

July 18, 2022

North Carolina Department of Administration  
State Clearinghouse  
1301 Mail Service Center  
Raleigh, North Carolina 27699-1301

**RE: Initiation of State Environmental Review Clearinghouse  
Proposed Beaufort Compass Hotel Project  
Beaufort Compass Hotel, LLC  
Beaufort, Carteret County, North Carolina**

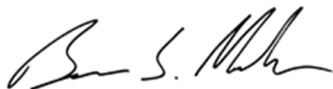
To Whom in May Concern:

True North Consultants, Inc., on behalf of Beaufort Compass Hotel, LLC, is submitting the enclosed documentation in order to initiate the State Environmental Review Clearinghouse process. Beaufort Compass Hotel, LLC is requesting financial assistance from the United States Department of Agriculture (USDA) under its Business & Industry (B&I) Loan Guarantee Program for the proposed Beaufort Compass Hotel project, as shown on the enclosed maps.

The project will involve the construction and operation of a 4-story, 106-room Compass by Margaritaville hotel in Beaufort, Carteret County, North Carolina. The Beaufort Compass Hotel Project will consist of the construction of the hotel, as well as will include a swimming pool, decks, sidewalks, stormwater retention, buffer yards, connection to existing utilities, new lighting fixtures, and paved parking with 122 parking spaces. The Proposed Project will be situated on approximately 2.75 acres.

Should you have any questions or require additional information, please contact me at 224-387-6125 or [bmihelich@consulttruenorth.com](mailto:bmihelich@consulttruenorth.com).

Regards,  
**True North Consultants, Inc.**



Brian Mihelich  
Executive Vice President

Attachments:

- Attachment A: Request for Environmental Scoping Form
- Attachment B: Project Maps

**REQUEST FOR ENVIRONMENTAL SCOPING**  
For use by USDA-Rural Development in gathering information in preparation of an  
Environmental Review

Reviewing Agency ID #:

Part 1

*Type or Print in Black Ink*

**1. PROJECT INFORMATION**

Legal Applicant/Recipient: <b>Beaufort Compass Hotel, LLC</b>			
Street/PO Box: Cedar Street & Orange Street intersection		City: <b>Beaufort</b>	State: <b>NC</b>
County: <b>Carteret</b>		Contact Person: <i>Bruce Sauter</i>	Zip Code: <b>28516</b>
		Phone (include Area Code): <i>252-916-4053</i>	
Type of Applicant/Recipient: (Enter Appropriate Letter) <span style="float: right; border: 1px solid black; padding: 2px;"><b>N</b></span>			
A. State	E. Interstate	I. State Controlled Institution of Higher Learning	M. Non-Profit Organization
B. County	F. Intermunicipal	J. Private University	N. Other (Specify):
C. Municipal	G. Special District	K. Indian Tribe	<b>For-Profit Company</b>
D. Township	H. Independent School Dist.	L. Individual	
Project Title: <b>Beaufort Compass Hotel</b>		Project Start Date: <b>upon loan closing</b>	Duration: <b>24</b> months
Area of Impact (cities, counties, etc.): <b>Beaufort, Carteret County</b>		Estimated number of persons benefiting:	Has project been reviewed before by State Clearinghouse: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES project #

Federal Agency to Receive Request (name & complete address):  
**USDA Rural Development Business-Cooperative Service**

Type of Application: (Enter Appropriate Letter) **a**  
a. New b. Revision c. Continuation

USDA Rural Development  
Attn: Lisa Talley  
4405 Bland Rd. Suite 260  
Raleigh, NC 27609

Phone # 919-87-2068  
e-mail: lisa.talley@usda.gov

**III. PROJECT NARRATIVE** (Purpose, Expected Accomplishments, Major Tasks -- Attach Estimated Line Item Budget)

Beaufort Compass Hotel, LLC proposes to construct the Beaufort Compass Hotel, a 106-room, four-story Compass Margaritaville hotel, including amenities of a swimming pool, decks, sidewalks, parking, and associated features. The Project will be situated on about 2.75 acres of land located at the intersection of Cedar Street and Orange Street in Beaufort, Carteret County, North Carolina. The Site is located on a parent parcel identified as Cateret County Parcel Numbers: 730617126007000, 730617126053000, 7306171179150000, 730617115982000, and 730617114784000. The Proposed Project's infrastructure will consist of the hotel construction, parking lots with 122 parking spaces, stormwater retention, buffer yards, connection to existing utilities, and new lighting fixtures.

