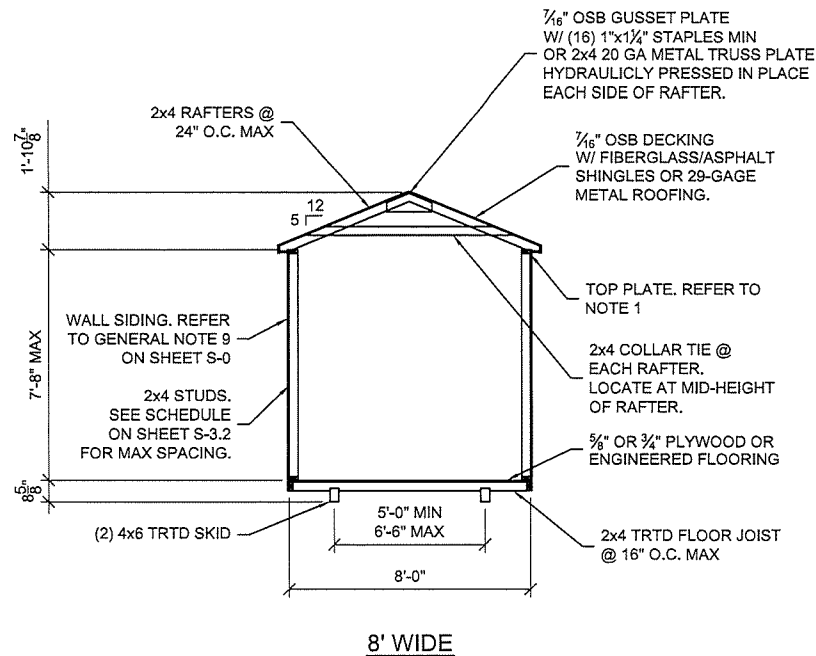


PROJECT NO:	
DATE:	04-16-2021
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-20-UT
SCALE: NONE



4-16-21	UTILITY SHED--NORTH CAROLINA--WIND=150 MPH--2018 NCBC										
		<table border="1"> <tr><td>PROJECT NO:</td><td></td></tr> <tr><td>DATE:</td><td>04-16-2021</td></tr> <tr><td>DRAWN BY:</td><td>KLN</td></tr> <tr><td>CHECKED BY:</td><td>KLN</td></tr> <tr><td>REVISION:</td><td></td></tr> </table>	PROJECT NO:		DATE:	04-16-2021	DRAWN BY:	KLN	CHECKED BY:	KLN	REVISION:
PROJECT NO:											
DATE:	04-16-2021										
DRAWN BY:	KLN										
CHECKED BY:	KLN										
REVISION:											
		<table border="1"> <tr><td>SHEET NUMBER</td><td></td></tr> <tr><td>S-21-UT</td><td></td></tr> <tr><td>SCALE: NONE</td><td></td></tr> </table>	SHEET NUMBER		S-21-UT		SCALE: NONE				
SHEET NUMBER											
S-21-UT											
SCALE: NONE											



- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAX/MIN SPACING STATED.
3. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.

BUILDING SECTIONS



4-16-21

UTILITY SHED--NORTH CAROLINA--WIND=150 MPH--2018 NCBC



OLD HICKORY
— BUILDINGS —

PROJECT NO:

