



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



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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.

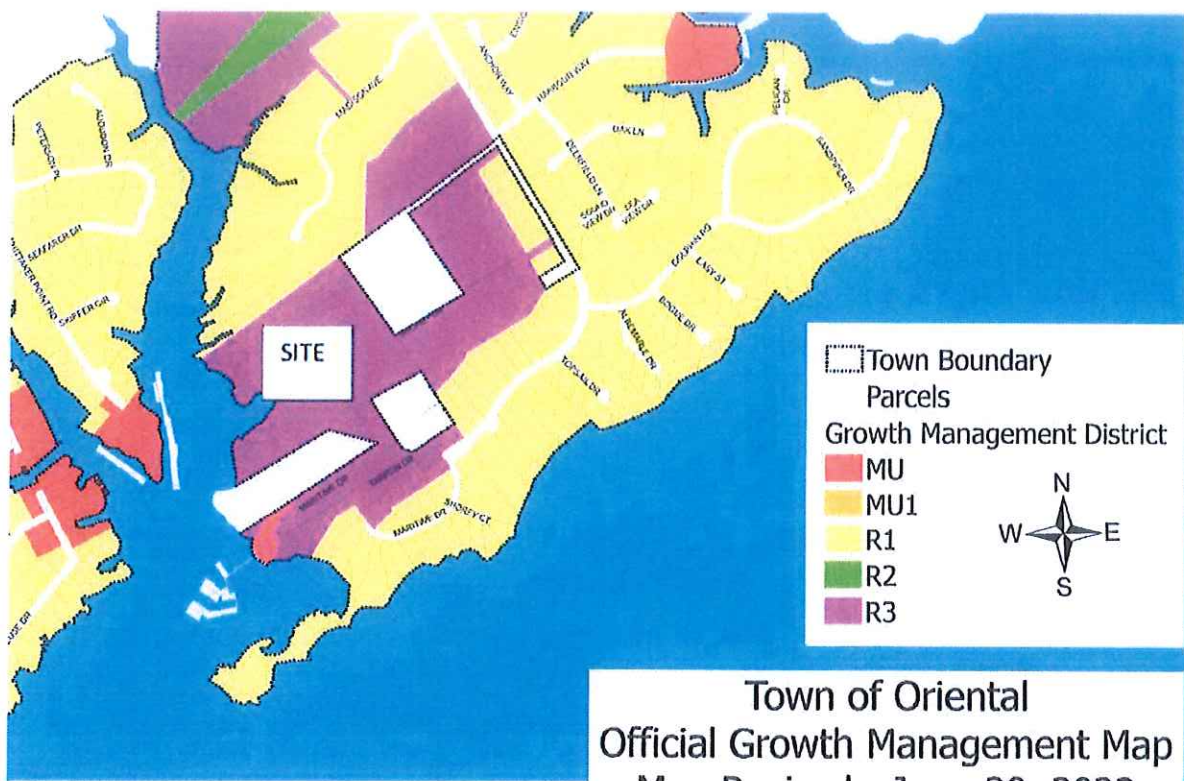
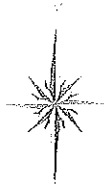


Figure 2. Town of Oriental Management map, No scale

Included in the petition are:

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



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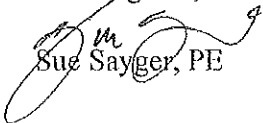
A preliminary layout of the 21-acre parcel as Mixed-use zone with adjacent property current zoning.

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



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105 Dolphin Lane, Havelock, NC 28532
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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 the following 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 Planning Board 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 after the date of submission.

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.



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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)

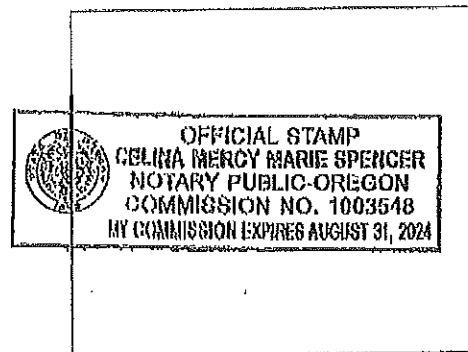
Josephine County, Oregon State

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

Plot Cabinet B Slide 12-1

PLAT RECORDS
PLAT ID: 000012426 Type: PLT
Recorded: 11/21/2013 at 09:54:27 AM
Fee Amt: \$11.00 Page 1 of 1
County: NC
Lynn W. Lewis Register of Deeds
DB B12 pg 1

