



Town of Oriental Application for
Special Use

NONREFUNDABLE Permit- Fee \$500.00

Date Received: 1/23/24 Fee Paid: check 12223

APPLICANT: Bond family
 ADDRESS: 1206 Neuse Drive
 PHONE: _____ CELL: 229-9007 FAX: _____ EMAIL: ibond2006@yahoo.com
 PROPERTY OWNER: Fay Midyette Bond
 ADDRESS: 301 Ragan Road
 PHONE: _____ CELL: _____ FAX: _____ EMAIL: _____
 PROJECT CONTACT PERSON: Firma Bond - maxbauer
 ADDRESS: 1206 Neuse Drive
 PHONE: 229 9007 CELL: 229 9007 FAX: _____ EMAIL: ibond2006@yahoo.co
 PHYSICAL LOCATION: 301 Ragan Road
 GMO ZONE OF THE PROPERTY: R-2
 INTENDED USE OF PROPERTY: Air bnb
 PREVIOUS USE OF PROPERTY: Residential
 DOES THIS PROJECT INVOLVE A CHANGE IN USE? YES NO
 IF YES, DESCRIBE HERE: Air bnb

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: 5
 SQUARE FOOTAGE OF STRUCTURE: 2300 SQUARE FOOTAGE USED FOR BUSINESS: 2,000 NUMBER OF PARKING SPACES REQUIRED: 1-5 WILL OFFSITE PARKING BE UTILIZED? YES NO IF YES, WHERE AND NUMBER OF SPACES? _____

WILL SIGNS BE ERECTED OR MODIFIED? no If yes, please complete a sign permit application.

DOES THIS USE COMPLY WITH COVENANTS/HOA RESTRICTIONS? NA (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.

Firma Bond POA
Applicant Signature

1-21-2024
Date Signed



Application for Rezoning

Town of Oriental
P O Box 472, 507 Church St
Oriental, NC 28571
252.249.0555(ph) 252.249.0208 (fax)

Date: 2.5.24 Filing Fee (\$1,000) check #/cash _____ pd (init) _____

Applicant's Name Sue Sawyer

Mailing Address: 105 Dolphin Lane, Havelock, NC
28532

Location of Requested Change: _____

Contact Phone Number: 252-349-5803 Contact email: terry SLHS engineering

Parcel ID # 6497459243000 Tax ID# _____ pllc.com

Current Growth Mgmt Ordinance Classification of Property: (circle one)

MU-1 R-1 R-2 R-3

Requested Growth Mgmt Ordinance Classification of Property: (circle one)

MU MU-1 R-1 R-2 R-3

Signature of Applicant: Sue Sawyer Date: 2.5-24

Please attach names and addresses of all property owners within 150 ft of the property requesting rezoning, a copy of the Pamlico County Tax Record, and a GIS or equivalent map.

4U



SLHS Engineering, PLLC
105 Dolphin Lane, Havelock, NC 28532
252-349-5803
Slhsengineeringpllc@gmail.com

February 5, 2024

Diane Miller

Town Manager, Land Use Administrator, Town of Oriental

507 Church Street, Oriental, NC

Ms. Miller,

We are requesting to present to the Planning Board of the Town of Oriental our request for rezoning of the parcel located within the Town at the end of White Farm Road described as 21 acres, Pin 649745924300, See Figure 1 below.



Figure 1. Pamlico County GIS map, No scale



SLHS Engineering, PLLC
105 Dolphin Lane, Havelock, NC 28532
252-349-5803
Slhsengineeringpllc@gmail.com

The owner is Martin Spratt, Chas 1, LLC 466 Troll View Road, Grants Pass Oregon, 203-401-4411.

Per attached letter, for Mr. Spratt we, SLHS engineering, Pllc, are petitioning to change the district classification of the tract from its current zoning of R3 to MU, mixed use. The engineer/petitioner address is 105 Dolphin Lane, Havelock NC 28532. 252-349-5803. See Figure 2 below.

