Edenton Town Council
Special Meeting
&
Committee Meetings
November 23rd, 2026
6:00 p.m.

Council Chambers, 504 S. Broad Street

Meeting will be held in the Council Chambers, 504 S. Broad Street. Remote Video Access Available via
https://us02web.zoom.us/j/2524822155?pwd=T0NFUEJ0MXlnV3B2UFA1S0R0ajgzUT09
Meeting ID: 252 482 2155 Passcode: 458434
Dial in Option: 301-715-8592 (Meeting ID & Password same)

AGENDA

I. **Special Presentation** - Mayor W. Hackney High Jr.

II. **Special Meeting**

A. Special Presentation – Edenton Commons Update 213 S. Broad Street – Rebecca Norwood

B. Public Hearing – Case Number – TA-26-03 – Commercial Architectural Design Guidelines Text amendment to the Town of Edenton Unified Development Ordinance to establish supplementary development standards governing commercial development – Dewayne Whealton.
   1. Presentation of Staff Reports
   2. Public Hearing: please limit comments to 3 minutes
   3. Town Council Questions/Answers & Deliberation
   4. Council Consideration of Text Amendment

C. Public Hearing – Case No. MSUP 26-05 – Bojangles Restaurant, 110 Whitemon Lane - An application for a Major Special Use Permit, for a 3,600 sqft quick service restaurant located at 110 Whitemon Lane (PIN 780500554610) – Dewayne Whealton
   1. Presentation of Staff Reports
   2. Presentation from Applicant
   3. Public Hearing: please limit comments to 3 minutes
   4. Town Council Questions/Answers & Deliberation
   5. Town Council Consideration of Major SUP Application
      i. Will not endanger the public health or safety
      ii. Will not injure the value of adjoining or abutting property
      iii. Will be in harmony with the area in which it is located
      iv. Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council
      v. Grant Major Special Use Permit to Applicant

D. Public Hearing - Case No. RZ 26-05: An application for a Conditional rezoning, seven (7) single family lots & one (1) R20 located at 122 Coke Ave (PIN 780520909163) – Dewayne Whealton
   1. Presentation of Staff Reports
   2. Presentation from Applicant
   3. Public Hearing: please limit comments to 3 minutes
   4. Town Council Questions/Answers & Deliberation
   5. Town Council Consideration of Major SUP Application
      i. Will not endanger the public health or safety
      ii. Will not injure the value of adjoining or abutting property
      iii. Will be in harmony with the area in which it is located
      iv. Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council
      v. Grant Major Special Use Permit to Applicant

TOWN OF EDENTON

DESIGN STANDARDS
FOR COMMERCIAL & MEDICAL DISTRICTS
(OUTSIDE OF THE HISTORIC DISTRICT)

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Appendix B Substantial Renovation Chart

PURPOSE, SCOPE AND AUTHORITY

PURPOSE

The Town of Edenton is expected to experience growth in the coming years. It is the role of the Town Council, Planning Board and other boards and commissions to ensure that future development is in keeping with Council's vision of the Town and in the best long term interest of the residents.

In 2004, the Town of Edenton asked a group of citizens to study architectural standards and make recommendations to Council for possible inclusion of standards in the Town's Unified Development Ordinance.

Design standards such as these are intended to document a community's design objectives with the use of illustrations and other examples so that developers and consultants can visualize how their projects work towards the goals of the Town Plan. They are intended to assist property owners, developers and town review boards with the preliminary planning, design and evaluation of proposals and approval of projects. By incorporating the standards in the early phases of design, time consuming and costly changes can often be avoided. In addition, they are intended to reduce or eliminate the more common architectural characteristics of sprawl development, and work towards a common vision for Edenton's future.

The goal of this document is to ensure that, over time, the standards will improve the character and natural beauty of the community making it an even more attractive and prosperous place.

SCOPE

This manual provides design standards for all new construction and substantial renovations (see Appendix B) of commercial and medical properties outside of Edenton's Historic District. A map of affected areas has been illustrated on page 4 of this manual for easy reference; however it is recommended that you check with the latest zoning maps on file at the Town Planning Office to verify what properties are covered.

AUTHORITY

For all projects involving new construction or substantial renovation (see Appendix B) of a building or buildings; the Town reserves the right to retain a licensed architect, at the applicant's expense, to review the application and provide a report regarding whether or not the application complies with these design standards.

This document is intended to act in conjunction with the Town of Edenton's Unified Development Ordinance. In the event of a conflict or discrepancy between the two documents, the most restrictive standard shall apply.

DISTRICT BOUNDARIES MAP



SITE PLANNING & LANDSCAPING

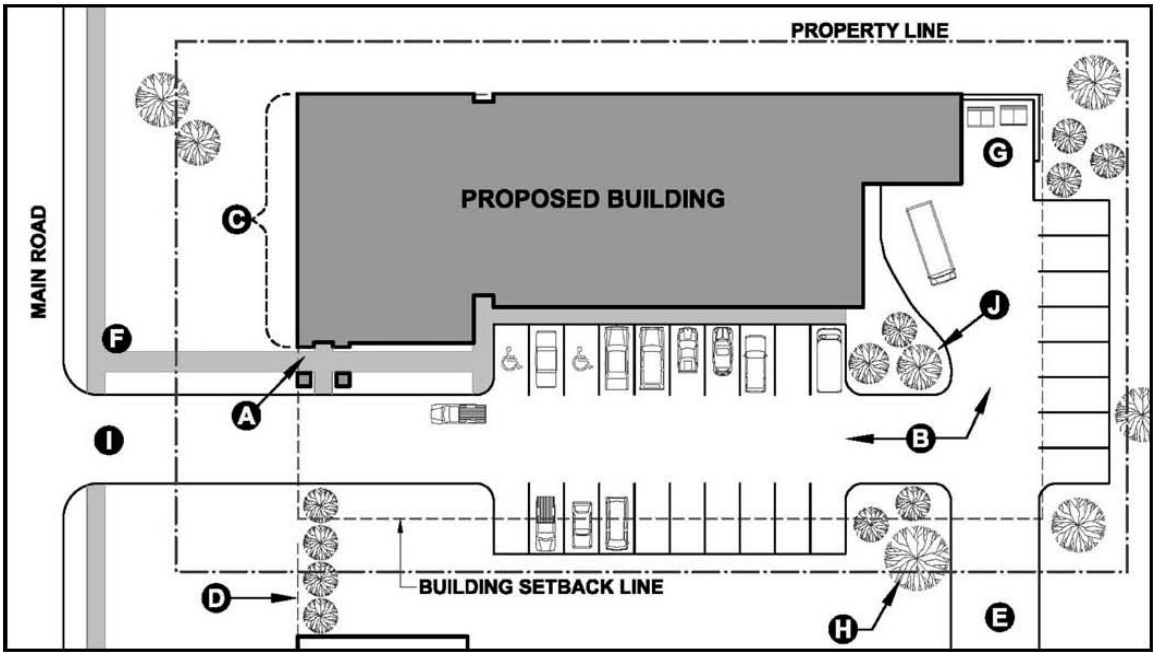


Figure 1: Sample Site Layout. The building is brought forward as close to the street as possible, with parking and other services tucked around the side and back. This helps to define the identity of the street and gives the business maximum public exposure.

1.1 The primary building entry should always be placed at the front of the building (facing the front lot line) and be clearly identifiable from the street. **(A)** In this example, an entry vest bule is created which faces the front, side and rear parking area simultaneously. (NOTE: Property boundaries adjacent to controlled access highways will require a 50-foot foliated buffer yard; and secondary frontages on major or minor arterials will require formal street tree plantings).

1.2 Parking should be placed at the side or rear of the lot and screened from view whenever poss ble. Break the parking areas up into groups of no more than 20 spaces per area separated by landscaping areas. **(B)**

1.3 Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public. **(C)** The front façade should be kept parallel to the street.

1.4 To reinforce the “street-edge”, align with neighboring buildings which are also close to the front setback line. Landscaping can also be used to reinforce this line. **(D)**

1.5 Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. **(E)** This provides a secondary means of access to the site and can ease congestion on the main road.

1.6 Provide sidewalks for the full width of the property with a direct link to the primary building entry. **(F)**

1.7 Loading docks, service areas and trash facilities should be located at the rear of the building and not visible from the street. Fences (no chain link), walls or landscaping can be used to shield them from view. **(G)**

1.8 Incorporate any existing, older trees into new site plan development whenever possible to reduce waste and salvage good shade trees. **(H)**

1.9 Minimize the amount of curb-cuts by having a single driveway in and out of the property from the main road whenever possible. Secondary access points from side roads are encouraged on larger projects when warranted. Curb cuts should only be as wide as necessary to accommodate needed lanes. Curb radiuses should be kept to a minimum. **(I)**

1.10 The parking lot areas should be designed in regular, rectangular shapes. Irregular wedge shaped parking areas created by following angled property lines are discouraged. However, this does not prohibit angled parking. Only create as much paved area as absolutely necessary. The Town encourages the use of pervious pavers.

1.11 Landscaped islands and other green space should be consolidated into useful areas, and not just narrow strips of grass or plantings. **(J)** (NOTE: Property boundaries adjacent to controlled access highways will require a 50-foot foliated buffer yard; and secondary frontages on major or minor arterials will require formal street tree plantings).

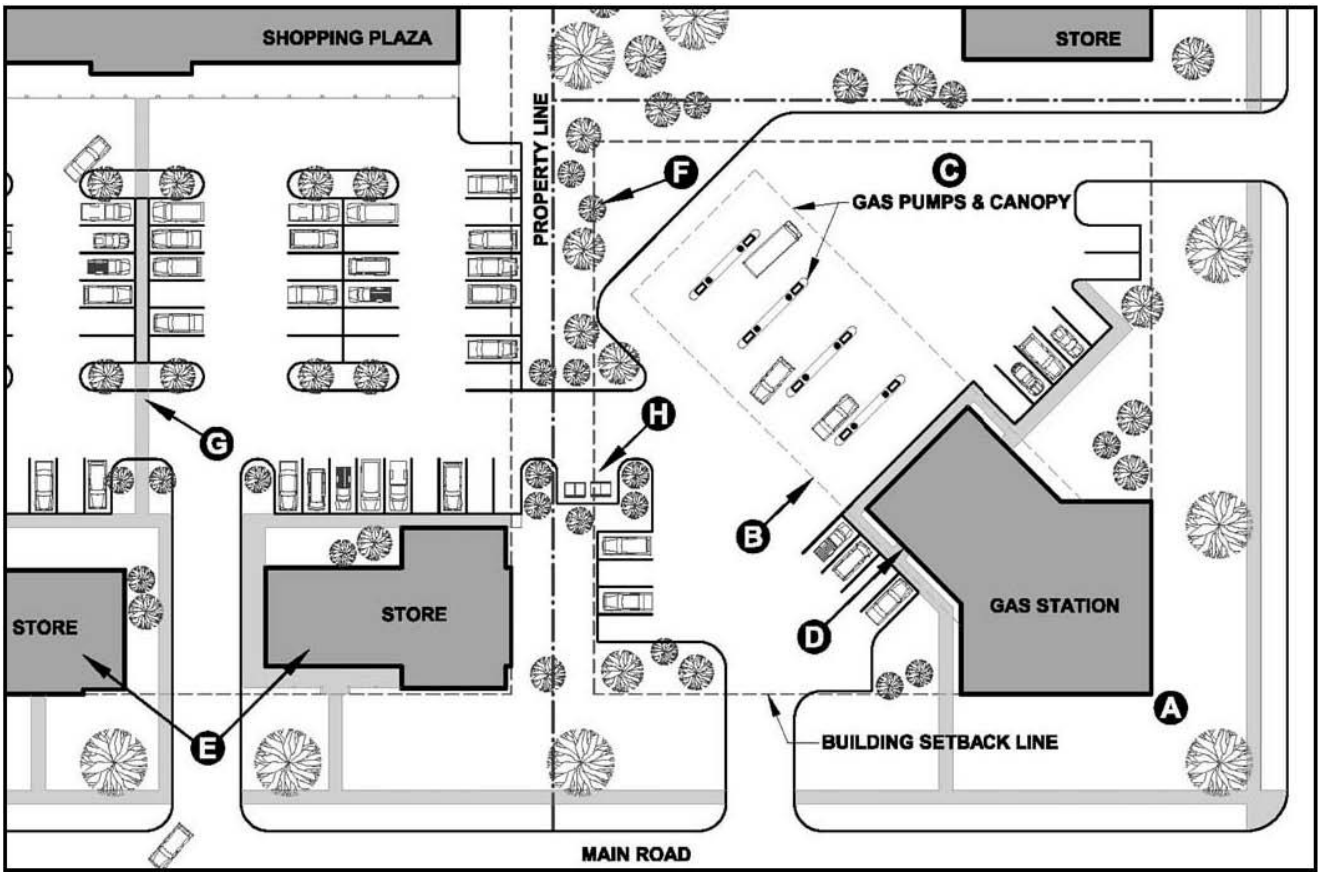


Figure 2: Redefining the Edges. Corner lots are especially important in defining the street. Special attention should be paid to bringing the building mass all the way out to meet the corner. Large shopping plazas should also attempt to infill the front of their lots with new commercial space to take advantage of the road frontage.

1.12 Corner lots should try to place as much building mass near the intersection as poss ble to help anchor the lot and take advantage of the high vis bility. **(A)**

1.13 Gas station canopies should be designed as an integral part of the station architecture whenever possible. This can allow for a visual or even physical connection which provides shelter between the vehicle and the building. **(B)** See Appendix 'A' for examples.

1.14 Alternative gas station layouts include placing the pumps near the rear of the lot while having the convenience store out in front near the street. **(C)** This helps to highlight the building, shield the utilitarian pump canopy and pulls the curb-cuts away from the intersection, creating easier access.

1.15 When it is not feasible to place the building entry directly on the front façade, attempts should be made to ensure that it is still readily vis ble and faces the main road or internal street. **(D)**

1.16 Older shopping plazas set back far from the street can benefit from developing the land at the front of their lot. This helps to define the street character and allows for more "one-stop" shopping and shared parking opportunities. **(E)**

1.17 Provide trees and other landscape screening to shield large parking areas from adjacent lots. **(F)**

1.18 Large parking lots are encouraged to provide landscaped islands and wa kways which help to break up the visual expanse of blacktop and encourage safe pedestrian travel areas. **(G)**

1.19 Some developments may benefit from having a shared access to a common dumpster location which both neighboring properties can use. **(H)**

1.20 All public access ways on the site should comply with the *Americans With Disabilities Act*. Visit their Web page www.usdoj.gov/crt/ada/adahom1.htm for more information.

SCALE & MASSING

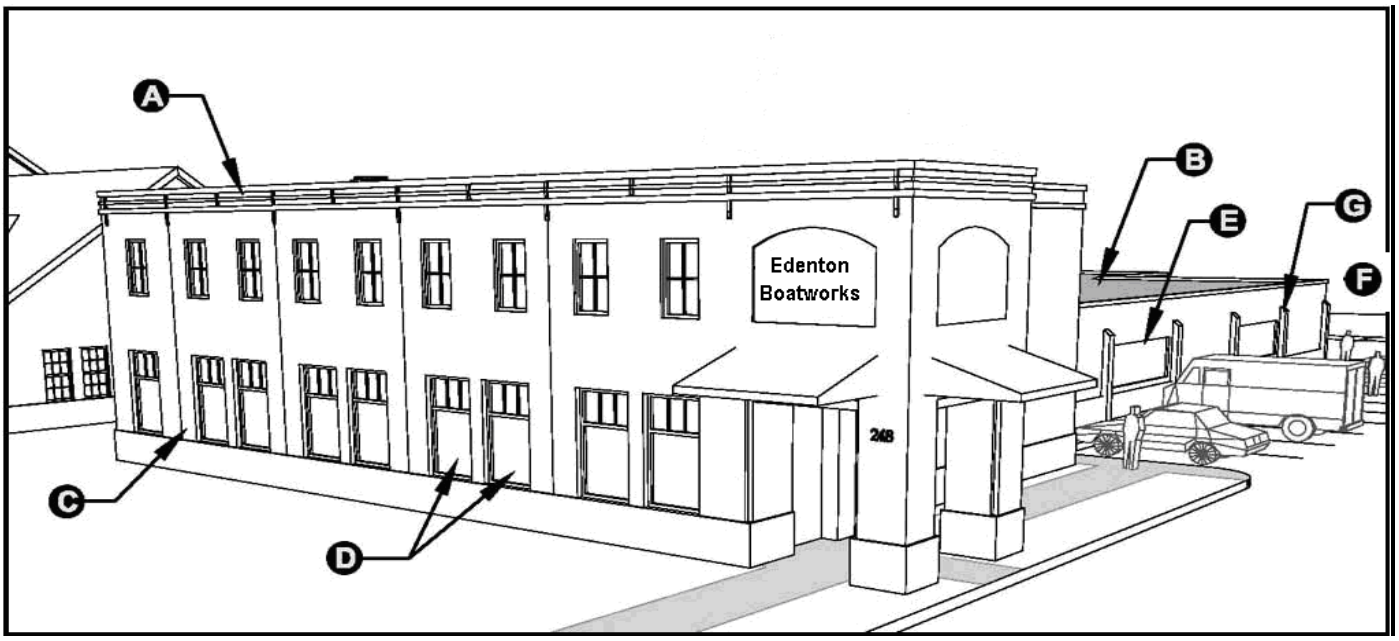


Figure 3: Breaking up the Masses Helps Reduce the Scale. Dividing the building volume up into a variety of shapes helps to reduce the perceived scale of the architecture and allows placement of the more important volumes up near the front of the site.

2.1 Place a majority of the building mass close to the road to help define the street edge. In this example, the two-story mass is placed at the front of the lot, and likely contains the most public functions including reception, offices, showroom, retail space, etc. **(A)**

2.2 Less public areas such as warehouses, storage and manufacturing spaces can be shielded from view in the rear. This often allows for warehouse/utilitarian style construction to be hidden behind the smaller scale public spaces that are in front. **(B)**

2.3 The building mass near the front of the site should be articulated with design features which give it a more pedestrian scale appearance. Natural, smaller scale materials should be used near the front of the site and pedestrian areas whenever possible **(C)**

2.4 Large scale features such as long, uninterrupted picture windows are discouraged. They should instead be separated into smaller groups to help reduce their scale, and give them a more **vertical** orientation. **(D)** The scale of these large windows can be further divided with the use of mullions and muntins.

2.5 Larger scale design features such as garage doors should be reserved for the rear of the facility whenever possible and out of sight from the street. **(E)**

2.6 Different massing at the entry to the building helps to further define a reduced scale appearance and improves visibility from many directions.

2.7 In this example, the utility area in the rear is only one story, **(F)** but this could instead be a two or three story area which is still shielded from view behind the front portion of the building.

2.8 Large areas of blank wall should be avoided, or should be reserved for the side or rear of the facility whenever possible. If they cannot be avoided, design accents such as pilasters or other façade articulations can help to reduce the overall scale appearance.**(G)**

2.9 Special design elements which help to articulate the façade help to further reduce the overall building scale. Articulations of the facade or breaks in the roofline help to define different masses and reduce the scale. **See Also 'Fenestration'.**

2.10 The use of covered porches and similar recessed front entry areas is encouraged to help create a more human scale appearance to the building. These also help to draw attention to the point of entry and provide shelter from the rain and sun.

2.11 In lieu of a formal porch entry, a small canopy or awning over the main entry also helps to provide a pedestrian scale appearance.

SCALE & MASSING

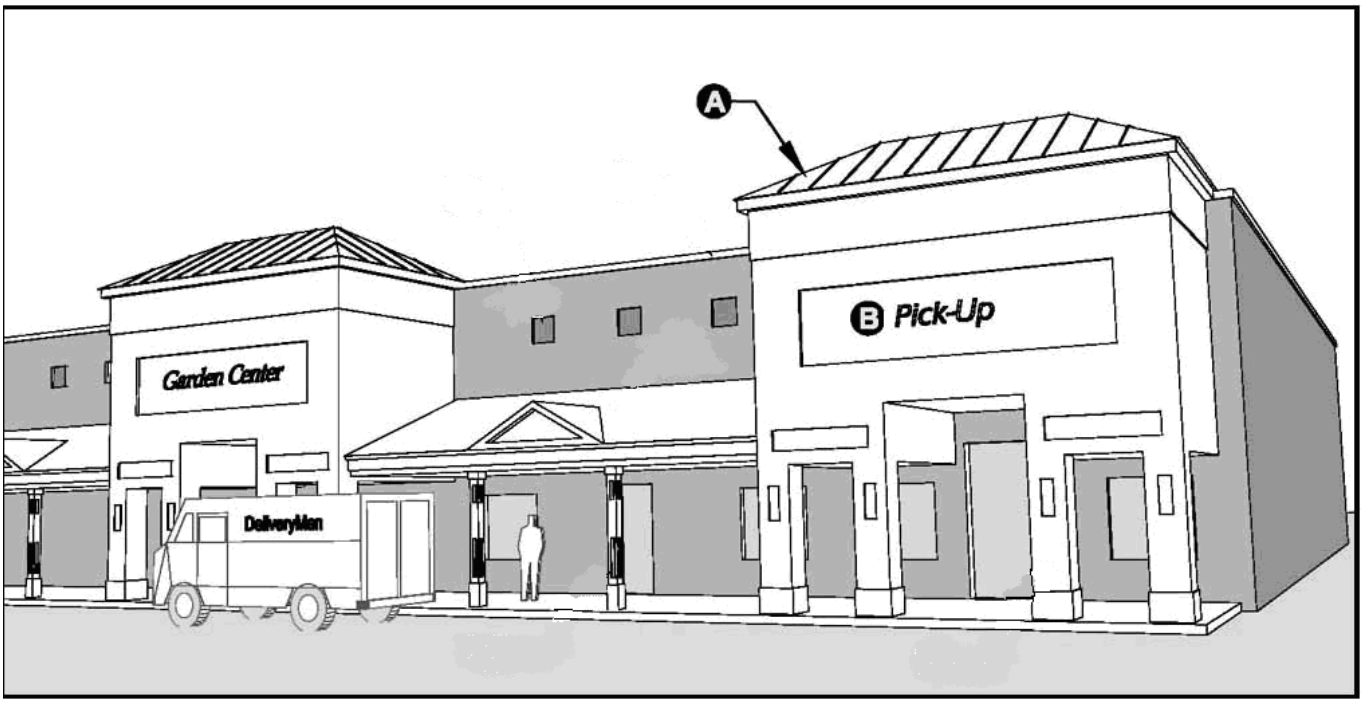


Figure 4: By articulating the façade with different massing elements, you can help to give a smaller scale appearance to an otherwise featureless mass.

2.12 Large retail structures are encouraged to articulate their primary façade(s) with various design features to help reduce the overall scale of the building with the use of roofline articulation or mass divisions. **(A)** These can be used to highlight entry points, exits, specialty areas (such as a garden/landscaping center or auto service) customer pick-up zones or separate places of business.

2.13 The Town encourages multi-story construction and discourages single story with large building footprint. Build up, not out!

2.14 The front façade or entry areas may be designed to accommodate façade lettering where appropriate. **(B)**

2.15 The use of banding designs (continuous horizontal stripes) across large areas of façade is not recommended.

2.16 Smaller scale materials should be used on these front façade massing elements whenever possible.

2.17 The size, scale, motif and use of materials for the front façade design should be kept consistent across the façade in order to tie the entire composition together. The use of a variety of design styles across the façade is not recommended.

BUILDING HEIGHT & ROOF DESIGN

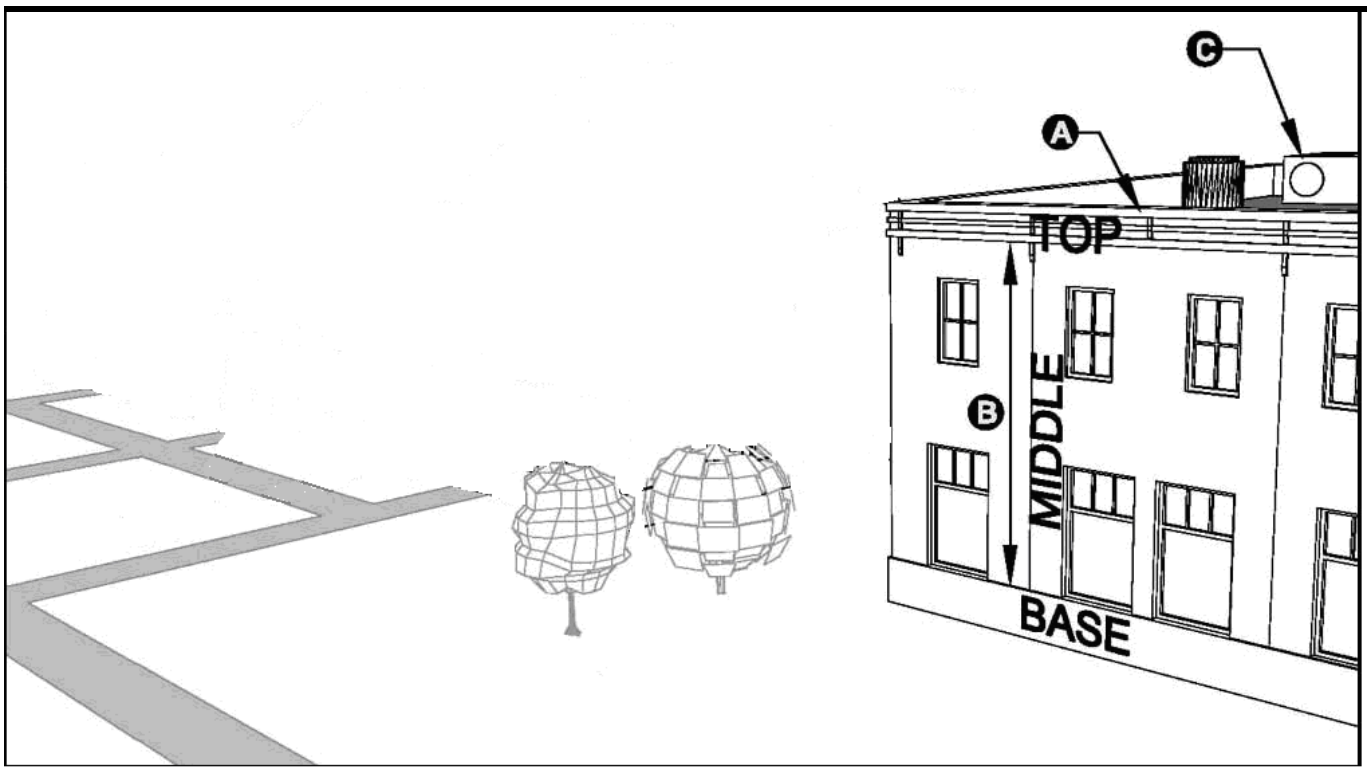


Figure 5: Different Roof Configurations. A well designed building roof provides screening, reduces the building scale, diverts the fall of rainwater, highlights important areas and creates a graceful "cap" to the structure, among other things.

3.1 The tallest façade of the building should face the street, stepping down in back if necessary.

3.2 The roof of the building should be in keeping with the scale of the structure itself.

3.3 Flat roof structures should be capped by an articulated parapet design which acts as a structural expression of the building façade and its materials. **(A)** Fake roof fronts and similar applied designs are discouraged.

3.4 Subtle variations which help to differentiate the 'base', 'middle' and 'top' of the structure are encouraged. **(B)**

3.5 Exposed roof structures are encouraged to maintain a pitch between ¼ :12 minimum and 6:12 maximum slope on all primary roof areas. (Not including dormers, entry canopies or similar elements.) Shed roofs should have minimum slope of 3:12. Mansard roof designs are discouraged.

3.6 Buildings with sloped roofs are encouraged to employ the use of dormers and gables of a commercial/industrial style along the front to help maintain a prominent façade when feasible. These also help to divert rainwater away from doorways.

3.7 Buildings with sloped roofs (except sheds) shall provide roof overhangs not less than 12 inches horizontal dimension on exposed eaves.

3.8 Breaks and fluctuations in the roofline are encouraged to highlight important areas of the building (such as the entry) and break up longer runs of façade/roof area.

3.9 Air handling units, condensers, satellite dishes and other equipment placed on the roof should not be visible from the street, and instead should be screened by building elements so they are shielded from sight. **(C)** In addition, roof mounted equipment shall be visually minimized with painted colors and finish complementary to the overall building design.

3.10 The roof of a structure should be designed so as to divert the fall of rain away from pedestrian areas such as walkways and doors. The use of canopies, awnings or similar protective designs is also encouraged at entry locations.

PROPORTIONS

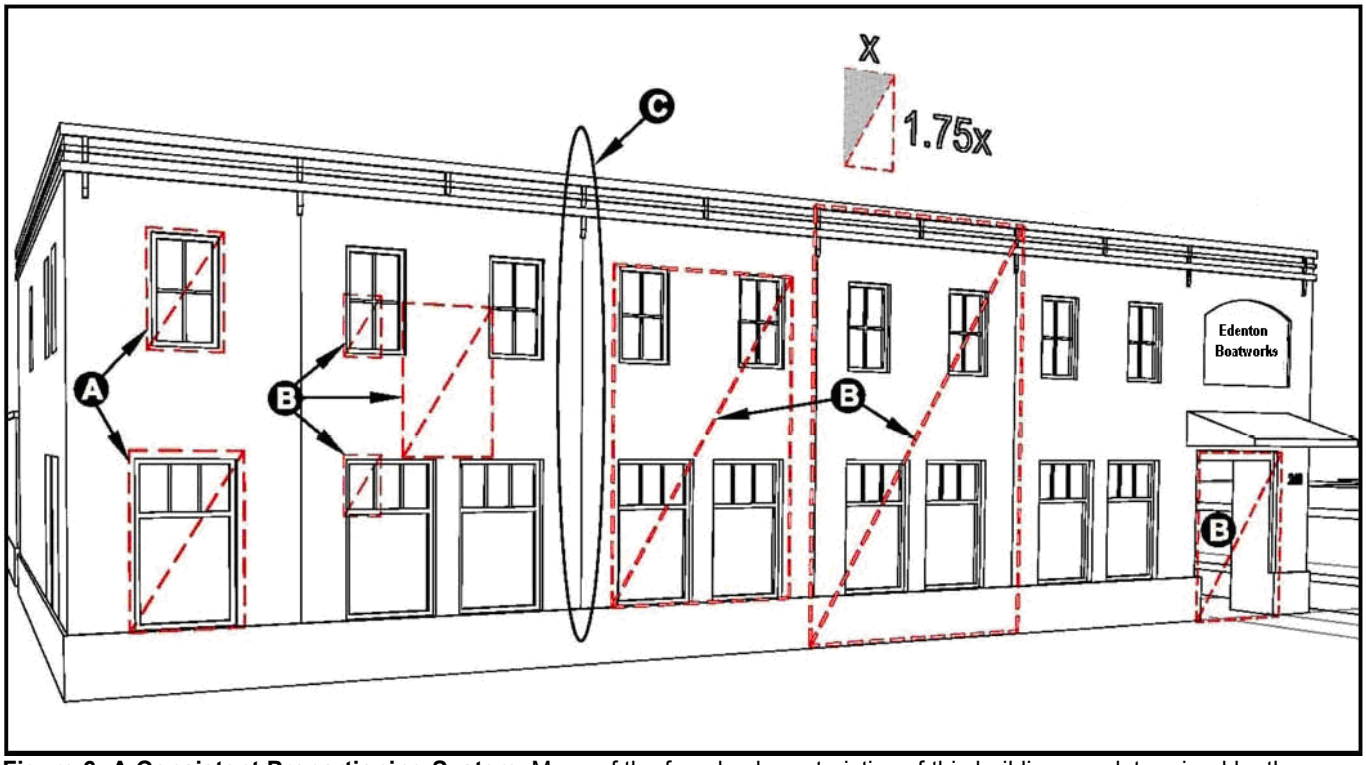


Figure 6: A Consistent Proportioning System. Many of the façade characteristics of this building are determined by the same width to height proportioning ratio (1:1.75). This can help to visually balance and tie the building together.