DATE: 04-16-2021

DRAWN BY: KLN

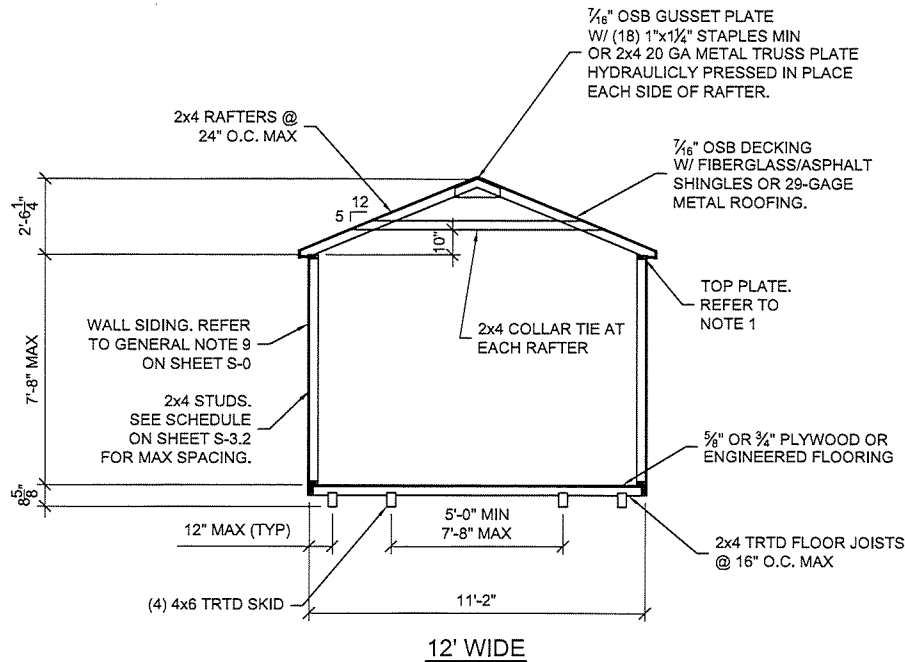
CHECKED BY: KLN

REVISION:

SHEET NUMBER

S-3.0-UT

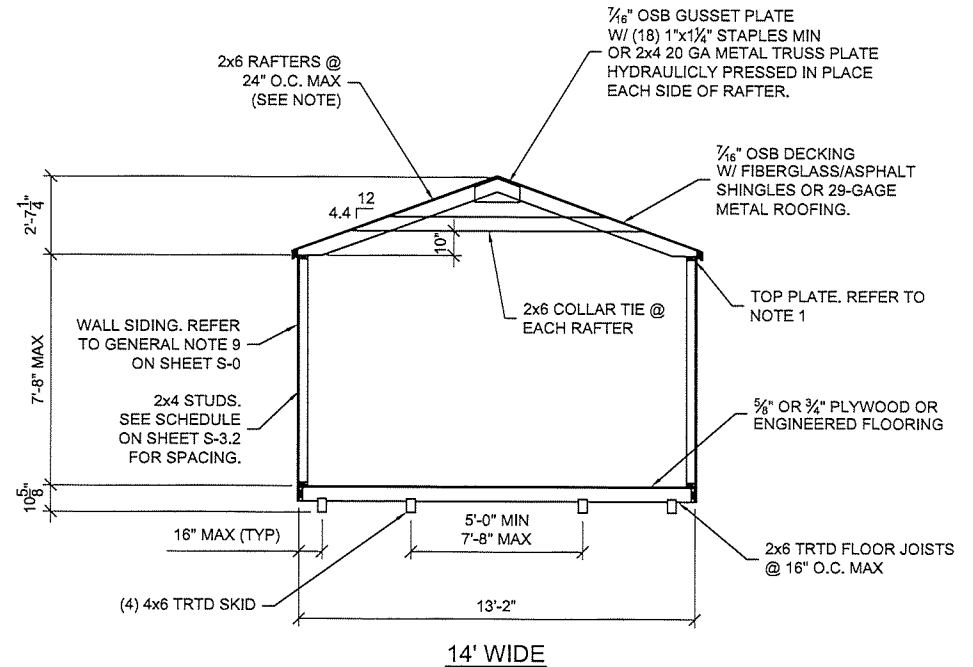
SCALE: 1/4" = 1'-0"



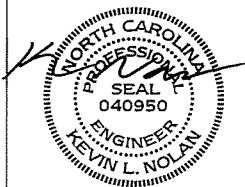
NOTE: PROVIDE $\frac{7}{16}$ " OSB INTERIOR WALL SHEATHING AT 11'-2" WIDE ENDWALLS WITH 9'-0" WIDE ROLL-UP DOORS. ATTACH THE OSB TO THE WALL FRAMING WITH 2" RING SHANK NAILS SPACED AT 4" MAX.

- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
 2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAX/MIN SPACING STATED.
 3. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.

BUILDING SECTIONS



NOTE: ROOF RAFTERS FOR THE 14' WIDE BUILDING MAY BE 2x4 @ 16" O.C. WHEN THE WALL STUDS ARE SPACED AT 16" O.C. OR A DOUBLE TOP PLATE IS USED AT THE SIDE WALLS.