Name & Title (Certifying Representative): <i>J. Bruce Sauter Mem/Mgr</i>	Signature: <i>J. Bruce Sauter</i>	Date: <b>07/11/2022</b>
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IF PROJECT INCLUDES CONSTRUCTION/ LAND ALTERATION COMPLETE PART 2 ALSO  
\*\*Submit sixteen (16) Copies incl.  
8 1/2 X 11 project location map  
(as described on next page) To:  
North Carolina Department of Administration  
State Clearinghouse  
1301 Mail Service Center  
Raleigh, North Carolina 27699-1301  
(919) 807-2425

# ENVIRONMENTAL INFORMATION FOR CONSTRUCTION/DEVELOPMENT PROJECTS

\*\*Supply 16 copies of map (e.g. county, highway, USGS topo (if possible)) of proposed project site & surrounding area. Mark area to be acquired & construction site.

## Part 2

### A. CURRENT LAND USES (estimated percentages)

a. Urban/Built Up: <u>77</u>	c. Forest Land: _____	e. Wetland (Marsh/Swamp): _____
b. Agricultural: _____	d. Water: _____	f. Other (Explain): <u>23 Vacant Land</u>

### B. UTILITIES (existing)

<b>Water System:</b> Name _____ <input checked="" type="checkbox"/> Central: a. City/Town: <u>✓</u> b. County: _____ c. Private: _____ <input type="checkbox"/> Individual: a. Well: _____ b. Other: _____	Line Size Length: _____ Diameter: <u>4" water line</u> <u>6" fire main</u>	Project Demand Per Day _____ gals
<b>Sewer System:</b> Name _____ <input checked="" type="checkbox"/> Central: a. City/Town: <u>✓</u> b. County: _____ c. Private: _____ <input type="checkbox"/> Individual: a. Septic: _____ b. Other: _____	Line Size Length: _____ Diameter: <u>15"</u>	Project Demand Per Day <u>50</u> gals
Street Improvements: <input type="checkbox"/> NO <input type="checkbox"/> YES, describe: _____		

### C. UTILITIES (proposed)

<b>Water System:</b> Name _____ <input checked="" type="checkbox"/> Central: a. City/Town: <u>✓</u> b. County: _____ c. Private: _____ <input type="checkbox"/> Individual: a. Well: _____ b. Other: _____	Line Size Length: _____ Diameter: _____	Project Demand Per Day _____ gals
<b>Sewer System:</b> Name _____ <input checked="" type="checkbox"/> Central: a. City/Town: <u>✓</u> b. County: _____ c. Private: _____ <input type="checkbox"/> Individual: a. Septic: _____ b. Other: _____	Line Size Length: _____ Diameter: _____	Project Demand Per Day <u>1500</u> gals <u>Post Construction</u>
Street Improvements: <input type="checkbox"/> NO <input type="checkbox"/> YES, describe: _____		

### D. LAND ALTERATIONS

Alteration (planned use)	Present Use (before change)	Previous Use (historical)	Acres	Percent of Project Area
To Be Acquired	<b>Developed</b>	<b>Developed land</b>	<b>2.12</b>	<b>77</b>
To Be Developed	<b>Vacant land</b>	<b>Vacant land</b>	<b>0.63</b>	<b>23</b>
To Be Originally Cleared				
To Be Landscaped				
To Be Covered by Impermeable Surface (square feet)	<b>Vacant Land</b>	<b>Vacant Land</b>	<b>0.63</b>	<b>23</b>
To Be Cut (cubic yards)				
To Be Filled (cubic yards)				

Part 2 (continued)

E. TOPOGRAPHY AND VEGETATIVE TYPES BY ACRE

Slope	Acres	% of Area	Soil Types (use USDA and SCS classification)	Types of Vegetation					
				Forested			Non-Forested		
				Pine	Hardwood	Mixed	Brush	Grassland	Other
0-5%	2.75	100	Leon-Urban Land Complex						
5-10%									
over 10%									

F. CULTURAL RESOURCES (archeological, historic, architectural)

1. Please give any known archeological or historic sites on project land:  
The Proposed Project is located within the Beaufort Historic District, as identified by the North Carolina HPOWEB Map.

