

Board of Commissioners
Agenda Packet

September 16, 2019

Work Session

4:00 PM Chandler Thinks Contract Review-County Branding Initiative

6:00 PM Call to Order

A) Invocation & Pledge of Allegiance

B) Approval of Agenda

Public Comment

Please limit comments to matters other than those appearing on this agenda as a Public Hearing. Public comments are limited to 3 minutes.

Commissioner's Report

County Manager's Report

Administrative Reports

A) **2020 Census Presentation-Derek Dorazio, Partnership Specialist, US Census Bureau**

Public Hearings

A) **PB 90-07 Pine Island, Phase 5B:** Amended Sketch Plan/Use Permit request to modify the approved Planned Unit Development at Audubon Drive and Ocean Trail, Corolla, Tax Map 128, Parcels 2H & 2L, Poplar Branch (Beach) Township.

B) **PB 04-16 Turnpike Properties - Pine Island:** Amended Use Permit to modify the airstrip located on Ocean Trail, Corolla, Tax Map 128, Parcel 2L, Poplar Branch (Beach) Township.

C) **PB 19-18 Wheelz of Steel:** Bernadette Gariglio is requesting an Automobile Sales or Rentals Use Permit for property located at 8295 Caratoke Highway, Powells Point, Tax Map 124C, Parcel 4, Poplar Branch Township.

Old Business

A) **PB 19-15 Windswept Pines: A request to conditional zone 66.8 acres from Conditional-Mixed Residential District (C-MXR) to Conditional-Mixed Residential District (C-MXR) to add 14 residential lots, streets, and modify phases in the Windswept Pines development located on the north side of Baxter Road in Moyock, Tax Map 9H, Parcels 42-58, 1-12, and OSA-OSC; and, Tax Map 9, Parcels 6A and 11L, Moyock Township.**

New Business

A) **Consideration of Contract for the Purchase of Fire Apparatus-Moyock Volunteer Fire Department**

B) **Public Safety Building Project Review**

C) **Consideraton of an Amendment to the Currituck County Personnel Policy: Article 6-Holidays and Leave**

D) **Hurricane Dorian Action Items**

E) **Consent Agenda**

1. Approval Of Minutes for September 3, 2019
2. Budget Amendments
3. Project Ordinance-Public Safety Building
4. Surplus Resolution and Authorization for Deputy Timothy Bryan Cole to Purchase Duty Weapon Upon Retirement

Adjourn

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2588)

Agenda Item Title

4:00 PM Chandler Thinks Contract Review-County Branding Initiative

Brief Description of Agenda Item:

The contract for Tourism and County Branding Initiative will be reviewed for Board consideration. The work session will take place at the Currituck Cooperative Extension auditorium. Members of the Chamber of Commerce Board of Directors are invited to attend.

Board Action Requested

Information

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2590)

Agenda Item Title

2020 Census Presentation-Derek Dorazio, Partnership Specialist, US Census Bureau

Brief Description of Agenda Item:

Board Action Requested

Information

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Resolution of the Currituck County Board of Commissioners to Support the 2020 Unites States Decennial Census

WHEREAS, the U.S. Census Bureau is required by the U.S. Constitution to conduct a complete count of the population and provides a historic opportunity to help shape the foundation of our society and play an active role in American democracy; and

WHEREAS, Currituck County is committed to ensuring every resident is counted; and

WHEREAS, federal and state funding is allocated to communities, and decisions are made on matters of national and local importance based, in part, on census data and housing; and

WHEREAS, census data help determine how many seats each state will have in the U.S. House of Representatives and are necessary for an accurate and fair redistricting of state legislative seats, county and city councils and voting districts; and

WHEREAS, information from the 2020 Census and American Community Survey is vital for economic development and increased employment; and

WHEREAS, the information collected by the census is confidential and protected by law; and

WHEREAS, a united voice from business, government, community-based and faith-based organizations, educators, media and others will enable the 2020 Census message to reach more of our residents; and

WHEREAS, the Census count requires extensive work, and the Census Bureau requires partners at the state and local level to insure a complete and accurate count.

NOW, THEREFORE, BE IT RESOLVED that Currituck County is committed to achieving a complete and accurate census and will support the goals for the 2020 Census by partnering with the U.S. Census Bureau and the State of North Carolina by stressing the importance of the 2020 Census to our local community and by encouraging citizen participation through education and engagement.

ADOPTED this 16th day of September, 2019.

_____
Bob White, Chairman

ATTEST:

_____

Attachment: Resolution-2020 Census (2020 Census Presentation-Derek Dorazio)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2593)

Agenda Item Title

PB 90-07 Pine Island, Phase 5B:

Brief Description of Agenda Item:

Amended Sketch Plan/Use Permit request to modify the approved Planned Unit Development at Audubon Drive and Ocean Trail, Corolla, Tax Map 128, Parcels 2H & 2L, Poplar Branch (Beach) Township.

Board Action Requested

Action

Person Submitting Agenda Item

Cheri Elliott, Assistant

Presenter of Agenda Item

Laurie LoCicero

STAFF REPORT
PB 90-07 PINE ISLAND PUD
AMENDED SKETCH PLAN/USE PERMIT
BOARD OF COMMISSIONERS
SEPTEMBER 16, 2019

APPLICATION SUMMARY

Property Owner: Turnpike Properties 4400 Silas Creek Pkwy, Suite 302 Winston Salem, NC 27104	**Applicant:** Turnpike Properties 4400 Silas Creek Pkwy, Suite 302 Winston Salem, NC 27104
Case Number: PB90-07	**Application Type**: Amended Sketch Plan/Use Permit
Parcel Identification Numbers: 0128-000-002H-0000 (Phase 5B) 0128-000-002L-0000 (Airstrip)	**Existing Use:** Planned Unit Development
2006 Land Use Plan Classification: Full Service	**Parcel Size (Acres):** 366.22
Request: Amend Sketch Plan/Use Permit	**Zoning:** SFO with PUD Overlay
Number of Units: 303 units	**Project Density:** .87 units per acre
Required Open Space: 128.18 acres (35%)	**Provided Open Space:** 137.95 acres (37.67%)

SURROUNDING PARCELS

	Land Use	Zoning
North	Single Family Dwellings, Hotel and National Audubon Society Property	SFO with PUD Overlay
South	Single Family Dwellings and National Audubon Society Property	SFO with PUD Overlay
East	Single Family Dwellings and Atlantic Ocean	SFO with PUD Overlay
West	National Audubon Society Property	SFO with PUD Overlay

STAFF ANALYSIS

The applicant has requested an amendment to the Pine Island PUD sketch plan/use permit to allow Phase 5B (Lot 4R) to be developed as 23 single family dwelling lots instead of 60 villas. The request is a reduction in overall density for the PUD from 340 dwelling units to 303 dwelling units. Additionally, the request includes a reduction of 16.9 acres of commercial allocation on Phase 5B (Lot 4R) resulting in a total commercial allocation of 18.47 acres (5%) for the entire PUD. If the amendment to the sketch plan is approved, the applicant will be required to submit a preliminary plat application to be reviewed by the Technical Review Committee and the Board of Commissioners prior to commencement of development.

Attachment: 1 Staff Report PI ASP UP (PB 90-07 Pine Island, Phase 5B)

This amended sketch plan/use permit request also includes a revision of the map to accurately reflect development area and open space within the airstrip parcel.

INFRASTRUCTURE	
Water	Southern Outer Banks Water System (SOBWS)
Sewer	Pine Island Currituck, LLC (PICLLC) Wastewater

RECOMMENDATIONS

TECHNICAL REVIEW COMMITTEE

The Technical Review Committee recommends **adoption** of the use permit subject to the following conditions of approval:

1. The application complies with all applicable review standards of the UDO.
2. The conditions of approval necessary to ensure compliance with the review standards of the UDO and to prevent or minimize adverse effects of the development application on surrounding lands include:
    a. The subdivision plan will be reviewed when preliminary plat application is submitted.

USE PERMIT REVIEW STANDARDS

A use permit shall be approved on a finding that the applicant demonstrates the proposed use will meet the below requirements. It is staff's opinion that the evidence in the record, prepared in absence of testimony presented at a public hearing, supports the preliminary findings.

The use will not endanger the public health or safety.

Preliminary Applicant Findings:

1. The proposed use will not materially endanger the public health or safety and conforms to adjacent land uses. Appropriate consideration to these components will be given during the site plan design.
2. The proposed development is intended to be served via a new roadway constructed to NCDOT Standards and public water meeting State Regulations.

The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Preliminary Applicant Findings:

1. The proposed use will not injure the values of adjoining or abutting properties and will complement the adjoining existing uses.
2. The proposed single family dwelling lots are equivalently sized (actually larger) to the adjoining subdivision, and offer similar amenities.

The use will be in conformity with the Land Use Plan or other officially adopted plans.

Preliminary Staff Findings:
The 2006 Land Use Plan classifies this site as Full Service within the Corolla subarea. Residential development in Full Service areas should have a base density of 2 units per acre but could be

Attachment: 1 Staff Report PI ASP UP (PB 90-07 Pine Island, Phase 5B)

increased to 3-4 units per acre through overlay zoning depending upon services available and the potential impact on the surrounding areas. An overall density of no more than 3 units per acre should apply to PUDs in the Corolla subarea. The proposed use is consistent with the policies of the plan, including:

> POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and the proximity of the site to existing and planned urban services. For example, projects falling within the Full Services areas of the Future Land Use Map would be permitted a higher density because of the availability of infrastructure as well as similarity to the existing development pattern. Such projects could be developed at a density of two (2) or more dwelling units per acre. Projects within areas designated as Limited Service would be permitted a density of one (1) to one and one half (1.5) units per acre depending upon the surrounding development pattern and availability of resources. Projects within areas designated as Rural or Conservation by the Future Land Use Plan would be permitted a much lower density of 1 dwelling unit per 3 acres because of the lack of infrastructure in the area, the existing low density development pattern, and presence of environmentally sensitive natural areas.
>
> POLICY HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional suburban sprawl:
> 1. OPEN SPACE DEVELOPMENTS that cluster homes on less land, preserving permanently dedicated open space and often employ on-site or community sewage treatment. These types of developments are likely to occur primarily in the Conservation, Rural, and to a certain extent the Limited Service areas identified on the Future Land Use Map.
> 2. COMPACT, MIXED USE DEVELOPMENTS or DEVELOPMENTS NEAR A MIXTURE OF USES that promote a return to balanced, self-supporting community centers generally served by centralized water and sewer. The types of development are contemplated for the Full Service Areas identified on the Future Land Use Map.

The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

Preliminary Staff Findings:

1. The proposed use will not exceed the county's ability to provide adequate public facilities. Utility services are proposed for the site, wastewater and water capacity are available, and on-site stormwater management is proposed to address additional run-off.

Attachment: 1 Staff Report PI ASP UP (PB 90-07 Pine Island, Phase 5B)

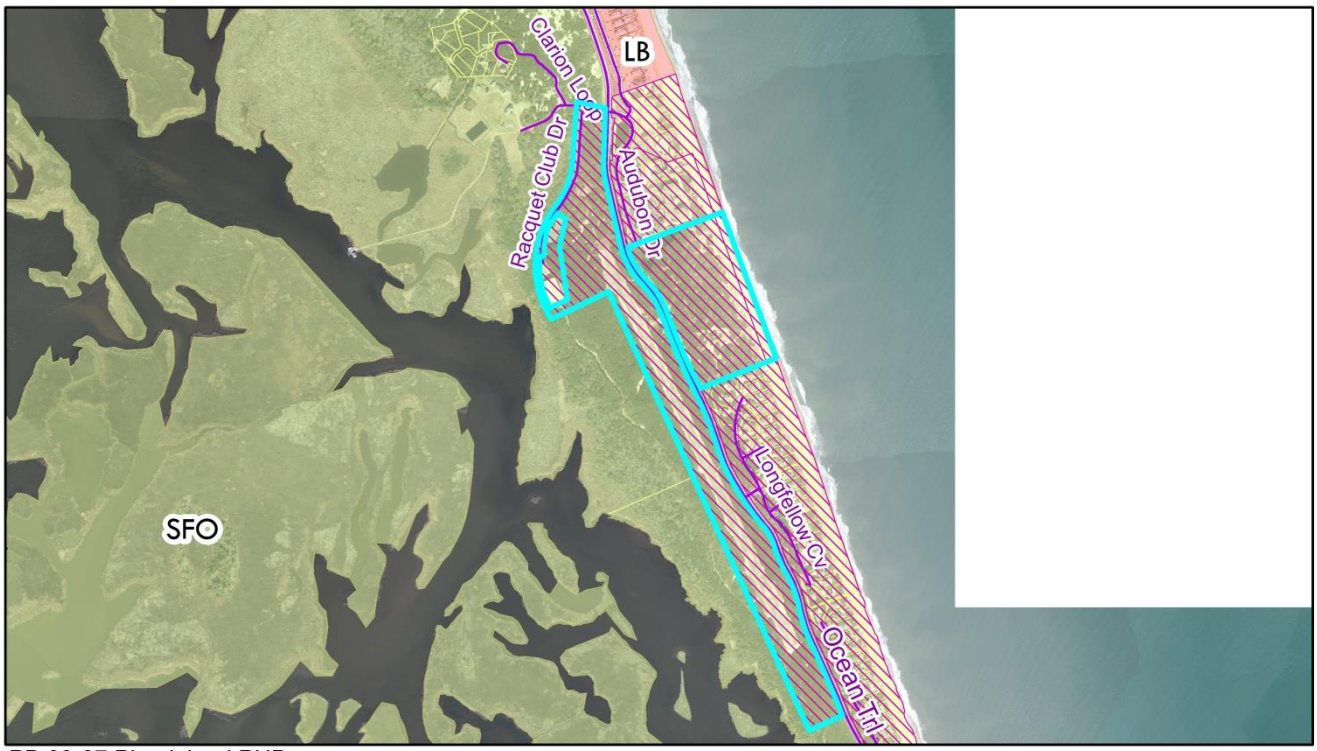
THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Board of Commissioners: www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm



PB 90-07 Pine Island PUD
Amended Sketch Plan/Use Permit
Aerial Photography

0 500 1,000 2,000 Feet

Currituck County
Planning and
Community Development

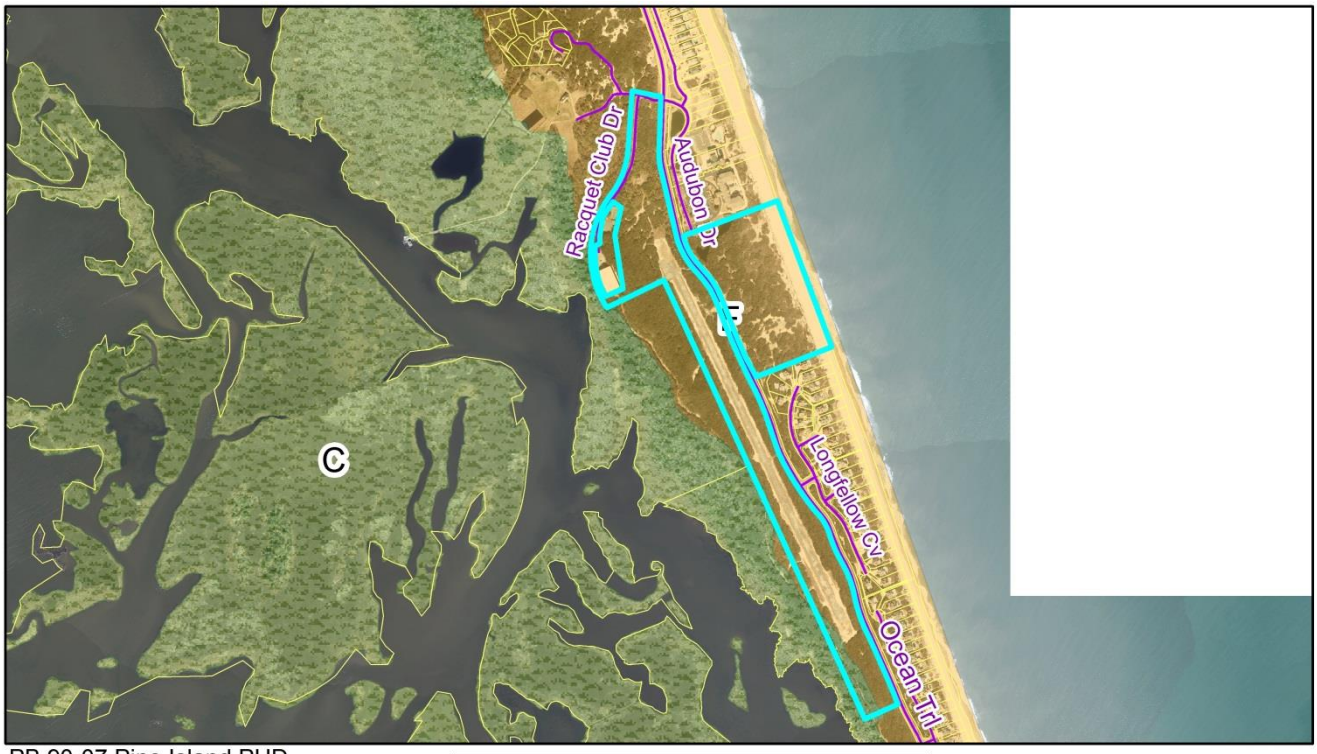


PB 90-07 Pine Island PUD
Amended Sketch Plan/Use Permit
Zoning

0 500 1,000 2,000 Feet

Currituck County
Planning and
Community Development

Attachment: 1 Staff Report PI ASP UP (PB 90-07 Pine Island, Phase 5B)



PB 90-07 Pine Island PUD
Amended Sketch Plan/Use Permit
Land Use Plan Classification

0 500 1,000 2,000 Feet

Currituck County
Planning and
Community Development

Attachment: 1 Staff Report PI ASP UP (PB 90-07 Pine Island, Phase 5B)

Major Subdivision
Application

OFFICIAL USE ONLY:
Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:
Name: TURNPIKE PROPERTIES, LLC
Address: 4400 SILAS CREEK PKWY, SUITE 302
WINSTON SALEM, NC 27104
Telephone: (336) 722-2236
E-Mail Address: rblizzard1@me.com

PROPERTY OWNER:
Name: TURNPIKE PROPERTIES, LLC
Address: 4400 SILAS CREEK PKWY, SUITE 302
WINSTON SALEM, NC 27104
Telephone: (336) 722-2236
E-Mail Address: rblizzard1@me.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: SAME

Request

Physical Street Address: AUDUBON DR AND OCEAN TRAIL
Parcel Identification Number(s): 0128000002H0000 and 0128000002L0000
Subdivision Name: PINE ISLAND PUD
Number of Lots or Units: 303 UNITS
Phase: 5B

TYPE OF SUBMITTAL

- ☐ Conservation and Development Plan
- ☑ Amended Sketch Plan/Use Permit
- ☐ Preliminary Plat (or amended)
  - ☐Type I *OR* ☐Type II
- ☐ Construction Drawings (or amended)
- ☐ Final Plat (or amended)

TYPE OF SUBDIVISION

- ☐ Traditional Development
- ☐ Conservation Subdivision
- ☑ Planned Unit Development
- ☐ Planned Development

I hereby authorize county officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

Property Owner(s)/Applicant* _____ Date 7/19/19

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

Community Meeting, if applicable

Date Meeting Held: July 10, 2019 at 10am
Meeting Location: Pine Island Racquet Club

Attachment: 2 Application (PB 90-07 Pine Island, Phase 5B)

Use Permit Review Standards, if applicable

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed):

This Use Permit is being submitted to amend the existing Pine Island PUD to allow for the 24.77 acre Lot 4R to be developed into 23 SFD lots, decreasing the existing permitted density from 340 units to 303 units. The Use Permit amendment also proposes to reallocate commercial area and open space within the Airstrip to reflect current conditions.

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

The proposed use will not materially endanger the public health or safety and conforms to adjacent land uses. Appropriate consideration to these components will be given during the site plan design. The proposed development is intended to be served via a new roadway constructed to NCDOT Standards and public water meeting State Regulations.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

The proposed use will not injure the values of adjoining or abutting properties and will compliment the adjoining existing uses. The proposed SFD lots are equivalently sized (actually larger) to the adjoining subdivision, and offer similar amenities.

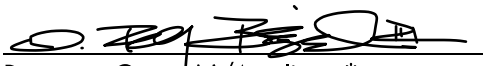
C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

The proposed use is in general conformance with the County's Land Use Plan, current UDO, and the latest approved sketch plan. The proposed uses are within the PUD, meet the UDO's Bulk & Dimensional Standards as specified in the Transitional Provisions of Chapter 1, and match the County's Future Land Use Plan.

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

The proposed use will not exceed the County's ability to provide adequate public facilities. Utility services are proposed for the site, wastewater and water capacity are available, and on-site stormwater management is proposed to address additional runoff.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.



Property Owner(s)/Applicant*

7/19/19

Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

Attachment: 2 Application (PB 90-07 Pine Island, Phase 5B)

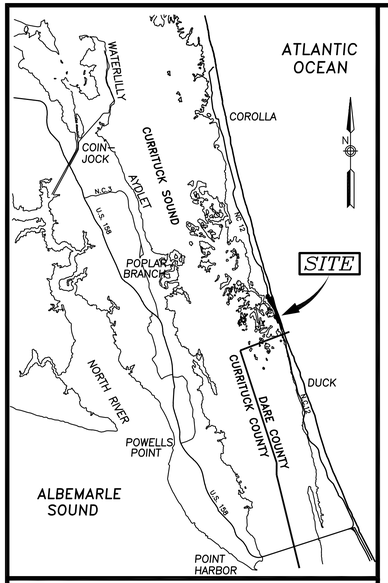
PINE ISLAND, P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

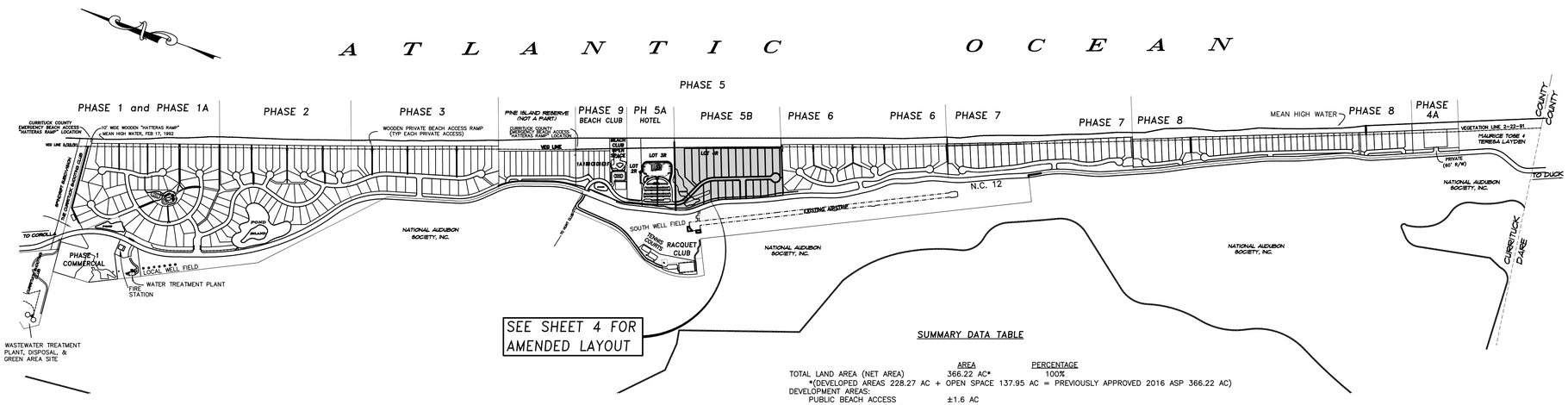
AUGUST 26, 2019

AMENDED SKETCH PLAN

(PHASE 5B)



VICINITY MAP



SEE SHEET 4 FOR AMENDED LAYOUT

GRAPHIC SCALE

800 0 800 1600

(IN FEET)

1 inch = 800 ft.

GENERAL NOTES:

1. OWNERS: PINE ISLAND PROPERITES LLC (LOT 4R)
   PI BEACH CLUB, LLC (LOT 1R)
   PI DINER, LLC (LOT 2R)
   PI OPEN SPACE, LLC (RACQUET CLUB)
   TURNPIKE PROPERTIES, LLC (PH 1 COMMERCIAL)
   4400 SILAS CREEK PKWY; SUITE 302
   WINSTON SALEM, N.C. 27104
   (336) 722-2236

   ENGINEER: QUIBLE & ASSOCIATES, P.C.
   P.O. DRAWER 870
   KITTY HAWK, N.C. 27949
   (252) 261-3300

2. RECORDED REFERENCE: DB 1092, PG 439 & DB 1088, PG 369 & 371

3. TOTAL PROJECT AREA:

GROSS AREA	385.38 AC
AREA OF N.C.12	19.16 AC
NET AREA	366.22 AC

4. DENSITY:
   06/90 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
   11/91 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
   07/6/92 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
   12/20/93 APPROVED DENSITY 336 UNITS/366.22 AC. = 0.92 UNITS/AC.
   07/18/94 APPROVED DENSITY 285 UNITS/366.22 AC. = 0.78 UNITS/AC.
   08/07/95 APPROVED DENSITY 266 UNITS/366.22 AC. = 0.73 UNITS/AC.
   08/19/96 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.75 UNITS/AC.
   05/30/06 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.83 UNITS/AC.
   06/14 APPROVED DENSITY 340 UNITS/366.22 AC. = .99 UNITS/AC.
   06/19 PROPOSED DENSITY 303 UNITS/366.22 AC. = 0.83 UNITS/AC

   CURRENT DENSITY (LESS COMMERCIAL ACREAGE):
   280 SINGLE FAMILY LOTS + 60 VILLAS / [366.22 TOTAL AC. – 35.37 AC. OF COMMERCIAL] = 1.02 UNITS/AC.

   PROPOSED DENSITY (LESS COMMERCIAL ACREAGE):
   280 SFD LOTS + 23 SFD LOTS/ [366.22 TOTAL AC. – 18.47 AC. OF COMMERCIAL] = 0.87 UNITS/AC

5. SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT – (SFO/LB)
   APPROVED BY CURRITUCK COUNTY

6. NFIP ZONE: ZONE VARIES: SHADED X, "AE" 9, "AE" 8, "AE" 7, "AE" 6, "AE" 5 "VE" 15, "VE" 14, & "VE" 12; SUBJECT TO CHANGE BY FEMA

7. ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.

8. ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.

9. BIKE, JOGGING, AND GOLF CART PATH WILL BE PROVIDED THROUGHOUT DEVELOPMENT EITHER AS A PORTION OF THE INTERIOR ROADWAY SYSTEM OR ADJACENT TO THE ROADWAYS.

10. CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY. NCDENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.

11. PURPOSE: TO AMEND THE EXISTING PINE ISLAND PUD TO REALLOCATE PHASE 5B FROM THE PREVIOUSLY APPROVED 60 VILLAS TO 23 SINGLE FAMILY DWELLING (SFD) LOTS, AND ADJUST THE COMMERCIAL AREA AND OPEN SPACE WITHIN THE AIRSTRIP TO REFLECT CURRENT CONDITIONS. PLEASE ACKNOWLEDGE THAT LOT 2R CONTINUES TO BE DESIGNATED AS COMMERCIAL AREA AND COUNTED TOWARDS RESIDENTIAL UNIT DENSITY. PLEASE FURTHER ACKNOWLEDGE THAT WHILE LOT 4R HAD PREVIOUSLY BEEN COUNTED AS BOTH COMMERCIAL AREA AND RESIDENTIAL UNIT DENSITY, IT IS NOW ONLY COUNTED TOWARD RESIDENTIAL UNIT DENSITY. OPEN SPACE AND DENSITY CONTINUE TO MEET PUD REQUIREMENTS.

SUMMARY DATA TABLE

	AREA	PERCENTAGE
TOTAL LAND AREA (NET AREA)	366.22 AC*	100%
*(DEVELOPED AREAS 228.27 AC + OPEN SPACE 137.95 AC = PREVIOUSLY APPROVED 2016 ASP 366.22 AC)		
DEVELOPMENT AREAS:		
PUBLIC BEACH ACCESS	±1.6 AC	
STREETS (INCL. N.C. 12)	±45.04 AC	
RACQUET CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
AIRSTRIP	±4.6 AC	
LOTS 1A–1F – 6 S.F. LOTS	±3.61 AC	
BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
LOT 2R – COMMERCIAL	±3.19 AC (ALSO COUNTED AS A UNIT TOWARD RESIDENTIAL DENSITY)	
LOT 3R – COMMERCIAL (HOTEL)	±7.83 AC	
LOT 4R – (23 SFD LOTS)	±18.3 AC	
PHASE 1 COMMERCIAL	±7.45 AC	
273 SINGLE FAMILY LOTS	±135.9 AC	
FIRE STATION	±0.75 AC	
TOTAL OPEN SPACE	±137.95 AC	±37.67%
OPEN SPACE CALCULATIONS:		
PASSIVE/ACTIVE RECREATION OPEN SPACE	±128.8 AC	±93.37% OF TOTAL OPEN SPACE
REMAINING OPEN SPACE	±9.15 AC	±6.63% OF TOTAL OPEN SPACE
TOTAL COMMERCIAL	±18.47 AC	
LOT 2R – COMMERCIAL (FORMERLY DINER/NOW SFD – ALSO COUNTED AS A UNIT TOWARD RESIDENTIAL DENSITY)	±3.19 AC	
LOT 3R – COMMERCIAL (HOTEL)	±7.83 AC	
PHASE 1 COMMERCIAL	±7.45 AC	

DENSITY:
280 SINGLE FAMILY LOTS + 23 SFD LOTS / [366.22 TOTAL AC. – 18.47 AC. OF COMMERCIAL] = 0.87 UNITS/AC.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER and SUMMARY DATA TABLE
2	PHASES 8, 4A
3	PHASES 6 & 7
4	PHASES 5 & 9
5	PHASES 1,2,3, & 1A

DEVELOPER:

TURNPIKE PROPERTIES, LLC
4400 SILAS CREEK PKWY, SUITE 302
WINSTON SALEM, N.C. 27104

NC License#: C-0208

Quible & Associates, P.C. SINCE 1959
ENGINEERING** * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING**
ENGINEERING/SURVEYING NOT OFFERED AT BLACK MTN. OFFICE

8466 CARATOKE HWY.
POWELLS POINT, NC 27966
Phone: (252) 491-8147
Fax: (252) 491-8146
administrator@quible.com

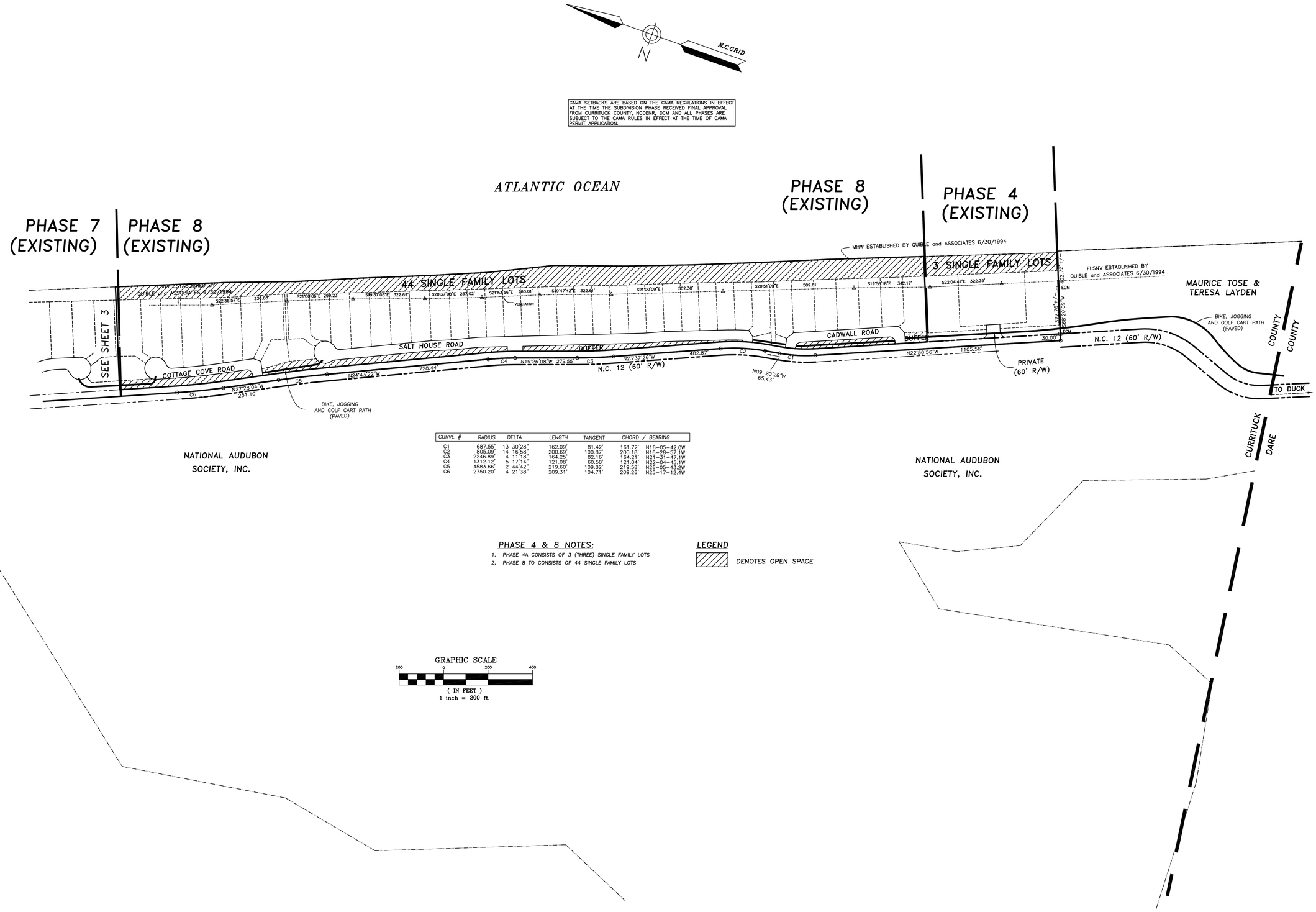
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 793-0398
Fax: (252) 491-8146
administrator@quible.com

Since 1959

ISSUE DATE: 08/26/19 REVISIONS AS NOTED ON EACH SHEET

Attachment: 3 Amended Sketch Plan (PB 90-07 Pine Island, Phase 5B)

G:\1990's\pi90007\Drawings\Survey Plan\PB90006.dgn 2019-08-26 - workplane.dwg 8/26/2019 2:57 PM BrianG



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C1	687.55'	13 30'28"	162.09'	81.42'	161.72' N16-05-42.0W
C2	805.09'	14 16'58"	200.69'	100.87'	200.18' N16-28-57.1W
C3	2246.89'	4 11'18"	164.25'	82.16'	164.21' N21-31-47.1W
C4	1312.12'	5 17'14"	121.08'	60.58'	121.04' N22-04-45.1W
C5	4583.66'	2 44'42"	219.60'	109.82'	219.58' N26-05-43.2W
C6	2750.20'	4 21'38"	209.31'	104.71'	209.26' N25-17-12.4W

PHASE 4 & 8 NOTES:

1. PHASE 4A CONSISTS OF 3 (THREE) SINGLE FAMILY LOTS
2. PHASE 8 TO CONSISTS OF 44 SINGLE FAMILY LOTS

LEGEND

DENOTES OPEN SPACE

GRAPHIC SCALE

200 0 200 400

(IN FEET)

1 inch = 200 ft.

Quible & Associates, P.C.
NC License#: C-0208
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NO.	DATE	REVISIONS
4	12/06/93	PHASE 4 AMENDMENT
5	07/06/94	PHASES 1A,4A,4B AND 6 AMENDMENT
6	07/06/94	METES & BOUNDS (VEGETATION LINE)
7	07/10/95	PHASE 7 and 8 AMENDMENT
8	03/23/98	FIRE AND RESCUE AMENDMENT
9	08/05/99	RELOCATE PHASE 4A ENTRANCE
10	05/30/06	UPDATE ADJONER ADDRESSES

PHASES 4 & 8

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

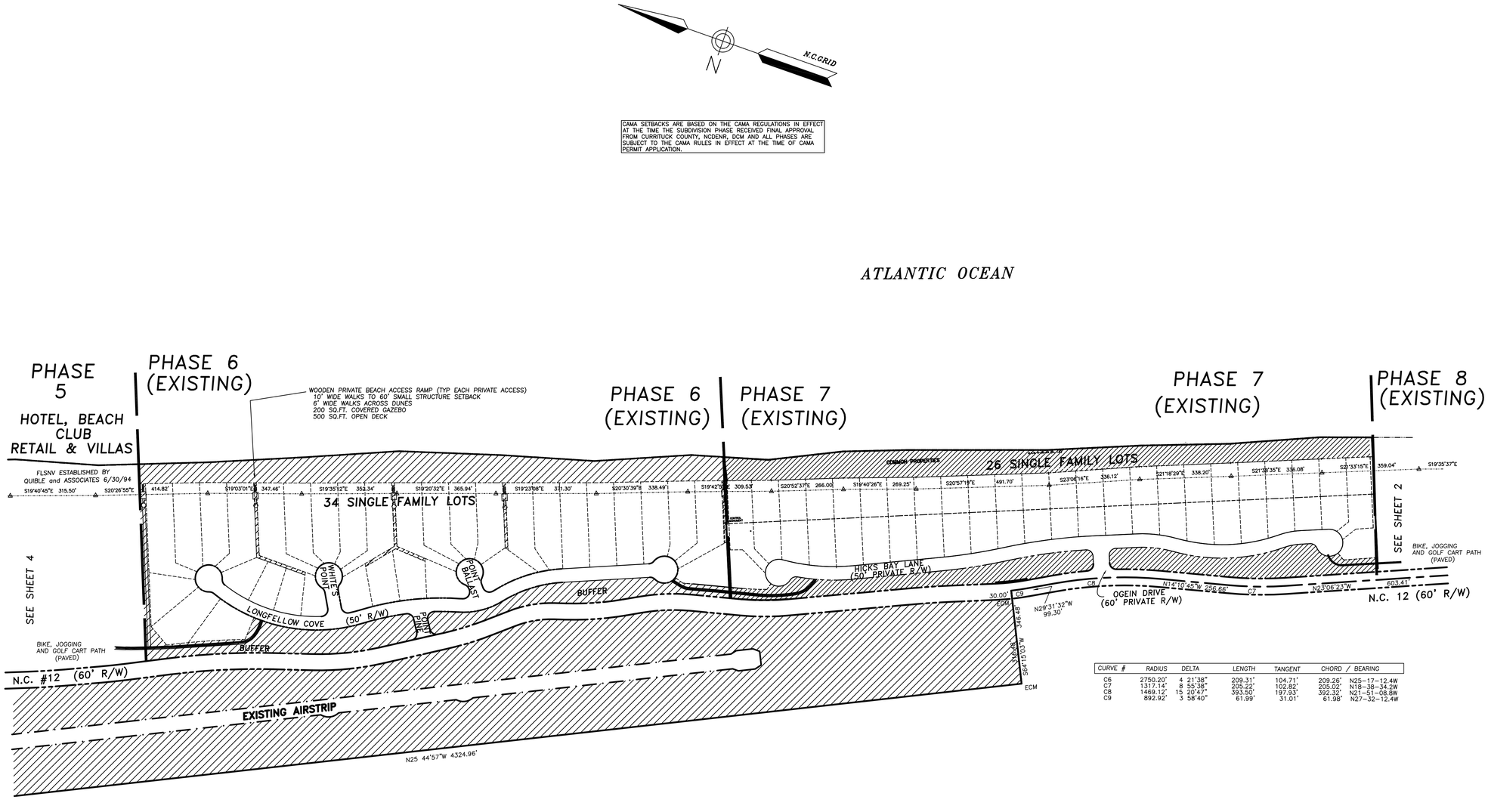
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO.	P90096
DESIGNED BY	OTHERS
DRAWN BY	DN/SB/MH
CHECKED BY	SCB/MWS
ISSUE DATE	11/06/91

SHEET NO. 2 OF 5 SHEETS

Attachment: 3 Amended Sketch Plan (PB 90-07 Pine Island, Phase 5B)

G:\JOBS\J90096\Drawings\Sketch Plan\P90096-ASP-2019-08-26 working\dwg 8/26/2019 2:57 PM Brian



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C6	2750.20'	4 21'38"	209.31'	104.71'	209.26' N25-17-12.4W
C7	1317.14'	8 55'38"	205.22'	102.82'	205.02' N18-38-34.2W
C8	1469.12'	15 20'47"	393.50'	197.93'	392.32' N21-51-08.8W
C9	892.92'	3 58'40"	61.99'	31.01'	61.98' N27-32-12.4W

NATIONAL AUDUBON SOCIETY, INC.

LEGEND

DENOTES OPEN SPACE

PHASE 7 & 6 NOTES:

1. PHASE 7 TO CONSISTS OF 26 SINGLE FAMILY LOTS
2. PHASE 6 TO CONSISTS OF 34 SINGLE FAMILY LOTS

GRAPHIC SCALE

200 0 200 400

(IN FEET)
1 inch = 200 ft.

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POWELLS POINT, NC 27966
Phone: (252) 491-8146
Fax: (252) 491-8146
quiblepowells@quible.com
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 669-8034
quiblebm@quible.com

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NO.	DATE	REVISIONS
4	09/25/92	STORMWATER MANAGEMENT PLAN NOTES
5	12/08/93	PHASE 4 AMENDMENT
6	06/21/94	PHASE 6 & 7 AMENDMENT
7	07/06/94	PHASES 1A,4A,4B AND 6 AMENDMENT
8	07/06/94	METES & BOUNDS (VEGETATION LINE)
9	07/10/95	PHASE 7 and 8 AMENDMENT
10	03/23/98	FIRE AND RESCUE AMENDMENT

PHASES 6 & 7

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

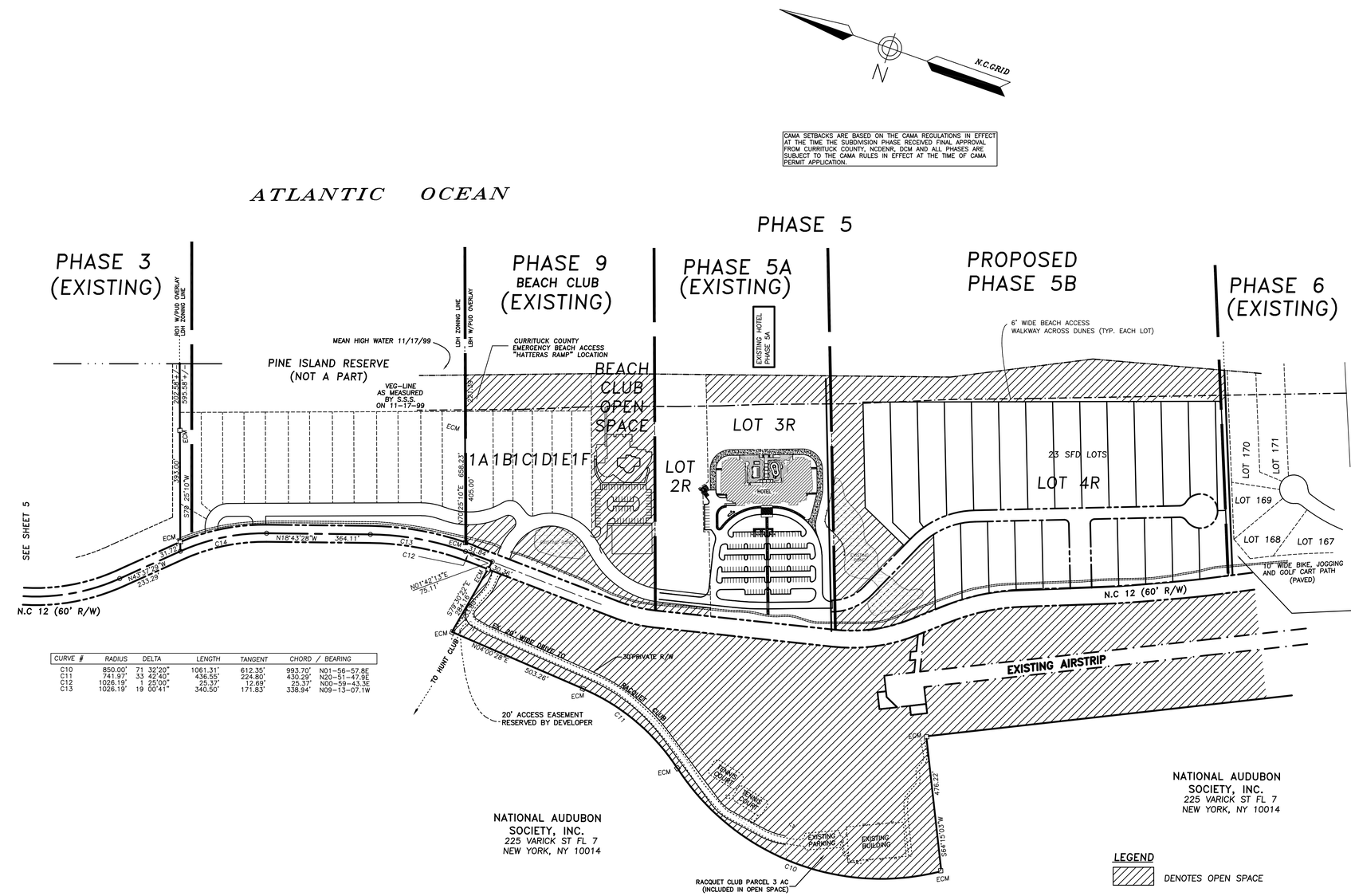
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO.	P90096
DESIGNED BY	OTHERS
DRAWN BY	DN/SB/MH
CHECKED BY	SCB/MWS
ISSUE DATE	11/06/91

SHEET NO. 3 OF 5 SHEETS

Attachment: 3 Amended Sketch Plan (PB 90-07 Pine Island, Phase 5B)

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CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C10	850.00'	71 32'20"	1061.31'	612.35'	993.70' N01-56-57.8E
C11	741.97'	33 42'40"	436.55'	224.80'	430.29' N20-51-47.9E
C12	1026.19'	1 25'00"	25.37'	12.69'	25.37' N00-59-43.3E
C13	1026.19'	19 00'41"	340.50'	171.83'	338.94' N09-13-07.1W

LOT 171
JT ANDERSON FAMILY LLC
12150 TAC CT.
MANASSAS, VA 20109

LOT 170
DANIEL S. PLACHA
LAURA C. PLACHA
103 CEDARBROOK CT.
OAKDALE, PA 15071

LOT 169
WILLIAM H. KUEHNLE
LINDA B. BRIDGEMAN
529 S LEE ST
ALEXANDRIA, VA 22314

LOT 168
ROBERT H. RICHARDSON
LAURA R. RICHARDSON
10029 INKPEN PL
ELLICOTT CITY, MD 21042

LOT 167
KATHLEEN J. PAGE TRUST
7406 WINDY HILL COURT
MCLEAN, VA 22102

OPEN SPACE
PINE ISLAND POA, INC.
C/O SEASIDE MANAGEMENT
P.O. BOX 1465
KITTY HAWK, NC 27949

PARCEL WEST OF N.C. 12 NOTES:

1. PARCEL ON WEST SIDE OF N.C. 12 WHICH CONTAINS THE EXISTING AIRSTRIP, 20' WIDE DRIVE TO RACQUET CLUB, EXISTING RACQUET CLUB, EXISTING PARKING, OUTDOOR TENNIS COURTS AND THE CONTINUOUS PROPERTY and ARE PART OF THE OPEN SPACE OR COMMON AREA.
2. DEVELOPER RESERVES A 20' PERPETUAL EASEMENT FOR ACCESS TO AND FROM HUNT CLUB

GRAPHIC SCALE
200 0 200 400
(IN FEET)
1 inch = 200 ft.