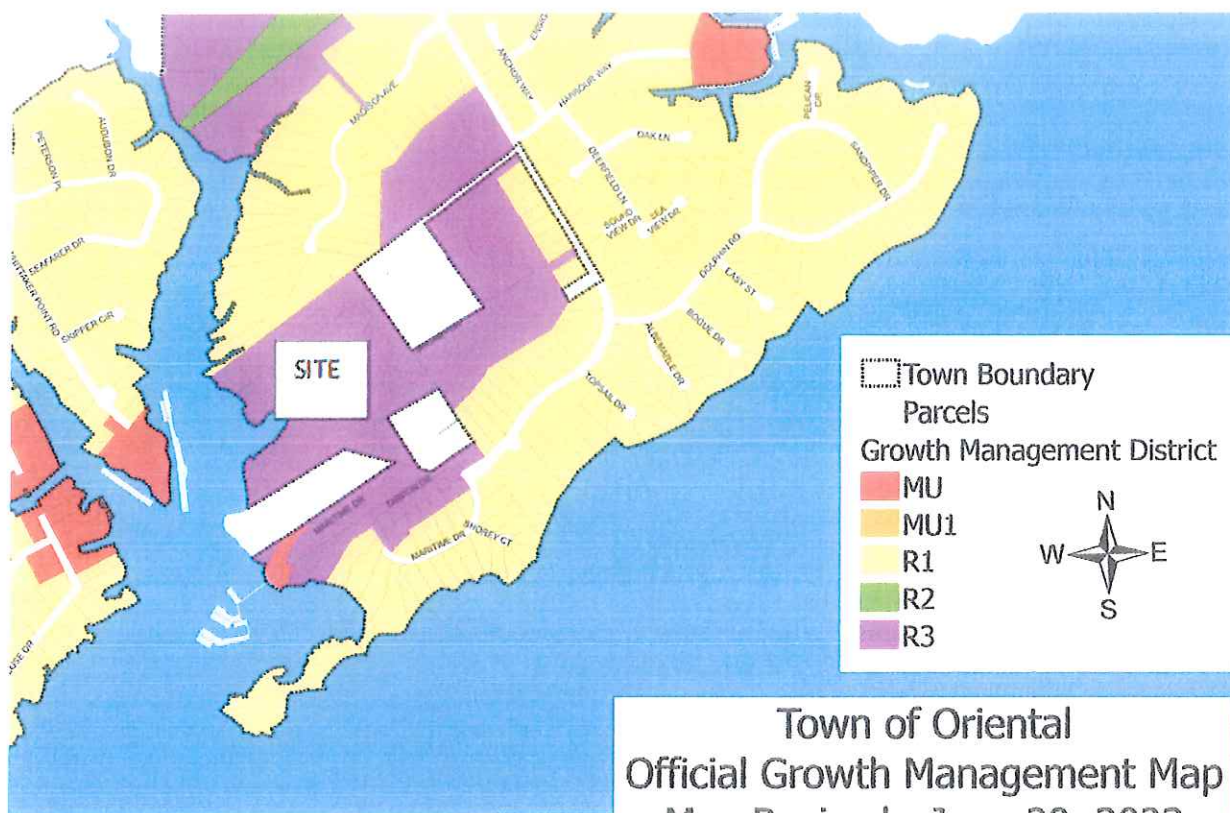
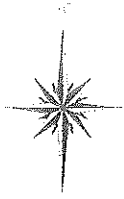


Figure 2. Town of Oriental Management map, No scale

Included in the petition are:

A description includes deed bk 720 page 653 – 655 (attached) and Plat Cabinet B Slide 12-1 (See attached).



SLHS Engineering, PLLC
105 Dolphin Lane, Havelock, NC 28532
252-349-5803
Slhsengineeringpllc@gmail.com

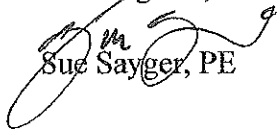
A preliminary layout of the 21-acre parcel as Mixed-use zone with adjacent property current zoning.

