

January 23, 2012

Garland Chris Fulcher
105 Norman Circle
Oriental, NC 28571

Bob Maxbauer
Town Manager, Town of Oriental
PO Box 472
Oriental, NC 28571

Dear Mr. Maxbauer:

I am aware by public disclosure that the Town of Oriental intends to increase public access to Raccoon Creek harbor by constructing a dock extending into the creek from the west end of South Avenue right-of-way.

I own or have controlling interest in the properties on both sides of this proposed dock. Having operated a commercial seafood business on these properties for years, I have considerable experience in developing durable service docking, as well as firsthand knowledge of the traffic flow within the harbor. It is my observation, that the currently proposed recreational dock would be sandwiched between two commercial/industrial operations with pedestrian traffic limited to only that provided by South Avenue. Furthermore, the proposed project will require extensive dredging and developmental costs.

Being a life-long resident of Oriental, and wanting to contribute to the ultimate success of the development of one of Oriental's greatest assets to its citizens and visitors, I ask you to present to the Board of Commissioners for their consideration and acceptance this proposal and offer. The intended outcome of this proposal is to shift the public facilities northward along the Raccoon Creek shore, so they may become contiguous and in harmony with the other recreation assets of the harbor. To accomplish this, I offer the following:

First, that South Avenue and its' subsequent appendage of First Avenue be closed beyond the point on South Avenue where the private property on both sides of the right-of-way are owned by me, or to which I have controlling interest. It is my understanding that with such a closure, the then previous right-of-way would become under my sole possession and control. I offer that if such action were taken, that with an immediate and simultaneous action, I would cause to be conveyed to the Town of Oriental the following:

As represented on the attached preliminary plat, a newly defined parcel comprised of all property described by tax ID# J082-422, a portion of that described by ID# J082-423 and a portion which is now mine by the South Avenue closure. The parcel conveyed to the Town in fee simple would run some 46.47 linear feet along Raccoon Creek, and contain not less than 5,000 square feet to exceed the minimum building lot size requirements of Oriental's GMO. Also, conveyed to the Town would be a parcel contiguous to and extending a new South Avenue right-of-way 40 feet in width along the fee simple parcel's southern boundary 35 feet, terminating at the point of boundary with my property holdings.

Second, and in full consideration as a donated value to the Town of Oriental, the acceptance of all improvements previously made-to-date upon the fee simple parcel including bulk-head, dredging, dock piles, building structures and utility connections of water and sewer. The exception and conditions of this action would be the understanding that the dolphin at the end of the new dock construction would be removed and replaced by piles adequate to extend the dock to the maximum permitted length at my expense. The dolphin materials would be removed and retained as my possession. Existing CAMA permits for the property would be passed to the town, and any further completion of the dock would be of the Town's design and at Town's expense. Additionally at the Town's expense, the town would agree to move the building structure acquired and divided by the new boundary, so that the building is fully upon the Town's new parcel. All surveying cost would be at the expense of the Town.