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NO.	DATE	REVISIONS
7	10/09/00	ADDRESSES ADDED
8	06/29/01	COMMERCIAL REFINEMENT
9	05/05/06	RECOMBINATION OF COMMERCIAL PROPERTY
10	05/30/06	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING
11	06/26/14	REVISED PHASE 9 & RACQUET CLUB
12	06/14/19	REVISED PHASE 5B
13	08/26/19	REVISED PER TRC REVIEW COMMENTS

PHASES 5 & 9

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

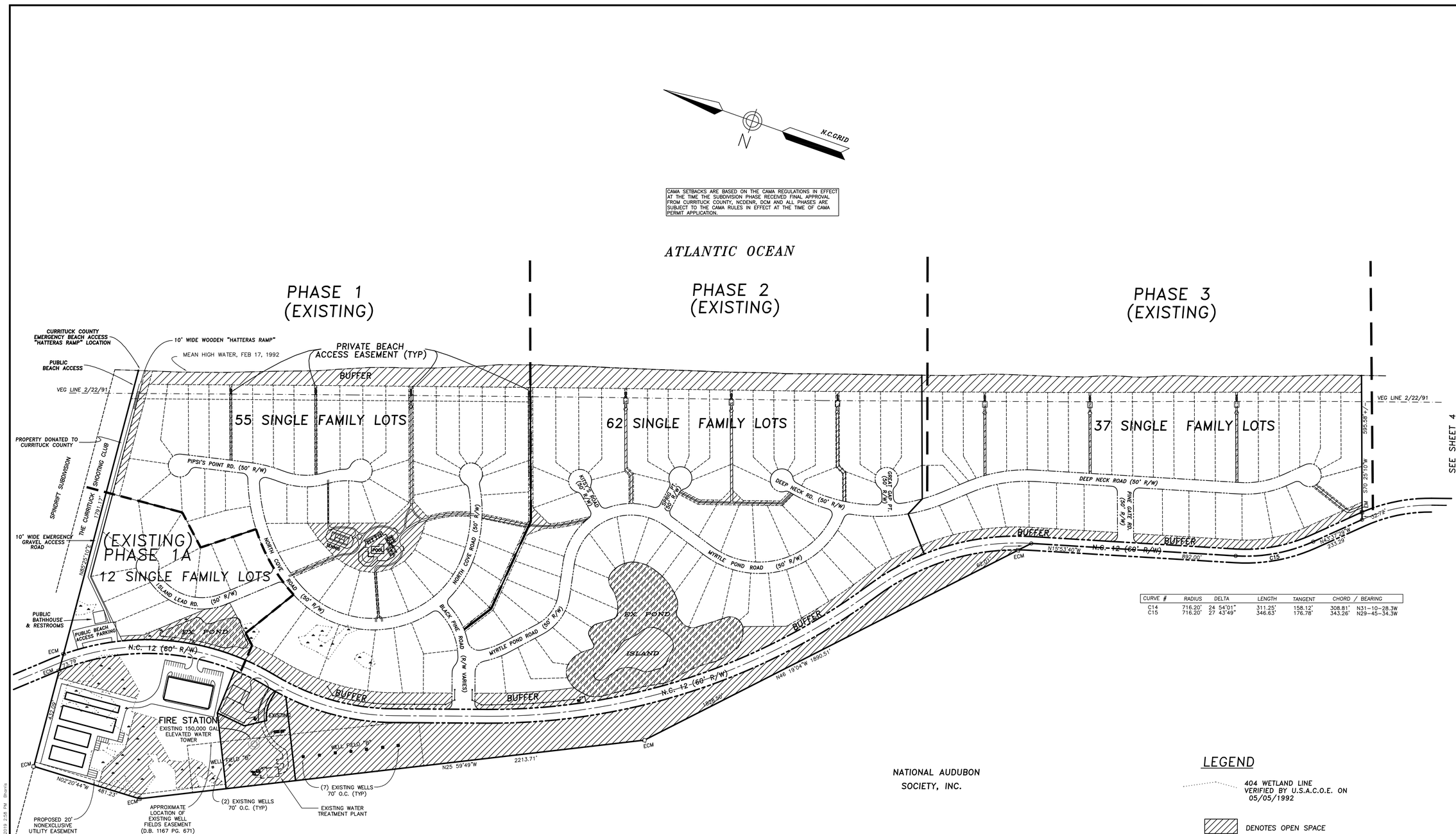
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO. P90096
DESIGNED BY OTHERS
DRAWN BY DN/SB/MH
CHECKED BY SCB/MWS
ISSUE DATE 11/06/91

SHEET NO. 4 OF 5 SHEETS

Attachment: 3 Amended Sketch Plan (PB 90-07 Pine Island, Phase 5B)

G:\1990\P90096\Drawings\Sketch Plan\P90096_ASP_2019-08-26.dwg 8/26/2019 2:59 PM Brenda



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C14	716.20'	24°54'01"	311.25'	158.12'	308.81' N31-10-28.3W
C15	716.20'	27°43'49"	346.63'	176.78'	343.26' N29-45-34.3W

LEGEND

404 WETLAND LINE VERIFIED BY U.S.A.C.O.E. ON 05/05/1992

DENOTES OPEN SPACE

EXISTING PHASE 1, 2, & 3 NOTES:

1. PHASE 1 CONSISTS OF 55 SINGLE FAMILY LOTS
2. PHASE 2 CONSISTS OF 62 SINGLE FAMILY LOTS
3. PHASE 3 CONSISTS OF 37 SINGLE FAMILY LOTS
4. PHASE 1A CONSISTS OF 12 SINGLE FAMILY LOTS

GRAPHIC SCALE
200 0 200 400
(IN FEET)
1 inch = 200 ft.

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8446 CAROLINA HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8146
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Fax: (252) 491-8146
quible@quible.com

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NO.	DATE	REVISIONS
7	07/10/95	PHASE 7 and 8 AMENDMENT
8	03/23/98	FIRE AND RESCUE AMENDMENT
9	06/26/14	ADD PH 1 COMMERCIAL AREA
10	06/03/2016	EXPAND PH 1 COMMERCIAL AREA
11	8/22/2016	REVISE PH 1 COMMERCIAL AREA PER TRC COMMENTS
12	8/29/2016	REVISE EASEMENTS PER TRC COMMENTS
13	9/19/2016	REVISE ACCESS PER OWNER

PHASES 1, 2, 3 & 1A

AMENDED SKETCH PLAN PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO.	P90096
DESIGNED BY	OTHERS
DRAWN BY	DN/SB/MH
CHECKED BY	SCB/MWS
ISSUE DATE	11/06/91

SHEET NO. 5 OF 5 SHEETS

Attachment: 3 Amended Sketch Plan (PB 90-07 Pine Island, Phase 5B)

S:\2021\21073\Dwg\Plat\21073-sketch-(23) sfd lots-plat1.dwg, 7/14/2021 10:03:39 AM, tstrader

SKETCH - (23) SFD LOTS

LOT 4R
PINE ISLAND PUD, PHASE 5

POPLAR BRANCH TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

COMMISSION NO.	P12073
DESIGNED BY	MWS
DRAWN BY	DAC/JMH
CHECKED BY	MWS
ISSUE DATE	4/11/19

SHEET NO. **1** OF 1 SHEETS

NO.	DATE	REVISIONS

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CERTIFICATION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039104 MICHAEL STRODER, JR.

REGISTERED PROFESSIONAL ENGINEER

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SINCE 1959
NC License# C-0208
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90 CHURCH STREET, SUITE B
Phone: (252) 491-4996
Fax: (252) 491-8146
Roper, (252) 793-5811
www.quible.com

NOTES:
1. PROPERTY OWNER / APPLICANT: PINE ISLAND PROPERTIES LLC (LOT 4R) 4400 SILAS CREEK PKWY, SUITE 302 WINSTON SALEM, NC 27104
2. PROPERTY IDENTIFICATION: 9942-77-8711
3. RECORDED REFERENCE: D.B. 1250, PG. 886, PC "M", SL. 146
4. PROPERTY ZONED: SINGLE-FAMILY RESIDENTIAL OUTER BANKS (SFO) W/PUD OVERLAY
5. TOTAL PROJECT AREA = 1,078,941 sq.ft. (24.77 Ac) (906,945 sq.ft. to FLSV)
6. BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THIS PLAN ARE BASED ON SURVEY BY QUIBLE & ASSOCIATES, PC., DATED 10/22/12.
7. PROPERTY LOCATED IN FIRM ZONES "VE" (11'), "AE" (4'), & "X" PANEL#: 3720994200K DATED 12/21/18. (SUBJECT TO CHANGE BY FEMA)
8. VERTICAL DATUM NAVD 88, BASED UPON RAPID STATIC GPS POST PROCESSED IN OPUS AND NCGS MONUMENT "RUK".
9. SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT APPROVED BY CURRITUCK COUNTY – (SFO)
10. ALL PLANNING AND DEVELOPMENT WORK SHALL BE IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.
11. ALL BUILDING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.

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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
50' 0 25' 50' 100'

LEGEND
- EXISTING ASPHALT PAVEMENT
- EXISTING IRON ROD
- CALCULATED POINT
- EXISTING TELEPHONE
- EXISTING CABLE
- EXISTING TRANSFORMER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CONTOUR
- FIRM ZONE BOUNDARY
- EXISTING STORMWATER PIPE
- EXISTING WATERLINE
- EXISTING FORCEMAIN
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING CABLE
- PROPOSED GATE

VICINITY MAP - PINE ISLAND
n.t.s.

CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	42.98'	3167.60'	42.98'	N 25° 22' 55" W
C2	194.76'	2034.74'	194.75'	N 22° 49' 04" W
C3	313.06'	1940.07'	312.43'	N 24° 04' 45" W
C4	94.20'	1940.07'	94.19'	N 30° 50' 24" W
C5	139.57'	5458.64'	139.22'	N 33° 50' 52" W
C6	126.66'	5458.64'	126.39'	S 15° 50' 44" E

NOTE: THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.

BEFORE YOU DIG !
CALL TOLL FREE
1-800-632-4949
NORTH CAROLINA ONE CALL

SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION

FLSW 03/01/14

FLSW 03/01/14

PROPOSED 40' R/W

PROPOSED 5' R/W

PROPOSED PEDESTRIAN ACCESS EASEMENT

NC 12 60' R/W

NF PINE ISLAND RD DB 1245, PG 401 PC "E", SL 289 ZONED: SFO

MHW (0.0')

ATLANTIC OCEAN

OPEN SPACE

BEACH ACCESS

LOT 4R

LOT 4S

LOT 4T

LOT 4U

LOT 4V

LOT 4W

LOT 4X

LOT 4Y

LOT 4Z

LOT 4A

LOT 4B

LOT 4C

LOT 4D

LOT 4E

LOT 4F

LOT 4G

LOT 4H

LOT 4I

LOT 4J

LOT 4K

LOT 4L

LOT 4M

AMENITY AREA

CABANA

GOLF CART PARKING

PARKING

POND EXPANSION

BRIDGE

40' PRIVATE ACCESS EASEMENT

CLEAR OPENING (MIN. 20' GATE)

PROPOSED 20' WATER EASEMENT

PROPOSED 20' SEWER EASEMENT

PROPOSED 5' MULTI-USE PATH

PROPOSED 6' WOOD PRIVACY FENCE

PROPOSED 6' VINYL COATED CHAIN LINK FENCE

Currituck County
Department of Planning and Community Development
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026

MEMORANDUM

To: Michael Strader, Quible & Associates

From: Jennie Turner, Planner II

Date: August 15, 2019
Revised August 16, 2019 with engineering comments

Re: PB90-07 Pine Island PUD – Amended Sketch Plan/Use Permit
PB04-16 Turnpike Properties - Amended Use Permit - Airport

Planning, Jennie Turner 252-232-6031
Reviewed

1. Summary Data Table
    a. Describe unaccounted area 1.8 acres.
    b. Describe change to development area of Lot 4R
        i. 16.9 acres to 13.2 acres
        ii. Is the balance counted toward open space? How much open space proposed on Lot 4R?
    c. Clarify “double counted” comment on table as it pertains to Lot 2R
2. The subdivision plan will be reviewed in detail after ASP application is processed and heard by BOC. Preliminary comments:
    a. Provide recent FLSNV on site plan.
    b. Fee in Lieu applies.
    c. Is a sidewalk proposed along oceanfront side of street in addition to the one proposed along NC12?
    d. UDO Chapters 5, 6 and 7 apply.
3. Submit separate use permit application with findings of fact and site plan for the request to amend the airport use permit. This will be a separate hearing by the BOC.

Currituck County Engineer, Eric Weatherly 252-232-6035
Approval with corrections

* Meet the stormwater requirements of section 7.3 of the UDO
* Loop the proposed water main where possible
* Roads and bridge to be built to DOT standards

Currituck County Building Code Official, Rick Godsey, 252-232-6020
Approved
Amenity is required to be on an accessible route.
Bridge to meet DOT regulations.
Verify if CBU is required by Postal Service.

Attachment: 5 TRC Comments Pine Island ASP Airport UP 9_15_2019 (PB 90-07 Pine Island, Phase 5B)

Fire hydrants will be required to be within 500 feet of all street frontage lots.

NC DEQ-Division of Coastal Management, Charlan Owens 252-264-3901
Reviewed
• DCM has no comments on the Amended Sketch Plan/Use Permit. The project will be reevaluated when site preparation and/or site improvements are proposed.

Southern Outer Banks Water, Benjie Carawan 252-453-2620
Reviewed
No comments until the utilities are introduced.

Currituck County GIS, Harry Lee 252-232-2034
Reviewed
None

Albemarle Regional Health Services, Joe Hobbs 252-232-6603
Reviewed
*DEVELOPER NEEDS TO OBTAIN WASTEWATER TREATMENT AND DISPOSAL APPROVAL FOR EACH LOT THAT MAKES UP THIS PROPOSED SUB-DIVISION IN WRITING FROM THE NC DEPT. OF WATER QUALITY (WASHINGTON REGIONAL OFFICE-252-946-6481). THANK YOU.

Currituck County Parks and Recreation, Jason Weeks, 252-232-3007
No comment

The following items are necessary for resubmittal:

- 3 - full size copies of revised plans.
- 1- 8.5”x11” copy of all revised plans.
- 1- PDF digital copy of all revised or new documents and plans.

Attachment: 5 TRC Comments Pine Island ASP Airport UP 9_15_2019 (PB 90-07 Pine Island, Phase 5B)

Quible

Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

August 26, 2019

Ms. Jennie Turner
Currituck County Planning and Community Development
P.O. Box 73
Currituck, NC 27927

Re: **Amended Sketch Plan/Use Permit for Pine Island PUD (PB 90-07)**
Amended Use Permit for Turnpike Properties Airport (PB 04-16)
Parcel Identification Nos. 0128000002H0000 and 0128000002L0000
Corolla, Currituck County, North Carolina

Dear Ms. Turner:

Thank you for your review comments received for the August 25, 2019 TRC meeting for the above referenced project. On behalf of Turnpike Properties, LLC, Quible & Associates, P.C. hereby submit for your review the following documentation for the Pine Island PUD Amended Sketch Plan/Use Permit and Airport Amended Use Permit.

- Signed Use Permit Application form for Airport
- Exhibit A - Airport Use Permit Amendment
- Three (3) Full-Size (24"x36") Copies of Revised Amended Sketch Plans
- Ten (10) 11"x17" Copies of Revised Amended Sketch Plans
- One (1) 8.5"x11" Copy of the Revised Amended Sketch Plan
- One (1) PDF copy of revised Amended Sketch Plans and documents.

Please find our responses to your review comments below. A copy of the TRC review comments is enclosed for your reference.

Planning, Jennie Turner:

1. Summary Data Table on PUD ASP Cover Sheet:

a.& b. The PUD Summary Data Table has been updated to reflect the proposed Lot 4R development area, airstrip development area, and open space. Please refer to the enclosed ASP, but please acknowledge the following proposed changes:

	previously approved 2016 ASP	proposed 2019 ASP
Lot 4R development Area	+/-16.9 AC	+/-18.3 AC
Airstrip development Area	+/-4.5 AC	+/-4.6 AC
Total Open Space Area	+/-137.65 AC	+/-137.95 AC
Total Open Space Percentage	+/-37.57%	+/-37.67%
Lot 4R – Commercial (Villas)	+/-16.9 AC	0 AC
Total Commercial Area	+/-35.37 AC	+/-18.47 AC

Attachment: 6 Applicant TRC Response (PB 90-07 Pine Island, Phase 5B)

Density	1.02 Units/AC	0.87 Units/AC
Lot 4R Density	60 – 3-BR units	23 SFD units

As seen when comparing the previously approved ASP with the current proposal, the overall density of the PUD decreases, and overall open space increases.

c. Lot 2R continues to be counted as commercial development area, in addition to be counted as a SFD unit within the residential density.

2. Preliminary subdivision plan comments:

   a. Acknowledged. A current FLSV will be established during the preliminary plat design/review process. Please acknowledge, however, the FLSNV dated 3/19/2014 shown on the 23 SFD Lot Sketch Plan for the purposes of planning.

   b. Acknowledged. Upon our review of Section 6.5 of the UDO, we would appreciate an anticipated Fee in Lieu to compare with our accounting of 0.5865 acres of recreation and park area dedication requirement.

   c. Yes, a sidewalk is proposed along the east/oceanfront side of the proposed street to accompany the existing walk along NC 12. Given the public feedback received during the community meeting, we do not anticipate connecting the NC 12 walk at the southern end of the development.

   d. Acknowledged that UDO Chapters 5, 6, and 7 apply; will be accounted for during preliminary plat design/review process.

3. Please refer to the enclosed additional, separate use permit application for the amended airport use permit request. Please refer to the enclosed Exhibit to document our discussion regarding the additional pavement area that has been added since the previously approved airport use permit dated 2004.

   It is very important to reiterate our understanding that this request to amend the airport use permit is separate from the request to amend the sketch plan and use permit for the Pine Island PUD (Phase 5B development plan project). It is our further understanding that these two separate processes may run concurrently with the request to amend the sketch plan and use permit of Pine Island PUD to occur immediately prior to the request to amend the airport use permit.

   In addition, it shall be understood that the Applicant's request to amend the airport use permit is purely to "clean-up" the finding that some additional pavement areas occurred after the 2004 airport use permit. These findings were discovered during the Pine Island PUD ASP pre-application meeting, and it has been agreed upon to rectify this additional area by adding it to the airport use area while reducing the open space area accordingly. Finally, it shall be noted that if this separate "housekeeping" use permit amendment request is denied, the Applicant agrees to remove the asphalt area in question (highlighted in yellow on the enclosed Exhibit).

Attachment: 6 Applicant TRC Response (PB 90-07 Pine Island, Phase 5B)

Currituck County Engineer, Eric Weatherly

1. Acknowledged. It is the intent of the Applicant to utilize the existing permitted stormwater facility and expand upon the wet retention basin, incorporating conveyance as necessary to fulfill both the State and County storage requirements.
2. Acknowledged. The Applicant agrees to accommodate water main looping into the County's existing water distribution system were feasible. This will be shown during the preliminary plat review process.
3. Acknowledged. Roadways and bridge (or wet pond crossing) will be designed to meet DOT Standards.

Currituck County Building Code Official, Rick Godsey:

1. Acknowledged. The Applicant's intent is to provide ADA accessibility to the subdivision's amenity and CBU (assuming the Postal Service will require a CBU).
2. Acknowledged. The proposed bridge, or wet pond crossing, will be designed to meet DOT Regulations.
3. Acknowledged that fire hydrants will be required within 500 feet of all street frontage lots; these will be incorporated into the water main plans.

NC DEQ Division of Coastal Management, Charlan Owens:

1. No comments.

Southern Outer Banks Water, Benjie Carawan:

1. No comments.

Currituck County GIS, Harry Lee:

1. No comments.

Albemarle Regional Health Services, Joe Hobbs:

1. Acknowledged. PICCWWTP, LLC has wastewater allocation for the development and will provide a commitment to service letter accordingly.

Currituck County Parks and Recreation, Jason Weeks:

1. No comment.

Please review the enclosed documentation and provide a supportive Staff Analysis for the September 16, 2019 Board of Commissioners agenda, if appropriate. Please do not hesitate to

Attachment: 6 Applicant TRC Response (PB 90-07 Pine Island, Phase 5B)

contact me at 252.491.8147 or mstrader@quible.com if you have any questions, comments or requests for additional information.

Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

encl.: as stated
cc: Rolf Blizzard, Turnpike Properties, LLC

Attachment: 6 Applicant TRC Response (PB 90-07 Pine Island, Phase 5B)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

July 19, 2019

Ms. Jennie Turner
Currituck County Planning and Community Development
P.O. Box 73
Currituck, NC 27927

RE: **Community Meeting Report**
Use Permit Application and Amended Sketch Plan for Pine Island PUD
Parcel ID Nos. 0128000002H0000 and 0128000002L0000
Corolla, Currituck County, NC

Ms. Turner,

A community meeting for the proposed Use Permit Application and Amended Sketch Plan of the above referenced parcels within Pine Island PUD was held on Wednesday, July 10, 2019 at 10:00 a.m. in the Pine Island Racquet Club in Corolla. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of Turnpike Properties, LLC, with representatives from Turnpike Properties, LLC, Currituck County, and Pine Island POA in attendance.

Purpose

The purpose of the meeting was to inform the community in the vicinity of the subject parcels of the intent to amend the sketch plan and use permit to allow for changing the Lot 4R within Phase 5B of the PUD from the previously approved 60 Villas and Retail Commercial Development to accommodate twenty-three (23) single-family dwelling lots. The proposed change would be a decrease in the density from 340 units, or 1.02 units/acre, down to 303 units, or 0.87 units/acre. In addition, the meeting was to inform the community that the Commercial Development Area and Open Space within the Airstrip parcel would be updated to reflect current conditions. It was clarified that no further changes or physical improvements are proposed at the Airstrip. In doing so, the Commercial Development Area would increase from 4.5 acres to 4.8 acres, and the Open Space reduced within the Airstrip accordingly (while overall Open Space increase due to the additional Open Space proposed within Phase 5B).

Meeting synopsis

The Pine Island Racquet Club was opened to the public at approximately 9:45 a.m. and attendees began arriving shortly thereafter. Prior to beginning the community meeting, an "Open House" viewing of the Amended Sketch Plan and Lot 4R Sketch, along with the Use Permit Application, surrounding property owner notification letters, County Use Permit Review Procedures, and County Application Submittal Schedule were available to the public. The exhibits were mounted on poster boards and placed on an easel for ease of viewing.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the check in table and were advised to please utilize the provided comment sheets to remit

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

comments. Attendees were also advised that comments could be received by Quible & Associates, P.C. either by email or telephone, and Rolf Blizzard, with Turnpike Properties, LLC, offered his contact information to address questions or concerns.

At 10:00 am a presentation of the proposed amendment to the uses and site development was provided by Quible & Associates. A copy of the agenda was distributed to everyone in attendance and the sign-in sheet was routed throughout the room. The presentation setting was as casual as possible and loosely followed the Agenda (Exhibit 1), to allow for a comfortable atmosphere letting the community to ask questions throughout the meeting.

Quible & Associates (Michael W. Strader, Jr., P.E.) introduced the Owner Representative (Rolf Blizzard with Turnpike Properties, LLC), the County Representative (Jenny Turner), and Pine Island POA Representatives (Jeff Shields and Roger Crafe) and began with a brief discussion about the County procedures for reviewing and approving the proposed project and purpose for the community meeting and the proposed development.

The parcels proposed for use permit amendments, subdivision, open space and commercial area reallocation were described and identified on the exhibits. The proposed amended sketch plan, sketches and use permit application were described as being in compliance with the current Currituck County UDO PUD requirements and in keeping with the surrounding neighborhoods and County Land Use Plan.

Throughout the presentation, the floor was open for questions and comments from the audience. Comments and questions received during the meeting were as follows:

1. A question was raised about the size of the proposed homes within Phase 5B. The requestor clarified by asking if the proposed homes would be like the homes along Longfellow Cove to the south or have a size restriction like the POA. Mr. Blizzard explained that Phase 5B is not within the POA, that the proposed houses have not yet been designed, and that he wished to be as transparent as possible with everyone without being held, or locked into, the concepts being discussed. Mr. Blizzard briefly described the history of the Pine Island PUD and the members involved and went on to state that he does represent the developer whom is developing the land for profit, but to also create a new section of homes that they'll be proud of. Mr. Blizzard stated that although they are not a part of the Pine Island POA, they still intend to prepare Covenants and Restrictions to maintain a high level of quality of the developed lots.

   Mr. Strader explained that the dimensional standards, including but not limited to areas of environmental concern, minimum building setbacks, lot coverage, parking, wastewater capacity, and needed fire flow relative to the available fire flow and other NC Fire Code requirements would limit the size houses on the proposed lots. Mr. Blizzard explained that although he does not want to be locked into any particular size house or number of bedrooms, 16-bedrooms is currently the top end of the market and that the current market seems to be saturated of houses larger than 16-bedroom. He does not feel that the current market lends itself to houses quite that size, but wanted all to recognize that specifying the number of bedrooms is not something he wants to do, but rather the remaining wastewater capacity will limit the number of bedrooms.

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

2. A question was raised about how tall the houses may be. Mr. Strader explained that proposed structures must not exceed the County's maximum allowable height of 35 feet, height measurement as defined by the County's UDO. Ms. Newbern explained how the County defines height, measured from the finished average grade to the mean elevation of the roof.

3. A question was raised about side yard setbacks. Mr. Strader stated that side yard setbacks are currently 10 feet, with Ms. Turner confirming. Mr. Blizzard explained the idea behind having the oceanfront houses fairly centered within their lots allowing for the non-oceanfront lots to have an opportunity for ocean views between the oceanfront houses. In doing so, Mr. Blizzard did not foresee proposed houses being proposed within close proximity to side property lines. Mr. Strader went on to explain that NC Fire Code will also dictate how close the structures may be.

4. Someone stated that there was not much buffer along the southern property line. Mr. Blizzard pointed out the proposed pedestrian access easement located within open space along the southern border of Phase 5B. A follow-up question was posed about whether a walkway may remove the existing buffer and vegetation within the northern open space of Phase 6 (development located south of Phase 5B). Mr. Strader and Mr. Blizzard responded that no land associated with Phase 6 open space would be disturbed, as that is off the subject property, and clarified that the proposed pedestrian access easement and the associated open space was completely within Lot 4R.

5. A question was posed asking how many lots were being proposed. Mr. Strader responded that 23 single family dwelling (SFD) lots are proposed within Phase 5B.

6. A question was posed asking how wide the proposed lots would be. Mr. Strader responded that the proposed lots are 95' width. This width was compared with lots developed as part of Pine Island Reserve (75'-80') and Pine Island Phase 9, as well as existing Pine Island POA neighborhoods and found to be consistently wider.

7. A question was asked inquiring where access to the beach was located and whether it was open to the public. Mr. Blizzard explained that the Phase 5B development is proposed to be gated, limited entry, with a beach access amenity located along the north end of the development and a buffered pedestrian trail along the south end. A follow-up question was posed asking the likelihood of the County requiring a public beach access. Ms. Turner responded that it was not likely that the County would require such a public beach access.

8. A question was posed about how stormwater is going to be handled. Mr. Blizzard explained that there is an existing permitted wet retention basin that currently serves as stormwater management for the hotel and Lot 4R, and stated that improvements may be made to expand upon the permitted basin to account for increased runoff. Mr. Strader explained that the idea is to provide on-site stormwater management via a permitted stormwater control measure in order to account for an up to 15% increase in the maximum allowable lot coverage of the SFD lots.

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

9. Someone mentioned previous break-ins into the Lot 170 house within Phase 6 (southern adjoiner). Mr. Blizzard stated that there would be no connection from the proposed southern pedestrian beach access to the southern property, nor would there be a connection from the existing walkway along NC 12 directly to the proposed southern pedestrian beach access. Someone in the audience mentioned that the existing vacant parcel has the potential to harbor a thief and that developing the parcel may actually have a positive impact to security.

10. Someone requested that the developer please respect a buffer along the southern border of Phase 5B and someone else asked if the vegetated buffer along NC 12 would be removed. Mr. Blizzard stated that existing vegetation along the southern property line will be preserved where feasible and he stated that the idea of maintaining Russian Olives along the walkway would be desirable, and that although they require maintenance, they offer a nice buffer. Mr. Blizzard stated that it was not anticipated to remove any existing vegetation between the existing walkway along NC 12 and the highway.

11. A question was raised asking if a Builder had been selected. Mr. Blizzard explained that Turnpike also owns a property management company and that the current idea is not to develop lots to be sold to Builders, but rather hold onto the lots and develop them over time utilizing their own, selected Builder. He stated that Renaissance Construction had developed a couple of previous houses for Turnpike and offered their locations to observe the quality of home being constructed. Mr. Blizzard went on to describe how he could potentially foresee the development being constructed, with two oceanfront lots being constructed concurrently during the initial year, and upon completion, follow-up with one oceanfront and one non-oceanfront home being constructed concurrently, potentially allowing for a 10 year build-out plan (while reminding all that he was being transparent and market could dictate changes).

12. A question was posed about whether the development would be built out at once or phased. Mr. Blizzard stated that they did want to keep open the possibility of phasing the construction but would work closely with the County on any potential phasing. Someone mentioned that they'd rather see all the construction occur at once so that the disturbance is minimized to a single occurrence rather than a repeated event.

13. Someone mentioned that dump trucks can't navigate cul-de-sacs. Mr. Blizzard stated that the proposed cul-de-sac would be constructed in accordance with NCDOT and Currituck County requirements and that the County Fire Trucks will be able to navigate the cul-de-sac. He also mentioned that any gates installed would meet the fire clearance and opening requirements.

14. Jeff Shields, Pine Island POA, jumped in and stated that this same information has been discussed at Board meetings over two years and that it has been known that a development was coming and discussions have been occurring with Turnpike. Mr. Shields stated that the current proposed plan was a better plan that the currently approved sketch plan.

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

15. Mr. Blizzard described how much thought he has put into how best to develop the subject property, while having numerous sketch plans prepared that offered more lots and denser configurations. He showed an old sketch plan that consisted of more SFD lots and condominium buildings that had been submitted to the County and halted before being presented to a Board. He described how he cut a portion of the existing Phase 6 neighborhood and pasted into the vacant subject parcel and found that it yielded 24 lots, while reminding of the proposed 23 lots. Essentially, the goal has been to come up with a development plan that fit in best with the surrounding neighborhoods and overall PUD while also allowing for the lots to be developed for profit.

16. A question was raised whether the development could be centered and maintain the same number of lots. Mr. Blizzard showed that no, the development cannot be centered because of the existing pond to the north and that a lot would be lost. The requester agreed that no relocation of the pond should be considered.

17. Someone mentioned an existing community path for soundside residents to access the beach, referred to as "Beach Access #11", and requested that the developer consider trying to do something similar. Mr. Blizzard agreed to try to provide a low-key, vegetated pathway for the new southern beach access within Phase 5B.

18. Someone asked if there may be a community pool amenity. Mr. Blizzard stated that a community swimming pool was not in the plan, as each individual lot is likely capable of having its own swimming pool.

19. A question was posed about what changes were being proposed at the Airstrip. Mr. Blizzard provided some background on the Airstrip and how it had been run in the past and currently. He added that some pavement had been installed at the north end of the airstrip and for some parking spaces and drive connection to NC 12, and that the amended sketch plan had not been updated, reviewed and approved by the County. He clarified that there were no physical improvements being proposed in this application but rather a "clean-up" of the amended sketch plan and use permit to correct the commercial area and open space allocations properly to reflect that the paved areas are part of the airstrip commercial area and not counted towards open space. A follow-up question was posed inquiring whether lights were being proposed at the airstrip. Mr. Blizzard responded that no lights were being proposed.

20. Someone asked if all of the permits were in place for the proposed Phase 5B improvements. Mr. Blizzard responded that no, permits were not in place, and that Mr. Strader could explain the process later.

21. Someone asked about the airstrip runway being blocked off. Mr. Blizzard replied that the airstrip was not blocked off, that it is a private runway and may be utilized with prior permission or in the event of an emergency.

22. A question was posed about whether there would be design considerations for the houses, such as building materials. Mr. Blizzard stated that there would be restrictive covenants prepared and recorded. He further explained that the idea would be to have

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

white cedar unpainted, old Nags Head style, with white trim, but that is still being decided.

23. Someone asked if the houses would only be 10' from the side property lines. Mr. Blizzard stated that no, the 10' setback is the County's minimum side yard setback from property lines, but that Needed Fire Flow (NFF) would likely increase the required separation between structures, and furthermore the developer's desire to provide greater separation between oceanfront lots to allow non-oceanfront lots the potential for ocean views would increase the separation between the houses.

24. A question was asked whether the new homes would become a part of the Pine Island POA. Mr. Blizzard stated that no, the intent is to maintain a separate Association to provide a unique experience.

25. A question was posed about whether there is a report available from the WWTP. Mr. Blizzard stated that yes, an annual report is available.

26. Someone asked, "what are the next steps?" Mr. Strader explained the County review and approval process and the necessary steps for the project to be designed, permitted, and constructed. It was explained that a pre-application meeting occurred with County Staff, the purpose of the community meeting was reiterated, and it was explained that the intent is to submit the Use Permit and Amended Sketch Plan application package by the July 25th submittal deadline in order to facilitate an August 21st TRC meeting and September 16th Board review. It was explained that once the Use Permit and ASP amendments are approved, that further design and permitting will occur, including obtaining State Permits, submitting preliminary plat to the County for review, and ultimately Construction Drawings to the County for review and approval prior to any construction commencing. The review by regulatory agencies of the ASP/Use Permit application as well as the preliminary plat and construction drawings was reiterated by Ms. Turner.

27. A comment was made by someone that the project alone is not bothersome, but the addition to what's now existing (existing homes/neighborhoods) is new to all, thus the questions.

28. Someone reiterated their desire requesting that the developer keep existing vegetation along the front and south of the development to maintain existing aesthetics and to help provide a sound buffer.

29. Someone asked if the oceanfront lots would have individual beach accesses. Mr. Blizzard confirmed that yes, the oceanfront lots will have the ability to have individual beach accesses as allowed by CAMA and that a note has been included on the ASP accordingly.

Upon the conclusion of the discussions, attendees were again reminded that any further questions or comments not addressed at the meeting can be forwarded to Quible & Associates and the meeting was adjourned.

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Copies of all handouts, exhibits, and other documents available at the meeting are provided in attachments to this document.

Please do not hesitate to contact me at (252) 491-8147 or mstrader@quible.com should you have any questions and/or concerns.

Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

COMMUNITY MEETING EXHIBITS

EXHIBIT 1 : Meeting Agenda

EXHIBIT 2 : Presentation Posters – Amended Sketch Plan (Phase 5B) dated June 25, 2019, previously approved Amended Sketch Plan (Phase 5A & 5B – Three (3) Lot Subdivision) dated May 30, 2006, Lot 4R Sketch – (23) SFD Lots dated April 11, 2019

EXHIBIT 3 : Attendance Sign-In Sheet

EXHIBIT 4 : Attendee Comment Sheet

EXHIBIT 5 : Letters to Property Owners

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

EXHIBIT 1 : Meeting Agenda

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
Phone: (252) 261-3300
Fax: (252) 261-1260
Web: www.quible.com

Community Meeting for the Use Permit Application – Amended Sketch Plan for Pine Island PUD
Parcel Identification Numbers 0128000002H0000 and 0128000002L0000
Corolla, Currituck County, NC

July 10, 2019

AGENDA

1. **General Introduction**
   a. Quible & Associates, P.C.
   b. Turnpike Properties, LLC
   c. Currituck County

2. **Proposed Parcels Subject to Use Permit and Sketch Plan Amendment**
   a. 24.77 acre Lot 4R, a parcel of land located south of the Hampton Inn & Suites (located at 333 Audubon Drive) and identified by County Parcel Identification Number 0128000002H0000. This parcel is identified as Lot 4R on the recorded Amended Final Plat, Pine Island PUD – Phase 5, Tax Map 128, Parcels 2J & 2H. This parcel is currently vacant, includes an existing storm basin, pedestrian walkway, and public water line. The subject parcel is also currently designated to include 60 Villas and Retail Development as shown on the most recent approved Amended Sketch Plan. 16.9 acres of the subject parcel has been allocated toward commercial development in addition to 60 units allocated towards the density of the PUD.
   b. 53.31 acre parcel of land located on the west side of NC12 adjacent to the Racquet Club, and containing the Pine Island Airstrip identified by County Parcel Identification Number 0128000002L0000. The Airstrip currently resides on this parcel located south of the intersection of Audubon Drive, Racquet Club Drive, and on the west side of NC12 immediately across from the Hampton Inn hotel. Currently, 4.5 acres of the subject parcel have been allocated as Commercial Development Area, while the remainder is designated as Open space, on the most current approved Amended Sketch Plan.

3. **Proposed Use Amendment**
   a. Lot 4R, which will now be referred to as Pine Island South or Phase 5B, is proposed to be changed from 60 Villas and Retail Commercial Development Area to accommodate twenty-three (23) single-family lots.
      i. The proposed density would decrease from 340 units, or 1.02 units/acre, down to 303 units, or 0.87 units/acre.
   b. The Commercial Development Area and Open Space within the Airstrip parcel will be updated to reflect current conditions. No further changes or physical improvements are proposed. The Commercial Development Area will increase from the previously approved 4.5 acres to 4.8 acres, and Open Space reduced accordingly. This “housekeeping” measure will update the PUD Development Summary Data Table to include existing paved areas within the Commercial Development Area allocation.

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

4. **Land Usage**
    a. Phase 5B existing land use includes 16.9 acres of Commercial Development Area and 60 Residential Units within the vacant parcel area. The proposed use will include twenty-three (23) residential, single-family lots within an approximate 13.2 acre area. The Open Space Area will increase from the previously approved amended sketch plan.
    b. The land usage within the Airstrip Parcel will not change, but the Use Permit and Sketch Plan will be updated to allocate an additional 0.3 acres of existing paved area as Commercial Development Area, and the Open Space Area reduced respectively.

5. **PUD Summary Table**
    a. The PUD will remain in conformance with the County's Unified Development Ordinance Bulk and Dimensional Standards as specified in the Transitional Provisions in Chapter 1, Section 1.8.6, Paragraph B.(1).
        i. Density will reduce from 1.02 units/acre to 0.87 units/acre;
        ii. Open Space will increase from 37.57% to 38.52%;
        iii. Commercial Development Area will reduce from 35.37 acres to 18.47 acres.
    b. The PUD will remain in general conformance with the County's Future Land Use Plan.

6. **Development Objectives**
    a. Maintain the character of the Pine Island PUD
    b. Provide additional SFD lots to compliment the recently constructed Pine Island Phase 9 (PI Club) and Pine Island Reserve.
    c. "Clean-Up" the existing Commercial Development and Open Space Areas within the Airstrip.
    d. Promote recreational open space by maintaining and preserving additional Open Space within Phase 5B amenity area that services the Pine Island PUD community.

7. **Questions & Comments**
    a. Quible & Associates, Owner and County are available to answer questions and comments.
    b. Comments can be provided in writing on Comment Forms provided or they can be sent to Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. email at mstrader@quible.com or by phone at 252-491-8147.

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

EXHIBIT 2 : Presentation Posters
Amended Sketch Plan (Phase 5B) dated June 25, 2019, previously approved Amended Sketch Plan (Phase 5A & 5B – Three (3) Lot Subdivision) dated May 30, 2006, and Lot 4R Sketch – (23) SFD Lots dated April 11, 2019

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

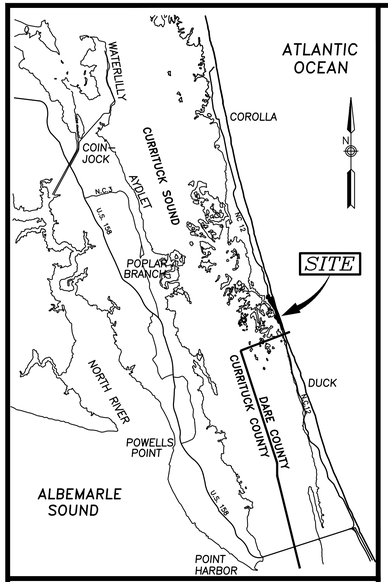
PINE ISLAND, P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

JUNE 25, 2019

AMENDED SKETCH PLAN

(PHASE 5B)



VICINITY MAP

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

GENERAL NOTES:

1. OWNERS: PINE ISLAND PROPERITES LLC (LOT 4R)
PI BEACH CLUB, LLC (LOT 1R)
PI DINER, LLC (LOT 2R)
PI OPEN SPACE, LLC (RACQUET CLUB)
TURNPIKE PROPERTIES, LLC (PH 1 COMMERCIAL)
4400 SILAS CREEK PKWY; SUITE 302
WINSTON SALEM, N.C. 27104
(336) 722-2236

ENGINEER: QUIBLE & ASSOCIATES, P.C.
P.O. DRAWER 870
KITTY HAWK, N.C. 27949
(252) 261-3300

2. RECORDED REFERENCE: DB 1092, PG 439 & DB 1088, PG 369 & 371

3. TOTAL PROJECT AREA: GROSS AREA 385.38 AC
AREA OF N.C.12 19.16 AC
NET AREA 366.22 AC

4. DENSITY:
06/90 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
11/91 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
07/6/92 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
12/20/93 APPROVED DENSITY 336 UNITS/366.22 AC. = 0.92 UNITS/AC.
07/18/94 APPROVED DENSITY 285 UNITS/366.22 AC. = 0.78 UNITS/AC.
08/07/95 APPROVED DENSITY 266 UNITS/366.22 AC. = 0.73 UNITS/AC.
08/19/96 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.75 UNITS/AC.
05/30/06 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.83 UNITS/AC.
06/14 APPROVED DENSITY 340 UNITS/366.22 AC. = .99 UNITS/AC.
06/19 PROPOSED DENSITY 303 UNITS/366.22 AC. = 0.83 UNITS/AC

CURRENT DENSITY (LESS COMMERCIAL ACREAGE):
280 SINGLE FAMILY LOTS + 60 VILLAS / [366.22 TOTAL AC. – 35.37 AC. OF COMMERCIAL] = 1.02 UNITS/AC.

PROPOSED DENSITY (LESS COMMERCIAL ACREAGE):
280 SFD LOTS + 23 SFD LOTS/ [366.22 TOTAL AC. – 18.47 AC. OF COMMERCIAL] = 0.87 UNITS/AC

5. SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT – (SFO/LB)
APPROVED BY CURRITUCK COUNTY

6. NFIP ZONE: ZONE VARIES: SHADED X, "AE" 9, "AE" 8, "AE" 7, "AE" 6, "AE" 5
"VE" 15, "VE" 14, & "VE" 12; SUBJECT TO CHANGE BY FEMA

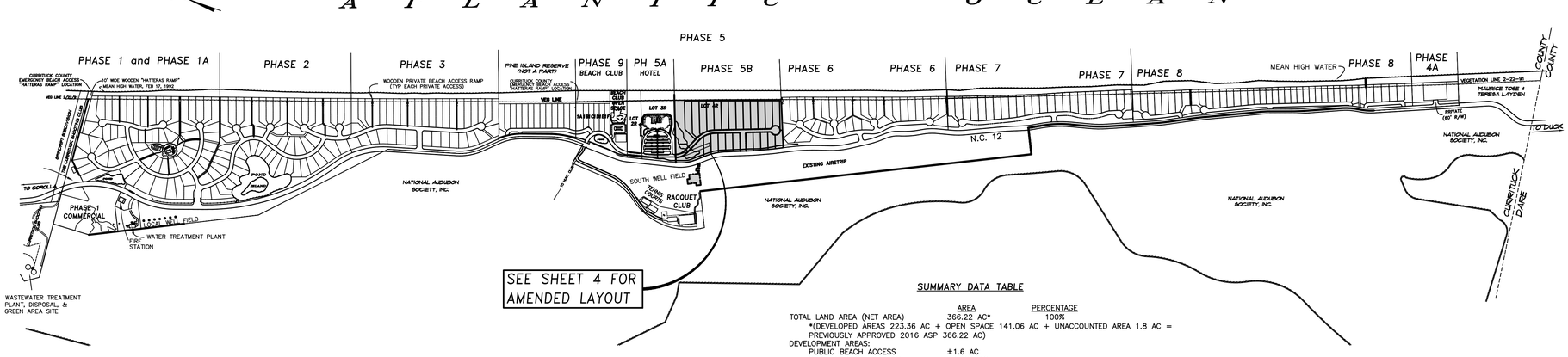
7. ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.

8. ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.

9. BIKE, JOGGING, AND GOLF CART PATH WILL BE PROVIDED THROUGHOUT DEVELOPMENT EITHER AS A PORTION OF THE INTERIOR ROADWAY SYSTEM OR ADJACENT TO THE ROADWAYS.

10. CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY, NCDENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.

11. PURPOSE: TO AMEND THE EXISTING PINE ISLAND PUD TO REALLOCATE PHASE 5B FROM THE PREVIOUSLY APPROVED 60 VILLAS TO 23 SINGLE FAMILY DWELLING (SFD) LOTS, AND ADJUST THE COMMERCIAL AREA AND OPEN SPACE WITHIN THE AIRSTRIP TO REFLECT CURRENT CONDITIONS. PLEASE ACKNOWLEDGE THAT LOT 2R CONTINUES TO BE DESIGNATED AS COMMERCIAL AREA AND COUNTED TOWARDS RESIDENTIAL UNIT DENSITY. PLEASE FURTHER ACKNOWLEDGE THAT WHILE LOT 4R HAD PREVIOUSLY BEEN COUNTED AS BOTH COMMERCIAL AREA AND RESIDENTIAL UNIT DENSITY, IT IS NOW ONLY COUNTED TOWARD RESIDENTIAL UNIT DENSITY. OPEN SPACE AND DENSITY CONTINUE TO MEET PUD REQUIREMENTS.



GRAPHIC SCALE
800 0 800 1600
(IN FEET)
1 inch = 800 ft.

SUMMARY DATA TABLE

	AREA	PERCENTAGE
TOTAL LAND AREA (NET AREA)	366.22 AC*	100%
*(DEVELOPED AREAS 223.36 AC + OPEN SPACE 141.06 AC + UNACCOUNTED AREA 1.8 AC = PREVIOUSLY APPROVED 2016 ASP 366.22 AC)		
DEVELOPMENT AREAS:		
PUBLIC BEACH ACCESS	±1.6 AC	
STREETS (INCL. N.C. 12)	±45.04 AC	
RACQUET CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
AIRSTRIP	±4.8 AC	
LOTS 1A–1F – 6 S.F. LOTS	±3.61 AC	
BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
LOT 2R – COMMERCIAL	±3.19 AC (ALSO COUNTED AS RESIDENTIAL)	
LOT 3R – COMMERCIAL (HOTEL)	±7.83 AC	
LOT 4R – (23 SFD LOTS)	±13.2 AC	
PHASE 1 COMMERCIAL	±7.45 AC	
273 SINGLE FAMILY LOTS	±135.9 AC	
FIRE STATION	±0.75 AC	
TOTAL OPEN SPACE	±141.06 AC	±38.52%
OPEN SPACE CALCULATIONS:		
PASSIVE/ACTIVE RECREATION OPEN SPACE	±131.91 AC	±93.48% OF TOTAL OPEN SPACE
REMAINING OPEN SPACE	±9.15 AC	±6.49% OF TOTAL OPEN SPACE
TOTAL COMMERCIAL	±18.47 AC	
LOT 2R – COMMERCIAL (OLD DINER/NEW SFD – DOUBLE COUNTED)	±3.19 AC	
LOT 3R – COMMERCIAL (HOTEL)	±7.83 AC	
PHASE 1 COMMERCIAL	±7.45 AC	
DENSITY: 280 SINGLE FAMILY LOTS + 23 SFD LOTS / [366.22 TOTAL AC. – 18.47 AC. OF COMMERCIAL] = 0.87 UNITS/AC.		