The specific objectives of the proposed change include the following:

To contentiously, financially and successfully develop the property in a manner in keeping with the good stewardship of the Town's land use. A brief history of the property suggests that the opportunity to develop the property as R-3 has been fully vetted over the past ten years. The current zoning of R3 was determined as part of the annexation into the Town. It was thought at that time, R3 development was feasible. However, due to changing demographics, including social and economic factors, R3 is no longer viable. The owner remains interested in development, which is both beneficial to the Town, adjacent landowners, and the end users. At this point the rezoning request to MU (mixed Use) from R3 precedes a special use request for a small RV park. The owner intends to meet all the Town's requirements and provide a well-run, meticulous RV park for users to enjoy the Town's local amenities and service, as well as existing nature. It should be noted that the Town's RV Park requirements are stringent and innately minimize the size and extent of a proposed park.

In closing, this request is for a Land use change from R-3 to MU. We look forward to presenting this request to the Planning Board and working with the Town on this Project.

Kind regards,


Sue Sayger, PE



SLHS Engineering, PLLC
105 Dolphin Lane, Havelock, NC 28532
252-349-5803
Slhsengineeringpllc@gmail.com

Section 236 Initiation of Amendments

236.1 Any person may petition the Town Commissioners to amend this chapter and/or the Official Growth Management Map. For this purpose, a petition shall be filed with the Land Use Administrator and shall contain information deemed relevant by the Land Use Administrator.

236.1.1 The name, address, and phone number of the petitioner.

236.1.2 If a change in development district classification is proposed, a legal description and a scaled map of the land affected by the proposed amendment, and

236.1.3 A description of the proposed map change or a summary of the specific objective of any proposed change in the text of this chapter.

236.2 Petitions for amendments to this chapter or the Official Growth Management Map shall be submitted to the Land Use Administrator at least fifteen (15) days prior to the date of a regularly scheduled meeting. Upon written confirmation from the Land Use Administrator that the application is complete, the request will be placed on the agenda of the next Planning Board meeting occurring fifteen (15) days or more thereafter.

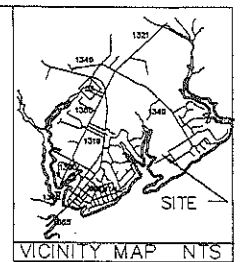
236.3 The Town Commissioners, at their next regularly scheduled meeting following the Planning Board's meeting at which time the petition is first considered, shall schedule a public hearing concerning the petition.

236.4 Whenever a request to amend this chapter or the Official Growth Management Map is initiated by the Town Commissioners, the Planning Board, or the Land Use Administrator, time limits imposed by this chapter shall apply.

Image ID: 00001194366 Type: PLT
 Recorded: 12/21/2023 at 09:46:27 AM
 File Size: 221.00 Page 1 of 1
 Pamlico, NC
 Lynn H. Lewis Register of Deeds
 BK B12 PG 1

WHITTAKER HARBOR
 PLAT CAB A SLIDE 153-1

N/F
 SEA HARBOR CONDO
 YACHT CLUB INC
 DB 350, PG 522
 A117-3
 TAX ID J083-25



N/F
 STEVEN DEKRAMER
 DB 526, PG 721
 TAX ID J083-21-9

PARCEL "B"
 914806.1SQ. FT.
 21.00 ACRES
 PARCEL B DATA ACQUIRED FROM SURVEY CONDUCTED BY
Prestige
 Land Surveying, P.A.
 CORPORATION LICENSE NO. C-0960
 601 W.B. WALKER BLVD. CAPE CARTER-SWANSDORO, N.C. 28584 (252) 393-2129
 AND NOT INDEPENDENTLY HEREIN

N/F
 CHAS 1 LLC
 DB 585, PG 295
 TAX ID J083-24

N/F
 JOSEPH BUCK
 DB 698, PG 386
 TAX ID J083-28-23

N/F
 CHAS 1 LLC
 DB 585, PG 295
 TAX ID J083-24

REMAINDER OF 31 ACRES NOT SURVEYED

PARCEL "A"
 440284.1SQ. FT.
 10.11 ACRES

N/F
 MILES SHOREY IV
 DB 693, PG 119
 TAX ID J083-119

STATE OF NORTH CAROLINA
 REVIEW OFFICER OF PAMLICO COUNTY
 CERTIFY THAT THIS PLAT, TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL
 STATUTORY REQUIREMENTS FOR RECORDING
William E. Marlowe
 STATE ENGINEER

