

Tab 3



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.

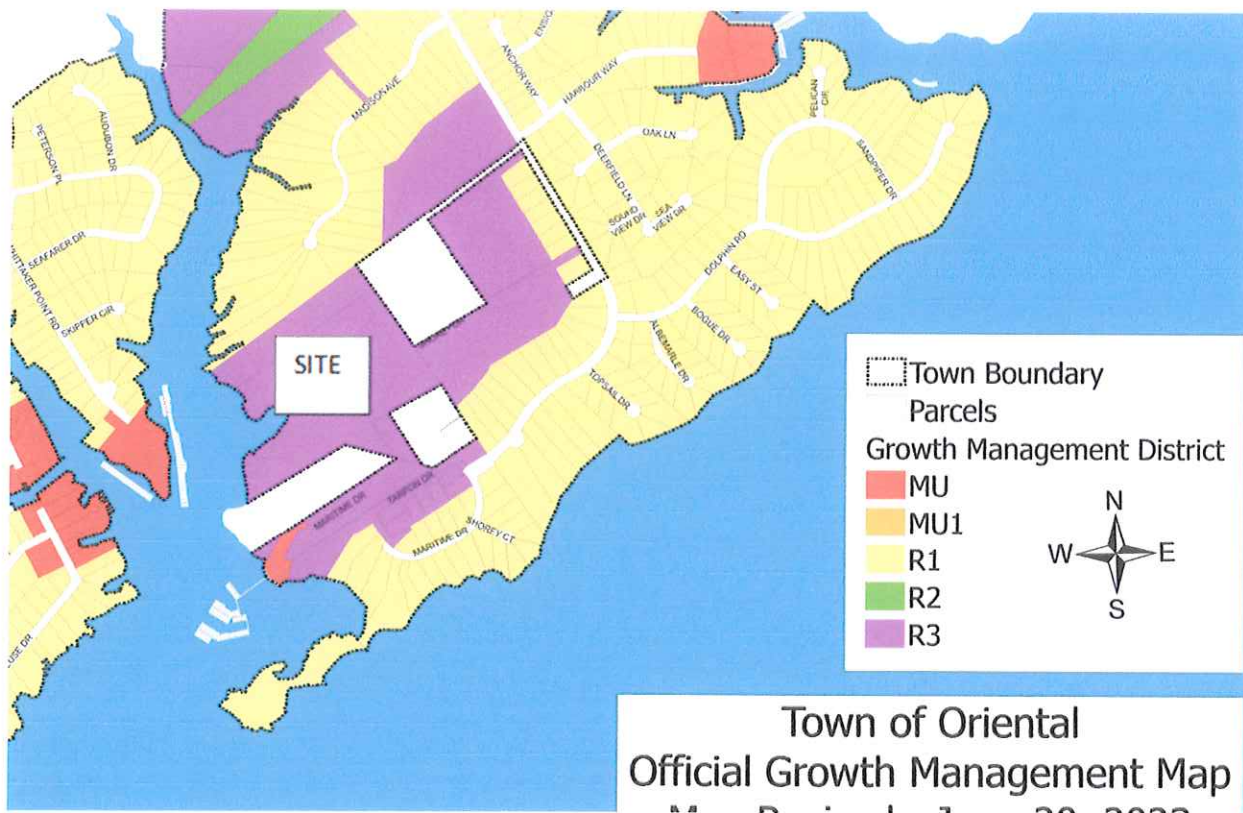
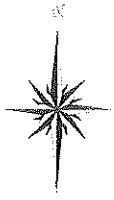


Figure 2. Town of Oriental Management map, No scale

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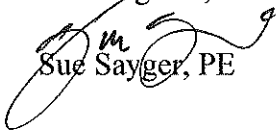
A preliminary layout of the 21-acre parcel as Mixed-use zone with adjacent property current zoning.

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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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 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

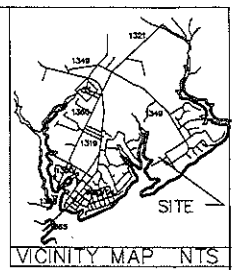
236.1.3 A description of the proposed map change or a summary of the specific objective of any proposed change in the text of this chapter.