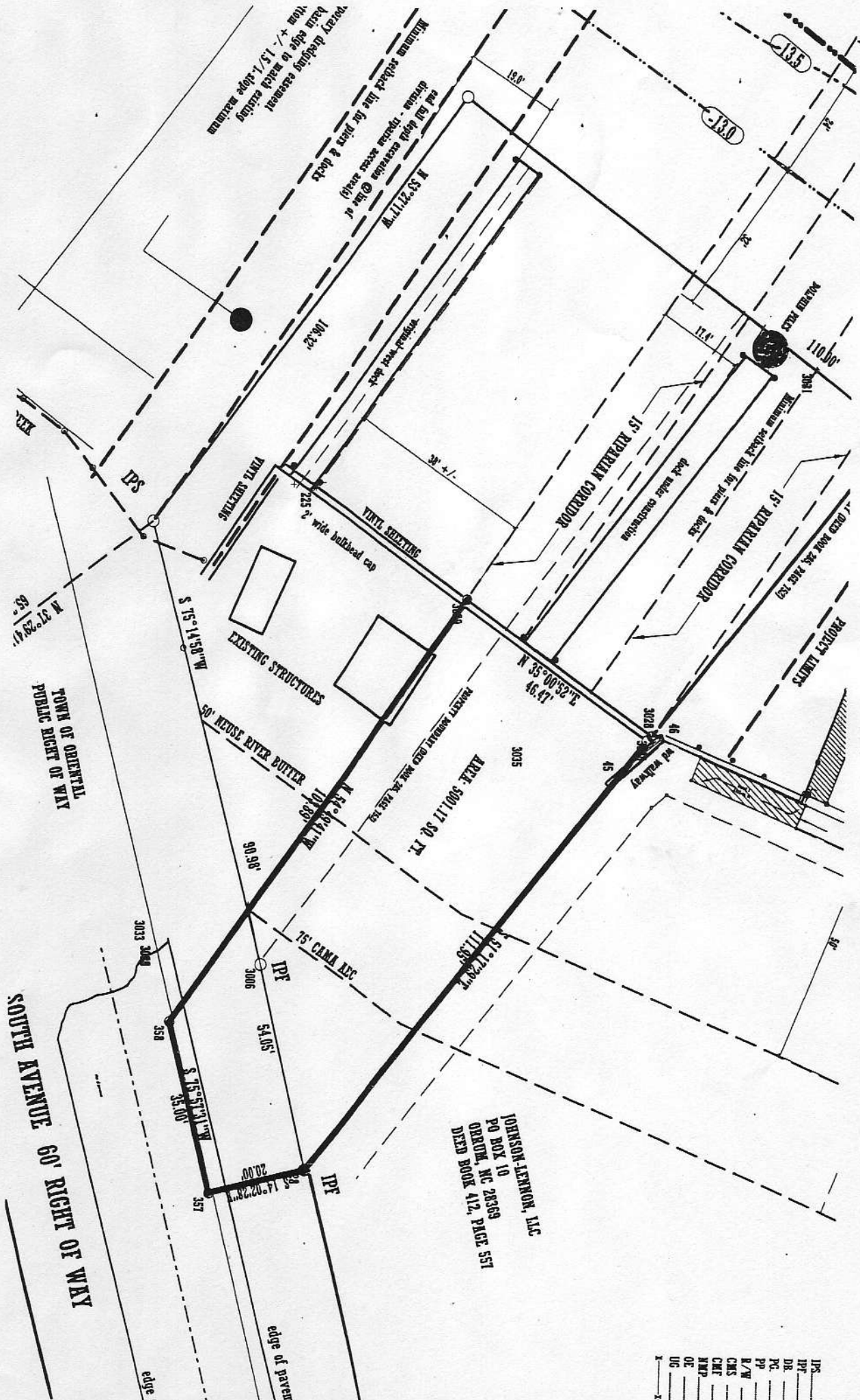
Third, both parties would agree to the mutual respect of each other's riparian rights formed at the new property boundaries and each would agree to waive the CAMA setback requirements to each other, agreeing that development is not to limit pedestrian traffic along waterfront. Each party would agree to the responsibility of settling their own attorney or counseling fees.

I trust that the Town will appreciate the value of this proposal made in the public interest, and will respond favorably.

Sincerely,


Chris Fulcher

Attachment:



TOWN OF ORIENTAL
PUBLIC RIGHT OF WAY

SOUTH AVENUE 60' RIGHT OF WAY

JOHNSON LENNON, LLC
PO BOX 10
ORRUM, NC 28363
DEED BOOK 412, PAGE 551

- IPS
- IPF
- DR
- PC
- PP
- E/W
- CMS
- CHT
- HP
- OE
- UC



**CAMA / DREDGE & FILL
GENERAL PERMIT**

☒ New ☐ Modification ☐ Complete Reissue ☐ Partial Reissue

As authorized by the State of North Carolina, Department of Environment and Natural Resources and the Coastal Resources Commission in an area of environmental concern pursuant to 15A NCAC

No 55356 C

Previous permit #

Date previous permit issued

74.1500

Applicant Name Chris Fulcher

Address PO Box 250

City Oriental State NC ZIP 28571

Phone # 252-670-1974 Fax # ()

Authorized Agent 1

Affected ☐ CW ☒ NEW ☒ PTA ☐ ES ☐ PTS

AEC(s): ☐ OEA ☐ HHH ☐ IH ☐ UBA ☐ N/A

☐ PWS ☐ FC

ORW: yes ☐ no ☒ PNA yes ☐ no ☒ Crit.Hab. yes ☐ no ☒

Project Location: County Pamlico ☒ Rules attached.

Street Address/ State Road/ Lot #(s) 103 South Ave.