4-16-21

UTILITY SHED--NORTH CAROLINA--WIND=150 MPH--2018 NCBC



OLD HICKORY
— BUILDINGS —

PROJECT NO:

DATE: 04-16-2021

DRAWN BY: KLN

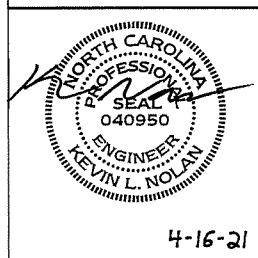
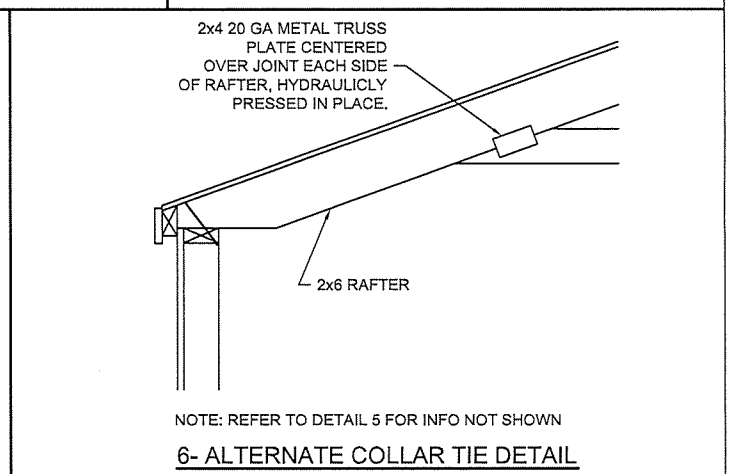
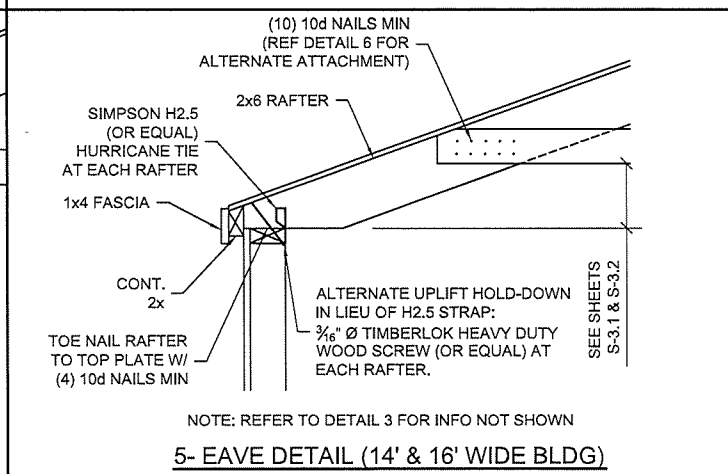
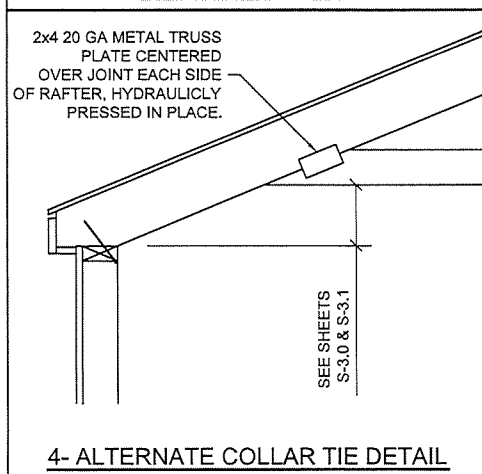
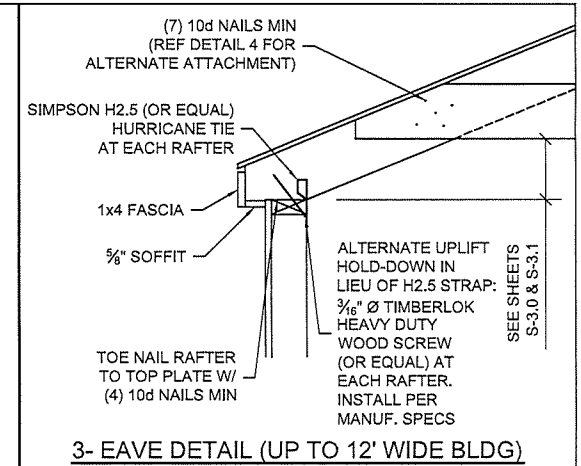
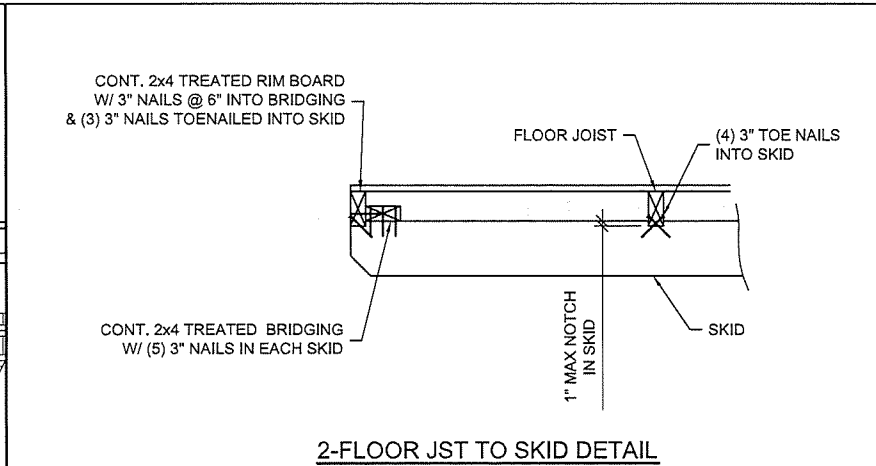
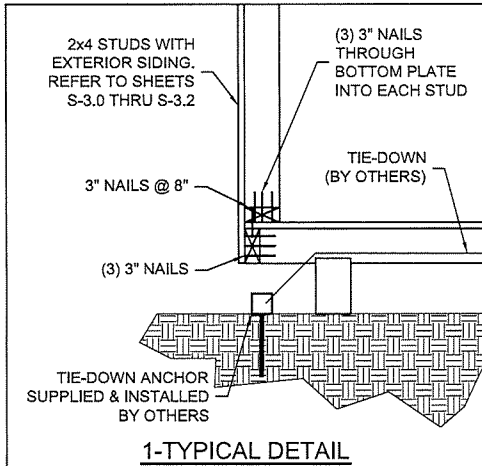
CHECKED BY: KLN