SHEET INDEX

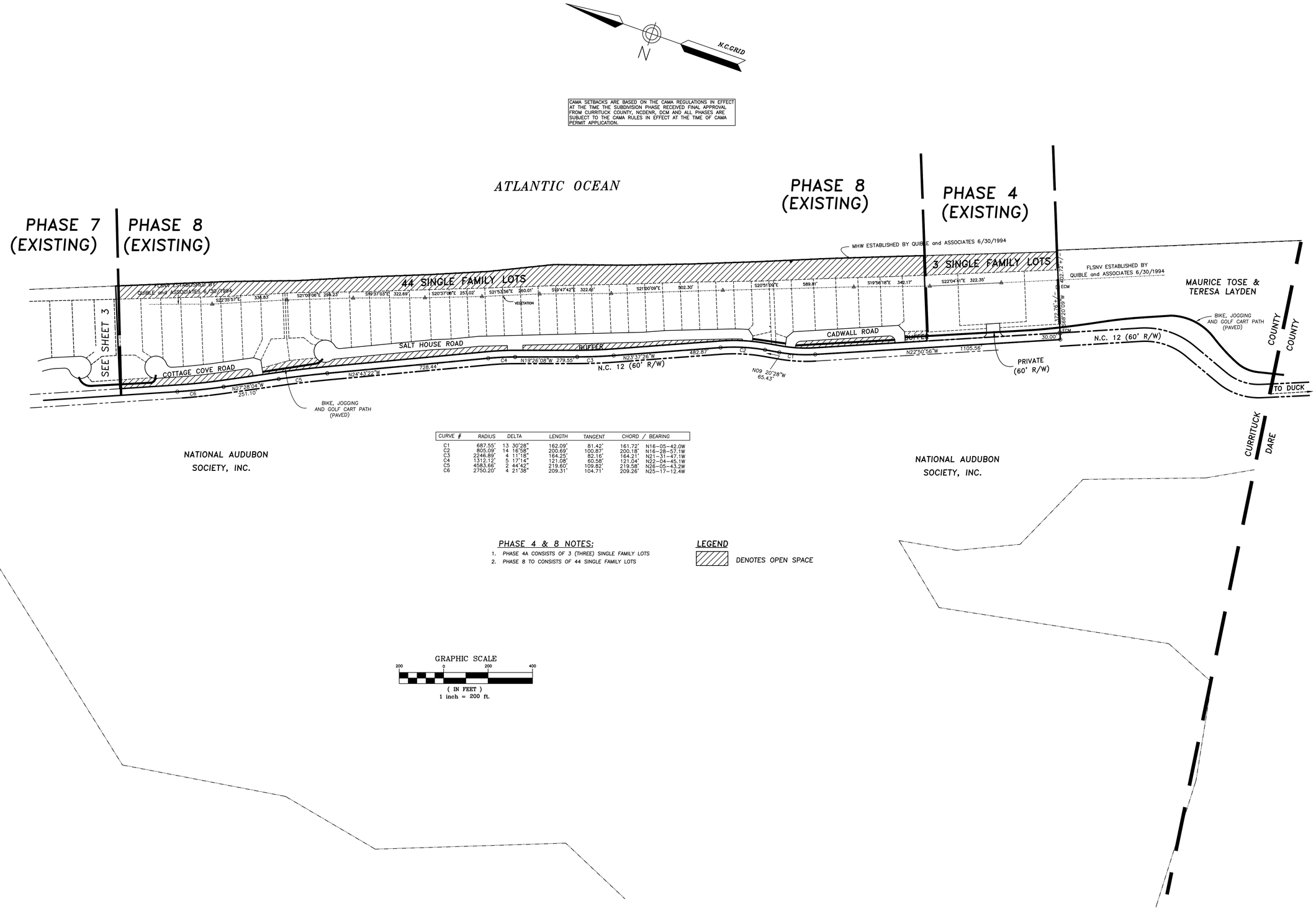
SHEET NO.	DESCRIPTION
1	COVER and SUMMARY DATA TABLE
2	PHASES 8, 4A
3	PHASES 6 & 7
4	PHASES 5 & 9
5	PHASES 1,2,3, & 1A

DEVELOPER:
TURNPIKE PROPERTIES, LLC
4400 SILAS CREEK PKWY, SUITE 302
WINSTON SALEM, N.C. 27104

NC License#: C-0208
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8466 CARATOKE HWY, POWELLS POINT, NC 27966, Phone: (252) 491-8147, Fax: (252) 491-8146, administrator@quible.com
90 CHURCH STREET, SUITE B, BLACK MOUNTAIN, NC 28711, Phone: (828) 793-0398, Fax: (252) 491-8146, administrator@quible.com
Since 1959

ISSUE DATE: 06/25/19 REVISIONS AS NOTED ON EACH SHEET

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CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C1	687.55'	13 30'28"	162.09'	81.42'	161.72' N16-05-42.0W
C2	805.09'	14 16'58"	200.69'	100.87'	200.18' N16-28-57.1W
C3	2246.89'	4 11'18"	164.25'	82.16'	164.21' N21-31-47.1W
C4	1312.12'	5 17'14"	121.08'	60.58'	121.04' N22-04-45.1W
C5	4583.66'	2 44'42"	219.60'	109.82'	219.58' N26-05-43.2W
C6	2750.20'	4 21'38"	209.31'	104.71'	209.26' N25-17-12.4W

PHASE 4 & 8 NOTES:

1. PHASE 4A CONSISTS OF 3 (THREE) SINGLE FAMILY LOTS
2. PHASE 8 TO CONSISTS OF 44 SINGLE FAMILY LOTS

LEGEND

DENOTES OPEN SPACE

GRAPHIC SCALE

200 0 200 400

(IN FEET)

1 inch = 200 ft.

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ENVIRONMENTAL SCIENCES * SURVEYING
ENGINEERING SERVICES AT A MAIN OFFICE
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POWELLS POINT, NC 27966 BLACK MOUNTAIN, NC 28711
Phone: (252) 491-8146 Phone: (828) 669-8444
Fax: (252) 491-8146
admin@quible.com

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NO.	DATE	REVISIONS
4	12/09/93	PHASE 4 AMENDMENT
5	07/06/94	PHASES 1A,4A,8B AND 6 AMENDMENT
6	07/06/94	METES & BOUNDS (VEGETATION LINE)
7	07/10/95	PHASE 7 and 8 AMENDMENT
8	03/23/98	FIRE AND RESCUE AMENDMENT
9	08/05/99	RELOCATE PHASE 4A ENTRANCE
10	05/30/06	UPDATE ADJONER ADDRESSES

PHASES 4 & 8

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

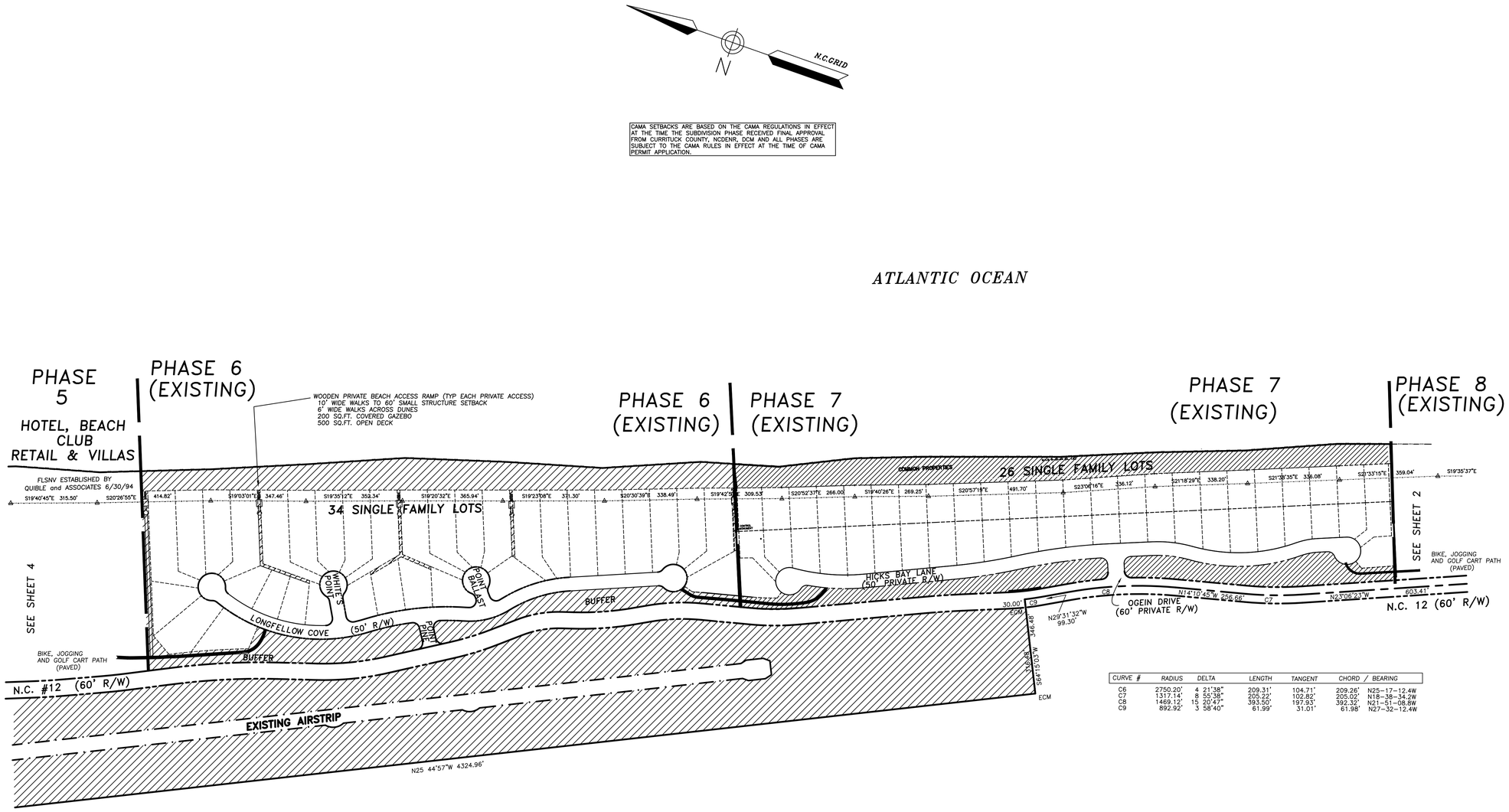
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO. P90096
DESIGNED BY OTHERS
DRAWN BY DN/SB/MH
CHECKED BY SCB/MWS
ISSUE DATE 11/06/91

SHEET NO. 2 OF 5 SHEETS

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C6	2750.20'	4 21'38"	209.31'	104.71'	209.26' N25-17-12.4W
C7	1317.14'	8 55'38"	205.22'	102.82'	205.02' N18-38-34.2W
C8	1469.12'	15 20'47"	393.50'	197.93'	392.32' N21-51-08.8W
C9	892.92'	3 58'40"	61.99'	31.01'	61.98' N27-32-12.4W

LEGEND

DENOTES OPEN SPACE

PHASE 7 & 6 NOTES:

1. PHASE 7 TO CONSISTS OF 26 SINGLE FAMILY LOTS
2. PHASE 6 TO CONSISTS OF 34 SINGLE FAMILY LOTS

GRAPHIC SCALE

200 0 200 400

(IN FEET)

1 inch = 200 ft.

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NORTH CAROLINA PROFESSIONAL SOFT ENGINEERING OFFICE
8446 CARATOKE HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8146
Fax: (252) 491-8146
quiblesurvey@quible.com
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 669-8494
Fax: (252) 491-8146
quiblesurvey@quible.com

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REVISIONS

NO.	DATE	
4	09/25/92	STORMWATER MANAGEMENT PLAN NOTES
5	12/08/93	PHASE 4 AMENDMENT
6	06/21/94	PHASE 6 & 7 AMENDMENT
7	07/06/94	PHASES 1A,4A,4B AND 6 AMENDMENT
8	07/06/94	METES & BOUNDS (VEGETATION LINE)
9	07/10/95	PHASE 7 and 8 AMENDMENT
10	03/23/98	FIRE AND RESCUE AMENDMENT

PHASES 6 & 7

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

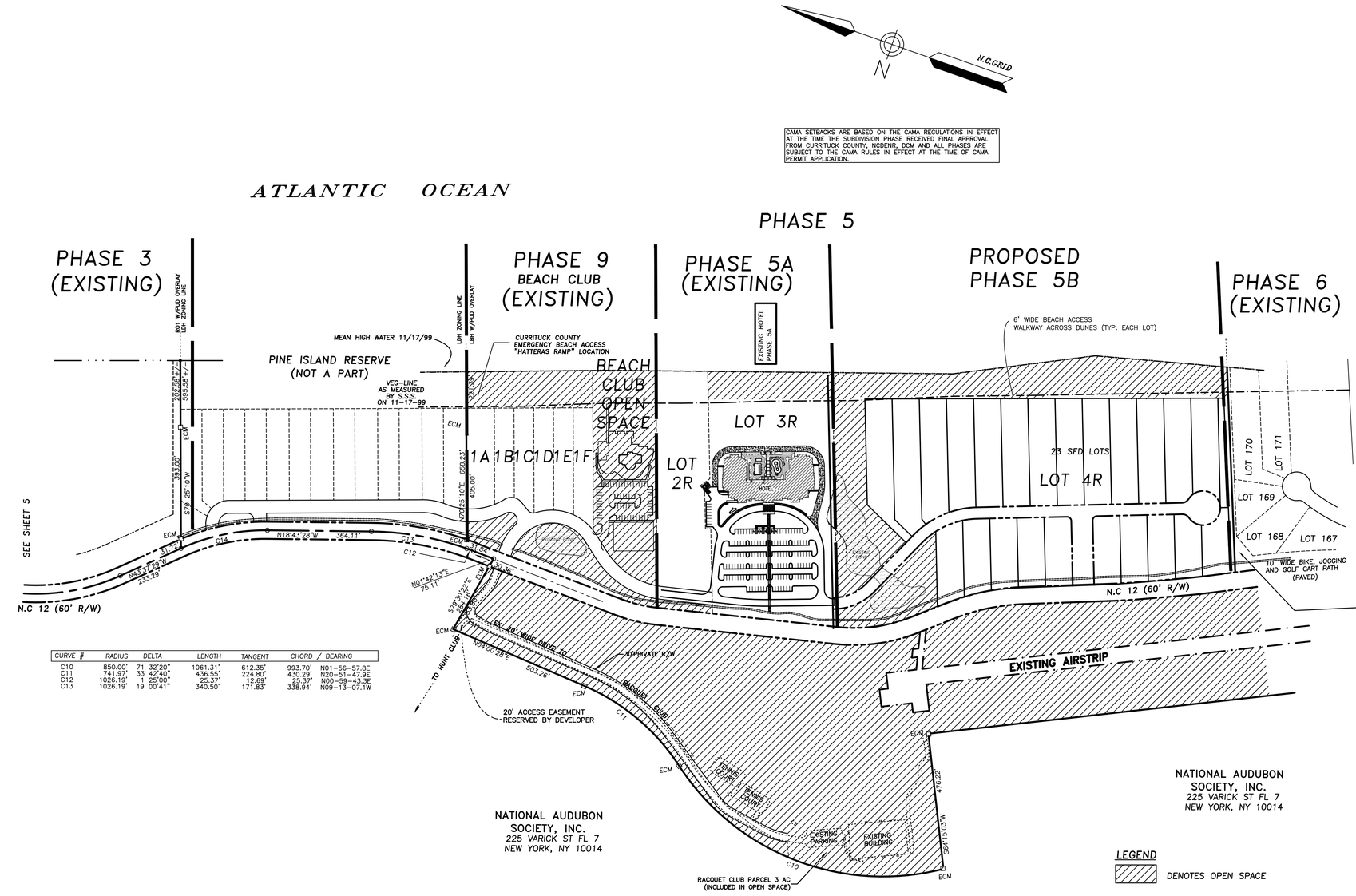
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SHEET NO. 3 OF 5 SHEETS

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C10	850.00'	71 32'20"	1061.31'	612.35'	993.70' N01-56-57.8E
C11	741.97'	33 42'40"	436.55'	224.80'	430.29' N20-51-47.9E
C12	1026.19'	1 25'00"	25.37'	12.69'	25.37' N00-59-43.3E
C13	1026.19'	19 00'41"	340.50'	171.83'	N09-13-07.1W

LOT 171
JT ANDERSON FAMILY LLC
12150 TAC CT.
MANASSAS, VA 20109

LOT 170
DANIEL S. PLACHA
LAURA C. PLACHA
103 CEDARBROOK CT.
OAKDALE, PA 15071

LOT 169
WILLIAM H. KUEHNLE
LINDA B. BRIDGEMAN
529 S LEE ST
ALEXANDRIA, VA 22314

LOT 168
ROBERT H. RICHARDSON
LAURA R. RICHARDSON
10029 INKPEN PL
ELLICOTT CITY, MD 21042

LOT 167
KATHLEEN J. PAGE TRUST
7406 WINDY HILL COURT
MCLEAN, VA 22102

OPEN SPACE
PINE ISLAND POA, INC.
C/O SEASIDE MANAGEMENT
P.O. BOX 1465
KITTY HAWK, NC 27949

LEGEND
DENOTES OPEN SPACE

PARCEL WEST OF N.C. 12 NOTES:

1. PARCEL ON WEST SIDE OF N.C. 12 WHICH CONTAINS THE EXISTING AIRSTRIP, 20' WIDE DRIVE TO RACQUET CLUB, EXISTING RACQUET CLUB, EXISTING PARKING, OUTDOOR TENNIS COURTS AND THE CONTINUOUS PROPERTY and ARE PART OF THE OPEN SPACE OR COMMON AREA.
2. DEVELOPER RESERVES A 20' PERPETUAL EASEMENT FOR ACCESS TO AND FROM HUNT CLUB

GRAPHIC SCALE
200 0 200 400
(IN FEET)
1 inch = 200 ft.

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ENVIRONMENTAL SCIENCES * SURVEYING
PROFESSIONAL SERVICES AT EACH OFFICE
8446 CARATOKE HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8146
Fax: (252) 491-8146
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BLACK MOUNTAIN, NC 28711
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quiblesurvey@outlook.com

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REVISIONS

NO.	DATE	
6	09/19/00	REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS
7	10/09/00	ADDRESSES ADDED
8	06/29/01	COMMERCIAL REFINEMENT
9	05/05/06	RECOMBINATION OF COMMERCIAL PROPERTY
10	05/30/06	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING
11	06/26/14	REVISED PHASE 9 & RACQUET CLUB
12	6/14/19	REVISED PHASE 5B

PHASES 5 & 9

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO. P90096
DESIGNED BY: OTHERS
DRAWN BY: DN/SB/MH
CHECKED BY: SCB/MWS
ISSUE DATE: 11/06/91

SHEET NO. 4 OF 5 SHEETS

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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N.C.GRID

CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY, NCDENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.

ATLANTIC OCEAN

PHASE 1 (EXISTING)

PHASE 2 (EXISTING)

PHASE 3 (EXISTING)

CURRITUCK COUNTY EMERGENCY BEACH ACCESS "HATTERAS RAMP" LOCATION

10' WIDE WOODEN "HATTERAS RAMP"

MEAN HIGH WATER, FEB 17, 1992

PRIVATE BEACH ACCESS EASEMENT (TYP)

PUBLIC BEACH ACCESS

BUFFER

VEG LINE 2/22/91

55 SINGLE FAMILY LOTS

62 SINGLE FAMILY LOTS

37 SINGLE FAMILY LOTS

PROPERTY DONATED TO CURRITUCK COUNTY

SPINDRIFT SUBDIVISION

THE CURRITUCK SHOOTING CLUB

1791.17'

PIPSI'S POINT RD. (50' R/W)

MYRTLE ROAD (50' R/W)

CYPRESS POINT (50' R/W)

DEEP NECK RD. (50' R/W)

GREAT GAP (50' R/W) PT.

DEEP NECK ROAD (50' R/W)

595.58'+/-

S70 25'10"W

10' WIDE EMERGENCY GRAVEL ACCESS ROAD

(EXISTING) PHASE 1A

12 SINGLE FAMILY LOTS

N85°29'10"E

ISLAND LEAD RD. (50' R/W)

NORTH COVE ROAD (50' R/W)

POOL

BATH

WELL

PUMP

MYRTLE POND ROAD (50' R/W)

BLACK PINE ROAD (R/W VARIES)

EX. POND

ISLAND

PHONE GATE BOX (N/F)

BUFFER

N15°51'40"W

N.C. 12 (60' R/W)

892.00'

S15

N43°37'29"W

233.29'

SEE SHEET 4

PUBLIC BATHHOUSE & RESTROOMS

PUBLIC BEACH ACCESS PARKING

ECM

N.C. 12 (60' R/W)

ECM

N32°13'29"W

179.79'

A.S.B.D.D.

FIRE STATION

EXISTING 150,000 GAL. ELEVATED WATER TOWER

EXISTING

WELL FIELD "B"

N46°19'04"W 1890.51'

1228.50'

ECM

N25°59'49"W

2213.71'

N22°20'44"W

481.23'

ECM

PROPOSED 20' NONEXCLUSIVE UTILITY EASEMENT

APPROXIMATE LOCATION OF EXISTING WELL FIELDS EASEMENT (D.B. 1167 PG. 671)

(2) EXISTING WELLS 70' O.C. (TYP)

(7) EXISTING WELLS 70' O.C. (TYP)

EXISTING WATER TREATMENT PLANT

PHASE 1 COMMERCIAL 7.5 AC

NATIONAL AUDUBON SOCIETY, INC.

CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C14	716.20'	24 54'01"	311.25'	158.12'	308.81' N31-10-28.3W
C15	716.20'	27 43'49"	346.63'	176.78'	343.26' N29-45-34.3W

LEGEND

404 WETLAND LINE VERIFIED BY U.S.A.C.O.E. ON 05/05/1992

DENOTES OPEN SPACE

EXISTING PHASE 1, 2, & 3 NOTES:

1. PHASE 1 CONSISTS OF 55 SINGLE FAMILY LOTS
2. PHASE 2 CONSISTS OF 62 SINGLE FAMILY LOTS
3. PHASE 3 CONSISTS OF 37 SINGLE FAMILY LOTS
4. PHASE 1A CONSISTS OF 12 SINGLE FAMILY LOTS

GRAPHIC SCALE

200 0 200 400

(IN FEET)

1 inch = 200 ft.

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ENVIRONMENTAL SCIENCES SURVEYING
ENGINEERING SERVICES AT ALASKA OFFICE
8446 CARATOKE HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8146
Fax: (252) 491-8148
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POWELLS POINT, NC 27966
Phone: (252) 491-8146
Fax: (252) 491-8148
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 669-8034
Fax: (252) 491-8148
quible@quible.com

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NO.	DATE	REVISIONS
7.	07/10/95	PHASE 7 and 8 AMENDMENT
8.	03/23/98	FIRE AND RESCUE AMENDMENT
9.	06/26/14	ADD PH 1 COMMERCIAL AREA
10.	06/03/2016	EXPAND PH 1 COMMERCIAL AREA
11.	8/22/2016	REVISE PH 1 COMMERCIAL AREA PER TRC COMMENTS
12.	8/29/2016	REVISE EASEMENTS PER TRC COMMENTS
13.	9/19/2016	REVISE ACCESS PER OWNER

PHASES 1, 2, 3 & 1A

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO. P90096
DESIGNED BY OTHERS
DRAWN BY DN/SB/MH
CHECKED BY SCB/MWS
ISSUE DATE 11/06/91

SHEET NO. 5 OF 5 SHEETS

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Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

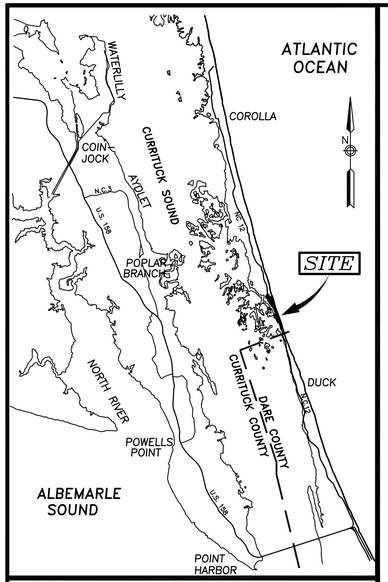
PINE ISLAND, P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

MAY 30, 2006

AMENDED SKETCH PLAN

(PHASE 5A & 5B - THREE (3) LOT SUBDIVISION)



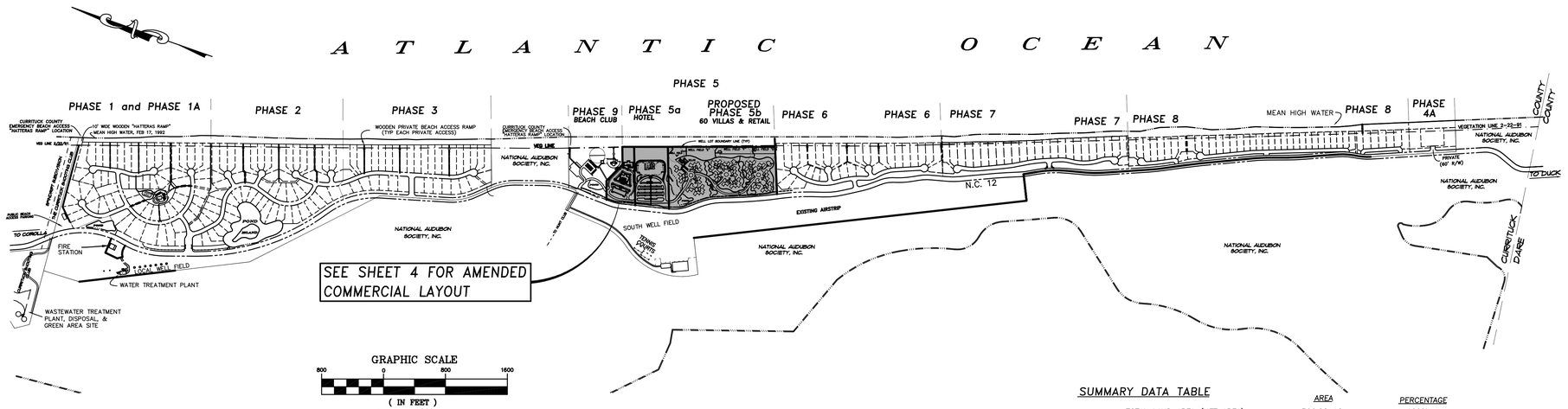
VICINITY MAP

GENERAL NOTES:

1. OWNER/DEVELOPER: TURNPIKE PROPERTIES, INC.
   1100 – C S. STRATFORD ROAD, SUITE 102
   WINSTON SALEM, N.C. 27103
   (336) 722–2236
   ENGINEER: QUIBLE & ASSOCIATES, P.C.
   P.O. DRAWER 870
   KITTY HAWK, N.C. 27949
   (252) 261–3300
2. RECORDED REFERENCE: D.B. 268, PG. 840–888
3. TOTAL PROJECT AREA: GROSS AREA 385.38 AC
   AREA OF N.C.12 19.16 AC
   NET AREA 366.22 AC
4. DENSITY:
   6/90 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
   11/91 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
   7/6/92 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
   12/20/93 APPROVED DENSITY 336 UNITS/366.22 AC. = 0.92 UNITS/AC.
   7/18/94 APPROVED DENSITY 285 UNITS/366.22 AC. = 0.78 UNITS/AC.
   8/7/95 APPROVED DENSITY 266 UNITS/366.22 AC. = 0.73 UNITS/AC.
   8/19/96 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.75 UNITS/AC.

   CURRENT DENSITY (LESS COMMERCIAL ACREAGE):
   273 SINGLE FAMILY LOTS / (366.22 TOTAL AC. – 36.62 AC. OF COMMERCIAL) = 0.83 UNITS/AC.

5. SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT – (RO1/LBH) APPROVED BY CURRITUCK COUNTY
6. NFIP ZONE: ZONE VARIES: SHADED X, AE 9, AE 8, AE 7, AE 6, AE 5 VE 15, VE 14, & VE 12; SUBJECT TO CHANGE BY FEMA
7. ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK UNIFIED DEVELOPMENT ZONING ORDINANCES.
8. ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.
9. BIKE, JOGGING, AND GOLF CART PATH WILL BE PROVIDED THROUGHOUT DEVELOPMENT EITHER AS A PORTION OF THE INTERIOR ROADWAY SYSTEM OR ADJACENT TO THE ROADWAYS.



SEE SHEET 4 FOR AMENDED COMMERCIAL LAYOUT

GRAPHIC SCALE
800 0 800 1600
(IN FEET)
1 inch = 800 ft.

SUMMARY DATA TABLE

	AREA	PERCENTAGE
TOTAL LAND AREA (NET AREA)	366.22 AC.	100%
DEVELOPMENT AREAS:		
PUBLIC BEACH ACCESS	+/–1.6 AC.	
STREETS (INCL. N.C. 12)	+/–42.6 AC.	
LBH (RACQUET CLUB)	+/–3.35 AC.	
AIRSTRIP	+/–4.5 AC.	
LOT 1 – BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
COMMERCIAL LOT 2 (REST & FUTURE RETAIL)	+/–4.49 AC.	
COMMERCIAL LOT 3 (HOTEL)	+/–7.81 AC.	
COMMERCIAL LOT 4 (VILLAS)	+/–21.98 AC.	
273 SINGLE FAMILY LOTS	+/–135.9 AC.	
FIRE STATION	+/–0.75 AC.	
TOTAL OPEN SPACE	+/–145.85 AC.	39.83%
OPEN SPACE CALCULATIONS:		
PASSIVE/ACTIVE RECREATION OPEN SPACE	+/–132.25 AC.	+/–90.7% OF TOTAL OPEN SPACE
REMAINING OPEN SPACE	+/–13.60 AC.	+/–9.30% OF TOTAL OPEN SPACE

DENSITY:
273 SINGLE FAMILY LOTS / [366.22 TOTAL AC. – (3.35–33.27 AC. OF COMMERCIAL)] = 0.83 UNITS/AC.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER and SUMMARY DATA TABLE
2	PHASES 8, 4A
3	PHASES 6 & 7
4	HOTEL AND BEACH CLUB SITE PLAN (PHASE 9 and 5)
5	PHASES 1,2,3, & 1A

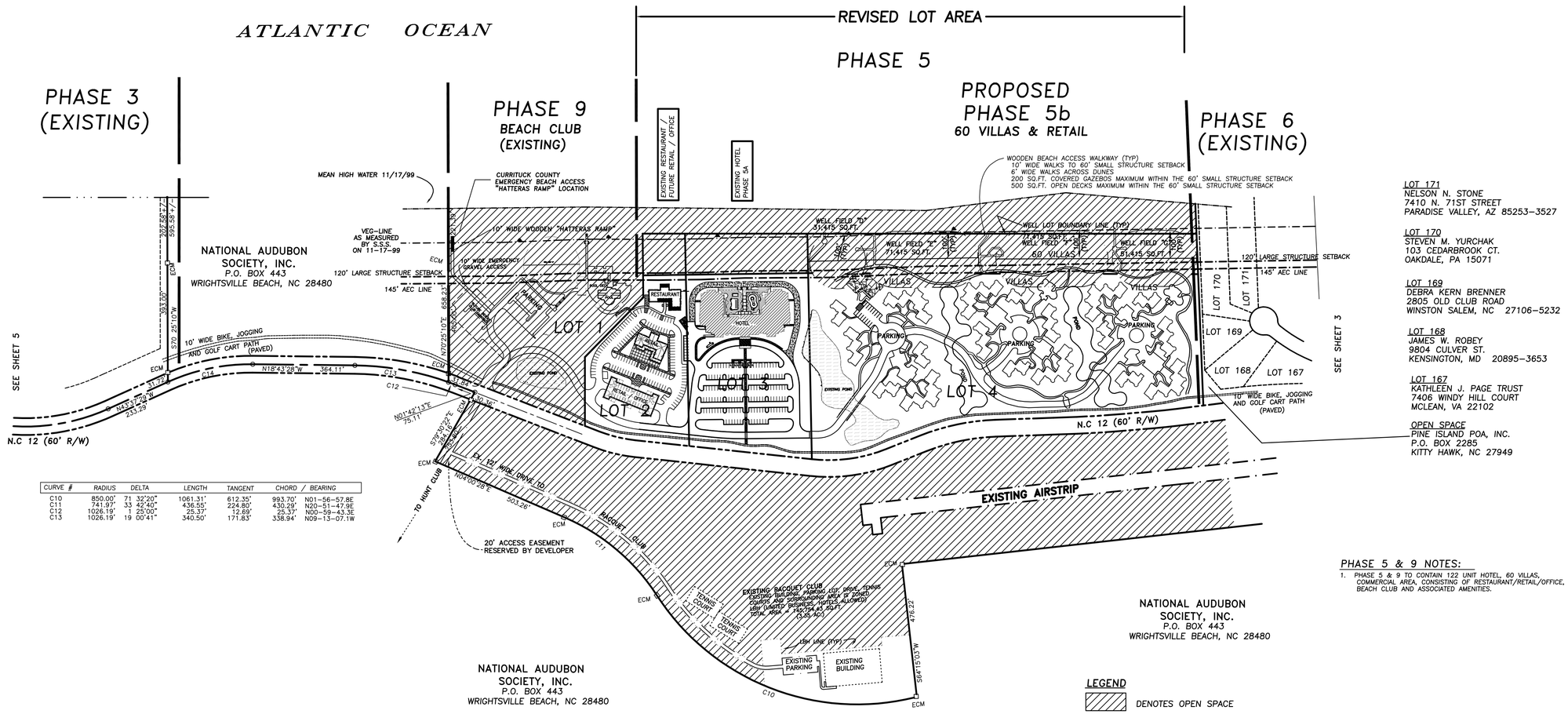
DEVELOPER:
TURNPIKE PROPERTIES, INC.
1100-C S. STRATFORD ROAD, SUITE 102
WINSTON SALEM, N.C. 27103

Quible & Associates, P.C.
ENGINEERING * PLANNING * ENVIRONMENTAL SCIENCES * SURVEYING
P.O. Drawer 870 (8 Juniper Trail) Kitty Hawk North Carolina
Phone: (252) 261–3300 Fax (252) 261–1260
E-Mail: quible@earthlink.net
Since 1959

ISSUE DATE: 5/30/06

REVISIONS AS NOTED ON EACH SHEET

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C10	850.00'	71 32'20"	1061.31'	612.35'	993.70' N01-56-57.8E
C11	741.97'	33 42'40"	436.55'	224.80'	430.29' N20-51-47.9E
C12	1026.19'	1 25'00"	25.37'	12.69'	25.37' N00-59-43.3E
C13	1026.19'	19 00'41"	340.50'	171.83'	338.94' N09-13-07.1W

LOT 171
NELSON N. STONE
7410 N. 71ST STREET
PARADISE VALLEY, AZ 85253-3527

LOT 170
STEVEN M. YURCHAK
103 CEDARBROOK CT.
OAKDALE, PA 15071

LOT 169
DEBRA KERN BRENNER
2805 OLD CLUB ROAD
WINSTON SALEM, NC 27106-5232

LOT 168
JAMES W. ROBEY
9804 CULVER ST.
KENSINGTON, MD 20895-3653

LOT 167
KATHLEEN J. PAGE TRUST
7406 WINDY HILL COURT
MCLEAN, VA 22102

OPEN SPACE
PINE ISLAND POA, INC.
P.O. BOX 2285
KITTY HAWK, NC 27949

PHASE 5 & 9 NOTES:

1. PHASE 5 & 9 TO CONTAIN 122 UNIT HOTEL, 60 VILLAS, COMMERCIAL AREA, CONSISTING OF RESTAURANT/RETAIL/OFFICE, BEACH CLUB AND ASSOCIATED AMENITIES.

LEGEND

DENOTES OPEN SPACE

PARCEL WEST OF N.C. 12 NOTES:

1. PARCEL ON WEST SIDE OF N.C. 12 WHICH CONTAINS THE EXISTING AIRSTRIP, 12' WIDE DRIVE TO RACQUET CLUB, EXISTING RACQUET CLUB, EXISTING PARKING, OUTDOOR TENNIS COURTS AND THE CONTINUOUS PROPERTY and ARE NOT PART OF THE OPEN SPACE OR COMMON AREA.
2. DEVELOPER RESERVES A 20' PERPETUAL EASEMENT FOR ACCESS TO AND FROM HUNT CLUB

GRAPHIC SCALE
200 0 200 400
(IN FEET)
1 inch = 200 ft.

DRAWING FILE: 90096SKT.DWG
PLOT SCALE: 1:1

10 5/30/06 REVISE PER 5/17/06 TECHNICAL REVIEW MEETING
9 05/05/06 RECOMBINATION OF COMERCIAL PROPERTY
8 06-29-01 COMMERCIAL REFINEMENT

NO.	DATE	REVISIONS
1	5-13-92	PHASE 1 AMENDMENT
2	7/29/92	MAJOR CAMA PERMIT APPLICATION UPDATE
3	12/8/93	PHASE 4A,4B, and 6 AMENDMENT
4	7/10/95	PHASE 7 and 8 AMENDMENT
5	2/27/98	FIRE AND RESCUE AMENDMENT
6	9-18-00	REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS
7	10/9/00	ADDRESSES ADDED

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CERTIFICATION

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
Phone: (252) 261-3300 Fax: (252) 261-1260
E-Mail: quible@quible.net

HOTEL, BEACH CLUB, RETAIL, & VILLAS

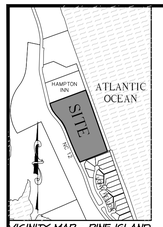
AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO. P90096
DESIGNED BY OTHERS
DRAWN BY SCB
CHECKED BY EJV
ISSUE DATE 11/06/91

SHEET NO. 4 OF 5 SHEETS

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)



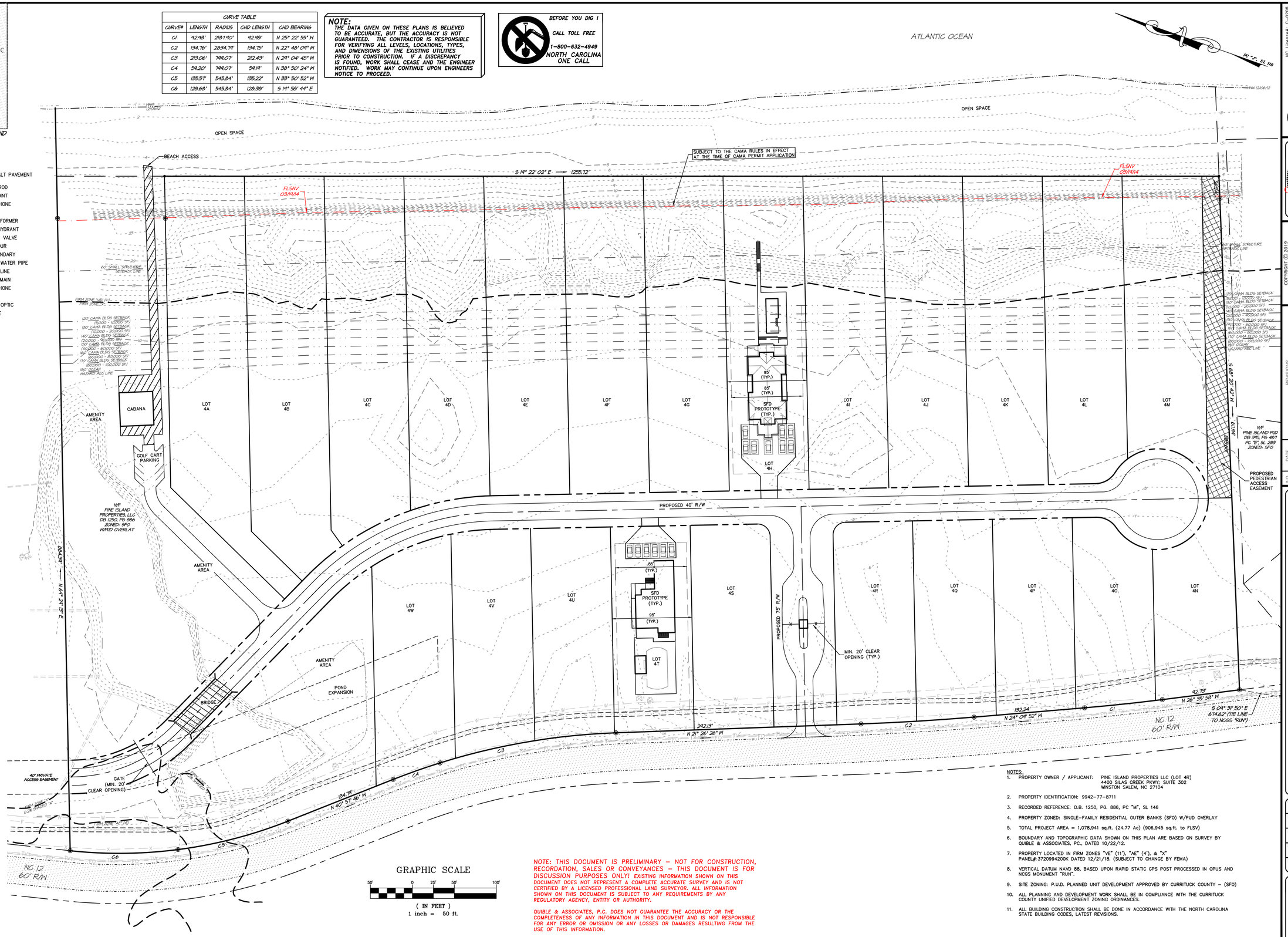
CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	92.48'	2187.40'	92.48'	N 25° 22' 55" W
C2	134.76'	2834.79'	134.75'	N 22° 48' 04" W
C3	213.06'	799.07'	212.43'	N 24° 04' 45" W
C4	54.20'	799.07'	54.19'	N 38° 50' 24" W
C5	135.57'	545.84'	135.22'	N 33° 50' 52" W
C6	128.66'	545.84'	128.38'	S 19° 58' 44" E

NOTE:
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.

BEFORE YOU DIG !
CALL TOLL FREE
1-800-632-4949
NORTH CAROLINA ONE CALL

LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING IRON ROD
- CALCULATED POINT
- EXISTING TELEPHONE
- EXISTING CABLE
- EXISTING TRANSFORMER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CONTOUR
- FIRM ZONE BOUNDARY
- EXISTING STORMWATER PIPE
- EXISTING WATERLINE
- EXISTING FORCEMAIN
- EXISTING TELEPHONE
- EXISTING CABLE
- EXISTING FIBER OPTIC
- PROPOSED GATE



GRAPHIC SCALE

50' 0 25' 50' 100'

(IN FEET)
1 inch = 50 ft.

NOTE: THIS DOCUMENT IS PRELIMINARY – NOT FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES – THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY! EXISTING INFORMATION SHOWN ON THIS DOCUMENT DOES NOT REPRESENT A COMPLETE ACCURATE SURVEY AND IS NOT CERTIFIED BY A LICENSED PROFESSIONAL LAND SURVEYOR. ALL INFORMATION SHOWN ON THIS DOCUMENT IS SUBJECT TO ANY REQUIREMENTS BY ANY REGULATORY AGENCY, ENTITY OR AUTHORITY.

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NOTES:
1. PROPERTY OWNER / APPLICANT: PINE ISLAND PROPERTIES LLC (LOT 4R) 4400 SILAS CREEK PKWY, SUITE 302 WINSTON SALEM, NC 27104
2. PROPERTY IDENTIFICATION: 9942-77-8711
3. RECORDED REFERENCE: D.B. 1250, PG. 886, PC "M", SL 146
4. PROPERTY ZONED: SINGLE-FAMILY RESIDENTIAL OUTER BANKS (SFO) W/PUD OVERLAY
5. TOTAL PROJECT AREA = 1,078,941 sq.ft. (24.77 Ac) (906,945 sq.ft. to FLSW)
6. BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THIS PLAN ARE BASED ON SURVEY BY QUIBLE & ASSOCIATES, PC., DATED 10/22/12.
7. PROPERTY LOCATED IN FIRM ZONES "VE" (11'), "AE" (4'), & "X" PANEL#: 3720994200K DATED 12/21/18. (SUBJECT TO CHANGE BY FEMA)
8. VERTICAL DATUM NAVD 88, BASED UPON RAPID STATIC GPS POST PROCESSED IN OPUS AND NCGS MONUMENT "RUN".
9. SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT APPROVED BY CURRITUCK COUNTY – (SFO)
10. ALL PLANNING AND DEVELOPMENT WORK SHALL BE IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.
11. ALL BUILDING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.

Quible & Associates, P.C.
ENGINEERING** * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING**
NORTH CAROLINA & VIRGINIA * ALL OFFICES
8446 CARATOKE HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8146
Fax: (252) 491-8146
quiblesurvey@quible.com
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 419-1556
quiblesurvey@quible.com
NC License# C-0208 SINCE 1959

NORTH CAROLINA PROFESSIONAL SEAL L-3708 MICHAEL W. SMITH
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CERTIFICATION

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NO.	DATE	REVISIONS

SKETCH - (23) SFD LOTS

LOT 4R
PINE ISLAND PUD, PHASE 5

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO.	P12073
DESIGNED BY	MWS
DRAWN BY	DAC/JMH
CHECKED BY	MWS
ISSUE DATE	4/11/19

SHEET NO. 1 OF 1 SHEETS

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

G:\2012\P12073\Drawings\P12073 sketch - (23) SFD Lots-041119.dwg 4/11/2019 1:13 PM Bmoore

EXHIBIT 3 : Attendance Sign-In Sheet

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible & Associates, P.C. SINCE 1959
ENGINEERING • CONSULTING • PLANNING
ENVIRONMENTAL SCIENCES • SURVEYING
Phone: (252) 261-3300
Fax: (252) 261-1260
Web: www.quible.com

Use Permit & Amended Sketch Plan - Pine Island PUD
Corolla, Currituck County, North Carolina
Quible & Associates Project No. 12073/90096
Community Meeting Sign In: Wednesday, July 10th, 2019 at 10:00 AM

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	Michael Strader, P.E.	Quible & Associates, P.C.	(252) 491-8147	(252) 491-8146	mstrader@quible.com
2.	Rolf Blizzard	Turnpike Properties, LLC	(919) 389-3655	-	rblizzard1@me.com
3.	Dan Placha	295 Longfellow Cove	4126000072		dplacha@outlook.com
4.	Kathleen Page	296 Longfellow Cove	703-622-7116		Kathleenjrpage@gmail.com
5.	Linda Shannon	289 Longfellow Cove	717-421-2931		Lindacshannon@aol.com
6.	Barbara Marcetti	CCA PO Box 444 Corolla	2524536490		info@cca.com
7.	ROGER CRATE	PIPOA	412-389-6030		rdrafe@cmuca..
8.	JEFF SHIELDS	PIPOA			
9.	Jacki Heisse	231 Hicks Bay Lane	717-329-6244		jacqueline.heisses@gmail.com
10.	Paul Shannon	289 Longfellow Cove	717-599-2160		peteshanno@aol.com
11.	Alesia Kurgan	295 Longfellow Cove	614-582-0296		alesia61@aol.com
12.	John Kurgan	" " "	614-541-3840		JKurgan@Aol.com
13.	CHUCK HOUSE	364 DEEP NECK RD.	732-742-5714		CHUCKH3614@GMAIL.com
14.	Cathy House	" " "	908-217-7630		cathy.k.house@gmail.com
15.	Jennie Turner	Currituck C.	2522326031		jennie.turner@currituckcounty.com
16.	Adrienne Kirby	221 HICKSBAY	2162244460		DOLPHINWATCH22@GMAIL.com
17.					
18.					

