

NOTICE OF PUBLIC HEARING

A Public Hearing on a Special Use Permit (SUP) for a Hotel/Hunting/Fishing Lodge at 901 Broad Street in the Town of Oriental will be held on Tuesday, November 9, 2021 at 8AM or as soon thereafter as can be reached, in the large Board room at Town Hall, 507 Church Street, Oriental. The application is available for viewing at www.TownofOriental.com or at Town Hall. The Planning Board will also discuss this application at their October 20, 2021 meeting, 3PM, same location. These meetings are both open to the Public.

Diane H. Miller, Manager/Clerk, Town of Oriental



Town of Oriental Application for
Special Use

NONREFUNDABLE Permit- Fee \$350.00

Date Received: 8/31/21

Fee Paid: \$350.00 #1004
8/31/2021 CA

APPLICANT: Samuel Mark Brewington
 ADDRESS: P.O. Box 865 Oriental NC 28571
 PHONE: (919) 691-1111 CELL: (919) 691-1111 FAX: N/A EMAIL: Southern Sky Ventures II@gmail.com
 PROPERTY OWNER: Southern Sky Ventures II LLC
 ADDRESS: P.O. Box 865 Oriental NC 28571
 PHONE: (919) 691-1111 CELL: (919) 691-1111 FAX: N/A EMAIL: Southern Sky Ventures II@gmail.com
 PROJECT CONTACT PERSON: Samuel Mark Brewington
 ADDRESS: P.O. Box 865 Oriental NC 28571
 PHONE: (919) 691-1111 CELL: (919) 691-1111 FAX: N/A EMAIL: Southern Sky Ventures II@gmail.com
 PHYSICAL LOCATION: 901 Broad Street, Oriental NC 28571
 GMO ZONE OF THE PROPERTY: MU
 INTENDED USE OF PROPERTY: Hotel / Lodging
 PREVIOUS USE OF PROPERTY: Medical Office
 DOES THIS PROJECT INVOLVE A CHANGE IN USE? YES NO
 IF YES, DESCRIBE HERE: From Medical office to Lodging Hotel c 7 bedrooms, 4 1/2 bathrooms, 2 lounge areas, v.p.k., kitchen, dining and laundry/Storage
 DOES THIS PROPERTY INVOLVE A COMBINATION OF USES? YES NO
 IF YES, DESCRIBE HERE: _____

HAS THIS LOT BEEN REPLATTED IN LAST 12 MONTHS? YES (NO) IF YES, WHEN? _____

NO. PARKING SPACES AVAILABLE: 15
 SQUARE FOOTAGE OF STRUCTURE: 2300 SQUARE FOOTAGE USED FOR BUSINESS: 2300 NUMBER OF PARKING SPACES REQUIRED: 10 WILL OFFSITE PARKING BE UTILIZED? YES NO IF YES, WHERE AND NUMBER OF SPACES? _____

WILL SIGNS BE ERECTED OR MODIFIED? If yes please complete a sign permit application. TO BE FORWARDED -