4.1 The proportions of design elements such as windows, columns or bay spacing should be consistent on the façade. In this example, the windows on the second floor have the same width to height ratio as the windows on the first floor. **(A)**

4.2 Proportioning systems also can be very effective in guiding other design characteristics of the façade. Here, the same width to height ratio of the windows was used to determine the proportions of many other features. **(B)**

4.3 The use of vertically proportioned elements (elements which are generally taller then they are wide) is encouraged to help give the building a taller, lighter and more stately appearance. Strong horizontal influences such as large fascias or banding designs are discouraged, or should be adequately balanced with vertical elements. **(C)**

4.4 The proportion of structural elements such as posts or columns should be appropriate to the weight they appear to be carrying. Columns which support larger masses, such as upper floors, generally have a low width to height ratio (For example 1:5). Columns supporting lighter elements such as a porch roof generally have larger ratio (For example 1:15). These relative proportions help balance a façade visually.

FENESTRATION



Figure 8: Fenestration Is A Measure Of The 3-Dimensional Depth Of A Façade Created By Fluctuations Or Openings In A Wall. Recesses such as archways or deep windows are two examples of fenestration. They help to give a façade a more 3-dimensional appearance by casting shadows and creating a visual contrast.

5.1 Variations and breaks in the plane of the façade are encouraged to create an interesting design, reinforce rhythms and cast shadows. **(A)** Flat façade designs are discouraged.

5.2 Typically, the most fenestration is found at the first floor level near pedestrian areas. Here, the use of larger openings and increased depth is encouraged. **(B)** This creates a more open and inviting area.

5.3 Openings in masonry buildings should express a structural lintel or arch to express how it is carrying the weight above. **(D)** Likewise, door and window frames can also use a wider trim at the head than is used on the sides to achieve the same visual effect.

5.4 The primary entry to a building is one of the best places to be creative with the use of depth in a façade. The added depth and articulation help to draw attention to the entry and highlight it as an important place. **(E)**

5.5 The use of façade articulation such as expressing the structural bays of the building with pilasters or other detailing can be useful in animating an otherwise blank area of wall. **(F)** The Town strongly discourages false, tower-like entrances that are not reflective of the architecture of the building.

5.6 The use of porches, colonnades, canopies or awnings is a great way to introduce shadows on a façade, and are encouraged. **(G)**

MATERIALS & COLORS

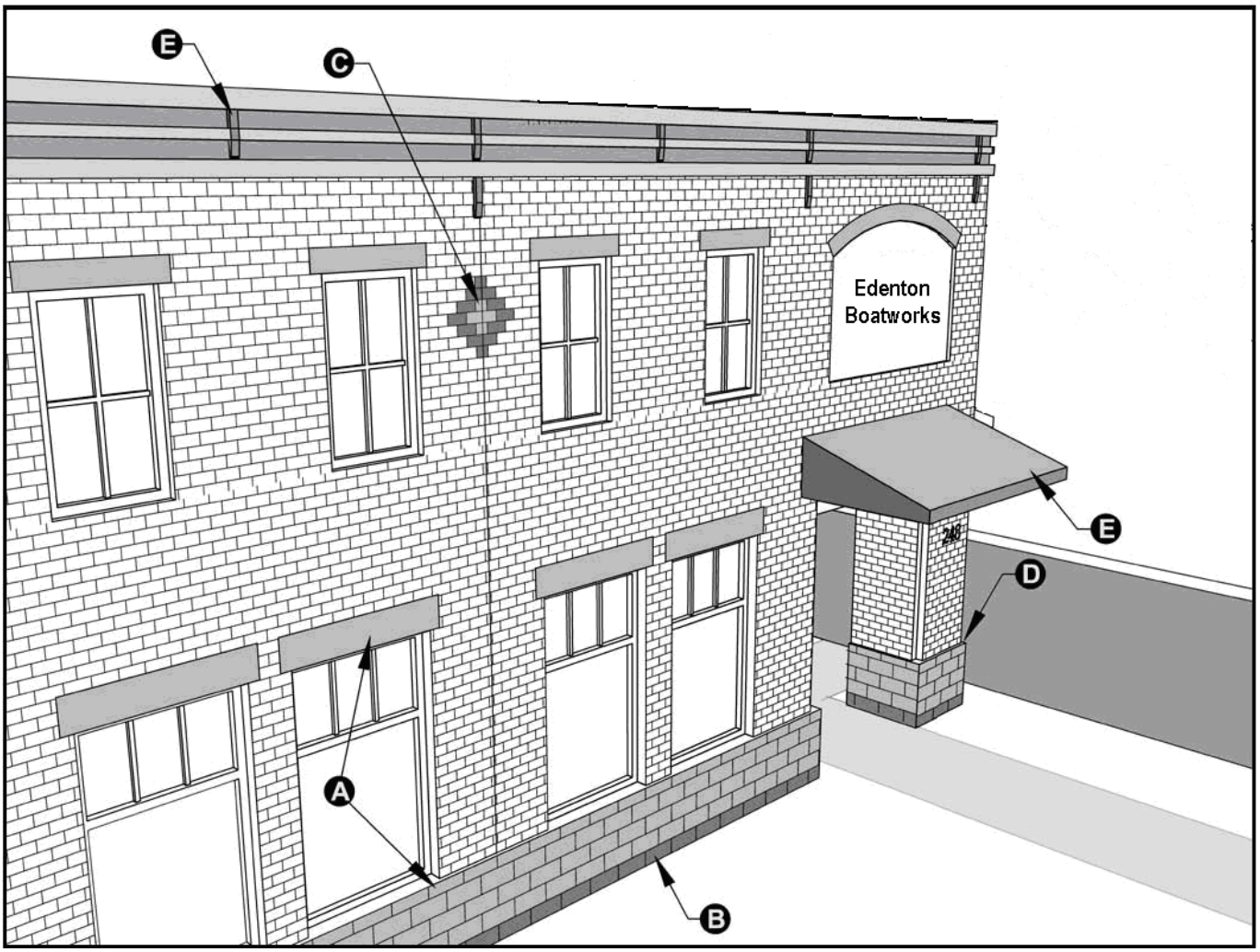


Figure 9: Smaller Scale Materials. The use of smaller building materials is recommended to help give the structure a more pedestrian scale.

6.1 Smaller scale, natural materials are encouraged.

6.2 When using more then one material on a façade, it is recommended to have one as the dominant theme with the others acting only to compliment or accentuate the design. In this example, the main brick façade is accented with the use of a special concrete block at the base, with matching concrete lintels. **(A)& (B)** This helps to tie the design together and provides a visual base for the building to rest on.

6.3 When making a transition from one material to the next, it is recommended that the change occur at a hard vertical edge or "bump-out" in the façade. This helps to create a surface for the first material to terminate into before the second one begins. **(C)**

6.4 When using multiple colors on the exterior of the building only one color should be used as the main theme, with the other colors used more sparingly to create accents. **(D)**

6.5 The main color theme should typically be of a natural, muted shade. Brighter, more vibrant colors such as red or yellow should generally be reserved for minor accents and highlights only, and should be used sparingly.

6.6 The Town strongly encourages different store front detailing for multi-tenant retail buildings.

MATERIALS & COLORS

Table 1: Recommended Materials Chart. The following chart is intended as a general guide to the materials most and least preferred for use within the Commercial District. It is not intended to be comprehensive. Actual exterior materials and colors should be approved by the Town. Materials not specifically listed in this chart, may be permitted, but are subject to review and approval by the Administrator to ensure appropriateness.

ELEMENT	ALLOWED	NOT ALLOWED
Façade	Brick	Multi-colored Brick
	Bare (natural hue consistent tone)	Imitation Brick Siding
	Painted (approved color)	
	Natural Simulated Slate	Rubble or Field Stone
	Wood Clapboard	Plain (bare) Concrete Masonry Units
	Wood Shingle	Metal Siding
	Stucco, EIFS (Simulated Stucco)	Vinyl Siding
	Cementitious Siding (Clapboard)	Asphalt Siding
Trim	Wood (Painted or Stained)	Bare Wood
	Finished Grade	Lumber Grade
	Aluminum (approved color)	Clear Anodized Aluminum
Windows	Anodized Aluminum Frame	Clear Anodized Aluminum
	Approved Color	
	Wood Frame	Tinted Glass (Non code driven)
	Painted or Stained Approved Color	
	Vinyl Clad	
	Expressed Lintels (over openings)	Steel Plate or Angle
	Brick	
	Limestone	
	Colored Concrete	
	Clear Glass	Mirrored Glass
Roof	Natural Slate (or simulated)	
	Standing Seam Metal	
	Small Seam Width, Approved Color	
	Architectural Shingles (on accent features only)	
	Parapet Caps / Chimney Caps	
	Stone, Pre-Cast Concrete or Limestone	
	Wood, simulated wood shakes (on accent features only)	
Other	Canvas Awnings	Plastic Awnings
	3 color maximum, approved colors	
	Walkway Pavers /sidewalk	Asphalt walkways
	Stamped or Poured Concrete	Long Bubble awnings that exceeds 1.5 width of door opening
	Brick or Colored Paving Stone	
Accents	Special Masonry Units	
	Etched or Frosted Windows	
	Textured Concrete Block	
	Colored Concrete Block	
	Split – Faced Block	
	Stucco or EIFS (simulated stucco)	

Chapel Hill, NC





Charlotte Photos









Columbia, SC









Davidson, NC



Mt. Pleasant, SC









Downtown Commercial
Edenton, NC









Large, Heavy Commercial
Edenton, NC







Commercial Properties
Edenton, NC





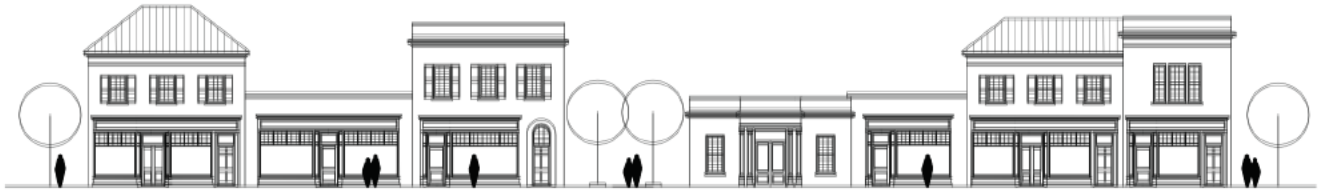




	Building Placement	Parking Requirements	Landscaping	Scale & Massing	Building Height and Roof Design	Proportions	Fenestration	Material and Colors
Parking Area Modification								
Minor: 12-24 spaces		✓	✓					
Major: 25 or more spaces		✓	✓					
Existing Development								
Renovation Due to Disaster (Fire, Flood, etcetera)	*For existing buildings that are damaged due to flood, fire, or other disaster, the property owner/ developers, may opt out of the requirements of this article but must comply with this existing underlying zoning district requirements*							
Reoccupation after extended Vacancy	*An existing building that may be vacant for any length of time does not have to come into compliance with the provisions of the design standards before it may become reoccupied*							
Exterior Renovation ($\leq$ 25% of surface area) without expansion								✓
Exterior Renovation (> 25% of surface area) without expansion				✓		✓	✓	✓
Minor Expansion ($\leq$ 25% of total floor area)		✓	✓			✓	✓	✓
Major expansion (> 25% of total floor area)	✓	✓	✓	✓	✓	✓	✓	✓
New Construction								
New Construction on an undeveloped site *(Including out parcels)*	✓	✓	✓	✓	✓	✓	✓	✓

Exemptions:
The following development activities are exempt from the provisions of this article

1. Modifications to parking areas that consist only of routine maintenance or repair that do not involve a change of design and do not significantly change the outward appearance of the parking lot.
2. Modifications of parking areas with the modification being less than 12 spaces.
3. For existing buildings that are damaged due to flood, fire, or other disaster, the property owner/ developers, may opt out of the requirements of this article but must comply with this existing underlying zoning district requirements.
4. Modifications to facades that consist only of routine maintenance, or repair that do not involve a change of design.
5. Reoccupation of an existing building after any period of vacancy.
6. Interior renovations that do not add square footage to an existing structure.



Architectural Design Guidance for Commercial Development in the town of Edenton, North Carolina



Forward

Edenton is an example of a traditional town *par excellence*, and its architectural legacy is the result of long-standing traditions of good building. Although it has numerous remarkable architectural gems, it is not just these that make Edenton special but rather the whole ensemble. It is the desire of the Town of Edenton that new buildings continue to participate in these traditions of good building and to contribute to the town's architectural legacy and further strengthen Edenton's architectural character.

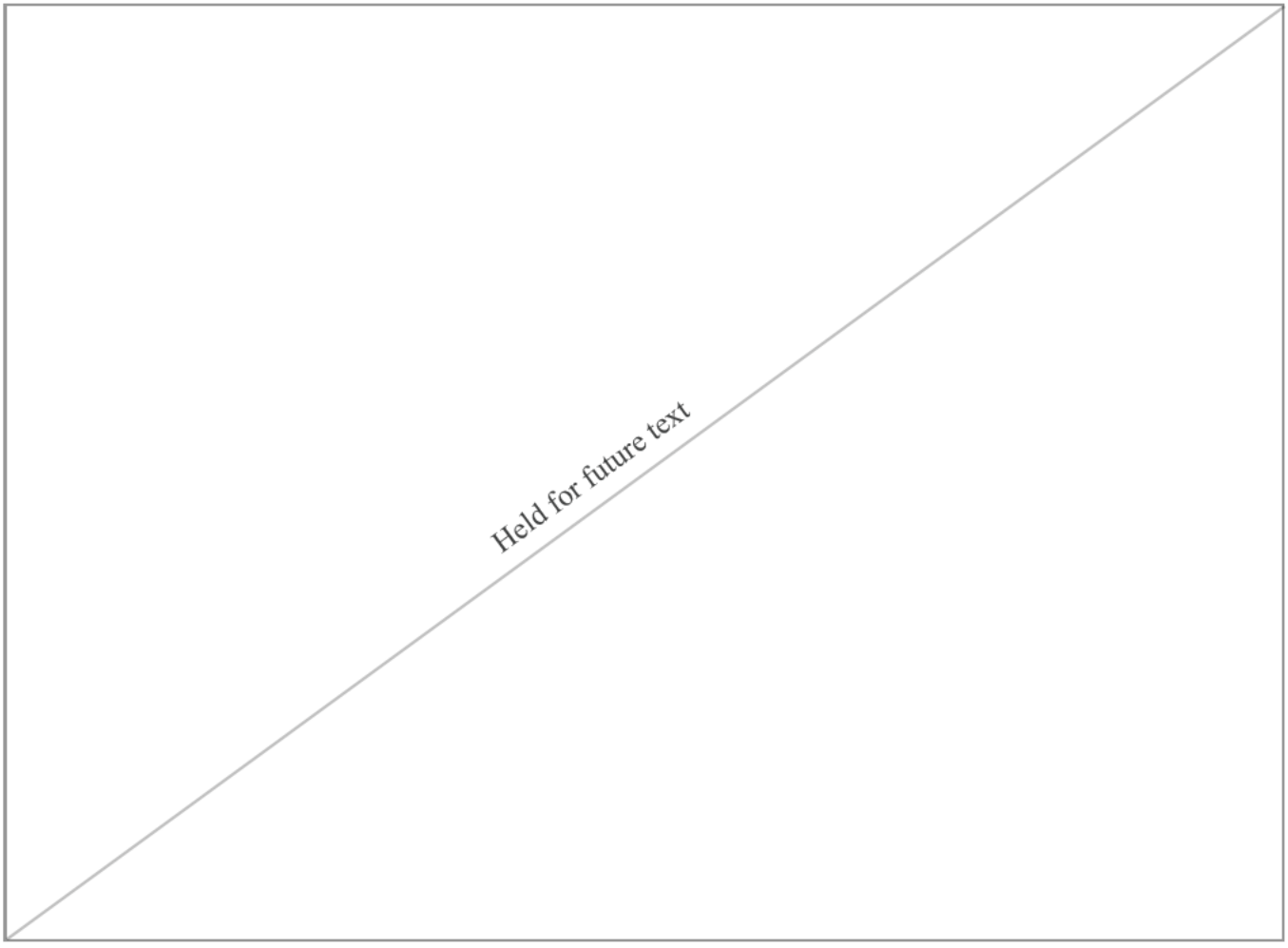
This architectural design guidebook focuses on the planning and aesthetics of new commercial buildings using Edenton's successful and celebrated urban, architectural, and constructional patterns as the guide. Ideally, a business is a multi-generational entity that establishes and grows roots in a community. Realistically, businesses have lifespans, and when a business closes, the building left behind will either be an asset, ready to house another business, or a liability for the town.

Part I of this document is an overview of Edenton's existing architectural character, while Part II provides design guidance to help commercial developers create buildings that will harmonize with Edenton's existing ensemble.

Text and illustrations by

LIBERATOS ARCHITECTS

FLAT ROCK, NC CHARLESTON, SC



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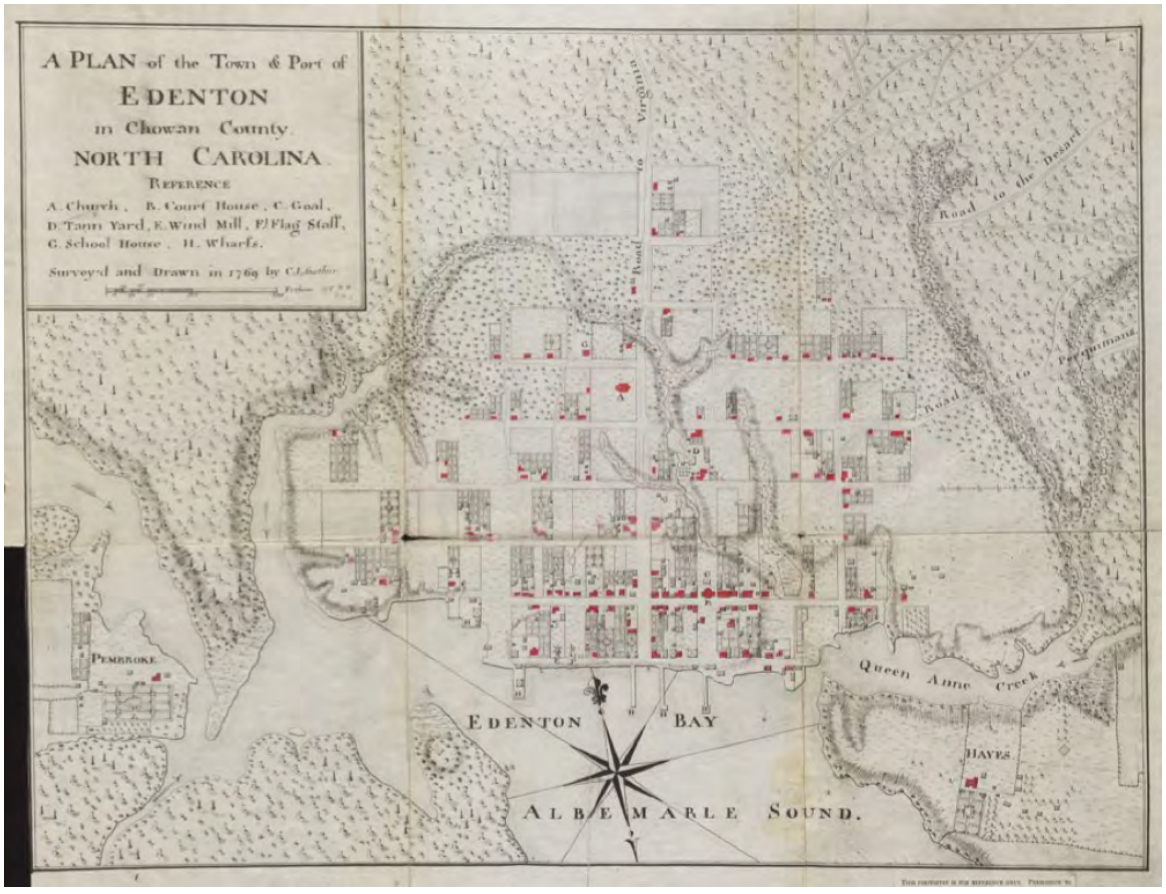


Part I:

Understanding Edenton's Architectural Character

Edenton's Urban, Architectural, & Construction Patterns

The architectural character of a place - those building traditions that define its physical character and that make a place unique - can be considered at three scales: the urban scale, the architectural scale, and the constructional scale. The word "urban" in this context is used to describe those patterns that make up the largest scale elements of a town. Here urban does not mean "high density," as it is sometimes used in other contexts, but rather the organization of streets and blocks. Architectural patterns are those traditions that have to do with the composition, massing, and detailing of buildings. Patterns at the constructional scale address how buildings and their elements are built. In the following section, these three scales of analysis will be used to assess Edenton's existing character.



Plan of the Town & Port of Edenton in Chowan County, North Carolina, 1769.
Seen in the plan is Edenton's still extant urban pattern of gridded streets, squares, and blocks.

Urban Patterns

Streets, Squares & Blocks

In traditional towns generally, and in Edenton specifically, the urban patterns are comprised of streets, squares, and blocks. Streets here are typically laid in a grid; blocks contain buildings which address and define the streets; and squares are outdoor rooms which may be paved or planted. Urban patterns such as street widths, block lengths, and street patterns help inform the character of a place. At their best, each element is designed for the human scale.

The Grid

The planned, gridded town has its historical roots in the ancient world and has been used successfully for centuries in America, Edenton being among the earliest examples. Grids like Edenton's, with narrow and deep lots, allow for an extremely efficient delivery of utilities and services, as well as a predictability for where future utilities might be laid. The narrow and deep lots allow for sufficient densities to support the town's public services and amenities while accomodating private space and gardens. A well-connected grid composed of a variety of street types is also extremely efficient for moving traffic through a town. Edenton's grid provides numerous route options, reducing traffic by keeping the flow steady.

Neighborhoods

Towns are traditionally comprised of districts or neighborhoods that are roughly a half-mile radius in size. This can be understood as the distance a person can walk in about ten minutes at a comfortable pace. Neighborhood edges often meet at larger streets with more commercial activity. The oldest part of Edenton can be thought of as one neighborhood with Broad Street at its center or as four neighborhoods with edges along Broad Street and Church Street. This classic town layout ensures that no one in these four neighborhoods lives farther than a five- to ten-minute walk from a main shopping and transit thoroughfare.

Granularity

The granularity of a town plan has to do with the size of its elements. Fine-grained urban environments have smaller lots and smaller buildings, while developments with big lots and large buildings are described as coarse-grained. Edenton's South Broad Street is a good example of traditional fine-grained urbanism. Fine-grained urbanism is more pleasant than coarse-grained urbanism because it relates more directly to the human scale. Small buildings also make small businesses possible, and because they are more flexible and adaptable than a single large building, they make the town more resilient over time. While a town needs both large and small buildings, it is important that Edenton maintain its fine-grained urban scale in areas of new development.

Zoning and Park-Once Districts

Today, standard modernist (anti-traditional) zoning requirements, which were enacted centuries after Edenton was established, relegate shopping to one area of town, offices to another, and homes to yet another, isolating uses. In a “shopping district,” each building is surrounded by its own large parking lot and dangerous drive-ways, such that a shopper must get back in their car just to go from one shop to another. But as Edentonians know, traditional towns and neighborhoods are the original comfortable, livable, mixed-use districts. As Edenton plans for future development, each neighborhood should be planned as a “park-once” district. Rather than driving from parking lot to parking lot, new neighborhoods should emulate the town’s historic grid of streets so that inhabitants and visitors can park once and reach multiple amenities within a few minute’s walk.

Architectural Patterns

A Classical Town

Edenton’s nicely organized and carefully considered grid of streets would be nothing without the buildings that address and define them. The traditional building culture that underlies almost all of Edenton’s existing buildings is characterized by the common use of the classical architectural language and styles derived from it. There is great stylistic diversity in Edenton, but even buildings built in different eras harmonize because they have more in common than they have differences. Whether highly refined, grand classical buildings or buildings of the simplest vernacular expression, the classical language has informed their composition and details. The classical architectural language is at the core of Edenton’s architectural character, and classical architectural literacy is the key to designing new buildings that fit in here.

Foreground & Background Buildings

In a traditional town such as Edenton, buildings can typically be categorized as either foreground or background buildings. Foreground buildings are those of civic, religious, or institutional purposes. These buildings represent the communal aspects of the town and, as places to gather, often stand out architecturally as landmarks. Edenton’s Courthouse on Courthouse Square is an excellent example.

Commercial buildings, on the other hand, generally fall into the category of background buildings, along with residences, offices, and small industrial buildings. As background buildings, commercial buildings generally do not require a grand architectural statement, but they should still make use of the classical language through well-balanced compositions, good proportions, and economically employed classical ornament and/or details.

Decorum

Decorum addresses whether a building's general appearance matches its purpose. Simply put, does the house look like a house? Can you tell if a new building is commercial or civic just by looking at it or, as too often is the case today, do they all look the same regardless of their purpose? Buildings with appropriate decorum help a town's legibility. Domestic, commercial, and civic buildings should be identifiable as such.

The Human Scale

Because buildings are made for people, the human scale is at the core of any well-composed building. Composition is the act of arranging discrete architectural elements into a balanced, unified, and harmonious whole. Traditionally, the smallest elements of a building should relate directly to the human scale - a brick or a wood baluster, for example, should fit into the palm of a hand. Through shared proportional relationships, these small elements should relate to the larger elements of a building and, likewise, to the whole. This gives the person "reading" a building comfort. One can understand the size of a building - even very large ones - by relating oneself to the size of its parts. Neglecting the human scale is a common problem in the composition of many new commercial buildings: when the smallest elements of a building are oversized or too abstract, the building loses its connection to the human scale and looks bloated or cartoonish.

Construction Patterns

The Building Economy

The knowledge of how to build well in a given place with a given climate is developed over time. For this traditional local knowledge to be maintained, it is not enough merely to preserve existing buildings; traditions must also be continually practiced and passed down from generation to generation. Edenton has done well in cultivating and preserving the skills required to maintain its existing traditional buildings. To expand the market for traditional craftsmen and builders beyond maintenance and enable them to become real economic drivers in the town, new buildings should employ local craftsmen whenever possible. Investment of this kind is rewarded with multifold returns, as money spent on building the town will cycle through the local economy rather than being siphoned off to faraway global industries.

Durable & Repairable

Typical buildings built today often have shorter lifespans than those built a hundred or even fifty years ago. Edenton's new buildings should plan to buck this trend, and by working in local building patterns and with local building techniques, this should be a relatively easy task.

Most new buildings depend on the global building industry for their components, and many of these components have limited lifespans and cannot be repaired when they deteriorate. Some of these components, such as many modern windows, might have a lifespan of only 25 years before requiring major renovation or replacement. Buildings constructed with such components should be categorized as temporary buildings.

Opposite of the temporary building is the legacy building. Legacy buildings are built to last a hundred years or more because many of their elements are produced locally using tried-and-true techniques, allowing them to be maintained and repaired locally.

Temporary buildings: 25 years; replaceable not repairable; fixed use.
Durable buildings: Approx. 50 years; mostly repairable, some replaceable elements; flexible in use.
Legacy buildings: 100+ years with majority repairable elements and flexible in use.

Allocating Resources

Before adding costly decorative elements or materials to a building, ensure the basic requirements for durability are met for the whole structure. A simple, well-proportioned building that is well built is better than an extravagant but poorly built building. Plastic elements, for example, should be avoided. Plastic is a temporary material that will degrade, fail, and require replacement while a building is still young.

Lovable Buildings

A good, long-lasting building will be well built and have a flexible plan, allowing it to serve the community for generations. An important consideration when designing for longevity is whether the community will actually *want* the building to become part of Edenton's legacy. Is the building beautiful, and will it be loved? If a building contributes to and enhances the local character, it will reinforce Edenton's identity as a special place with valued architecture. Edentonians have been building beautifully for centuries, and each generation has continued to show these buildings love through their ongoing preservation.






BYRUM HARDWARE CO

Architectural Styles

Architectural styles are categories of buildings based on particular sets of shared forms, elements, and aesthetic qualities. They are often developed by architects and builders based on the best use of available materials and methods, but they also show a taste or preference for qualities such as orderliness vs. the picturesque, industrial production vs. the handmade, bold vs. refined proportions, and preferences for particular moulding shapes, ornamentation, and decoration.

Styles should not be thought of as superficial; rather they are defining aesthetic features that contribute to the architectural character of a place. An understanding of and familiarity with the architectural styles of a place are key to preserving the character-defining features of individual buildings, as well as a neighborhood or town as a whole.

There are two different classes of architectural styles resulting from two different philosophical approaches to architectural design in use today. One approach stresses continuity with the past, while the other emphasizes a break from the past. Styles that result from the first approach are called traditional styles, while those that result from the second approach are called modernist styles. Traditional styles, which share a common use of classical language, proportions, and tried-and-true construction techniques, generally harmonize better with one another than modernist styles, which tend to compete aesthetically.

Although some styles are more popular in some eras than in others, there is no rule that prohibits building in a style outside the era in which it was popular. The bank building at 100 South Broad Street, built circa 1978, is a good example.

Some places are more stylistically diverse than others. Some styles can be found throughout the country, while others are more local or regional. For example, the bungalow cottage was popularized in Southern California, where a low-pitched roof is practical. This translates well to other arid climates but less well in snow-prone places. Edenton is a somewhat stylistically diverse town, but, with few exceptions, the styles found there are limited to traditional styles.



www.flickr.com/photos/thecaldorrainbow/



www.atlasobscura.com/places/biltmore-mcdonalds

Chain stores do not have to all look the same. They can and ought to adapt to local styles when built in places with a locally distinctive character.

In What Style Should We Build?

When it comes to adding additions to buildings and constructing new buildings within existing ensembles, there are two distinct philosophies. One view prioritizes harmony, arguing that additions and new buildings should complement and "fit in" with the ensemble. The other view promotes purposeful stylistic differentiation, arguing that new buildings should be obviously distinct from older, existing buildings. This view, developed in the 1960s and '70s and inspired by the modernist (anti-traditional) architecture manifestos of the early 20th century, has been codified into the Secretary of the Interior's Standards for Preservation. However, Edenton would not be the place it is today if it had not long adhered to the harmony, or town-as-ensemble, philosophy of preservation, and it is under no obligation to follow the Secretary of the Interior's Standards in this regard. Edenton should follow its own destiny. While modernist styles might be appropriate in places characterized by buildings in modernist styles, Edenton's architectural character is distinguished by buildings in classically informed, traditional styles.

As in the past, traditional styles remain the ideal for new buildings in Edenton. By continuing time-tested traditions, new buildings can avoid being eyesores or detracting from the town's character. Instead, they can enhance the town's architectural character and add to the harmony of its ensemble. Harmony does not require uniformity, and as the following list of Edenton's Styles shows, there is no single "Edenton Style." Designers of new buildings are free to adopt or adapt a style already established in Edenton or to participate in the long tradition of making new buildings in other harmonious, classically-informed styles.

Building additions often reflect new styles as owners' tastes change. However, best practice dictates that additions be complimentary in style so that the unity of the building's composition and the harmony of its parts can be maintained. Whether an addition be to a building or a town's ensemble, complimentary additions reinforce the value of the original by demonstrating that its value is ongoing. Architectural history is replete with great examples of additions designed in the same style as the original.

Through these guidelines for commercial buildings, Edenton asserts its commitment to preserving not only old buildings but also its architectural character by continuing the town-as-harmonious-ensemble preservation philosophy. It also commits to continuing its valued and celebrated building patterns while allowing other places to engage in architectural experimentation. New buildings do not need to be obviously differentiated from old buildings, and the building traditions of Edenton should serve as best practice rather than historical curiosities.

Edenton's Traditional Architectural Styles











Examples of character-defining buildings in Edenton.

- Colonial
- American Palladian
- Federal
- Greek Revival
- Roman Revival
- Gothic Revival
- Italianate
- Second Empire
- Queen Anne
- Eastlake
- Craftsman
- Colonial Revival
- Beaux Art
- Eclectic
- Art Deco
- Neoclassical

Incongruous Modernist Styles to Avoid

(including but not limited to)









Buildings in placeless, “anywhere” styles that could be on the East Coast, the West Coast, or anywhere in between.

