

----- AGENDA -----

Beaufort County Planning Board  
Beaufort County Old Commissioners Board Room  
121 W 3rd St, Washington, NC 27889.  
**May 13<sup>th</sup>, 2025**  
**7:00pm**

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|----|---------------|----------|
| 1. | Call to Order | Chairman |
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**ACTION ITEMS**

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|----|---|---------------|
| 1. | Approval of / Addition to Agenda          | Chairman      |
| 2. | Approval of Minutes from Previous Meeting | Chairman      |
| 3. | Variance Request – (MBL# 6606-25-8355)    | Joshua Hollis |

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- |    |             |          |
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| 4. | Adjournment | Chairman |
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## **ITEM 2: Prior Meeting Minutes**

**(December 18<sup>th</sup>, 2024)**

The Beaufort County Planning Board met on December 18<sup>th</sup>, 2024, at the Financial Services Building at 136 W. 2nd Street in Washington.

### **The board members present were:**

- David Fields, (Acting as Chairman in Tony Keech's Place)
- Dianne Bowen
- Stephen Blouin
- Jack Piland

### **Staff:**

- Joshua Hollis, Mid-East Planning
- David Francisco, County Attorney

### **Guests:**

- Hood Richardson
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## **CALL TO ORDER**

Chairman Fields called the meeting to order at 7:00 PM and called for a moment of silence.

## **ACTION ITEMS**

### **1. Approval of Agenda**

Jack Piland made a motion to approve the agenda as presented and it was seconded by Dianne Bowen. The agenda was approved unanimously.

### **2. Approval of the Minutes**

Jack Piland made a motion to approve the Minutes, and it was seconded by Stephen Blouin. The prior Minutes were approved unanimously

### **3. Major Subdivision**

The Board reviewed a Major Subdivision submitted titled “Serenita Shores.” The staff report presented by Joshua Hollis was preceded by a brief description of the review process as outlined in the Subdivision Regulations. All requirements were met. The approval was granted unanimously, motioned by Jack Piland and seconded by Stephen Blouin.

### **ADJOURNMENT**

David Fields motioned to adjourn the meeting. The motion was seconded by Jack Piland. With no further business to discuss, the Planning Board meeting was adjourned at 7:20 PM.



# BEAUFORT COUNTY

North Carolina

----- AGENDA ABSTRACT -----  
**Action Item 1**

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**Agenda Item:** Variance Application (MBL# 6606-25-8355)

**Presenter:** Joshua Hollis, Planner

**Summary of Information:**

Please see the attached Variance Application Request as well as the attached property record card.

Notices were sent to the Applicant and surrounding parcels regarding a public hearing for this variance request, as well as a sign posted on the property 10 days prior to this public hearing, and a notice in the Washington Daily News published on May 3<sup>rd</sup> and May 10<sup>th</sup>. The applicant has paid the \$250 variance application fee and has submitted the attached application providing justification for the variance approval.

**Staff Recommendation:** Staff recommend that after any discussion (And Public Hearing), the board grant approval for the variance application.

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# Variance Request – Lot #5, Terrapin Trail

**Map-Block-Lot Number:** 6606-25-8355

**Property Address:** N/A

**Requested Variance:** Reduction in Front and Rear Yard Setbacks

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## **Variance Sought:**

The applicant is requesting a 35% reduction in total setback requirements, specifically:

- Reduction of the front yard setback from 30 feet to 19.5 feet
- Reduction of the rear yard setback from 25 feet to 16.25 feet

This adjustment would provide approximately 45.75 feet of buildable depth, allowing for reasonable development of the lot while maintaining the intent of the County's development regulations.

## **Justification for Variance (NCGS 160D-705(d)):**

- 1. Strict application of the regulation results in unnecessary hardship. Lot #5 is a pre-existing, legally platted lot that was established prior to the development of the Terrapin Trail subdivision and the implementation of the current setbacks.**
  - The total depth of the lot averages 79.5 feet, as measured from Terrapin Track Road. Under the current regulations, applying a 30-foot front yard setback and a 25-foot rear yard setback leaves only 24 feet of buildable space.
  - For a typical residential structure, particularly a custom home, this depth is severely restrictive and functionally unbuildable without a variance.
  - The previous structure on the lot, which extended into the front setback, was removed at the owner's expense, demonstrating a good-faith effort to comply with the ordinance while also illustrating the impracticality of current setback requirements for this property.
- 2. The hardship results from conditions unique to the property, including size, shape, and access limitations.**
  - Unlike other lots in the subdivision, Lot #5 is unusually shallow, long, and narrow, creating significant design challenges when applying standard setback regulations.
  - Everson Lane is a private drive and Lot #5 has no deeded access to it, meaning that setback measurements must be based solely on Terrapin Track Road.
  - The combination of these factors disproportionately impacts Lot #5 relative to other lots in the subdivision, which are deeper and better suited for standard setbacks.

**3. The hardship is not self-imposed.**

- This lot was not created as part of the subdivision but was an existing lot prior to the development of Terrapin Trail.
- The applicant has not taken any action to create or exacerbate the hardship. Rather, the hardship stems from the application of current setback requirements to an atypical lot configuration that predates the regulations.