Subdivision

City Oriental ZIP 28571

Phone # () River Basin Neuse

Adj. Wtr. Body Green Creek (nat /man /unkn)

Closest Maj. Wtr. Body Neuse River

Type of Project/ Activity maintenance dredging of boat slips

(Scale: 1" = 40')

Pier (dock) length

Platform(s)

Finger pier(s)

Groin length
number

Bulkhead/ Riprap length

avg distance offshore

max distance offshore

Basin, channel 123' x 65' x 3'

cubic yards 8880Y

Boat ramp

Boathouse/ Boatlift

Beach Bulldozing

Other

Shoreline Length 123'

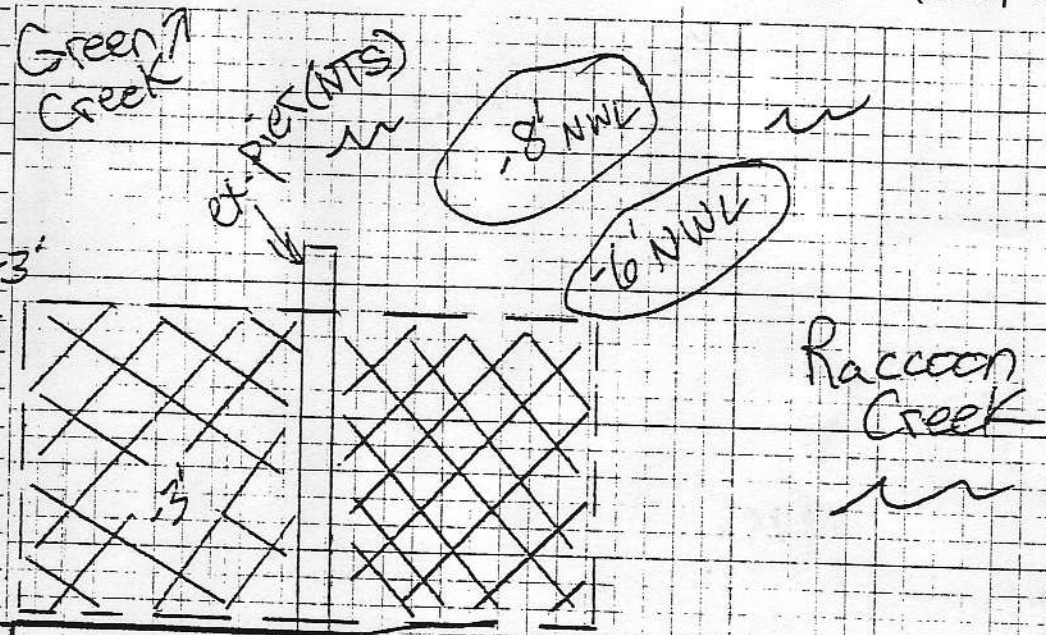
SAV: not sure : yes ☐ no ☒

Sandbags: not sure : yes ☐ no ☒

Moratorium: n/a : yes ☐ no ☒

Photos: : yes ☐ no ☒

Waiver Attached: : yes ☐ no ☒



A building permit may be required by: Pamlico County

☒ See note on back regarding River Basin rules.

Notes/ Special Conditions

All spoil material must be stabilized entirely on high ground. Excavation is not to exceed -6' deep, nor exceed the connecting water depths.

Agent or Applicant Printed Name

Signature

** Please read compliance statement on back of permit **

Application Fee(s)

Check #

Permit Officer's Signature

Issuing Date

Local Planning Jurisdiction

Expiration Date

River File Name



CAMA / DREDGE & FILL GENERAL PERMIT

☒ New ☐ Modification ☐ Complete Reissue ☐ Partial Reissue

No 54371

Previous permit #

Date previous permit issued

As authorized by the State of North Carolina, Department of Environment and Natural Resources and the Coastal Resources Commission in an area of environmental concern pursuant to 15A NCAC

7H.2000 + 7H.1100

Applicant Name Chris Fulcher

Project Location: County Pamlico

Address Point Pride Seaford

Street Address/ State Road/ Lot #(s) 105 South Ave

City Oriental State NC ZIP 28571

Phone # 252-299-9895 Fax # ()

Subdivision

Authorized Agent Bobby Cahoon Const.

City Oriental ZIP 28571

Affected: ☐ CW ☒ DEW ☒ APTA ☒ FTS ☐ OEA ☐ HHF ☐ IH ☐ UBA ☐ N/A

Phone # () River Basin Neuse

AEC(s): ☐ PWS: ☐ FC: ☐

Adj. Wtr. Body Greens Creek (nat/man/unkn)

ORW: yes ☒ no ☐ PNA yes ☒ no ☐ Crit.Hab. yes ☒ no ☐

Closest Maj. Wtr. Body Neuse River

Type of Project/ Activity Reconfiguration of existing docking facility and replacement of existing shoreline stabilization (Scale: none)

Pier (dock) length

Platform(s)

Finger pier(s)

Groin length

number

Bulkhead/ Riprap length 125' x 1' x 5' (vinyl)

avg distance offshore

max distance offshore 2'

Basin, channel

cubic yards

Boat ramp

Boathouse/ Boatlift

Beach Bulldozing

Other

Shoreline Length ~ 90'

SAV: not sure yes ☒ no ☐

Sandbags: not sure yes ☒ no ☐

Moratorium: ☒ yes ☐ no ☐

Photos: yes ☒ no ☐

Waiver Attached: yes ☒ no ☐

A building permit may be required by: Pamlico County

See note on back regarding River Basin rules.

