



Town of Oriental
Application for Special Use
Permit- Fee \$350.00

Date Received: 12/08/19 Fee Paid: \$350 Permit #: _____

APPLICANT: The New Village Brewery

ADDRESS: 702 Broad St. Oriental NC 28571

PHONE: 249-6132 CELL: _____ FAX: _____ EMAIL: TheNewVillageBrewery@gmail

PROPERTY OWNER: Frank & Lili Bacon

ADDRESS: 304 Whittaker Pt. Rd. Oriental NC 28571

PHONE: 626-3298 CELL: 202 450 8585 FAX: _____ EMAIL: FrankBacon.FB@gmail.com

PROJECT CONTACT PERSON: Frank Bacon

ADDRESS: 304 Whittaker Pt. Rd. Oriental NC 28571

PHONE: 626-3298 CELL: _____ FAX: _____ EMAIL: _____

PHYSICAL LOCATION: 702 Broad St. Oriental N.C. 28571

GMO ZONE OF THE PROPERTY: MU

INTENDED USE OF PROPERTY: _____

PREVIOUS USE OF PROPERTY: _____

DOES THIS PROJECT INVOLVE A CHANGE IN USE? YES ___ NO X

IF YES, DESCRIBE HERE: _____

DOES THIS PROPERTY INVOLVE A COMBINATION OF USES? YES ___ NO X

IF YES, DESCRIBE HERE: _____

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

NO. PARKING SPACES AVAILABLE: 8

SQUARE FOOTAGE OF STRUCTURE: 600 SQUARE FOOTAGE USED FOR BUSINESS: 600 NUMBER OF PARKING SPACES REQUIRED: _____ 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? N/A (attach copy)

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

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, Growth 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.

Frank Bacon
Applicant Signature

12.18.19
Date Signed

Frank & Lili Bacon
The New Village Brewery, LLC
PO Box 637 (702 Broad St.)
Oriental, NC 28571

12/17/2019

Town of Oriental, Planning Board
c/o Diane H. Miller, Town Manager/Land Use Administrator
PO Box 472
Oriental, NC 28571

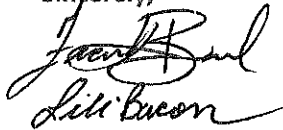
Dear Chairman Aeschleman,

There are two buildings on the Brewery Premises: Building #1 (where the Taproom is located) and the smaller Building #2, which abuts the parking area. This letter is in regard to a project proposed for Building #2, which is a 600 sq. ft. one level out-building on a concrete slab foundation with wood frame construction and a galvanized metal roof. It is part of the brewing premises and has been used for storage of empty kegs, milling and storing grains for brewing. Building #2 sustained roof damage and flooding during Hurricane Florence, and again during Hurricane Dorian. The building is now unsafe and is unusable for our business. Because of parking requirements, we cannot move the building and still remain compliant with the required # of spaces. If we leave it as is, it will not only be un-usable to our business, but also continue to deteriorate and become more of an eye-sore for our town, and in particular our neighbors.

In accordance with GMO Section 194.2, our proposal is to tear down the existing structure and rebuild it in a way that increases its conformance with the GMO and county building code, provides for increased sound dampening, and ensures the structure can remain a safe and viable place for our production to continue well into the future. The building sits at just 7 ft. above sea level, which is not compliant with zoning regulations that now require at least 9 ft. above sea level. We are proposing to demolish the current building and rebuild raising the foundation to 9.5 ft above sea level and increasing the current eave height of 9ft to 13ft. Currently, the building has a roof pitch of 1/12, and the new pitch will be adjusted to meet GMO requirements for 4/12 minimum pitch. We are not requesting a change in use because of any change to the business we operate, nor does our plan involve any change to the square footage or the building material of the structure.

In light of how critical this structure is for our brewery's production, we ask the Planning Board to consider (as expeditiously as possible) our application for an SUP for this project, and to make a recommendation to the Board of Commissioners to schedule a Public Hearing as required.

Sincerely,



Frank & Lili Bacon