DOES THIS USE COMPLY WITH COVENANTS/HOA

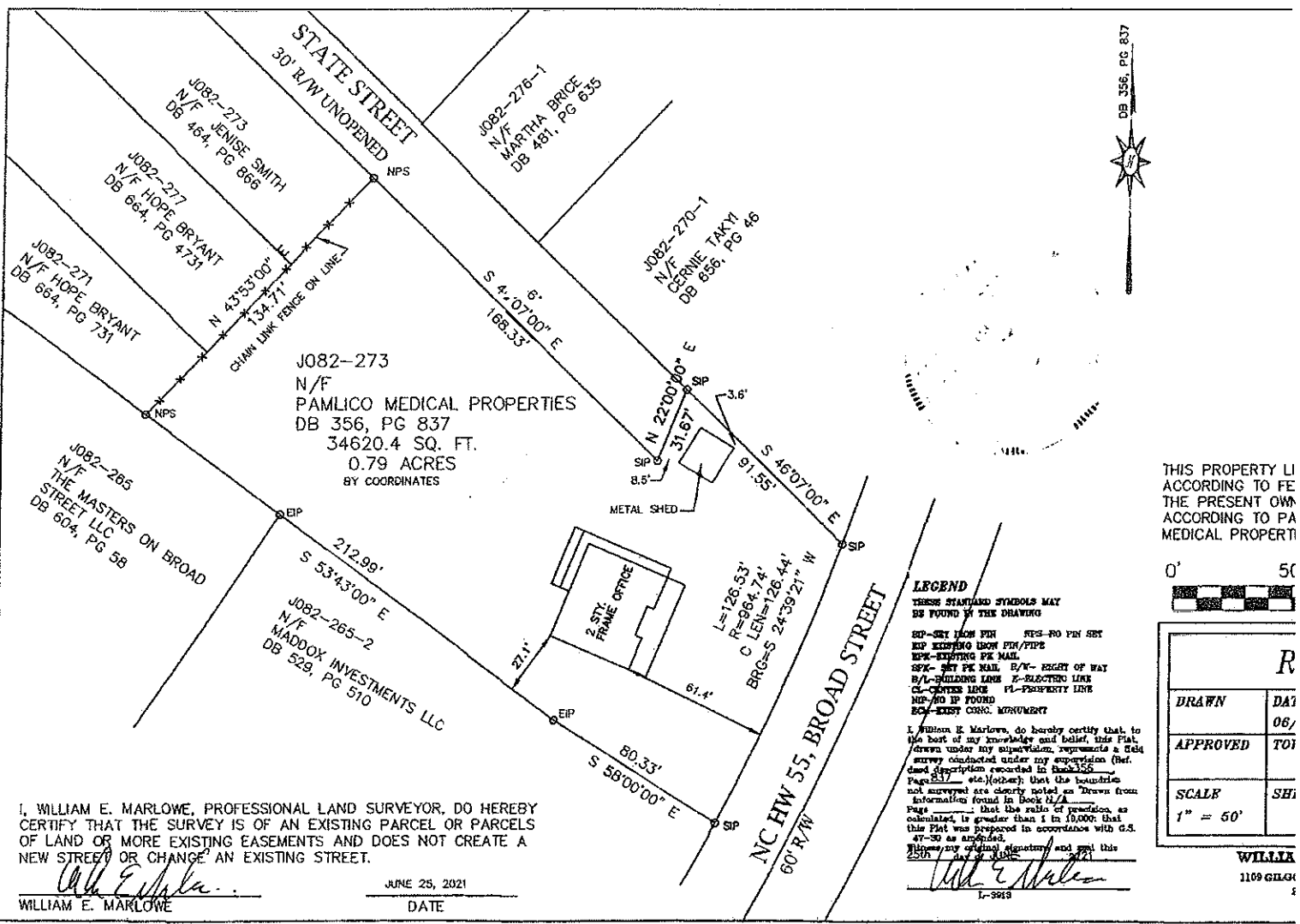
RESTRICTIONS? N/A (attach copy)

ATTACHMENT(S): Change of Use Form Sign Permit Site Plan or Survey Parking Landscape Plan Other: _____

I certify that all of the above information and that contained in the attachments hereto is true and accurate to the best of my knowledge and that all work will comply with state and local codes, laws and ordinances. The Town of Oriental will be notified of any modifications to the approved plans prior to the change being done. I understand that any place modifications may require a new application in compliance with the Town of Oriental. Grown Management Ordinance, and failure to report such changes may result in permit revocation. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

Samuel Mark Brewington
Applicant Signature

8-30-2021
Date Signed



I, WILLIAM E. MARLOWE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

William E. Marlowe
 WILLIAM E. MARLOWE
 JUNE 25, 2021
 DATE

LEGEND
 THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING

EIP - SET IRON PIN RES - PO PIN SET
 EIP - EXISTING IRON PIN/PIPE EIP - EXISTING PK MAIL
 SPK - EXISTING PK MAIL
 SPK - SET PK MAIL E/W - HEIGHT OF WAY
 B/L - BUILDING LINE E - EASEMENT LINE
 CL - CENTER LINE PL - PROPERTY LINE
 MIP - NO IP FOUND
 BC - EXIST CONC. MONUMENT