TOWN OF ORIENTAL
 PAMLICO COUNTY, NC
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO
 COMPLY WITH THE APPROPRIATE REGULATIONS OF THE TOWN OF ORIENTAL,
 NORTH CAROLINA, AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE
 OF THE REGISTER OF DEEDS OF PAMLICO COUNTY, NC
 10/20/23 *Dawn Hill*
 DATE TOWN MANAGER

REGISTER OF DEEDS
 FILED FOR REGISTRATION AT 9:46 AM ON 12/21 DAY OF December 2023
 RECORDED IN 203-101
 PAMLICO COUNTY REGISTER OF DEEDS
 BY *Lynn H. Lewis*



N/F
 RODNEY LEE
 DB 588, PG 515
 TAX ID J083-24-4

I, William E. Marlowe, do hereby certify that, to
 the best of my knowledge and belief, this Plat
 drawn under my supervision, represents a field
 survey conducted under my supervision (that
 does not exceed the limits of that survey)
 Page 255, etc.; (other) that the boundaries
 and surveyed are clearly noted as shown from
 information found in Plat "A"
 I certify that the area of ground, as
 contained is greater than 1 to 10,000 that
 this Plat was prepared in accordance with G.S.
 47-25 as amended.
 That this survey is of an existing parcel or
 parcels of land and does not create a new
 street or change an existing street G.S. 47-30.
 Witness my official signature and seal this
 12/21/23 day of December 2023
William E. Marlowe
 L-3913

THIS PROPERTY LIES WITHIN FLOOD ZONE AE (EL. 5) ACCORDING TO
 FEMA FIRM DATA
 THE PRESENT OWNER, ACCORDING TO PAMLICO COUNTY GIS, IS
 CHAS 1 LLC

PROPERTY DIVISION		
DRAWN	DATE	THIRD HAVEN LLC
APPROVED	TOWNSHIP	TAX PARCEL J083-24
SCALE	SHEET	604 SHOREY DRIVE
1" = 100'	PROJECT NO.	ORIENTAL, NC
		231192

N/F
 WHITTAKER POINT PROP. LLC
 DB 362, PG 346
 TAX ID J083-24-5

I, WILLIAM E. MARLOWE, PROFESSIONAL LAND SURVEYOR, DO HEREBY
 CERTIFY THAT THE SURVEY AND DIVISION 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.
 N.C. GS 47-30, SECTION 1(11)
William E. Marlowe
 WILLIAM E. MARLOWE, P.L.S.
 DATE 12/21/23

WILLIAM E. MARLOWE, PLS
 1109 OLGOD ROAD, ORIENTAL, NC 28511
 252-249-9882



SLHS Engineering, PLLC
105 Dolphin Lane, Havelock, NC 28532
252-349-5803
Slhsengineeringpllc@gmail.com

January 31, 2024

Diane Miller

Town Manager, Town of Oriental
507 Church Street, Oriental, NC

Diane,

My engineer, SLHS engineering, Susan Sayger, PE, is working on my behalf as petitioner for our request for rezoning of my property. I look forward to continuing to work with the Town in our development projects. Please let me know if you need any additional information.