- Brutalist
- Miesian
- International
- Futurist
- Deconstructionist
- Blobism
- Random Patchwork-Quilt
- Bauhaus
- Parametric
- Functionalism
- Parasitic

Examples of Edenton's Commercial Buildings

South Broad Street



438 South Broad Street



419 - 423 South Broad Street



427 & 405 South Broad Street



322 South Broad Street



400 South Broad Street



314 South Broad Street

South Broad Street




214 South Broad Street



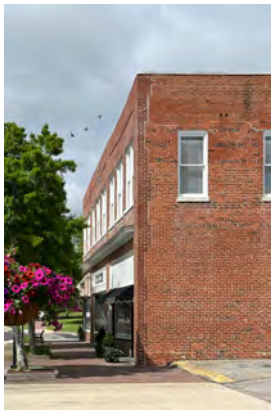

306, 323, 325 South Broad Street



208 South Broad Street



101 West Queen Street

205 South Broad Street




100 South Broad Street

Examples of Edenton's Commercial Buildings

East King Street


105 East King Street


106 East King Street

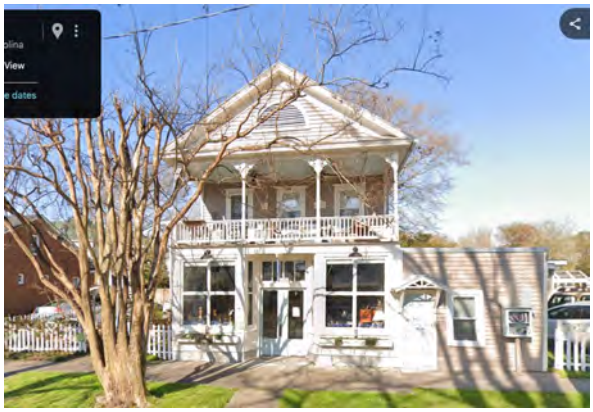

108 East King Street


109 East King Street


110-112 East King Street


114-116 East King St.

South Oakum Street & Historic Neighborhood Commercial


108 South Oakum


104 South Oakum

South Oakum Street & Historic Neighborhood Commercial cont.



100 South Oakum Street





116 West Carteret Street



221 West Gale Street



301 East Queen Street

Examples of Edenton's Commercial Building Details





Large, clear windows and cheerful colors make lively and welcoming storefronts.



Sidewalk-fronted porch on commercial building.



Note door at left that leads to second floor.



Tripartite storefront in which the right-hand door leads to a second floor unit.





Fine-grained urbanism with human-scaled details and welcoming sidewalk seating

Examples of Edenton's Commercial Building Details



Three benches and a shade tree make a small parklet in front of a handsome painted brick shopfront.



Tile threshold creates a welcoming entrance to this shop.



Elegant classically-detailed clock mounted to a stone building.



Street and traffic lights mounted low, close to the level of the pedestrian.



Good brick details, nice awning, good signage.



Fined-grained urbanism with human-scaled details.

Examples of Edenton's Commercial Building Details



A simple commercial building on a corner lot along South Broad Street. The well-designed cornice gives emphases to the ground floor, while the striped awnings with loose fringe add a layer of charm. The sidewalk is wide, accommodating street trees and benches.



A simple muntin pattern of vertical panes in overall horizontal windows on South Broad Street.



A modestly-scaled drive-through on South Broad Street.

Common Mistakes in New Commercial Buildings

What makes a building clash with Edenton's ensemble?

Urban Patterns

Highway-scaled shop signs
"Island buildings" surrounded by paving and parking
Drive-through across frontage
Developments with disconnected street patterns
Ambiguous or undefined open spaces
Single-use zoning

Architectural Patterns

Overly-complicated volumes
Block-sized buildings
Buildings more than 5 stories tall
Unoccupiable upper floors
Blank walls or all-glass walls
Poorly proportioned architectural elements
Openings larger than a single garage door
Incorrect use of the classical language
Horizontal windows without vertical panes
Purposefully anti-traditional compositions

Construction Patterns

Thin veneer or synthetic "look-alike" materials
Over-scaled elements
Oversized, abstract moldings
Large cantilevers
Random patchwork of materials
Tinted glass
Cobra-neck lighting or high overhead traffic signals
"Grills between the glass" muntins
Brisoleil type awnings









Examples of buildings that clash with Edenton's architectural character.



Examples of buildings that contribute to Edenton’s architectural character.

Part II:

Planning New Commercial Projects

In Brief…

Urban Patterns - *Town Planning* p. 31

Establish a growth boundary in the form of a greenbelt	Avoid unrestrained and incongruous growth
Grow by expanding Edenton's existing grid	Don't treat new developments as separate, isolated entities
Utilize low-rise, gentle densities	Avoid densities that are too great or too sparse
Utilize a well-connected street grid with a mix of street types	Avoid dead-end and too-wide streets

Urban Patterns - *Streets & Squares* p. 33

Use building frontages and street trees to narrow driver focus	Avoid open, cluttered right of ways and signals and signage that draw the eye away from the pedestrian
Locate buildings along streets and around squares to create outdoor rooms	Avoid designing buildings with unusable leftover open space around them
Use the "slow is smooth and smooth is fast" transit approach to in-town traffic	Avoid treating in-town transportation the same as highway transportation
Let the market determine parking requirements based on "park once" district planning	Avoid parking minimums
Disperse parking throughout an area and provide plantings that will give shade	Avoid large parking lots with vast expanses of heat island-inducing paving
Hide parking in rear-lot and alley-accessed locations	Avoid street-fronted parking lots

Urban Patterns - *Blocks & Frontages* p. 38

Use the goldilocks principle for block size	Avoid too-long or inefficiently small block sizes
Establish clearly defined public and private realms	Avoid designing spaces with ambiguous ownership
Use alleys and inner-block courts to increase frontage and to provide a variety of lot types	Avoid too many of a single lot or density type in one neighborhood
Ensure a comfortable level of granularity in a neighborhood, even when large buildings are required	Avoid block-sized buildings
Design the right-of-way for the human scale	Avoid overscaled buildings and frontage elements
Utilize local crafts to make beautiful street furniture	Avoid abstract art installations

Architecture Patterns - *Massing* p. 46

Use simple massings with easily resolvable roof and eave conditions	Avoid complicated massings and roofs
Include scale figures in the drawings for proposed buildings and ensure the design is human-scaled	Avoid bloated or over-sized building elements which cause the building to be in too-large a scale

Architecture Patterns - *Composition* p. 54

Create a unified, human-scaled building composition	Avoid overscaled, unresolved, and chaotic compositions
Use moldings in their proper location and for their proper purpose	Avoid using a "copy and paste" approach to moldings without understanding their proper roles
Use muted colors that compliment neighboring buildings	Avoid the use of jarring colors that stand out amongst neighboring buildings
Use old buildings, their elements and decoration as inspiration for new ones	Avoid unnecessary attempts at inventing when workable traditional solutions exist; avoid purposeful radical contrast for its own sake or to "announce" that a building is new

Construction Patterns - *Building Materials* p. 66

Use materials that can be sourced and repaired regionally	Avoid overly complicated, highly industrialized building components
Consider gravity and "visual structure" when making material selection	Avoid locating heavier materials on top of lighter ones
Limit materials to one or two on a building (not including foundation and trim), and chose materials with similar visual weight (e.g., clapboard and shingles; stone and brick)	Avoid arbitrary changes in material; avoid using too many materials on one building
Change materials at an internal corner, at a pilaster, or in other ways which maintain the integrity of the building mass	Don't change materials at an external corner or in ways that dematerialize the building mass
Focus on quality of construction before decoration	Avoid adding ornament to make a cheaply built building look fancy
Use new materials when they are improvements on the material they will replace	Don't forget to take life-span and maintainability into consideration when making material selections

Construction Patterns - *Building Elements* p. 72

Aim for authentic use of architectural elements	Avoid, for example, balconies that cannot be accessed, shutters which cannot be closed, etc.
Use traditional wall to window ratios	Avoid large expanses of blank wall or all glass
Create buildings from simple, well proportioned elements	Don't over complicate a design by trying to use too many elements on one building
Incorporate porches and covered walkways that are well proportioned and comfortable to use	Avoid "stuck-on" or too-shallow porches or covered walkways



Urban Patterns - Town Planning

In brief:

Establish a growth boundary in the form of a greenbelt	Avoid unrestrained and incongruous growth
Grow by expanding Edenton's existing grid	Don't treat new developments as separate, isolated entities
Utilize low-rise, gentle densities	Avoid densities that are too great or too sparse
Utilize a well-connected street grid with a mix of street types	Avoid dead-end and too-wide streets

Growth Boundaries

The best thing a town can do to ensure its long-term traditional character is to establish a growth boundary in the form of a greenbelt, where a portion of land surrounding the town is preserved for agricultural and recreational use.

Gentle Densities

Since land within the town is finite and valuable, it should be used efficiently. Intense urban densities are not needed; an efficiently planned, gentle, low-rise density on a simple, well-connected grid has for centuries provided a sustainable model for the town.

Extending the Grid

When growth occurs, Edenton's existing grid should be extended, adding new neighborhoods while maintaining grid connectivity. When natural boundaries require the street grid to shift or change course, the exception to the grid becomes a landmark and presents an opportunity for a monument, a public square, or distinctive architectural expression.

Commercial Streets

Edenton's primary commercial streets are South Broad Street, North Broad Street, and Virginia Avenue. By developing more areas along these streets as shop-fronted destinations rather than parking lot-fronted thoroughfares, Edenton has the opportunity to reinforce its architectural character and avoid becoming another "Anywhere, USA."

Outlying Areas and Fringe Corridors

Areas on the edge of town are suitable places for "big-box" stores with larger parking requirements. Large buildings can be located along commercial streets with their narrow side facing the street. Extra-large buildings - especially those that call for a single entrance and few windows - should be located at the rear of large lots with the parking screened by smaller commercial buildings fronting the street.



Edenton’s Courthouse Green is one of the loveliest public squares in the Southeast.



S. Broad St., Edenton’s primary commercial street.

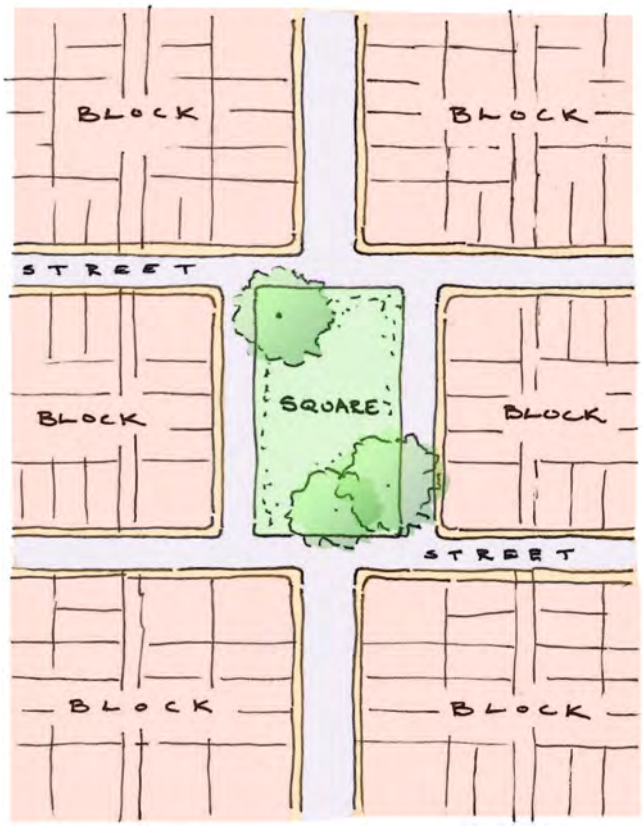


Diagram showing streets, squares, and blocks.

Urban Patterns - Streets & Squares

***In brief*:**

Use building frontages and street trees to narrow driver focus	Avoid open, cluttered right of ways and signals and signage that draw the eye away from the pedestrian
Locate buildings along streets and around squares to create outdoor rooms	Avoid designing buildings with unusable leftover open space around them
Use the “slow is smooth and smooth is fast” transit approach to in-town traffic	Avoid treating in-town transportation the same as highway transportation
Let the market determine parking requirements based on “park once” district planning	Avoid parking minimums
Disperse parking throughout an area and provide plantings that will give shade	Avoid large parking lots with vast expanses of heat island inducing paving
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Streets & Squares

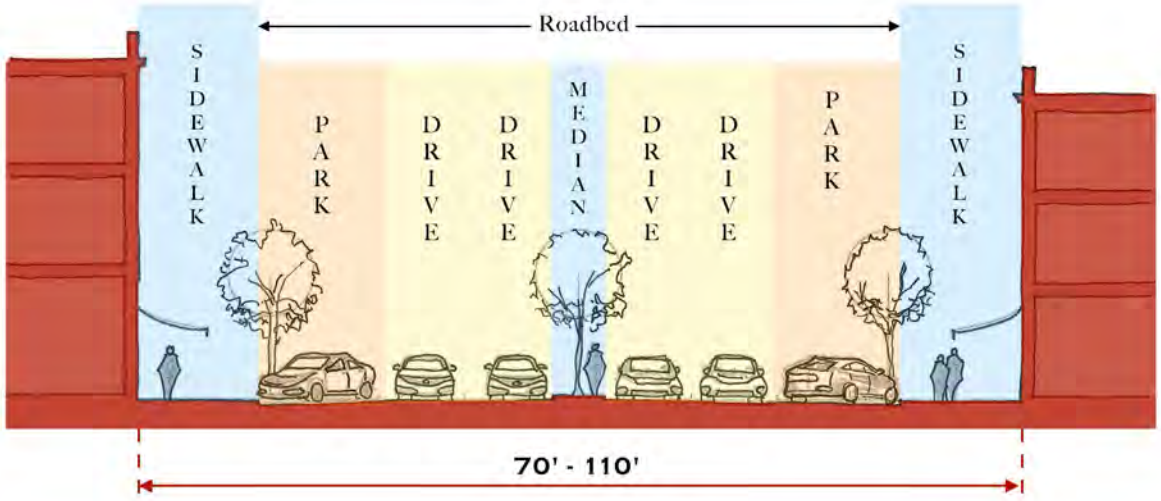
Streets and squares are the primary elements of the urban public realm. Their edges should be clearly delineated and contained by either buildings, fences, or trees. The primary facade of a building should face the primary street. Though streets are linear and squares are wide, both should be designed as outdoor public rooms. It is especially important that squares maintain a feeling of enclosure. A square that is too vast and exposed, or oddly and arbitrarily shaped, will feel abandoned and dangerous.

Squares are well placed at the center of neighborhoods or on their edges, where they can be shared between two or more neighborhoods. Dignified buildings should front a square, and its corners should be left open for air and traffic flow. Generally, the bigger a square is, the taller the buildings will need to be to provide a sense of containment. When optimally designed, squares can accommodate tall buildings while maintaining sufficient sunlight. Squares that need shade can incorporate trees, and the buildings that face the square can be lined by arcades or covered sidewalks.

Streets and squares are places for people to gather and may accommodate different functions throughout the day: in the morning, a market; in the mid-day, a place to meet, have lunch, or take a break; in the evening, seating for bars and restaurants. Of course, they are also the paths through town. Slow and steady traffic reduces noise significantly and creates a much more pleasant and safer public realm. Streets should be comfortable to walk along and easy to cross. They should also be easy to navigate and safe for driving. Street design should minimize distractions and help direct drivers’ focus.

Street Types

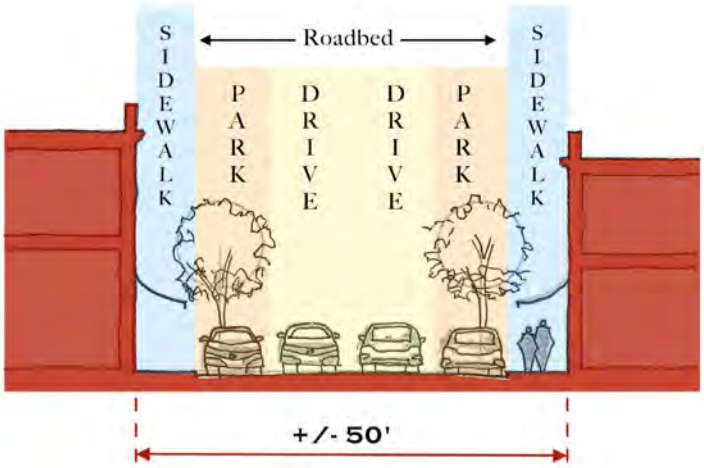
Wide street with zero setback



70 - 110 ft. wide: ideal for commercial thoroughfares; typically located between neighborhoods; 2-5 story buildings; wide sidewalks; on-street parallel and diagonal parking; wide sidewalks used for signage, sidewalk dining, and public space; if there are gaps between buildings, the front lot line usually has a tall wall or fence.

(For example, Edenton's South Broad Street from Water Street to Queen Street)

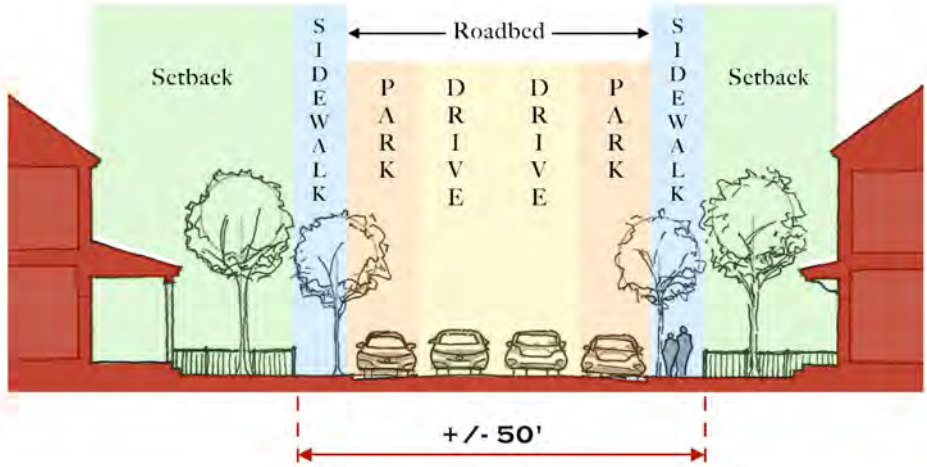
Typical street with zero setback



Approximately 50 ft. wide: 2-4 story buildings; two-way; some on-street parking; some mix of uses; frontages vary from zero-lot-line to 15 ft. setbacks with stoops, porches, gardens, and trees in the frontage; front lot line is usually defined by a low or visually permeable fence.

(For example, Edenton's East and West King Streets near the South Broad intersection)

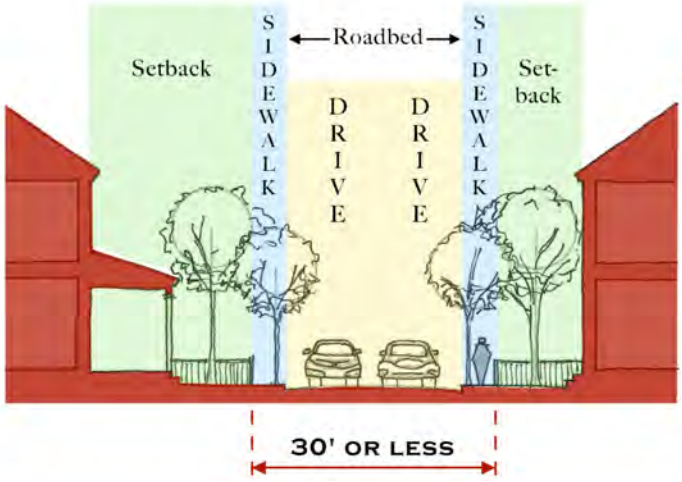
Typical street with setback



Approximately 50 ft. wide: most common street type; 2-4 story buildings; two-way; some on-street parking; some mix of uses; frontages vary from zero-lot-line to 15 ft. setbacks with stoops, porches, gardens, and trees in the frontage; front lot-line is usually defined by a low or visually permeable fence.

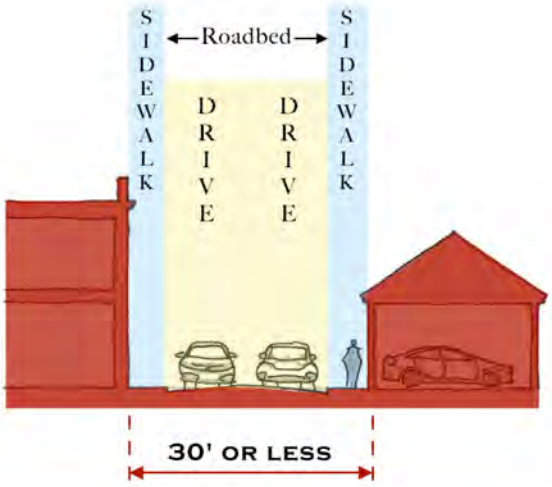
(For example, Edenton's King, Eden, Queen, Church, Gale, Albemarle, Oakum, Granville and, Mosley Streets)

Narrow street with setback



30 ft. wide or less: a narrow neighborhood street or inner-block residential court; best with small lots and max. 2-1/2 story buildings; mostly residential; setback varies from 5-15 ft.; one- or two-way traffic; front lot line is usually demarcated by low or pierced fence.

Narrow street with zero setback



30 ft. wide or less: an alley; usually 1-2 story buildings; in this instance only, garages may be street-facing; if gap exists between buildings, the lot line is usually defined by a tall wall, fence, or driveway gate.

(Not common street types in Edenton currently, but these types would work well with existing patterns)



Transportation & Parking

For the past few decades, in-town transportation has been treated the same as highway transit, and traffic engineers have often operated under the theory that wide lanes allow faster speeds, which decrease travel times and, in turn, reduce traffic. However, in-town travel, where there are pedestrians, and highway travel, where there are generally none, should be treated differently. For in-town transportation, Edenton would be better served by following the “slow is smooth, and smooth is fast” approach to traffic. The town should aim to reduce traffic by keeping the flow continuous. Moderate speeds are better suited for this goal for a few reasons:

1. At slower speeds, less travel distance is needed between each car, meaning that more cars can fit on the road.
2. Slower speeds reduce the number of traffic accidents, which block lanes and stop traffic.
3. When accidents do happen, they are less likely to be lethal at slower speeds and more likely to be resolved quickly.
4. When moderately paced traffic is combined with a well-connected street grid, blocked streets rarely slow traffic because drivers can choose alternative routes.

Street parking is an important element of a commercial thoroughfare. Street parking spaces should be publicly accessible and free to use, and maximum parking time limits may be set as needed. Residential permits may be issued for overnight parking, and spaces should be set aside for people with disabilities and delivery vehicles.

Parallel parking spaces are efficient and allow for streets to remain fairly narrow. Where the road bed is wide, such as on South Broad Street, diagonal street parking increases the space count.

Edenton should mandate no minimum parking requirements and instead let the market determine how much space to dedicate to it.

Elements of Street Design

Dense building environments, such as commercial streets with no significant setbacks, constrain drivers' sightlines, helping them focus on their immediate surroundings. Likewise, street trees narrow drivers' visual fields, increasing pedestrian safety while also creating a rhythm along the street and providing shade.

Roadbeds that are too wide are dangerous and encourage speeding. Medians and other pinch points create shorter, safer crossing times for pedestrians and help keep traffic moving smoothly.

Street parking is efficient, convenient, and increases safety in pedestrian-dense commercial streets by creating "friction" for moving vehicles.

Two-way streets are safer and easier to navigate than having too many one-way streets. They also help avoid traffic caused by missed turns and circling the block.

Traffic lights, streetlights, and signs should be mounted low to keep drivers' attention focused near pedestrians.

Bicycle and bus infrastructure helps reduce car traffic and parking needs.

Fountains and sculptures add beauty to a street and may be placed along sidewalks, in medians, and in the centers of intersections. Avoid abstract artistic expressions.





Urban Patterns - Blocks & Frontages

In brief:

Use the goldilocks principle for block size	Avoid too-long or inefficiently small block sizes
Establish clearly defined public and private realms	Avoid designing spaces with ambiguous ownership
Use alleys and inner-block courts to increase frontage and to provide a variety of lot types	Avoid too many of a single lot or density type in one neighborhood
Ensure a comfortable level of granularity in a neighborhood, even when large buildings are required	Avoid block-sized buildings
Design the right-of-way for the human scale	Avoid overscaled buildings and frontage elements
Utilize local crafts to make beautiful street furniture	Avoid abstract art installations

Blocks

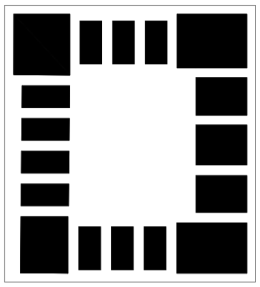
Where streets and squares end, blocks begin, and it is along street-facing lot lines that the private realm is separated from the public realm. In a traditional town, streets and squares are met by building fronts. If a building is set back from the front lot line, the lot line is often marked with a fence or wall. Alleys make it possible for deep lots to have two frontages, while courts allow additional frontage tucked within a long block. These options increase a plan's efficiency by providing for additional buildings and more varied types of buildings.

Rhythm

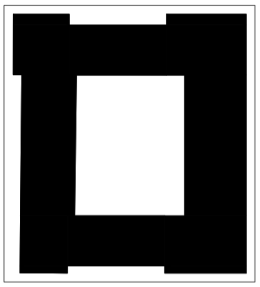
The distance between streets, the size of lots, and the siting of buildings on their lots are what give a town its urban rhythm. In some cases, large buildings and blocks are needed for specific purposes, but generally, a granular grid is more resilient because smaller buildings and smaller lots are more flexible and more easily adapted to change over time. A granular rhythm also provides more varied pedestrian route options and greater visual interest along a street front. A five-minute walk along a varied street feels shorter and more pleasant than a five-minute walk along a monotonous street.

Porosity

A granular, porous block is more permeable in terms of airflow and light penetration, two important aspects of a town's overall cleanliness and health. High block porosity is especially important in southern climates, as it allows buildings to have rooms with multiple exposures (exterior walls with windows), allowing more unassisted airflow through buildings.



Porous, fine-grained.



Nonporous, coarse-grained.

Lots & Siting

In new commercial developments that are large enough to approach neighborhood size, Edenton's grid of streets should be extended into the development area, and although ownership may be maintained by one entity, blocks should be divided into lots to emulate Edenton's granularity and to make diverse ownership possible for future owners.

Common Block Sizes:

200-400 ft. x 400-800 ft.

(Roughly 3-5 blocks per 1/4 mile, or

6-10 blocks in a 10-minutes walk.)

Common Lot Sizes:

Compact: Approx. 30 ft. x 80-100 ft.

Average: Approx. 50 ft. x 100-125 ft.

Large: Approx. 80 ft. x 150-175 ft.

To maintain granularity, lots should be limited to half a block in size. Such lots should be dispersed and limited to three per neighborhood. Large blocks may incorporate an alley, lane, or inner-block court

Corner lots are good locations for increased density and taller buildings with reduced setbacks. Corner lots are also preferred locations for commercial buildings in an otherwise residential neighborhood.

Note: Lot coverage requirements and unit allowances are addressed in the zoning code.

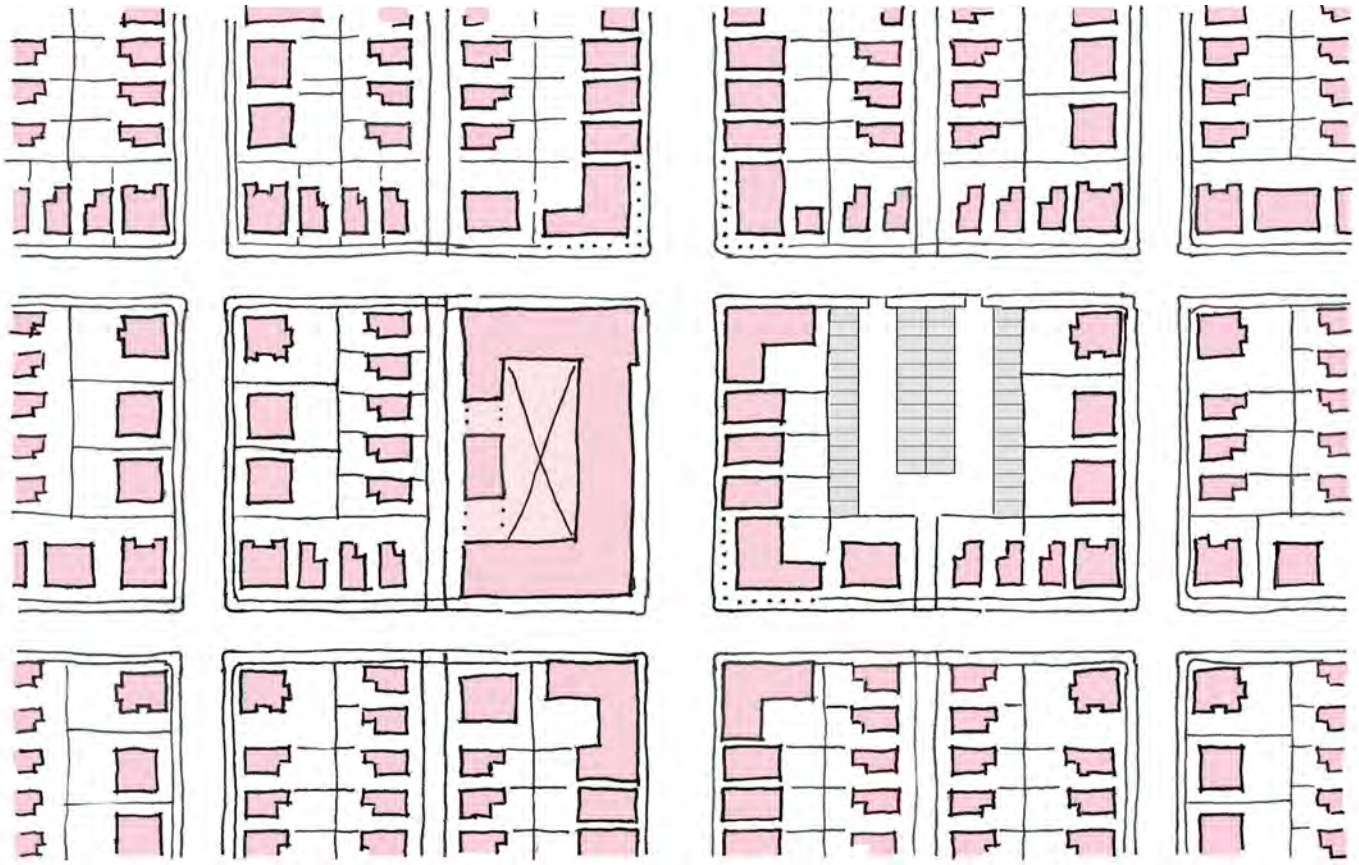
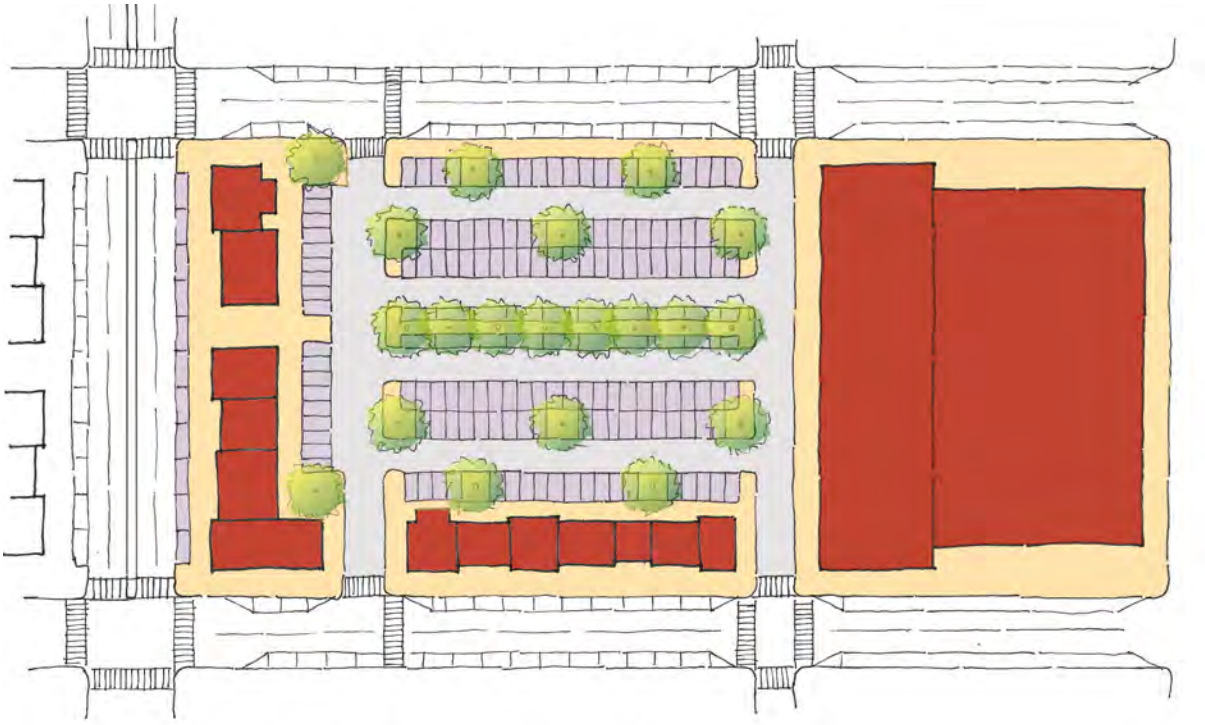


Diagram showing blocks, lots, and siting examples. At center-left is a lined parking garage or large commercial building. At center-right is a "hidden" parking lot.