REVISION:

SHEET NUMBER

S-31-UT

SCALE: 1/4" = 1'-0"

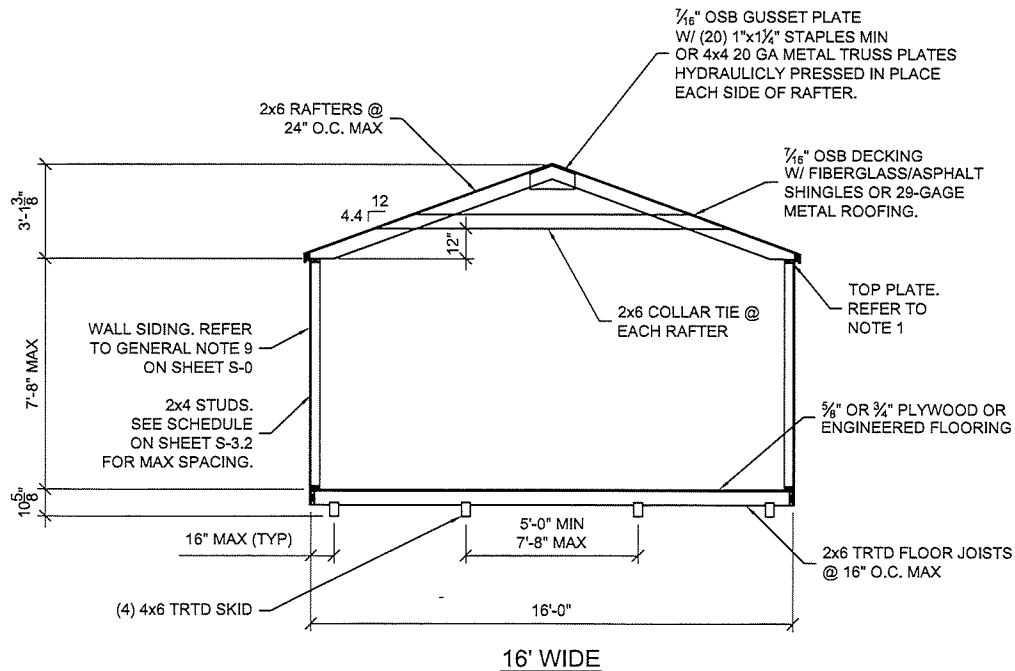


UTILITY SHED--NORTH CAROLINA--WIND=150 MPH--2018 NCBC



PROJECT NO:	
DATE:	04-16-2021
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-4.0-UT
SCALE: 1"=1'-0"