EXHIBIT 4 : Attendee Comment Sheet

Community Meeting for the Use Permit Application – Amended Sketch Plan for Pine Island PUD

Parcel Identification Numbers 0128000002H0000 and 0128000002L0000

Corolla, Currituck County, NC

Comments: _____

Contact Information:_____

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

EXHIBIT 5 : Letters to Property Owners

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible

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ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Jennie Turner
Currituck County Planning and Community Development
P.O. Box 73
Currituck, NC 27927

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

The purpose of the meeting is to inform the public of Turnpike Properties, LLC's intent to amend the commercial and residential land use and open space allocations within the Pine Island PUD via an Amended Sketch Plan/Use Permit Application to Currituck County.

The application proposes to change the previously approved sixty (60) villas within Phase 5B and reduce the number of residential dwelling units to allow for twenty-three (23) single family lots/dwellings. In doing so, the applicant has also been requested to perform housekeeping by updating the use permit and amended sketch plan to reflect current conditions along the north end of the Pine Island airstrip by incorporating the paved areas within the airstrip commercial area. The proposed density, commercial allocation, open space and other development standards remain in compliance with County requirements. The subject properties are identified by Parcel Identification Number 0128000002H0000 and 0128000002L0000.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed amended sketch plan and use permit may be obtained by contacting Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Berry, Christopher O
Berry, Michelle G
9984 Timberknoll Ln
Ellicott City, MD 21042

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Bous, Joseph
2846 Davenport St NW
Washington, DC 20008

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Chateau Des Sirenes LLC
300 Arboretum Pl, Suite 530
Richmond, VA 23236

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Craig, John
Craig, Christine
612 Blick Dr
Silver Spring, MD 20904

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Dolphin Watch LLC
17901 Shaker Blvd
Shaker Heights, OH 44120

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Garrett, Andrew S
PO Box 2648
Stafford, VA 22555

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

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Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Gray, Todd D.
Gray, Sherry
6306 Stoneham Lane
Mc Lean, VA 22101

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Harrison Inn Corolla LLC
Attn: Steve Luckenbaugh
PO Box 160
Ocean City, MD 21843

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Heisse, Steven J
Heisse, Jacqueline
3207 6th Avenue
Bradenton Beach, FL 34217

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Humphreys, Noel D
Humphreys, Sharon E A
36 Tompkins Place
Brooklyn, NY 11231

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Johnson, David A
Johnson, Christine K
7464 North Shore Rd
Norfolk, VA 23505

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Jt Anderson Family LLC
12150 Tac Ct
Manassas, VA 20109

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Kathleen J Page Trust
7406 Windy Hill Ct
Mclean, VA 22102

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Kies, Kenneth J
Kies, Kathleen C
6109 Franklin Park Rd
Mclean, VA 22101

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Kuehnle, William H
Bridgeman, Linda B
529 S Lee St
Alexandria, VA 22314

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Longfellow Cove LLC
10767 Riverscape Run
Great Falls, VA 22068

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Mcintyre, Scott
Mcintyre, Stephanie
6719 Wemberly Way
Mc Lean, VA 22101

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

National Audubon Society
225 Varick St Fl 7
New York, NY 10014

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Obxcape LLC Attn: L R Byers
660 Hunters Place Ste 101
Charlottesville, VA 22911

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Pine Island Club LLC
4400 Silas Creek Pkwy, Suite 302
Winston Salem, NC 27104

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
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June 27, 2019

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4400 Silas Creek Pkwy, Suite 302
Winston Salem, NC 27104

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Michael W. Strader, Jr., P.E.

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Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Pine Island POA INC
C/O Seaside Management
PO Box 1465
Kitty Hawk, NC 27949

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Pine Island Reserve POA INC
PO Box 1465
Kitty Hawk, NC 27949

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Placha, Daniel S
Placha, Laura C
103 Cedarbrook Ct
Oakdale, PA 15071

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

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Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Reisig, Barry L
Reisig, Beth L
1026 Broad Branch Ct
Mclean, VA 22101

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Richardson, Robert H
Richardson, Laura R
10029 Inkpen Pl
Ellicott City, MD 21042

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Rohan, Kevin S
Rohan, Debra
7113 Sylvan Glen Ln
Fairfax Station, VA 22039

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

S & K Properties Of NC LLC
2419 California St NW
Washington, DC 20008

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Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Sennett Outer Banks LLC
C/O Cindy Sennett
9 Ellington Drive
Asheville, NC 28804

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Soler Group Ltd
430 Tanglewood Dr
Springboro, OH 45066

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Solomons, Mark E
Kent, Jill E
2419 California St, NW
Washington, DC 20008

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Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Swain, Robert L
178 The Maine
Williamsburg, VA 23185

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Tarkenton, James M
Tarkenton, Kelly Y
411 Los Cerros Dr
Greenbrae, CA 94904

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

The purpose of the meeting is to inform the public of Turnpike Properties, LLC's intent to amend the commercial and residential land use and open space allocations within the Pine Island PUD via an Amended Sketch Plan/Use Permit Application to Currituck County.

The application proposes to change the previously approved sixty (60) villas within Phase 5B and reduce the number of residential dwelling units to allow for twenty-three (23) single family lots/dwellings. In doing so, the applicant has also been requested to perform housekeeping by updating the use permit and amended sketch plan to reflect current conditions along the north end of the Pine Island airstrip by incorporating the paved areas within the airstrip commercial area. The proposed density, commercial allocation, open space and other development standards remain in compliance with County requirements. The subject properties are identified by Parcel Identification Number 0128000002H0000 and 0128000002L0000.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed amended sketch plan and use permit may be obtained by contacting Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Tekavec, Sherry R Trustee
5938 Grand Legacy Dr
Maineville, OH 45039

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Quible

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ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Watkinson, Troy S
Watkinson, Diane R
10701 Milkweed Dr
Great Falls, VA 22066

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 90-07 Pine Island, Phase 5B)

Property Owner Notification List
Address
Berry, Christopher O Berry, Michelle G 9984 Timberknoll Ln Ellicott City, MD 21042
Bous, Joseph 2846 Davenport St NW Washington, DC 20008
Chateau Des Sirenes LLC 300 Arboretum Pl, Suite 530 Richmond, VA 23236
Craig, John Craig, Christine 612 Blick Dr Silver Spring, MD 20904
Dolphin Watch LLC 17901 Shaker Blvd Shaker Heights, OH 44120
Garrett, Andrew S PO Box 2648 Stafford, VA 22555
Gray, Todd D. Gray, Sherry 6306 Stoneham Lane Mc Lean, VA 22101
Harrison Inn Corolla LLC Attn: Steve Luckenbaugh PO Box 160 Ocean City, MD 21843
Heisse, Steven J Heisse, Jacqueline 3207 6th Avenue Bradenton Beach, FL 34217
Humphreys, Noel D Humphreys, Sharon E A 36 Tompkins Place Brooklyn, NY 11231
Johnson, David A Johnson, Christine K 7464 North Shore Rd Norfolk, VA 23505
Jt Anderson Family LLC 12150 Tac Ct Manassas, VA 20109
Kathleen J Page Trust 7406 Windy Hill Ct Mclean, VA 22102
Kies, Kenneth J Kies, Kathleen C 6109 Franklin Park Rd Mclean, VA 22101
Kuehnle, William H Bridgeman, Linda B 529 S Lee St Alexandria, VA 22314
Longfellow Cove LLC 10767 Riverscape Run Great Falls, VA 22068
Mcintyre, Scott Mcintyre, Stephanie 6719 Wemberly Way Mc Lean, VA 22101
National Audubon Society 225 Varick St Fl 7 New York, NY 10014

Obxcape LLC Attn: L R Byers 660 Hunters Place Ste 101 Charlottesville, VA 22911
Pine Island Club LLC 4400 Silas Creek Pkwy, Suite 302 Winston Salem, NC 27104
Pine Island POA INC C/O Seaside Management PO Box 1465 Kitty Hawk, NC 27949
Pine Island Properties LLC 4400 Silas Creek Pkwy, Suite 302 Winston Salem, NC 27104
Pine Island Reserve POA INC PO Box 1465 Kitty Hawk, NC 27949
Placha, Daniel S Placha, Laura C 103 Cedarbrook Ct Oakdale, PA 15071
Reisig, Barry L Reisig, Beth L 1026 Broad Branch Ct Mclean, VA 22101
Richardson, Robert H Richardson, Laura R 10029 Inkpen Pl Ellicott City, MD 21042
Rohan, Kevin S Rohan, Debra 7113 Sylvan Glen Ln Fairfax Station, VA 22039
S & K Properties Of NC LLC 2419 California St NW Washington, DC 20008
Sennett Outer Banks LLC C/O Cindy Sennett 9 Ellington Drive Asheville, NC 28804
Soler Group Ltd 430 Tanglewood Dr Springboro, OH 45066
Solomons, Mark E Kent, Jill E 2419 California St, NW Washington, DC 20008
Swain, Robert L 178 The Maine Williamsburg, VA 23185
Tarkenton, James M Tarkenton, Kelly Y 411 Los Cerros Dr Greenbrae, CA 94904
Tekavec, Sherry R Trustee 5938 Grand Legacy Dr Maineville, OH 45039
Watkinson, Troy S Watkinson, Diane R 10701 Milkweed Dr Great Falls, VA 22066
Jennie Turner Currituck County Planning and Community Development P.O. Box 73 Currituck, NC 27927

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2594)

Agenda Item Title

PB 04-16 Turnpike Properties - Pine Island:

Brief Description of Agenda Item:

Amended Use Permit to modify the airstrip located on Ocean Trail, Corolla, Tax Map 128, Parcel 2L, Poplar Branch (Beach) Township.

Board Action Requested

Information

Person Submitting Agenda Item

Cheri Elliott, Assistant

Presenter of Agenda Item

Laurie LoCicero

STAFF REPORT
PB 04-16 TURNPIKE PROPERTIES
PINE ISLAND AIRSTRIP
USE PERMIT – AMENDMENT #1
BOARD OF COMMISSIONERS
SEPTEMBER 16, 2019

Attachment: 1 Amended Use Permit - Staff Report (PB 04-16 Turnpike Properties - Pine Island)

APPLICATION SUMMARY

Property Owner: PI Open Space LLC 4400 Silas Creek Pkwy, Suite 302 Winston Salem, NC 27104	**Applicant:** Turnpike Properties 4400 Silas Creek Pkwy, Suite 302 Winston Salem, NC 27104
Case Number: PB04-16	**Application Type**: Use Permit – Amendment #1
Parcel Identification Number: 0128-000-002L-0000	**Existing Use:** Airport and Open Space
Land Use Plan Classification: Full Service	**Parcel Size (Acres):** 53.31
Request: Amend Use Permit to expand the northern part of the airstrip to include approximately 2,450 square feet of existing asphalt.	**Zoning:** SFO with PUD Overlay

SURROUNDING PARCELS

	Land Use	Zoning
North	National Audubon Society Property	SFO with PUD Overlay
South	National Audubon Society Property	SFO with PUD Overlay
East	Single Family Dwellings and Hotel	SFO with PUD Overlay
West	National Audubon Society Property	SFO with PUD Overlay

STAFF ANALYSIS

The applicant has requested an amendment to the existing Pine Island Airport Use Permit. Approximately 2,450 square feet of pavement was added to the northern end of the existing airstrip since the use permit was issued in 2004. This application is to amend the airport use permit to reflect existing conditions of the airstrip. No physical improvements are proposed.

RECOMMENDATIONS

TECHNICAL REVIEW COMMITTEE

The Technical Review Committee recommends **adoption** of the use permit subject to the following **existing conditions** of approval:

1. All operations must be conducted in accordance with FAA regulations.
2. No additional commercial activity, other than the use of the airstrip, shall occur.
3. No additional structures or buildings on this property, including hangers or fuel tanks, shall be permitted.
4. That as a continuing condition to this approval, the applicant will meet and continue to meet all requirements of the County's Unified Development Ordinance.

USE PERMIT REVIEW STANDARDS

A use permit shall be approved on a finding that the applicant demonstrates the proposed use will meet the below requirements. It is staff's opinion that the evidence in the record, prepared in absence of testimony presented at a public hearing, supports the preliminary findings.

The use will not endanger the public health or safety.

Preliminary Applicant Findings:

1. The proposed use will not materially endanger the public health or safety and conforms to adjacent land uses.
2. The subject area appears to have been existing pavement since at least 2008 and does not present potential dangers.

The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Preliminary Applicant Findings:

1. The proposed use will not injure the values of adjoining or abutting properties and will remain in harmony with the adjoining existing airport use.
2. The subject area is a slight increase to the existing airport use area.

The use will be in conformity with the Land Use Plan or other officially adopted plans.

Preliminary Staff Findings:

1. The 2006 Land Use Plan classifies this site as Full Service within the Corolla subarea.
2. The proposed use is consistent with the Unified Development Ordinance. Airports are an allowable use in a Planned Unit Development through approval of a use permit.

The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

Preliminary Staff Findings:

1. Currituck County has adequate public facilities to serve this use.

Attachment: 1 Amended Use Permit - Staff Report (PB 04-16 Turnpike Properties - Pine Island)

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Board of Commissioners: www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm

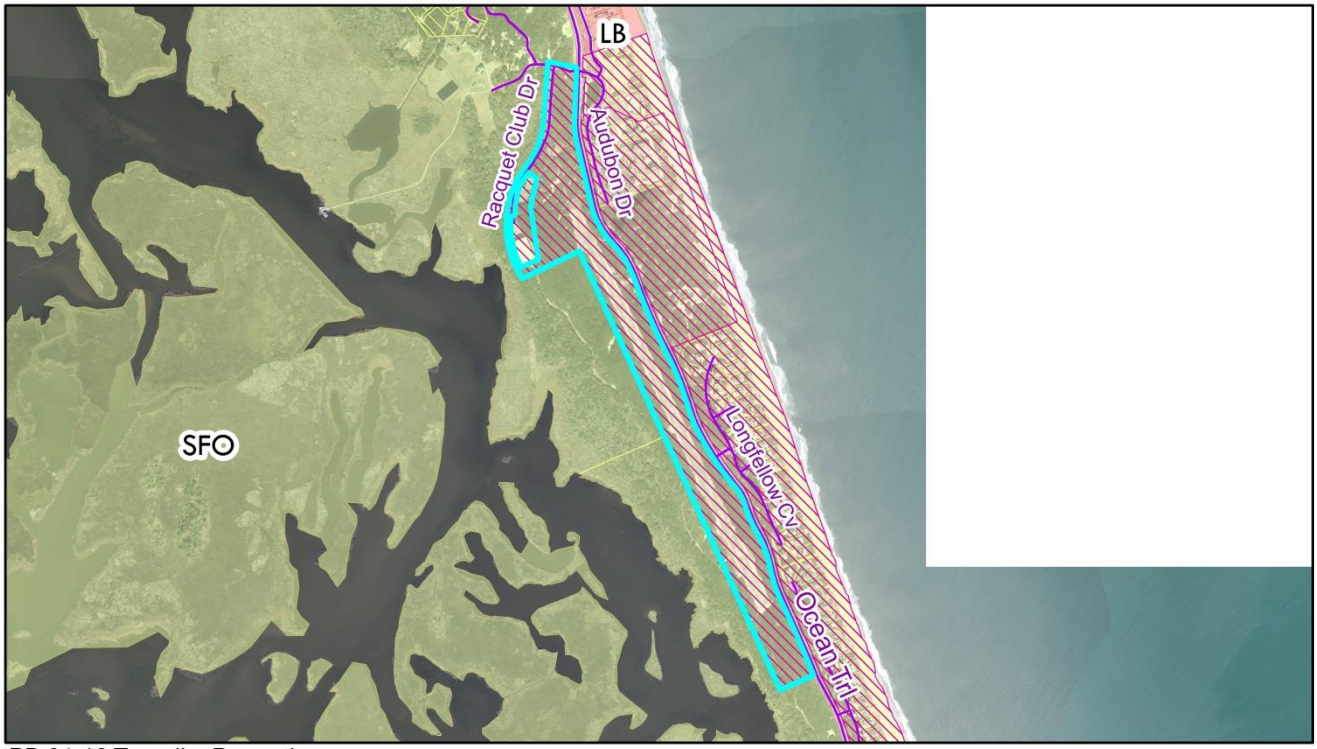


PB 04-16 Turnpike Properties
Pine Island Airport
Use Permit Amendment #1
Aerial Photography

0 500 1,000 2,000 Feet

Currituck County
Planning and
Community Development

Attachment: 1 Amended Use Permit - Staff Report (PB 04-16 Turnpike Properties - Pine Island)



PB 04-16 Turnpike Properties
Pine Island Airport
Use Permit Amendment #1
Zoning

0 500 1,000 2,000 Feet

Currituck County
Planning and
Community Development



PB 04-16 Turnpike Properties
Pine Island Airport
Use Permit Amendment #1
Land Use Plan Classification

0 500 1,000 2,000 Feet

Currituck County
Planning and
Community Development

Attachment: 1 Amended Use Permit - Staff Report (PB 04-16 Turnpike Properties - Pine Island)

Use Permit
Application

OFFICIAL USE ONLY:
Case Number: PB04-18
Date Filed:
Gate Keeper: JT.
Amount Paid: $300

Contact Information

APPLICANT:

Name: Turnpike Properties, LLC
Address: 4400 Silas Creek Pkwy, Suite 302
Winston Salem, NC 27104
Telephone: (336) 722-2236
E-Mail Address: rblizzard1@me.com

PROPERTY OWNER:

Name: PI Open Space LLC
Address: 4400 Silas Creek Pkwy, Suite 302
Winston Salem, NC 27104
Telephone: (336) 722-2236
E-Mail Address: rblizzard1@me.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: same entity; separate LLC

Property Information

Physical Street Address: Audubon Dr
Location: Pine Island Airstrip; south of the intersection of NC 12 and Audubon Drive
Parcel Identification Number(s): 0128000002L0000
Total Parcel(s) Acreage: 53.31 acres
Existing Land Use of Property: Open Space with airport

Request

Project Name: Amended Use Permit for Turnpike Properties Airport (PB 04-16)
Proposed Use of the Property: continued use as open space and airport (with slight amount of reallocations)
Deed Book/Page Number and/or Plat Cabinet/Slide Number: 1088, 369; PC N, SL 195
Total square footage of land disturbance activity: 0 sf
Total lot coverage: no change
Total vehicular use area: no change
Existing gross floor area: n/a
Proposed gross floor area: n/a

Community Meeting

Date Meeting Held: July 10, 2019 at 10am
Meeting Location: Pine Island Racquet Club

Attachment: 2 Application (PB 04-16 Turnpike Properties - Pine Island)

Purpose of the Use Permit and Project Narrative (please provide on additional paper if needed):

This is a request to amend the existing Pine Island Airport Use Permit. It has been discovered that approximately ~~4,800~~ 2,450 sf, or 0.1 acres of pavement had been added to the northern end of the Pine Island Airstrip some time after the special use permit was approved in 2004. This application to amend the airport use permit is a request to clean-up the use permit by adjusting the airstrip commercial area and open space area to reflect existing conditions. No physical improvements are proposed within the application.

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

The proposed use will not materially endanger the public health or safety and conforms to adjacent land uses. The subject area appears to have been existing pavement since at least 2008, and does not present potential dangers.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

The proposed use will not injure the values of adjoining or abutting properties and will remain in harmony with the adjoining existing airport use. The subject area is a slight increase to the existing airport use.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

The proposed use is in general conformance with the County's Land Use Plan, current UDO, and the latest approved sketch plan. The subject area was not depicted on previous sketch plans, but has now been updated to reflect current conditions and continues to meet the UDO's Bulk & Dimensional Standards.

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

The proposed use will not exceed the County's ability to provide adequate public facilities. No utilities exist or are proposed for the airstrip. There are no known stormwater issues resulting from the existing impervious areas associated with the use.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

O. Rolf Blizzard, III
Managing Director for Manager

Property Owner(s)/Applicant*

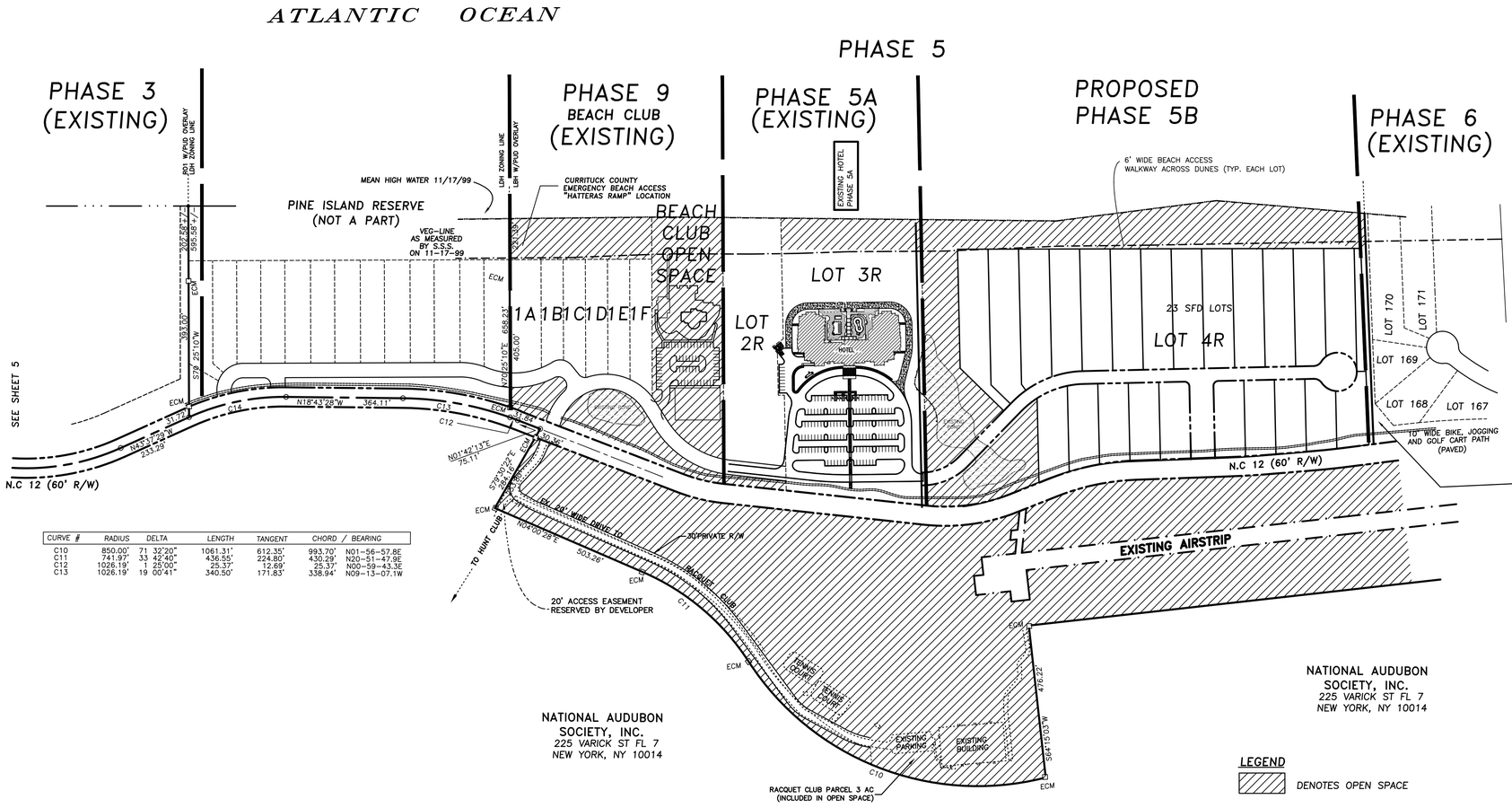
8/26/19
Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Attachment: 2 Application (PB 04-16 Turnpike Properties - Pine Island)

N.C.GRID

CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY, NCDENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C10	850.00'	71 32'20"	1061.31'	612.35'	993.70' N01-56-57.8E
C11	741.97'	33 42'40"	436.55'	224.80'	430.29' N20-51-47.9E
C12	1026.19'	1 25'00"	25.37'	12.69'	25.37' N00-59-43.3E
C13	1026.19'	19 00'41"	340.50'	171.83'	338.94' N09-13-07.1W

LOT 171
JT ANDERSON FAMILY LLC
12150 TAC CT.
MANASSAS, VA 20109

LOT 170
DANIEL S. PLACHA
LAURA C. PLACHA
103 CEDARBROOK CT.
OAKDALE, PA 15071

LOT 169
WILLIAM H. KUEHNLE
LINDA B. BRIDGEMAN
529 S LEE ST
ALEXANDRIA, VA 22314

LOT 168
ROBERT H. RICHARDSON
LAURA R. RICHARDSON
10029 INKPEN PL
ELLICOTT CITY, MD 21042

LOT 167
KATHLEEN J. PAGE TRUST
7406 WINDY HILL COURT
MCLEAN, VA 22102

OPEN SPACE
PINE ISLAND POA, INC.
C/O SEASIDE MANAGEMENT
P.O. BOX 1465
KITTY HAWK, NC 27949

LEGEND

DENOTES OPEN SPACE

PARCEL WEST OF N.C. 12 NOTES:

1. PARCEL ON WEST SIDE OF N.C. 12 WHICH CONTAINS THE EXISTING AIRSTRIP, 20' WIDE DRIVE TO RACQUET CLUB, EXISTING RACQUET CLUB, EXISTING PARKING, OUTDOOR TENNIS COURTS AND THE CONTINUOUS PROPERTY and ARE PART OF THE OPEN SPACE OR COMMON AREA.
2. DEVELOPER RESERVES A 20' PERPETUAL EASEMENT FOR ACCESS TO AND FROM HUNT CLUB

GRAPHIC SCALE
200 0 200 400
(IN FEET)
1 inch = 200 ft.

Quible & Associates, P.C.
NC License# C-0208
SINCE 1959
ENGINEERING** * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
CORPORATE OFFICE * ** BRANCH OFFICE**
8446 CARATOKE HWY 99 CHURCH STREET, SUITE B
POWELLS POINT, NC 27966 BLACK MOUNTAIN, NC 28711
Phone: (252) 491-8146 Phone: (828) 669-8444
Fax: (252) 491-8146 Fax: (252) 491-8146
quiblesurvey@yahoo.com quiblesurvey@yahoo.com

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATION

COPYRIGHT © 2019 P.C. QUIBLE & ASSOCIATES, P.C. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF QUIBLE & ASSOCIATES, P.C., ALL RIGHTS RESERVED. THIS DOCUMENT IS NOT TO BE USED IN ANY WAY WITHOUT PRIOR WRITTEN AUTHORIZATION FROM QUIBLE & ASSOCIATES, P.C. ANY UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT WILL CONSTITUTE AN INFRINGEMENT OF COPYRIGHT AND WILL BE SUBJECT TO LEGAL ACTION.

IF THIS PLAN OR PLAT IS NOT SIGNED AND SEALED IN RED, IT IS A COPY THAT MAY BE PRELIMINARY AND NOT A CERTIFIED PROFESSIONAL OPINION. IT SHALL NOT BE RECORDED FOR CONSTRUCTION, RECORDATION, SALES OR ANY CONVEYANCES.

NO.	DATE	REVISIONS
6	09/18/00	REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS
7	10/09/00	ADDRESSES ADDED
8	06/29/01	COMMERCIAL REFINEMENT
9	05/05/06	RECOMBINATION OF COMMERCIAL PROPERTY
10	05/30/06	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING
11	06/26/14	REVISED PHASE 9 & RACQUET CLUB
12	6/14/19	REVISED PHASE 5B

PHASES 5 & 9

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO.	P90096
DESIGNED BY:	OTHERS
DRAWN BY:	DN/SB/MH
CHECKED BY:	SCB/MWS
ISSUE DATE	11/06/91

SHEET NO. 4 OF 5 SHEETS

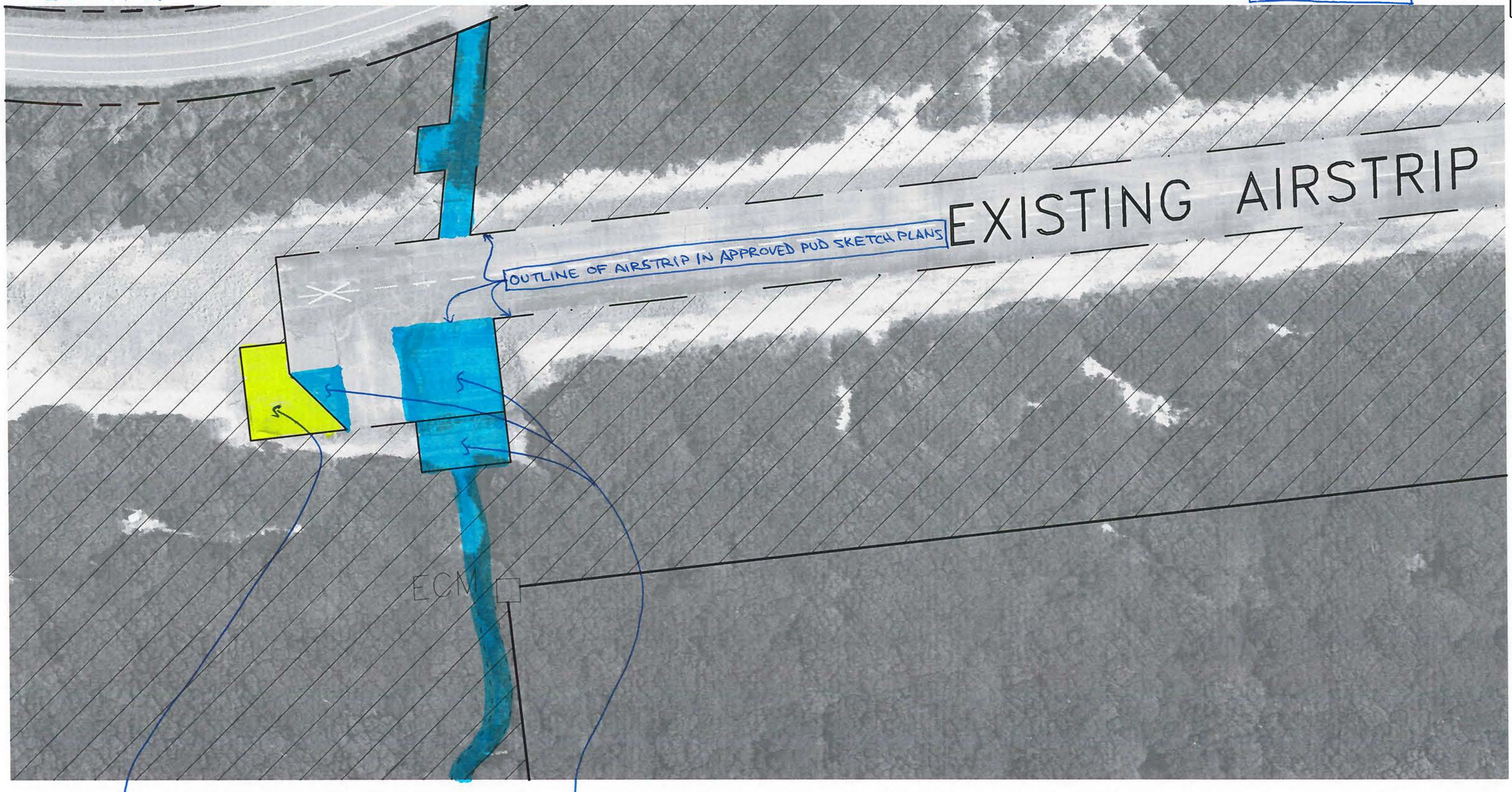
J:\1990's\90096\Drawings\Sketch Plan\P90096 ASP- 2019- working\phasing.dwg 7/18/2019 3:18 PM Mshuler

Attachment: 3 Airstrip overview (PB 04-16 Turnpike Properties - Pine Island)

Attachment: 4 PI Airstrip - Map Exhibit (PB 04-16 Turnpike Properties - Pine Island)

EXHIBIT A – PINE ISLAND PUD AIRSTRIP

P12073/P90096



Currituck County
Department of Planning and Community Development
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026

MEMORANDUM

To: Michael Strader, Quible & Associates

From: Jennie Turner, Planner II

Date: August 15, 2019
Revised August 16, 2019 with engineering comments

Re: PB90-07 Pine Island PUD – Amended Sketch Plan/Use Permit
PB04-16 Turnpike Properties - Amended Use Permit - Airport

Planning, Jennie Turner 252-232-6031
Reviewed

1. Summary Data Table
    a. Describe unaccounted area 1.8 acres.
    b. Describe change to development area of Lot 4R
        i. 16.9 acres to 13.2 acres
        ii. Is the balance counted toward open space? How much open space proposed on Lot 4R?
    c. Clarify “double counted” comment on table as it pertains to Lot 2R
2. The subdivision plan will be reviewed in detail after ASP application is processed and heard by BOC. Preliminary comments:
    a. Provide recent FLSNV on site plan.
    b. Fee in Lieu applies.
    c. Is a sidewalk proposed along oceanfront side of street in addition to the one proposed along NC12?
    d. UDO Chapters 5, 6 and 7 apply.
3. Submit separate use permit application with findings of fact and site plan for the request to amend the airport use permit. This will be a separate hearing by the BOC.

Currituck County Engineer, Eric Weatherly 252-232-6035
Approval with corrections

* Meet the stormwater requirements of section 7.3 of the UDO
* Loop the proposed water main where possible
* Roads and bridge to be built to DOT standards

Currituck County Building Code Official, Rick Godsey, 252-232-6020
Approved
Amenity is required to be on an accessible route.
Bridge to meet DOT regulations.
Verify if CBU is required by Postal Service.

Attachment: 5 TRC Comments Pine Island ASP Airport UP 9_15_2019 (PB 04-16 Turnpike Properties - Pine Island)

Fire hydrants will be required to be within 500 feet of all street frontage lots.

NC DEQ-Division of Coastal Management, Charlan Owens 252-264-3901
Reviewed
• DCM has no comments on the Amended Sketch Plan/Use Permit. The project will be reevaluated when site preparation and/or site improvements are proposed.

Southern Outer Banks Water, Benjie Carawan 252-453-2620
Reviewed
No comments until the utilities are introduced.

Currituck County GIS, Harry Lee 252-232-2034
Reviewed
None

Albemarle Regional Health Services, Joe Hobbs 252-232-6603
Reviewed
*DEVELOPER NEEDS TO OBTAIN WASTEWATER TREATMENT AND DISPOSAL APPROVAL FOR EACH LOT THAT MAKES UP THIS PROPOSED SUB-DIVISION IN WRITING FROM THE NC DEPT. OF WATER QUALITY (WASHINGTON REGIONAL OFFICE-252-946-6481). THANK YOU.

Currituck County Parks and Recreation, Jason Weeks, 252-232-3007
No comment

The following items are necessary for resubmittal:

- 3 - full size copies of revised plans.
- 1- 8.5”x11” copy of all revised plans.
- 1- PDF digital copy of all revised or new documents and plans.

Attachment: 5 TRC Comments Pine Island ASP Airport UP 9_15_2019 (PB 04-16 Turnpike Properties - Pine Island)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

August 26, 2019

Ms. Jennie Turner
Currituck County Planning and Community Development
P.O. Box 73
Currituck, NC 27927

Re: **Amended Sketch Plan/Use Permit for Pine Island PUD (PB 90-07)**
Amended Use Permit for Turnpike Properties Airport (PB 04-16)
Parcel Identification Nos. 0128000002H0000 and 0128000002L0000
Corolla, Currituck County, North Carolina

Dear Ms. Turner:

Thank you for your review comments received for the August 25, 2019 TRC meeting for the above referenced project. On behalf of Turnpike Properties, LLC, Quible & Associates, P.C. hereby submit for your review the following documentation for the Pine Island PUD Amended Sketch Plan/Use Permit and Airport Amended Use Permit.

- Signed Use Permit Application form for Airport
- Exhibit A - Airport Use Permit Amendment
- Three (3) Full-Size (24"x36") Copies of Revised Amended Sketch Plans
- Ten (10) 11"x17" Copies of Revised Amended Sketch Plans
- One (1) 8.5"x11" Copy of the Revised Amended Sketch Plan
- One (1) PDF copy of revised Amended Sketch Plans and documents.

Please find our responses to your review comments below. A copy of the TRC review comments is enclosed for your reference.

Planning, Jennie Turner:

1. Summary Data Table on PUD ASP Cover Sheet:

   a.& b. The PUD Summary Data Table has been updated to reflect the proposed Lot 4R development area, airstrip development area, and open space. Please refer to the enclosed ASP, but please acknowledge the following proposed changes:

	previously approved 2016 ASP	proposed 2019 ASP
Lot 4R development Area	+/-16.9 AC	+/-18.3 AC
Airstrip development Area	+/-4.5 AC	+/-4.6 AC
Total Open Space Area	+/-137.65 AC	+/-137.95 AC
Total Open Space Percentage	+/-37.57%	+/-37.67%
Lot 4R – Commercial (Villas)	+/-16.9 AC	0 AC
Total Commercial Area	+/-35.37 AC	+/-18.47 AC

Attachment: 6 Applicant TRC Response (PB 04-16 Turnpike Properties - Pine Island)

Density	1.02 Units/AC	0.87 Units/AC
Lot 4R Density	60 – 3-BR units	23 SFD units

As seen when comparing the previously approved ASP with the current proposal, the overall density of the PUD decreases, and overall open space increases.

c. Lot 2R continues to be counted as commercial development area, in addition to be counted as a SFD unit within the residential density.

2. Preliminary subdivision plan comments:

   a. Acknowledged. A current FLSV will be established during the preliminary plat design/review process. Please acknowledge, however, the FLSNV dated 3/19/2014 shown on the 23 SFD Lot Sketch Plan for the purposes of planning.

   b. Acknowledged. Upon our review of Section 6.5 of the UDO, we would appreciate an anticipated Fee in Lieu to compare with our accounting of 0.5865 acres of recreation and park area dedication requirement.

   c. Yes, a sidewalk is proposed along the east/oceanfront side of the proposed street to accompany the existing walk along NC 12. Given the public feedback received during the community meeting, we do not anticipate connecting the NC 12 walk at the southern end of the development.

   d. Acknowledged that UDO Chapters 5, 6, and 7 apply; will be accounted for during preliminary plat design/review process.

3. Please refer to the enclosed additional, separate use permit application for the amended airport use permit request. Please refer to the enclosed Exhibit to document our discussion regarding the additional pavement area that has been added since the previously approved airport use permit dated 2004.

   It is very important to reiterate our understanding that this request to amend the airport use permit is separate from the request to amend the sketch plan and use permit for the Pine Island PUD (Phase 5B development plan project). It is our further understanding that these two separate processes may run concurrently with the request to amend the sketch plan and use permit of Pine Island PUD to occur immediately prior to the request to amend the airport use permit.

   In addition, it shall be understood that the Applicant's request to amend the airport use permit is purely to "clean-up" the finding that some additional pavement areas occurred after the 2004 airport use permit. These findings were discovered during the Pine Island PUD ASP pre-application meeting, and it has been agreed upon to rectify this additional area by adding it to the airport use area while reducing the open space area accordingly. Finally, it shall be noted that if this separate "housekeeping" use permit amendment request is denied, the Applicant agrees to remove the asphalt area in question (highlighted in yellow on the enclosed Exhibit).

Attachment: 6 Applicant TRC Response (PB 04-16 Turnpike Properties - Pine Island)

Currituck County Engineer, Eric Weatherly

1. Acknowledged. It is the intent of the Applicant to utilize the existing permitted stormwater facility and expand upon the wet retention basin, incorporating conveyance as necessary to fulfill both the State and County storage requirements.
2. Acknowledged. The Applicant agrees to accommodate water main looping into the County's existing water distribution system were feasible. This will be shown during the preliminary plat review process.
3. Acknowledged. Roadways and bridge (or wet pond crossing) will be designed to meet DOT Standards.

Currituck County Building Code Official, Rick Godsey:

1. Acknowledged. The Applicant's intent is to provide ADA accessibility to the subdivision's amenity and CBU (assuming the Postal Service will require a CBU).
2. Acknowledged. The proposed bridge, or wet pond crossing, will be designed to meet DOT Regulations.
3. Acknowledged that fire hydrants will be required within 500 feet of all street frontage lots; these will be incorporated into the water main plans.

NC DEQ Division of Coastal Management, Charlan Owens:

1. No comments.

Southern Outer Banks Water, Benjie Carawan:

1. No comments.

Currituck County GIS, Harry Lee:

1. No comments.

Albemarle Regional Health Services, Joe Hobbs:

1. Acknowledged. PICCWWTP, LLC has wastewater allocation for the development and will provide a commitment to service letter accordingly.

Currituck County Parks and Recreation, Jason Weeks:

1. No comment.

Please review the enclosed documentation and provide a supportive Staff Analysis for the September 16, 2019 Board of Commissioners agenda, if appropriate. Please do not hesitate to

Attachment: 6 Applicant TRC Response (PB 04-16 Turnpike Properties - Pine Island)

contact me at 252.491.8147 or mstrader@quible.com if you have any questions, comments or requests for additional information.

Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

encl.: as stated
cc: Rolf Blizzard, Turnpike Properties, LLC

Attachment: 6 Applicant TRC Response (PB 04-16 Turnpike Properties - Pine Island)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

July 19, 2019

Ms. Jennie Turner
Currituck County Planning and Community Development
P.O. Box 73
Currituck, NC 27927

RE: **Community Meeting Report**
Use Permit Application and Amended Sketch Plan for Pine Island PUD
Parcel ID Nos. 0128000002H0000 and 0128000002L0000
Corolla, Currituck County, NC

Ms. Turner,

A community meeting for the proposed Use Permit Application and Amended Sketch Plan of the above referenced parcels within Pine Island PUD was held on Wednesday, July 10, 2019 at 10:00 a.m. in the Pine Island Racquet Club in Corolla. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of Turnpike Properties, LLC, with representatives from Turnpike Properties, LLC, Currituck County, and Pine Island POA in attendance.

Purpose

The purpose of the meeting was to inform the community in the vicinity of the subject parcels of the intent to amend the sketch plan and use permit to allow for changing the Lot 4R within Phase 5B of the PUD from the previously approved 60 Villas and Retail Commercial Development to accommodate twenty-three (23) single-family dwelling lots. The proposed change would be a decrease in the density from 340 units, or 1.02 units/acre, down to 303 units, or 0.87 units/acre. In addition, the meeting was to inform the community that the Commercial Development Area and Open Space within the Airstrip parcel would be updated to reflect current conditions. It was clarified that no further changes or physical improvements are proposed at the Airstrip. In doing so, the Commercial Development Area would increase from 4.5 acres to 4.8 acres, and the Open Space reduced within the Airstrip accordingly (while overall Open Space increase due to the additional Open Space proposed within Phase 5B).

Meeting synopsis

The Pine Island Racquet Club was opened to the public at approximately 9:45 a.m. and attendees began arriving shortly thereafter. Prior to beginning the community meeting, an "Open House" viewing of the Amended Sketch Plan and Lot 4R Sketch, along with the Use Permit Application, surrounding property owner notification letters, County Use Permit Review Procedures, and County Application Submittal Schedule were available to the public. The exhibits were mounted on poster boards and placed on an easel for ease of viewing.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the check in table and were advised to please utilize the provided comment sheets to remit

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

comments. Attendees were also advised that comments could be received by Quible & Associates, P.C. either by email or telephone, and Rolf Blizzard, with Turnpike Properties, LLC, offered his contact information to address questions or concerns.

At 10:00 am a presentation of the proposed amendment to the uses and site development was provided by Quible & Associates. A copy of the agenda was distributed to everyone in attendance and the sign-in sheet was routed throughout the room. The presentation setting was as casual as possible and loosely followed the Agenda (Exhibit 1), to allow for a comfortable atmosphere letting the community to ask questions throughout the meeting.

Quible & Associates (Michael W. Strader, Jr., P.E.) introduced the Owner Representative (Rolf Blizzard with Turnpike Properties, LLC), the County Representative (Jenny Turner), and Pine Island POA Representatives (Jeff Shields and Roger Crafe) and began with a brief discussion about the County procedures for reviewing and approving the proposed project and purpose for the community meeting and the proposed development.

The parcels proposed for use permit amendments, subdivision, open space and commercial area reallocation were described and identified on the exhibits. The proposed amended sketch plan, sketches and use permit application were described as being in compliance with the current Currituck County UDO PUD requirements and in keeping with the surrounding neighborhoods and County Land Use Plan.

Throughout the presentation, the floor was open for questions and comments from the audience. Comments and questions received during the meeting were as follows:

1. A question was raised about the size of the proposed homes within Phase 5B. The requestor clarified by asking if the proposed homes would be like the homes along Longfellow Cove to the south or have a size restriction like the POA. Mr. Blizzard explained that Phase 5B is not within the POA, that the proposed houses have not yet been designed, and that he wished to be as transparent as possible with everyone without being held, or locked into, the concepts being discussed. Mr. Blizzard briefly described the history of the Pine Island PUD and the members involved and went on to state that he does represent the developer whom is developing the land for profit, but to also create a new section of homes that they'll be proud of. Mr. Blizzard stated that although they are not a part of the Pine Island POA, they still intend to prepare Covenants and Restrictions to maintain a high level of quality of the developed lots.

   Mr. Strader explained that the dimensional standards, including but not limited to areas of environmental concern, minimum building setbacks, lot coverage, parking, wastewater capacity, and needed fire flow relative to the available fire flow and other NC Fire Code requirements would limit the size houses on the proposed lots. Mr. Blizzard explained that although he does not want to be locked into any particular size house or number of bedrooms, 16-bedrooms is currently the top end of the market and that the current market seems to be saturated of houses larger than 16-bedroom. He does not feel that the current market lends itself to houses quite that size, but wanted all to recognize that specifying the number of bedrooms is not something he wants to do, but rather the remaining wastewater capacity will limit the number of bedrooms.

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

2. A question was raised about how tall the houses may be. Mr. Strader explained that proposed structures must not exceed the County's maximum allowable height of 35 feet, height measurement as defined by the County's UDO. Ms. Newbern explained how the County defines height, measured from the finished average grade to the mean elevation of the roof.

3. A question was raised about side yard setbacks. Mr. Strader stated that side yard setbacks are currently 10 feet, with Ms. Turner confirming. Mr. Blizzard explained the idea behind having the oceanfront houses fairly centered within their lots allowing for the non-oceanfront lots to have an opportunity for ocean views between the oceanfront houses. In doing so, Mr. Blizzard did not foresee proposed houses being proposed within close proximity to side property lines. Mr. Strader went on to explain that NC Fire Code will also dictate how close the structures may be.