WHITTAKER HARBOR
PLAT CAS A SLIDE 153-1

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

N 87°14' E
1275.47

PARCEL "B"
914808.150 FT.
21.00 ACRES

PARCEL B DATA ACQUIRED FROM SURVEY CONDUCTED BY
Prestige
Land Surveying, P.A.
CORPORATION LICENSE NO. C-0902
301 W.B. WELSH BLDG. CAPE CANTON-OWENSBORO, NC 28504 (252) 233-2123
AND NOT INDEPENDENTLY HEREIN

N/F
CHAS 1 LLC
DB 565, PG 295
TAX ID J083-24

REMAINDER OF 31 ACRES NOT SURVEYED

6507
10X MEAN HIGH WATER LINE (PROPERTY LINE)

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



VICINITY MAP NTS

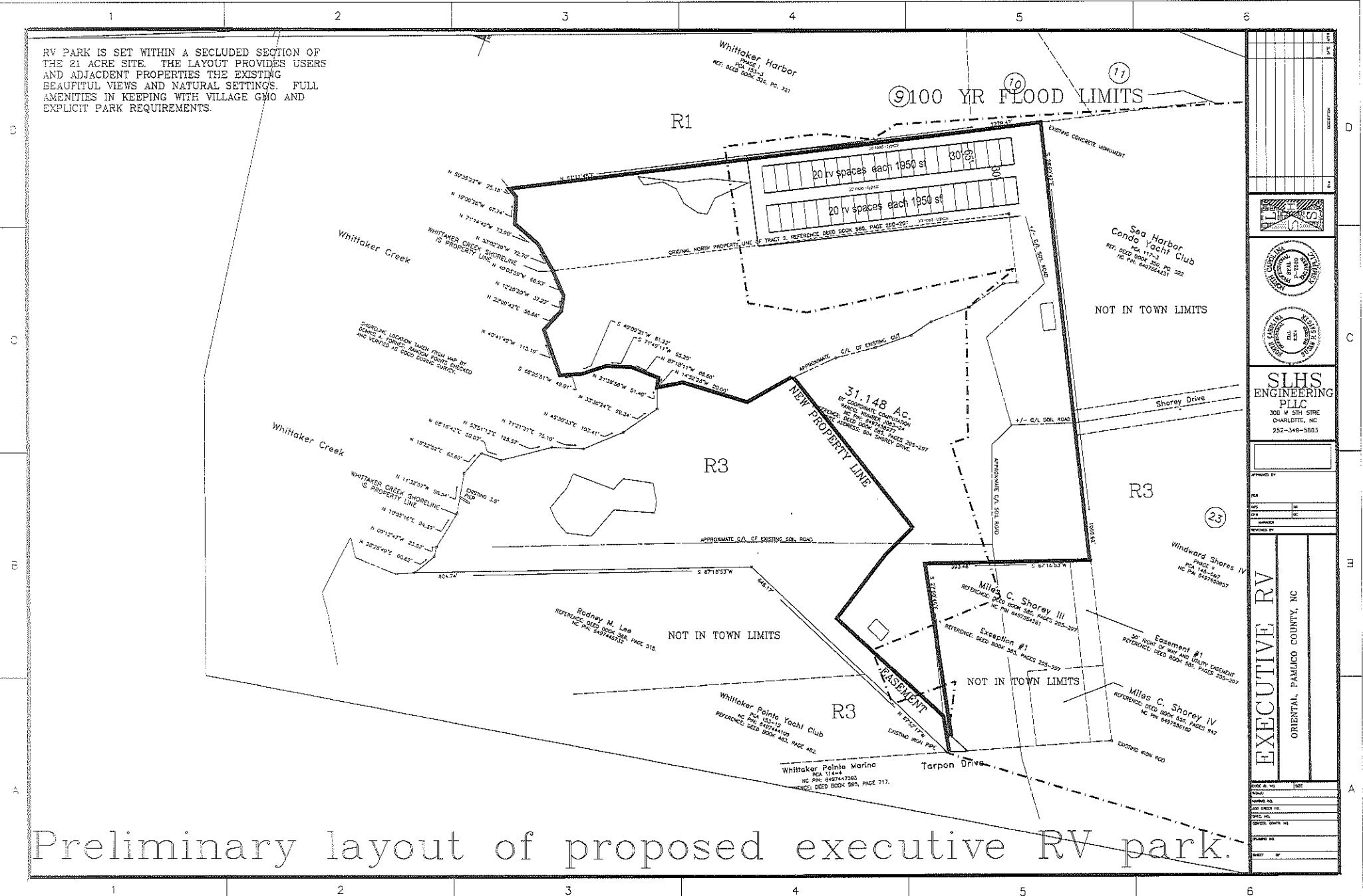
S 26°20'12" E
1000.00

N/F
JOSEPH BUCK
DB 596, PG 386
TAX ID J083-26-23

N/F
CHAS 1 LLC
DB 565, PG 295
TAX ID J083-24

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

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



Preliminary layout of proposed executive RV park.

EXECUTIVE RV
 ORIENTAL, PAMLICO COUNTY, NC

SLHS ENGINEERING, PLLC
 300 W 5TH STRE
 CHARLOTTE, NC
 282-348-5803

APPROVED BY: _____
 DATE: _____
 SCALE: _____
 SHEET: _____
 TOTAL SHEETS: _____

TITLE BLOCK WITH FIELDS FOR:
 DATE & NO.
 DRAWING NO.
 JOB NUMBER
 SCALE
 SHEET NO.
 COVER SHEET NO.
 NAME
 POSITION

Diane Miller

From: Doc Phin <docphin60@gmail.com>
Sent: Monday, March 25, 2024 10:21 AM
To: sallybelangia@townoforiental.com
Cc: manager@townoforiental.com
Subject: Public Hearing for Rezoning at the 2 April Commissioners' Meeting

Greetings. I am writing to strongly urge the Town Commissioners to vote NO on the R3 to MU zoning change of 21 acres off White Farm Road. The establishment of a 40 Space RV park in our neighborhood is not a welcome addition to this lovely town of Oriental. Approving this rezoning request is not in keeping with what we learned of the Town of Orientals comprehensive plan when we chose to establish roots and live here. The land in question is appropriately zoned R3 and should remain so. The official Growth management map was just approved and revised in June 2023. Making a major change like R3 to MU is going against what we as a town have already approved. I also note that our August 2023 CAMA certification would also be at risk by making this change.