WALL STUD SPACING SCHEDULE	
WALL SIDING	STUD SPACING
5/8" T1-11 PLYWOOD	24" MAX
3/8" LP SMART PANEL	16" MAX
LP DUTCH LAP w/ OSB SHEATHING	16" MAX

NOTES:

1. PROVIDE A DOUBLE TOP PLATE WHEN THE STUDS ARE SPACED AT 16" O.C.
2. ALL WALL PANELS SHALL BE FASTENED TO FRAMING WITH 2" RING SHANK NAILS.
3. WALL PANEL NAIL SPACING SHALL BE:

STUDS SPACED AT 24:

SIDE WALLS: SPACE NAILS AT 6" MAX ALONG ALL PANEL EDGES AND 6" MAX IN THE FIELD.

END WALLS: SPACE NAILS AT 4" MAX ALONG ALL PANEL EDGES AND 6" MAX IN THE FIELD.

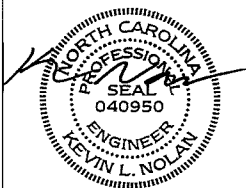
STUDS SPACED AT 16:

SIDE WALLS: SPACE NAILS AT 6" MAX ALONG ALL PANEL EDGES AND 12" MAX IN THE FIELD.

END WALLS: SPACE NAILS AT 4" MAX ALONG ALL PANEL EDGES AND 12" MAX IN THE FIELD.

- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAX/MIN SPACING STATED.
3. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.