“Hidden” Inner-Block Parking



In the center of town, inner-block lots are a good place to accommodate parking areas. Likewise, in outlying areas and along fringe corridors, where extra-large “big-box” buildings require large parking lots, developers should also line the streets with smaller commercial buildings and hide the parking in the inner block. In the example shown above and below, a grocery store sits at the back of a large parcel while smaller shops and mixed-use buildings line the main commercial corridor and an intersecting street.



Frontage Design

The frontage is the area between the face of the building and the roadbed. When there is zero setback, the building has only a public frontage, and it extends from the face of the building to the roadbed. If the building is set back from the lot line, it will also have a private frontage, which is the area between the building and the lot line. Elements in the private frontage can be seen from the public right-of-way and should be designed with good manners in mind.

Front setbacks should be mostly uniform along a given block. Exceptions might be made for monumental public buildings (which may be set back to create a gathering space in front) and corner buildings (which should be set forward to help contain the street). On main commercial streets, like South Broad Street, zero setback is common.

A building's primary face and public entrances should usually face the primary street. Private entrances to second-floor offices or residential units should also typically be incorporated into the primary facade. The primary entrance to a building should be recognizable as such at first glance.

The number of entrances along a commercial frontage should be no fewer than one per 50 ft. (Exceptions may be granted for certain extra-large buildings, allowing as few as one per 100 ft.)



Buildings with zero setbacks on South Broad Street.



Mechanical equipment shielded with a brick wall.

Streetlights should be lantern-style with warm-colored light and should be no more than 8-12 feet above the ground. Light should be directed downward to avoid light pollution.

Mechanical equipment and rooftop terraces should be shielded from public view. Utility lines should be buried.

Sidewalks should be generous in width, and pedestrian zones should be free of obstructions.

Sidewalks can be divided into zones:

First zone: Approx. 3 ft. wide, starting at the building face and used for small furniture and signage.
Second zone: 6-12 ft. wide, a clear pedestrian zone.
Third zone: 5 ft. wide or more, adjacent to the street and used for furniture, signage, bike parking, etc.















Sidewalk dining should be encouraged, with tables, chairs, heaters, and umbrellas allowed in designated areas.

Street furniture should be durable, beautiful, and human-scaled. Avoid quirky, easily outdated designs.

Trees, Planters, and Landscaping:

Deciduous trees create shade during warmer seasons and allow sunlight through in winter. Street trees should not be pruned excessively and should be allowed to develop a full canopy. Planters, hanging baskets, and flower beds should be encouraged. Artificial turf should be avoided.

Covered sidewalks are a great public amenity and are best located on the south or west facade. They may encroach 8-12 ft. over the sidewalk, but not into the street, and a 10-12 ft. minimum clearance above sidewalk should be maintained.

Awnings, canopies, and hoods may be installed over doors and windows for protection from rain or sun and may extend over sidewalk. Awnings should be striped or solid canvas on light metal frames (no vinyl). The best awning type is the simple, flat panel with scalloped or flat, free-flowing (not piped) fringe. Storefront signage or lettering on awnings should be limited to a maximum height of 9 inches and placed on the fringe or, in the case of half-barrel awnings, on the flat end.

Canopies and hoods are permanent awnings and are usually supported by brackets.

Shop signs should be designed to be viewed by pedestrians on the sidewalk, not from a passing car.

If illuminated, signs should be lit from the front (with gooseneck sconces, for example). No flashing, revolving, or intermittent illumination should be used.

Acceptable signage types:

Frieze - A linear sign located in the storefront's entablature, usually 10-12 ft. above sidewalk; maximum height of 24 inches, with a maximum text height of 15 inches.

Board - A sign mounted flat on the face of a building, usually rectangular; and located no more than 12 ft. above the sidewalk.

Window - A sign applied to a window or placed on its interior; limited to 90% of the window's width and one-third of its height.

Projecting - A sign located perpendicular to the facade (called a "blade" sign) or at the corner; usually mounted on a bracket; typically located no more than 12 ft. above the sidewalk.

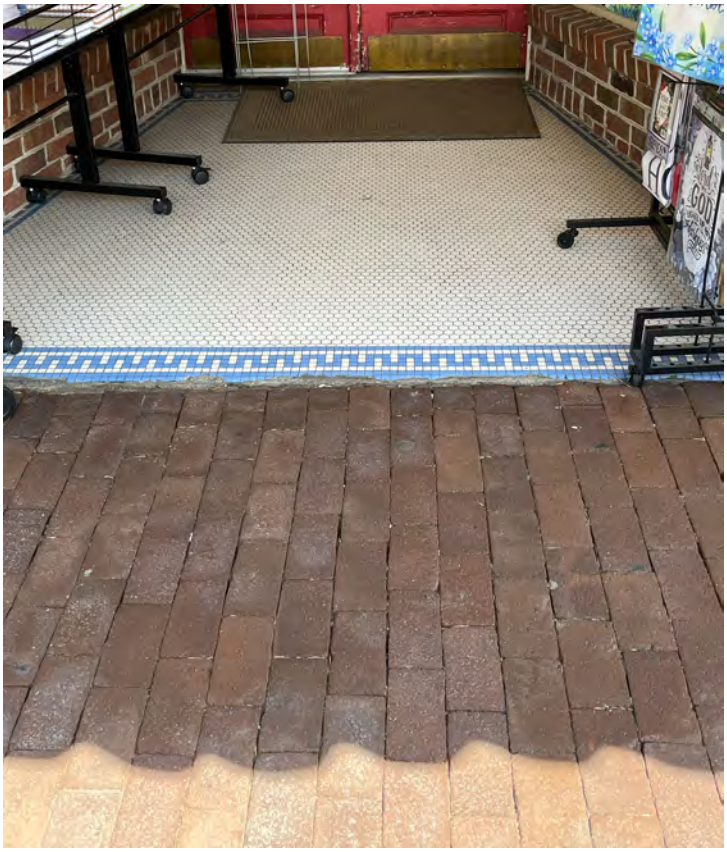
Post-mounted - A sign with a max. mounted height of around 6 ft.; see example on previous page.

Temporary - Sandwich boards, flags, or banners; must be kept tidy and within designated areas.

Avoid the use of murals.

Paving and Hardscaping:

Brick, stone, gravel, oyster shell, or concrete is recommended for exposed areas. Tile is suitable for shop thresholds. Curbs, ramp edges, and steps may be built in a more durable material (e.g., stone).





Street-facing stoops and porches are good for security because they encourage pedestrian activity, which provides “eyes on the street.” All types of porches should be allowed and encouraged.

Garden walls and fences should be encouraged along street-facing lot lines to differentiate the public from the private realm. Full-height (8 ft.-high) fences and walls with pedestrian or driveway gates should be allowed on the lot line between facades, with no set-back requirement. See zoning code for height restrictions.









Garage doors and loading zones should not face primary streets. Instead, they should face an alley or be located internally, facing a side lot line. In some cases, garages and loading zones may face secondary streets.

Driveways and “drive-through” lanes should be no wider than the minimum practical width, and, like parking, should not be located along a building’s frontage.

On primary streets, driveways may be located on the side of a lot next to the building, including within side setbacks. These driveways will lead to parking beside or behind the building. Where side setbacks allow, driveways may be covered by upper stories, creating a covered passageway beside the building.

Architectural Patterns - Massing

In brief:

Use simple massings with easily resolvable roof and eave conditions	Avoid complicated massings and roofs
Include scale figures in the drawings for proposed buildings and ensure the design is human-scaled	Avoid bloated or over-sized building elements which cause the building to be in too-large a scale

Massing

New buildings should take lessons from the simplicity of Edenton's traditional buildings when it comes to massing. Simple architectural forms, when balanced and well-proportioned, are visually pleasing. They are also easier to build and maintain than an overly complicated design. Commercial buildings, especially, should use simple forms that are not too specific to a particular function, since they may be called upon to fulfill a different role in the future.

Small

Single-story commercial buildings, or mixed-use buildings with commercial space on the ground floor and residences or offices above, usually 1-3 stories. Upper floors should be accessed from the primary street frontage. Small commercial buildings should be well-located along commercial streets, as well as within neighborhoods composed mostly of residences, where allowed.

Medium

Mixed-use buildings with commercial space on the ground floor and residences or offices above, usually 3-4 stories. Upper floors should be accessed from the primary street frontage. These buildings work well along commercial streets and occasionally on corner lots in neighborhoods composed mostly of residences, where allowed.

Large

Mixed-use buildings with commercial on the ground floor and residences or offices above, usually 3-5 stories. Large buildings should have their narrow facade facing the primary street. Buildings may incorporate courtyards or parking garages, if necessary. Exterior entrances should be frequent to avoid excessively long interior hallways and inactive frontages.

Extra-Large

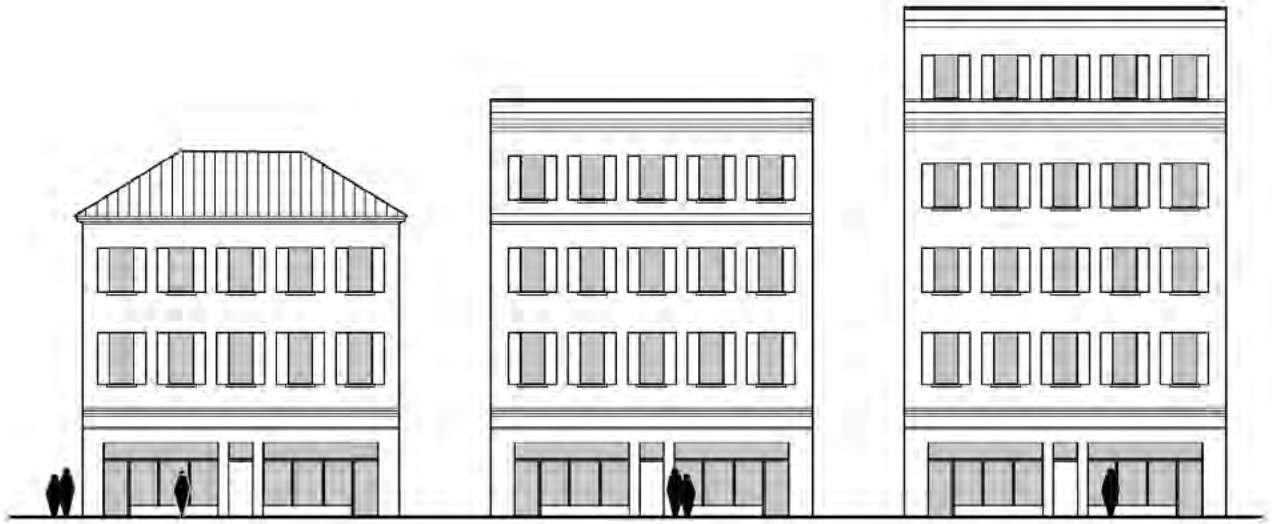
Not pictured. These are typically single-use buildings with minimal entrances and minimal windows, such as large "big-box" stores and similar warehouse-type buildings. These should not be located in the town center but may be accommodated in the outlying areas or along fringe corridors. They should always be sited behind smaller, street-facing storefronts.

Special type

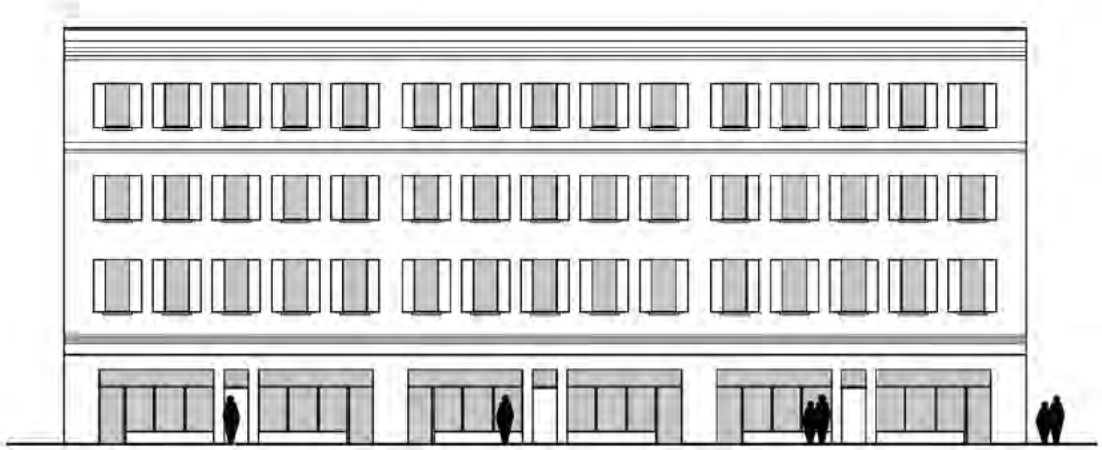
Gas station - Fuel island canopies should be as low as allowed by code. Lighting should be soft and warm and located close the ground. Large, highway-type signage should be minimized.



Small



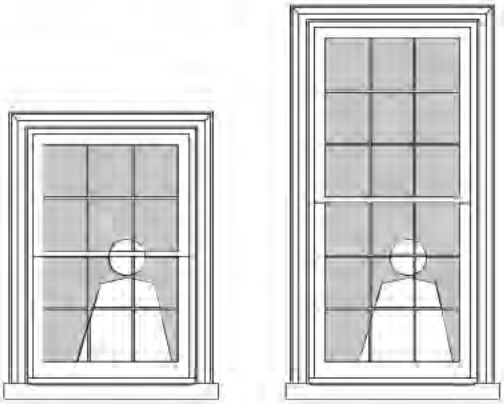
Medium

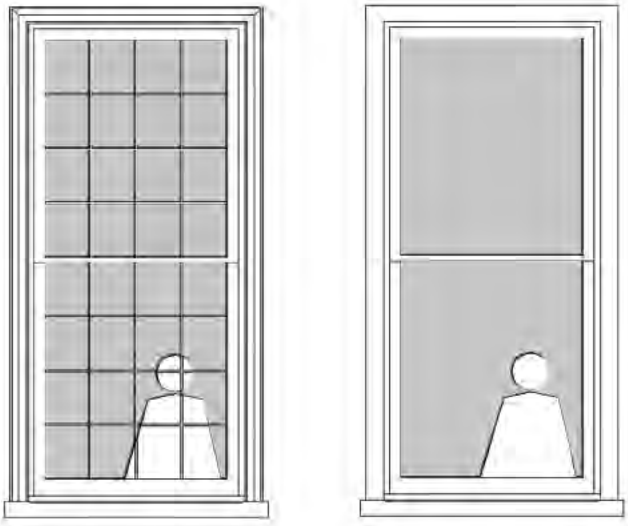


Large

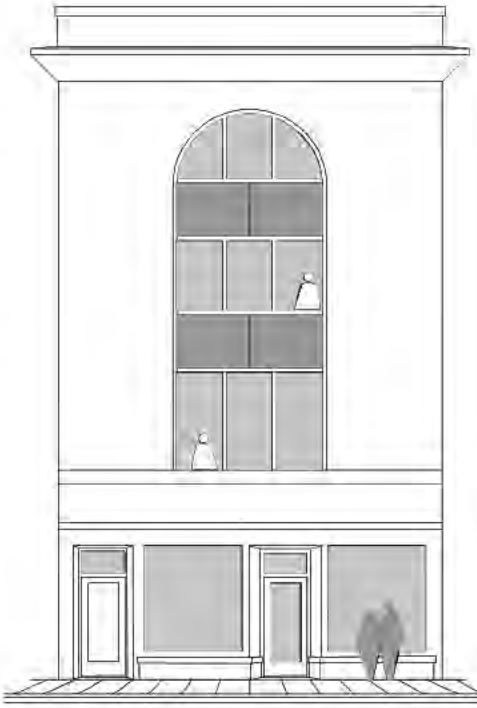
Size & Scale

Two concepts that are often conflated are size and scale. The size of a building refers to its height and its volume, while scale refers to how the parts of a building relate to the whole and to the human body. An element that is "out of scale" is one that is too big or too small in relation to the overall composition. Human-scale figures should be included on every building proposal drawing because they are essential for assessing the size and the scale of a building and its parts.

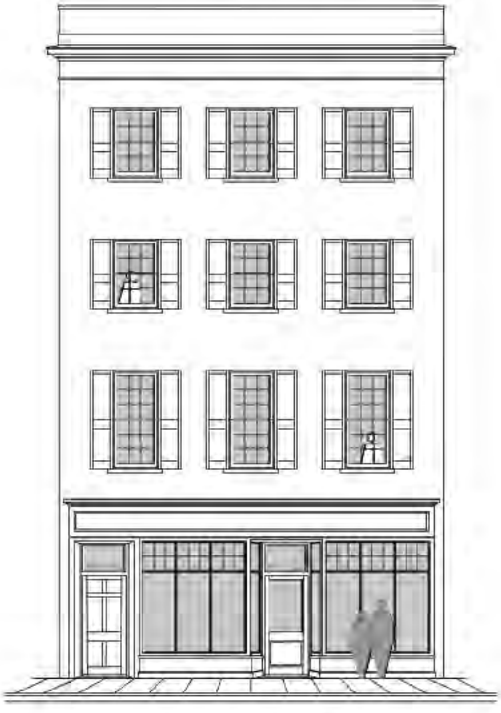




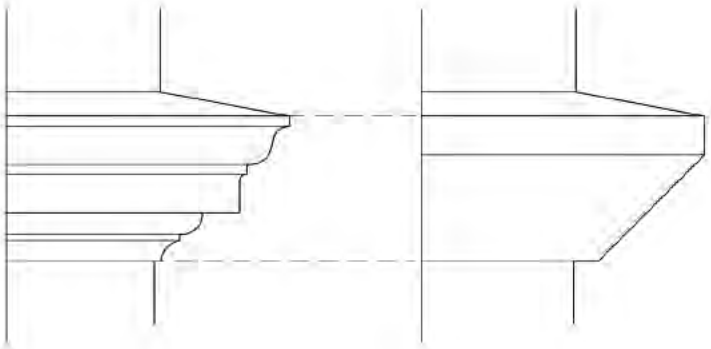
Small-scale buildings do not preclude the use of large windows. When larger windows are desired, the human scale can be maintained by simply increasing the number of panes. Large windows without divisions would likely make a building seem too large in scale for Edenton.



The large, multi-story window with undivided panes and the large undivided mouldings would make this design out of scale in Edenton.



The windows and mouldings are human-scaled. This building is properly scaled for Edenton.



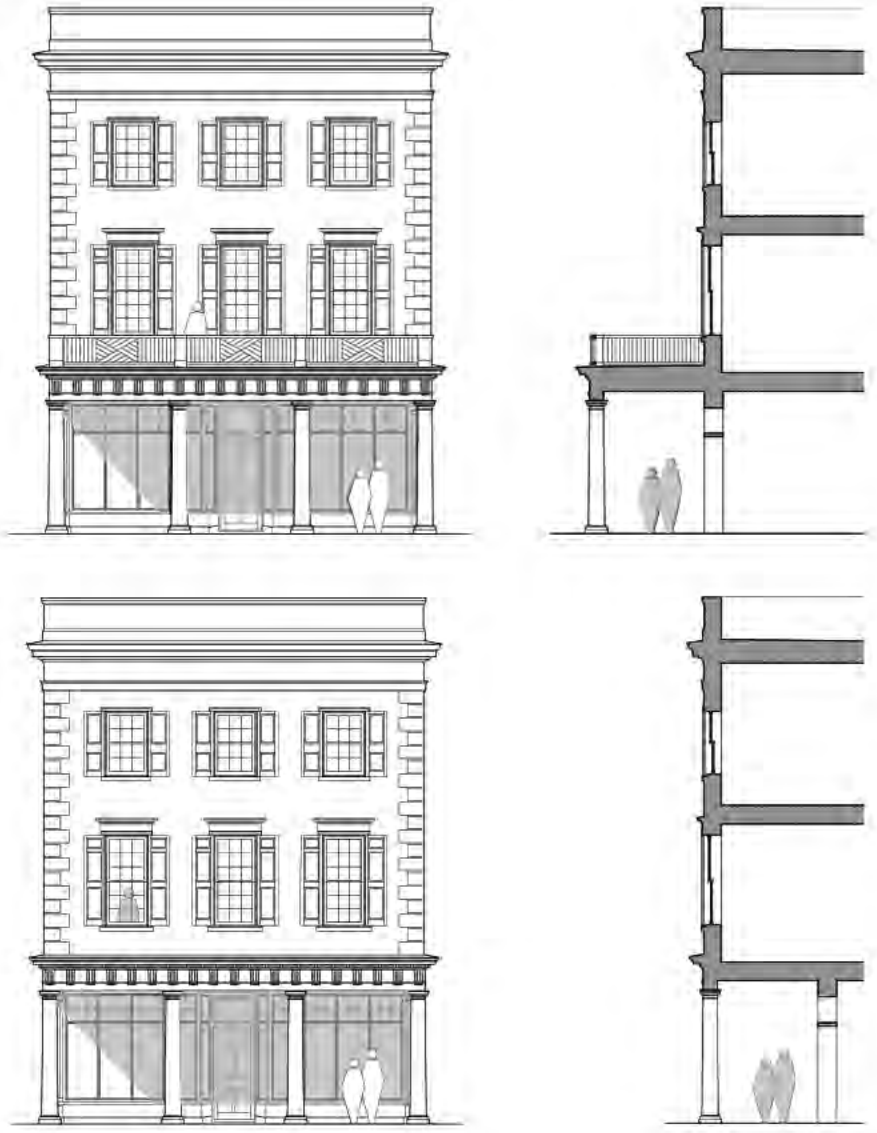
A common mistake in new buildings is to abstract the cornice, which is typically made up of multiple parts, into a single oversized moulding. In these two examples, the traditional cornice on the left is composed of human-scale elements. The abstracted molding on the right would look bloated and cause a building to be out of scale in Edenton.

Additive & Subtractive Forms

A simple but helpful concept when discussing architectural massing is the distinction between additive and subtractive forms. An additive form looks as if it is attached to the mass of a building, while a subtractive forms looks as though it has been carved out of the mass.

In the top example to the right, a colonnaded porch is attached to the face of a building, making it "additive," while in the bottom example, the porch is tucked into the building mass, making it a "subtractive" form.

Neither form is inherently superior to the other, but one may be preferred depending on context.



Granularity

As Edenton's South Broad Street demonstrates, a continuous frontage of handsome facades makes for a highly successful commercial street. In a climate like Edenton's, another option is to have buildings close together but separated by small gaps. Gaps between buildings allow for windows on all four sides, promoting airflow through buildings - an important consideration in hot and humid places.



If a developer wants to build one large building but while also matching Edenton's fine-grained urbanism, he can make the building appear to consist of multiple attached buildings. This approach allows for great flexibility, as different portions of the building can be used in different ways, subdivided as needed: at one time, a large store might occupy multiple storefronts, and large businesses might occupy multiple upper floors for their offices, and at another time, multiple small stores might replace the single large store, while multiple residences or small offices might take the place of the large business on the upper floors.





Maintaining Granularity: Here is an example of a single, half-block-sized building built in London in 2003 and designed to look like a series of conjoined buildings. There is access to a parking garage on its rear alley facade.

Height

Building heights should be limited by number of floors rather than by a specific dimension. This allows for a variety of building heights within a harmonious range. Building heights should be regulated by the type of street they face: wider streets and squares can accommodate taller buildings.

Floor heights should be governed by a minimum, not a maximum, allowing for buildings with tall ceilings if the owner so chooses. A minimum ceiling height of 12 feet for commercial ground floors and 9 feet for upper floors is recommended.

Most buildings in Edenton should be 1-3 stories, but buildings up to 4 or 5 stories could fit well in Edenton provided they are designed to maintain a human scale. By differentiating the ground floor from the middle and top floors and giving the first floor the most visual interest, the pedestrian's eye will be drawn to the first floor, while the upper floors will be less visually obtrusive.

Breaking Up the Massing

A lot of contemporary architecture suffers from too much articulation of the facades in order to “break up the massing.” But breaking up the massing of a building is not always necessary, especially if the massing is well designed. A large building can fit well into an otherwise fine-grained town if its design is good and its elements and detailing are human-scaled.

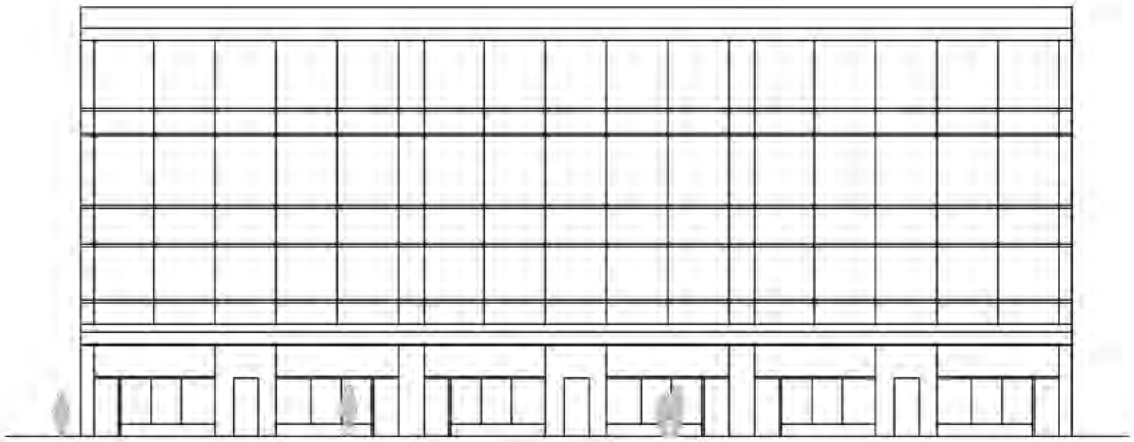






Often, we think that large buildings need their massing broken up (articulated into smaller components) when, in fact, other aspects of the design need to be improved.

The first example below is in a Miesian modernist style, characterized by a grid of large glass panels. Because it has few elements that relate it to the human scale, this building would appear larger than a traditional building of the same size. A building like this would also stand out unnecessarily in Edenton because it does not share the vocabulary of traditional architectural elements.



This second example below is a design for a building in the Random Patchwork modernist style. This building would also stand out in Edenton because its design does not utilize the traditional architectural language that characterizes the town and because it is an unresolved, chaotic composition.



In a traditional town like Edenton, the buildings that should stand out should be the civic and religious buildings. In most cases, commercial buildings should recede to form the background "fabric" that supports the more monumental public, civic, and religious buildings in the foreground.

Architectural Patterns - Composition

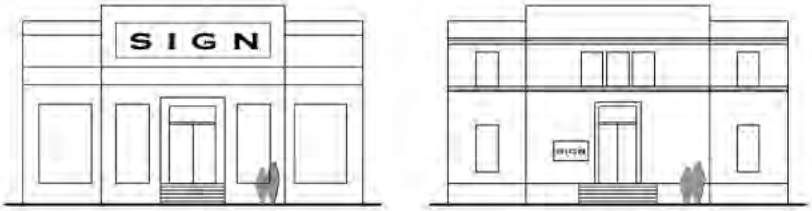
In brief:

Create a unified, human-scaled building composition	Avoid overscaled, unresolved, and chaotic compositions
Use moldings in their proper location and for their proper purpose	Avoid using a "copy and paste" approach to moldings without understanding their proper roles
Use muted colors that compliment neighboring buildings	Avoid the use of jarring colors that stand out amongst neighboring buildings
Use old buildings, their elements and decoration as inspiration for new ones	Avoid unnecessary attempts at inventing when workable traditional solutions exist; avoid purposeful radical contrast for its own sake or to "announce" that a building is new



Creating a Welcoming Commercial Facade

1. Scale:



OUT OF SCALE HUMAN SCALE

Buildings that are too large in scale are imposing rather than welcoming. A building and its elements should be designed to the human scale. Every building proposal drawing should include a scale figure so that one can assess the size and scale of the building and its parts.

2. Clear Public Entrance:



When approaching a building, the last thing a visitor wants is to wander around looking for the front door. A welcoming building provides comfort through predictability, as the question of "where I belong?" is answered at first glance.

3. Shop Visibility:



Large shop windows at the ground floor allow pedestrians to see into the store from the sidewalk. These large windows also provide “eyes on the street,” making the public space feel livelier and safer.

4. Orderly and Attractive Design:

The interior plan of a building should adapt itself to an orderly arrangement of the primary facade. To do this in an attractive manner is the purview of the architect. When the urban, massing, and constructional goals of a project are met, but the building still looks “off,” consider the concepts that follow:

Harmony, Order, Unity

Composition is the process by which a designer brings order to the various parts and priorities of a project. In architectural terms, the goal of composition is unity, and it is attained through the harmonious arrangement of discrete or distinct elements. Buildings should be designed to appeal to average citizens, not architecture professors or magazines.

Differentiation

Unity does not mean uniformity; in fact, harmony requires differentiation. Traditionally, building facades are composed of a top, a middle, and a base. The ground floor of a building is usually treated differently from the upper floors, creating the base. The top of a building is usually punctuated by a cornice and roof or parapet wall. This method of differentiating the top, middle, and base is common in buildings in Edenton and in traditional architecture in general.