My kindest regards,

Martin Spratt,
Manager Chas 1, LLC
466 Troll View Road
Grants Pass, Oregon
203-417-4411

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/21/2023 11:04:49 AM
Fee Amt: \$876.00 Page 1 of 3
Revenue Tax: \$850.00
Pamlico, NC
Lynn H. Lewis Register of Deeds

BK 720 PG 653 - 655

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law,
P.O. Box 411, Bayboro, N.C. 28515

N.C. Excise Tax - \$850.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 18th day of December, 2023, by and between **Chas 1, LLC, a North Carolina limited liability company**, hereinafter referred to as "Grantor"; and **Third Haven LLC, a North Carolina limited liability company**, hereinafter referred to as "Grantee". Grantor's address is PO Box 280, Oriental, NC 28571. Grantee's mailing address is 4260 Orchard Creek Road, Oriental, NC 28571.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Number County, North Carolina, and more particularly described as follows:

TRACT ONE:

Being all of that 10.11 acre tract shown as Parcel "A", on the survey map prepared by William E. Marlowe, PLS, dated December 13, 2023, entitled "PROPERTY DIVISION, THIRD HAVEN, LLC," which survey map is recorded in Plat Cabinet B, Slide 12 - 1, Pamlico County Registry, and is incorporated herein by reference.

TRACT TWO:

Being all of that .06 acre tract shown on the survey map prepared by William E. Marlowe, PLS, dated December 13, 2023, entitled "PROPERTY DIVISION, THIRD HAVEN, LLC," which survey map is recorded in Plat Cabinet B, Slide 12 - 1, Pamlico County Registry, and is incorporated herein by reference.

Also conveyed is an easement for ingress, egress and regress and installation and maintenance of utilities, in favor of Third Haven, LLC, and its successors and/or assigns, over and along that 50' Easement shown as Easement 2 on the above-referenced survey map.

This conveyance is made subject to an easement for ingress, egress and regress and installation and maintenance of utilities in favor of Chas 1, LLC and its successors and/or assigns, over and along that 50' Easement shown as Easement 1 on the above-referenced survey map.

The property described above is a portion of that property acquired by Grantor by instrument recorded in Book 585, Page 295, and Book 609, 861, Pamlico County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the property described above is subject to ad valorem taxes for the current year (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantor has hereunto signed this instrument in its company name by its duly authorized member/manager the day and year first written above.

CHAS 1, LLC

BY: [Signature] (SEAL)
Martin Spratt

 If marked or initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

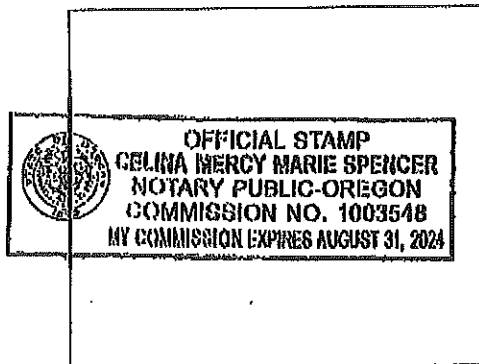
Josephine County, Oregon State

I certify that the following persons personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Martin Spratt, Member/Manager of Chas 1, LLC.*

Date: December 18th 2023

[Signature]
Official Signature of Notary
Notary Public

Celina Mercy Marie Spencer
Notary Public Printed Name



Notary Seal or Stamp Must Appear In Above Box

My commission expires: Aug. 31. 2024

Plat Cabinet B Slide 12-1

Inch ID: 00000194999 Type: PLT
Recorded: 12/23/2023 at 09:46:27 AM
Fee Amt: \$21.00 Page 1 of 1
Pamlico, NC
Lynn K. Louis, Register of Deeds
BK B12 Pg 1

WHITTAKER HARBOR
PLAT CAB A SLIDE 153-1

N/F
STEVEN DEKRAMER
DB 525, PG 721
TAX ID J083-21-9

N 61°17'48" E
1279.47

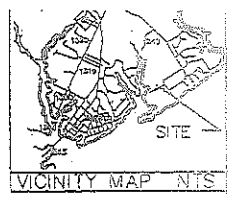
PARCEL "B"
914806.150 FT.
21.00 ACRES
PARCEL B DATA ACQUIRED FROM SURVEY CONDUCTED BY
Prestige
Land Surveying, P.A.
CORPORATION LICENSE NO. C-0960
501 W.S. MCGRAW BLVD. CAPE CANTONET-DUMFRIESBORO, N.C. 28504 (252) 383-2122
AND NOT INDEPENDENTLY HEREIN