BUILDING SECTIONS



4-16-21

UTILITY SHED--NORTH CAROLINA--WIND=150 MPH--2018 NCBC

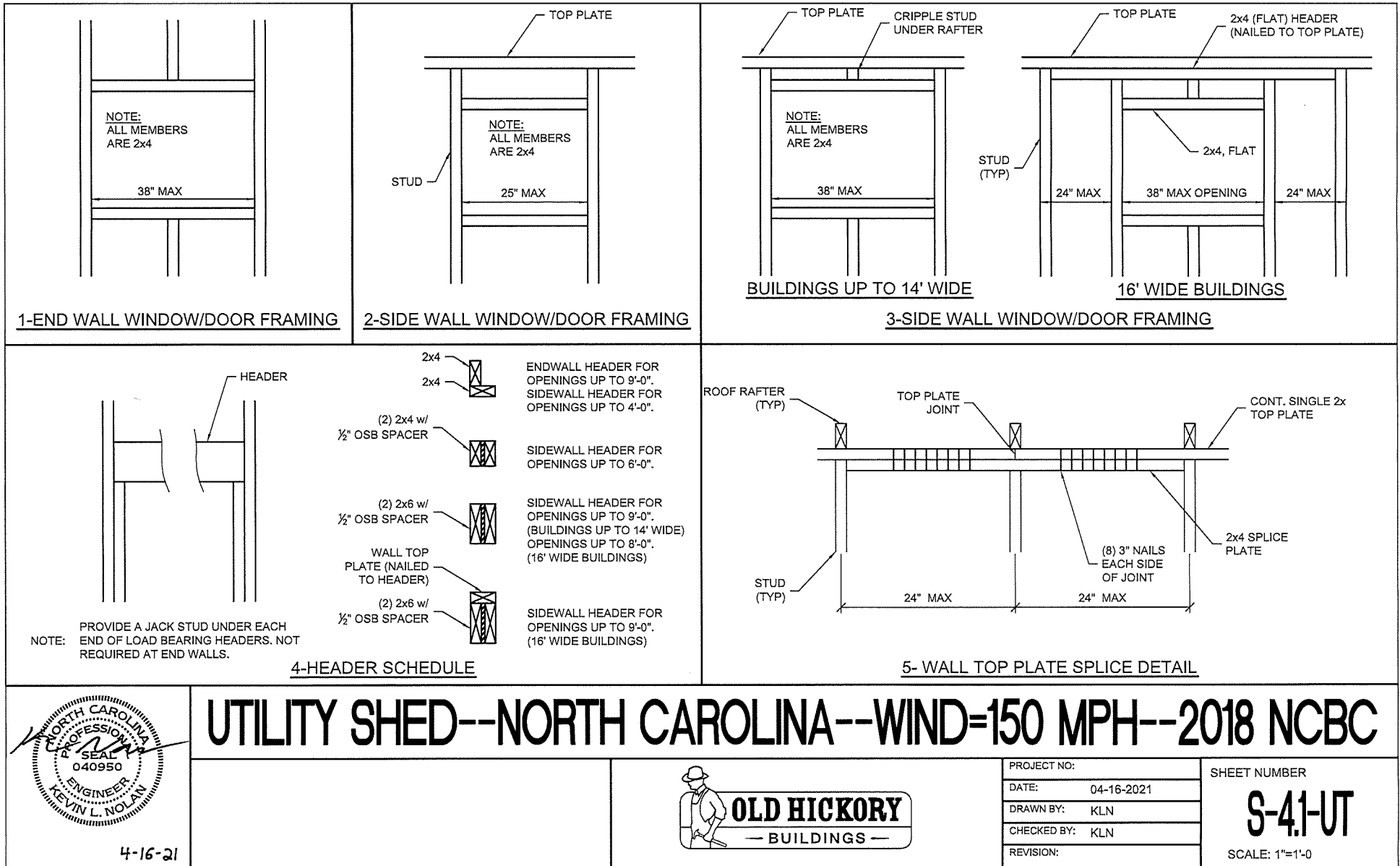


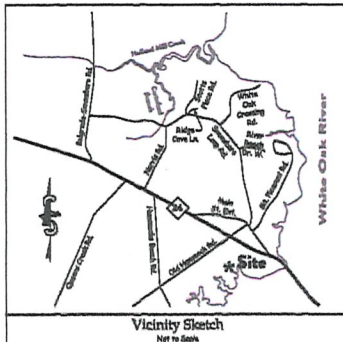
PROJECT NO:	
DATE:	04-16-2021
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

S-3.2-UT

SCALE: 1/4" = 1'-0"





Vicinity Sketch
Not to Scale

I, Cyrus Alan Bell, Professional Land Surveyor L-2699, certify to use of the following as indicated:

- ☒ A. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☐ C. Any one of the following:
1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.
 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a central survey.
 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- ☐ D. That the survey is of another category, such as the recombination of existing parcels, a street under survey, or other acquisition or exception to the definition of subdivision.
- ☐ E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

Cyrus Alan Bell, P.L.S., L-2699



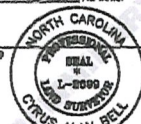
I, Cyrus Alan Bell, certify that this map was drawn under my supervision from survey work (Dead and Plat references or shown herein) made under my supervision, in April 6, 2020, that the average relative positional precision is .110/2000, that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license

number and seal this _____ day of _____

AD 2020.