4. Someone stated that there was not much buffer along the southern property line. Mr. Blizzard pointed out the proposed pedestrian access easement located within open space along the southern border of Phase 5B. A follow-up question was posed about whether a walkway may remove the existing buffer and vegetation within the northern open space of Phase 6 (development located south of Phase 5B). Mr. Strader and Mr. Blizzard responded that no land associated with Phase 6 open space would be disturbed, as that is off the subject property, and clarified that the proposed pedestrian access easement and the associated open space was completely within Lot 4R.

5. A question was posed asking how many lots were being proposed. Mr. Strader responded that 23 single family dwelling (SFD) lots are proposed within Phase 5B.

6. A question was posed asking how wide the proposed lots would be. Mr. Strader responded that the proposed lots are 95' width. This width was compared with lots developed as part of Pine Island Reserve (75'-80') and Pine Island Phase 9, as well as existing Pine Island POA neighborhoods and found to be consistently wider.

7. A question was asked inquiring where access to the beach was located and whether it was open to the public. Mr. Blizzard explained that the Phase 5B development is proposed to be gated, limited entry, with a beach access amenity located along the north end of the development and a buffered pedestrian trail along the south end. A follow-up question was posed asking the likelihood of the County requiring a public beach access. Ms. Turner responded that it was not likely that the County would require such a public beach access.

8. A question was posed about how stormwater is going to be handled. Mr. Blizzard explained that there is an existing permitted wet retention basin that currently serves as stormwater management for the hotel and Lot 4R, and stated that improvements may be made to expand upon the permitted basin to account for increased runoff. Mr. Strader explained that the idea is to provide on-site stormwater management via a permitted stormwater control measure in order to account for an up to 15% increase in the maximum allowable lot coverage of the SFD lots.

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

9. Someone mentioned previous break-ins into the Lot 170 house within Phase 6 (southern adjoiner). Mr. Blizzard stated that there would be no connection from the proposed southern pedestrian beach access to the southern property, nor would there be a connection from the existing walkway along NC 12 directly to the proposed southern pedestrian beach access. Someone in the audience mentioned that the existing vacant parcel has the potential to harbor a thief and that developing the parcel may actually have a positive impact to security.

10. Someone requested that the developer please respect a buffer along the southern border of Phase 5B and someone else asked if the vegetated buffer along NC 12 would be removed. Mr. Blizzard stated that existing vegetation along the southern property line will be preserved where feasible and he stated that the idea of maintaining Russian Olives along the walkway would be desirable, and that although they require maintenance, they offer a nice buffer. Mr. Blizzard stated that it was not anticipated to remove any existing vegetation between the existing walkway along NC 12 and the highway.

11. A question was raised asking if a Builder had been selected. Mr. Blizzard explained that Turnpike also owns a property management company and that the current idea is not to develop lots to be sold to Builders, but rather hold onto the lots and develop them over time utilizing their own, selected Builder. He stated that Renaissance Construction had developed a couple of previous houses for Turnpike and offered their locations to observe the quality of home being constructed. Mr. Blizzard went on to describe how he could potentially foresee the development being constructed, with two oceanfront lots being constructed concurrently during the initial year, and upon completion, follow-up with one oceanfront and one non-oceanfront home being constructed concurrently, potentially allowing for a 10 year build-out plan (while reminding all that he was being transparent and market could dictate changes).

12. A question was posed about whether the development would be built out at once or phased. Mr. Blizzard stated that they did want to keep open the possibility of phasing the construction but would work closely with the County on any potential phasing. Someone mentioned that they'd rather see all the construction occur at once so that the disturbance is minimized to a single occurrence rather than a repeated event.

13. Someone mentioned that dump trucks can't navigate cul-de-sacs. Mr. Blizzard stated that the proposed cul-de-sac would be constructed in accordance with NCDOT and Currituck County requirements and that the County Fire Trucks will be able to navigate the cul-de-sac. He also mentioned that any gates installed would meet the fire clearance and opening requirements.

14. Jeff Shields, Pine Island POA, jumped in and stated that this same information has been discussed at Board meetings over two years and that it has been known that a development was coming and discussions have been occurring with Turnpike. Mr. Shields stated that the current proposed plan was a better plan that the currently approved sketch plan.

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

15. Mr. Blizzard described how much thought he has put into how best to develop the subject property, while having numerous sketch plans prepared that offered more lots and denser configurations. He showed an old sketch plan that consisted of more SFD lots and condominium buildings that had been submitted to the County and halted before being presented to a Board. He described how he cut a portion of the existing Phase 6 neighborhood and pasted into the vacant subject parcel and found that it yielded 24 lots, while reminding of the proposed 23 lots. Essentially, the goal has been to come up with a development plan that fit in best with the surrounding neighborhoods and overall PUD while also allowing for the lots to be developed for profit.

16. A question was raised whether the development could be centered and maintain the same number of lots. Mr. Blizzard showed that no, the development cannot be centered because of the existing pond to the north and that a lot would be lost. The requester agreed that no relocation of the pond should be considered.

17. Someone mentioned an existing community path for soundside residents to access the beach, referred to as "Beach Access #11", and requested that the developer consider trying to do something similar. Mr. Blizzard agreed to try to provide a low-key, vegetated pathway for the new southern beach access within Phase 5B.

18. Someone asked if there may be a community pool amenity. Mr. Blizzard stated that a community swimming pool was not in the plan, as each individual lot is likely capable of having its own swimming pool.

19. A question was posed about what changes were being proposed at the Airstrip. Mr. Blizzard provided some background on the Airstrip and how it had been run in the past and currently. He added that some pavement had been installed at the north end of the airstrip and for some parking spaces and drive connection to NC 12, and that the amended sketch plan had not been updated, reviewed and approved by the County. He clarified that there were no physical improvements being proposed in this application but rather a "clean-up" of the amended sketch plan and use permit to correct the commercial area and open space allocations properly to reflect that the paved areas are part of the airstrip commercial area and not counted towards open space. A follow-up question was posed inquiring whether lights were being proposed at the airstrip. Mr. Blizzard responded that no lights were being proposed.

20. Someone asked if all of the permits were in place for the proposed Phase 5B improvements. Mr. Blizzard responded that no, permits were not in place, and that Mr. Strader could explain the process later.

21. Someone asked about the airstrip runway being blocked off. Mr. Blizzard replied that the airstrip was not blocked off, that it is a private runway and may be utilized with prior permission or in the event of an emergency.

22. A question was posed about whether there would be design considerations for the houses, such as building materials. Mr. Blizzard stated that there would be restrictive covenants prepared and recorded. He further explained that the idea would be to have

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

white cedar unpainted, old Nags Head style, with white trim, but that is still being decided.

23. Someone asked if the houses would only be 10' from the side property lines. Mr. Blizzard stated that no, the 10' setback is the County's minimum side yard setback from property lines, but that Needed Fire Flow (NFF) would likely increase the required separation between structures, and furthermore the developer's desire to provide greater separation between oceanfront lots to allow non-oceanfront lots the potential for ocean views would increase the separation between the houses.

24. A question was asked whether the new homes would become a part of the Pine Island POA. Mr. Blizzard stated that no, the intent is to maintain a separate Association to provide a unique experience.

25. A question was posed about whether there is a report available from the WWTP. Mr. Blizzard stated that yes, an annual report is available.

26. Someone asked, "what are the next steps?" Mr. Strader explained the County review and approval process and the necessary steps for the project to be designed, permitted, and constructed. It was explained that a pre-application meeting occurred with County Staff, the purpose of the community meeting was reiterated, and it was explained that the intent is to submit the Use Permit and Amended Sketch Plan application package by the July 25th submittal deadline in order to facilitate an August 21st TRC meeting and September 16th Board review. It was explained that once the Use Permit and ASP amendments are approved, that further design and permitting will occur, including obtaining State Permits, submitting preliminary plat to the County for review, and ultimately Construction Drawings to the County for review and approval prior to any construction commencing. The review by regulatory agencies of the ASP/Use Permit application as well as the preliminary plat and construction drawings was reiterated by Ms. Turner.

27. A comment was made by someone that the project alone is not bothersome, but the addition to what's now existing (existing homes/neighborhoods) is new to all, thus the questions.

28. Someone reiterated their desire requesting that the developer keep existing vegetation along the front and south of the development to maintain existing aesthetics and to help provide a sound buffer.

29. Someone asked if the oceanfront lots would have individual beach accesses. Mr. Blizzard confirmed that yes, the oceanfront lots will have the ability to have individual beach accesses as allowed by CAMA and that a note has been included on the ASP accordingly.

Upon the conclusion of the discussions, attendees were again reminded that any further questions or comments not addressed at the meeting can be forwarded to Quible & Associates and the meeting was adjourned.

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

Copies of all handouts, exhibits, and other documents available at the meeting are provided in attachments to this document.

Please do not hesitate to contact me at (252) 491-8147 or mstrader@quible.com should you have any questions and/or concerns.

Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

COMMUNITY MEETING EXHIBITS

EXHIBIT 1 : Meeting Agenda

EXHIBIT 2 : Presentation Posters – Amended Sketch Plan (Phase 5B) dated June 25, 2019, previously approved Amended Sketch Plan (Phase 5A & 5B – Three (3) Lot Subdivision) dated May 30, 2006, Lot 4R Sketch – (23) SFD Lots dated April 11, 2019

EXHIBIT 3 : Attendance Sign-In Sheet

EXHIBIT 4 : Attendee Comment Sheet

EXHIBIT 5 : Letters to Property Owners

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

EXHIBIT 1 : Meeting Agenda

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
Phone: (252) 261-3300
Fax: (252) 261-1260
Web: www.quible.com

Community Meeting for the Use Permit Application – Amended Sketch Plan for Pine Island PUD
Parcel Identification Numbers 0128000002H0000 and 0128000002L0000
Corolla, Currituck County, NC

July 10, 2019

AGENDA

1. **General Introduction**
   a. Quible & Associates, P.C.
   b. Turnpike Properties, LLC
   c. Currituck County

2. **Proposed Parcels Subject to Use Permit and Sketch Plan Amendment**
   a. 24.77 acre Lot 4R, a parcel of land located south of the Hampton Inn & Suites (located at 333 Audubon Drive) and identified by County Parcel Identification Number 0128000002H0000. This parcel is identified as Lot 4R on the recorded Amended Final Plat, Pine Island PUD – Phase 5, Tax Map 128, Parcels 2J & 2H. This parcel is currently vacant, includes an existing storm basin, pedestrian walkway, and public water line. The subject parcel is also currently designated to include 60 Villas and Retail Development as shown on the most recent approved Amended Sketch Plan. 16.9 acres of the subject parcel has been allocated toward commercial development in addition to 60 units allocated towards the density of the PUD.
   b. 53.31 acre parcel of land located on the west side of NC12 adjacent to the Racquet Club, and containing the Pine Island Airstrip identified by County Parcel Identification Number 0128000002L0000. The Airstrip currently resides on this parcel located south of the intersection of Audubon Drive, Racquet Club Drive, and on the west side of NC12 immediately across from the Hampton Inn hotel. Currently, 4.5 acres of the subject parcel have been allocated as Commercial Development Area, while the remainder is designated as Open space, on the most current approved Amended Sketch Plan.

3. **Proposed Use Amendment**
   a. Lot 4R, which will now be referred to as Pine Island South or Phase 5B, is proposed to be changed from 60 Villas and Retail Commercial Development Area to accommodate twenty-three (23) single-family lots.
      i. The proposed density would decrease from 340 units, or 1.02 units/acre, down to 303 units, or 0.87 units/acre.
   b. The Commercial Development Area and Open Space within the Airstrip parcel will be updated to reflect current conditions. No further changes or physical improvements are proposed. The Commercial Development Area will increase from the previously approved 4.5 acres to 4.8 acres, and Open Space reduced accordingly. This “housekeeping” measure will update the PUD Development Summary Data Table to include existing paved areas within the Commercial Development Area allocation.

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

4. **Land Usage**
    a. Phase 5B existing land use includes 16.9 acres of Commercial Development Area and 60 Residential Units within the vacant parcel area. The proposed use will include twenty-three (23) residential, single-family lots within an approximate 13.2 acre area. The Open Space Area will increase from the previously approved amended sketch plan.
    b. The land usage within the Airstrip Parcel will not change, but the Use Permit and Sketch Plan will be updated to allocate an additional 0.3 acres of existing paved area as Commercial Development Area, and the Open Space Area reduced respectively.

5. **PUD Summary Table**
    a. The PUD will remain in conformance with the County's Unified Development Ordinance Bulk and Dimensional Standards as specified in the Transitional Provisions in Chapter 1, Section 1.8.6, Paragraph B.(1).
        i. Density will reduce from 1.02 units/acre to 0.87 units/acre;
        ii. Open Space will increase from 37.57% to 38.52%;
        iii. Commercial Development Area will reduce from 35.37 acres to 18.47 acres.
    b. The PUD will remain in general conformance with the County's Future Land Use Plan.

6. **Development Objectives**
    a. Maintain the character of the Pine Island PUD
    b. Provide additional SFD lots to compliment the recently constructed Pine Island Phase 9 (PI Club) and Pine Island Reserve.
    c. "Clean-Up" the existing Commercial Development and Open Space Areas within the Airstrip.
    d. Promote recreational open space by maintaining and preserving additional Open Space within Phase 5B amenity area that services the Pine Island PUD community.

7. **Questions & Comments**
    a. Quible & Associates, Owner and County are available to answer questions and comments.
    b. Comments can be provided in writing on Comment Forms provided or they can be sent to Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. email at mstrader@quible.com or by phone at 252-491-8147.

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

EXHIBIT 2 : Presentation Posters
Amended Sketch Plan (Phase 5B) dated June 25, 2019, previously approved Amended Sketch Plan (Phase 5A & 5B – Three (3) Lot Subdivision) dated May 30, 2006, and Lot 4R Sketch – (23) SFD Lots dated April 11, 2019

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

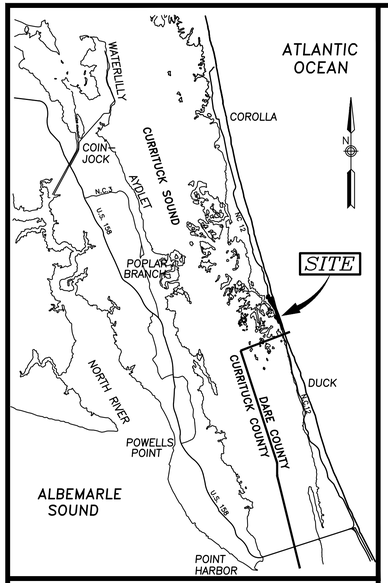
PINE ISLAND, P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

JUNE 25, 2019

AMENDED SKETCH PLAN

(PHASE 5B)



VICINITY MAP

G:\WORK\2005\05Concept\Design Plan\05SKP_ASP_2019 amd\ASPdrawing.dwg, 7/18/2019 3:18 PM, Marcuse

GENERAL NOTES:

1. OWNERS: PINE ISLAND PROPERITES LLC (LOT 4R)
PI BEACH CLUB, LLC (LOT 1R)
PI DINER, LLC (LOT 2R)
PI OPEN SPACE, LLC (RACQUET CLUB)
TURNPIKE PROPERTIES, LLC (PH 1 COMMERCIAL)
4400 SILAS CREEK PKWY; SUITE 302
WINSTON SALEM, N.C. 27104
(336) 722-2236

ENGINEER: QUIBLE & ASSOCIATES, P.C.
P.O. DRAWER 870
KITTY HAWK, N.C. 27949
(252) 261-3300

2. RECORDED REFERENCE: DB 1092, PG 439 & DB 1088, PG 369 & 371

3. TOTAL PROJECT AREA:

GROSS AREA	385.38 AC
AREA OF N.C.12	19.16 AC
NET AREA	366.22 AC

4. DENSITY:
06/90 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
11/91 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
07/6/92 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
12/20/93 APPROVED DENSITY 336 UNITS/366.22 AC. = 0.92 UNITS/AC.
07/18/94 APPROVED DENSITY 285 UNITS/366.22 AC. = 0.78 UNITS/AC.
08/07/95 APPROVED DENSITY 266 UNITS/366.22 AC. = 0.73 UNITS/AC.
08/19/96 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.75 UNITS/AC.
05/30/06 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.83 UNITS/AC.
06/14 APPROVED DENSITY 340 UNITS/366.22 AC. = .99 UNITS/AC.
06/19 PROPOSED DENSITY 303 UNITS/366.22 AC. = 0.83 UNITS/AC

CURRENT DENSITY (LESS COMMERCIAL ACREAGE):
280 SINGLE FAMILY LOTS + 60 VILLAS / [366.22 TOTAL AC. – 35.37 AC. OF COMMERCIAL] = 1.02 UNITS/AC.

PROPOSED DENSITY (LESS COMMERCIAL ACREAGE):
280 SFD LOTS + 23 SFD LOTS/ [366.22 TOTAL AC. – 18.47 AC. OF COMMERCIAL] = 0.87 UNITS/AC

5. SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT – (SFO/LB)
APPROVED BY CURRITUCK COUNTY

6. NFIP ZONE: ZONE VARIES: SHADED X, "AE" 9, "AE" 8, "AE" 7, "AE" 6, "AE" 5
"VE" 15, "VE" 14, & "VE" 12; SUBJECT TO CHANGE BY FEMA

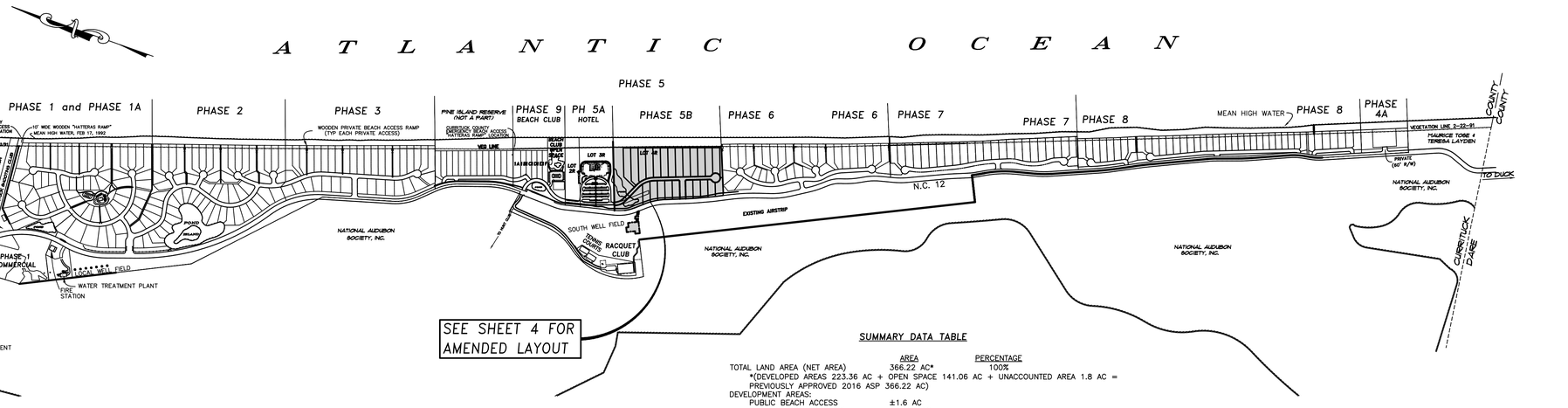
7. ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.

8. ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.

9. BIKE, JOGGING, AND GOLF CART PATH WILL BE PROVIDED THROUGHOUT DEVELOPMENT EITHER AS A PORTION OF THE INTERIOR ROADWAY SYSTEM OR ADJACENT TO THE ROADWAYS.

10. CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY, NCDENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.

11. PURPOSE: TO AMEND THE EXISTING PINE ISLAND PUD TO REALLOCATE PHASE 5B FROM THE PREVIOUSLY APPROVED 60 VILLAS TO 23 SINGLE FAMILY DWELLING (SFD) LOTS, AND ADJUST THE COMMERCIAL AREA AND OPEN SPACE WITHIN THE AIRSTRIP TO REFLECT CURRENT CONDITIONS. PLEASE ACKNOWLEDGE THAT LOT 2R CONTINUES TO BE DESIGNATED AS COMMERCIAL AREA AND COUNTED TOWARDS RESIDENTIAL UNIT DENSITY. PLEASE FURTHER ACKNOWLEDGE THAT WHILE LOT 4R HAD PREVIOUSLY BEEN COUNTED AS BOTH COMMERCIAL AREA AND RESIDENTIAL UNIT DENSITY, IT IS NOW ONLY COUNTED TOWARD RESIDENTIAL UNIT DENSITY. OPEN SPACE AND DENSITY CONTINUE TO MEET PUD REQUIREMENTS.



SEE SHEET 4 FOR AMENDED LAYOUT

GRAPHIC SCALE
800 0 800 1600
(IN FEET)
1 inch = 800 ft.

SUMMARY DATA TABLE

	AREA	PERCENTAGE
TOTAL LAND AREA (NET AREA)	366.22 AC*	100%
*(DEVELOPED AREAS 223.36 AC + OPEN SPACE 141.06 AC + UNACCOUNTED AREA 1.8 AC = PREVIOUSLY APPROVED 2016 ASP 366.22 AC)		
DEVELOPMENT AREAS:		
PUBLIC BEACH ACCESS	±1.6 AC	
STREETS (INCL. N.C. 12)	±45.04 AC	
RACQUET CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
AIRSTRIP	±4.8 AC	
LOTS 1A–1F – 6 S.F. LOTS	±3.61 AC	
BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
LOT 2R – COMMERCIAL	±3.19 AC (ALSO COUNTED AS RESIDENTIAL)	
LOT 3R – COMMERCIAL (HOTEL)	±7.83 AC	
LOT 4R – (23 SFD LOTS)	±13.2 AC	
PHASE 1 COMMERCIAL	±7.45 AC	
273 SINGLE FAMILY LOTS	±135.9 AC	
FIRE STATION	±0.75 AC	
TOTAL OPEN SPACE	±141.06 AC	±38.52%
OPEN SPACE CALCULATIONS:		
PASSIVE/ACTIVE RECREATION OPEN SPACE	±131.91 AC	±93.48% OF TOTAL OPEN SPACE
REMAINING OPEN SPACE	±9.15 AC	±6.49% OF TOTAL OPEN SPACE
TOTAL COMMERCIAL	±18.47 AC	
LOT 2R – COMMERCIAL (OLD DINER/NEW SFD – DOUBLE COUNTED)	±3.19 AC	
LOT 3R – COMMERCIAL (HOTEL)	±7.83 AC	
PHASE 1 COMMERCIAL	±7.45 AC	
DENSITY: 280 SINGLE FAMILY LOTS + 23 SFD LOTS / [366.22 TOTAL AC. – 18.47 AC. OF COMMERCIAL] = 0.87 UNITS/AC.		

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER and SUMMARY DATA TABLE
2	PHASES 8, 4A
3	PHASES 6 & 7
4	PHASES 5 & 9
5	PHASES 1,2,3, & 1A

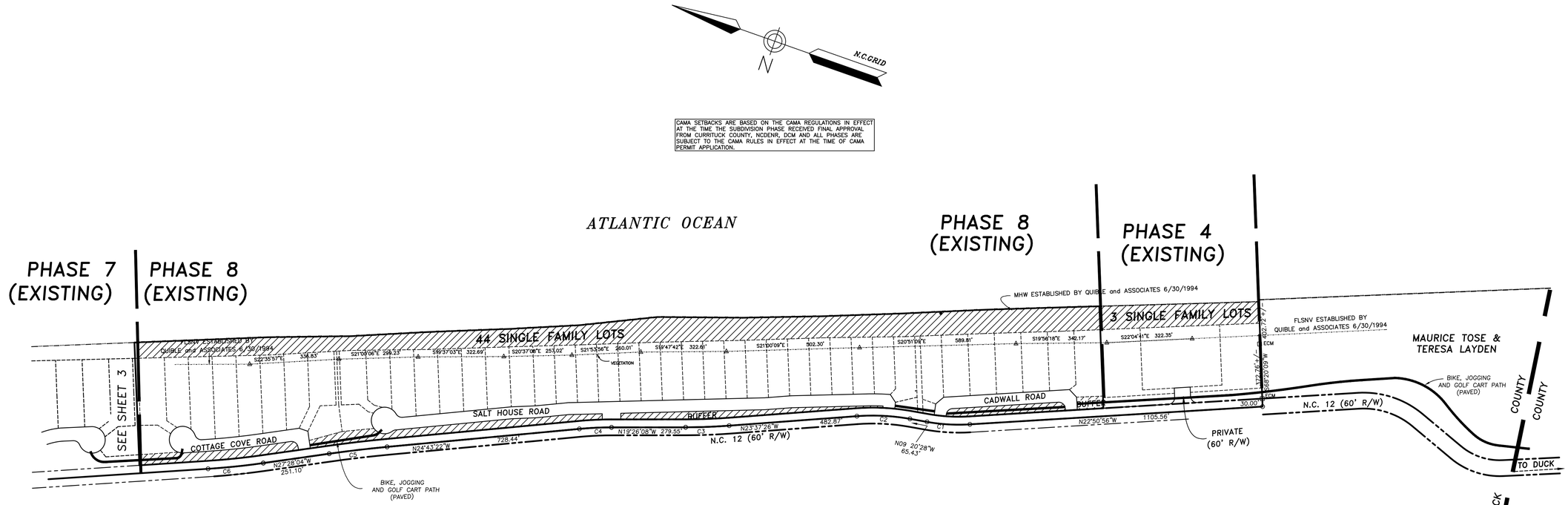
DEVELOPER:

TURNPIKE PROPERTIES, LLC
4400 SILAS CREEK PKWY, SUITE 302
WINSTON SALEM, N.C. 27104

NC License#: C-0208
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ENVIRONMENTAL SCIENCES * SURVEYING**
ENGINEERING/SURVEYING NOT OFFERED AT BLACK MTN. OFFICE
Since 1959
8466 CARATOKE HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8147
Fax: (252) 491-8146
administrator@quible.com
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 793-0398
Fax: (252) 491-8146
administrator@quible.com

ISSUE DATE: 06/25/19 REVISIONS AS NOTED ON EACH SHEET

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C1	687.55'	13°30'28"	162.09'	81.42'	161.72' N16-05-42.0W
C2	805.09'	14°16'58"	200.69'	100.87'	200.18' N16-28-57.1W
C3	2246.89'	4°11'18"	164.25'	82.16'	164.21' N21-31-47.1W
C4	1312.12'	5°17'14"	121.08'	60.58'	121.04' N22-04-45.1W
C5	4583.66'	2°44'42"	219.60'	109.82'	219.58' N26-05-43.2W
C6	2750.20'	4°21'38"	209.31'	104.71'	209.26' N25-17-12.4W

PHASE 4 & 8 NOTES:

1. PHASE 4A CONSISTS OF 3 (THREE) SINGLE FAMILY LOTS
2. PHASE 8 TO CONSISTS OF 44 SINGLE FAMILY LOTS

LEGEND

DENOTES OPEN SPACE

GRAPHIC SCALE

200 0 200 400

(IN FEET)

1 inch = 200 ft.

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ENGINEERING SERVICES AT KITTY HAWK OFFICE
8446 CARATOKE HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8146
Fax: (252) 491-8146
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 669-8444
quiblesurvey@yahoo.com

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NO.	DATE	REVISIONS
4	12/09/93	PHASE 4 AMENDMENT
5	07/06/94	PHASES 1A,4A,4B AND 6 AMENDMENT
6	07/06/94	METES & BOUNDS (VEGETATION LINE)
7	07/10/95	PHASE 7 and 8 AMENDMENT
8	03/23/98	FIRE AND RESCUE AMENDMENT
9	08/05/99	RELOCATE PHASE 4A ENTRANCE
10	05/30/06	UPDATE ADJONER ADDRESSES

PHASES 4 & 8

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

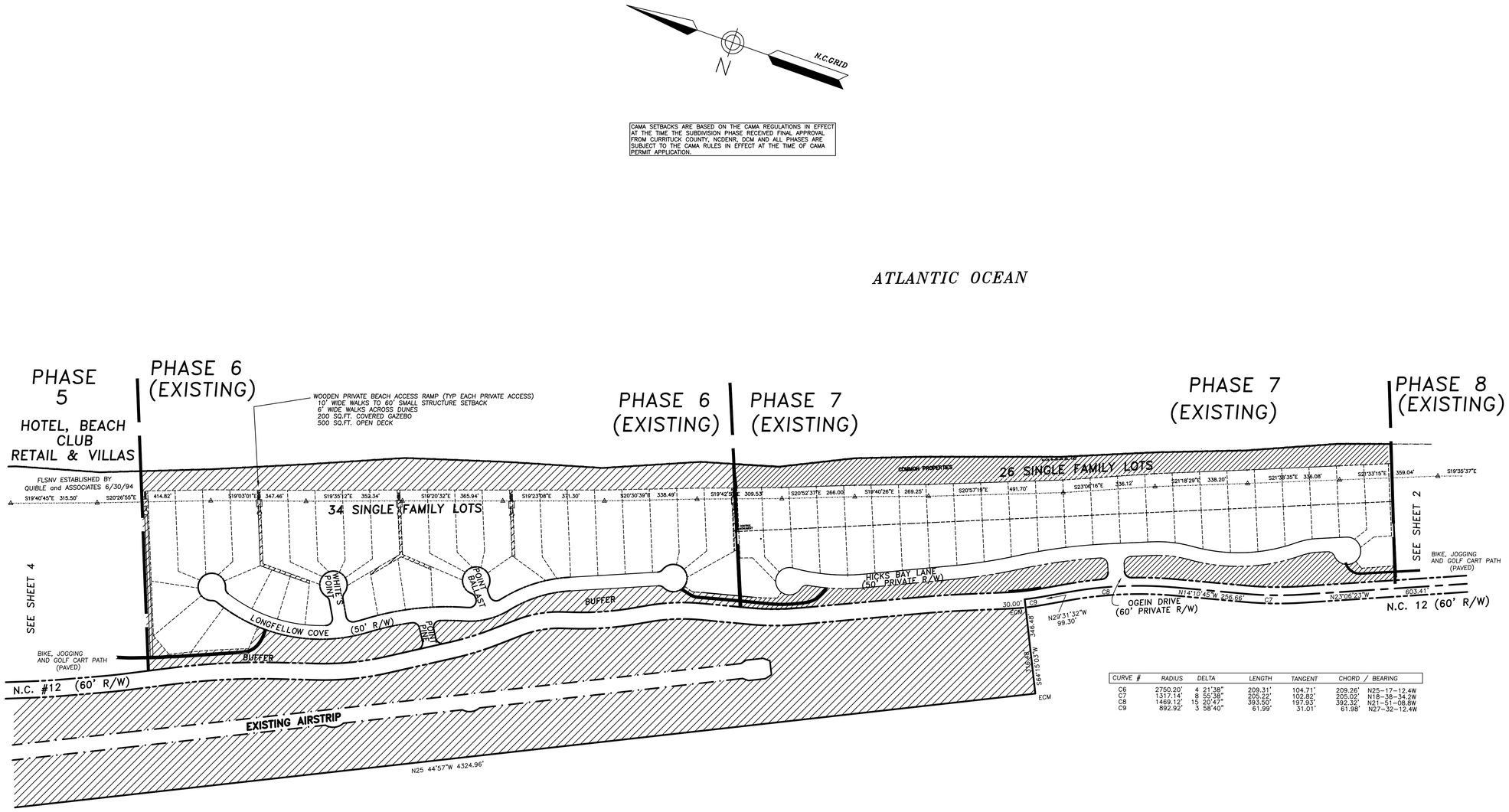
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH TOWNSHIP

COMMISSION NO. P90096
DESIGNED BY OTHERS
DRAWN BY DN/SB/MH
CHECKED BY SCB/MWS
ISSUE DATE 11/06/91

SHEET NO. 2 OF 5 SHEETS

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Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C6	2750.20'	4 21'38"	209.31'	104.71'	209.26' N25-17-12.4W
C7	1317.14'	8 55'38"	205.22'	102.82'	205.02' N18-38-34.2W
C8	1469.12'	15 20'47"	393.50'	197.93'	392.32' N21-51-08.8W
C9	892.92'	3 58'40"	61.99'	31.01'	61.98' N27-32-12.4W

NATIONAL AUDUBON SOCIETY, INC.

LEGEND

DENOTES OPEN SPACE

PHASE 7 & 6 NOTES:

1. PHASE 7 TO CONSISTS OF 26 SINGLE FAMILY LOTS
2. PHASE 6 TO CONSISTS OF 34 SINGLE FAMILY LOTS

GRAPHIC SCALE

200 0 200 400

(IN FEET)

1 inch = 200 ft.

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ENVIRONMENTAL SCIENCES * SURVEYING
PROFESSIONAL ENGINEERS AT EACH OFFICE
8446 CARATOKE HWY POWELLS POINT, NC 27966 Phone: (252) 491-8146 Fax: (252) 491-8146
90 CHURCH STREET, SUITE B BLACK MOUNTAIN, NC 28711 Phone: (828) 669-8494
eastlic@quible.com

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NO.	DATE	REVISIONS
4	09/25/92	STORMWATER MANAGEMENT PLAN NOTES
5	12/08/93	PHASE 4 AMENDMENT
6	06/21/94	PHASE 6 & 7 AMENDMENT
7	07/06/94	PHASES 1A,4A,4B AND 6 AMENDMENT
8	07/06/94	METES & BOUNDS (VEGETATION LINE)
9	07/10/95	PHASE 7 and 8 AMENDMENT
10	03/23/98	FIRE AND RESCUE AMENDMENT

PHASES 6 & 7

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

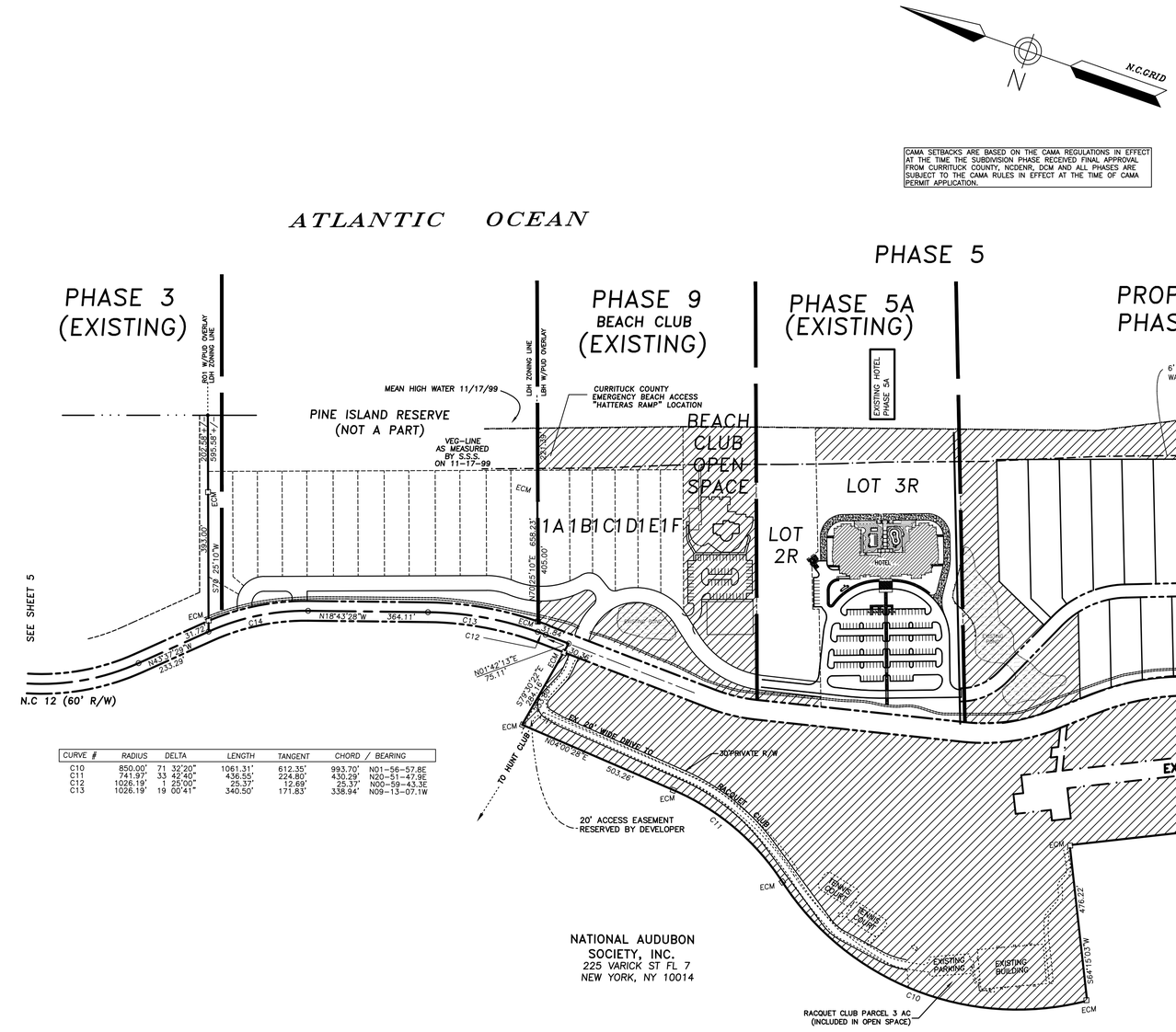
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO. P90096
DESIGNED BY OTHERS
DRAWN BY DN/SB/MH
CHECKED BY SCB/MWS
ISSUE DATE 11/06/91

SHEET NO. 3 OF 5 SHEETS

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C10	850.00'	71 32'20"	1061.31'	612.35'	993.70' N01-56-57.8E
C11	741.97'	33 42'40"	436.55'	224.80'	430.29' N20-51-47.9E
C12	1026.19'	1 25'00"	25.37'	12.69'	25.37' N00-59-43.3E
C13	1026.19'	19 00'41"	340.50'	171.83'	338.94' N09-13-07.1W

LOT 171
JT ANDERSON FAMILY LLC
12150 TAC CT.
MANASSAS, VA 20109

LOT 170
DANIEL S. PLACHA
LAURA C. PLACHA
103 CEDARBROOK CT.
OAKDALE, PA 15071

LOT 169
WILLIAM H. KUEHNLE
LINDA B. BRIDGEMAN
529 S LEE ST
ALEXANDRIA, VA 22314

LOT 168
ROBERT H. RICHARDSON
LAURA R. RICHARDSON
10029 INKPEN PL
ELLICOTT CITY, MD 21042

LOT 167
KATHLEEN J. PAGE TRUST
7406 WINDY HILL COURT
MCLEAN, VA 22102

OPEN SPACE
PINE ISLAND POA, INC.
C/O SEASIDE MANAGEMENT
P.O. BOX 1465
KITTY HAWK, NC 27949

LEGEND
DENOTES OPEN SPACE

PARCEL WEST OF N.C. 12 NOTES:

1. PARCEL ON WEST SIDE OF N.C. 12 WHICH CONTAINS THE EXISTING AIRSTRIP, 20' WIDE DRIVE TO RACQUET CLUB, EXISTING RACQUET CLUB, EXISTING PARKING, OUTDOOR TENNIS COURTS AND THE CONTINUOUS PROPERTY and ARE PART OF THE OPEN SPACE OR COMMON AREA.
2. DEVELOPER RESERVES A 20' PERPETUAL EASEMENT FOR ACCESS TO AND FROM HUNT CLUB

GRAPHIC SCALE
200 0 200 400
(IN FEET)
1 inch = 200 ft.

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CORPORATE HEADQUARTERS AT KAMAN OFFICE
8446 CARATOKE HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8146
Fax: (252) 491-8146
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 419-1704
Fax: (252) 491-8146
quible@quible.com

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NO.	DATE	REVISIONS
6	09/18/00	REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS
7	10/09/00	ADDRESSES ADDED
8	06/29/01	COMMERCIAL REFINEMENT
9	05/05/06	RECOMBINATION OF COMMERCIAL PROPERTY
10	05/30/06	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING
11	06/26/14	REVISED PHASE 9 & RACQUET CLUB
12	6/14/19	REVISED PHASE 5B

PHASES 5 & 9

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO.	P90096
DESIGNED BY	OTHERS
DRAWN BY	DN/SB/MH
CHECKED BY	SCB/MWS
ISSUE DATE	11/06/91

SHEET NO. 4 OF 5 SHEETS

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N.C.GRID

CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY, NCDENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.

ATLANTIC OCEAN

PHASE 1 (EXISTING)

PHASE 2 (EXISTING)

PHASE 3 (EXISTING)

CURRITUCK COUNTY EMERGENCY BEACH ACCESS "HATTERAS RAMP" LOCATION

10' WIDE WOODEN "HATTERAS RAMP"

MEAN HIGH WATER, FEB 17, 1992

PRIVATE BEACH ACCESS EASEMENT (TYP)

PUBLIC BEACH ACCESS

BUFFER

VEG LINE 2/22/91

55 SINGLE FAMILY LOTS

62 SINGLE FAMILY LOTS

37 SINGLE FAMILY LOTS

PROPERTY DONATED TO CURRITUCK COUNTY

SPINDRIFT SUBDIVISION

THE CURRITUCK SHOOTING CLUB

PIPSI'S POINT RD. (50' R/W)

MYRTLE ROAD (50' R/W)

CYPRESS POINT (50' R/W)

DEEP NECK RD. (50' R/W)

GREAT GAP (50' R/W) PT.

DEEP NECK ROAD (50' R/W)

595.58'+/-

S70 25'10"W

10' WIDE EMERGENCY GRAVEL ACCESS ROAD

(EXISTING) PHASE 1A

12 SINGLE FAMILY LOTS

N85°25'10"E 1791.17'

NORTH COVE ROAD (50' R/W)

ISLAND LEAD RD. (50' R/W)

POOL

BATH

WELL

PUMP

MYRTLE POND ROAD (50' R/W)

BLACK PINE ROAD (R/W VARIES)

EX. POND

ISLAND

PUBLIC BATHHOUSE & RESTROOMS

PUBLIC BEACH ACCESS PARKING

ECM

N.C. 12 (60' R/W)

N15°51'40"W 592.00'

N46°19'04"W 1890.51'

N25°59'49"W 2213.71'

N22°20'44"W 481.23'

N43°37'29"W 233.29'

S15

BUFFER

EX. POND

FIRE STATION

EXISTING 150,000 GAL ELEVATED WATER TOWER

EXISTING

WELL FIELD "B"

(7) EXISTING WELLS 70' O.C. (TYP)

(2) EXISTING WELLS 70' O.C. (TYP)

EXISTING WATER TREATMENT PLANT

PROPOSED 20' NONEXCLUSIVE UTILITY EASEMENT

APPROXIMATE LOCATION OF EXISTING WELL FIELDS EASEMENT (D.B. 1167 PG. 671)

SEE SHEET 4

CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C14	716.20'	24 54'01"	311.25'	158.12'	308.81' N31-10-28.3W
C15	716.20'	27 43'49"	346.63'	176.78'	343.26' N29-45-34.3W

PHASE 1 COMMERCIAL 7.5 AC

NATIONAL AUDUBON SOCIETY, INC.

EXISTING PHASE 1, 2, & 3 NOTES:

1. PHASE 1 CONSISTS OF 55 SINGLE FAMILY LOTS
2. PHASE 2 CONSISTS OF 62 SINGLE FAMILY LOTS
3. PHASE 3 CONSISTS OF 37 SINGLE FAMILY LOTS
4. PHASE 1A CONSISTS OF 12 SINGLE FAMILY LOTS

LEGEND

404 WETLAND LINE VERIFIED BY U.S.A.C.O.E. ON 05/05/1992

DENOTES OPEN SPACE

GRAPHIC SCALE

200 0 200 400

(IN FEET)

1 inch = 200 ft.

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8466 CARATOKE HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8147
Fax: (252) 491-8146
pwilliams@quible.com
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
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NO.	DATE	REVISIONS
7.	07/10/95	PHASE 7 and 8 AMENDMENT
8.	03/23/98	FIRE AND RESCUE AMENDMENT
9.	06/26/14	ADD PH 1 COMMERCIAL AREA
10.	06/03/2016	EXPAND PH 1 COMMERCIAL AREA
11.	8/22/2016	REVISE PH 1 COMMERCIAL AREA PER TRC COMMENTS
12.	8/29/2016	REVISE EASEMENTS PER TRC COMMENTS
13.	9/19/2016	REVISE ACCESS PER OWNER

PHASES 1, 2, 3 & 1A

AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO. P90096
DESIGNED BY OTHERS
DRAWN BY DN/SB/MH
CHECKED BY SCB/MWS
ISSUE DATE 11/06/91

SHEET NO. 5 OF 5 SHEETS

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Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

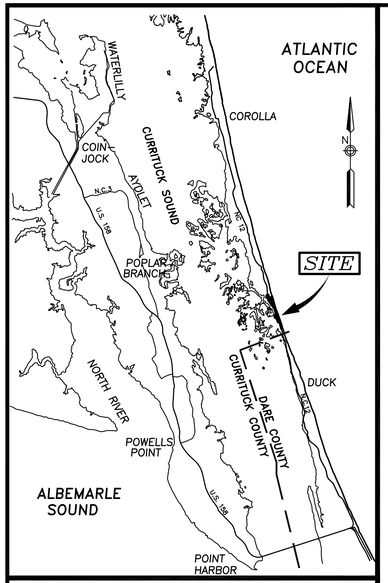
PINE ISLAND, P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

MAY 30, 2006

AMENDED SKETCH PLAN

(PHASE 5A & 5B - THREE (3) LOT SUBDIVISION)



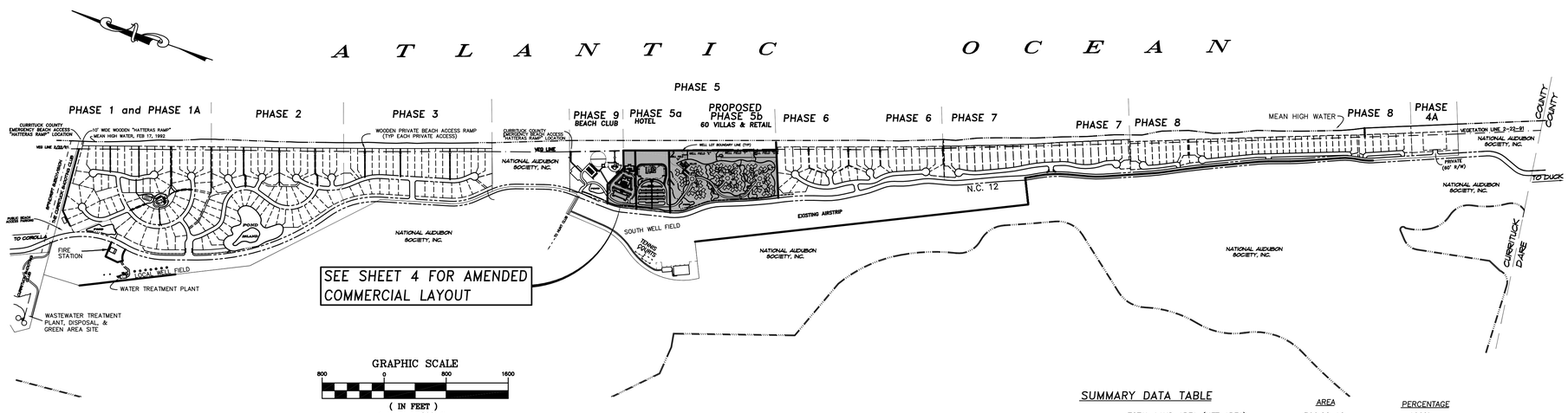
VICINITY MAP

GENERAL NOTES:

1. OWNER/DEVELOPER: TURNPIKE PROPERTIES, INC.
   1100 – C S. STRATFORD ROAD, SUITE 102
   WINSTON SALEM, N.C. 27103
   (336) 722–2236
   ENGINEER: QUIBLE & ASSOCIATES, P.C.
   P.O. DRAWER 870
   KITTY HAWK, N.C. 27949
   (252) 261–3300
2. RECORDED REFERENCE: D.B. 268, PG. 840–888
3. TOTAL PROJECT AREA: GROSS AREA 385.38 AC
   AREA OF N.C.12 19.16 AC
   NET AREA 366.22 AC
4. DENSITY:
   6/90 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
   11/91 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
   7/6/92 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.
   12/20/93 APPROVED DENSITY 336 UNITS/366.22 AC. = 0.92 UNITS/AC.
   7/18/94 APPROVED DENSITY 285 UNITS/366.22 AC. = 0.78 UNITS/AC.
   8/7/95 APPROVED DENSITY 266 UNITS/366.22 AC. = 0.73 UNITS/AC.
   8/19/96 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.75 UNITS/AC.