N/F
CHAS 1 LLC
DB 585, PG. 295
TAX ID J083-24

REMAINDER OF 31 ACRES NOT SURVEYED

70% MEAN HIGH WATER LINE (PROPERTY LINE)

N/F
SEA HARBOR CONDO
YACHT CLUB INC
DB 350, PG 522
A117-3
TAX ID J083-25



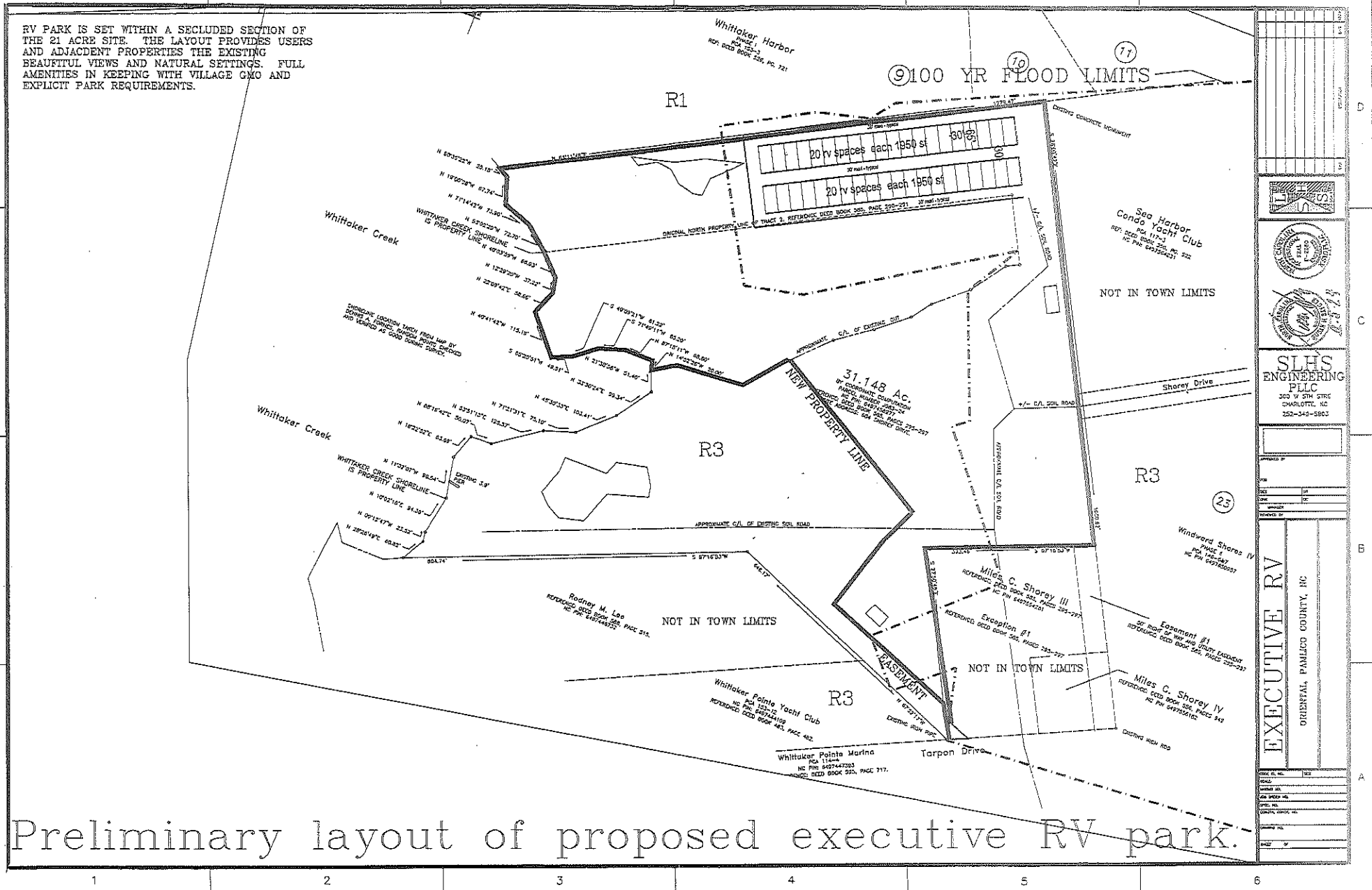
S 26°01'42" E
1000.62

N/F
JOSEPH BUCK
DB 598, PG 388
TAX ID J083-28-23

N/F
CHAS 1 LLC
DB 585, PG 295
TAX ID J083-24

STATE OF NORTH CAROLINA
Lynn K. Louis, REGISTER OF DEEDS
REVIEW OFFICER OF PAMUNCE COUNTY
CERTIFY THAT THIS PLAT, TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.
Lynn K. Louis

RV PARK IS SET WITHIN A SECLUDED SECTION OF THE 21 ACRE SITE. THE LAYOUT PROVIDES USERS AND ADJACENT PROPERTIES THE EXISTING BEAUTIFUL VIEWS AND NATURAL SETTINGS. FULL AMENITIES IN KEEPING WITH VILLAGE GMO AND EXPLICIT PARK REQUIREMENTS.