VR David and Kathy Dougherty

6034 Dolphin Road

Diane Miller

From: Sally Belangia <sallybelangia@townoforiental.com>
Sent: Monday, March 25, 2024 1:05 PM
To: breenalitzenberger@townoforiental.com; Charlie Overcash; Allen Price; Frank Roe; bonniecrosser@townoforiental.com; Diane Miller
Subject: Fwd: Public Hearing for Rezoning at the 2 April Commissioners' Meeting

Sent from my iPhone

Begin forwarded message:

From: Doc Phin <docphin60@gmail.com>
Date: March 25, 2024 at 10:21:41 AM EDT
To: sallybelangia@townoforiental.com
Cc: manager@townoforiental.com
Subject: Public Hearing for Rezoning at the 2 April Commissioners' Meeting

Greetings. I am writing to strongly urge the Town Commissioners to vote NO on the R3 to MU zoning change of 21 acres off White Farm Road. The establishment of a 40 Space RV park in our neighborhood is not a welcome addition to this lovely town of Oriental. Approving this rezoning request is not in keeping with what we learned of the Town of Orientals comprehensive plan when we chose to establish roots and live here. The land in question is appropriately zoned R3 and should remain so. The official Growth management map was just approved and revised in June 2023. Making a major change like R3 to MU is going against what we as a town have already approved. I also note that our August 2023 CAMA certification would also be at risk by making this change.

VR David and Kathy Dougherty

6034 Dolphin Road

Diane Miller

From: Sally Belangia <sallybelangia@townoforiental.com>
Sent: Monday, March 25, 2024 1:06 PM
To: Diane Miller; Charlie Overcash; Frank Roe; Allen; breenalitzenberger@townoforiental.com; bonniecrosser@townoforiental.com
Subject: Fwd: Chase 1 LLC Rezoning Proposal from R3 to MU

Sent from my iPhone

Begin forwarded message:

From: Dave Roletter <DaveRoletter@msn.com>
Date: March 25, 2024 at 12:57:04 PM EDT
To: Sally Belangia <sallybelangia@townoforiental.com>
Cc: Dianne Miller <Manager@townoforiental.com>, Becky Roletter <adventurenc@hushmail.com>
Subject: **Chase 1 LLC Rezoning Proposal from R3 to MU**