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 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: 00000184389 Type: PLT
 Record(s): 12/21/2023 at 09:46:27 AM
 Fee Amt: \$21.00 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"
 914806.15 SQ. FT.
 21.00 ACRES
 PARCEL B DATA ACQUIRED FROM SURVEY CONDUCTED BY
Prestige
 Land Surveying, P.A.
 CORPORATION LICENSE NO. C-0960
 501 W.B. McLEAN BLVD. CAPE CARTERET-SWANBORO, N.C. 28504 (252) 303-2129
 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

PARCEL "A"
 440284.15 SQ. FT.
 10.11 ACRES

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

WHITTAKER CREEK

STATE OF NORTH CAROLINA
 I, DAVID M. MANDULA, REVIEW OFFICER OF PAMUNCO COUNTY
 CERTIFY THAT THIS PLAT, TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL
 STATUTORY REQUIREMENTS FOR RECORDING
 DATE 12/13/23

TOWN OF ORIENTAL
 PAMUNCO 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 PAMUNCO COUNTY, NC
 DATE 10/20/23 David M. Mandula
 TOWN MANAGER

REGISTER OF DEEDS
 FILED FOR REGISTRATION AT 9:46am 21st ON 21st DAY OF December 2023
 RECORDED IN PLC 1014
 PAMUNCO COUNTY REGISTER OF DEEDS Lynn H. Lewis
 BY Angela L. Davis

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

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

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



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, based on the information furnished to me, and the methods used, and the results of the same, that the boundaries shown are correctly shown, and that the area of the same is as shown, and 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.
 That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 Witness my official signature and seal this 17th day of December, 2023.
William E. Marlowe
 L-3913

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

WILLIAM E. MARLOWE, PLS
 1109 GILCO ROAD, ORIENTAL, NC 28571
 252-469-5882

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 4(11)
William E. Marlowe
 WILLIAM E. MARLOWE, P.L.S.
 DATE 12/17/23





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)

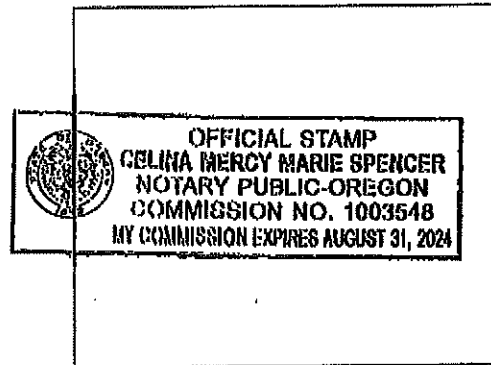
Josephine County, Oregon State

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

Plot Cabinet B Slide 1a-1



Image ID: 00000194286 Type: Plot
Recorded: 12/27/2023 4:19:44:17 AM
Fee Amt: \$21.00 Page 1 of 1
Fannin, NC
LYNN M. Lewis Register of Deeds
OK **B12** PG1

WHITTAKER HARBOR
PLAT CAB A SLIDE 153-1

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

N 61°11'46" E
1219.47

PARCEL "B"
914806.1SQ. FT.
21.00 ACRES

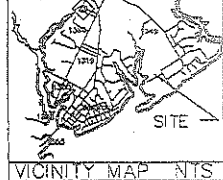
PARCEL B DATA ACQUIRED FROM SURVEY CONDUCTED BY
Prestige
Land Surveying, P.A.
CORPORATION LICENSE NO. C-0960
301 W.S. NELSON BLDG. CAPE CANTRETT-SWANBORO, N.C. 28504 (252) 393-2128
AND NOT INDEPENDENTLY HEREIN