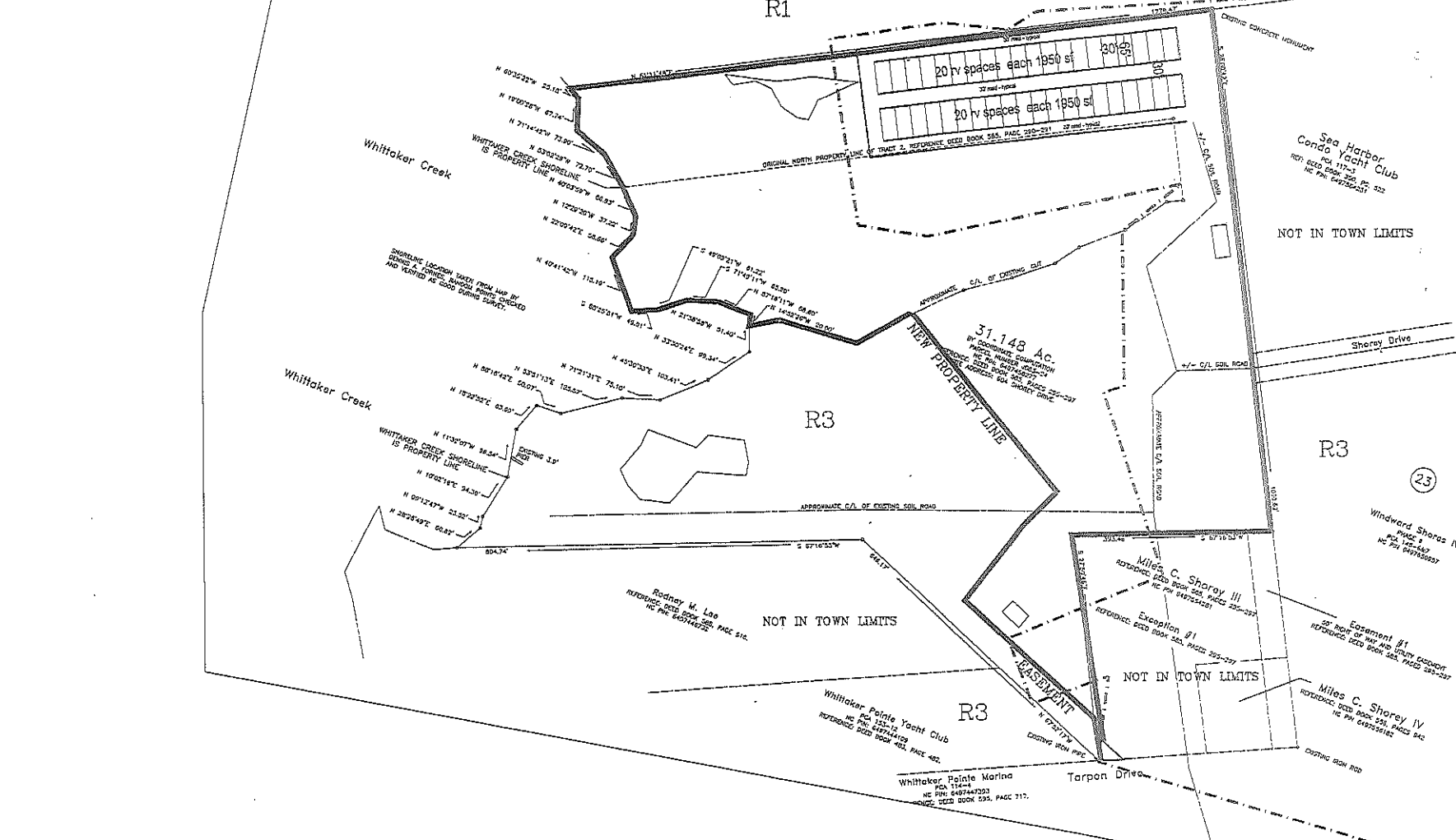


SLHS ENGINEERING PLLC
303 W 5TH ST
CHARLOTTE, NC
352-345-5863

EXECUTIVE RV
ORIENTAL, PAMLICO COUNTY, NC

Preliminary layout of proposed executive RV park.

RV PARK IS SET WITHIN A SECLUDED SECTION OF THE 21 ACRE SITE. THE LAYOUT PROVIDES USERS AND ADJACENT PROPERTIES THE EXISTING BEAUTIFUL VIEWS AND NATURAL SETTINGS. FULL AMENITIES IN KEEPING WITH VILLAGE GMO AND EXPLICIT PARK REQUIREMENTS.



Preliminary layout of proposed executive RV park.

SLHS ENGINEERING PLLC 300 W. 5TH STREET CHARLOTTE, NC 28203-3489-5930	
EXECUTIVE RV ORIENTAL, PAMLICO COUNTY, NC	
DATE & NO.	1/20/21
DRAWN BY	SLHS
CHECKED BY	SLHS
SCALE	AS SHOWN
PROJECT NO.	
CITY	
COUNTY	
STATE	
OWNER	
DESIGNER	
DATE	

Plat Cabinet B Slide 12-1

INSEE ID: 00000104360 Type: PLT
Recorded: 12/01/2023 at 09:16:27 AM
Fee Amt: \$21.00 Page 1 of 1
Pamlico, NC
Lynn M. Lewis Register of Deeds