Notes/ Special Conditions New Bulkhead is not to exceed 2' waterward of existing bulkhead. New pier is to be setback 15' from the adjacent riparian property lines. Docking facility is to remain in the existing footprint.

Agent or Applicant Printed Name

Gene Crow

Signature ** Please read compliance statement on back of permit **

[Signature]

Application Fee(s)

7244

Check #

Permit Officer's Signature

9/1/09

Issuing Date

Pamlico County

Local Planning Jurisdiction

Expiration Date

Rover File Name



CAMA / DREDGE & FILL GENERAL PERMIT

☒ New ☐ Modification ☐ Complete Reissue ☐ Partial Reissue

As authorized by the State of North Carolina, Department of Environment and Natural Resources and the Coastal Resources Commission in an area of environmental concern pursuant to 15A NCAC

Previous permit #
Date previous permit issued

54371

Applicant Name Bobby Cahoon Const.
Address 101 Bridge Street
City Oriental State NC ZIP 28571
Phone # 252-299-9895 Fax # (252) 299-9896
Authorized Agent Bobby Cahoon Const.

Affected ☐ CW ☒ DEW ☐ PTA ☐ ES ☐ PTS
AEC(s): ☐ OEA ☐ HHF ☐ IH ☐ UBA ☐ N/A
☐ PWS: ☐ FC:

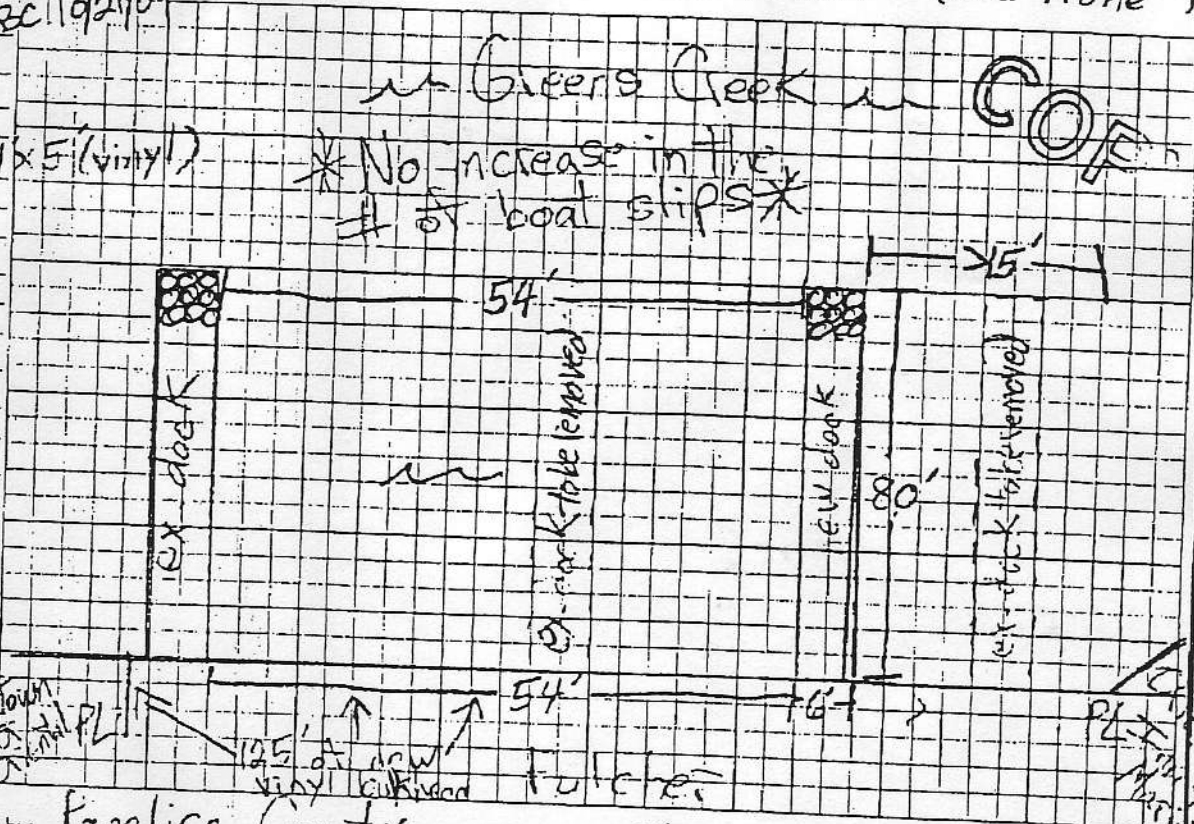
ORW: yes ☒ no ☐ PNA yes ☒ no ☐ Crit.Hab. yes ☒ no ☐