Cyrus Alan Bell, P.L.S., L-2699



NORTH CAROLINA _____ ONSLOW COUNTY

I, Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

NORTH CAROLINA _____ ONSLOW COUNTY

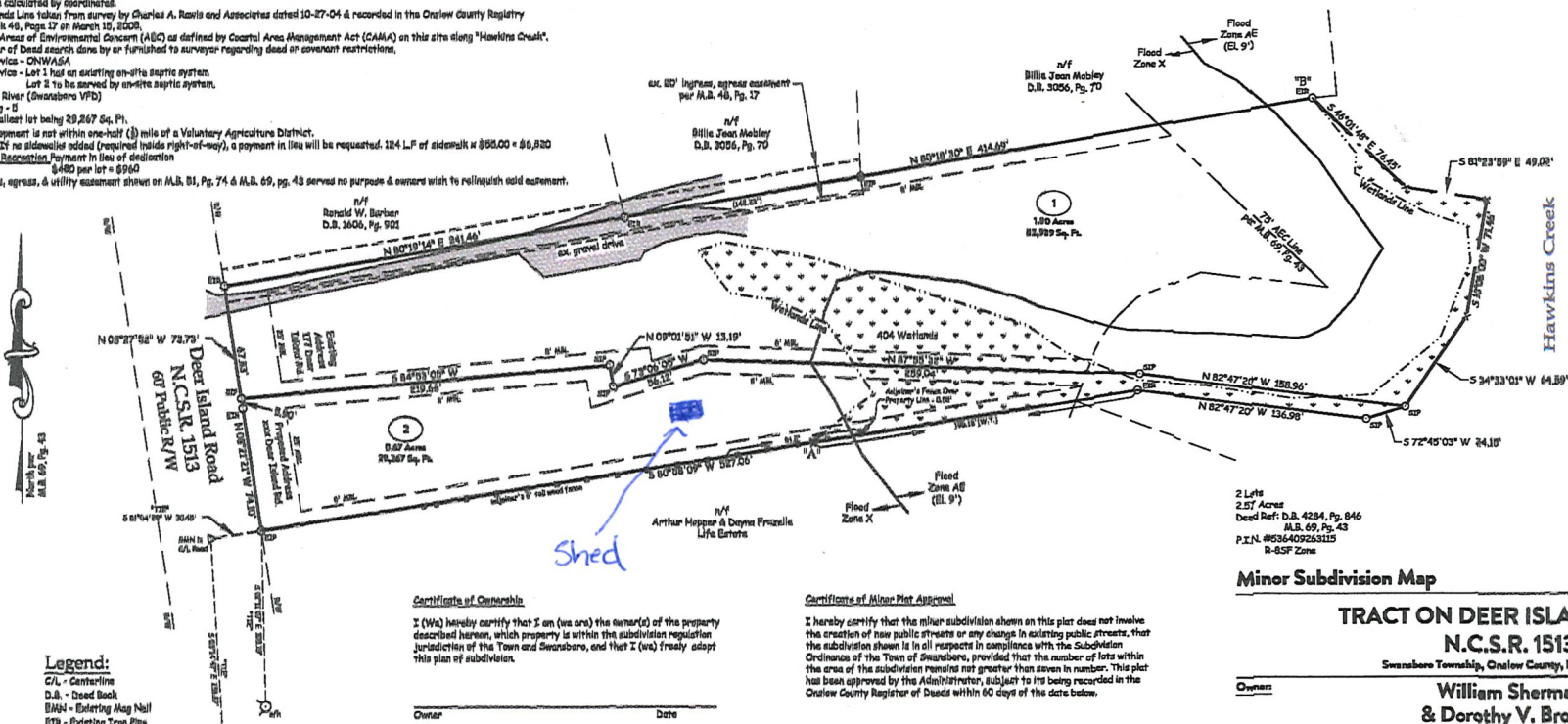
Register of Deeds Onslow County

NOTES:

1. Existing Land Use: Vacant/Single Family Residential
2. Proposed Land Use: Single Family Residential
3. Minimum Setback: R-5SF Zone (Town of Swansboro)
Front Yard = 25'
Side Street = 20'
Side Yard = 8'
Rear Yard = 15'
4. Flood lines drawn from electronic overlay of the digital flood FIRM FIRM 370179 5364 K (Town of Swansboro ETJ); effective 11/03/05.
5. All distances are horizontal ground, U.S. survey feet.
6. All acreage calculated by coordinates.
7. 404 Wetlands Lines taken from survey by Charles A. Ravel and Associates dated 10-27-04 & recorded in the Onslow County Registry in Map Book 48, Page 17 on March 12, 2005.
8. There are Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site along "Hawkins Creek".
9. No Register of Deeds search done by or furnished to surveyor regarding deed or covenant restrictions.
10. Water Services - ONWASA
11. Sewer Services - Let 1 has an existing on-site septic system. Let 2 to be served by on-site septic system.
12. White Oak River (Swansboro VFD)
13. Let 2 is smallest lot being 29,267 Sq. Ft.
14. This development is not within one-half (1/2) mile of a Voluntary Agriculture District.
15. If a dedication is not within one-half (1/2) mile of a Voluntary Agriculture District, a payment in lieu will be requested: 124 L.F. of sidewalk @ \$60.00 = \$6,820
16. Parks and Recreation Payment in lieu of dedication \$480 per lot = \$960
17. 30' ingress, egress, & utility easement shown on M.B. 81, Pg. 74 & M.B. 69, pg. 43 serves no purpose & owners wish to relinquish said easement.