   CURRENT DENSITY (LESS COMMERCIAL ACREAGE):
   273 SINGLE FAMILY LOTS / (366.22 TOTAL AC. – 36.62 AC. OF COMMERCIAL) = 0.83 UNITS/AC.
5. SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT – (RO1/LBH)
   APPROVED BY CURRITUCK COUNTY
6. NFIP ZONE: ZONE VARIES: SHADED X, AE 9, AE 8, AE 7, AE 6, AE 5
   VE 15, VE 14, & VE 12; SUBJECT TO CHANGE BY FEMA
7. ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK UNIFIED DEVELOPMENT ZONING ORDINANCES.
8. ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.
9. BIKE, JOGGING, AND GOLF CART PATH WILL BE PROVIDED THROUGHOUT DEVELOPMENT EITHER AS A PORTION OF THE INTERIOR ROADWAY SYSTEM OR ADJACENT TO THE ROADWAYS.

A T L A N T I C O C E A N



SEE SHEET 4 FOR AMENDED COMMERCIAL LAYOUT

GRAPHIC SCALE
800 0 800 1600
(IN FEET)
1 inch = 800 ft.

SUMMARY DATA TABLE

	AREA	PERCENTAGE
TOTAL LAND AREA (NET AREA)	366.22 AC.	100%
DEVELOPMENT AREAS:		
PUBLIC BEACH ACCESS	+/–1.6 AC.	
STREETS (INCL. N.C. 12)	+/–42.6 AC.	
LBH (RACQUET CLUB)	+/–3.35 AC.	
AIRSTRIP	+/–4.5 AC.	
LOT 1 – BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
COMMERCIAL LOT 2 (REST & FUTURE RETAIL)	+/–4.49 AC.	
COMMERCIAL LOT 3 (HOTEL)	+/–7.81 AC.	
COMMERCIAL LOT 4 (VILLAS)	+/–21.98 AC.	
273 SINGLE FAMILY LOTS	+/–135.9 AC.	
FIRE STATION	+/–0.75 AC.	
TOTAL OPEN SPACE	+/–145.85 AC.	39.83%
OPEN SPACE CALCULATIONS:		
PASSIVE/ACTIVE RECREATION OPEN SPACE	+/–132.25 AC.	+/–90.7% OF TOTAL OPEN SPACE
REMAINING OPEN SPACE	+/–13.60 AC.	+/–9.30% OF TOTAL OPEN SPACE

DENSITY:
273 SINGLE FAMILY LOTS / [366.22 TOTAL AC. – (3.35–33.27 AC. OF COMMERCIAL)] = 0.83 UNITS/AC.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER and SUMMARY DATA TABLE
2	PHASES 8, 4A
3	PHASES 6 & 7
4	HOTEL AND BEACH CLUB SITE PLAN (PHASE 9 and 5)
5	PHASES 1,2,3, & 1A

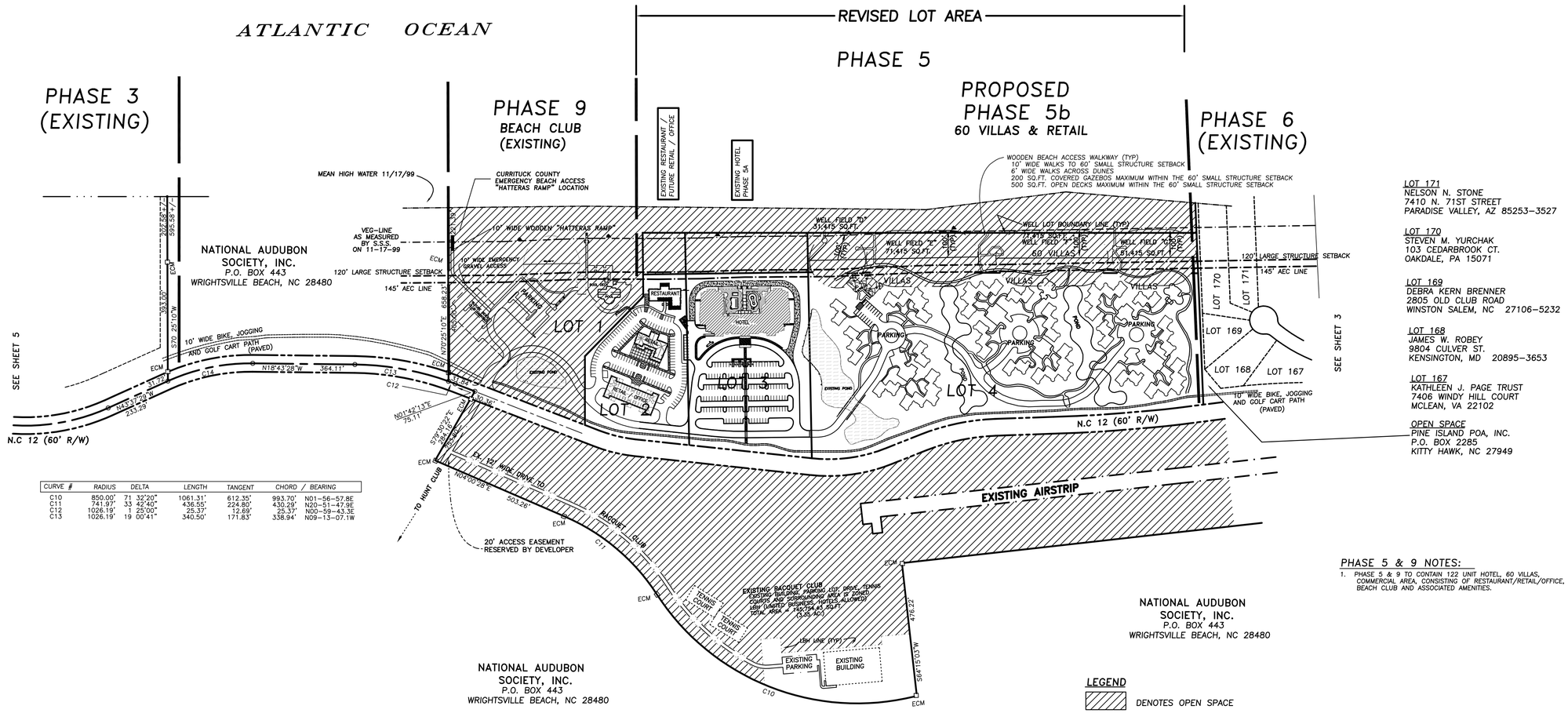
DEVELOPER:
TURNPIKE PROPERTIES, INC.
1100-C S. STRATFORD ROAD, SUITE 102
WINSTON SALEM, N.C. 27103

Quible & Associates, P.C.
ENGINEERING * PLANNING * ENVIRONMENTAL SCIENCES * SURVEYING
P.O. Drawer 870 (8 Juniper Trail) Kitty Hawk North Carolina
Phone: (252) 261–3300 Fax (252) 261–1260
E-Mail: quible@earthlink.net
Since 1959

ISSUE DATE: 5/30/06

REVISIONS AS NOTED ON EACH SHEET

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C10	850.00'	71 32'20"	1061.31'	612.35'	993.70' N01-56-57.8E
C11	741.97'	33 42'40"	436.55'	224.80'	430.29' N20-51-47.9E
C12	1026.19'	1 25'00"	25.37'	12.69'	25.37' N00-59-43.3E
C13	1026.19'	19 00'41"	340.50'	171.83'	338.94' N09-13-07.1W

LOT 171
NELSON N. STONE
7410 N. 71ST STREET
PARADISE VALLEY, AZ 85253-3527

LOT 170
STEVEN M. YURCHAK
103 CEDARBROOK CT.
OAKDALE, PA 15071

LOT 169
DEBRA KERN BRENNER
2805 OLD CLUB ROAD
WINSTON SALEM, NC 27106-5232

LOT 168
JAMES W. ROBEY
9804 CULVER ST.
KENSINGTON, MD 20895-3653

LOT 167
KATHLEEN J. PAGE TRUST
7406 WINDY HILL COURT
MCLEAN, VA 22102

OPEN SPACE
PINE ISLAND POA, INC.
P.O. BOX 2285
KITTY HAWK, NC 27949

NATIONAL AUDUBON SOCIETY, INC.
P.O. BOX 443
WRIGHTSVILLE BEACH, NC 28480

NATIONAL AUDUBON SOCIETY, INC.
P.O. BOX 443
WRIGHTSVILLE BEACH, NC 28480

PHASE 5 & 9 NOTES:

1. PHASE 5 & 9 TO CONTAIN 122 UNIT HOTEL, 60 VILLAS, COMMERCIAL AREA, CONSISTING OF RESTAURANT/RETAIL/OFFICE, BEACH CLUB AND ASSOCIATED AMENITIES.

LEGEND

DENOTES OPEN SPACE

PARCEL WEST OF N.C. 12 NOTES:

1. PARCEL ON WEST SIDE OF N.C. 12 WHICH CONTAINS THE EXISTING AIRSTRIP, 12' WIDE DRIVE TO RACQUET CLUB, EXISTING RACQUET CLUB, EXISTING PARKING, OUTDOOR TENNIS COURTS AND THE CONTINUOUS PROPERTY and ARE NOT PART OF THE OPEN SPACE OR COMMON AREA.
2. DEVELOPER RESERVES A 20' PERPETUAL EASEMENT FOR ACCESS TO AND FROM HUNT CLUB

GRAPHIC SCALE
200 0 200 400
(IN FEET)
1 inch = 200 ft.

DRAWING FILE: 90096SKT.DWG
PLOT SCALE: 1:1

NO.	DATE	REVISIONS
1	5-13-92	PHASE 1 AMENDMENT
2	7/29/92	MAJOR CAMA PERMIT APPLICATION UPDATE
3	12/8/93	PHASE 4A,4B, and 6 AMENDMENT
4	7/10/95	PHASE 7 and 8 AMENDMENT
5	2/27/98	FIRE AND RESCUE AMENDMENT
6	9-18-00	REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS
7	10/9/00	ADDRESSES ADDED
8	06-29-01	COMMERCIAL REFINEMENT
9	05/05/06	RECOMBINATION OF COMERCIAL PROPERTY
10	5/30/06	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING

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CERTIFICATION

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
Phone: (252) 261-3300 Fax: (252) 261-1260
E-Mail: quible@quible.net

HOTEL, BEACH CLUB, RETAIL, & VILLAS

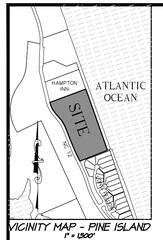
AMENDED SKETCH PLAN
PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO.	P90096
DESIGNED BY	OTHERS
DRAWN BY	SCB
CHECKED BY	EJV
ISSUE DATE	11/06/91

SHEET NO. 4 OF 5 SHEETS

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)



VICINITY MAP - PINE ISLAND
1" = 1500'

CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	92.48'	2187.40'	92.48'	N 25° 22' 55" W
C2	134.76'	2834.79'	134.75'	N 22° 48' 04" W
C3	213.06'	799.07'	212.43'	N 24° 04' 45" W
C4	54.20'	799.07'	54.19'	N 38° 50' 24" W
C5	135.57'	545.84'	135.22'	N 33° 50' 52" W
C6	128.68'	545.84'	128.38'	S 19° 58' 44" E

NOTE:
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.

BEFORE YOU DIG !
CALL TOLL FREE
1-800-632-4949
NORTH CAROLINA ONE CALL

LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING IRON ROD
- CALCULATED POINT
- EXISTING TELEPHONE
- EXISTING CABLE
- EXISTING TRANSFORMER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CONTOUR
- FIRM ZONE BOUNDARY
- EXISTING STORMWATER PIPE
- EXISTING WATERLINE
- EXISTING FORCEMAIN
- EXISTING TELEPHONE
- EXISTING CABLE
- EXISTING FIBER OPTIC
- PROPOSED GATE

ATLANTIC OCEAN

PC "J", SL 118

OPEN SPACE

BEACH ACCESS

SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION

S 19° 22' 02" E — 1255.72'

FLSW/ 03/14/14

60' SHALL STRUCTURE SETBACK LINE

FIRM ZONE "VE" (11') FIRM ZONE "AE"

120' CAMA BLDG SETBACK (5,000 - 10,000 SF)
130' CAMA BLDG SETBACK (10,000 - 20,000 SF)
140' CAMA BLDG SETBACK (20,000 - 30,000 SF)
150' CAMA BLDG SETBACK (30,000 - 40,000 SF)
160' CAMA BLDG SETBACK (40,000 - 50,000 SF)
170' CAMA BLDG SETBACK (50,000 - 60,000 SF)
180' CAMA BLDG SETBACK (60,000 - 80,000 SF)
190' CAMA BLDG SETBACK (80,000 - 100,000 SF)
180' OCEAN HAZARD REC LINE

AMENITY AREA
CABANA
GOLF CART PARKING

LOT 4A | LOT 4B | LOT 4C | LOT 4D | LOT 4E | LOT 4F | LOT 4G | LOT 4I | LOT 4J | LOT 4K | LOT 4L | LOT 4M

95' (TYP.)
85' (TYP.)
SFD PROTOTYPE (TYP.)
LOT 4H

N/F PINE ISLAND PUD DB 345, PG 487 PC "E", SL 283 ZONED: SFO

PROPOSED PEDESTRIAN ACCESS EASEMENT

PROPOSED 40' R/W

N/F PINE ISLAND PROPERTIES, LLC DB 1250, PG 886 ZONED: SFO W/PUD OVERLAY

S 69° 38' 38" E — N 69° 38' 38" E

AMENITY AREA

LOT 4W | LOT 4V | LOT 4U | LOT 4S | LOT 4R | LOT 4Q | LOT 4P | LOT 4O | LOT 4N

85' (TYP.)
SFD PROTOTYPE (TYP.)
95' (TYP.)
LOT 4T

PROPOSED 75' R/W

MIN. 20' CLEAR OPENING (TYP.)

AMENITY AREA
POND EXPANSION
BRIDGE

40' PRIVATE ACCESS EASEMENT
GATE (MIN. 20' CLEAR OPENING)
0.2% SLOPE

242.13' N 21° 26' 26" W
134.76' N 40° 57' 46" W
132.24' N 24° 04' 52" W
42.73' N 26° 35' 58" W
S 09° 31' 50" E 614.62' (TIE LINE TO NGS "RUN")

C1 | C2 | C3 | C4 | C5 | C6

NC 12 60' R/W

NOTES:
1. PROPERTY OWNER / APPLICANT: PINE ISLAND PROPERTIES LLC (LOT 4R) 4400 SILAS CREEK PKWY; SUITE 302 WINSTON SALEM, NC 27104
2. PROPERTY IDENTIFICATION: 9942-77-8711
3. RECORDED REFERENCE: D.B. 1250, PG. 886, PC "M", SL 146
4. PROPERTY ZONED: SINGLE-FAMILY RESIDENTIAL OUTER BANKS (SFO) W/PUD OVERLAY
5. TOTAL PROJECT AREA = 1,078,941 sq.ft. (24.77 Ac) (906,945 sq.ft. to FLSV)
6. BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THIS PLAN ARE BASED ON SURVEY BY QUIBLE & ASSOCIATES, PC., DATED 10/22/12.
7. PROPERTY LOCATED IN FIRM ZONES "VE" (11'), "AE" (4'), & "X" PANEL#: 3720994200K DATED 12/21/18. (SUBJECT TO CHANGE BY FEMA)
8. VERTICAL DATUM NAVD 88, BASED UPON RAPID STATIC GPS POST PROCESSED IN OPUS AND NCGS MONUMENT "RUN".
9. SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT APPROVED BY CURRITUCK COUNTY - (SFO)
10. ALL PLANNING AND DEVELOPMENT WORK SHALL BE IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.
11. ALL BUILDING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.

GRAPHIC SCALE
50' 0 25' 50' 100'
(IN FEET)
1 inch = 50 ft.

NOTE: THIS DOCUMENT IS PRELIMINARY - NOT FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES - THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY! EXISTING INFORMATION SHOWN ON THIS DOCUMENT DOES NOT REPRESENT A COMPLETE ACCURATE SURVEY AND IS NOT CERTIFIED BY A LICENSED PROFESSIONAL LAND SURVEYOR. ALL INFORMATION SHOWN ON THIS DOCUMENT IS SUBJECT TO ANY REQUIREMENTS BY ANY REGULATORY AGENCY, ENTITY OR AUTHORITY.

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Quible & Associates, P.C.
NC License# C-0208
SINCE 1959
ENGINEERING** * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING**
**NOT PERFORMED AT THIS OFFICE
8446 CARATOKE HWY
POWELLS POINT, NC 27966
Phone: (252) 491-8146
Fax: (252) 491-8146
quiblesurveying@quible.com
90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 419-1556
Fax: (252) 491-8146
quiblesurveying@quible.com

NORTH CAROLINA PROFESSIONAL SEAL L-3698 MICHAEL W. SIMPSON SURVEYOR
PRELIMINARY NOT FOR RECORDATION
CERTIFICATION

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REVISIONS

NO.	DATE

SKETCH - (23) SFD LOTS

LOT 4R
PINE ISLAND PUD, PHASE 5

POPLAR BRANCH TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

COMMISSION NO.	P12073
DESIGNED BY	MWS
DRAWN BY	DAC/JMH
CHECKED BY	MWS
ISSUE DATE	4/11/19

SHEET NO. 1 OF 1 SHEETS

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

G:\2012\P12073\Drawings\P12073 sketch (23) SFD Lots-041119.dwg 4/11/2019 1:13 PM dcrumpler

EXHIBIT 3 : Attendance Sign-In Sheet

Quible & Associates, P.C. SINCE 1959
ENGINEERING • CONSULTING • PLANNING
ENVIRONMENTAL SCIENCES • SURVEYING
Phone: (252) 261-3300
Fax: (252) 261-1260
Web: www.quible.com

Use Permit & Amended Sketch Plan - Pine Island PUD
Corolla, Currituck County, North Carolina
Quible & Associates Project No. 12073/90096
Community Meeting Sign In: Wednesday, July 10th, 2019 at 10:00 AM

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	Michael Strader, P.E.	Quible & Associates, P.C.	(252) 491-8147	(252) 491-8146	mstrader@quible.com
2.	Rolf Blizzard	Turnpike Properties, LLC	(919) 389-3655	-	rblizzard1@me.com
3.	Dan Placha	295 Longfellow Cove	4126000072		dplacha@outlook.com
4.	Kathleen Page	296 Longfellow Cove	703-622-7116		Kathleenjrpage@gmail.com
5.	Linda Shannon	289 Longfellow Cove	717-421-2931		Lindacshannon@aol.com
6.	Barbara Marcetti	CCA PO Box 444 Corolla	2524536490		info@cca.com
7.	ROGER CRATE	PIPOA	412-389-6030		rdrafe@cmuca.edu
8.	JEFF SHIELDS	PIPOA			
9.	Jacki Heisse	231 Hicks Bay Lane	717-329-6244		jacqueline.heisses@gmail.com
10.	Paul Shannon	289 Longfellow Cove	717-599-2160		peteshanno@aol.com
11.	Alesia Kurgan	295 Longfellow Cove	614-582-0296		alesia61@aol.com
12.	John Kurgan	" " "	614-541-3840		JKurgan@Aol.com
13.	CHUCK HOUSE	364 DEER NECK RD.	732-742-5714		CHUCKH3614@GMAIL.com
14.	Cathy House	" " "	908-217-7630		cathy.k.house@gmail.com
15.	Jennie Turner	Currituck C.	2522326031		jennie.turner@currituckcounty.com
16.	Adrienne Kirby	221 HICKSBAY	2162244460		DOLPHINWATCH22@GMAIL.COM
17.					
18.					

EXHIBIT 4 : Attendee Comment Sheet

Community Meeting for the Use Permit Application – Amended Sketch Plan for Pine Island PUD

Parcel Identification Numbers 0128000002H0000 and 0128000002L0000

Corolla, Currituck County, NC

Comments: _____

Contact Information:_____

EXHIBIT 5 : Letters to Property Owners

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Jennie Turner
Currituck County Planning and Community Development
P.O. Box 73
Currituck, NC 27927

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

The purpose of the meeting is to inform the public of Turnpike Properties, LLC's intent to amend the commercial and residential land use and open space allocations within the Pine Island PUD via an Amended Sketch Plan/Use Permit Application to Currituck County.

The application proposes to change the previously approved sixty (60) villas within Phase 5B and reduce the number of residential dwelling units to allow for twenty-three (23) single family lots/dwellings. In doing so, the applicant has also been requested to perform housekeeping by updating the use permit and amended sketch plan to reflect current conditions along the north end of the Pine Island airstrip by incorporating the paved areas within the airstrip commercial area. The proposed density, commercial allocation, open space and other development standards remain in compliance with County requirements. The subject properties are identified by Parcel Identification Number 0128000002H0000 and 0128000002L0000.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed amended sketch plan and use permit may be obtained by contacting Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Berry, Christopher O
Berry, Michelle G
9984 Timberknoll Ln
Ellicott City, MD 21042

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Bous, Joseph
2846 Davenport St NW
Washington, DC 20008

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

Quible

Quible & Associates, P.C.
ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Chateau Des Sirenes LLC
300 Arboretum Pl, Suite 530
Richmond, VA 23236

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

Quible

Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Craig, John
Craig, Christine
612 Blick Dr
Silver Spring, MD 20904

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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June 27, 2019

Dolphin Watch LLC
17901 Shaker Blvd
Shaker Heights, OH 44120

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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June 27, 2019

Garrett, Andrew S
PO Box 2648
Stafford, VA 22555

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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P.O. Drawer 870
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Phone: 252-491-8147
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web: quible.com

June 27, 2019

Gray, Todd D.
Gray, Sherry
6306 Stoneham Lane
Mc Lean, VA 22101

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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June 27, 2019

Harrison Inn Corolla LLC
Attn: Steve Luckenbaugh
PO Box 160
Ocean City, MD 21843

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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June 27, 2019

Heisse, Steven J
Heisse, Jacqueline
3207 6th Avenue
Bradenton Beach, FL 34217

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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June 27, 2019

Humphreys, Noel D
Humphreys, Sharon E A
36 Tompkins Place
Brooklyn, NY 11231

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Johnson, David A
Johnson, Christine K
7464 North Shore Rd
Norfolk, VA 23505

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
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June 27, 2019

Jt Anderson Family LLC
12150 Tac Ct
Manassas, VA 20109

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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June 27, 2019

Kathleen J Page Trust
7406 Windy Hill Ct
Mclean, VA 22102

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
Phone: 252-491-8147
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web: quible.com

June 27, 2019

Kies, Kenneth J
Kies, Kathleen C
6109 Franklin Park Rd
Mclean, VA 22101

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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June 27, 2019

Kuehnle, William H
Bridgeman, Linda B
529 S Lee St
Alexandria, VA 22314

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Phone: 252-491-8147
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June 27, 2019

Longfellow Cove LLC
10767 Riverscape Run
Great Falls, VA 22068

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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June 27, 2019

Mcintyre, Scott
Mcintyre, Stephanie
6719 Wemberly Way
Mc Lean, VA 22101

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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June 27, 2019

National Audubon Society
225 Varick St Fl 7
New York, NY 10014

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Obxcape LLC Attn: L R Byers
660 Hunters Place Ste 101
Charlottesville, VA 22911

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Pine Island Club LLC
4400 Silas Creek Pkwy, Suite 302
Winston Salem, NC 27104

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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June 27, 2019

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4400 Silas Creek Pkwy, Suite 302
Winston Salem, NC 27104

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Pine Island POA INC
C/O Seaside Management
PO Box 1465
Kitty Hawk, NC 27949

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Pine Island Reserve POA INC
PO Box 1465
Kitty Hawk, NC 27949

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Placha, Daniel S
Placha, Laura C
103 Cedarbrook Ct
Oakdale, PA 15071

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Reisig, Barry L
Reisig, Beth L
1026 Broad Branch Ct
Mclean, VA 22101

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Fax: 252-491-8146
web: quible.com

June 27, 2019

Richardson, Robert H
Richardson, Laura R
10029 Inkpen Pl
Ellicott City, MD 21042

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Rohan, Kevin S
Rohan, Debra
7113 Sylvan Glen Ln
Fairfax Station, VA 22039

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Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

S & K Properties Of NC LLC
2419 California St NW
Washington, DC 20008

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Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Sennett Outer Banks LLC
C/O Cindy Sennett
9 Ellington Drive
Asheville, NC 28804

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Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Soler Group Ltd
430 Tanglewood Dr
Springboro, OH 45066

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Solomons, Mark E
Kent, Jill E
2419 California St, NW
Washington, DC 20008

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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P.O. Drawer 870
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Phone: 252-491-8147
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June 27, 2019

Swain, Robert L
178 The Maine
Williamsburg, VA 23185

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

The purpose of the meeting is to inform the public of Turnpike Properties, LLC's intent to amend the commercial and residential land use and open space allocations within the Pine Island PUD via an Amended Sketch Plan/Use Permit Application to Currituck County.

The application proposes to change the previously approved sixty (60) villas within Phase 5B and reduce the number of residential dwelling units to allow for twenty-three (23) single family lots/dwellings. In doing so, the applicant has also been requested to perform housekeeping by updating the use permit and amended sketch plan to reflect current conditions along the north end of the Pine Island airstrip by incorporating the paved areas within the airstrip commercial area. The proposed density, commercial allocation, open space and other development standards remain in compliance with County requirements. The subject properties are identified by Parcel Identification Number 0128000002H0000 and 0128000002L0000.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed amended sketch plan and use permit may be obtained by contacting Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Tarkenton, James M
Tarkenton, Kelly Y
411 Los Cerros Dr
Greenbrae, CA 94904

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Tekavec, Sherry R Trustee
5938 Grand Legacy Dr
Maineville, OH 45039

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 27, 2019

Watkinson, Troy S
Watkinson, Diane R
10701 Milkweed Dr
Great Falls, VA 22066

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

Attachment: 7 Community Meeting Summary (PB 04-16 Turnpike Properties - Pine Island)

Property Owner Notification List
Address
Berry, Christopher O Berry, Michelle G 9984 Timberknoll Ln Ellicott City, MD 21042
Bous, Joseph 2846 Davenport St NW Washington, DC 20008
Chateau Des Sirenes LLC 300 Arboretum Pl, Suite 530 Richmond, VA 23236
Craig, John Craig, Christine 612 Blick Dr Silver Spring, MD 20904
Dolphin Watch LLC 17901 Shaker Blvd Shaker Heights, OH 44120
Garrett, Andrew S PO Box 2648 Stafford, VA 22555
Gray, Todd D. Gray, Sherry 6306 Stoneham Lane Mc Lean, VA 22101
Harrison Inn Corolla LLC Attn: Steve Luckenbaugh PO Box 160 Ocean City, MD 21843
Heisse, Steven J Heisse, Jacqueline 3207 6th Avenue Bradenton Beach, FL 34217
Humphreys, Noel D Humphreys, Sharon E A 36 Tompkins Place Brooklyn, NY 11231
Johnson, David A Johnson, Christine K 7464 North Shore Rd Norfolk, VA 23505
Jt Anderson Family LLC 12150 Tac Ct Manassas, VA 20109
Kathleen J Page Trust 7406 Windy Hill Ct Mclean, VA 22102
Kies, Kenneth J Kies, Kathleen C 6109 Franklin Park Rd Mclean, VA 22101
Kuehnle, William H Bridgeman, Linda B 529 S Lee St Alexandria, VA 22314
Longfellow Cove LLC 10767 Riverscape Run Great Falls, VA 22068
Mcintyre, Scott Mcintyre, Stephanie 6719 Wemberly Way Mc Lean, VA 22101
National Audubon Society 225 Varick St Fl 7 New York, NY 10014

Obxcape LLC Attn: L R Byers 660 Hunters Place Ste 101 Charlottesville, VA 22911
Pine Island Club LLC 4400 Silas Creek Pkwy, Suite 302 Winston Salem, NC 27104
Pine Island POA INC C/O Seaside Management PO Box 1465 Kitty Hawk, NC 27949
Pine Island Properties LLC 4400 Silas Creek Pkwy, Suite 302 Winston Salem, NC 27104
Pine Island Reserve POA INC PO Box 1465 Kitty Hawk, NC 27949
Placha, Daniel S Placha, Laura C 103 Cedarbrook Ct Oakdale, PA 15071
Reisig, Barry L Reisig, Beth L 1026 Broad Branch Ct Mclean, VA 22101
Richardson, Robert H Richardson, Laura R 10029 Inkpen Pl Ellicott City, MD 21042
Rohan, Kevin S Rohan, Debra 7113 Sylvan Glen Ln Fairfax Station, VA 22039
S & K Properties Of NC LLC 2419 California St NW Washington, DC 20008
Sennett Outer Banks LLC C/O Cindy Sennett 9 Ellington Drive Asheville, NC 28804
Soler Group Ltd 430 Tanglewood Dr Springboro, OH 45066
Solomons, Mark E Kent, Jill E 2419 California St, NW Washington, DC 20008
Swain, Robert L 178 The Maine Williamsburg, VA 23185
Tarkenton, James M Tarkenton, Kelly Y 411 Los Cerros Dr Greenbrae, CA 94904
Tekavec, Sherry R Trustee 5938 Grand Legacy Dr Maineville, OH 45039
Watkinson, Troy S Watkinson, Diane R 10701 Milkweed Dr Great Falls, VA 22066
Jennie Turner Currituck County Planning and Community Development P.O. Box 73 Currituck, NC 27927

COUNTY OF CURRITUCK
SPECIAL USE PERMIT GRANTED

On the date(s) listed below, the Board of Commissioners for the County of Currituck met and held a public hearing to consider the following application:

Applicant: Turnpike Properties, Inc.

Property Location:
Site : In Corolla within Pine Island, PUD

Tax Map: 128 Lot: 2D

Proposed Use of the Property: Privately Owned Airport

Meeting Dates: 3/9/04 - Planning Board Recommendation
4/5/04 - Board of Commissioners' Public Hearing/Action

Having heard all the evidence and argument presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Currituck County Unified Development Ordinance for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby approved subject to all applicable provisions of the Unified Development Ordinance and the following conditions:

(1) The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board of Commissioners, a copy of which is filed in the office of the Planning and Inspections Department.

(2) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

(3) This permit is valid for two years and will expire on April 5, 2006 if work has not begun on the project at that time. Once work has begun and the use begins, this special use permit shall remain valid so long as the conditions under which is was granted are met.

(4) Other conditions:

1. All operations must be conducted in accordance with FAA regulations.

2. No additional commercial activity, other than the use of the airstrip, shall occur.

Attachment: Use Permit 2004 (PB 04-16 Turnpike Properties - Pine Island)

3. No additional structures or buildings on this property, including hangers or fuel tanks, shall be permitted.

4. That as a continuing condition to this approval, the applicant will meet and continue to meet all requirements of the County's Unified Development Ordinance.

IN WITNESS WHEREOF, the County has caused this permit to be issued in its name, and the property owners/applicants of the property above described, do hereby accept this Special Use Permit together with all its conditions, as binding on them and their successors in interest.

ATTEST:

Susan H. Saleeby (Seal)
Clerk to the Board

4-19-04
Date

L. Paul O'Neal
Chairman
Board of Commissioners

(NOT VALID UNTIL FULLY EXECUTED)

Attachment: Use Permit 2004 (PB 04-16 Turnpike Properties - Pine Island)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2592)

Agenda Item Title

PB 19-18 Wheelz of Steel:

Brief Description of Agenda Item:

Bernadette Gariglio is requesting an Automobile Sales or Rentals Use Permit for property located at 8295 Caratoke Highway, Powells Point, Tax Map 124C, Parcel 4, Poplar Branch Township.

Board Action Requested

Action

Person Submitting Agenda Item

Cheri Elliott, Assistant

Presenter of Agenda Item

Laurie LoCicero

STAFF REPORT
PB 19-18 WHEELZ OF STEEL
USE PERMIT
BOARD OF COMMISSIONERS
SEPTEMBER 16, 2019

APPLICATION SUMMARY	
Property Owner: Kent Harvin	**Applicant:** Bernadette Gariglio
Case Number: PB 19-18	**Application Type**: Use Permit
Parcel Identification Number: 124C00000040000	**Existing Use:** Office
Land Use Plan Classification: Full Service	**Parcel Size (Acres):** 0.92 Acres
Request: Use Permit - Auto Rental	**Zoning:** General Business

SURROUNDING PARCELS

	Land Use	Zoning
North	Retail/First Flight Motorcycles	General Business
South	Contractor Services/ Norris Mechanical	General Business
East	Single Family Dwelling	General Business
West	Single Family Dwelling	Agriculture

APPLICANT NARRATIVE

The business is called Wheelz of Steel and the purpose is to rent classic vehicles.

STAFF ANALYSIS

The applicant is requesting a use permit to establish a classic vehicle rental business in the General Business (GB) zoning district. The use will be established in an existing multi-tenant office building. There is an existing concrete display area and adequate parking. A type A buffer yard will be installed between the display area and Caratoke Hwy. The applicant has indicated this will be a small scale business with limited inventory.

COMMUNITY MEETING

A community meeting was held on July 23, 2019 at 5:45 pm at the subject property. There was one person from the community in attendance. The Applicant reviewed the proposed development plan and the approval process. There were no concerns expressed. A summary of the community meeting is provided in the packet.

INFRASTRUCTURE	
Water	Public
Sewer	Septic
Landscaping	Required installation of Type A buffer yard for display area.

Attachment: 1 Staff Report (PB 19-18 Wheelz of Steel)

RECOMMENDATIONS

TECHNICAL REVIEW COMMITTEE

The Technical Review Committee recommends **adoption** of the use permit subject to the following conditions of approval:

1. The application complies with all applicable review standards of the UDO provided the following outstanding items are addressed:
    a. ***Type A landscaping buffers are required between the street and all display areas.***
    b. ***Vehicles shall not be driven on any portion of the septic system.***

2. The conditions of approval necessary to ensure compliance with the review standards of the UDO and to prevent or minimize adverse effects of the development application on surrounding lands include:
    a. ***The property shall be developed in accordance with an approved minor site plan.***
    b. **Outdoor storage of vehicles shall occur only within the approved display areas.**

USE PERMIT REVIEW STANDARDS

A use permit shall be approved on a finding that the applicant demonstrates the proposed use will meet the below requirements. It is staff's opinion that the evidence in the record, prepared in absence of testimony presented at a public hearing, supports the preliminary findings.

The use will not endanger the public health or safety.

Preliminary Applicant Findings:

1. The use will not be a danger to the public health or safety as it is located in an existing commercial building in the General Business zoning district. The business consists of the rental of licensed classic vehicles.

The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Preliminary Applicant Findings:

1. The location is surrounded by similar uses in the general business zoning district and therefore will not injure the value of abutting lands. This will be a very small scale operation.

The use will be in conformity with the Land Use Plan or other officially adopted plans.

Preliminary Staff Findings:

1. The 2006 land Use Plan classifies this site as Full Service within the Point Harbor Subarea. The proposed use is in keeping with the policies of the plan, including Policies ED1 and ED4

The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

Preliminary Staff Findings:

Attachment: 1 Staff Report (PB 19-18 Wheelz of Steel)

1. There will be no effect on the school system. Currituck County has other adequate public facilities to serve this use.

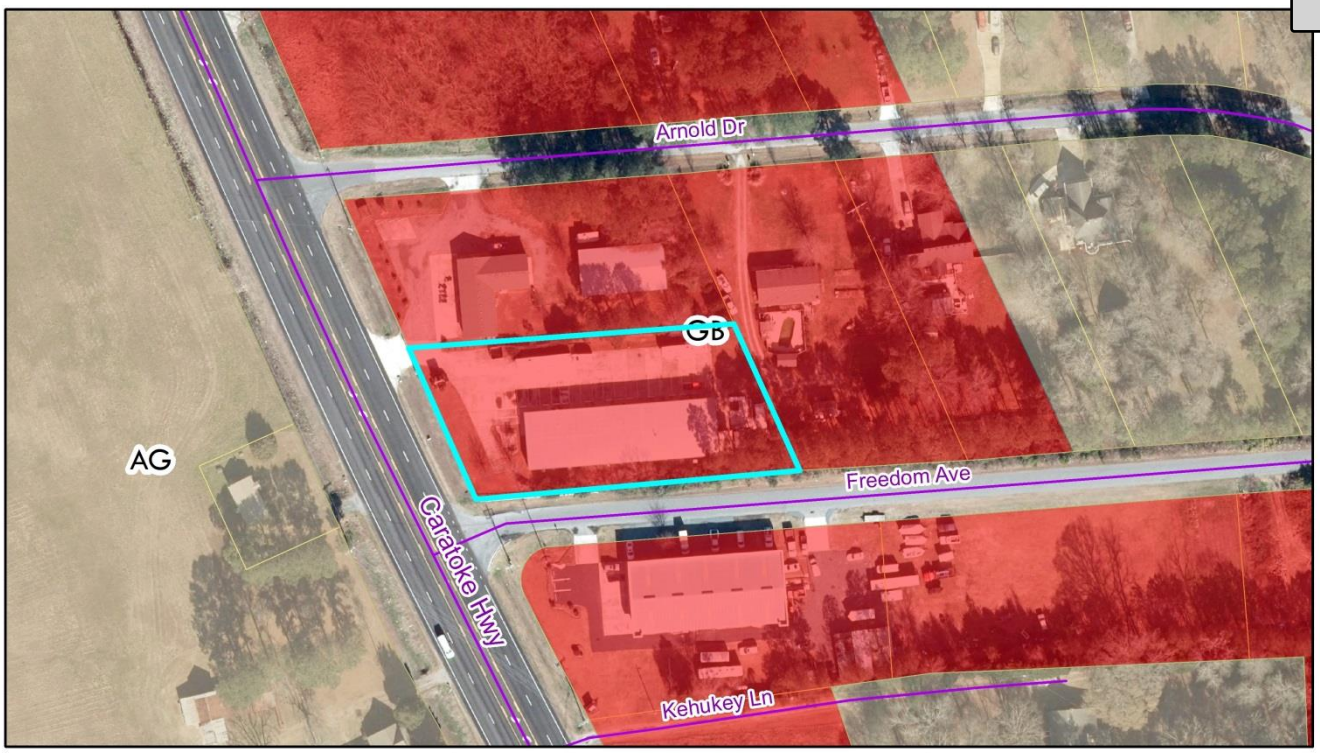
THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Board of Commissioners: www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm



PB 19-18 Wheelz of Steel
Use Permit - Vehicle Rental
Aerial

0 20 40 80 Feet

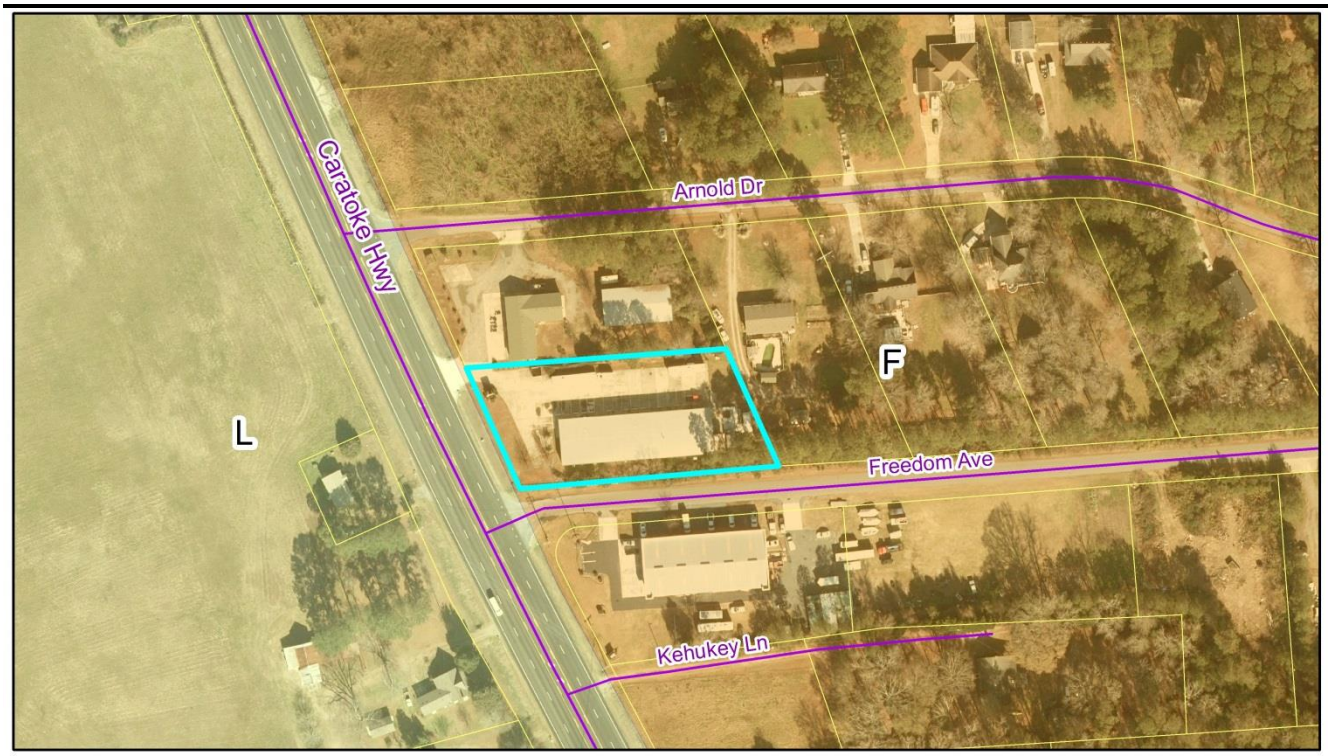
Currituck County
Planning and
Community Development



PB 19-18 Wheelz of Steel
Use Permit - Vehicle Rental
Zoning

0 45 90 180 Feet

Currituck County
Planning and
Community Development



PB 19-18 Wheelz of Steel
Use Permit - Vehicle Rental
Land Use Classification

0 55 110 220 Feet

Currituck County
Planning and
Community Development

Attachment: 2. Site Plan (PB 19-18 Wheelz of Steel)

Use Permit
Application

OFFICIAL USE ONLY:
Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:
Name: Bernadette Cornish
Address: 296 Grandy Road
Grandy, NC 27939
Telephone: 412-403-5522
E-Mail Address: berniegsilver@gmail.com

PROPERTY OWNER:
Name: Kent Harvin
Address: 8295 Carntoke Hwy.
Powell's Point, NC 27966
Telephone: 480-653-7664
E-Mail Address: HarvinKent@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Tenant

Property Information

Physical Street Address: 8295 Carntoke Hwy. Powell's Point, NC 279
Location: Powell's Point
Parcel Identification Number(s): 124C000000040000
Total Parcel(s) Acreage: .92
Existing Land Use of Property: Office Strip Commercial

Request

Project Name: Wheelz of Steel, LLC.
Proposed Use of the Property: Auto Rentals (Classic Cars)
Deed Book/Page Number and/or Plat Cabinet/Slide Number: 847/15/B/238
Total square footage of land disturbance activity: 0
Total lot coverage: None proposed 9,399sq ft. (25.39%) Total vehicular use area: ALL Existing NO chang Propos
Existing gross floor area: 8,400sq ft Proposed gross floor area: No change

Community Meeting

Date Meeting Held: 7/23/2019 Meeting Location: 8295 Carntoke Hyw
Powell's Point, NC
27966

Attachment: 3. Application (PB 19-18 Wheelz of Steel)

Purpose of the Use Permit and Project Narrative (please provide on additional paper if needed): _____

The Business is called Wheelz of Steel and the purpose is to rent [redacted] classic vehicles.

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

The use will not be a danger to the public health or safety as it is located in an existing commercial building in the General District zoning area. The Business consists of the Rental of Licenced Vehicles (classic).

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

The location is surrounded by similar uses and the General business is a zoning District, therefore, it will not injure the value of adjoining or Abutting Lands. Very small scale operation.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

The 2006 Land use Plan classifies this site as Full Service within the Point Harbor Subarea. The proposed use is in keeping with the policies of the Plan, Including Policies ED1 & ED4.

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

There will be no effect on the school System. Currituck County has adequate public facilities to serve this use.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Denedette Garcia
Property Owner(s)/Applicant*

7/24/2019
Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Attachment: 3. Application (PB 19-18 Wheelz of Steel)

Meeting was held on 7/23/19

Those in attendance were:

Benjamin Gurgis - Wheelz of Steel
Bernadette Gurgis - Wheelz of Steel
Ray Griggs - Neighbor Pamela's Point
Jason Sitterud - Planner

The Meeting started at 6:45. There were no objections or concerns regarding the Classic Car Rental Business. The Meeting lasted about 45 Minutes.

Bernadette Gurgis - Wheelz of Steel

Attachment: 5. community meeting summary (PB 19-18 Wheelz of Steel)

Community Meeting 7/23/19 5:45pm

attended

Bernadette Gaeglia — Bernadette Gaeglia

Benjamin Gaeglia — Benjamin Gaeglia

Ray Griggs — Ray Griggs

[illegible] — JASON LITTERAL - CURRITUCK COUNTY

Attachment: 6. Community meeting sign in sheet (PB 19-18 Wheelz of Steel)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2538)

Agenda Item Title

PB 19-15 Windswept Pines: A request to conditional zone 66.8 acres from Conditional-Mixed Residential District (C-MXR) to Conditional-Mixed Residential District (C-MXR) to add 14 residential lots, streets, and modify phases in the Windswept Pines development located on the north side of Baxter Road in Moyock, Tax Map 9H, Parcels 42-58, 1-12, and OSA-OSC; and, Tax Map 9, Parcels 6A and 11L, Moyock Township.

Brief Description of Agenda Item:

A request to conditional zone 66.8 acres from Conditional-Mixed Residential District (C-MXR) to Conditional-Mixed Residential District (C-MXR) to add 14 residential lots, streets, and modify phases in the Windswept Pines development located on the north side of Baxter Road in Moyock, Tax Map 9H, Parcels 42-58, 1-12, and OSA-OSC; and, Tax Map 9, Parcels 6A and 11L, Moyock Township.

Planning Board Recommendation:

Planning Board Recommendation - July 9, 2019

The Planning Board recommended approval unanimously as presented with the agreed upon conditions.