Project Location: County Pamlico
Street Address/ State Road/ Lot #(s) 105 South Av
Subdivision
City Oriental ZIP 28571
Phone # ()
River Basin Neuse
Adj. Wtr. Body Greens Creek (nat/man/unkn)
Closest Maj. Wtr. Body Neuse River

Type of Project/ Activity Recontinguation of existing docking facility and placement of existing shoreline stabilization
(Scale: none)

Pier (dock) length 6'x72'
Platform(s)
Finger pier(s)
Groin length number
Bulkhead/ Riprap length 125'x1'x5' (vinyl)
avg distance offshore
max distance offshore 2'
Basin, channel
cubic yards
Boat ramp
Boathouse/ Boatlift
Beach Bulldozing
Other 2 dolphins

Shoreline Length ~ 90'
SAV: not sure yes ☒ no ☐
Sandbags: not sure yes ☒ no ☐
Moratorium: n/a yes ☒ no ☐
Photos: yes ☒ no ☐
Waiver Attached: yes ☒ no ☐



A building permit may be required by: Pamlico County

Notes/ Special Conditions Bulkhead is not to exceed 2' waterward of existing bulkhead. New pier is to be setback 15' from the adjacent riparian property lines. Docking facility is to remain in the existing footprint.

Agent or Applicant Printed Name Gene Crow
Signature [Signature] ** Please read compliance statement on back of permit **
Application Fee(s) 7244
Check #

Permit Officer's Signature [Signature]
Issuing Date 9/1/09
Expiration Date 1/1/10
Local Planning Jurisdiction Pamlico County
River File Name

Permit Class

NEW

Permit Number
92-11STATE OF NORTH CAROLINA
Department of Environment and Natural Resources
and
Coastal Resources Commission

Permit

for

☒ Major Development in an Area of Environmental Concern
pursuant to NCGS 113A-118☒ Excavation and/or filling pursuant to NCGS 113-229Issued to Garland C. Fulcher, PO Box 250, Oriental, NC 28571Authorizing development in Pamlico County at Raccoon Creek, 301 South Avenue,
Oriental as requested in the permittee's application dated 2/14/11 (MP-1) and 2/15/11 (rev'd
MP-2), incl'g the att'd workplan drawings (4), 1 dtd rev'd 4/18/11, 1 dtd 2/5/11, 1 dtd rec'd 2/24/11 and 1 dtd 3/1/11This permit, issued on July 28, 2011, is subject to compliance with the application (where consistent
with the permit), all applicable regulations, special conditions and notes set forth below. Any violation of these terms may
be subject to fines, imprisonment or civil action; or may cause the permit to be null and void.Excavation

- 1) In order to ensure that the authorized excavation activities do not lead to adverse impacts to adjacent structures (ie. bulkhead, pier and pilings), no excavation shall take place to the north of the line depicted as "Property boundary (Deed Book 285, Page 752)" on the attached workplan drawing dated 2/5/11. This dredging limit boundary shall extend the "Property Boundary" line to the waterward limits of the authorized area of excavation.
- 2) Excavation shall not exceed -13.5 feet below the normal water level. In no case shall the depth of excavation exceed the depth of the connecting waters.

(See attached sheets for Additional Conditions)

This permit action may be appealed by the permittee or other qualified persons within twenty (20) days of the issuing date. An appeal requires resolution prior to work initiation or continuance as the case may be.

This permit must be accessible on-site to Department personnel when the project is inspected for compliance.

Any maintenance work or project modification not covered hereunder requires further Division approval.

All work must cease when the permit expires on

June 5, 2015Signed by the authority of the Secretary of DENR and the
Chairman of the Coastal Resources Commission.
James H. Gregson, Director
Division of Coastal Management

This permit and its conditions are hereby accepted.

In issuing this permit, the State of North Carolina agrees
that your project is consistent with the North Carolina Coastal
Management Program.

Signature of Permittee