Wetlands Line Chart "A" to "B"

Bearing	Distance
N 49°31'23" E	30.66'
N 94°33'34" E	18.55'
N 23°03'37" W	49.61'
N 62°34'33" W	34.14'
N 60°08'29" W	27.43'
N 36°36'33" W	31.75'
N 78°34'16" E	16.75'
S 78°34'20" E	54.45'
S 72°28'04" E	59.17'
S 77°31'58" E	19.81'
S 65°31'02" E	28.99'
S 67°49'40" E	44.20'
S 86°37'59" E	41.70'
S 80°37'49" E	11.49'
N 87°18'18" E	47.66'
N 90°17'41" E	55.64'
N 21°32'41" E	49.04'
N 04°50'50" W	21.48'
N 72°03'02" W	28.72'
N 60°31'57" W	46.39'
N 04°29'11" E	11.80'
N 37°55'17" W	41.95'



2 Lots
2.67 Acres
Deed Ref: D.B. 4284, Pg. 846
M.B. 69, Pg. 43
P.L.N. 4634409263115
R-5SF Zone

Minor Subdivision Map

TRACT ON DEER ISLAND ROAD N.C.S.R. 1513

Swansboro Township, Onslow County, North Carolina

William Sherman
& Dorothy V. Brooks

177 Deer Island Road
Swansboro, North Carolina 28584

Owner

DATE: 04/21/2020

SCALE: 1"=50'



BELL AND PHILLIPS

Engineers - Surveyors - Planners
Cedar Point, North Carolina
604E Cedar Point Blvd.
Phone (252) 393-6101 - www.BellandPhillips.com
N.C. Firm License Number F-0108



CODS: 19699 and
Platmap 19699A and
July 19699
Drawn By JJS

Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property described herein, which property is within the subdivision jurisdiction of the Town and Swansboro, and that I (we) freely adopt this plan of subdivision.

Owner _____ Date _____

Certificate of Plat Approval

I hereby certify that the subdivision depicted herein has been granted final approval pursuant to the Subdivision Ordinance of the Town of Swansboro subject to its being recorded in the Office of Register of Deeds within 60 days of the date below.

Town Manager or his/her designee _____ Date _____

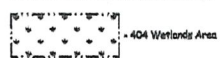
Certificate of Minor Plat Approval

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in all respects in compliance with the Subdivision Ordinance of the Town of Swansboro, provided that the number of lots within the area of the subdivision remains not greater than seven in number. This plat has been approved by the Administrator, subject to its being recorded in the Onslow County Register of Deeds within 60 days of the date below.

Administrator _____ Date _____

Legend:

- CL - Centerline
- D.B. - Deed Book
- BAN - Existing Map Nail
- SP - Existing Iron Pipe
- SP - Existing Iron Pipe
- M.B. - Map Book
- M.B. - Minimum Building Line
- N/F - New or Formerly
- Pg. - Page
- R/W - Right-of-way
- SP - Set Iron Pipe
- 404 Wetlands Line
- 404 Wetlands Area















**TOWN OF SWANSBORO
BOARD OF COMMISSIONERS**

**Remote Meeting Consent and Acknowledgement for
Holding a Virtual Quasi-Judicial Hearing**

I, William Sherman (print name), applicant for the requested Special Use Permit, acknowledge and consent to a virtual format, via Zoom, for the project's required quasi-judicial hearing before the Town of Swansboro Board of Commissioners. I understand that I have the burden of proof, and that remote meetings can be disadvantageous. I acknowledge that intangible factors like veracity and rapport are difficult to establish or show via videoconference, and that it can be difficult to explain a map or other exhibit on video. I further acknowledge that technical glitches may occur, which may interfere with the presentation of my evidence.

5/6/2021

Date

[Signature]

Signature

(703) 955-1094

Phone number

William.Sherman1@yahoo.com

Email address

Town of Swansboro
601 W. Corbett Avenue
Swansboro NC 28584

DOROTHY BROOKS
177 DEER ISLAND
SPEC.USE PERMIT-WILLIAMS SHERMAN
SWANSBORO NC 28584

Town of Swansboro

Receipt #: 16263	Date: 5/10/2021	From: DOROTHY BROOKS	Register: Counter	Operator ID: counter
------------------	-----------------	----------------------	-------------------	----------------------

Miscellaneous Receipt	Planning & Zoning Fees	DOROTHY BROOKS	\$400.00
			Planning & Zoning Fees Balance:
		Total Receipts	\$400.00
	Check - 1622		\$400.00
		Change Due:	\$0.00

Friendly City by the Sea - Established 1783