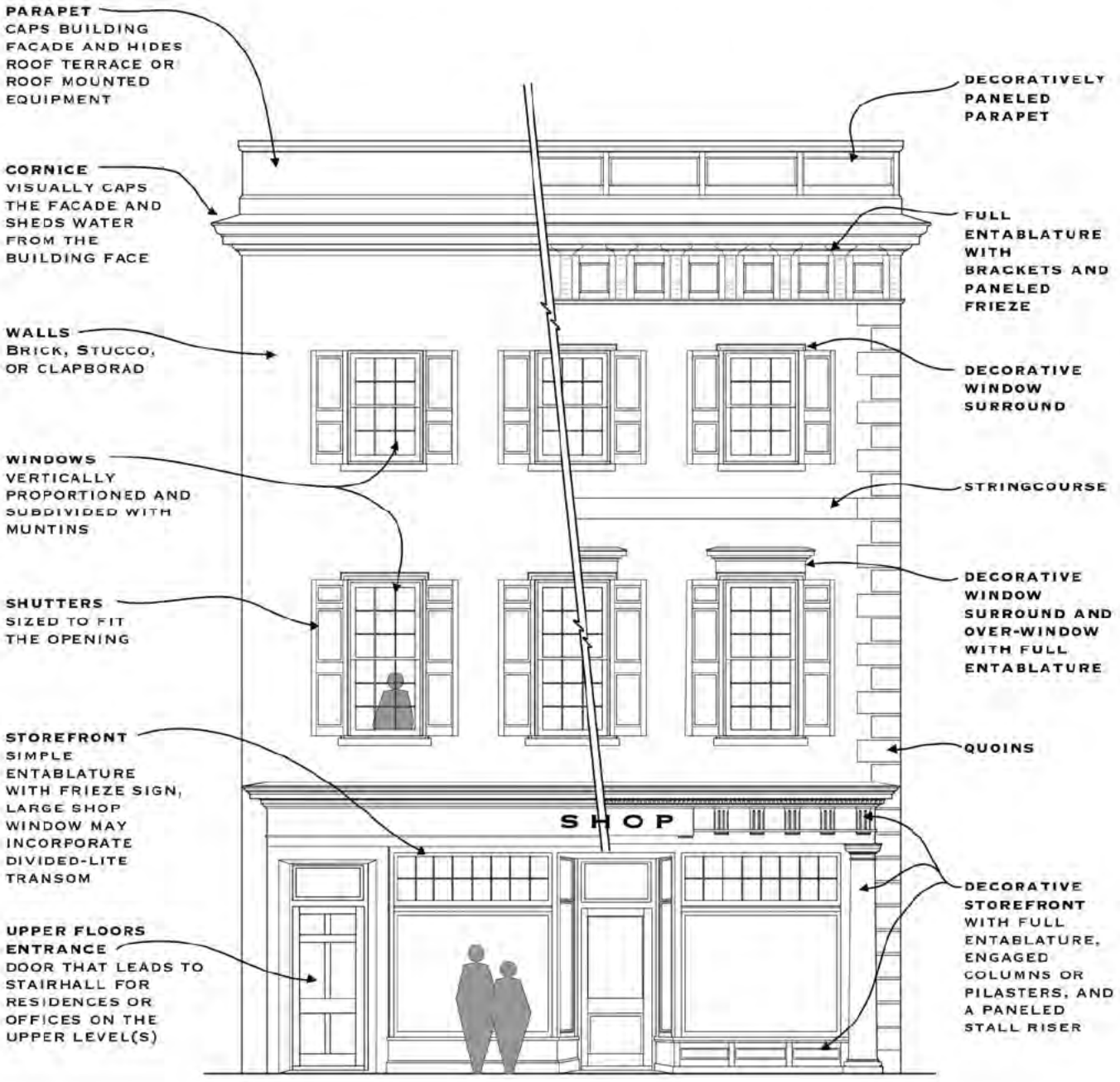
Balance

Balance requires the resolution of the visual weight of a design. Bilaterally symmetrical compositions are naturally balanced, but complex compositions may require balancing local symmetries and horizontal and vertical elements in an asymmetrical composition.

Window-to-Wall Ratios

Compositionally, windows and doors are the most important features of a building’s facade. Traditional window-to-wall ratios vary by climate and building type. In Edenton, offices and residences typically have a window-to-wall ratio of about 25%-35%, while storefronts have much larger windows, with a window-to-wall ratio of 70%-90%.

Elements of a Traditional Multi-Story Commercial Building



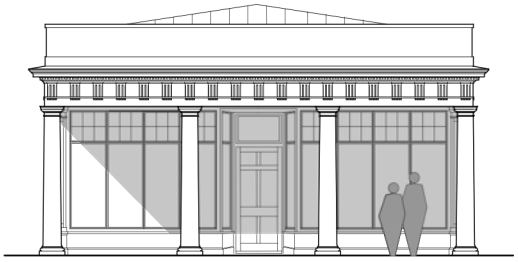
Elevation showing how buildings of various designs can unite to create a harmonious streetscape.

Variations on the Traditional Single-Story Commercial Building



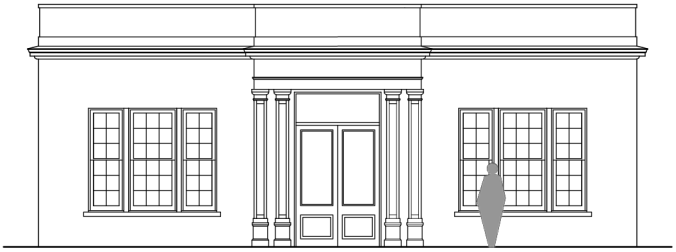








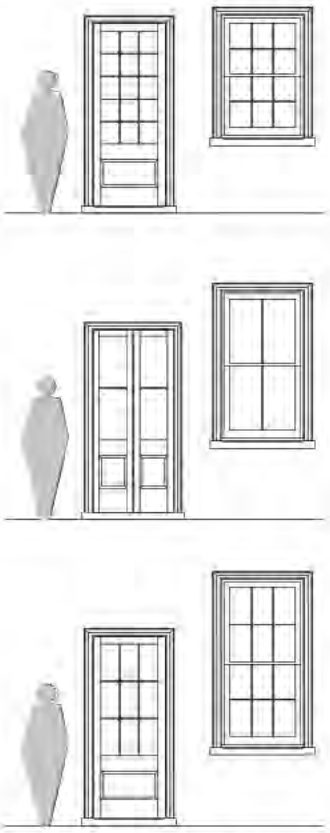




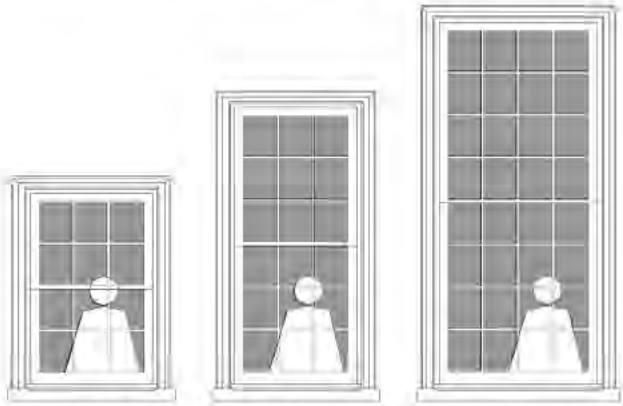


Proportion

Proportion refers to the repeated use of one or more ratios. Some proportional relationships are more visually pleasing than others. Proportion can be used to describe a single object by comparing its height to its width, or it can be used to relate different elements to one other. A well-proportioned composition will unify distinct elements through harmonious relationships between their parts. A building composed of elements with many different ratios or unrelated shapes will appear visually chaotic.



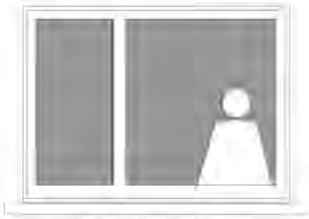
Windows and doors with panes that share the same or similar proportions create proportional harmony.



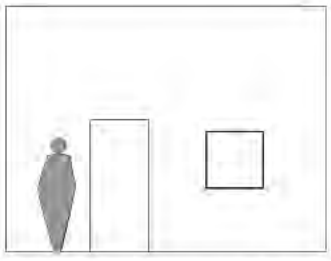
Windows of different overall sizes can maintain proportional harmony when their panes match.



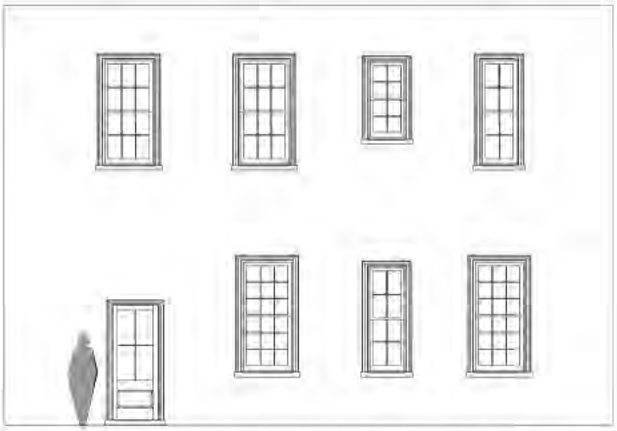
Avoid horizontally proportioned windows. They make a building look "tired."



Avoid windows subdivided asymetrically.



Square elements create a visual point of focus on a facade and should be used sparingly.



Even if each element is well-proportioned individually, buildings that combine too many competing proportions will lack harmony.

Axiality & Alignment

An axis is a regulating line that runs through a composition and about which elements are organized. The front facade of a bilaterally symmetrical building has a primary axis running down its center. Doors and windows usually align into bays along secondary vertical axes for both aesthetic and structural reasons. Instead of allowing facades to express whatever happens in the floor plan, in most cases, and especially on the primary facade, the arrangement of interior spaces should be made to accommodate a regular arrangement of windows in vertical bays on the building's facade. When openings cannot align vertically - for example, storefront windows with the residential or office windows above - a strong horizontal element between the two, such as the storefront's entablature, can resolve the need for axial alignments.

Rhythm

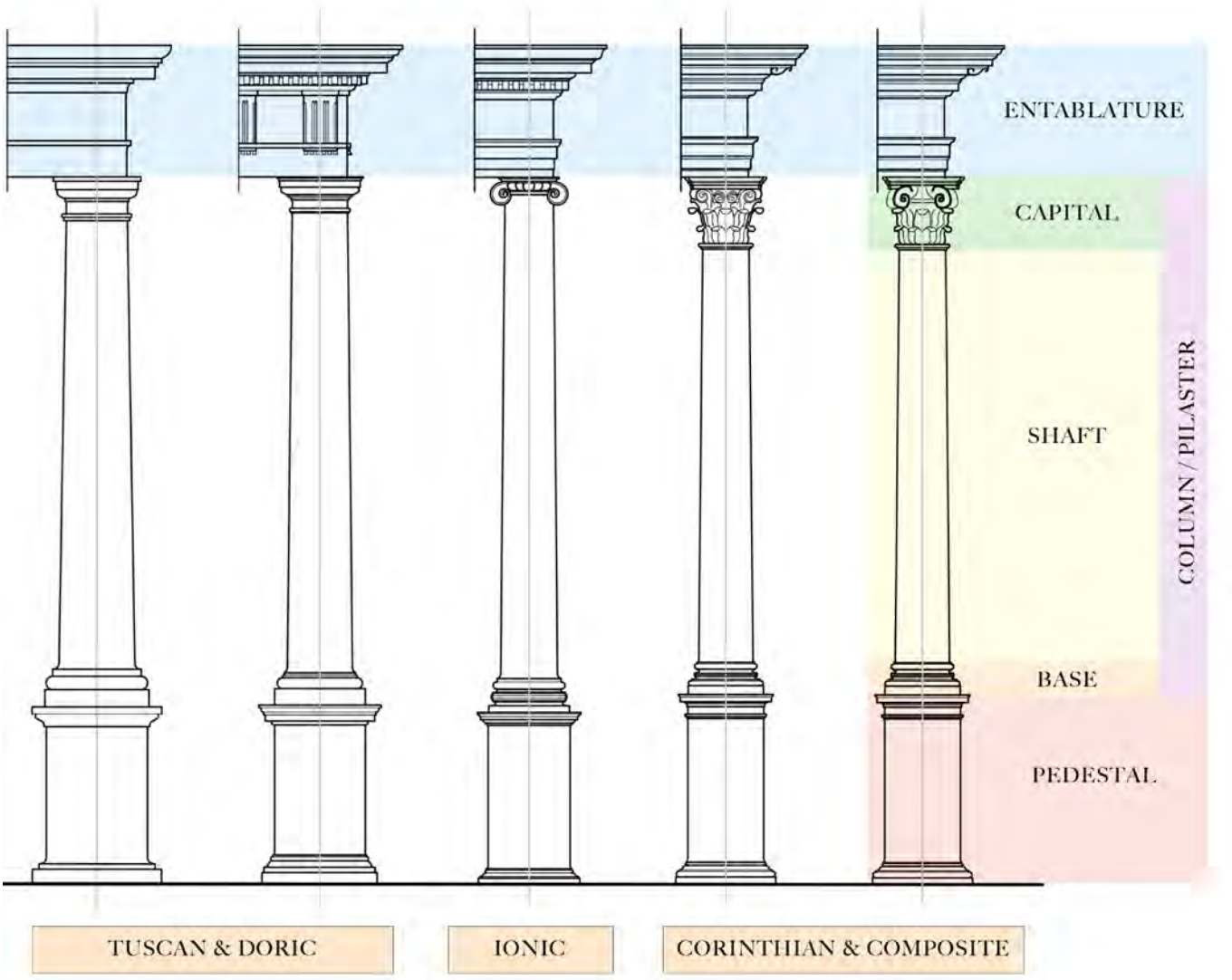
Windows are critical for determining the rhythm of a building. While musical rhythm is heard, architectural rhythm is read as the eyes move across a facade. A blank or all-glass wall has no rhythm. A wall with regularly spaced windows has repetition, or an unaccented, regular rhythm. When variety is introduced, the eyes move quickly over the blank spaces and rest on the complex elements, thus creating an accentuated rhythm. Contemporary fads for asymmetrical windows, or for purposefully misaligned openings, or for openings laid out in seemingly random patterns, are visually chaotic and should be avoided.



Avoid corner windows, asymmetrical windows, misaligned windows, and randomly arranged windows:



Classical Ordering



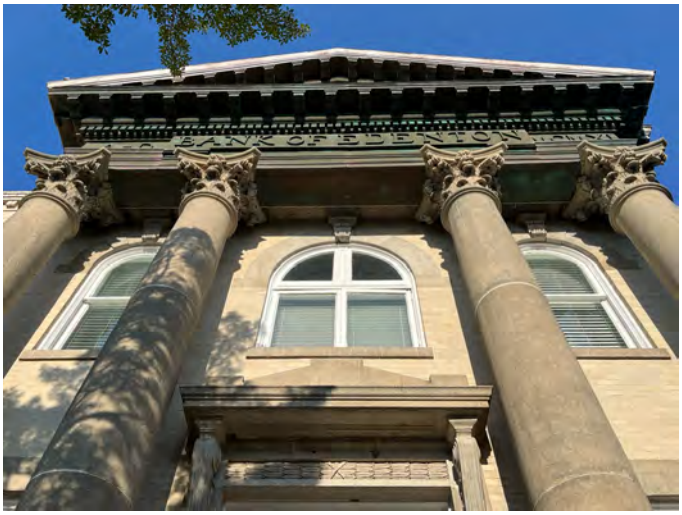
The architecture in Edenton is highly informed by the classical orders, even in its less monumental, more vernacular buildings. Understanding the proper use of the classical orders is essential for designing additions and new buildings that will fit in well in Edenton.

The classical orders, or column types, are not simply different kinds of column capitals; each order includes every element above and below the capitals. In fact, the orders are whole systems that can help a designer determine the appropriate size and proportions of every element in a building's composition. Depending on the order and how it is detailed, the classical orders help shape not only a building's style but also its character, whether private or public, subdued or monumental.

There are countless variations of the classical orders, but they can be grouped into three to five main types. Each of these types imparts a unique character to a building through its proportions, mouldings, and ornamentation.

A full architectural order includes the columns and/or pilasters, their capitals and (usually) bases, their entablature - with its architrave, frieze, and cornice - and sometimes a pedestal. The diameter of a column shaft diminishes from bottom to top along a curve; this is called “entasis.” Classical ordering systems can even be used when no columns or pilasters are included in the final composition. This is called the “astylar” use of an order.

Simple vernacular versions of the orders may also be found in buildings where the proportions of the elements are classical, but the columns are replaced by simple chamfered posts and the cornice mouldings by more simplified versions or even rafter tails.

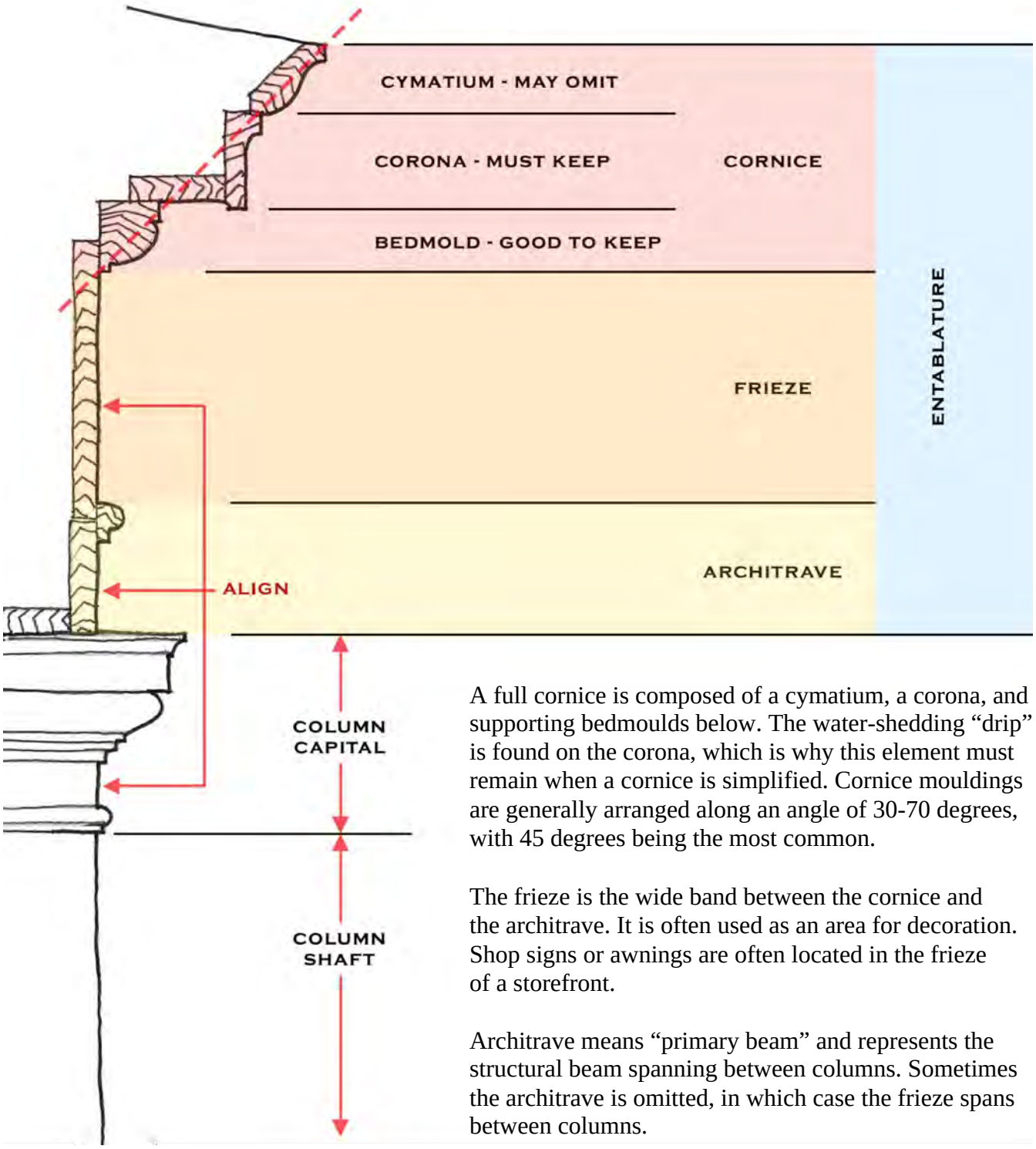






The Entablature

The entablature is a set of beams and mouldings that cap the top of an order or building. It is composed of three parts: the architrave, the frieze, and the cornice. The primary function of the cornice is to shed water away from the face of the building or its openings. When an entablature is employed over openings, the architrave often miters to the vertical casings at the jambs.



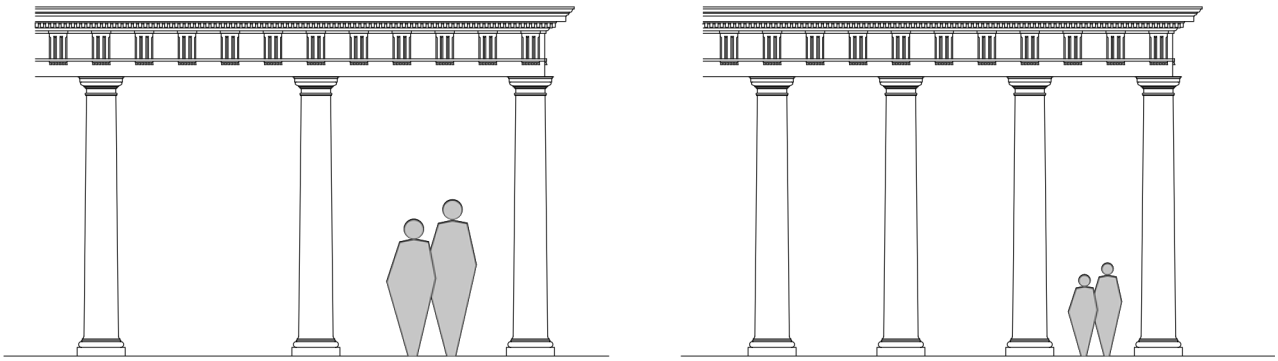
A full cornice is composed of a cymatium, a corona, and supporting bedmoulds below. The water-shedding “drip” is found on the corona, which is why this element must remain when a cornice is simplified. Cornice mouldings are generally arranged along an angle of 30-70 degrees, with 45 degrees being the most common.

The frieze is the wide band between the cornice and the architrave. It is often used as an area for decoration. Shop signs or awnings are often located in the frieze of a storefront.

Architrave means “primary beam” and represents the structural beam spanning between columns. Sometimes the architrave is omitted, in which case the frieze spans between columns.

Intercolumniation & Visual Stability

Intercolumniation describes the space between columns. Spans that are too wide create uncomfortable proportional relationships. Generally the taller a columnar order is, the narrower the intercolumniation. The columns in the right-hand example below are twice as tall as those on the left.



Mouldings

Mouldings are the smallest elements of architectural composition. They are used to transition between materials or planes, or to support drip edges, and can be highly decorative or very simple.

There are four basic categories of mouldings; their shapes determine their functions and, therefore, their locations.

A common mistake in moulding design is making them too large, causing the them to look bloated and the building appear out of scale.

Another mistake is using moulding shapes are too flat, or “mushy,” which describes a lack of definitive transitions between curves and planes. Traditionally, when moldings are combined, there is a pattern of alternating flat and curved shapes.

When mouldings are enriched with decorative carved or painted patterns, the pattern relates to the shape of the molding. For example, egg-and-dart is carved into ovolos, acanthus leaves into cymas, and bead-and-reels into astragals.

Moulding Categories



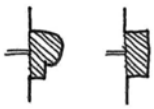
Terminating

Terminates the top edge of an order; ends on outward thrust, as in the cove or cyma recta



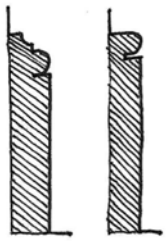
Supporting

Supports a horizontal plane above; ends on upward thrust, as in the ovolo or the cyma reversa



Separating

Separates two horizontal or vertical planes, as in beaded astragal or fillet



Transitioning

Transitions between a vertical and a horizontal plane, as in scotia and torus mouldings or a simple beaded base



Pediments & Aediculated Openings

An aedicule is an opening with an entablature above it, with or without a pediment, and sometimes with columns or pilasters at the jambs. Using these classical elements at openings provides visual emphasis in a composition and can also help shed water away from the openings. A beautiful, well-proportioned example can be found at the main entrance of the 1767 Chowan County Courthouse. Aedicules are useful for imparting a monumental character to a building while maintaining a small scale.

Shade, Shadow & Texture

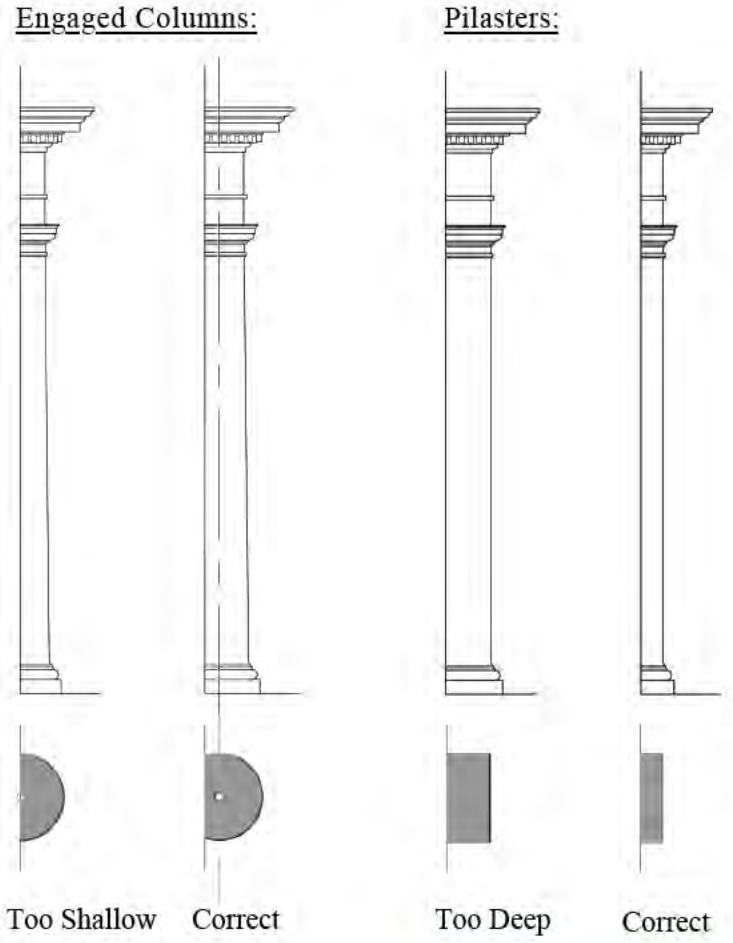
Flat surfaces with little variation in shade or shadow will produce a visually flimsy building with the look of a stage set. To avoid this, mouldings should have sufficient depth, and windows should be set at least a few inches into the wall. Material selections are often made with practicality in mind, but they also involve aesthetic considerations, such as texture and color. For example, handmade or sand-faced bricks create a more interesting texture than wire-cut bricks.

Color

In town, owners are advised to follow the "manners method" of color selection. For the sake of good manners, loud or incongruous colors should be avoided. In most instances, this means selecting muted, inoffensive hues and tones that harmonize with the colors of Edenton's natural landscape and locally derived building materials. Blacks, grays, and stark-whites lack the liveliness of traditional colors derived from earth pigments and usually create a "flat" or "dead" palette that would be jarring in Edenton.

Common Mistakes with Orders & Mouldings

- "Bloated" mouldings that are too large (oversized mouldings are more problematic than undersized ones).
- Mouldings with curves that are too flat or sections that are too thin.
- "Mushy" mouldings that do not transition definitively from straight to curved.
- The top portion of the column capital, called the abacus, should always be square in plan, not round like the rest of the column.
- Engaged columns that are too shallow: when engaged by half their diameter, they look incomplete; they should be engaged by 5/8 to 3/4 of their diameter.
- Pilasters that are too deep: pilasters should project only 1/5 to 1/4 of their width.
- Misalignments: the architrave and the frieze should align with the necks of their supporting columns.



Imitation & The Use of Precedent

A precedent is a building that is used as inspiration for the design of another building. A building may have multiple precedents for various aspects of its design, or it may closely imitate a single precedent. Beautiful old buildings are rich sources of great architectural ideas. A good architect will have a vast mental library of precedent buildings available while making design decisions for a new building. Imitating successful old buildings has been a perfectly acceptable method for designing new buildings throughout architectural history. Today is no different - when in doubt, use a successful local building as a precedent. Ensuring a human scale is important in these instances to avoid a bloated or cartoon appearance.



A 20th-century building inspired by regional precedents.

Construction Patterns - Building Materials

In brief:

Use materials that can be sourced and repaired regionally	Avoid overly complicated, highly industrialized building components
Consider gravity and "visual structure" when making material selection	Avoid locating heavier materials on top of lighter ones
Limit materials to one or two on a building (not including foundation and trim), and chose materials with similar visual weight (e.g., clapboard and shingles; stone and brick)	Avoid arbitrary changes in material; avoid using too many materials on one building
Change materials at an internal corner, at a pilaster, or in other ways which maintain the integrity of the building mass	Don't change materials at an external corner or in ways that dematerialize the building mass
Focus on quality of construction before decoration	Avoid adding ornament to make a cheaply built building look fancy
Use new materials when they are improvements on the material they will replace	Don't forget to take life-span and maintainability into consideration when making material selections

Wood

Clapboard is common in Edenton and may be used on commercial buildings just as it is on residential ones. It works well with wood trim, and both are almost always painted to decorate and preserve the wood.



Trim should be made of a hardwood, a decay-resistant softwood such as cedar, or treated wood. Trim is used not only to express style or provide decoration but also to transition between materials and prevent end grain from being exposed.

Cornerboards are used to protect the end grain of clapboards or other horizontal siding. They are usually installed with their narrow sides on the narrower facade.

Clapboard styles include straight-cut, edge-beaded, and German siding. Flush boards (shiplap or tongue-and-groove) and shingles are also used.

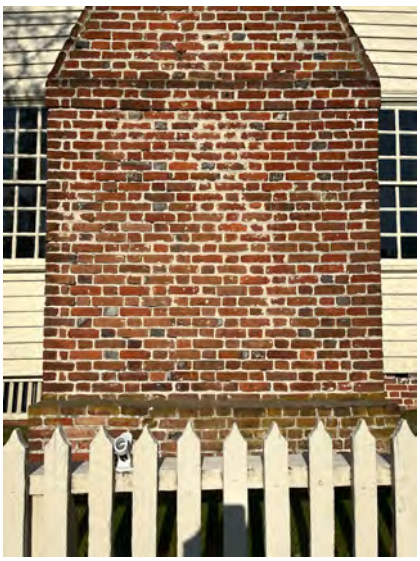
Composite materials, such as fiber cement board, can be acceptable, preferably with a smooth finish rather than prominent, stamped faux wood grain.

Brick

Avoid brick veneer on frame buildings, as water can easily penetrate, leading to shorter building lifespans. To achieve sufficient durability, brick walls were traditionally several wythes deep. Today, this is uncommon, but a good substitute is to back the brick with concrete block.

Handmade or tumbled bricks with a sanded finish are preferred. If a flat, machine-made or wire-cut brick is used, it should be painted.





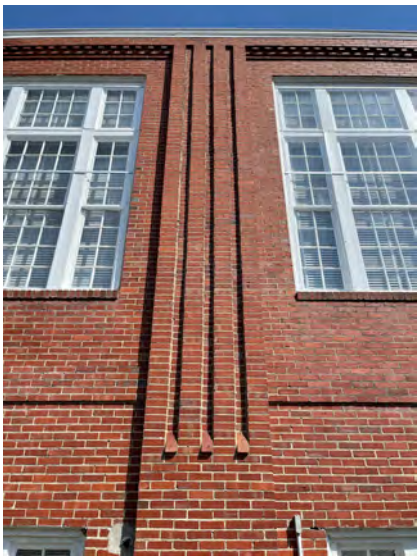
Large panels that simulate the appearance of brick and require wide movement joints between panels should be avoided.

<u>Terms:</u>

Header - 

Stretcher - 

Soldier - 





<u>Patterns:</u>

Common bond - Five to seven consecutive rows of stretchers, with one row of headers in between.

English bond - Alternating rows of stretchers and headers.

Flemish bond - Alternating headers and stretchers within each row.

Avoid running bond (only stretchers) because it announces that the brick is nonstructural and temporary.

<u>Mortar:</u> Lime-based mortars move with bricks and help prevent the cracking and deterioration of bricks that can result from using Portland cement mortars that are harder than the bricks.

Stucco

Brick and clapboard are more common in Edenton, but stucco is used occasionally. When used, it should be true lime-based natural cement stucco, not hard Portland cement-based stucco. Lime-based stucco requires no control joints. Surface cracks may appear with time; these are generally fine and add patina to a building, though they may be patched if desired.