2. What kind, if any, site preparation has already been conducted:  
None

3. Has area been previously surveyed by archeologist? If so give name of principal investigator and date of survey:  
No

4. ☒ YES ☐ NO Are buildings/ structures on site now? (abandoned barns, farmhouses, tobacco sheds, bridges, etc.)  
If yes, approximate age: 1979/Remodled 2015  
MARINA Clubhouse  
~~The Cruise Line Beaufort Yacht Basin building~~ on the north parcels, and a building related to boat storage on the south. Nothing

5. Will any of these structures be demolished? (indicate which):  
clubhouse

6. Will any of these structures be rehabilitated or renovated? (indicate which):  
N/A

7. Please include photographs of any buildings over 25 years old  
N/A

G. ENVIRONMENT

1. Check if any publicly owned/leased recreational/conservation lands are within one mile radius of the site:

<input checked="" type="checkbox"/> State Park or Forest	<input type="checkbox"/> Wildlife Game Lands or Refuge	<input type="checkbox"/> State Rivers	<input type="checkbox"/> Dedicated State Nature Preserve
<input type="checkbox"/> National Park or Forest	<input type="checkbox"/> State Estuarine Reserve	<input type="checkbox"/> Registered Natural Heritage Areas	<input type="checkbox"/> State or Federal Wilderness Area
<input type="checkbox"/> Municipal Park	<input type="checkbox"/> State Trails		

2. Stream that surface runoff from project area drains into (illustrate relative position on maps):  
The Proposed Project will be located in the Newport Marshes-Lower Newport River watershed.

3. ☐ YES Site includes/borders on ☐ YES Site includes/borders on ☐ YES Site includes/borders on  
☒ NO trout waters classified by DWQ and/or WRC ☒ NO estuarine waters ☒ NO drinking water source

4. ☐ YES ☒ NO The project will involve impoundment or withdrawal of water. If yes, mark impoundment on map.  
 If impoundment is planned, the amount of water to be impounded is approximately  acre/feet and  surface acres.  
 The impoundment will be created by a dam approximately  feet in height.

Part 2 (continued)

G. ENVIRONMENT - continued

5. Describe known mineral deposits of commercial value on site:

N/A

6. Note classes of wildlife known to exist in the general area:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Bear            | <input type="checkbox"/> Turkey               | <input checked="" type="checkbox"/> Small Game (squirrel, quail, rabbit, raccoon, dove, etc.  |
| <input checked="" type="checkbox"/> Deer | <input checked="" type="checkbox"/> Waterfowl | <input type="checkbox"/> Federal/State Listed Endangered/Threatened Species (osprey, eagle, alligator, red cockaded woodpecker, etc.) |

7. Will proposed forestry practices such as burning, clearcutting, or thinning have adverse or desirable effects on any of the above species?

Explain:

The land has been previously disturbed and developed, and no species habitat are anticipated to be impacted.

8. Are proposed pesticides or herbicides known to have adverse effects on humans or any of above species? Which pesticides/herbicides? Which species?

N/A

9. What alternatives or mitigating actions, if any, have been considered to avoid impacts (i.e. alternative projects, sites, etc.):

No impacts are anticipated; therefore, no mitigation is necessary.

10. Description and acreage of branches, creeks, streams, rivers, or wetlands which will be filled as a consequence of the proposed activity:

None

11. Will any water courses be altered or placed beneath the ground? ☐ YES ☒ NO

If yes, linear feet \_\_\_\_\_

12. Description of mitigation measures which will be employed to avoid, reduce, or compensate for wetland impacts associated with the proposed activity:

No impacts are anticipated; therefore, no mitigation is necessary.

Part 2 (continued)

H. LOCAL IMPACT OF PROJECT

1. Give name, position and office telephone number of an individual in the appropriate local government unit that can confirm the compatibility of the proposed activity with existing and/or proposed land use or economic development plans:

Name: Kyle GARNER Position: Town Planner Phone: 252-728-2141

2. In your opinion, what aspect of proposed activity will have the most significant negative environmental impact on site and surrounding area? (consider traffic, noise, aesthetics, odors, loss of acres etc.):

Approximately 2.75 acres of previously developed land would be converted into a hotel development.

3. In your opinion, what aspect of proposed project will have the most significant positive influence on project area?

The project provides a benefit to the citizens of Beaufort NC and surrounding areas by offering a new development for a hotel that would allow for increased tourism and offer economic benefits to the town.

4. ☒ YES ☐ NO Will an environmental review document (e.g. environmental assessment) be prepared for the funding agency?