Good Afternoon,

My wife Becky and I reside in Dolphin Point at 100 Pelican Circle. We have been North Carolinians for decades now and have owned our property as our primary residence for about six years, discovering Oriental decades prior. We have an extensive home renovation underway that we know we'll enjoy but we hope will also contribute to the beauty and value of the immediate neighborhood long term. I mention this to say that we are not strangers to the necessary governing processes of Oriental, Pamlico County, DWR, & CAMA, and to convey we are investing and more importantly are deeply invested in the local neighborhood and community for the long-term.

Both Becky and I have extensive corporate business and entrepreneurial experience, including but not limited to her being a licensed real estate professional, and both of us being investors in income producing property here and elsewhere. It is from this background that we truly respect and appreciate Mr. Spratt's desire to petition for rezoning of his property for development purposes under Chase 1 LLC.

The primary driver for the petition seems to be the suggestion that current R3 zoning is no longer viable due to changing demographics, including social and economic factors. We have been observes and participants in this real estate market for years and disagree with the premise. The data would suggest otherwise. One only has to look around to see the significant residential growth happening here. With the significant changes that followed the pandemic, there has been a step-change in the number of people that are no longer tied to specific geographies, and it would seem this is a major factor in desirable communities such as Oriental growing as they have.

Additionally we value the existing R3 zoning and certainly took this into consideration when we purchased our property here. We too have had business ideas that do not fit the current HOA bylaws and R3 zoning but accept our decision to buy with this in mind and respect that the R3

zoning is needed to maintain the character and quiet enjoyment of the neighborhoods located here. We are concerned that such a change will significantly reduce the desirability and thus value of both existing and undeveloped R3 propertie

Diane Miller

From: Sally Belangia <sallybelangia@townoforiental.com>
Sent: Wednesday, March 27, 2024 6:58 AM
To: Diane Miller; Allen Price; Charlie Overcash; breenalitzenberger@townoforiental.com; bonniecrosser@townoforiental.com; Frank Roe
Subject: Fwd: Oriental Zoning

Sent from my iPhone

Begin forwarded message:

From: Lorraine Nugent <honeymarco062@gmail.com>
Date: March 26, 2024 at 10:17:43 PM EDT
To: sallybelangia@townoforiental.com
Subject: Oriental Zoning

To zoning committee,

I voice a strong objection to re-zoning near Dolphin Point to allow an RV parking area. I really want to keep our beautiful area just the way it looks now. I hope Oriental keeps the residential zoning as it is now. Frank Nugent.

Diane Miller

From: cliff.bailey@mail.com
Sent: Wednesday, March 27, 2024 8:58 PM
To: sallybelangia@townoforiental.com; charlieovercash@townoforiental.com;
allenprice@townoforiental.com; frankroe@townoforiental.com;
bonniecrosser@townoforiental.com
Cc: Manager@TownofOriental.com; bryanjuncosa@gmail.com; pymapa@gmail.com;
gklarktfs@aol.com
Subject: Hearing Notice: JO83-24, 604 Shorey Court Oriental NC 28571 4/2/2024

Madam Mayor Sally Belangia, Madam Town Manager Diane Miller, and Commissioners:

As a family, we chose to make a substantial investment in the town of Oriental by purchasing a parcel (1650 White Farm Road) on which we built a new home late last year.

Many of the reasons we had taken into considerations for this investment venture included, but not limited to:

- Low traffic and congestion
- Serenity
- Peacefulness
- Friendly people
- Sublime region to build and live in

We have concerns related to a rezoning effort from R3 to MU (mixed use) that is very near to our new home property associated with JO83-24. At this time, it appears this request for rezoning is related to an RV park; however, if it's not an RV park it could be even worse and I can't think of any good reason how any rezoning on this parcel (beyond residential) would benefit the community. More importantly, I think the following needs to be assessed:

- What is the specific hardship that CHAS 1 LLC (Martin Spratt) could endure from not having this rezoning approved or.... why wasn't the prior rezoning to R3 sufficient for JO83-24?
- Besides taxes, how would this rezoning JO83-24 (Shorey Court) improve our community?
- Has the land developer provided an impact analysis?

I wish that you all take this information into consideration prior to the hearing on 4/2/2014.

Sincerely,

Clifford Bailey