I, William E. Marlowe, do hereby certify that, to the best of my knowledge and belief, this Plat, drawn under my supervision, represents a true and correct survey conducted under my supervision (See deed description recorded in Book 155 Page 217 etc. (other); that the boundaries not surveyed are clearly noted as "Drawn from information found in Book 155 Page 217 etc. (other)"; that the ratio of precision, as calculated, is greater than 1 in 10,000; that this Plat was prepared in accordance with G.S. 47-30 as amended.
 Witness my original signature and seal this 25th day of June, 2021.

William E. Marlowe
 WILLIAM E. MARLOWE
 1-5913

THIS PROPERTY LI ACCORDING TO FE THE PRESENT OWN ACCORDING TO PA MEDICAL PROPERTI



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DRAWN	DAJ
APPROVED	TOI
SCALE	SHI
1" = 50'	

WILLIAM E. MARLOWE
 1109 GLEN
 1

CHANGE OF USE FORM



TOWN OF ORIENTAL
PO Box 472, 507 CHURCH STREET, ORIENTAL, NC 28571
(252) 249-0555 FAX (252) 249-0208
MANAGER@TOWNOFORIENTAL.COM

Applicant: Samuel Mark Brewington
Address: 901 Broad St. Oriental NC 28571
Email: Southern Sky Ventures II @ gmail.com Phone: ()
Signature _____ Date _____

Owner (If different from Applicant): _____
Email: _____ Phone: _____
Signature: _____ Date: _____

Describe Change of Use: Previous use: Medical office
Proposed Use: Hotel/Lodging, 7 Bedrooms, 4 1/2 Bath
Kitchen, 2 Lounge areas, office, Laundry Room

PLEASE READ BEFORE SIGNING

I understand that a change in use may require a new application in compliance with the Town of Oriental Growth Management Ordinance. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

Samuel Mark Brewington
Applicant Signature

8-30-2021
Date

FOR OFFICE USE: This change in use will affect (circle all that apply)

Parking Pervious/Impervious % Signage Zoning

Applicant will need to: (circle all that apply)

Increase Parking Modify pervious/impervious ratio Signage Rezoning

SUP/LUP required BRMSD signature required _____

Southern Sky Lodge

Executive Summary

Introduction

The long-term goal of Southern Sky Lodge for temporary lodging, by creating a differentiated experience capitalizing on personal service, the historical nature of the Southern Sky Lodge buildings, and its unique location in one of the most attractive parts of Pamlico County and the greater Oriental North Carolina area. We plan to be more than a great lodging. We plan to create an environment of customer service that surpasses the standard fare for Oriental. Expanding our exposure via the Internet as well as other advertising means and introducing Oriental to people that have not yet discovered this year-round paradise will allow us to maintain a higher-than-average occupancy rate and above average profits.

Location

The Southern Sky Lodge is located at 901 Broad Street in the business district of Oriental North Carolina on the northern side of the Neuse River and close proximity to the great Pamlico Sound. Southern Sky Lodge is on a main thoroughfare, with easy access to the waterfront, hunting, fishing, and local activities.

The Company

Southern Sky Lodge will be established as a hotel hospitality venue. Since taking possession and a brief period to become established, we are adding 7 bedrooms, four & ½ baths, 2 lounge areas, full kitchen, office, and laundry storage area on to ensure a steady flow of patrons

(fishermen, hunters, and tourists) through its doors. Next spring, we plan to do a complete renovation of the historical tobacco barn located on the property to continue the tradition of the historical landscape of the property and Oriental community.

Southern Sky Lodge is a dba of Southern Sky Ventures II LLC, owned and managed by Mark and Lynelle Brewington.