If yes, above, has it been prepared yet? ☐ YES ☒ NO

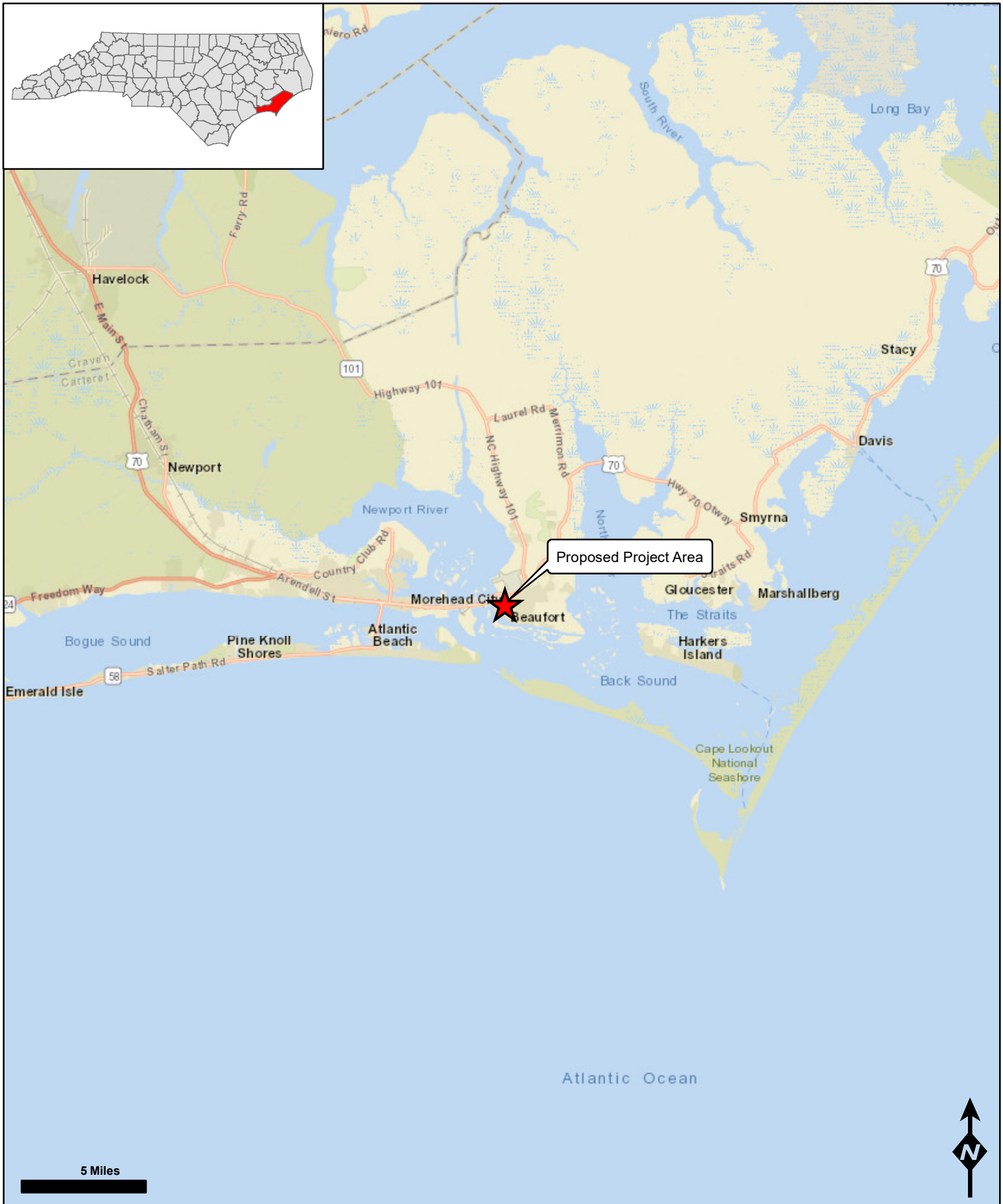
5. Check where effects are applicable. Give numerical estimates in last column, if possible.