Faux stucco panels, or poly-based or synthetic stuccos, and stucco-on-foam or EIFS (exterior insulation and finish systems) should be avoided. These all require unsightly control joints and are short-term products that are difficult to maintain and repair.

The exterior finish of a stucco building should be neither too fine nor too rough but should resemble smooth-hewn stone. Decorative scoring of stucco in imitation of stone blocks can add character and charm while reducing the scale of an otherwise plain facade. Care should be taken to lay out the score lines in a way that makes constructional sense, as if the building were made of stone.

Stucco colored with a limewash will soften and develop a patina with age. If painted, mineral paints are best and require less frequent repainting than latex paint, which can damage stucco over time, even Portland cement stucco.



Stone



Traditional towns typically source their materials locally or regionally. This limiting of the material palette can add to a town's architectural character. That said, materials may occasionally be brought in from afar when a project warrants it and for specific uses for which the material is well suited. In Edenton, stone is such a material. Its superior durability and ability to take decorative carving can justify the expense. Stone is especially useful in high-touch, high-traffic areas and for elements responsible for shedding water, such as window sills, steps, pavement edging, and cornices.

Walls: Foam, fiberglass, or other composite panels with a stone pattern should be avoided. Veneer stone should be a minimum of 4-6 inches thick and consist of self-supporting, smooth-hewn natural or cast stone, as seen at Broad Street Bank. There is no tradition of rough or tumbled fieldstone walls in Edenton, and these should be avoided. Stone should not be mitered at exterior corners. Instead, "mason's miters" should be employed.

Columns: Stone makes excellent columns in high-style classical buildings. Although stone must travel farther than other materials, the investment is returned in durability and monumentality. Avoid vertical joints in stone columns.

Other carved stone elements, such as brackets, entablatures, and panels, provide opportunities for expressive ornamentation. Stonework can also be integrated into brick buildings as miscellaneous "trim," such as steps, sills, or window and door lintels, or used on garden walls for pier caps or finials.





Metal

Roofing: Hand-crimped standing-seam metal is a common roofing option in Edenton. Its character and durability make it an excellent choice for new roofs. Copper, zinc, or other painted metals can be used for gutters, hoppers, downspouts, and flashing.

Windows, doors, and storefronts: These may include cast or extruded metal components. Metal stiles, rails, and mouldings should convey slender elegance; profiles and sections that are too thick should be avoided.

Hardware: Brass and other cast non-ferrous metals make good hardware.

Foundation vents: Use cast- or wrought-iron bars or grilles.

Lighting and signposts: Use brass or painted cast or wrought iron.

Railings and fences: Use painted wrought or cast iron. Extruded aluminum is not recommended; wood is a better option if the budget is limited.

Cast-iron facades, such as those on Broad Street, are excellent but are not commonly used in new construction due to limited availability.













Terracotta

Terracotta is not commonly found in Edenton, though glazed terracotta is used on the Taylor Theater. It is a good material, however, and is used on traditional buildings in other places. It could be used similarly in Edenton in new construction where appropriate.

Asphalt

Although hand-crimped standing-seam metal roofing is preferable, asphalt shingles are also acceptable when budget is more limited. Avoid shingles with printed textures, and use a simple background color.

Plastics and Composites

Fiber cement siding and other composite siding materials are not preferred to wood but may be used. Avoid large-scale faux wood grain; use smooth or fine-grain finishes. Vinyl siding should be avoided.

Plastic, vinyl, or PVC windows should be avoided because they fail quickly, are difficult to repair, and are disruptive to replace.

PVC columns may be used; they should be painted and filled with sand to prevent them from feeling hollow to the touch.

GFRC (glass fiber-reinforced concrete) can sometimes be a good option for ornamental elements located high above the street.

Construction Patterns - Building Elements

In brief:

Aim for authentic use of architectural elements	Avoid, for example, balconies that cannot be accessed, shutters which cannot be closed, etc.
Use traditional wall to window ratios	Avoid large expanses of blank wall or all glass
Create buildings from simple, well proportioned elements	Don't over complicate a design by trying to use too many elements on one building
Incorporate porches and covered walkways that are well proportioned and comfortable to use	Avoid "stuck-on" or too-shallow porches or covered walkways

Walls & Openings

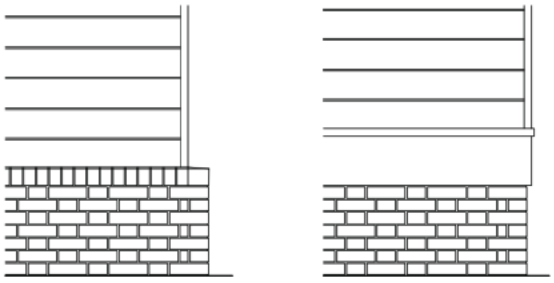
Walls should be constructed of stone, brick, clapboard, or lime-based stucco. No large synthetic panels or vinyl siding.

With only occasional exceptions, openings should be vertically aligned: openings over openings and structure over structure.

Window-to-wall ratios: 25%-35% for office and residential windows.
70%-90% for bay windows, glazed porches, and storefronts.

Wall thicknesses should be sufficient to provide a minimum 2-inch reveal at the upper sash of a double-hung window.

When a framed building has a crawl space or a raised basement, the finished exterior face of the framed wall should align with, or be slightly proud of, the finished exterior face of the masonry foundation wall or piers below. Do <u>not</u> build a masonry foundation wall or install masonry veneer that projects beyond the finished exterior face of the framed wall above it.



Incorrect alignment Correct alignment

Opening Details:

In clapboard walls, openings should have trim at the jambs and head, as well as a projecting sill. The simplest treatment is flat trim with a projecting drip cap. A more decorative opening might include a casing with a backband moulding. A still more decorative treatment might incorporate an overdoor or overwindow of the aedicular type or other variations. Aedicules are usually reserved for primary openings, though they may be used on other openings when additional decoration or emphasis is desired.

In masonry walls, openings should have masonry lintels and a projecting subsill. Lintels may be simple and square, measuring 8-12 inches high (3-5 brick courses), and should extend a minimum of 4 inches beyond the opening. If a flat (or "jack") arch is used, the outer angle should be between 60 and 72 degrees. If a keystone is employed, as a rule of thumb, its width should be about one-fifth of the opening width.



Proper trim details of an opening in clapboard.



Compare the window-to-wall ratio of the shop with that of the upper floor.



Proper alignment of a foundation wall with the framed wall above.



An aedicule with pilasters and a pedimented entablature framing a door.



Balcony overlooking Court House Green.



Door and window hoods supported by decorative brackets.



Simple yet decorative porch detailing.



Fine porch details with consistently slender proportions on a house, now a welcome center.

Colonnades, Porches, & Balconies

In hot climates, porches are typically located on the south or west sides of buildings. Exceptions may occur at principal entrances, when facing a square, or along a thoroughfare.

Intercolumniation describes the spacing between columns and should be determined by the materials used, the visual weight of the structure above, and the visual strength of the columns. Wood can comfortably span a greater width than stone. The taller the columns, the narrower their intercolumniation should be.

Colonnades, porches, and balconies should be of sufficient depth for their intended purpose. Balconies will accommodate only a few people at a time and should be no more than three feet deep. Porches and colonnades may accommodate more people and, especially on public buildings and when used as covered sidewalks, these spaces should be wide enough for people to walk side by side.

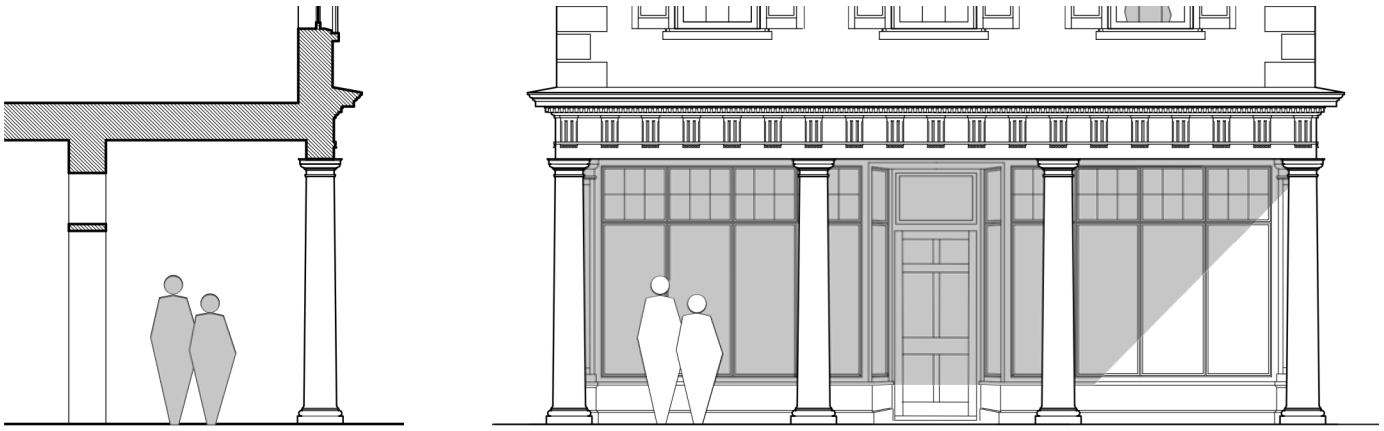
Porch ceilings should not be overlooked. These are usually finished in painted wood, using beaded boards or board-and-batten construction, or panels.

The neck of a column should align with the architrave and frieze of the entablature it supports. When columns are engaged to a wall, 5/8 - 3/4 of the column diameter should be exposed.

Stacking one column above another creates what is called superposed orders. In high classical and stone construction, the correct alignment of stacked columns requires the neck of the first-floor columns to align with the bottom of the shaft of the second-floor columns. In more informal and vernacular buildings, the second-floor columns are located directly over the first-floor columns.

The primary handrail height should be no more than three feet above the floor to maintain a human scale. An additional rail may be mounted above it to achieve a higher guardrail where required by code.

Railings are usually made of painted wood and may employ turned, squared, or flat-sawn balusters. Squared balusters are usually 3/4” x 1” in section with the short sides facing outward, or around 1” x 1”. Handrails should be circular or oval in section, or rectangular with moulded caps.



A well-proportioned covered sidewalk, with room for pedestrians to pass side by side.






DOWNTOWN ROOTS
EST.
EDENTON, NC


207


OPEN
GLO-N-GO SPA
&
GIFTS

Storefronts

Like building facades, storefronts are traditionally composed of a base, middle, and top. The base is usually about two feet tall and is called a stall riser; the middle consists of windows, doors, and their supporting structure; and the composition is capped at the top by an entablature with its cornice.

Maximum visibility is desired along street-facing storefronts. Between a storefront's stall riser and its entablature, at least 70% of the facade should consist of glazed windows and doors, and no more than one-third of the window area should be blocked by interior displays.

Shop windows may be horizontally oriented overall (with their width greater than their height), but ideally, they should also incorporate some vertically oriented window panes (with their height greater than their width). Transom bars and mullions are the elements that divide separate windows, while muntins divide the panes within an individual window or door.

Windows and door should be composed of clear glass only; tinted or reflective glass should be avoided.

Entrance doors to upper floors can be integrated into the storefront design or located beside the storefront with their own distinct character.

Awnings are practical additions that provide shelter and shade, especially when the shop faces west or south. Signage on awnings should be limited to text along the approximately 9-inch-tall loose-hanging fringe and should not be located on the top of the awning.



There are as many storefront designs as there are shops, and infinite variety is possible.

Windows, Doors and Shutters

Windows:

Muntins help reinforce a human scale. Use true-divided-lite windows when possible. If using simulated-divided-lite windows, choose those with exterior muntins and spacers between the planes of glass, rather than windows with only “grills between the glass.” Maintaining consistent pane proportions, even when using panes of varying sizes, reinforces proportional harmony and unity.

Vertically oriented windows help people relate to a building by mirroring the upright human body; horizontal windows and window panes appear squat or tired. Vertically oriented windows are also better for light infiltration and require shorter structural spans. Proportions of at least 1:1.5 (width-to-height) should be used; 1:2 is even better.

Upper floors should be approximately 30% windows. If a greater proportion of openings is desired, windows should be banked to maintain vertical orientations, with mullions or narrow piers used to group windows together.

Use clear glass only; tinted or reflective glass should be avoided.

Windows should be operable. Double-hung and single-hung are the most common, with casement windows also being suitable.

Doors:

Use wood or metal doors, either single or paired, and glazed where appropriate.

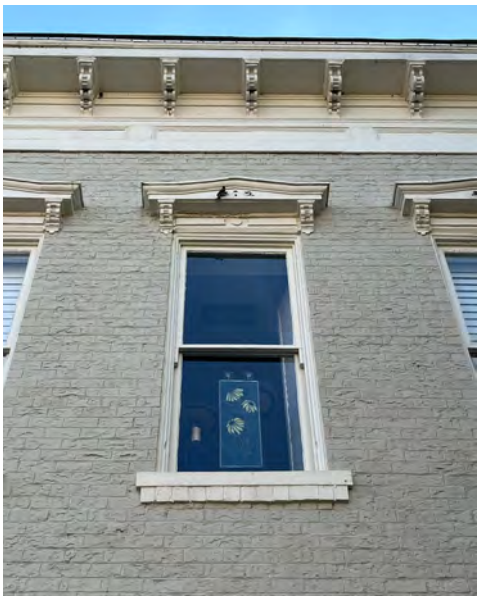
Garage doors should be a maximum of 9 feet wide when feasible. Arched and/or paired, side-hinged doors are the most attractive options; overhead sectional garage doors are also acceptable. Doors should be wood, metal, or composite materials without large-scale faux wood grain. Doors may be solid or incorporate window panes into their design.

Shutters:

Shutters should be sized to cover their windows when closed and should ideally be operable.









Double-hung windows on commercial buildings; third photo shows a grouped pair of windows.






Storefront windows with divided lites add interest and help a building relate to the human scale.




Various window configurations, each well-proportioned and related to the human scale

Roof

Roof forms should be simple, with predominantly continuous eaves. Avoid arbitrary roof line "pop-ups."

Edenton has a significant number of beautiful metal standing-seam roofs and still has the local craftsmen who can install new ones. This is an ideal roofing material. Asphalt or composite shingles are also acceptable options.

The roofing material will determine the appropriate range of roof pitches.

Avoid 12:12 roof pitches; a 45-degree pitch can appear "static" because it is neither shallow nor steep.

Common roof forms in Edenton include the gable, hip, and gambrel. Flat (nearly flat) roofs are also commonly used on commercial buildings.

Rooftop terraces and rooftop equipment should not be visible from the primary public right-of-way.

Dormers are common in pitched roofs to provide light and ventilation in attic spaces. Dormer roof types include the gable, hip, and shed. Dormers should be properly scaled to the building; traditionally, dormer windows are slightly smaller than the building's other windows. Shed-roof dormers, specifically, should be limited to a width of two windows unless otherwise appropriate to the architectural style.

Entablatures and Parapets

Entablatures cap the top of a building facade and should be proportioned to suit the size, scale, and style of the building. A full entablature consists of an architrave, frieze, and cornice. The most important feature of the cornice is the corona, which incorporates a drip edge to help direct water away from the facade. Entablature decoration may include brackets, corbels, modillions, dentils, triglyphs, panels, or other carved mouldings.

Parapets are low walls or railings at the top of a facade, extending above a flat or nearly-flat roof.



Various entablatures on painted brick facades. The first uses brick ornamentally, the others wood brackets.





Simple roof forms with fully articulated entablatures capping the tops of the facades.





An elaborate building with a full entablature and parapet; a simple building with a simple, capped parapet.

Lanterns, Cupolas and Towers

Avoid skylights if they can be seen from the public right-of-way. Use lanterns or cupolas instead.

Towers should be used sparingly and should be in proper proportion to and in balance with the rest of a building. A tower's proportions should be narrow and tall, and its window-to-wall ratio should be noticeably lower than that of the rest of the building.





Gutters and Downspouts

Copper, painted galvanized steel or aluminum half-round gutters and round downspouts are preferred.

Avoid the use of the cyma or "K-style" gutters.



TOWN OF EDENTON

PLANNING DEPARTMENT

STAFF REPORT – TEXT AMENDMENT TA 26-03

Case Number: TA 26-03
Applicant: Town of Edenton
Request: Repeal Appendix M and establish a commercial architectural design review framework
Ordinance: Town of Edenton Unified Development Ordinance (UDO)
Planning Board Meeting: November 10, 2026
Town Council Meeting: November 23, 2026

I. REQUEST

The Town of Edenton proposes Text Amendment TA 26-03 to repeal Appendix M, Commercial Design Standards, of the Unified Development Ordinance (UDO) and, under the revised ordinance presented for Council consideration, establish a new commercial architectural design review framework.

The revised ordinance would recognize the new commercial architectural guidelines as voluntary guidance, while retaining enforcement of independently applicable UDO standards. The Planning Board recommended approval of TA 26-03 on November 10, 2026. Staff should confirm whether the Board reviewed the expanded ordinance language or the earlier repeal-only proposal.

II. BACKGROUND

Appendix M was established to provide architectural design standards for commercial development within the Town of Edenton. These standards were intended to promote attractive commercial development, encourage architectural compatibility, and preserve the Town's overall character.

The Town has recently undertaken an effort to develop updated architectural design guidance for commercial development. The resulting document, *Architectural Design Guidance for Commercial Development in the Town of Edenton, North Carolina*, prepared by Liberatos Architects, provides a more comprehensive discussion of the architectural characteristics that contribute to Edenton's identity.

The new guidance addresses Edenton's traditional development patterns, architectural styles, building massing, proportions, materials, building elements, streetscapes, and the relationship between commercial buildings and their surroundings.

The proposal seeks to distinguish enforceable development standards from voluntary architectural recommendations. The revised ordinance also proposes procedures for reviewing compliance with independently applicable UDO requirements.

III. PROPOSED TEXT AMENDMENT

The revised ordinance presented for Council consideration contains the following components:

1. Repeal of Appendix M

Repeal Appendix M, Commercial Design Standards, in its entirety.

2. Voluntary Commercial Architectural Guidelines

Recognize the Liberatos Architects guidelines as advisory, rather than independent mandatory development standards. Existing enforceable zoning, subdivision, site development, landscaping, buffering, parking, signage, stormwater, and building requirements remain applicable.

3. New commercial architectural review section. Establish applicability, exemptions, application procedures, administrative review, and protections for historic district and landmark properties. The revised text expressly prohibits using voluntary design preferences as independent grounds for denial or conditions of approval.

IV. PURPOSE AND JUSTIFICATION

The proposed amendment is intended to accomplish several objectives.

1. Modernize the Town's approach to commercial design

The Town's recently developed architectural guidance provides a more detailed resource for understanding Edenton's established architectural character and encouraging new development that complements the community.

2. Provide greater clarity for applicants and developers

The revised framework would distinguish mandatory UDO requirements from voluntary architectural recommendations and clarify the information staff may request during development review.

3. Encourage flexibility in commercial development

Commercial projects vary in building size, function, architectural character, and location. The proposed amendment would provide additional flexibility in architectural design while allowing the Town to encourage development that reflects Edenton's historic and traditional building patterns.

4. Maintain existing development protections

The revised ordinance preserves independently applicable requirements governing setbacks, building height, landscaping, buffering, parking, access, lighting, signage, site development, and historic preservation.

5. Promote economic development

Providing a clearer regulatory framework may assist property owners, businesses, and developers in planning commercial projects while reducing uncertainty associated with architectural design review.

V. RELATIONSHIP TO THE NEW COMMERCIAL ARCHITECTURAL GUIDELINES

The Town's new commercial architectural guidance is intended to serve as a resource for applicants, developers, architects, and Town staff.

The document emphasizes the importance of maintaining Edenton's distinctive architectural character through appropriate building placement, massing, proportions, materials, and design.

The guidelines may be provided to prospective developers during preliminary discussions and site plan review to encourage designs that complement the Town's established character.

The revised ordinance expressly recognizes the new guidelines as voluntary and states that their architectural examples, materials, glazing preferences, and styles are not independent approval criteria. Historic preservation requirements remain separately applicable.

VI. CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN

The proposed amendment seeks to encourage appropriate commercial development and regulatory clarity while recognizing Edenton's architectural character. The repeal would reduce mandatory architectural controls found only in Appendix M; the replacement framework would preserve independently enforceable standards.

Staff considers the proposal potentially consistent with comprehensive plan objectives relating to orderly development, economic vitality, and community character. The specific adopted plan policies supporting Council's determination should be identified in the consistency statement.

Town Council must evaluate whether replacing Appendix M with voluntary architectural guidance appropriately balances development flexibility and preservation of community character.

Pursuant to N.C.G.S. §160D-605, Council should adopt the required statement addressing plan consistency and reasonableness/public interest as applicable to its action.

VII. STAFF ANALYSIS

The revised ordinance goes beyond the original repeal-only proposal by adding a new UDO section. It identifies CH, SC, CN, CD, and certain MA commercial development; provides 25-percent thresholds for certain additions and exterior alterations; and limits review to independently enforceable requirements.

The draft expressly makes the Liberatos architectural guidelines voluntary. Staff could discuss preferred design features, but could not deny or delay an otherwise compliant application solely for declining those recommendations.

The revised text preserves applicable historic district and landmark Certificate of Appropriateness requirements, and addresses pending applications and vested rights.

Before Council action, staff should confirm the exact document reviewed by the Planning Board on November 10, the scope of the published November 23 hearing notice, the proposed new UDO section number, and any cross-references to Appendix M requiring conforming amendments.

The draft includes 25-percent applicability thresholds, although it does not create independent mandatory architectural design criteria. Clarifying that these thresholds trigger only review of otherwise enforceable UDO standards would reduce confusion.

Repealing Appendix M will eliminate architectural requirements enforceable solely under that appendix. Council should weigh that change against the benefits of voluntary guidance and a more predictable review process.

VIII. STAFF RECOMMENDATION

Staff recommends that Town Council consider TA 26-03 following the required public hearing, taking into account the Planning Board's November 10, 2026 recommendation of approval. Before adopting the expanded revised ordinance, Council should confirm that the Board's review and the published notice encompass the new regulatory framework.

Subject to that procedural confirmation, completion of the ordinance section number and conforming amendments, and Town Attorney review, staff finds that the revised approach may provide greater clarity and flexibility while retaining independently applicable development protections.

If the Planning Board reviewed only the repeal of Appendix M, Council should obtain legal guidance on whether the expanded ordinance should be referred back for review before final action.

IX. SUGGESTED TOWN COUNCIL ACTION

Following the public hearing, Town Council may approve, approve with appropriate revisions, or deny Text Amendment TA 26-03. Any approval should identify the final ordinance text and include the required comprehensive plan consistency statement. Suggested motion: "I move to approve Text Amendment TA 26-03 as presented in the final ordinance, finding the amendment reasonable and consistent with the Town's comprehensive planning objectives for the reasons stated in the accompanying consistency statement."

X. PROPOSED ORDINANCE LANGUAGE

TEXT AMENDMENT TA 26-03

AN ORDINANCE AMENDING THE TOWN OF EDENTON UNIFIED DEVELOPMENT ORDINANCE TO REPEAL APPENDIX M – COMMERCIAL DESIGN STANDARDS

BE IT ORDAINED by the Town Council of the Town of Edenton, North Carolina:

Section 1. Appendix M, entitled "Commercial Design Standards," of the Town of Edenton Unified Development Ordinance is hereby repealed in its entirety.

Section 2. All other provisions of the Unified Development Ordinance not expressly amended or repealed by this ordinance shall remain in full force and effect.

Section 3. If any provision of this ordinance is determined to be invalid, such determination shall not affect the validity of the remaining provisions.

Section 4. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Town of Edenton

Mayor

ATTEST:

Town Clerk

Attachments:

1. 1. Revised Ordinance – Text Amendment TA 26-03
2. 2. Existing Appendix M – Commercial Design Standards
3. 3. Commercial Architectural Guidelines prepared by Liberatos Architects (reference)

EDENTON PLANNING & COMMUNITY DEVELOPMENT
P.O. Box 300, Edenton, NC 27932
400 South Broad Street, Edenton, NC 27932
PHONE 252-482-2155 FAX 252-482-7377

November 6, 2026

Dear Property Owner:

You are hereby advised that the Edenton Town Council will hold a public hearing on **Monday, November 23, 2026 at 6:00 p.m. in Town Council Chambers located at 504 South Broad Street.**

The purpose of the meeting is to consider the following applications.

Case No. MSUP 26-05: Major Special Use Permit application from Redco Properties, LLC for a restaurant with a drive thru located in the CH, Commercial Highway zoning district at 110 Whitemon Lane (PIN 780500554610).

You are receiving this letter because one of the applications listed above is concerning property adjacent to or within one hundred feet of property owned by you.

The applications and maps are available for review at the Edenton Planning Office located at 400 South Broad Street. If you have any questions regarding this matter, please call me at (252) 482-2155 or e-mail me at dewayne.whealton@edenton.nc.gov.

Sincerely,

Dewayne Whealton

Dewayne Whealton
Assistant Town Manager/Planner
Town of Edenton

Docusign Envelope ID: C3746805-D4EF-8F1E-8144-9F2FDFF14022

FOR PLANNING DEPARTMENT USE ONLY:
Conditional Use Request No.: MSUP 21-06
Date Application Received: _____
Fee Paid: $300.00
Date of Planning Board Meeting to consider request: _____

MAJOR SPECIAL USE PERMIT APPLICATION

Town of Edenton, North Carolina

OWNERSHIP INFORMATION:

Applicant: Redco Properties, LLC Phone No.: [redacted]

Applicant's Address: 335 N Queen St. Kinston, NC

Email: [redacted]

Property Owner: Edenton Development Co II Phone No.: [redacted]

Owner's Address: 3920 Magazine St, New Orleans

Email: [redacted]

Tax Parcel No.: 780500554610

Location of Property: Virginia Rd & Whitemon Lane

Is the property located in the Historic District? Yes ____ No X

Size of Property: 1.92 acres Street Frontage: 109' on Virginia

MAJOR SPECIAL USE REQUEST:

Existing Zoning: Commercial Highway

Current Land Use of Property: Vacant

Current Land Uses on abutting properties: Highway

Statement of the Nature of the Proposed Use: Restaurant w/ Drive Thru

Gross floor area: Approx. 3,600 Number of Employees: Approx 40

Attach the following:

Docusign Envelope ID: C3746805-D4EF-8F1E-8144-9F2FDFF14022

1. A letter explaining your intentions in detail.
2. Plot plan or survey of the property.
3. Scaled drawings showing existing situation, proposed situation, parking accommodations, landscaping/buffering, and any additional information needed by the Planning Staff according to the UDO.

The Unified Development Ordinance (UDO) defines a Major Special Use Permit as a permit issued by the Town Council that authorizes the recipient to make use of property in accordance with the requirements of the UDO as well as any additional requirements imposed by the Town Council. In order to grant a Major Special Use Permit, the Town Council must make the required findings of fact contained in Article IV, Section 9 of the UDO. The applicant shall submit the following Statement of Justification, presenting factual information supporting each and all of the required findings as they relate to the proposed conditional use.

STATEMENTS OF JUSTIFICATION:

Finding 1.

The proposed use or development will **not** materially endanger the public health, safety, or welfare:

STATEMENT BY APPLICANT: There will be no endangerment to public safety from our proposed use

Finding 2.

The proposed use or development will **not** substantially injure the value of adjoining or abutting property:

STATEMENT BY APPLICANT: Our proposed use should only enhance the value of any surrounding property

Finding 3.

The proposed use or development will be in harmony with the area in which it is to be located:

STATEMENT BY APPLICANT: Our proposed use should be in harmony with the surrounding area. There are similar uses in close proximity.

Finding 4.

The proposed use or development will be in general conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the council:

STATEMENT BY APPLICANT: As I understand it our proposed develpoment should conform with town plans

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I certify that all of the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief. I authorize the Town of Edenton to place a sign on the property in question for the purpose of altering the general public of my request, to be placed on the property no less than seven (7) days prior to the meeting. I have clearly identified my property for the location of said sign.

APPLICANT: [redacted] 10/14/26
Date

State of North Carolina
Lenoir County

I, Donna W Rodwell, a Notary Public for Lenoir County, North Carolina, do hereby certify that Brad Mercer personally appeared before me this day and acknowledged the due execution of the foregoing instrument..

Witness my hand and official seal, the 14th day of October 2026.

(Official Seal) DONNA W RODWELL NOTARY PUBLIC LENOIR COUNTY, N

[redacted]
Notary Public

My Commission Expires: Feb 19, 2027

I am the owner of the subject property and I hereby authorize the applicant to appear with my consent before the Town of Edenton Board of Adjustment in order to ask for a Special Use Permit at the aforementioned location. I understand that if the Special Use Permit is granted it is permanent and runs with the land. I authorize the Town of Edenton to advertise and present this matter in my name as the owner of the property.

OWNER: Gordon H. Kolb, Jr. 10/14/2026
E4328387CC094B7...
Date

State of North Carolina
_____ County

I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument..

Witness my hand and official seal, the _____ day of _____ 20___.

(Official Seal)

_____
Notary Public

My Commission Expires: _____, 20___

Docusign Envelope ID: C3746805-D4EF-8F1E-8144-9F2FDFF14022

Suggested Considerations:

Finding 1.

a. Traffic conditions in the vicinity including the effect of additional traffic on streets and at intersections.

b. The effect of the proposed use on surrounding properties including possible conflicts and how these will be addressed.

c. The projected benefits of the community.

Finding 2.

a. The compatibility of the proposed use with all surrounding uses.

b. The provisions of buffering, landscaping to help protect property values.

Finding 3.

a. The compatibility of the proposed plan with the existing environment of surrounding- areas.

Finding 4.

a. Conformity with the Land Use Plan, Thoroughfare Plan, Official Zoning Map, etc.

b. Will the proposed use meet the requirements of the Unified Development Ordinance (UDO)?

c. Will the proposed use be designed to meet all existing Town Codes and Policies as well as North Carolina State Building Codes?

The following are all of the adjoining property owners adjacent to both side and rear, and the property in front of (across the street from) the property seeking a special use permit:

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ADJOINING PROPERTY OWNERS
(WITHIN 100 FEET OF PROPOSED USE)

NAME	CURRENT MAILING ADDRESS	TAX PIN #
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Instructions for filing an application for a Major Special Use Permit

1. An applicant for a conditional use must complete the application in full. This application will not be processed unless all information requested is provided.

2. The completed application shall be accompanied by the $300.00 filing fee, a plot of the property, a scaled and/or engineered or landscape architect sealed drawing showing existing situation, proposed situation, parking accommodations, and

Dwayne Andrew Long
842 Chambers Ferry Road
Edenton, NC 27932

Renee McCullers
Marcus Webster
225 E. Church Street
Edenton, NC 27932

Michael J. Silverio
34 Hemlock Street
North Andover, MA 1845

Tonya Capehart
922 N. Broad Street
Edenton, NC 27932

Eddie Ray Stallings
502 W. Holly Ave
Sterling, VA 20164

Carlos Lorenzo Cruz
1006 N. Broad Street
Edenton, NC 27932

Dianne R. Whitfield
Metrogene R. Brown
7410 Finns Lane
Lanham, MD 20706

Tanya E. Lamo
Scott A. Lamo
120 Mother Vineyard Road
Manteo, NC 27954

Edenton Boatworks LLC
140 Midway Drive
Edenton, NC 27932

United Parcel Service
Attn: Corp Real Estate Department
55 Glenlake Parkway NE
Atlanta, GA 30328

Coogan Assets, LLC
212 S. Broad Street Apt B
Edenton, NC 27932

Jerry Wayne Parrish
Dorothy B. Parrish
1205 Virginia Road
Edenton, NC 27932

Dillard-C N Griffin Est
3920 Magazine Street
New Orleans, LA 70115

Carter Lumber PTNRP
601 Tallmadge Road
Kent, OH 44240

AACE Holdings, LLC
1677 US HWY 17
Williamston, NC 27892

Americas Best Value Inn
501 Virginia Road
Edenton, NC 27932

State Employees Credit Union
119 N. Salisbury Street
Raleigh, NC 27603

Curtis M. Simons
Hubert D. Simons
PO Box 622
Edenton, NC 27932

Johnny Edward Bond
Ruby Bond
131 Whitemon Lane
Edenton, NC 27932

Parish Farms Inc.
410B Old Hertford Road
Edenton, NC 27932

Edenton Holdings
1314 S. Croatan Hwy, STE 301
Kill Devil Hills, NC 27948

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landscaping/buffering. Any additional information as needed by the Planning Director, Building Inspector, and Town Officials.