Mark and Lynelle will operate the Lodge as a hunting, fishing and vacation lodge throughout the year. The lodge will be opened year round 24 hours a day, 7 days a week.

Our Services

Southern Sky Lodge will be newly established from the existing Pamlico Medical Properties originally built in 1987. Each of our rooms is equipped with two twin beds or a full-size bed. A full-service kitchen and lounge area with WIFI and media capabilities available for guests. The Lodge will have online services for check in and payment. The building will have undergone a number of restorations.

As the Lodge becomes established, we plan to expand our services to the residents of Oriental and Pamlico community. The large grass area is ideal for formal or informal gatherings (e.g. wedding receptions, club meetings, Christmas parties, family reunions, etc.).

The Market

Southern Sky Lodge target market strategy is based on becoming a destination choice for the people who are looking for a place to relax or recharge. The target markets that we are going to pursue are people or families looking for a vacation destination, honeymooners, family

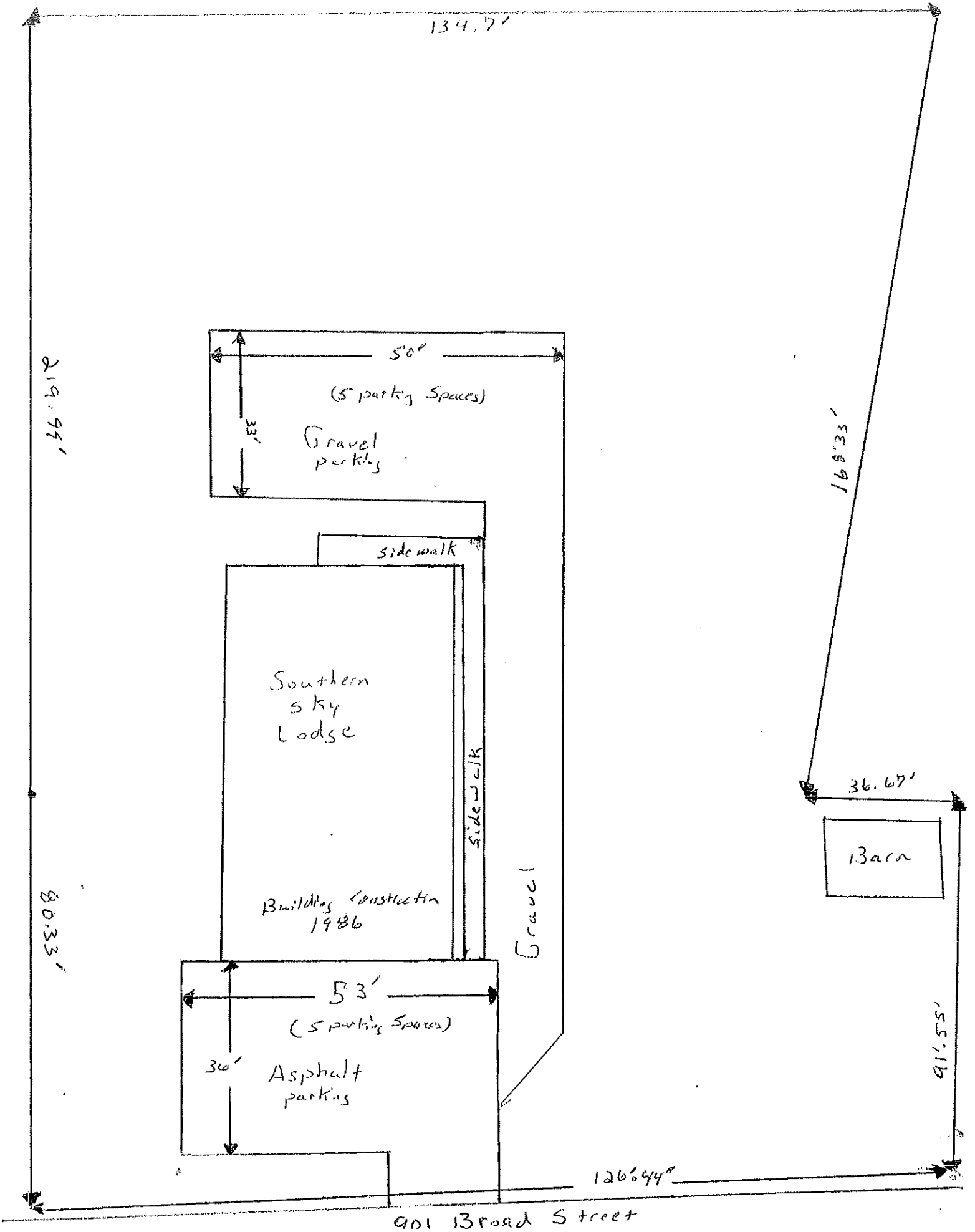
reunions, hunters, fishermen, boaters, and drop-in customers. Our setting and facility is a natural for people or families to visit, what with the Oriental community, Nuese River and Pamlico Sound having so many outdoor things to do. A modest projection for increased unit rental is 30% per year.