**4. The requested variance aligns with the spirit, purpose, and intent of the ordinance while ensuring public safety and substantial justice.**

- The requested reduction preserves the intent of the subdivision ordinance by maintaining reasonable setbacks while allowing for a realistic and buildable home footprint.
- The prior structure, which encroached significantly into the front yard setback, did not pose any public safety issues, and the proposed adjusted setbacks would maintain safe distances from roadways and neighboring properties.
- Approval of this variance would correct an undue restriction on Lot #5 without negatively impacting neighboring properties or the overall character of the subdivision.

**Conclusion:**

Granting this variance would provide a reasonable and proportional adjustment to accommodate the unique challenges of Lot #5, ensuring it can be developed in a manner consistent with both development related principles and the established character of the neighborhood.

The requested 35% reduction in combined setback requirements would provide 45.75 feet of buildable space, a substantial improvement from the current restricted usage, while still maintaining appropriate buffers for aesthetics, privacy, and public safety.

We respectfully request approval of this variance to allow for the reasonable use of this legally platted lot.

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**Applicant Signature(s):**

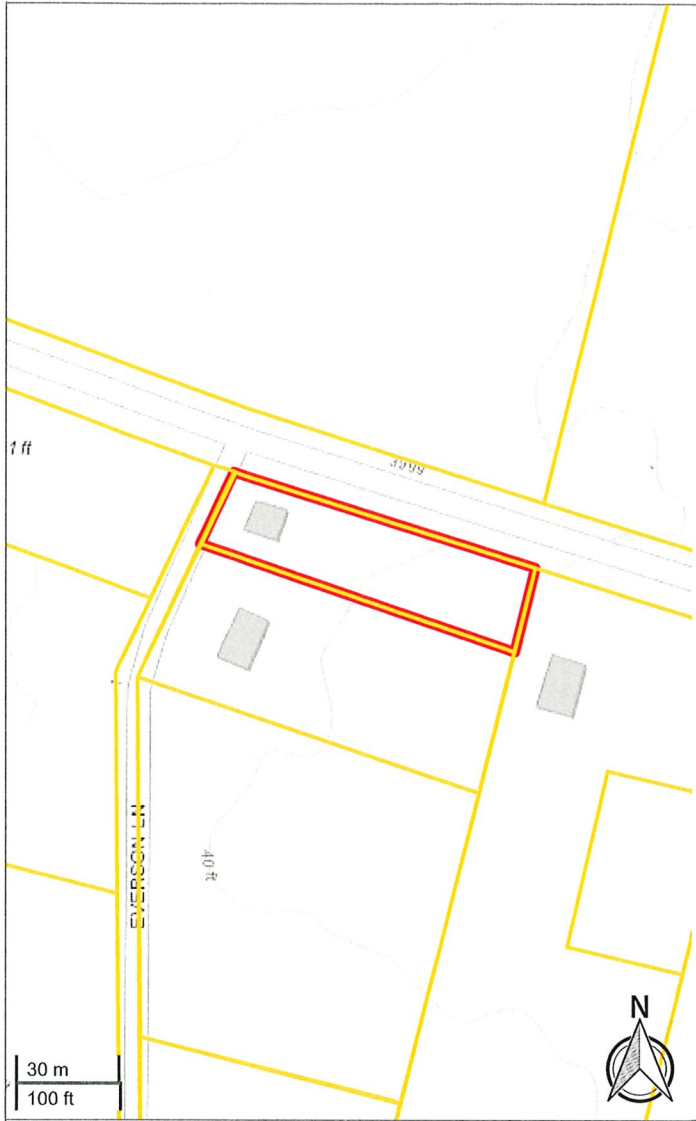
I/we, the undersigned property owners of Lot #5, Terrapin Trail (Map-Block-Lot #6606-25-8355), certify that the information provided in this variance request is accurate to the best of my/our knowledge and request approval of this variance as described above.

Property Owner(s):

Printed Name(s): Chad Geimes

Signature(s): 

Date: 5/11/25



## Beaufort County, NC

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Beaufort County Parcel Viewer  
[beaufortcountygis.com](http://beaufortcountygis.com)

Date Printed: 5/8/2025

GPIN:	6606-25-8355
REID1:	39049
NAME1:	GRIMES BUILT CONSTRUCTION LLC
NAME2:	
ADDR1:	1202 E FIRETOWER RD
ADDR2:	
CITY:	GREENVILLE
STATE:	NC
ZIP:	27858
PROP_DESC:	1 LOT PINEY GROVE SCHOOL
LAND_VAL:	33013
BLDG_VAL:	0
TOT_VAL:	33013
DEFR_VAL:	0
TAXABLE_VAL:	33013
PREV_ASSES:	7930
ACRES:	0.61
PROP_ADDR:	SR 1520
TOWNSHIP:	05
MBL:	66060068
DATE:	2024-05-21
DB_PG:	2168/00682
STAMPS:	170.00
SALE_PRICE:	85000