Effect	Increase	Decrease	Construction Phase			Operational Phase			Estimate
			Minor	Moderate	Major	Minor	Moderate	Major	
Employment	✓			✓			✓		no. jobs 30-50
Immigration to County									no. people
Tax Base	✓						✓		amount \$25MM
Sediment									tons/day
Thermal Discharge									max.temp.rise
Chemicals									type(s)
Smoke									sources
Road Closures									no.roads
New Roads									total miles
Traffic	✓		✓				✓		no. vehicles 200/day
Agricultural/Forestry Operations									no. acres
Cultural Resources									

Additional Remarks:

Submit sixteen (16) copies of Parts 1 and 2 with maps (8 1/2" x 11" reproducible) to:

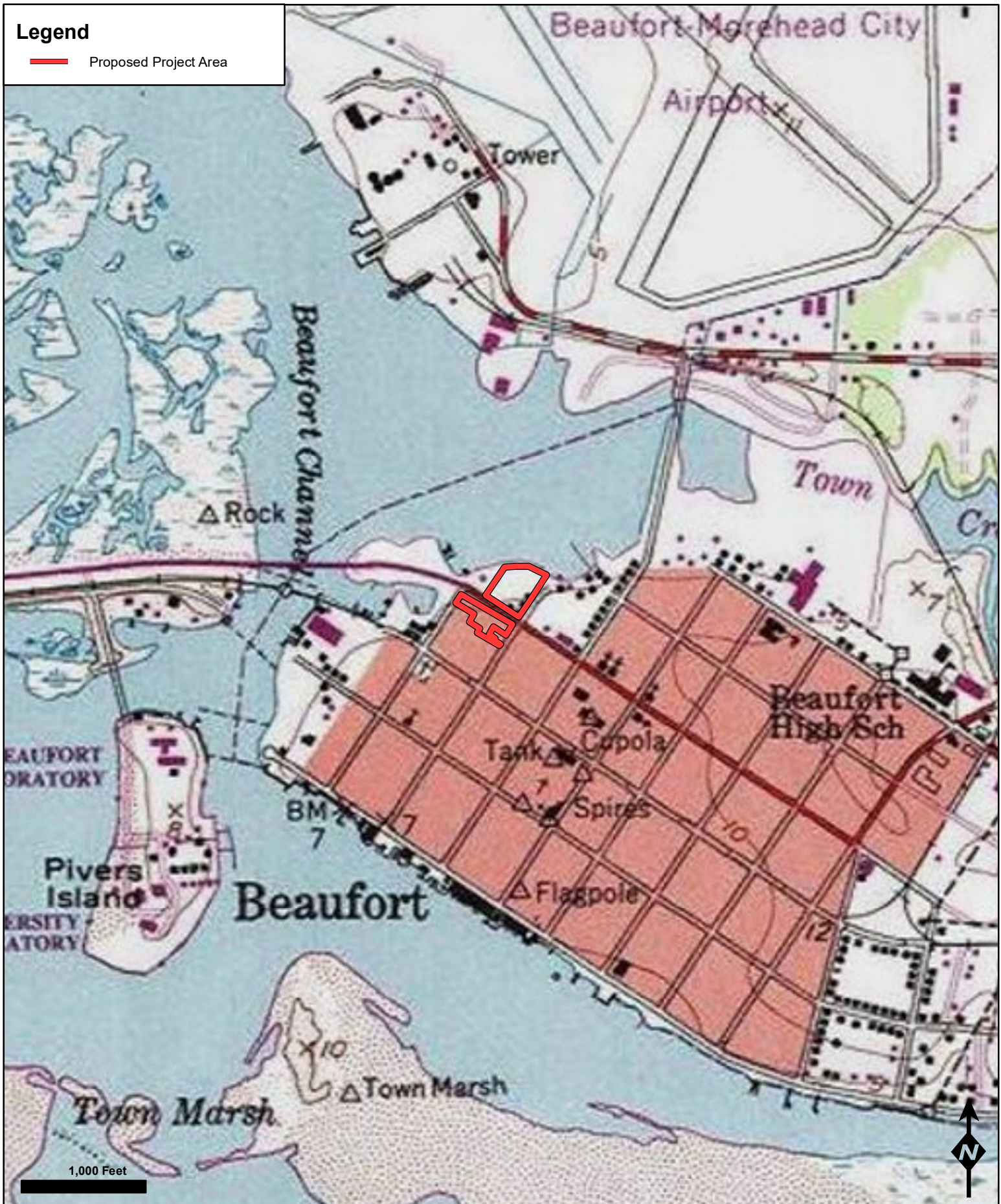
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**FIGURE 1**

**Regional Map**

Proposed Compass by Margaritaville Beaufort Project  
Beaufort, Carteret County, North Carolina



**FIGURE 2**

Topographic Map

Proposed Compass by Margaritaville Beaufort Project  
Beaufort, Carteret County, North Carolina

## Legend

— Proposed Project Area



**FIGURE 3**

**Area Map**

Proposed Compass by Margaritaville Beaufort Project  
Beaufort, Carteret County, North Carolina