March 10, 2021

Everette S. Newton, Mayor
Town of Beaufort
701 Front St.
Beaufort, NC 28516

John Day, Town Manager
Town of Beaufort
701 Front St.
Beaufort, NC 28516

CERTIFIED MAIL RETURN RECEIPT REQUESTED and electronically:
e.newton@beaufortnc.org

CERTIFIED MAIL RETURN RECEIPT REQUESTED and electronically:
j.day@beaufortnc.org

Re: Certification of Amendment to the Town of Beaufort’s Core Land Use Plan

Dear Mayor Newton and Mr. Day:

Please find enclosed the written Final Agency Decision granting the Town of Beaufort’s request for certification of a seventh amendment to its Core Land Use Plan. Let me know if you have any questions.

Very truly yours,

Braxton C. Davis, Director
NC Division of Coastal Management

cc via email: M. Renee Cahoon, Chair
Mary L. Lucasse, Commission Counsel
Rachel Love-Adrick, Morehead City District Planner
Kyle Garner, Town of Beaufort, Planning Director
### FACTS

1. The Town of Beaufort (hereinafter the “Town”) is located in eastern North Carolina in Carteret County and is bounded by unincorporated areas of Carteret County to the north, the North River to the east, Back Sound to the south, and the Newport River to the west.

2. The Core Land Use Plan was certified by the Coastal Resources Commission (CRC) on January 26, 2007. There have been six amendments to the Town’s Core Land Use Plan; the first was certified by the CRC on July 11, 2017. The second, third, fourth, fifth, and sixth amendments were certified by the Division Director on March 5, 2018; June 19, 2018; February 1, 2019; July 18, 2019; and January 13, 2020 respectively.

3. The Town is requesting certification of a seventh amendment to the Core Land Use Plan to make a rezoning request consistent with the Future Land Use Map. The rezoning is to one parcel at 1205 Lennoxville Road (PIN 730619506568000). The property was rezoned from B-1 General Business District to TCA Townhomes, Condominiums, & Apartments. The requested amendment will change the designation on the Future Land Use Map from Light Industrial to Mixed Use.

4. The Town of Beaufort Board of Commissioners held a duly advertised public hearing to consider the proposed amendment to the Core Land Use Plan and voted, by resolution to adopt the amendment on December 14, 2020. The public had the opportunity to provide written comments on the plan up to thirty (30) calendar days after local adoption. No comments were received.
CONCLUSIONS OF LAW

1. This amendment to the Town of Beaufort Core Land Use Plan has met the substantive requirements outlined within the 2017 Land Use Plan Guidelines.

2. There are no conflicts evident in the seventh amendment to the Town of Beaufort Core Land Use Plan with either state or federal law or the State’s Coastal Management Program.

3. The elected body of The Town of Beaufort made a final decision on the contents of the Amended Core Land Use Plan and provided opportunity for the public to provide written comment following local adoption of the plan, as required by N.C.G.S. § 113A-110 and 15A NCAC 7B .0801 and .0802, and The Town of Beaufort Amended Core Land Use Plan was submitted to the NC Division of Coastal Management without written objection or comment from the public.

4. During its regularly scheduled meeting on November 7-8, 2017, the North Carolina Coastal Resources Commission delegated to the Director of the North Carolina Division of Coastal Management, Department of Environmental Quality, its authority to approve Land Use Plans pursuant to N.C.G.S. §113A-110(f). The conditions under which the delegation was made are included in the November 20, 2017 letter to Braxton Davis, Director from Commission Chair Renee Cahoon. Pursuant to that delegation, the undersigned makes the following decision.

DEcision

For the reasons stated herein, the Town of Beaufort’s request for certification of the amendment to its Core Land Use Plan is GRANTED.

This the 15th day of MARCH 2021.

Braxton C. Davis, Director
N.C. Division of Coastal Management
CERTIFICATE OF SERVICE

This is to certify that I have served a copy of the attached Final Agency Decision on the Town of Beaufort and the North Carolina Coastal Resources Commission by the means specified below:

**Method of Service**

- **CERTIFIED MAIL RETURN RECEIPT REQUESTED**
  and electronically j.day@beaufort.nc.org
- **CERTIFIED MAIL RETURN RECEIPT REQUESTED**
  and electronically e.newton@beaufortnc.org
- **U.S. Mail and electronically:**
  k.garn@beaufortnc.org
- **Electronically:** Renee.Cahoon@ncdenr.gov
- **Electronically:** mlucasse@ncdoj.gov
- **Electronically:** rachel.love-adrick@ncdenr.gov

This is the 18th day of March, 2021.

Angela Willis, Assistant to the Director