Motion - Chairman Ballance motioned to approve PB 19-15 Windswept Pines conditional rezoning as presented with the agreed upon conditions of approval because the conditional zoning request is consistent with and amends the 2006 Land Use Plan by designating this property as Full Service on the future land use map because the amendment recognizes and implements the Full Service designation of the Moyock Small Area Plan adopted by the Board of Commissioners. It is reasonable and in the public interest because it is required by changed conditions acknowledged by the Moyock Small Area Plan and addresses a demonstrated community need providing a full service area that offers mixed use development with both residential and commercial components. Mr. Doll seconded the motion and the motion carried unanimously.

RESULT: RECOMMENDED APPROVAL [UNANIMOUS]

AYES: C. Shay Ballance, Chairman, K. Bryan Bass, Board Member, David Doll, Board Member, Anamarie Hilgendorf, Board Member, Juanita S Krause, Board Member

ABSENT: Garry Owens, Vice Chairman, J. Timothy Thomas, Board Member

Board Action Requested

Action

Person Submitting Agenda Item

Donna Voliva,

Presenter of Agenda Item

Donna Voliva

STAFF REPORT
PB 19-15 WINDSWEPT PINES (ALLIED PROPERTIES, LLC)
CONDITIONAL ZONING
BOARD OF COMMISSIONERS
SEPTEMBER 16, 2019

APPLICATION SUMMARY	
Property Owner: See complete listing of property owners on Attachment A	**Applicant:** See complete listing of applicants on Attachment A
Case Number: 19-15	**Application Type:** Conditional Rezoning
Parcel Identification Number: See Attachment A	**Existing Use:** Residential Subdivision
Land Use Plan Classification: Rural	**Parcel Size (Acres):** 66.8 acres
Moyock Small Area Plan Classification: Full Service	**Zoning History:** A and GB (1989) C-MXR (2015) (2018)
Current Zoning: C-MXR	**Proposed Zoning:** C-MXR
Request: The request is amend the conceptual plan to add 14 residential lots.	

ADEQUATE PUBLIC FACILITIES – SCHOOLS[1]				
School	**2019-2020 Actual Capacity[2]**	**2021-2022 Actual Capacity[3]**	**Committed Capacity[3]**	**Proposed Capacity Changes** **Number of Students**
Moyock Elementary	106%	96%	123%	+3
Shawboro Elementary	85%			
Central Elementary	75%			
Griggs Elementary Jarvisburg Elementary		74%	100%	
Knotts Island Elementary		37%	38%	
Moyock Middle Currituck Middle		81%	95%	+1
Currituck High JP Knapp Early College		85%	105%	+2

[1]Does not include minor subdivisions, exempt subdivisions, and subdivisions approved prior to the adoption of the adequate public facilities ordinance (October 1994)

[2]Capacity percentages are based on 2019-2020 classroom standards and August 2019 ADM

[3]Capacity percentages are based on the 2021-2022 classroom standards and August 2019 ADM

REQUEST

NARRATIVE

A conditional zoning of this property was approved in 2015 that established the Conditional Mixed Residential (C-MXR) district known as Windswept Pines development. The 2015 approved development plan created 59 total lots (including one existing parcel recombined to provide an entrance to Baxter Lane), 1.48 acre commercial area, and a possible future development phase. The future development phase did not have a conceptual design layout, pedestrian and vehicular circulation plans, drainage facilities or patterns, additional open space, or approximate location of

Attachment: 1- 19-15 Allied Properties Staff Report (BOC) (PB 19-15 Windswept Pines)

jurisdictional wetlands. Since the 2015 conditional zoning approval, the applicant has designed and developed Windswept Pines, Phases 1 and 2. Windswept Pines Phase 1 is recorded and several homes are under construction. It is anticipated that Phase 2 will be recorded in the near future.

The property in question is zoned C-MXR and at the time of the conditional zoning was identified as future development area with no identified lot or road layout. On November 5, 2018, the Board of Commissioners approved a conditional zoning amending the conditions and project area to provide additional stormwater ponds for Phase 2 development.

This request is to amend the development plan to add 14 residential lots and streets that will phase as follows:

Phase 1	30 lots	Recorded
Phase 2	29 lots	2019 Final Plat is under review (previously shown as year 2)
Phase 3	14 lots	2020
Phase 4	Commercial	2021 (previously shown as Phase 3 in year 3)

The road extension and access for this phase (14 lots) provides interconnectivity to adjacent lands to the north and east.

For the entire development, the summary of the new conceptual plan is as follows:

Total Area: 66.87 acre rezoning

73 residential lots (including the existing McCrary parcel)
1 commercial parcel with 1 – 2,500 square feet building

Open Space - Required

19.617 acres required residential open space (65.32 acres x 30%)
0.148 acres required commercial open space (1.48 acres x 10%)

Open Space – Provided

24.57 acres residential open space
0.15 acres commercial open space

COMMUNITY MEETING

The community meeting was held on May 13, 2019 at 6:00 pm at the Moyock Library. There were three people from the community in attendance. The engineer reviewed the proposed development plan and the approval process. The comments received at the meeting included another access to Baxter Lane, development interconnectivity, street lights, speed limit, and the timing of the development and home construction. A summary of the community meeting is provided in the packet.

CONDITIONS OF APPROVAL

The applicant does not propose any changes to the zoning conditions of approval:

1. Use: Subdivision
2. All lots to be greater than or equal to 20,000 square feet.
3. Install a new culvert under Baxter's Lane to improve off-site drainage, size to be determined after engineering evaluation.
4. Explore the possibility of routing a portion of stormwater runoff to the northeast.
5. All residential development will be single family and will conform to sample building elevations provided.

Attachment: 1- 19-15 Allied Properties Staff Report (BOC) (PB 19-15 Windswept Pines)

SURROUNDING PARCELS		
	Land Use	**Zoning**
North	Residential/Woodland/Farmland/ Sand Mine	GB/AG
South	Residential/Business	GB/AG
East	Farmland	AG
West	Cemetery/Farmland	GB

LAND USE PLAN	
The 2006 Land Use Plan classifies this site as Rural within the Moyock subarea. The policy emphasis for the Moyock subarea is managing the increased urban level of growth that this area is sure to experience over the next decade and beyond. In areas where on-site wastewater is proposed and other county services are limited development density should be limited to 1-2 units per acre. The proposed development plan may be considered consistent with the Moyock subarea emphasis, but this consideration does not change the 2006 Land Use Plan land use classification of the subject property. This signifies a discrepancy with the UDO dimensional standards for the MXR district.* The following land use plan policy is relevant to the request:	
Policy HN1	Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and proximity of the site to existing and planned urban services. (summary)
***Prior zoning map amendments (2015 and 2018) adopted by the BOC placed emphasis on the Moyock Small Area plan future land use map classifying this property as Full Service. A recent zoning map amendment, PB 18-23 effective May 6, 2019, placed emphasis on the CAMA Land Use Plan. The decision emphasizes the 2006 Land Use Plan as the controlling document and the relation to the UDO dimensional standards for the MXR district signifies a discrepancy between the two plans.**	

MOYOCK SMALL AREA PLAN	
The Moyock Small Area Plan identifies this site as Full Service. Full Service designations are focal points in the community where high amounts of activity occur. Typical densities in full service designations range from 1.5 – 3 units per acre depending on surround land uses.	
Policy FLU1	Promote compatibility between new development and existing development to avoid adverse impacts to the existing community. This is achieved through design and includes larger setbacks, landscaped or forested strips, transition zones, fencing, screening, density and/or bulk step downs, or other architectural and site planning measures that encourage harmony.

Attachment: 1- 19-15 Allied Properties Staff Report (BOC) (PB 19-15 Windswept Pines)

RECOMMENDATION

Technical Review Committee

The Technical Review Committee reviewed the conditional zoning request and identifies the following **outstanding staff concerns**:

1. The 2006 Land Use Plan identifies this property as Rural within the Moyock subarea. The policy emphasis for the Moyock subarea is managing the increased urban level of growth that this area is sure to experience over the next decade and beyond. In areas where on-site wastewater is proposed and other county services are limited development density should be limited to 1-2 units per acre.
2. The Moyock Small Area Plan identifies this site as Full Service.
3. The UDO dimensional standards in the MXR zoning district provide the maximum gross density of 2 units per acre in the Full Service Area and 1 unit per acre in the Limited Service Area. The UDO does not provide density allocation for property in the Rural land use classification. The MXR zoning district purpose provides more intense development density and uses than the areas typically identified as the Rural land use classification.
4. Prior zoning map amendments, including the amendments in 2015 and 2018, placed emphasis on the Moyock Small Area plan allowing for the full service development density of 2 units per acre. However, a recent zoning map amendment of PB 18-23 with an effective date of May 6, 2019, placed emphasis on the 2006 Land Use Plan as the approved CAMA plan. That decision, if applied to this property, would not meet the county UDO since this area is identified as Rural with no development density allocated.
    a. Windswept Pines, as approved, has a development gross density of 0.88 dwelling units per acre (66.8 acres – including 1.48 acres commercial lot).
    b. The requested gross development density is 1.09 dwelling units per acre.
5. Based on the 2019 decision, an amendment to the 2006 Land Use Plan land use map (Rural to Full Service) is necessary for this increase in development density to be allowed under the UDO.

When emphasis is placed on the 2006 Land Use Plan, the conditional zoning could be considered consistent with the Moyock subarea. However, without an amendment to the Land Use Plan (map) the increase in development density is not allowed in the UDO. An amendment the 2006 Land Use plan shall comply with the standards in the NCGS.

Based on August 2019 Average Daily Membership (ADM) for Moyock Elementary School (MES) and the capacity approved by Currituck County Board of Education in September 2019, Moyock Elementary School exceeds capacity. The capacity for MES is **560** students and the August 2019 ADM is **593** students. Because school facilities are not adequate, staff recommends denial of the rezoning at this time. If the rezoning is approved, the applicant will need to revise the Preliminary Plat and Use Permit associated with this development. The Use Permit process will require a finding that the development does not exceed the County's ability to provide adequate public facilities. With the ADM of MES exceeding the acknowledged capacity, this finding cannot be met.

RECOMMENDATION

Planning Board

Planning Board Discussion – July 9, 2019

Donna Voliva, Assistant Planning Director, presented the staff report. This rezoning will modify the development plan. Ms. Voliva gave the narrative and described the adjacent properties zonings. This property is designated at rural and the Small Area Plan shows as Full Service. Ms.

Attachment: 1- 19-15 Allied Properties Staff Report (BOC) (PB 19-15 Windswept Pines)

Voliva showed a drawing of the subdivision and explained the phases of the 73 lot subdivision which has road extensions which are required by ordinance, explained the school capacity chart on page 20 and the 2006 Land Use Plan (LUP). In 2014 the county adopted a Moyock - Small Area Plan (SAP). In the past, staff has used the SAP as the guiding document, but earlier this year the Board of Commissioners made a decision that used the LUP. The LUP shows this area as Rural and this designation does not have any density classification, but the Moyock SAP shows it as Full Service with a density of 1.5 to 3 units per acre depending on surrounding land uses. The General Assembly has allowed rezoning decisions to automatically update the LUP. Therefore, an amendment to the Zoning Map is also an amendment to the 2006 LUP. Ms. Voliva also went over the agreed upon conditions of approval and said staff recommends approval since it is needed to amend the 2006 LUP to allow the increase in density for the development.

Chairman Ballance opened the public comment and Mr. Bissell came before the board. He said this is basically an expansion; all is the same on the development plan except adding the 14 lots and the additional 2,500 square foot building. There were no questions for the applicant.
Three residents of Windswept Pines voiced concerns about the amount of traffic and only having one entrance/exit road. They also said they were not made aware of these additions when they purchased within the subdivision and wanted to know what the commercial buildings will be used for.

Mr. Bissell responded saying there was never a plan to provide a second entrance from Baxter Lane, but eventually the two connector streets may be used if subdivisions are developed adjacent to the property. He said the commercial property where the buildings will be located has always been shown as commercial. The types of businesses to be located in these buildings are unknown at this time, but possibly a business such as a dry cleaner, office or retail.

Planning Board Motion – Approved Unanimously
Chairman Ballance motioned to approve PB 19-15 Windswept Pines conditional rezoning as presented with the agreed upon conditions of approval because the conditional zoning request is consistent with and amends the 2006 Land Use Plan by designating this property as Full Service on the future land use map because the amendment recognizes and implements the Full Service designation of the Moyock Small Area Plan adopted by the Board of Commissioners. It is reasonable and in the public interest because it is required by changed conditions acknowledged by the Moyock Small Area Plan and addresses a demonstrated community need providing a full service area that offers mixed use development with both residential and commercial components. Mr. Doll seconded the motion and the motion carried unanimously.

The Windswept Pines residents in the audience voiced concerns over this approval. Ms. Voliva let them know this is a recommendation and the final decision will be made by the Board of Commissioners. She told them they will receive letters in the mail with the date and time of the Board of Commissioners meeting for this public hearing.

CONSISTENCY AND REASONABLENESS STATEMENT

A conditional zoning is a legislative decision of the Board of Commissioners. In determining whether to approve or deny a conditional rezoning the Board of Commissioners shall adopt a written statement of consistency and reasonableness.

This conditional zoning request is consistent with and amends the 2006 Land Use Plan by designating this property as Full Service on the future land use map because the amendment recognizes and

Attachment: 1- 19-15 Allied Properties Staff Report (BOC) (PB 19-15 Windswept Pines)

implements the Full Service designation of the Moyock Small Area Plan adopted by the Board of Commissioners.

It is reasonable and in the public interest because it is required by changed conditions acknowledged by the Moyock Small Area Plan and addresses a demonstrated community need providing a full service area that offers mixed use development with both residential and commercial components.

CONDITIONS OF APPROVAL

Only conditions mutually agreed to by the owner(s) may be approved as part of a conditional zoning district. Conditions shall be limited to those that address conformance of development and use of the site with county regulations and adopted plans and that address the impacts reasonably expected to be generated by the development or use. No condition shall be less restrictive than the standards of the parallel general use zoning district.

Agreed upon conditions of approval:

1. Use: Subdivision
2. All lots to be greater than or equal to 20,000 square feet.
3. Install a new culvert under Baxter's Lane to improve off-site drainage, size to be determined after engineering evaluation.
4. Explore the possibility of routing a portion of stormwater runoff to the northeast.
5. All residential development will be single family and will conform to sample building elevations provided.

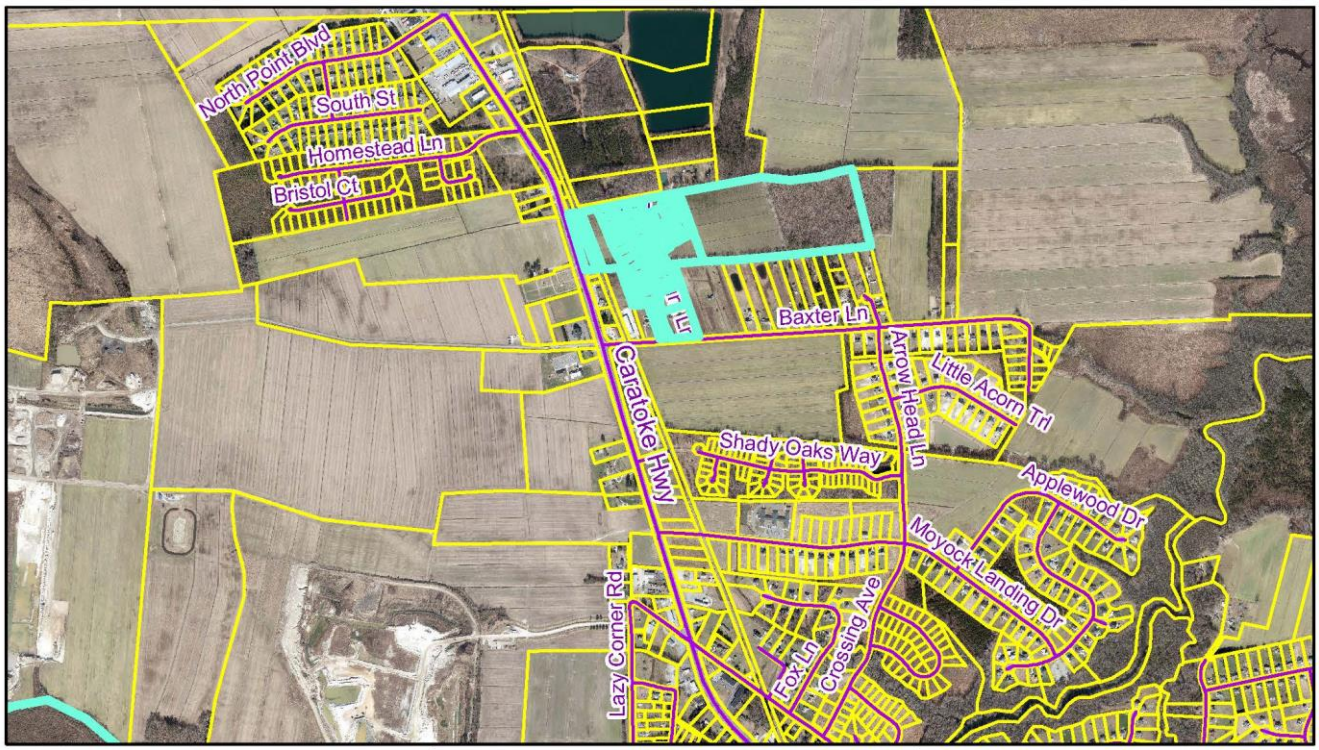
THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Planning Board: www.co.currituck.nc.us/planning-board-minutes-current.cfm

Attachment: 1- 19-15 Allied Properties Staff Report (BOC) (PB 19-15 Windswept Pines)

Attachment A

Property Owner	Property Address	PIN
QHOC of Windswept Pines, LLC	123 Parrish Point, Moyock, NC	009H-000-0001-0000
Brian Cantal	125 Parrish Point, Moyock, NC	009H-000-0002-0000
Phillip & Lisa Hall	127 Parrish Point Lane, Moyock, NC	009H-000-0003-0000
Mark Hedish	129 Parrish Point Lane, Moyock, NC	009H-000-0004-0000
Kim & Robert Ausman	128 Parrish Point Lane, Moyock NC	009H-000-0005-0000
Matthew & Stacey Raftery	126 Parrish Pont Lane, Moyock, NC	009H-000-0006-0000
Spencer & Meaghan Press	124 Parrish Point Lane, Moyock, NC	009H-000-0007-0000
Allied Properties, LLC	122 Parrish Point Lane, Moyock, NC	009H-000-0008-0000,
Benjamin Weller	103 Alden Run, Moyock, NC	009H-000-0009-0000
Stephen & Rosemary Nitsch	105 Alden Run, Moyock, NC	009H-000-0010-0000
Alexander & Amber Wilbanks	107 Alden Run, Moyock, NC	009H-000-0011-0000
Paul & Susan Nielsen	109 Alden Run, Moyock, NC	009H-000-0012-0000
Wendy & Craig Williams	108 Alden Run, Moyock, NC	009H-000-0042-0000
Ian & Sheila Gill	106 Alden Run, Moyock, NC	009H-000-0043-0000
Wesley & Sherry Henry	104 Alden Run, Moyock, NC	009H-000-0044-0000
QHOC of Windswept Pines, LLC	102 Alden Run, Moyock, NC	009H-000-0045-0000
Jerrell Wayne Stokes & Jane Curran	120 Parrish Point, Moyock, NC	009H-000-0046-0000
David & Judith Gregg	118 Parrish Point, Moyock, NC	009H-000-0047-0000
QHOC of Windswept Pines, LLC	116 Parrish Point, Moyock, NC	009H-000-0048-0000
Jordan & Rathid Hassani	114 Parrish Point Lane, Moyock, NC	009H-000-0049-0000
Reed & Courtney Wissman	112 Parrish Point Lane, Moyock, NC	009H-000-0050-0000
Richard Warren	110 Parrish Point Lane, Moyock, NC	009H-000-0051-0000
QHOC of Windswept Pines, LLC	109 Parrish Point Lane, Moyock, NC	009H-000-0052-0000
Douglas & June Carillon	111 Parrish Point Lane, Moyock, NC	009H-000-0053-0000
QHOC of Windswept Pines, LLC	113 Parrish Point Lane, Moyock, NC	009H-000-0054-0000
Amber & Joshua Graham	115 Parrish Point Lane, Moyock, NC	009H-000-0055-0000
Ashley & Johnny McDonald	117 Parrish Point Lane, Moyock, NC	009H-000-0056-0000
QHOC of Windswept Pines, LLC	417D Caratoke Hwy, Moyock, NC	009H-000-0057-0000,
Michael & Lisa Reinke	121 Parrish Point, Moyock, NC	009H-000-0058-0000
Allied Properties, LLC	N/A	009H-000-0OSA-0000, 009H-000-0OSB-0000, 009H-000-0OSC-0000
Allied Properties, LLC	N/A	0009-000-006A-0000
Mark & Penny McCrary	131 Baxter Lane, Moyock, NC	0009-000-011L-0000

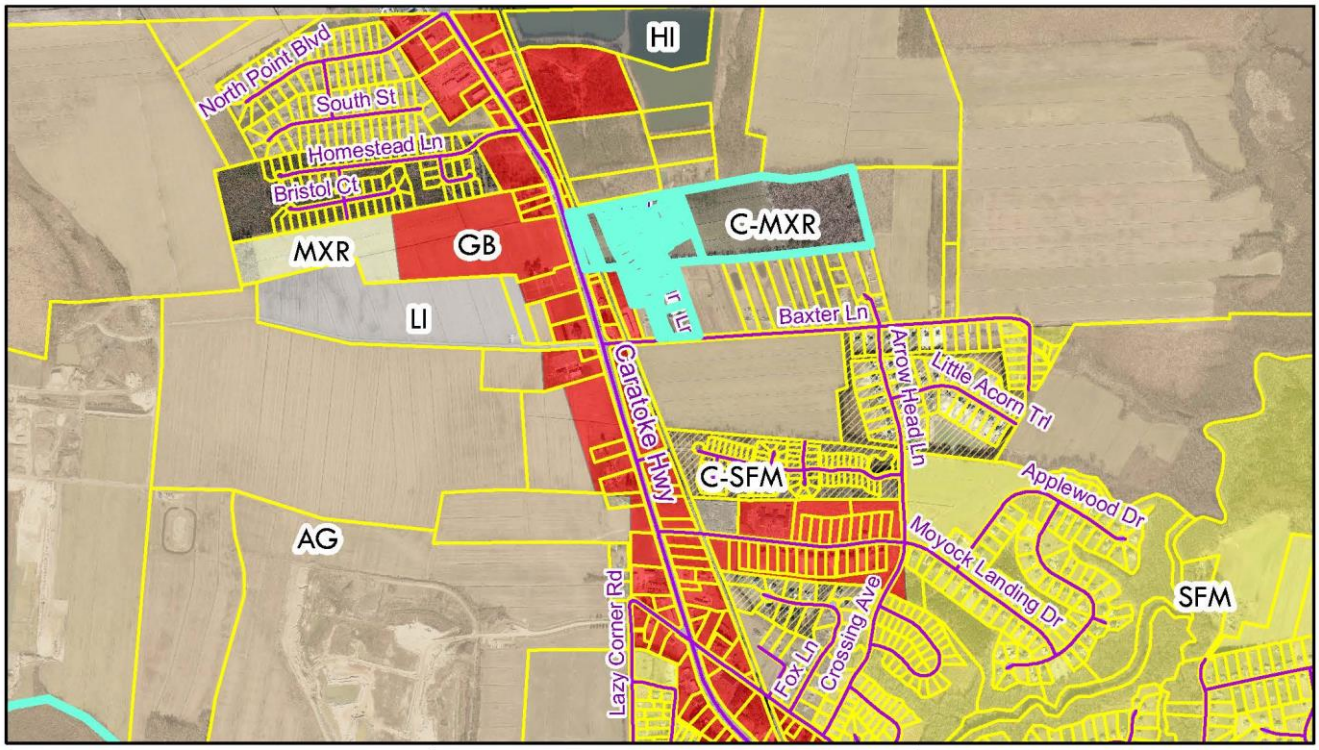
Attachment: 1- 19-15 Allied Properties Staff Report (BOC) (PB 19-15 Windswept Pines)



PB 19-15
Allied Properties, LLC
Aerial

0 700 1,400 2,800 Feet

Currituck County
Planning and Community
Development

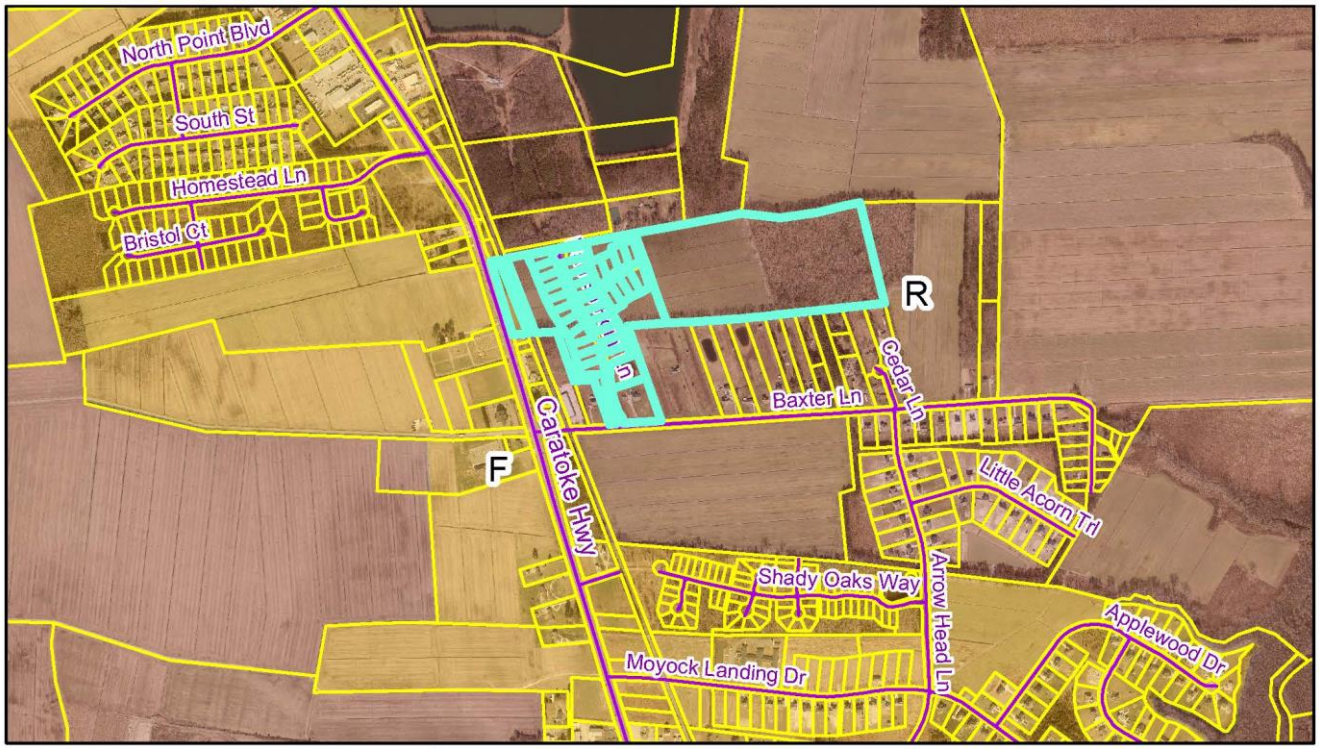


PB 19-15
Allied Properties, LLC
Zoning

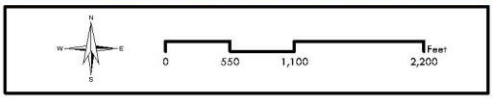
0 700 1,400 2,800 Feet

Currituck County
Planning and Community
Development

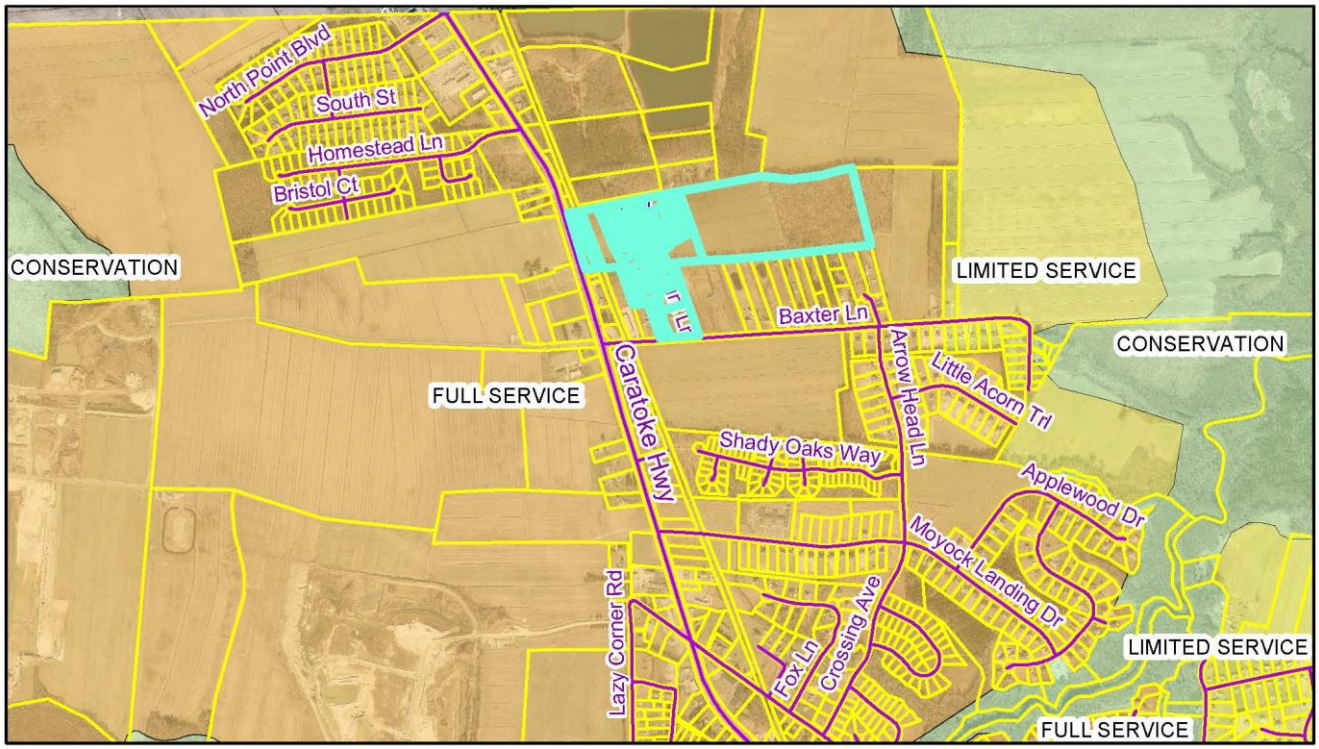
Attachment: 1- 19-15 Allied Properties Staff Report (BOC) (PB 19-15 Windswept Pines)



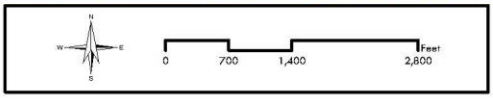
PB 19-15
Allied Properties, LLC
2006 LUP LUC



Currituck County
Planning and Community
Development

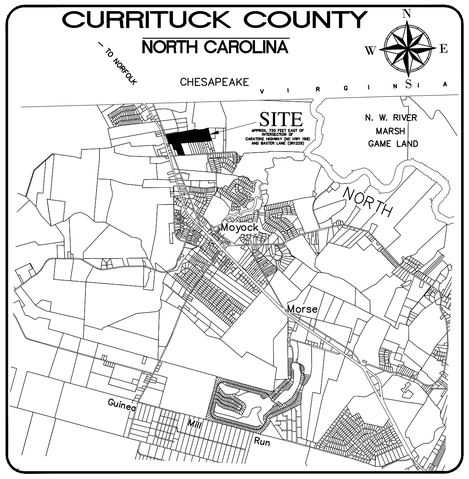


PB 19-15
Allied Properties, LLC
Moyock Small Area Plan



Currituck County
Planning and Community
Development

CURRITUCK COUNTY
NORTH CAROLINA



VICINITY MAP
SCALE: 1" = 5000'

PROPERTY OWNERS:

NAME	ADDRESS	PHONE NUMBER	EMAIL
ALLIED PROPERTIES, LLC	417 CARATOKE HWY UNIT D, MOYOCK, NC 27958	252-435-2718	jold@qhoc.coM
QHOC OF WINDSWEPT PINES, LLC	417 CARATOKE HWY UNIT D, MOYOCK, NC 27958	252-435-2718	jold@qhoc.com
MARK & PENNY McCRARY	131 BAXTER LANE MOYOCK, NC 27958	252-435-7576	mmccrary819@aol.com
PAUL & SUSAN NIELSEN	109 ALDEN RUN, MOYOCK, NC 27958	(479) 372-8259	riggip19796@yahoo.com
ALEXANDER & AMBER WILBANKS	107 ALDEN RUN, MOYOCK, NC 27958	(757) 636-6769	ateam64166@gmail.com
STEVEN & ROSEMARY NITSCH	105 ALDEN RUN, MOYOCK, NC 27958	(860) 949-4637	subdocker@gmail.com
WENDY & CRAIG WILLIAMS	108 ALDEN RUN, MOYOCK, NC 27958	(804) 435-7945	coleman78@me.com
IAN & SHEILA GILL	106 ALDEN RUN, MOYOCK, NC 27958	(254) 247-6733	sheila.gill@tgconsulting.org
WESLEY & SHERRY HENRY	104 ALDEN RUN, MOYOCK, NC 27958	(757) 288-5155	wsbehenry@yahoo.com
QHOC OF WINDSWEPT PINES, LLC	417 D CARATOKE, HWY., MOYOCK, NC 27958	(252) 435-2718	jold@qhoc.com
KIM & ROBERT AUSMAN	128 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 537-2506	ausmankim@gmail.com
MATTHEW & STACEY RAFTERY	126 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 971-1916	horsemenblue@yahoo.com
SPENCER & MEAGHAN PRESS	124 PARRISH POINT LANE, MOYOCK, NC 27958	(805) 490-5039	spencerpress@gmail.com
QHOC OF WINDSWEPT PINES, LLC	417 D CARATOKE HWY., MOYOCK NC 27958	(252) 435-2718	jold@qhoc.com
JERRELL STOKES & JANE CURRAN	120 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 376-6049	dolphinlover14@cox.net
DAVID GREGG	118 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 450-3558	jom22ort@gmail.com
QHOC OF WINDSWEPT PINES, LLC	417 D CARATOKE, HWY., MOYOCK, NC 27958	(252) 435-2718	jold@qhoc.com
JORDAN & RACHID HASSANI	114 PARRISH POINT LANE, MOYOCK, NC 27958	(753) 513-4297	jhassani@securety.com
REED & COURTNEY WISSMAN	112 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 754-7524	reed.wissman@gmail.com
RICHARD WARREN	110 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 408-3225	rewarren@cox.net
ALLIED PROPERTIES, LLC	417 CARATOKE HWY, UNIT D, MOYOCK, NC 27958	(252) 435-2718	jold@qhoc.com
MARK HEDISH	129 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 282-8152	hedishmark@yahoo.com
PHILLIP & LISA HALL	127 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 617-1975	artbash@gmail.com
QHOC OF WINDSWEPT PINES, LLC	417 D CARATOKE, HWY., MOYOCK, NC 27958	(252) 435-2718	jold@qhoc.com
MICHAEL & LISA REINKI	121 PARRISH POINT LANE, MOYOCK, NC 27958	(910) 467-9887	mlreinke99@aol.com
QHOC OF WINDSWEPT PINES, LLC	417 D CARATOKE, HWY., MOYOCK, NC 27958	(252) 435-2718	jold@qhoc.com
ASHLEY & JOHNNY MCDONALD	117 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 339-1509	coash15@yahoo.com
QHOC OF WINDSWEPT PINES, LLC	417 D CARATOKE, HWY., MOYOCK, NC 27958	(252) 435-2718	jold@qhoc.com
DOUGLAS & JUNE CARLLON	111 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 635-3178	jd6191@verizon.net
QHOC OF WINDSWEPT PINES, LLC	417 D CARATOKE, HWY., MOYOCK, NC 27958	(252) 435-2718	jold@qhoc.com
BENJAMIN WELLER	103 ALDEN RUN, MOYOCK, NC 27958	(619) 995-3285	wellersb@bellsouth.net
AMBER GRAHAM	115 PARRISH POINT LANE, MOYOCK, NC 27958	(757) 348-4701	choicesuhave@gmail.com
MARK & PENNY MCCRARY	131 BATTER LANE, MOYOCK, NC 27958	(252)435-7576	mmcrary81@aol.com
Allied Properties, LLC	417 Caratoke Hwy, Unit D, Moyock, NC 27958	(252)435-2718	jold@qhoc.com

SITE ADDRESS: 131 BAXTER LANE, 109-129 PARRISH POINT LANE AND 102-109 ALDEN RUN

PARCEL ID: 0009-000-011L-0000, 0009-000-006A-0000, 009H-000-005A-0000, 009H-000-0058-0000, 009H-000-005C-0000, 009H-000-0001-0000, 009H-000-0002-0000, 009H-000-0003-0000, 009H-000-0004-0000, 009H-000-0005-0000, 009H-000-0006-0000, 009H-000-0007-0000, 009H-000-0008-0000, 009H-000-0009-0000, 009H-000-0010-0000, 009H-000-0011-0000, 009H-000-0012-0000, 009H-000-0042-0000, 009H-000-0043-0000, 009H-000-0044-0000, 009H-000-0045-0000, 009H-000-0046-0000, 009H-000-0047-0000, 009H-000-0048-0000, 009H-000-0049-0000, 009H-000-0050-0000, 009H-000-0051-0000, 009H-000-0052-0000, 009H-000-0053-0000, 009H-000-0054-0000, 009H-000-0055-0000, 009H-000-0056-0000, 009H-000-0057-0000, 009H-000-0058-0000

EXISTING PROPERTY ZONING: C-MXR

INTENDED USE: UP TO 73 SINGLE FAMILY LOTS AND 1.48 ACRE COMMERCIAL AREA

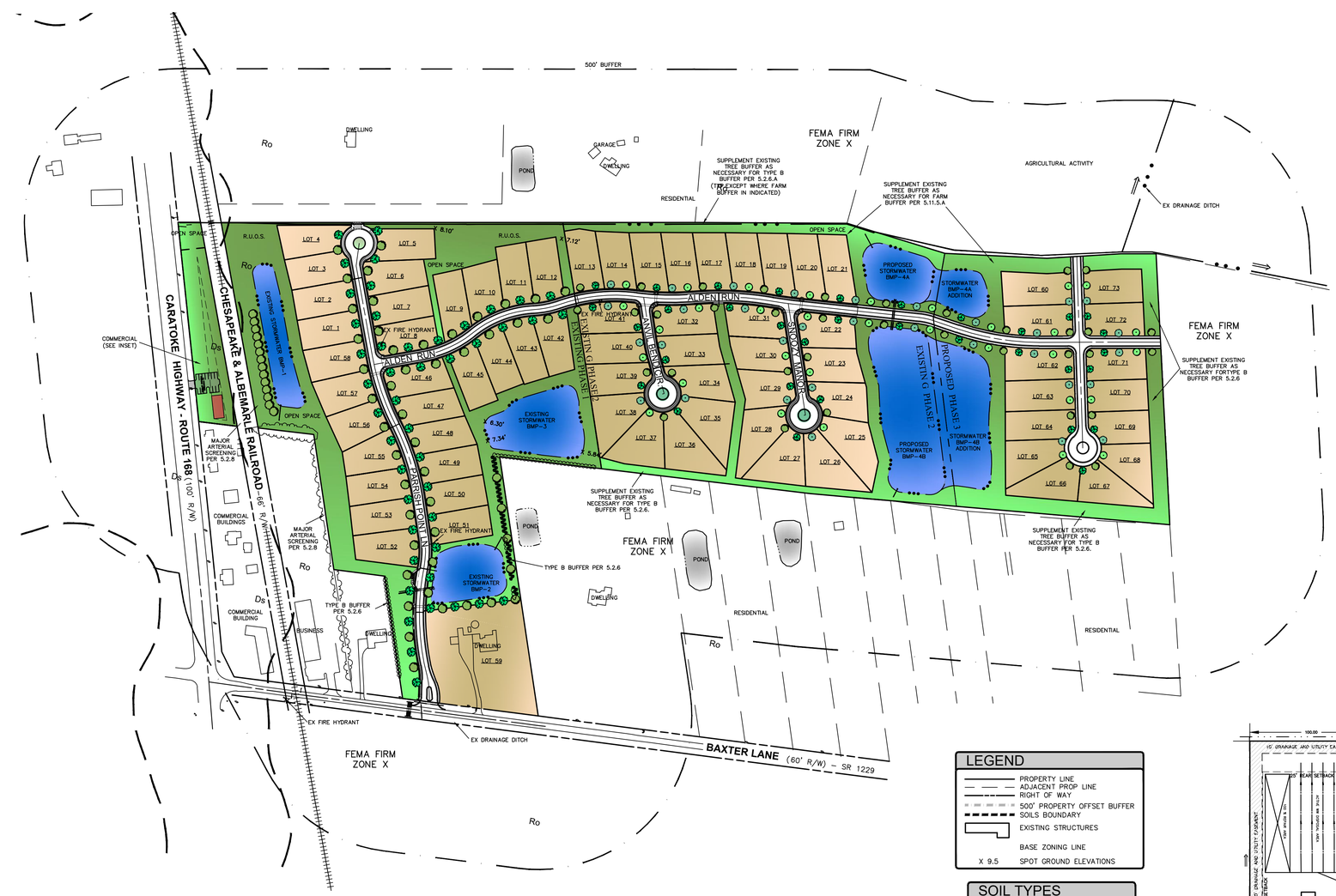
TENTATIVE DEVELOPMENT SCHEDULE:

PHASE	LOTS	PROPOSED RECORDATION
1	30	RECORDED
2	29	2019
3	14	2020
4	COMMERCIAL	2021

STREET CONNECTIVITY INDEX = 10/7 = 1.43

AREA CALCULATIONS:

1. TOTAL PROPERTY AREA: 66.87 AC.
   - McCRARY LOT AREA: 2.50 AC.
   - COMMERCIAL AREA: 1.48 AC.
   - SUBDIVISION DEVELOPMENT AREA: 62.89 AC.
2. DEVELOPMENT SUMMARY – PHASE 1
   - LOT AREA: 13.41 AC.
   - McCRAY LOT AREA: 2.50 ac.
   - OPEN SPACE AREA: 10.47 AC.
   - R/W AREA: 2.28 AC.
   - TOTAL PHASE #1 AREA: 28.66 AC.
   - # OF LOTS: 30 (INCLUDES McCRARY LOT)
   - AVERAGE LOT AREA: 23,101 SQ. FT.
3. DEVELOPMENT SUMMARY – PHASE 2
   - PROPOSED LOT AREA: 14.20 AC.
   - PROPOSED OPEN SPACE AREA: 6.59 AC.
   - PROPOSED R/W AREA: 1.87 AC.
   - TOTAL PHASE #2 AREA: 22.66 AC.
   - # OF PROPOSED LOTS: 29
   - AVERAGE LOT AREA: 21,322 SQ. FT.
4. DEVELOPMENT SUMMARY – PHASE 3
   - PROPOSED LOT AREA: 6.86 AC.
   - PROPOSED OPEN SPACE AREA: 7.51 AC.
   - PROPOSED R/W AREA: 1.44 AC.
   - TOTAL PHASE 3 AREA: 15.55 AC.
   - # OF PROPOSED LOTS: 14
   - AVERAGE LOT AREA: 21,357 SQ. FT.
5. RIGHT-OF-WAY WIDTH: 40 FT.
   - PAVED ROADWAY WIDTH: 27 FT. (W/ C&G)
   - LINEAR FEET OF SUBDIVISION ROADWAY: 5,471 L.F.±
6. OPEN SPACE SUMMARY:
   - REQUIRED:
     - TOTAL SUBDIVISION AREA: 65.39 AC. * 30% = 19.62 AC
     - TOTAL COMMERCIAL AREA: 1.48AC * 10% = 0.15 AC.
   - PROVIDED:
     - TOTAL SUBDIVISION OPEN SPACE AREA: 24.57 AC.
     - TOTAL COMMERCIAL OPEN SPACE AREA: 0.15 AC.

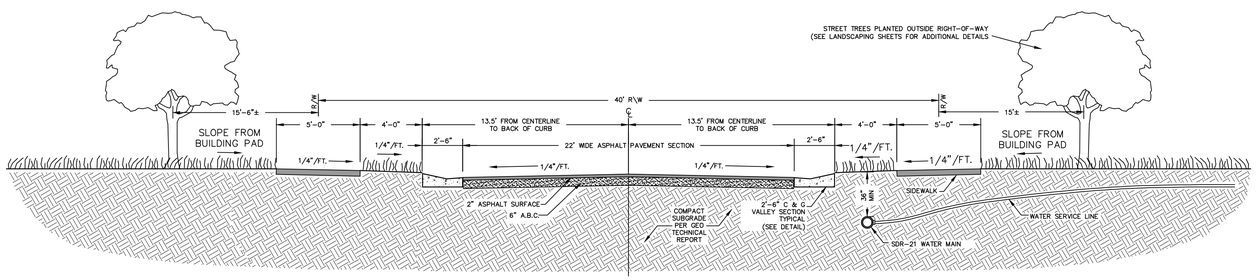


LEGEND

- PROPERTY LINE
- ADJACENT PROP LINE
- RIGHT OF WAY
- 500' PROPERTY OFFSET BUFFER
- SOILS BOUNDARY
- EXISTING STRUCTURES
- BASE ZONING LINE
- X 9.5 SPOT GROUND ELEVATIONS

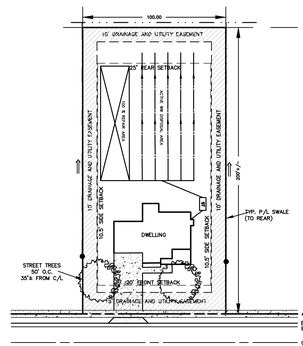
SOIL TYPES

Ds	DRAGSTON LOAMY FINE SAND
Ro	ROANOKE FINE SANDY LOAM

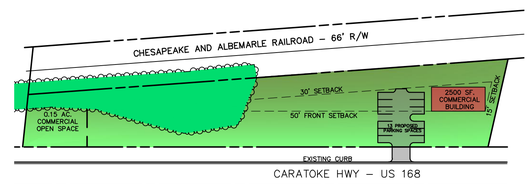


TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES
NOT TO SCALE — SECTION VIEW





MINIMUM DIMENSIONAL STANDARDS
MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM LOT WIDTH = 100'
(EXCEPT CUL-DE-SAC LOTS)
SCALE 1"= 50'



TYPICAL DIMENSIONAL STANDARDS
COMMERCIAL TRACT SIZE = 1.48 Acers
SCALE 1"=100'

RUSSELL PROFESSIONAL GROUP
Russell Professional Group
Attn: Jeff Russell, PLS
3512 North Croatan Highway
Kitty Hawk, North Carolina 27949
PHONE (252) 261-3456
FAX (252) 261-1760
Engineers, Planners, Surveyors and Environmental Specialists

DEVELOPMENT OVERVIEW
PLAN - 2ND AMENDMENT

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION OF THIS DOCUMENT IN PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. RUSSELL, PRINCIPAL OF BPG, INC. © COPYRIGHT 2005

PROJECT: WINDSWEPT PINES
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONCEPTUAL DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-26-18	AMENDED PER COMMENTS AND BMPS	DMK
2	12/21/18	OPEN SPACE CALC.	KFW
3	5/21/19	ADDED 3RD SFD. PHASE	KFW
4	7/12/19	REVISE COMMERCIAL LOT	KFW

PROGRESS DRAWING
DO NOT USE FOR CONSTRUCTION

DATE: 6/29/18 — SCALE: 1"=200'
DESIGNED: BPG — CHECKED: MSB
DRAWN: KFW/DMK — APPROVED: BPG
SHEET: 1 OF 1
CAD FILE: 455800DSP2
PROJECT NO: 4558

S:\projects\4558 Windswept Pines at Currituck\dwg\455800DSP2.dwg 7/12/2019 Plotted: 7/12/2019 11:47 AM HP DesignJet T2500 PS HPGL2.pc3

Attachment: 2- Windswept Pines 7-12-19_DEV-PLAN (2) (PB 19-15 Windswept Pines)

Conditional Rezoning
Application

OFFICIAL USE ONLY:
Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:
Name: See Attached
Address: _____
_____
Telephone: _____
E-Mail Address: _____

PROPERTY OWNER:
Name: See Attached
Address: _____
_____
Telephone: _____
E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Property Information

Physical Street Address: NC 168 just north of Baxter Lane
Location: Moyock, NC
Parcel Identification Number(s): See Attached
Total Parcel(s) Acreage: 66.8
Existing Land Use of Property: Single Family Residential and Vacant

Request

Current Zoning of Property: MXR - Conditional District
Proposed Zoning District: Same

Community Meeting

Date Meeting Held: 5-13-19
Meeting Location: Moyock Library

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Conditional Rezoning Request

To Chairman, Currituck County Board of Commissioners:

The undersigned respectfully requests that, pursuant to the Unified Development Ordinance, a conditional zoning district be approved for the following use(s) and subject to the following condition(s):

Proposed Use(s):

Subdivision (addition of Phase 3)

Proposed Zoning Condition(s):

1. All lots to be greater that or equal to 20,000 square feet.
2. Route a portion of stormwater runoff to the northeast.
3. All residential development will be single family and will conform to sample building elevations provided.