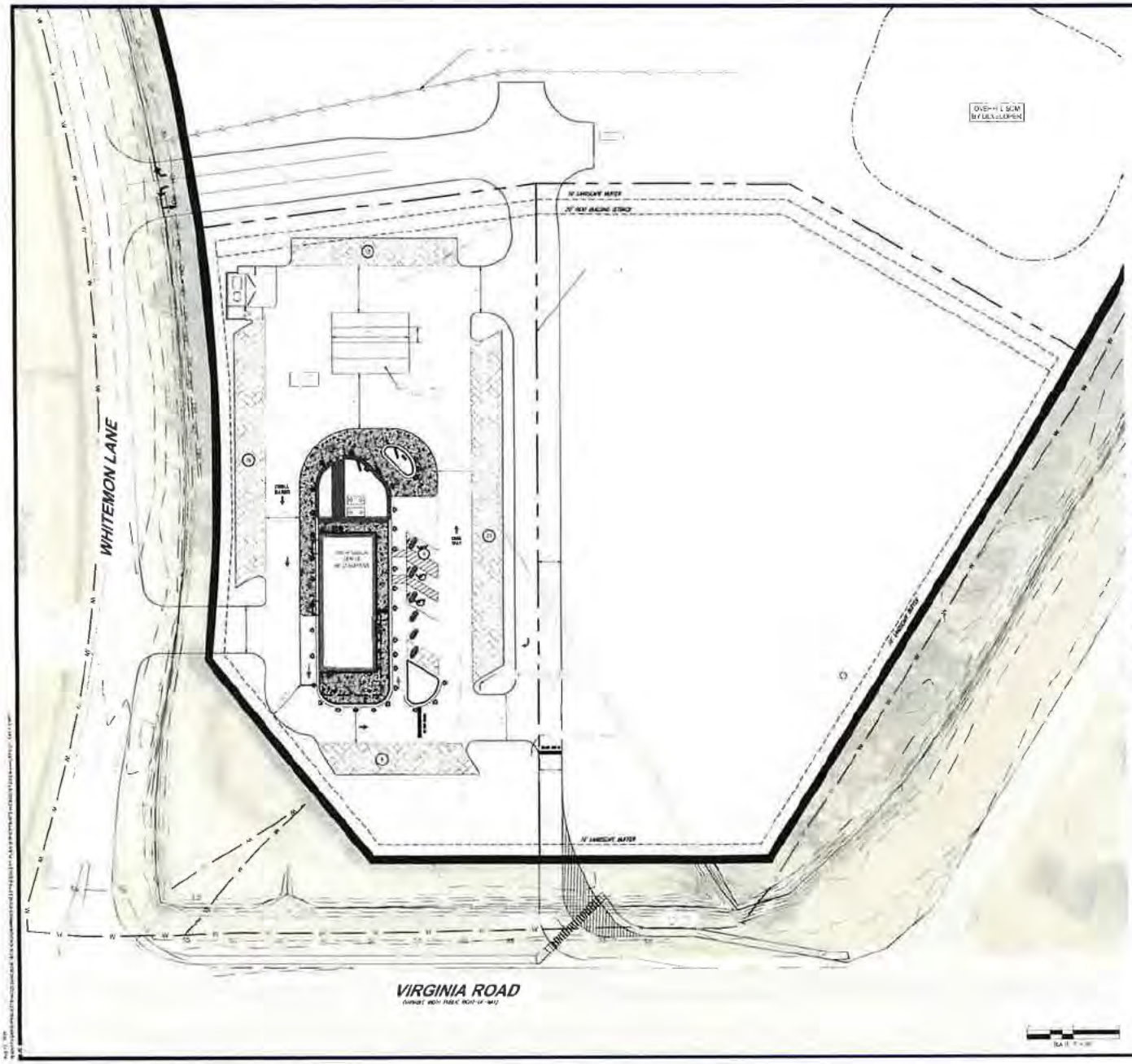
3. The applicant, or his duly authorized agent, shall submit to the Planning Office, the required number of copies of the petition with a list of all adjoining property owners within 100 feet of the proposed special use, with the current mailing address of each adjacent property owner and one (1) set stamped addressed envelopes of all those to whom notice of public hearing must be sent (adjacent property owners within 100 feet).

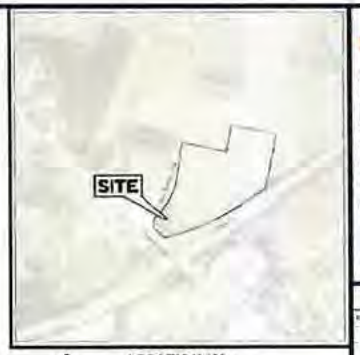
4. Completed applications must be filed with the Edenton Planning Office located at the Town Hall at 400 South Broad Street no later than 5:00 p.m. thirty (30) days prior to the Planning Board Meeting.

5. The application must be signed by the applicant and owner, or by authorized agent of the property in question with owners' consent.

6. Public meetings will be held at the 1st Monday of each month at 6:00 p.m. NOTE meeting location, date, and time are subject to change.

FOR ADDITIONAL INFORMATION
CALL THE TOWN HALL PLANNING OFFICE
(252)482-2155





LOCATION MAP

CONCEPT PLAN NOTES

1. THIS CONCEPT WAS NOT PREPARED STRICTLY AND SOLELY FOR DEVELOPMENT AS DEPICTED IN THE PLAN. AS PROVIDED.
2. THE EASEMENT DEPICTED HEREON IDENTIFIES A DRAINAGE EASEMENT TO SHUTTLEWORTH PLANTATION ESTATES AND SHALL BE DEDICATED AND DEFINED SOLELY BY THE GRANT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND/OR FEDERAL APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED TO AND SHOULD NOT BE RELIED ON AS A FINAL OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN. BY THE OWNER AND/OR ITS AFFILIATES OR OTHER ENGINEERS, CONSULTANTS, AND/OR SURVEYORS. ADDITIONAL OR DIFFERENT INFORMATION MAY BE DISCOVERED DUE TO A MORE FIELD SURVEY OR SURVEYS.
5. IT IS STRONGLY RECOMMENDED THAT A CURRENT, UP-TO-DATE, AND LEGAL BOUNDARY SURVEY BE PERFORMED TO DETERMINE AND DELINEATE PRECISELY THE LOCATION OF THE PROPERTY LINES AND ANY EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY BE LOCATED ON OR ADJACENT TO THE PROPERTY. AS THE FOLLOWING HAS BEEN NOTED:

PARCEL 1A AREA	1.50 ACRES
PARCEL ID	7828605410
EXISTING ZONING PROPOSED ZONING	SHOPPING CENTER (SC) COMMERCIAL HIGHWAY (CH)
MINIMUM LOT WIDTH	100

BUILDING SETBACKS	REQUIRED	PROVIDED
REAR SETBACK (NORTH)	20	COMPLIES
STREET SETBACK (FROM STREET R/W)	10	COMPLIES
STREET SETBACK (FROM STREET CENTERLINE)	40	COMPLIES
BUILDING HEIGHT	N/A	COMPLIES
LANDSCAPE BUFFERS	10' FROM PROPERTY LINE ON ALL SIDES	

PARKING REQUIREMENTS

60 ANGLE'S	REQUIRED	PROVIDED
1 PER 4 SEATS (36 / 4 = 9 SPACES)	9	68 (TOTAL) 3 ADA SPACES (STD PVMT) 4 TRAILER SPACES (STD PVMT) 2 STD PAVEMENT 58 PERVIOUS PAVEMENT
MINIMUM PARKING SPACE DIMENSIONS	9 X 18	9 X 18
MINIMUM STACKING	0	COMPLIES
STACKING DIMENSIONS	18 X 9	COMPLIES
MINIMUM DRIVE AISLE	18' (ANGLED) 24' (TWO-WAY)	20' 24'

LEGEND

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BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
TRANSPORTATION SERVICES

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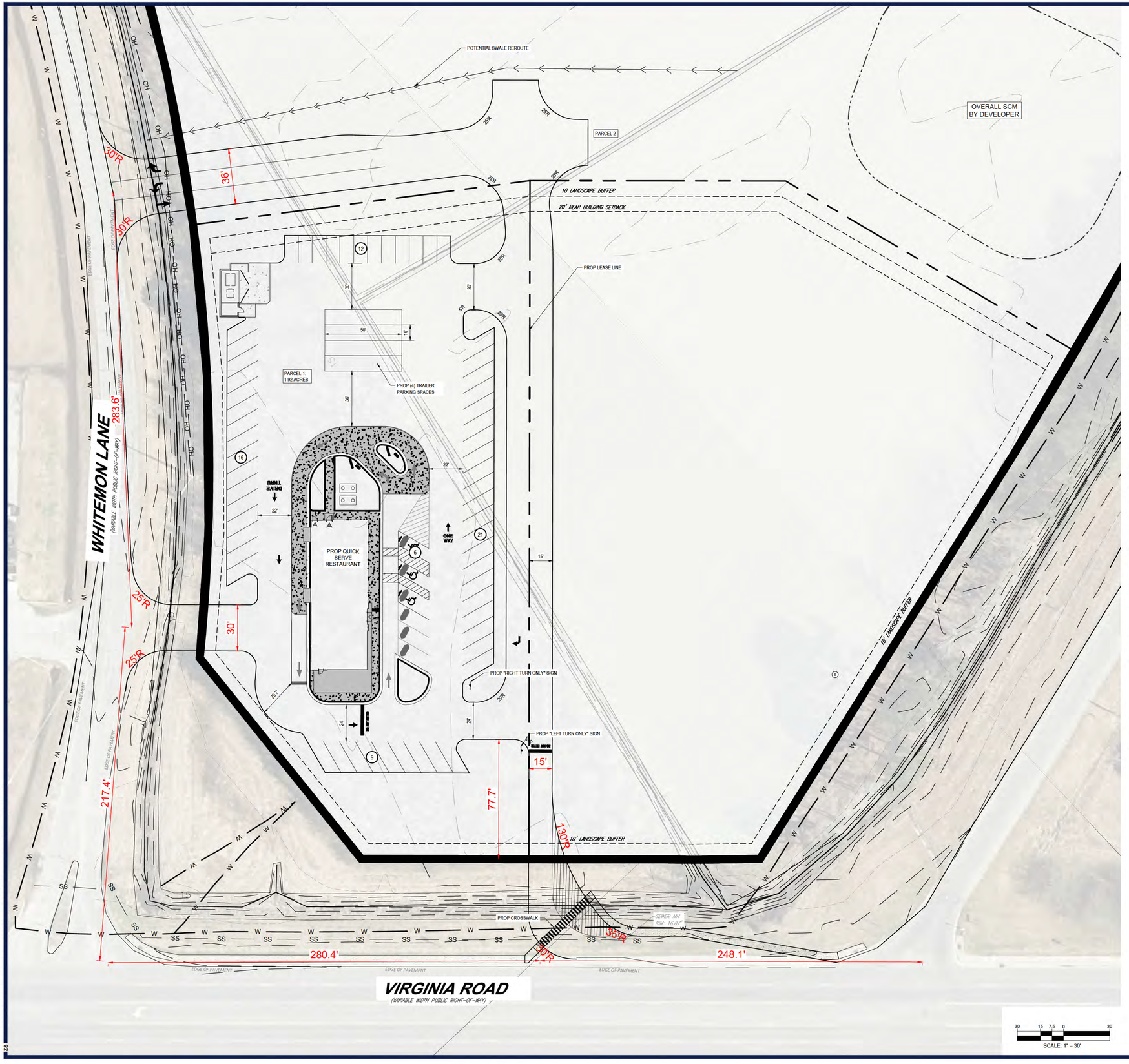
PROJECT
PROP. SITE PLAN DOCUMENTS
FOR
TANDS, INC
PROPOSED DEVELOPMENT
VIRGINIA ROAD & US-17 S OFF RAMP
EDENTON, NC

BOHLER
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9900
NC@BohlerEng.com

SHEET TITLE
CONCEPT PLAN

SHEET NUMBER
C-001

ORIG. DATE - 3/16/2026





LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NC ONE MAP

CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON NFORMATION DENT FIED N THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN DENT FIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND DENT FIED SOLELY BY THE CLIENT THE FEAS B LITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UT LIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON NFORMATION THAT WAS PROV DED TO THE ENG NEER, AT THE TIME OF THE ENG NEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENG NEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERM NE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZON NG ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD MPACT THE FEAS BILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

PARCEL 1A AREA:	**1.92 ACRES**	
PARCEL ID:	**7805005546 10**	
EXISTING ZONING:	**SHOPPING CENTER (SC)**	
PROPOSED ZONING:	**COMMERCIAL HIGHWAY (CH)**	
MINIMUM LOT WIDTH:	**100'**	
BUILDING SETBACKS:	**REQUIRED:**	**PROVIDED:**
REAR SETBACK (NORTH)	20'	COMPLIES
STREET SETBACK (FROM STREET R/W)	10'	COMPLIES
STREET SETBACK (FROM STREET CENTERLINE)	40'	COMPLIES
BUILDING HEIGHT	N/A	COMPLIES
LANDSCAPE BUFFERS:	**10' FROM PROPERTY LINE ON ALL SIDES**	

PARKING REQUIREMENTS

BOJANGLES:	**REQUIRED:**	**PROVIDED:**
1 PER 4 SEATS [36 / 4 = 9 SPACES]	9	68 (TOTAL) 3 ADA SPACES (STD PVMT) 4 TRAILER SPACES (STD PVMT) 2 STD PAVEMENT 59 PERVIOUS PAVEMENT
MINIMUM PARKING SPACE DIMENSIONS	9'X18'	9'X18'
MINIMUM STACKING	5	COMPLIES
STACKING DIMENSIONS	12'X20'	COMPLIES
MINIMUM DRIVE AISLE	18' (ANGLED) 24' (TWO-WAY)	20' 24'

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.	NCB240167
DRAWN BY	ZMS
CHECKED BY	OAK
DATE	9/18/2026
CAD I.D.	P-CPTB-SITE

PROJECT

PROP. SITE PLAN DOCUMENTS

FOR

TANDS, INC

QUICK SERVE RESTAURANT

VIRGINIA ROAD &
US-17 S OFF RAMP
EDENTON, NC

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BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE

CONCEPT PLAN

SHEET NUMBER

C-001

ORG. DATE - 9/18/2026

Oct 27, 2026
P:\NC\2024\NCB240167.00\CAD\DRAWINGS\CONCEPT\CONCEPT PLAN X-SP-CPTB-SITE-NCB240167.00-SIA-----LAYOUT: C-001 CMPT

STAFF REPORT

To: Edenton Town Council

Date: November 23, 2026 – 6:00 p.m.

Case: MSUP 26-05

Prepared By: Dewayne Whealton, Assistant Town Manager

GENERAL INFORMATION

Applicant: Redco Properties, LLC | 335 N. Queen Street, Kinston, NC

Property Owner: Edenton Development Co II | 3920 Magazine Street, New Orleans, LA

Requested Action: Major Special Use Permit for a restaurant with drive-through (Bojangles).

Tax PIN #: 780500554610

Location: 110 Whitemon Lane, at Virginia Road

Size: Approximately 1.92 acres

Zoning: CH, Commercial Highway (per application; verify official map)

Existing Land Use: Vacant

Surrounding Land Use & Zoning: Commercial highway corridor.

Existing Land Use Classification: Plan Goals & Objectives.

The 2018 Edenton-Chowan Land Use Plan identifies economic development as a Town objective. The plan includes:

Goal E-2 – Commercial Development: Encourages new commercial uses, specifically including restaurants, near Highway 17 interchanges. Directly supports the proposed use.

Policy LU-21 – Highway Corridor Development: Calls for appearance and operational standards, safe highway access, compatible architectural design, and landscaping or screening near residential properties.

Policy LU-22 – Shopping Center Development: Addresses access, buffering, setbacks, building scale, architectural design, lighting, outdoor activities, and signage. Relevant if the project is part of a shopping center development.

Policy LU-28 – Economic Development: Supports identifying and promoting development sites that generate employment opportunities.

Zoning History: CH, Commercial Highway

Applicable Regulations: Edenton Unified Development Ordinance, including the Table of Permitted Uses, Major Special Use Permit requirements, dimensional and site-development standards.

SPECIAL INFORMATION

Public Utilities: Water, sewer, and electrical service capacity and connections require confirmation.

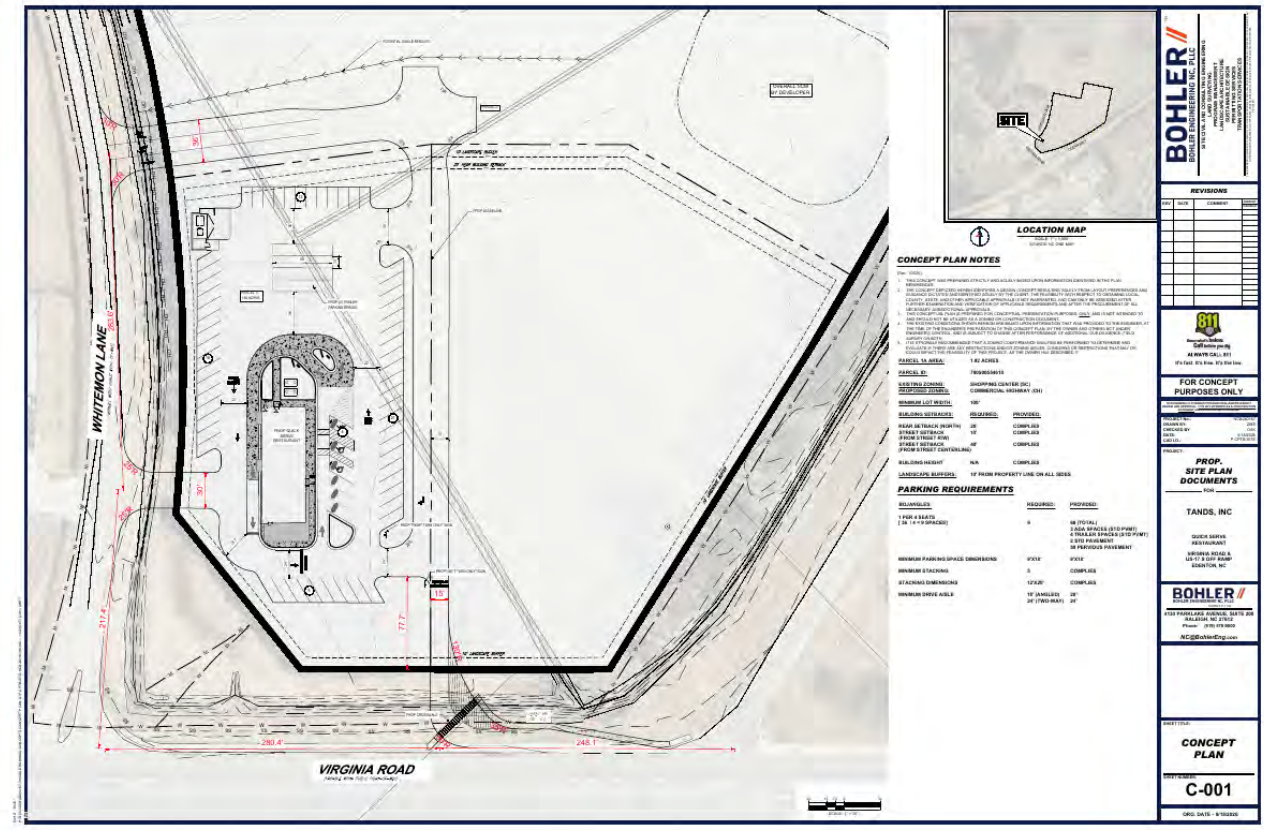
Public Services: Fire protection, emergency access, and solid waste arrangements require review.

Transportation: Virginia Road and Whitemon Lane; NCDOT access approval.

Physical Characteristics: Vacant development area; plans show potential swale reroute and stormwater facility by developer.

SITE CONCEPT – OCTOBER 27, 2026

The latest Bohler concept depicts a 3,600-square-foot restaurant, drive-through lane, parking, internal circulation, proposed lease line, and a separate adjoining Parcel 2. The plan lists 68 parking spaces (including 3 ADA and 4 trailer spaces), 36 seats for its parking calculation, and a five-vehicle minimum stacking requirement**.**



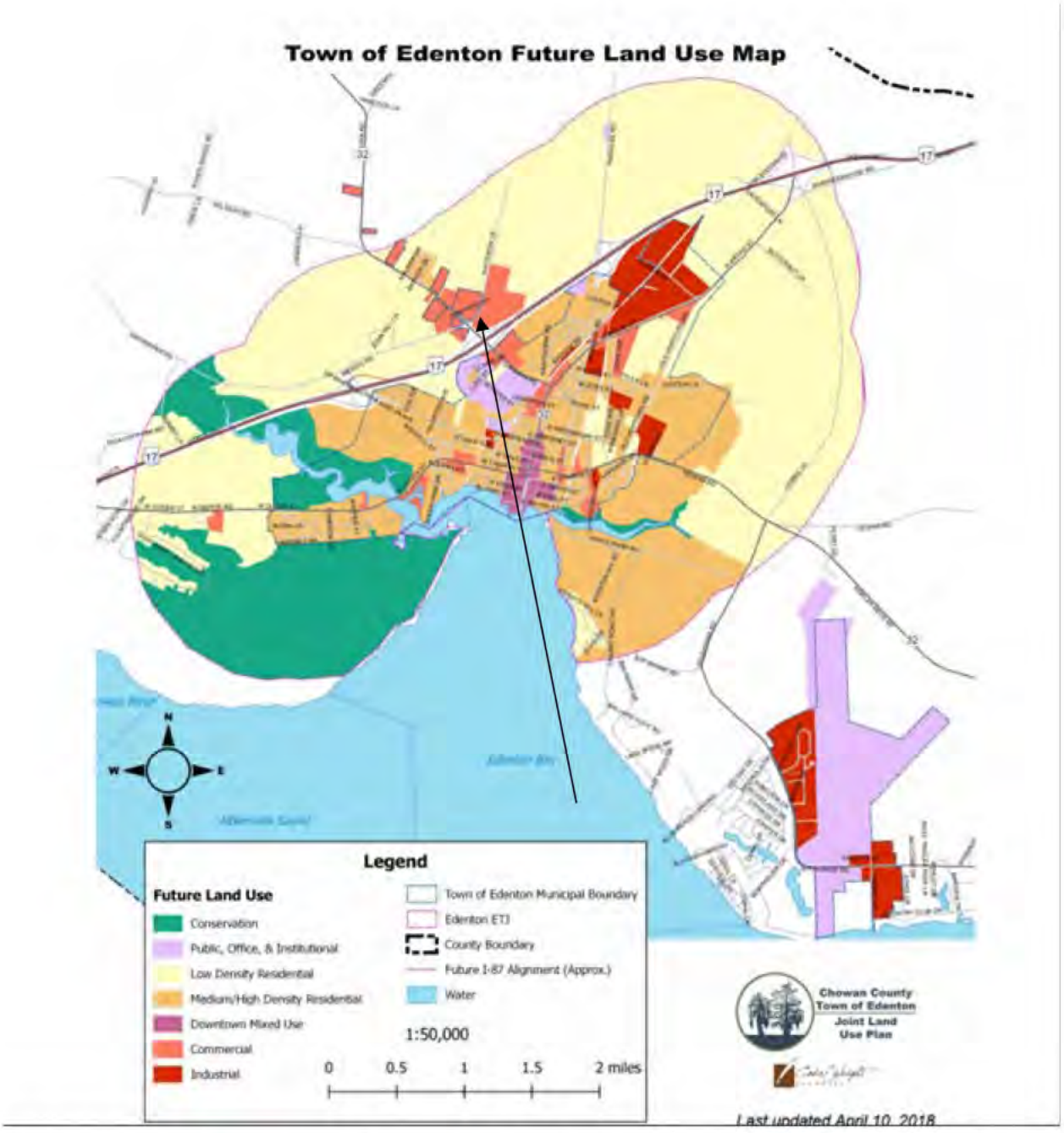
ANALYSIS

The application before Town Council requests a Major Special Use Permit for a restaurant with drive-through at 110 Whitemon Lane. The Planning Board reviewed MSUP 26-05 at its November 2, 2026 meeting and recommended approval. Council must independently evaluate the application and make the required findings based on competent, material, and substantial evidence presented during its quasi-judicial hearing.

RECOMMENDATION

The Planning Board recommended approval of MSUP 26-05 at its November 2, 2026 meeting. Town Council is the decision-making body for this Major Special Use Permit and must base its quasi-judicial decision on competent, material, and substantial evidence in the hearing record. The applicant must demonstrate that the proposed development:

1. Will not materially endanger the public health, safety, or welfare;
2. Will not substantially injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located;
4. Will be in general conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by Town Council; and
5. Will comply with applicable regulations and standards governing the zoning district and the particular special use.



The Planning Board has recommended approval. If Town Council determines that the required findings are supported by the evidence, staff recommends consideration of the following matters as conditions of approval.

1. Permitted Use. Approval shall be limited to a restaurant with drive-through in substantial conformance with the approved site plan and lawful permit conditions.
2. Parcel Configuration. Any required subdivision approval and final plat recordation shall occur before construction authorization. Access and Traffic. Final driveway locations and turn movements shall receive Town and, where applicable, NCDOT approval. Vehicle queues shall not obstruct public streets or required circulation.
3. Drive-Through Stacking. A dimensioned stacking and circulation plan shall demonstrate the applicable minimum spaces and safe operation.
4. Parking and Accessibility. Final plans shall verify required parking, accessible spaces, pedestrian access, and delivery/trailer accommodations.

5. Landscaping and Buffers. Required screening, planting, and sight-distance protection shall be shown on an approved landscape plan.
6. Stormwater and Utilities. Final drainage, stormwater, utility, and fire access plans shall receive all required approvals before construction.
7. Building Information. Basic elevations and building height shall be supplied to the extent needed to demonstrate applicable zoning or other lawful design requirements.
8. Plan Compliance. Material changes to the site layout or circulation shall be reviewed to determine whether an amended special use permit is necessary.

Suggested Town Council Action: Conduct the quasi-judicial public hearing and consider the Planning Board's recommendation of approval. If competent, material, and substantial evidence supports all required findings, approve MSUP 26-05 with appropriate conditions.

EDENTON PLANNING & COMMUNITY DEVELOPMENT
P.O. Box 300, Edenton, NC 27932
400 South Broad Street, Edenton, NC 27932
PHONE 252-482-2155 FAX 252-482-7377

November 6, 2026

Dear Property Owner:

You are hereby advised that the Edenton Town Council will hold a public hearing on **Monday, November 23, 2026 at 6:00 p.m. in Town Council Chambers located at 504 South Broad Street.**

The purpose of the meeting is to consider the following applications.

Case No. RZ 26-05: Consideration of a rezoning application submitted by Eden2021 – Chris Hehl requesting to rezone approximately 2 acres of the property located at 122 Coke Avenue (PIN 780520909163) from R-20, Residential, to R-5, Residential. The remaining portion of the property would retain its existing R-20, Residential zoning designation.

You are receiving this letter because one of the applications listed above is concerning property adjacent to or within one hundred feet of property owned by you.

The applications and maps are available for review at the Edenton Planning Office located at 400 South Broad Street. If you have any questions regarding this matter, please call me at (252) 482-2155 or e-mail me at dewayne.whealton@edenton.nc.gov.

Sincerely,

Dewayne Whealton

Dewayne Whealton
Assistant Town Manager/Planner
Town of Edenton

Media of Eastern North Carolina

-Ad Proof-

Date:	11/3/2026	***Ad ID:***	1039523
Account:	ENC100354	***Start:***	11/11/2026
File#:		***Stop:***	11/18/2026
Company Name:	TOWN OF EDENTON ADMINISTRATION	***Total Cost:***	$329.44
Contact:	TOWN TOWN	***Columns Wide:***	1.00
Address:	PO Box 300 Edenton, NC 27932-0300	***# of Inserts:***	4
Telephone:	252-482-7352	***Ad Class:***	1415
Fax:		***Amount Due:***	$329.44

Run Dates: LEGAL NOTICE The Edenton Town Council wi

Daily Advance

11-11-26, 11-18-26

DailyAdvance.com

11-11-26, 11-18-26

LEGAL NOTICE

The Edenton Town Council will hold a public hearing on Monday, November 23, 2026 at 6:00 p.m. in the Town Council Chambers to review and consider the following:

Case No. RZ 26-05: Consideration of a rezoning application submitted by Eden2021 – Chris Hehl requesting to rezone approximately 2 acres of the property located at 122 Coke Avenue (PIN 780520909163) from R-20, Residential, to R-5, Residential. The remaining portion of the property would retain its existing R-20, Residential zoning designation.

Case No. TA 26-03 – Unified Development Ordinance Text Amendment – Commercial Design Standards: The Town of Edenton will consider Text Amendment TA 26-03, proposing to repeal Appendix M, Commercial Design Standards, of the Town's Unified Development Ordinance (UDO) in its entirety. The proposed amendment would remove the commercial architectural design standards currently contained in Appendix M. The Planning Board will review the proposed amendment and provide a recommendation to Town Council for consideration and final action.

The material is available for review at the Edenton Planning Office located at 400 South Broad Street.

Dewayne Whealton
Assistant Town Manager
Town of Edenton
11/11, 11/18, 2026

FOR PLANNING DEPARTMENT USE ONLY:
Rezoning Request No.: RZ 26-05
Date Application Received:
Fee Paid: $330.00
Date of Planning Board Meeting to Consider request:

REZONING APPLICATION

Town of Edenton, North Carolina

OWNERSHIP INFORMATION:

Applicant: Eden2021 - Chris Hehl Phone No.: [redacted]

Email Address: [redacted]

Applicant's Address: 431 S Broad St
Edenton NC 27932

Property Owner: Christopher Hehl Phone No.: [redacted]

Email Address: [redacted]

Owner's Address: 431 S Broad St
Edenton NC 27932

Tax Parcel No.: 7805-20-90-9163

ZONING REQUEST:

Existing Zoning: R20 Requested Zoning: R5

If the requested zoning is to a Conditional Use District, explain in detail (if known) the proposed uses.

PROPERTY INFORMATION:

Size (sq. ft. or acres): 2 ac Street Frontage: 1005 ft

Location of Property: 122 Coke Ave, Edenton

Is the property located in the Historic District? ____ Yes X No

Current Land Use of Property: Farming

ADJOINING PROPERTY OWNERS
(WITHIN 100 FEET OF PROPOSED USE)

NAME	CURRENT MAILING ADDRESS	TAX PIN #
1. Nancy Perry	4104 Virginia Rd Hobbsville NC 27946	7814-00-08-0696
2. Colonial Village HOA	115 Bridgetown Ave Edenton NC 27932	7815-17-01-2210
3. Corey W Bembry	145 Bridgetown Ave Edenton NC 27932	7805-20-90-9446
4. Jackie Jackson	130 Bridgetown Ave Edenton NC 27932	7805-20-90-8409
5. Jackie Jackson	130 Bridgetown Ave Edenton NC 27932	7805-20-90-7543
6. Tidewater Developers LLC	563 Fox Ln Lawrenceville VA 23868	7805-20-90-6596
7. Down East Preservation	307 S Broad St Edenton NC 27932	7805-08-90-6404
8. DEP	307 S Broad St Edenton NC 27932	7805-08-90-7206
9. DEP	307 S Broad St Edenton NC 27932	7804-08-99-4776
10. DEP	307 S Broad St Edenton NC 27932	7804-08-99-7979
11. DEP	307 S Broad St Edenton NC 27932	7804-08-99-7975
12. Timothy Washowich	102 Verona Ct Aptos. CA 95003	7804-08-99-7960

Instructions for filing a Rezoning Application

1. A petitioner for a zoning change must complete this application in full. This application will not be processed unless all information requested is provided.