Our three major customer segments are tourists, hunters, and anglers from all over the United States since this area is known for great hunting of duck, deer, bear with all aspects of fishing and boating, and local patrons who need the facilities for various events. Subscriptions to various Web services will provide international exposure to potential customers for nominal annual fees, plus we have a website <http://www.SouthernSkyLodgenc.com>. The Lodge would like to see a 20% increase in customers on a yearly basis.

Financial Considerations

Southern Sky Ventures II LLC dba Southern Sky Lodge will be acquired via a Small Business loan with the buyers supplying 20% down. We are assuming an initial capital start-up, for operating expenses which we have already contributed.

We estimate average monthly fixed costs, including operating expenses and mortgage payment, as presented in the Financial Plan chapter below. Peak and off-season will have a significant impact on the monthly earnings. For the first year, on-season revenues will offset off-season losses. As Southern Sky Lodge builds its market position among the local patrons, we anticipate that off-season revenues will be enough to break even during that season.

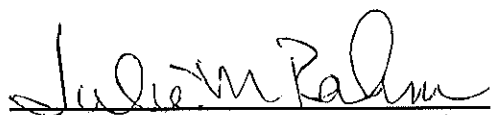


Statement of Zoning Consistency with Adopted Plans

The Planning Board of the Town of Oriental find the action to grant a Special Use Permit for Southern Sky Ventures in establishment of a hotel/ Air B&B/hunting/fishing lodge is consistent with the Town's Land Use Plan, CAMA Plan, and other long range adopted plans in that:

- (1) The proposed development is consistent and not in conflict with the existing development standards of the GMO.
- (2) The Planning Board is permitted by GMO Section 20.1.7.1.1 to acquire and maintain, in current form, basic information and material as necessary regarding past trends, present conditions, and forces at work which may cause change in these conditions;
- (3) The Planning Board is permitted by GMO Section 20.1.7.1.2 to identify needs and problems growing out of those needs;
- (4) The Planning Board is permitted by GMO Section 20.1.7.1.3 to Determine objectives to be sought in development of the area;
- (5) The Planning Board is permitted by GMO Section 20.1.7.1.4 to establish principles and policies for guiding action in development of the area;
- (6) The Planning Board is permitted by GMO Section 20.1.7.1.6 to prepare and recommend to the Town Commissioners ordinances promoting orderly development along lines indicated in the comprehensive plan and advise the Town Commissioners concerning proposed amendments of such ordinances;
- (7) The Planning Board is permitted by GMO Section to adopt rules and regulations governing its procedures and operations that are consistent with the provisions of the GMO.

The Planning Board would also recommend a condition to the permit that requires any visiting vehicles with trailers to be parked behind the structure in order to not require those vehicles to back out onto Broad Street in order to exit the front parking lot.


Julie Rahm, Chair, Oriental Planning Board