BK B12 p 1

WHITTAKER HARBOR
PLAT CAB A SLIDE 153-1

N/F
STEVEN DEKRAMER
DB 526, PG 721
TAX ID J083-21-9

N 61°14'S E
1279.47

PARCEL "B"
91486.1SQ. FT.
21.00 ACRES

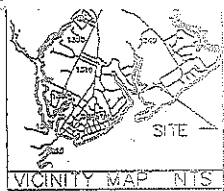
PARCEL B DATA ACQUIRED FROM SURVEY CONDUCTED BY
Prestige
Land Surveying, P.A.
CORPORATION LICENSE NO. C-0860
501 W.D. MILLAM BLVD. CAPE CANTONMENT-SWANBORO, N.C. 28584 (252) 363-2129
AND NOT INDEPENDENTLY HEREIN

N/F
CHAS 1 LLC
DB 585, PG 295
TAX ID J083-24

REMAINDER OF 31 ACRES NOT SURVEYED

70X MEAN HIGH WATER LINE (PROPERTY LINE)

N/F
SEA HARBOR CONDO
YACHT CLUB INC
DB 350, PG 522
A117-3
TAX ID J083-25



N/F
JOSEPH BUCK
DB 598, PG 386
TAX ID J083-26-23

N/F
CHAS 1 LLC
DB 585, PG 295
TAX ID J083-24

STATE OF NORTH CAROLINA
L. LOUISER, REGISTER
REVIEW OFFICER OF PAMLICO COUNTY
CERTIFY THAT THIS PLAT, TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING
L. LOUISER