BOOK 359 PAGE 694

Survey For
John T. Dowd & Timothy H. Dowd
122 Coke Avenue
Edenton, Chowan County
North Carolina

Reference: Deed Book 237, Page 353

Scale 1 Inch = 120 Feet May 2, 5 & 26, June 6, 2006

120' 0' 120' 240' 360'

Mark D. Pruden, PLS L-3065
Edenton, North Carolina
This Plat Is Of A Survey Of An Existing Parcel Of Land.



I, GAIL M. FOREHAND, Review Officer of CHOWAN County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

GAIL M. FOREHAND
Review Officer

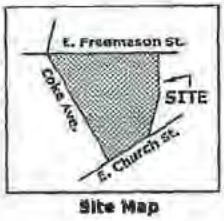
DATE: 06-12-06

STATE OF NORTH CAROLINA - CHOWAN COUNTY
I, MARK D. PRUDEN, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION DEED DESCRIPTON RECORDED IN DEED BOOK 237 PAGE 353 MAP BOOK _____ PAGE _____ PLAT CABINET _____ SLIDE _____ THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK _____ PAGE ___ MAP BOOK ___ PAGE ___ PLAT CABINET ___ SLIDE ___ THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 12 DAY OF June 2006

Surveyor L-3065 Reg. No.

NORTH CAROLINA PROFESSIONAL SEAL L-3065 LAND SURVEYOR MARK D. PRUDEN

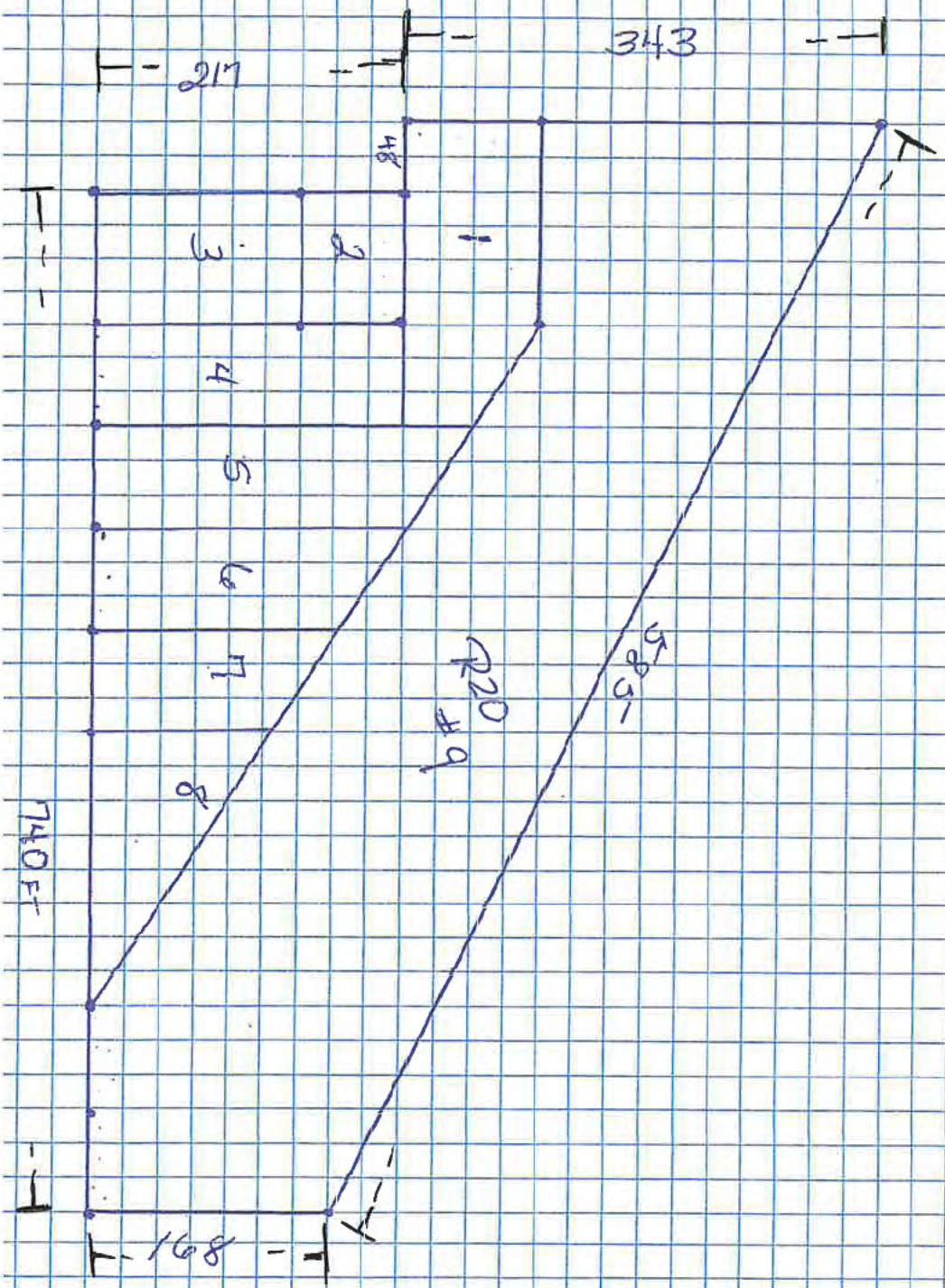
LEGEND
IRS = IRON ROD SET



Site Map

122 Coke Ave

25 FT Per Grid



STAFF REPORT

Meeting Date:	Monday, November 23, 2026
Case Number:	RZ 26-05
Request:	Zoning Map Amendment – R-20 Residential to R-5 Residential
Applicant:	Eden2021 – Chris Hehl
Property Location:	122 Coke Avenue, Edenton, NC
Parcel Identification Number:	7805-20-90-9163
Total Parcel Area:	Approximately 5.07 acres
Proposed Rezoning Area:	Approximately 2 acres
Existing Zoning:	R-20, Residential
Requested Zoning:	R-5, Residential, for a portion of the property
Remaining Zoning:	R-20, Residential

I. REQUEST

The applicant, Eden2021 – Chris Hehl, requests an amendment to the Town of Edenton's Official Zoning Map to rezone approximately 2 acres of the property located at 122 Coke Avenue from R-20, Residential, to R-5, Residential.

The overall property contains approximately 5.07 acres. The proposed rezoning would apply only to the portion of the property identified on the applicant's submitted sketch. The remainder of the property would retain its existing R-20 zoning classification.

The purpose of the requested amendment is to accommodate a proposed single-family residential subdivision. The applicant has indicated an interest in developing approximately eight residential lots within the proposed R-5 area.

The remaining R-20 portion is proposed to accommodate a private recreational facility or similar use, subject to the applicable requirements and approval procedures of the Unified Development Ordinance.

II. PROPERTY INFORMATION

The subject property is located at 122 Coke Avenue and is currently zoned R-20, Residential.

According to the submitted survey, the parcel contains approximately 5.07 acres and has frontage along three public streets:

Coke Avenue – approximately 739.65 feet

East Church Street – approximately 163.3 feet

East Freemason Street – approximately 217 feet

The submitted application identifies the property's current use as farming and describes the surrounding land uses as predominantly single-family residential.

The property is not identified as being within the Town's local historic district.

The submitted survey depicts the entire 5.07-acre parcel, while the applicant's hand-drawn sketch identifies the approximate division between the proposed R-5 and remaining R-20 areas.

A final surveyed legal description or sufficiently precise zoning boundary exhibit should be provided before adoption of the zoning map amendment.

III. EXISTING AND PROPOSED ZONING

Existing R-20 Residential District

The property is currently zoned R-20. The district provides for lower-density residential development and other uses permitted under the Town's UDO.

Proposed R-5 Residential District

The requested R-5 classification would allow residential development at a higher density than the existing R-20 district, subject to applicable minimum lot area, lot width, setback, access, utility, and subdivision requirements.

The applicant proposes approximately eight single-family residential lots within the area proposed for rezoning.

The balance of the property would remain zoned R-20.

The applicant has indicated that this area may be used for a private recreational facility. Such a facility would require separate review and approval through the applicable minor special use permit process.

Approval of the rezoning would not constitute approval of the recreational facility or the proposed subdivision.

IV. SURROUNDING LAND USES

The surrounding area is characterized primarily by residential development, with additional undeveloped or open land in the vicinity.

The proposed R-5 district would introduce a higher-density single-family residential classification to a portion of the existing R-20 property.

Town Council should consider whether the proposed district is appropriate in relation to the surrounding residential pattern, existing street network, and availability of public infrastructure.

The applicant's proposed development consists of detached single-family residences rather than multifamily development.

V. STAFF ANALYSIS

A. Compatibility with Surrounding Development

The proposed rezoning would allow a more compact single-family residential development than currently permitted under R-20 zoning.

Because the applicant's intended use is single-family residential, the proposed development may be compatible with the general residential character of the surrounding neighborhood.

Town Council must evaluate the requested R-5 zoning classification and the range of uses permitted within that district, rather than limiting its consideration to the applicant's proposed eight-lot concept.

B. Residential Density

The proposed R-5 zoning would allow the applicant to pursue approximately eight residential lots within the two-acre area.

The proposed number of lots is conceptual. Actual lot yield will depend on compliance with applicable subdivision regulations, lot dimensional standards, setbacks, street access, utilities, and other development requirements.

The rezoning does not guarantee approval of eight lots.

C. Access and Transportation

The property has frontage along Coke Avenue, East Church Street, and East Freemason Street.

Future subdivision plans must demonstrate adequate access and compliance with the Town's applicable street, driveway, and subdivision requirements.

Any required NCDOT approvals must be obtained where proposed access affects a State-maintained roadway.

Staff has not identified a final subdivision access design in the submitted rezoning materials.

D. Public Utilities and Infrastructure

The proposed residential subdivision will require adequate water, wastewater, drainage, and other necessary infrastructure.

Utility availability and capacity should be evaluated during the subdivision and development review processes.

Approval of the rezoning does not guarantee the availability of utility connections or establish approval of any proposed infrastructure improvements.

E. Stormwater and Drainage

Future development must comply with applicable stormwater, grading, erosion control, and drainage requirements.

The applicant will be responsible for demonstrating that the proposed subdivision provides adequate drainage and does not create unacceptable adverse impacts on adjoining properties.

G. Subdivision Approval

The requested rezoning and proposed subdivision are separate land development actions.

If the rezoning is approved, the applicant must submit the appropriate subdivision application and supporting plans for review under the Town's UDO.

The subdivision review will address lot layout, dimensions, access, utility service, drainage, infrastructure, and other applicable development standards.

VI. COMPREHENSIVE LAND USE PLAN CONSISTENCY

Town Council must consider the proposed rezoning in relation to the adopted Edenton-Chowan comprehensive land use plan and its policies concerning residential development, housing opportunities, orderly growth, and compatibility with surrounding neighborhoods.

The proposed amendment would allow additional single-family residential development on property already designated for residential zoning.

The requested R-5 classification may support housing opportunities and more efficient use of existing public infrastructure where adequate facilities are available.

The specific Future Land Use Map designation for the subject property should be confirmed before Town Council takes final action.

Town Council should consider whether the proposed higher-density residential district is consistent with the intended development pattern for this location.

VII. STAFF FINDINGS AND CONSIDERATIONS

Based on the information submitted, staff offers the following considerations:

The subject property contains approximately 5.07 acres and is currently zoned R-20, Residential.

The applicant requests rezoning of approximately 2 acres to R-5, Residential, while retaining R-20 zoning on the remaining property.

The applicant proposes approximately eight single-family residential lots within the requested R-5 area.

The surrounding area contains predominantly residential uses.

The requested amendment would allow a higher residential density than currently permitted under R-20 zoning.

The property has frontage along three streets, providing potential access opportunities subject to applicable review.

The proposed subdivision and recreational facility would require separate approvals.

Town Council should evaluate the proposed zoning classification and its permitted uses, not solely the applicant's conceptual development plan.

Planning Board reviewed the application and recommended approval on November 2, 2026.

VIII. STAFF RECOMMENDATION TO TOWN COUNCIL

Staff recommends that Town Council consider Case No. RZ 26-05 following the required legislative public hearing, subject to confirmation of the proposed zoning boundary and consideration of consistency with the adopted comprehensive land use plan. The Planning Board's recommendation and any accompanying consistency statement should be included in the Council record.

The requested amendment would allow a more compact single-family residential development while maintaining the existing R-20 zoning classification on the remaining property.

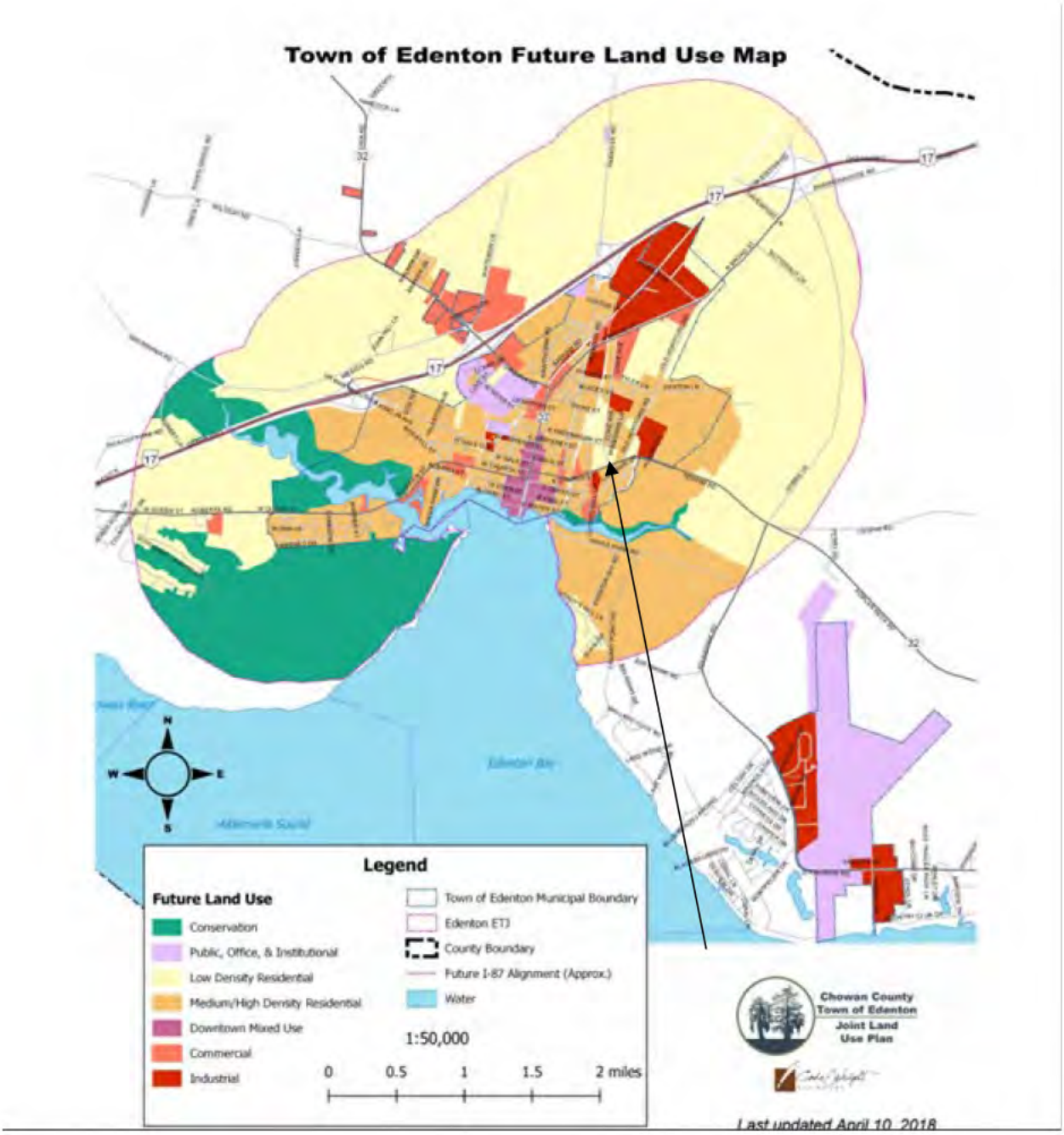
Staff believes the proposed rezoning may be appropriate given the residential character of the surrounding area and the property's frontage along existing streets.

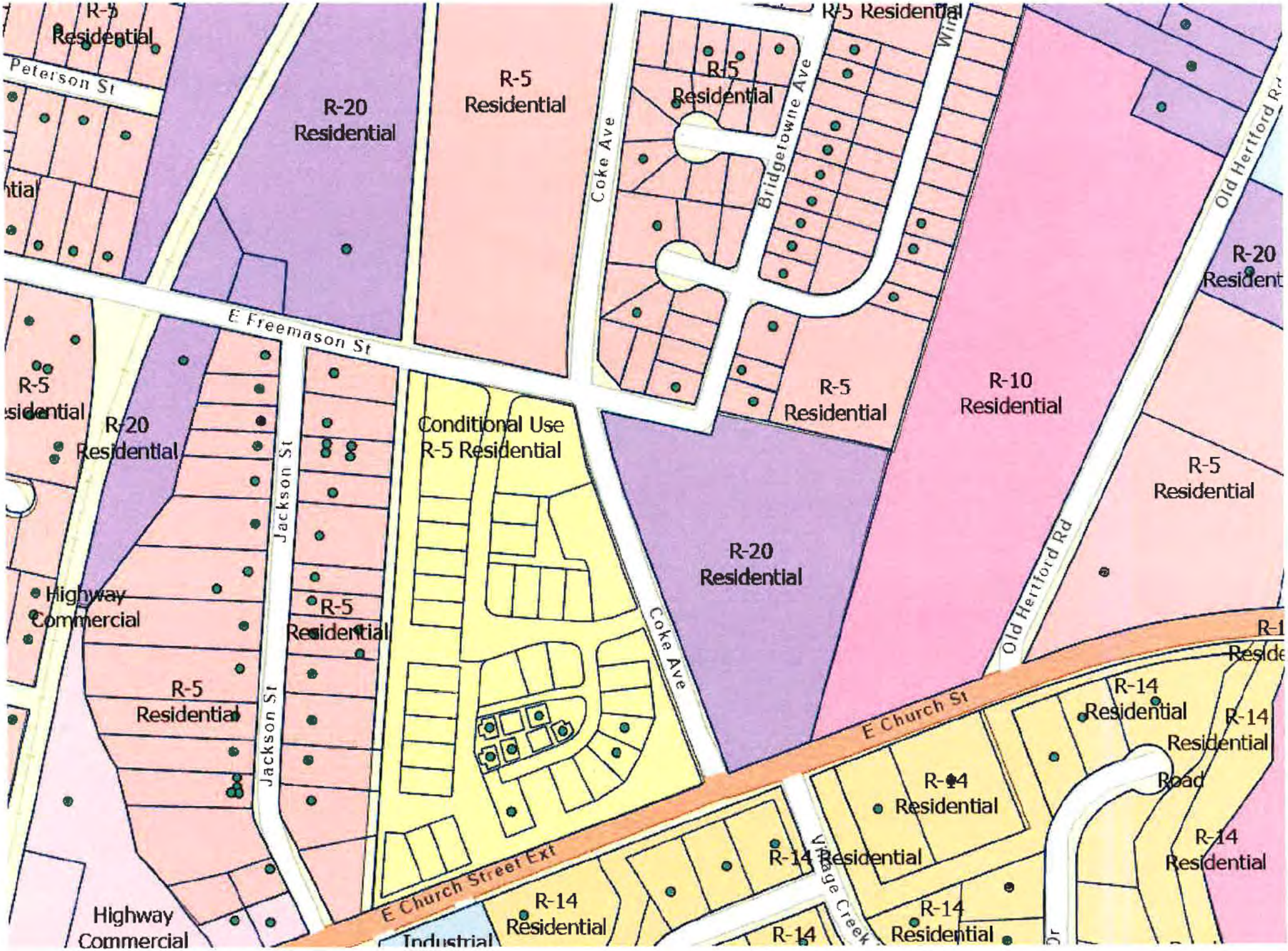
Any future development must comply with the applicable subdivision, special use permit, infrastructure, and development requirements of the Town's UDO.

IX. SUGGESTED TOWN COUNCIL ACTION

Following the public hearing, Town Council may approve or deny Case No. RZ 26-05, submitted by Eden2021 – Chris Hehl, to rezone approximately 2 acres of the property at 122 Coke Avenue, PIN 7805-20-90-9163, from R-20, Residential, to R-5, Residential, with the remainder retaining its R-20 classification. Any approval should identify the final zoning boundary with sufficient precision for the Official Zoning Map.

Comprehensive Plan Consistency: In accordance with N.C.G.S. § 160D-605, Town Council must approve a statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan and explaining why the action is reasonable and in the public interest.


Town of Edenton Future Land Use Map
N
W
E
S
Legend
Future Land Use
Conservation
Public, Office, & Institutional
Low Density Residential
Medium/High Density Residential
Downtown Mixed Use
Commercial
Industrial
Town of Edenton Municipal Boundary
Edenton ETJ
County Boundary
Future I-87 Alignment (Approx.)
Water
1:50,000
0
0.5
1
1.5
2 miles
Chowan County
Town of Edenton
Joint Land
Use Plan
Last updated April 10, 2018


R-5
Residential
Peterson St
R-20
Residential
R-5
Residential
Coke Ave
R-5
Residential
Bridgetowne Ave
R-5 Residential
Old Hertford Rd
R-20
Resident
E Freemason St
R-5
Residential
R-20
Residential
Jackson St
Conditional Use
R-5 Residential
R-5
Residential
R-10
Residential
R-5
Residential
R-20
Residential
Highway
Commercial
R-5
Residential
Coke Ave
Old Hertford Rd
R-5
Residential
E Church St
R-14
Residential
R-14
Residential
Road
R-14
Residential
R-14
Residential
R-14 Residential
E Church Street Ext
Village Creek
R-14
Residential
Highway
Commercial
Industrial
R-14
Residential
R-14

BOOK 359 PAGE 694

Survey For
John T. Dowd & Timothy H. Dowd
122 Coke Avenue
Edenton, Chowan County
North Carolina

Reference: Deed Book 237, Page 353

Scale 1 Inch = 120 Feet May 2, 5 & 26, June 6, 2006

120' 0' 120' 240' 360'

Mark D. Pruden, PLS L-3065
Edenton, North Carolina
This Plat Is Of A Survey Of An Existing Parcel Of Land.



STATE OF NORTH CAROLINA
COUNTY OF CHOWAN

I, GAIL M. FOREHAND, Review Officer of CHOWAN County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

GAIL M. FOREHAND
Review Officer

DATE: 06-12-06

NORTH CAROLINA PROFESSIONAL SEAL L-3065 LAND SURVEYOR MARK D. PRUDEN

STATE OF NORTH CAROLINA - CHOWAN COUNTY
I, MARK D. PRUDEN, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION DEED DESCRIPTON RECORDED IN DEED BOOK

237 PAGE 353 MAP BOOK _____

PAGE _____ PLAT CABINET _____ SLIDE _____
THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND

DEPARTURES IS 1: 10,000
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORNATION FOUND IN DEED BOOK _____

PAGE ___ MAP BOOK ___ PAGE ___ PLAT CABINET ___ SLIDE ___
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS

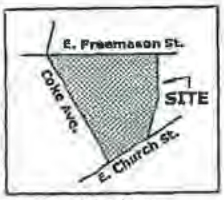
AMENDED. WITNESS MY HAND AND SEAL THIS 12

DAY OF June 2006

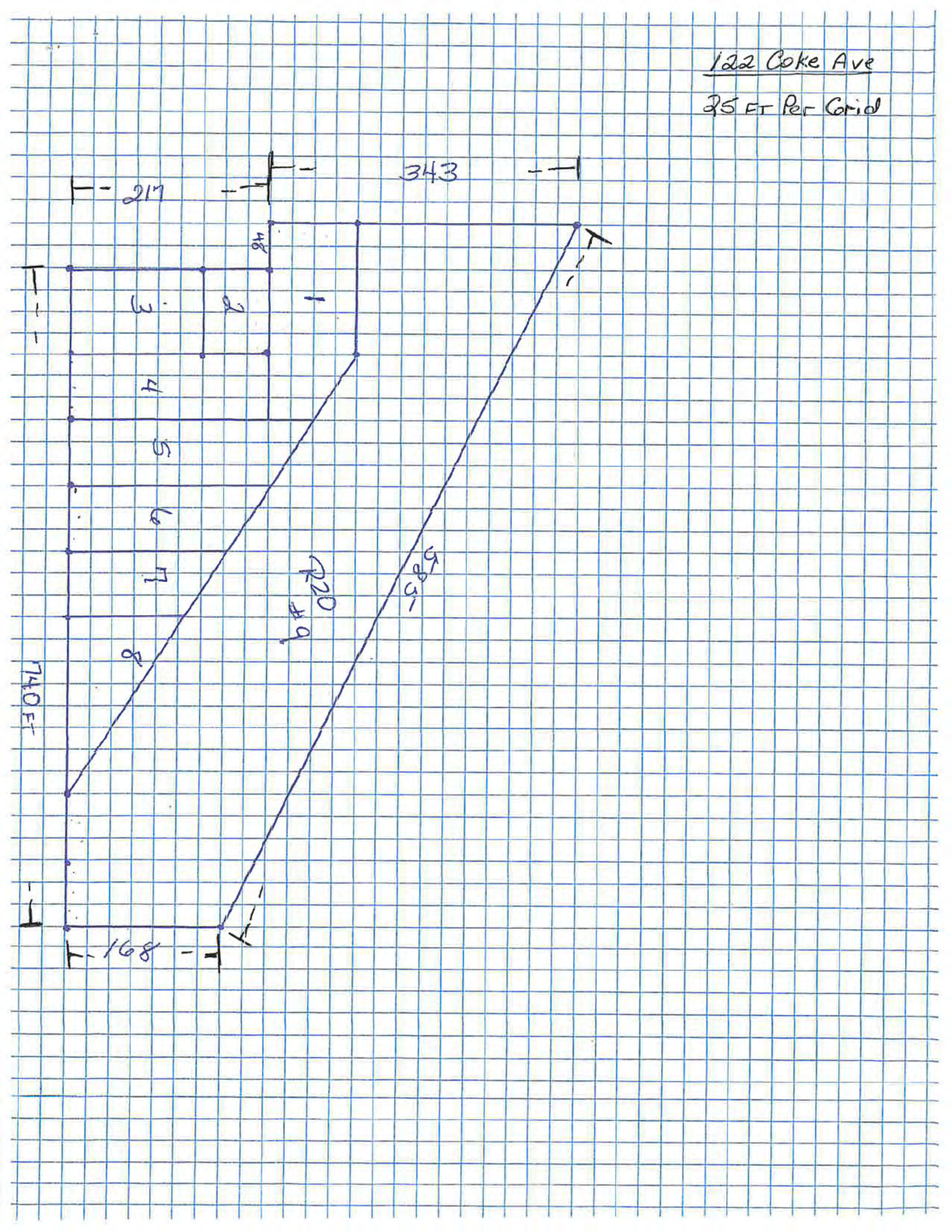
Mark D. Pruden
Surveyor

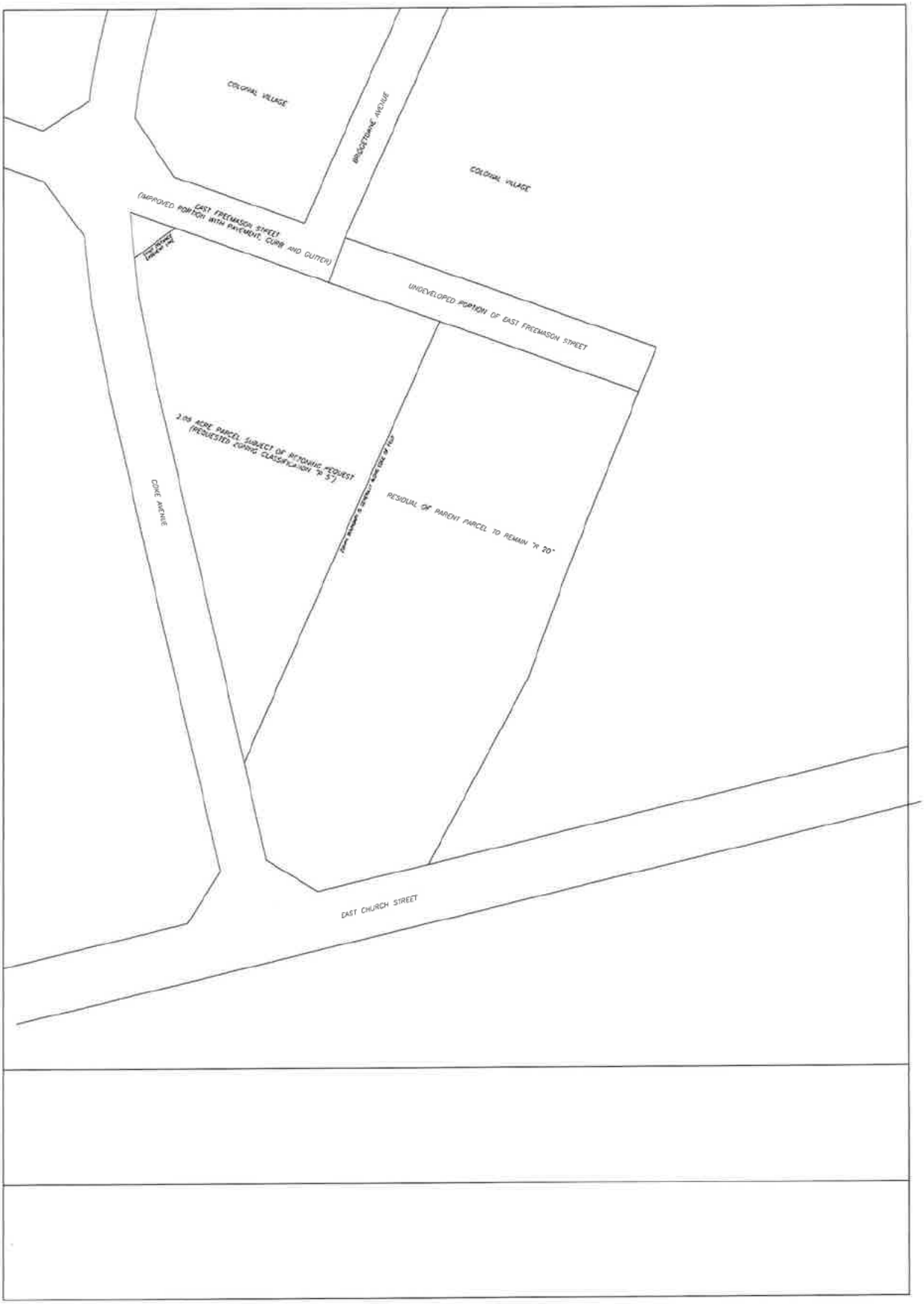
L-3065
Reg. No.

LEGEND
IRS = IRON ROD SET



Site Map


122 Coke Ave
25 FT Per Grid
217
343
24
3
2
1
4
5
6
7
8
740 FT
R20
#9
98'
168


COLONIAL VILLAGE
BROCKTON AVENUE
COLONIAL VILLAGE
EAST FREEMASON STREET
(IMPROVED PORTION WITH PAVEMENT, CURB AND GUTTER)
UNDEVELOPED PORTION OF EAST FREEMASON STREET
2.05 ACRE PARCEL SUBJECT OF RITONWIC REQUEST
(REQUESTED ZONING CLASSIFICATION "R 5")
RESIDUAL OF PARENT PARCEL TO REMAIN "R 20"
COKE AVENUE
EAST CHURCH STREET