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

REMAINDER OF 31 ACRES NOT SURVEYED

100' 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 20°00'42" E
1090.67

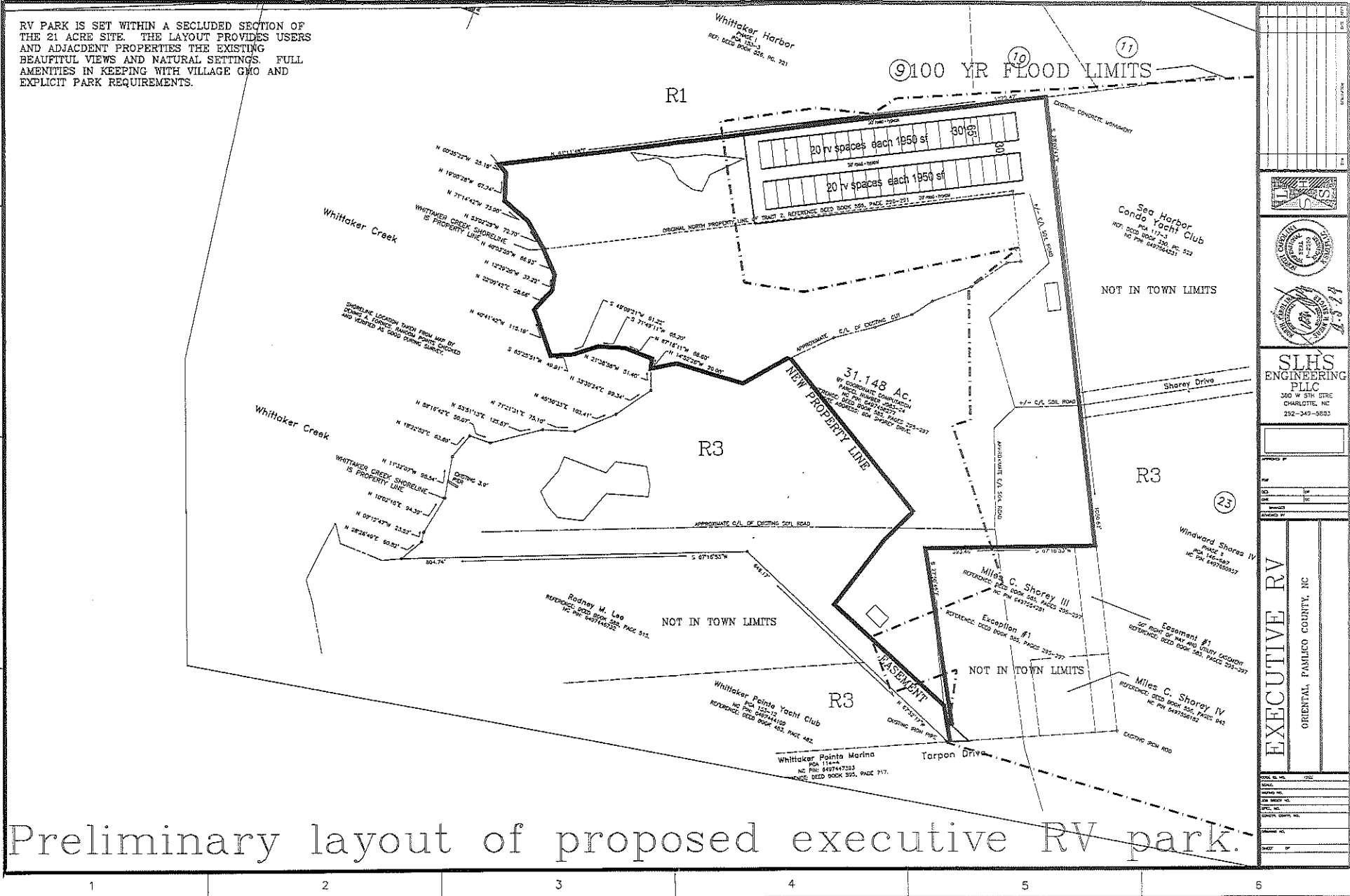
N/F
JOSEPH BUCK
DB 698, PG 386
TAX ID J083-26-23

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

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

DB 526, PG 721

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 STRE
 CHARLOTTE, NC
 282-349-5802

PROJECT NO.	
DATE	
SCALE	
BY	
CHECKED BY	

EXECUTIVE RV
 ORIENTAL, PAMLICO COUNTY, NC

DATE	
BY	
CHECKED BY	
SCALE	
PROJECT NO.	