An application has been duly filed requesting that the property involved with this application be rezoned from: _____ to: _____

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the conceptual development plan, use(s) authorized, and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Currituck County Unified Development Ordinance. It is further understood and acknowledged that final plans for any development be made pursuant to any such conditional zoning district so authorized and shall be submitted to the Technical Review Committee.

Attached
Property Owner (s)

05-23-2019
Date

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

PROPERTY OWNERS

NAMES	ADDRESS	PHONE NUMBER	EMAIL
Paul & Susan Nielsen	109 Alden Run, Moyock, NC 27958	(479) 372-8259	rigpig1979@yahoo.com
Alexander & Amber Wilbanks	107 Alden Run, Moyock, NC 27958	(757) 636-6769	ateam6416@gmail.com
Steven & Rosemary Nitsch	105 Alden Run, Moyock, NC 27958	(860) 949-4637	subdocker@gmail.com
Wendy & Craig Williams	108 Alden Run, Moyock, NC 27958	(804) 435-7945	coleman78@me.com
Ian & Sheila Gill	106 Alden Run, Moyock, NC 27958	(254) 247-6733	sheila.gill@itgconsulting.org
Wesley & Sherry Henry	104 Alden Run, Moyock, NC 27958	(757) 288-5155	wsbehenry@yahoo.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Kim & Robert Ausman	128 Parrish Point Lane, Moyock, NC 27958	(757) 537-2506	ausmankim@gmail.com
Matthew & Stacey Raftery	126 Parrish Point Lane, Moyock, NC 27958	(757) 971-1916	horsemenblue@yahoo.com
Spencer & Meaghan Press	124 Parrish Point Lane, Moyock, NC 27958	(805) 490-5039	spencerpress@gmail.com
QHOC of Windswept Pines, LLC	417 D Caratoke Hwy., Moyock NC 27958	(252) 435-2718	jold@qhoc.com
Jerrell Stokes & Jane Curran	120 Parrish Point Lane, Moyock, NC 27958	(757) 376-6049	dolphinlover14@cox.net
David Gregg	118 Parrish Point Lane, Moyock, NC 27958	(757) 450-3558	jom22ort@gmail.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Jordan & Rachid Hassani	114 Parrish Point Lane, Moyock, NC 27958	(753) 513-4297	jhassani@ecsurety.com
Reed & Courtney Wissman	112 Parrish Point Lane, Moyock, NC 27958	(757) 754-7524	reed.wissman@gmail.com
Richard Warren	110 Parrish Point Lane, Moyock, NC 27958	(757) 408-3225	rewarren@cox.net
Allied Properties, LLC	417 Caratoke Hwy, Unit D, Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Mark Hedish	129 Parrish Point Lane, Moyock, NC 27958	(757) 282-8152	hedishmark@yahoo.com
Phillip & Lisa Hall	127 Parrish Point Lane, Moyock, NC 27958	(757) 617-1975	artlisah@gmail.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Michael & Lisa Reinki	121 Parrish Point Lane, Moyock, NC 27958	(910) 467-9887	mlreinke99@aol.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Ashley & Johnny McDonald	117 Parrish Point Lane, Moyock, NC 27958	(757) 339-1509	caash15@yahoo.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Douglas & June Carillon	111 Parrish Point Lane, Moyock, NC 27958	(757) 635-3178	jd6191@verizon.net
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Benjamin Weller	103 Alden Run, Moyock, NC 27958	(619) 995-3285	wellersbj@bellsouth.net
Amber Graham	115 Parrish Point Lane, Moyock, NC 27958	(757) 348-4701	choicesuhave@gmail.com
Mark & Penny McCrary	131 Batter Lane, Moyock, NC 27958	(252)435-7576	mmcrary81@aol.com
Allied Properties, LLC	417 Caratoke Hwy, Unit D, Moyock, NC 27958	(252)435-2718	jold@qhoc.com

PARCEL ID: 0009-000-011L-0000, 0009-000-006A-0000, 009H-000-00SA-0000, 009H-000-00SB-0000, 009H-000-00SC-0000, 009H-000-0001-0000, 009H-000-0002-0000, 009H-000-0003-0000, 009H-000-0004-0000, 009H-000-0005-0000, 009H-000-0006-0000, 009H-000-0007-0000, 009H-000-0008-0000, 009H-000-0009-0000, 009H-000-0010-0000, 009H-000-0011-0000, 009H-000-0012-0000, 009H-000-0042-0000, 009H-000-0043-0000, 009H-000-0044-0000, 009H-000-0045-0000, 009H-000-0046-0000, 009H-000-0047-0000, 009H-000-0048-0000, 009H-000-0049-0000, 009H-000-0050-0000, 009H-000-0051-0000, 009H-000-0052-0000, 009H-000-0053-0000, 009H-000-0054-0000, 009H-000-0055-0000, 009H-000-0056-0000, 009H-000-0057-0000, 009H-000-0058-0000

Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

Parcel: 0009-000-006A-0000
Name(s): Allied Properties, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s):

Parcel: 009H-000-0002-0000
Name(s): Bryan E. Cantal
Address: 125 Parrish Point Ln
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-005A-0000
Name(s): Allied Properties, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s):

Parcel: 009H-000-0005-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-005B-0000
Name(s): Allied Properties, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252)435-2718
Email Address: jold@qhoc.com
Signature(s):

Parcel: 009H-000-0008-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-005C-0000
Name(s): Allied Properties, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s):

Parcel: 009H-000-0009-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0001-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0012-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Parcel: 009H-000-0045-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0046-0000
Name(s): Jerrell Stokes
Address: 120 Parrish Point
Moyock NC 27958
Telephone:
Email Address:
Signature(s): Jerrell Stokes
2/19/2019 2:10:16 AM EST

Parcel: 009H-000-0047-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0048-0000
Name(s): QHOC of Windswept Pines, LLC
Address: 417 Caratoke Hwy, Uncit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoe.com
Signature(s):

Parcel: 009H-000-0053-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0054-0000
Name(s): QHOC of Windswept Pines, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoe.com
Signature(s):

Parcel: 009H-000-0056-0000
Name(s): Johnny McDonald
Address: 117 Parrish Point Ln
Moyock NC 27958
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0057-0000
Name(s): QHOC of Windswept Pines, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoe.com
Signature(s):

Parcel: 009H-000-0058-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (if applicable)

Parcel: 009H-000-0004-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0006-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0010-0000
Name(s): Steve Nisbet
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0042-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0043-0000
Name(s): Ian Gill
Address: 1016 Aldeni
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0049-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
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Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0051-0000
Name(s): Richard Warren
Address: 110 Parrish Point
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0052-0000
Name(s): QHOC of Windswept Pines, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s): _____
_____

Parcel: 009H-000-0055-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

!loop signature verification:
loop signature verification

Parcel: 009H-000-0045-0000
Name(s): Don Deleo
Address: _____

Telephone: _____
Email Address: _____
Signature(s): Don Deleo dotloop verified
07/20/19 5:17 PM EST

Parcel: 009H-000-0046-0000
Name(s): _____
Address: _____

Telephone: _____
Email Address: _____
Signature(s): _____

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Name(s): _____
Address: _____

Telephone: _____
Email Address: _____
Signature(s): _____

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Email Address: _____
Signature(s): _____

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Telephone: _____
Email Address: _____
Signature(s): _____

Parcel: 009H-000-0058-0000
Name(s): _____
Address: _____

Telephone: _____
Email Address: _____
Signature(s): _____

Parcel: 0009-000-011L-0000
Name(s): Mark & Penny McCrary
Address: _____

Telephone: (252) 435-7576
Email Address: mmccrary819@aol.com
Signatures: _____

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

dotloop signature verification

Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

Parcel: 0009-000-006A-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-00SA-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-00SB-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-00SC-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0001-0000
Name(s): QHOC of Windswept Pines, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s):

Parcel: 009H-000-0002-0000
Name(s): Bryan E. Cantal
Address: 125 Parrish Point Ln
Telephone:
Email Address:
Signature(s): Bryan E. Cantal dotloop verified 12/23/18 1:46 PM EST 4QBZ-RSQ...

Parcel: 009H-000-0005-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0008-0000
Name(s): QHOC of Windswept Pines, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s):

Parcel: 009H-000-0009-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0012-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0045-0000
Name(s): QHOC of Windswept Pines, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s):

Parcel: 009H-000-0046-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0047-0000
Name(s): David and Judith Gregg
Address: 118 Parrish Point Ln
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0048-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

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Telephone:
Email Address:
Signature(s):

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Signature(s): _____
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Signature(s): _____
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Parcel: 009H-000-0048-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0053-0000
Name(s): June Carillon
Address: 111 Parrish Pt
Moyock NC
Telephone: 757 6353178
Email Address: dvigi@verizon.net
Signature(s): June Carillon
_____

Parcel: 009H-000-0054-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0056-0000
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Telephone: _____
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0057-0000
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Telephone: _____
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0058-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (If applicable)

Parcel: 009H-000-0004-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0006-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0010-0000
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0042-0000
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Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0043-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0049-0000
Name(s): Jordan & Rachid Hassani
Address: 114 Parrish Point Lane
Moyock, NC 27958
Telephone: 757 513 4297
Email Address: Ohassani.@cavswetp.com
Signature(s): [signature]

Parcel: 009H-000-0050-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0051-0000
Name(s): _____
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

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Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0055-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (if applicable)

Parcel: 009H-000-0004-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0006-0000
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0010-0000
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Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0042-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0043-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0049-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0050-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0051-0000
Name(s): Richard E. Warren
Address: 110 Parrish Point Lane
Moyock NC 27958
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0052-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0055-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
_____

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

dotloop signature verification:

Parcel: 009H-000-0045-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
_____

Parcel: 009H-000-0046-0000
Name(s): _____
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0058-0000
Name(s): Michael W. Reinke
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): Michael W. Reinke dotloop verified 01/10/19 1:08 AM EST BLJH-HBJ9-0EUR-S6QB
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Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

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Name(s): _____
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Parcel: 009H-000-0012-0000
Name(s): Paul A. Nielsen
Address: 109 Alden Run
_____
Telephone: _____
Email Address: _____
Signature(s): Paul A. Nielsen dotloop verified 11/29/18 3:05 PM EST LXVK-NPRC-XLRV-LN0B
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Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

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Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

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Name(s): _____
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Telephone: _____
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Signature(s): _____
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Parcel: 009H-00 00SD-0000
Name(s): Reed T. Wissman
Address: _____
_____
Telephone: _____
Email Address: _____
Signature(s): dotloop verified 11/18/18 12:57 PM EST QQUC-JWSZ-CC0R-IDFQ
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Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Parcel: 009H-000-0003-0000
Name(s): _____
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Telephone: _____
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0007-0000
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Parcel: 009H-000-0011-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0044-0000
Name(s): Wesley & Sherry Henry
Address: 104 Alden Run
Moyock, NC 27958
Telephone: 757-288-5155
Email Address: wsbchenry@yaho
Signature(s): Wesley N. Henry
Sherry Henry

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

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Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (if applicable)

Parcel: 009H-000-0004-0000
Name(s): Mark K. Hedish
Address:
Telephone:
Email Address:
Signature(s): Mark K Hedish — dotloop verified 11/02/18 8:17PM EDT VHU0-3KSC-EVIR-LSSL

Parcel: 009H-000-0006-0000
Name(s): Matthew R. Raftery
Address:
Telephone:
Email Address:
Signature(s): Matthew R Raftery — dotloop verified 11/04/18 5:25PM EST G5FH-J6AB-8BLE-PHX8

Parcel: 009H-000-0010-0000
Name(s):
Address:
Telephone:
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Signature(s):

Parcel: 009H-000-0042-0000
Name(s): Wendy Jo Williams
Address:
Telephone:
Email Address:
Signature(s): Wendy Jo Williams — dotloop verified 11/04/18 4:56PM EST 6SVD-D1IL-OX5O-UAGD

Parcel: 009H-000-0043-0000
Name(s): Ian Gill
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0049-0000
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Parcel: 009H-000-0052-0000
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Parcel: 009H-000-0055-0000
Name(s): Michael T. Packert
Address:
Telephone:
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Signature(s): Michael T Packert — dotloop verified 11/02/18 5:36PM EDT 7UCO-IRYT-JE0B-ROHO

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Parcel: 009H-000-0003-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0007-0000
Name(s): SPENCER PRESS
Address: 124 PARROT POINT LN
Nobbk, NC 27958
Telephone: 505-490-5039
Email Address: spencerpresse@gmail.com
Signature(s): _____

Parcel: 009H-000-0011-0000
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Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

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Parcel: 009H-000-00SA-0000
Name(s): _____
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Parcel: 009H-000-0005-0000
Name(s): Robert and Kim Ausman
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): [signature] [boilerplate]
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Parcel: 009H-000-00SB-0000
Name(s): _____
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Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0009-0000
Name(s): Benjamin Weller
Address: 103 Arden RUN
_____
Telephone: 619 955 3285
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0001-0000
Name(s): _____
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Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

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Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Lot 3 *

Parcel: 009H-000-0003-0000
Name(s): Phillip & Lisa Hall
Address: 5101 Lone Oak Ct
McKinney TX 75071-7846
Telephone: 757-617-1975
Email Address: artlisah@gmail.com
Signature(s):
3/6/2019

Parcel: 009H-000-0011-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0007-0000
Name(s):
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Signature(s):
3/6/2019

Parcel: 009H-000-0044-0000
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Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Parcel: 009H-000-0003-0000
Name(s): _____
Address: _____
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Telephone: _____
Email Address: _____
Signature(s): _____
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Parcel: 009H-000-0011-0000
Name(s): Alexander + Amber Wilbanks
Address: 107 Alden Run
Moyock, NC 27958
Telephone: 757-636-6769
Email Address: STEAM4446@gmail.com
Signature(s): _____

Parcel: 009H-000-0007-0000
Name(s): _____
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Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (if applicable)

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Parcel: 009H-000-0055-0000
Name(s): Amber D. Gaham
Address: 115 Parrish Point Ln
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Telephone: _____
Email Address: _____
Signature(s): DocuSigned by: Amber D Gaham CAA5BA63B78844B...
DocuSigned by: joshua graham 4796F9A4C2B04C0...

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

4558 Windswept Pines - Phase 3 Conditional Zoning Amendment and Amended Preliminary Plat

Community Meeting Minutes

Monday, May 13, 2019

Scheduled Time/Place: 6:00 pm, Moyock Library, Moyock, NC

Meeting Began at 6:05 pm

Attendees: Justin Old, Representing the Developer
Donna Voliva, Representing the Currituck County Planning and Development Department
Mark Bissell, Representing the Engineering Firm
Nearby Community Residents(please refer to the attached sign-in sheet)

Summary:

An outline of the meeting presentation is attached. The residents were provided an overview of the review and approval process for this type of project, and were provided a description of the main elements of the development plan. A map showing the context of the site as well as the preliminary development plan were presented.

The following comments and concerns were expressed by the Community members, and responses that were given are shown next to each comment below:

Comments from the Community	How Addressed
Will there be a second connector road to Baxter Lane from the property?	There is no opportunity to make another connection to Baxter unless additional property is added to the development. Surrounding properties are all owned by other parties.
Speed limit signs are needed in the development.	NCDOT will put permanent speed limit signs up when they take the roads into the state system, but the developer will put up some temporary signs.
How will the roadway connection be made to the property to the North?	The connector road will be paved to the top of the property line ditch bank and a fee provided to Currituck County for the future connection.
What is the time frame for the development?	We have anticipated that the property will be improved and ready for home construction in approximately one year.
Are street lights proposed?	Street lights are not being proposed for this subdivision.

The main part of the meeting ended at approximately 6:25 PM; with a couple of the community members staying to look at the maps and further discuss the details of the development after the regular meeting had adjourned.

Attachment: 4- 19-15 Community Meeting (PB 19-15 Windswept Pines)

Community Meeting Sign-In Sheet
For Windswept Pines - 4515
May 13, 2019 @ 6:00pm

NAME	ADDRESS	TELEPHONE	E-MAIL
MARK BISSELL	PO BOX 1069 Kitty Hawk	(252) 202-1215	mark@bissellprofessionalgroup.com
Bertrille B. Lomax	437 Neck Rd.	(804) 888-0070	Lom04@aol.com
DonnaVoliva	Currituck P+CD	252 232 6032	donna.voliva@currituckcountync.gov
STEVE & Rosemary Witsch	105 ALDEN RUN	860-949-4637	SWBdocker@gmail.com

Windswept Pines Community Meeting- Outline of Presentation

May 13, 2019
6:00 PM

A. Housekeeping –
   - Please sign-in
   - A record of the Community meeting will be provided to Currituck County. (concerns raised/ attempts to address concerns)

B. What is the Request?
   - Amendments to Conditional Zoning and Preliminary Plat
   - Next step in the approval process –before construction plans

C. The Process:
   - Pre-application meeting with County
   - Community meeting (now)
   - TRC review
   - PB review
   - BOC hearing/action

     Then:
     - Construction drawing application
     - Construction
     - Final plat application

D. The Plan:
   - The street and lot layout is unchanged (Still proposing 20,000 sq ft minimum lots)
   - Increasing open space to provide more stormwater ponds
   - Woodlands behind – future phase

E. Questions & Comments

_____

_____

_____

_____

Attachment: 4- 19-15 Community Meeting (PB 19-15 Windswept Pines)

CONSISTENCY WITH LAND USE PLAN - DENSITY
WINDSWEPT PINES PHASE 3

The proposed zoning is to amend the existing C-MXR zoning district, to incorporate a conceptual plan for the development of 14 lots on the 14.07 acre portion of the property that was previously reserved for future development. Adding this third phase to the Windswept Pines subdivision will result in an overall density for the 66.8 acre tract of 1.09 units per acre. The previous amendment (Phase 2) was for a development plan for the first approximately 52 acres (PB 18-22), and a conceptual plan that indicated Phase 3 would be "future residential development similar to phases 1 and 2." Phase 3 proposes a single-family development pattern similar to phases 1 and 2, with less density. This request is consistent with the following density and development pattern policies of the 2006 Land Use Plan, Moyock Small Area Plan, and UDO:

1. 2006 Currituck County Land Use Plan ("LUP"):

A. Land Use Compatibility Policies

i. **Density:** The project is located within the Rural Area of the LUP, and proposes a density of 1.09 units per acre. The site is surrounded by land zoned AG, but put to residential, non-agricultural uses. Immediately west of the site are Phases 1 and 2 of Windswept Pines, which are laid out in a similar pattern as the proposed conceptual plan. Further west is a strip of commercial uses along Caratoke Highway. The area to the east and north is largely wooded, and this site is separated from existing residential to the south by additional vegetation.

The density guidance in the LUP is based on assumptions about available infrastructure, existing development patterns, and the presence of environmental features that do not apply to this site in the same way they may apply to Rural sites in general. There are no environmentally sensitive features or factors which suggest preservation of this portion of the development is critical, especially where the Board has twice before considered this project and the future development contemplated. County water is available to be extended from the adjacent phase. The pattern of development would be consistent with prior Windswept phases, in terms of lot layout, cul-de-sacs, open space provisions, and stormwater controls.

In its December 2018 approval of Phase 2, the Board found that the proposed C-MXR district was "consistent with the 2006 Land Use Plan and the Moyock Small Area Plan because it is at a density appropriate for the location (LUP HN1)." *See* PB 18-22, Item 2. Here, the availability of County water in the adjacent phase and the consistency of this development with other approved low-density residential in the Rural designation make this an appropriate location for this density. This is also consistent with the County's density designations because development is occurring along Caratoke Highway, a major transportation corridor.

POLICY HN1: *Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the*

Attachment: 5- 19-15 LUP Consistency applicant (PB 19-15 Windswept Pines)

site, and the proximity of the site to existing and planned urban services. For example, projects falling within the Full Services areas of the Future Land Use Map would be permitted a higher density because of the availability of infrastructure as well as similarity to the existing development pattern. Such projects could be developed at a density of two (2) or more dwelling units per acre…. Projects within areas designated as Limited Service would be permitted a density of one (1) to one and one half (1.5) units per acre depending upon the surrounding development pattern and availability of resources. Projects within areas designated as Rural or Conservation by the Future Land Use Plan would be permitted a much lower density of 1 dwelling unit per 3 acres because of the lack of infrastructure in the area, the existing low density development pattern, and presence of environmentally sensitive natural areas. LUP, p. 9-7.

POLICY AG6: *For areas experiencing intense development pressure, new residential development may be allowed to locate in COMPACT, VILLAGE-LIKE CLUSTERS, PREFERABLY NEAR EXISTING, NON-AGRICULTURAL ACTIVITIES AND SERVICES, or in other locations that will not interfere with resource production activities. Overall density shall remain very low, with permanent open space, dedicated during the development review process, surrounding such clusters of homes.* LUP, p. 9-7.

ii Development Patterns*:** This site is the final phase of Windswept Pines, which the applicant committed to develop as "residential development similar to phases 1 and 2." See conceptual plan note, Case PB 18-22. This is consistent with the County's approach to development in this particular subdivision, but also in the Moyock area, which encourages continuation of development patterns instead of abrupt changes, holes, or leapfrogging. It is also consistent with the Board's findings in similar cases approving density of approximately 1 unit per acre in the Rural area, including Countryside Estates (PB 15-15, 1.11 units/acre), Waterleigh (PB 16-11, 1.0 unit/acre), Glenmoor Ridge (PB 16-12, 1.0 unit/acre), and Currituck Reserve (PB 14-34, 0.92 units/acre). Similarly, the Board made a finding for Tucker's Cove (PB 14-32) in the Courthouse subarea, that the suggested subarea density of 1-2 units per acre superseded the lower density suggested in the Rural land use classification. ***The layout of this phase of the development is similar to earlier phases, but has more than 50% of the site reserved as open space, including buffers and stormwater controls. The site is also adjacent to commercial uses along 168, which is designated a Full Service Area, and thus is close to the area where more intense development is anticipated.

POLICY HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional suburban sprawl… OPEN SPACE DEVELOPMENTS that cluster homes on less land, preserving permanently dedicated open space and often employ on-site or community sewage treatment. These types of developments are likely to occur primarily in the Conservation, Rural, and to a certain extent the Limited Service areas identified on the Future Land Use Map. LUP, p. 9-7.

POLICY HN4: Currituck County shall discourage all forms of housing from "LEAPFROGGING" INTO THE MIDST OF FARMLAND and rural areas, thereby eroding the agricultural resource base of the county. LUP, p. 9-7.

POLICY AG3: County ACTIONS CONCERNING INFRASTRUCTURE (e.g. schools, parks, and utilities) and regulations shall serve to direct new development first to targeted

Attachment: 5- 19-15 LUP Consistency applicant (PB 19-15 Windswept Pines)

growth areas near existing settlements identified as Full Service Areas on the Future Land Use Map, rather than "leapfrogging" to locations in the midst of farmland and greenspace identified as Rural and Conservation areas on the Future Land Use Map. LUP, p. 9-6.

POLICY AG4: County growth management tools, including particularly zoning, should provide PROTECTION TO AGRICULTURE and other RESOURCE BASED ACTIVITIES from incompatible land uses, such as a residential subdivision in the midst of generally uninterrupted farm land. LUP, p. 9-6.

B. Moyock Area Policy Emphasis of the Land Use Plan:

Summary of Area Character: *The Moyock area is the fastest growing part of Currituck County. Development densities currently range from 1 to 3 units per acre depending upon development type.*

Moyock Area Policy Emphasis: *The policy emphasis of this plan is on properly managing the increased urban level of growth that this area is sure to experience over the next decade and beyond. Residential development densities should be medium to high depending upon available services. In areas where on-site wastewater is proposed and other County services are limited, development density should be limited to 1-2 units per acre. However in areas where central sewer is proposed or existing, additional services are available and the character of the surrounding areas supports it, higher density ranging from 3-4 units per acre could be considered through the use of overlay zones. Clustered housing developments, with open space required by ordinance, will … be encouraged. Given the existing development pattern and availability of services, much of the Moyock area is planned as Full Service.* LUP, p. 11-4.

The proposed use will reserve open space of roughly 50% of the phase, and over 30% for the site as a whole. The applicant is proposing stormwater treatment and septic onsite, and will connect to County water available from Phase 2. These services are consistent with the 1-2 units per acre density described in the policy emphasis. The Moyock Area policy consistently references densities at 1 unit per acre minimum, and recognizes that increased density is appropriate where services are available. This is consistent with the 1.09 units per acre proposed here.

2. Moyock Area Small Area Plan ("SAP"):

The SAP designates this area as Full Service Area, with densities which exceed 1 unit per acre. The Small Area Plan map states that "[t]he map should be used in conjunction with the entire plan and not weighted as more important than the vision, policies, or other recommendations" of the County. The fact that the site will have County water available, is located close to 168, and is the final phase of a project with the same designation and density that is adjacent to a Full Service Area on the SAP and LUP all support the requested density for the site.

Policy FLU 1 – promote compatibility between new development and existing development to avoid adverse impacts to the existing community.

Attachment: 5- 19-15 LUP Consistency applicant (PB 19-15 Windswept Pines)

3. UDO:

A. The proposed single-family residential use is designated in the MXR (Mixed Residential) zoning district. This district "is established to accommodate a wide variety of residential use types at moderate densities" and "is intended to provide moderate-cost housing options for county residents." UDO Sec. 3.4.6(A).

B. This district includes dimensional standards for single-family detached development, including limits on gross density in Full Service Area of 2 units per acre, and a maximum of 1 unit per acre in Limited Service Area. 3.4.6 (D). There is no corresponding maximum density listed for the Rural Service Area, and thus the UDO does not restrict density in the Rural designated areas of the 2006 Land Use Plan. The proposed density of 1.09 units per acre is thus consistent with the UDO.

C. The proposed concept plan complies with the dimensional standards in 2.4.6(D) able to be met at the zoning stage, including lot area and minimum open space set aside.

Attachment: 5- 19-15 LUP Consistency applicant (PB 19-15 Windswept Pines)

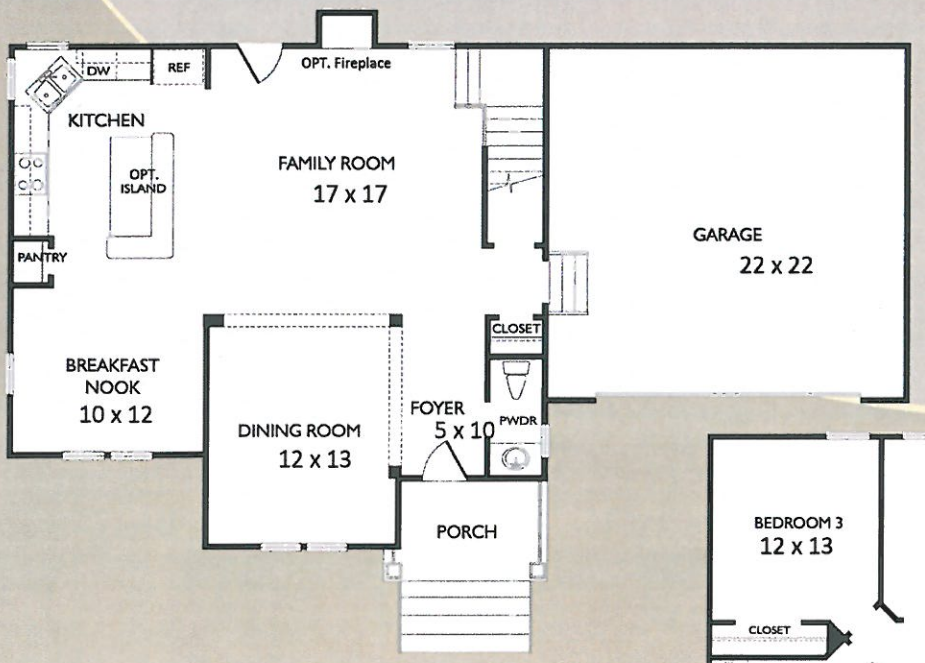


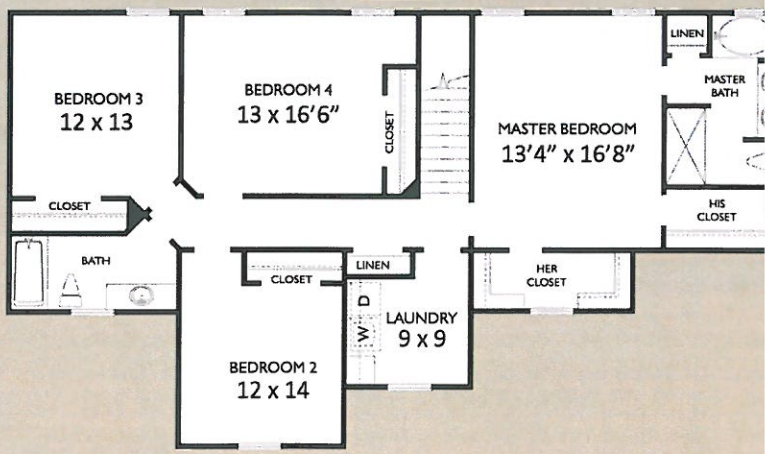


THE PARKLIN

First Floor - 898 sq. ft
Second Floor - 1,344 sq. ft
Total Heated - 2,242 sq. ft
Garage - 495 sq. ft

Shown with side entry garage, craftsman style porch post & metal roof accents.





QUALITY HOMES OF CURRITUCK

QUALITYHOMESOFCURRITUCK.COM

Builder reserves the right to change prices, plans, components and specifications, to withdraw any plan without notice. All illustrations are artists' concepts and accuracy is not guaranteed. Extra-cost options may be shown in models or in illustrations. Individual homes may differ from the models or from each other depending on field conditions.

Attachment: 6- 19-15 Architectural Sketches (PB 19-15 Windswept Pines)



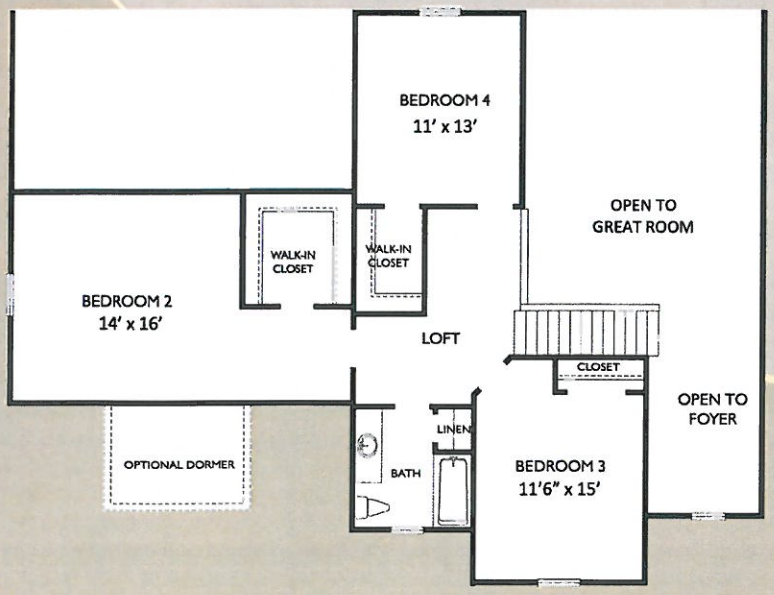


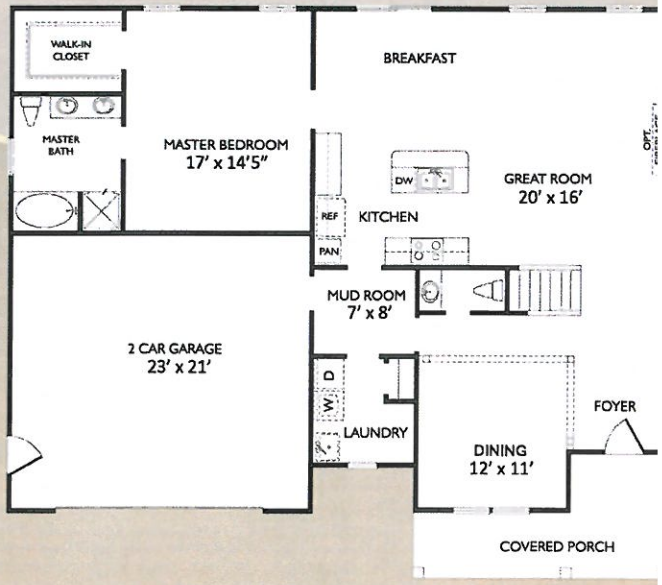
Shown with optional dormer

Elevation B shown with optional dormer

THE ANFIELD

First Floor - 1,493 sq.
Second Floor - 927 sq.
Total Heated - 2,420 sq.
Garage - 528 sq.
Opt Dormer - 68 sq.



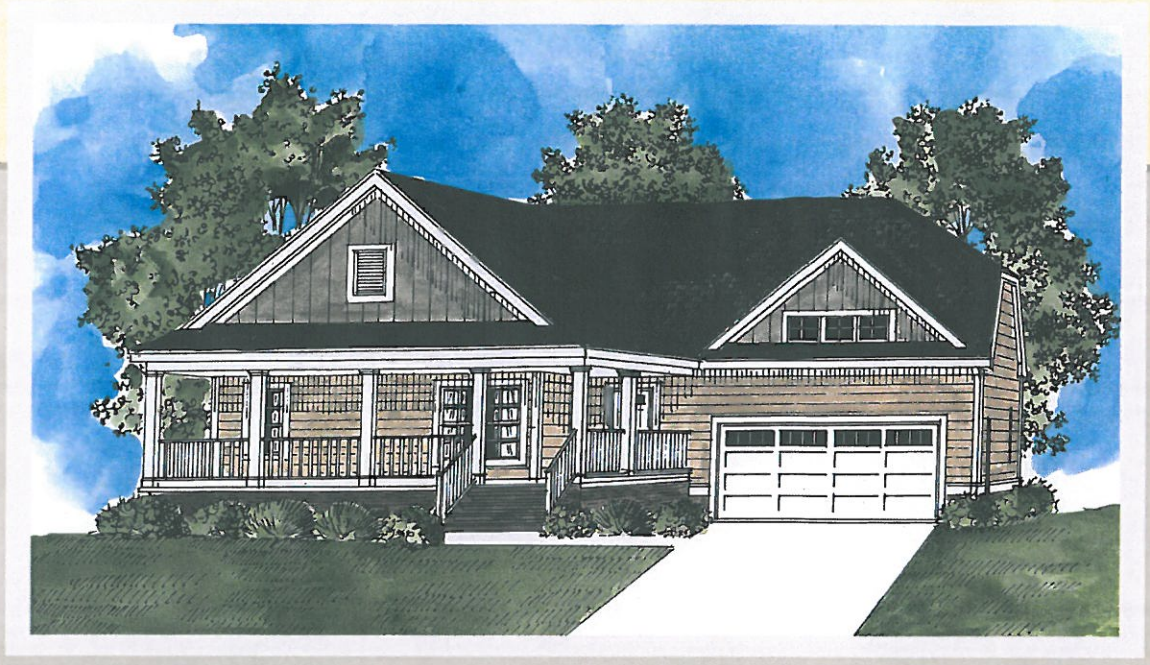


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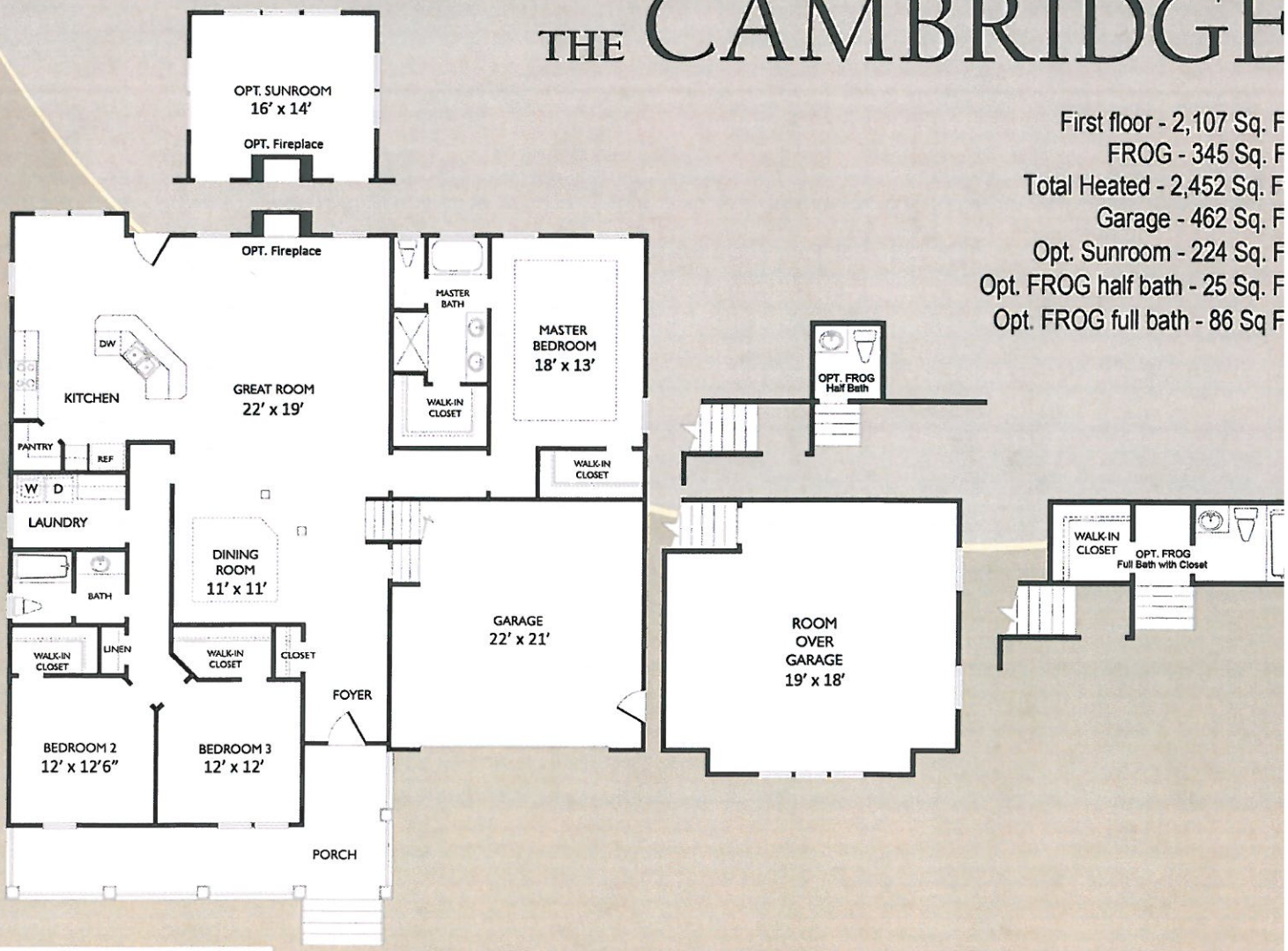
Attachment: 6- 19-15 Architectural Sketches (PB 19-15 Windswept Pines)



Shown with decorative gable option

THE CAMBRIDGE

First floor - 2,107 Sq. F
FROG - 345 Sq. F
Total Heated - 2,452 Sq. F
Garage - 462 Sq. F
Opt. Sunroom - 224 Sq. F
Opt. FROG half bath - 25 Sq. F
Opt. FROG full bath - 86 Sq F



QUALITY HOMES OF CURRITUCK

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Attachment: 6- 19-15 Architectural Sketches (PB 19-15 Windswept Pines)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2585)

Agenda Item Title

Consideration of Contract for the Purchase of Fire Apparatus-Moyock Volunteer Fire Department

Brief Description of Agenda Item:

Contract approval to move forward with the building of a new fire apparatus for Moyock Volunteer Fire Department. Funding for the new apparatus was approved by the Board of Commissioners on August 5, 2019, for replacement of a damaged vehicle.

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

ATLANTIC EMERGENCY SOLUTIONS

Jeff Turner
Regional Account Manager
Pierce Fire Apparatus
Tel. (252) 343-1806
jturner@atlanticemergency.com

August 7, 2019

Currituck County Fire and EMS
Attn: Deputy Chief Tim Riley
153 Courthouse Road
Currituck, NC 27929

Chief Riley:

Please accept this proposal document for the specified Pierce Saber Custom Pumper.

2020 Pierce Saber Custom Pumper as specified	$487,250.00
HGAC Fee	$2000.00
100% pre-pay 10 days from contract deduct	-$12,000.00
Total (each)	$477,250.00

Total per unit with prepay: ***$477,250.00***

Our quoted delivery time is 8 to 9 months after the purchase order is received. A performance bond will be included with the prepayment.

The purchase order should be made out to Atlantic Emergency Solutions, 12351 Randolph Ridge Lane, Manassas, VA 20109.

If you need any further information, please let me know.

Sincerely,

Jeffery Turner

Jeffery S. Turner
Regional Account Manager
jturner@atlanticemergency.com
252-343-1806

Attachment: Moyock VFD Apparatus Contract (Moyock VFD-Fire Apparatus Purchase)



This purchase agreement (together with all attachments referenced herein, collectively, the "Agreement"), made and entered into by and between Atlantic Emergency Solutions, Inc., a Virginia corporation ("Atlantic"), and **Currituck County, NC** ("Customer") is effective on the last signature date set forth on the signature lines below (the "Effective Date").

1. Purchase and Payment. Customer agrees to purchase and Atlantic agrees to sell to Customer the fire apparatus (and any associated equipment) furnished by Atlantic to Customer (hereinafter referred to, collectively, to as the "Apparatus") as more fully described in the specifications attached hereto as **Exhibit A** (the "Specifications") and incorporated herein for the total purchase price of $477,250.00 USD (the "Purchase Price"). Payment shall be made as set forth on Exhibit A. In the event of a conflict between the Specifications and any request for proposal, request for bid, or other Customer provided or drafted documents, the Specifications shall control.

2. Changes to Specifications. If, subsequent to the Effective Date of this Agreement: 1) the manufacturer of the Apparatus (or a manufacturer of a component therein) makes design and/or production changes, including, but not limited to future drivetrain upgrades (such as engine, transmission or axle upgrades) ("Manufacturer Modifications"); or 2) design or production changes are made to the Apparatus to comply with any applicable government regulation (such as the Federal Motor Vehicle Safety Standards or the Environmental Protection Agency Emissions Standards) or industry standards (such as those adopted by the National Fire Protection Association) (cumulatively referred to hereinafter as "Compliance Modifications"), and if there is an increase in costs to Atlantic as a result of Manufacturer Modifications or Compliance Modifications, the Purchase Price shall be automatically adjusted to reimburse Atlantic for said costs. Atlantic shall make reasonable efforts to advise the Customer of such changes within a reasonable time and provide documentation to support any changes in price to Customer upon request. In addition, Customer and Atlantic may agree to make changes to the Specifications, but any such changes must be by written change order signed by Customer and Atlantic ("Change Order"). However, in the case of Manufacturer Modifications or Compliance Modifications resulting in additional costs to Atlantic, Atlantic may execute Changes Orders without joinder of Customer, and any such Change Orders shall be binding on Customer. Atlantic shall not be liable to Customer for any delay in performance or delivery arising from any Change Order.

~~3.~~ Cancellation or Default by Customer. In the event that Customer cancels its order or otherwise breaches this Agreement by reason of non-payment or otherwise prior to delivery, Atlantic shall be permitted to retain possession and ownership of the Apparatus and shall not be obligated to deliver same to Customer. ~~In addition, Atlantic and Customer agree that if such Customer breach were to occur, it would be difficult to determine actual damages to Atlantic. Customer acknowledges and agrees that: 1) the Apparatus is a unique and highly customized vehicle, made specifically for Customer; 2) Atlantic has invested a significant effort and incurred significant expense in the design and engineering of the Apparatus for Customer; and 3) due to its unique and customized nature, resale of the Apparatus will be difficult to a third party without a significant loss to Atlantic. As a result, Atlantic and Customer agree that Thirty Percent (30%) of the Purchase Price is a reasonable estimate of the damages that would be incurred by Atlantic if a breach occurred in the future and shall be due and payable to Atlantic by Customer in the case of such a breach. Customer and Atlantic agree that this amount of liquidated damages is fair and reasonable and would not constitute a penalty to Customer.~~ In the event of non-payment by Customer subsequent to delivery, Atlantic may recover full possession of the Apparatus by any lawful means, and shall be entitled to any additional damages sustained by Atlantic as a result of any diminution of value of the Apparatus resulting from use or damage thereto~~. to the extent that such damages exceed the liquidated damages above. Atlantic shall have and retain a purchase money security interest in the Apparatus to secure payment of the Purchase Price and all other sums owed by Customer to Atlantic.~~ In the event of nonpayment by Customer of any debt, obligation or liability now or hereafter incurred or owing by Customer to Atlantic, Atlantic shall have and may exercise all rights and remedies of a secured party under the Uniform Commercial Code Secured Transactions (UCC) provisions as adopted by the ~~Commonwealth of Virginia~~ State of North Carolina. ~~In addition, Atlantic shall be entitled to recovery from Customer all of Atlantic's reasonable attorneys' fees and all costs of collection resulting from non-payment or other non-performance hereunder by Customer.~~

4. Delivery, Inspection and Acceptance. (a) Delivery. It is estimated that the Apparatus shall be ready for delivery F.O.B. Currituck Fire and EMS, 2795 Caratoke Highway, Currituck, NC 27929 within 240-300 days from the Effective Date of this Agreement, subject to delays caused by the Customer, delays caused by Change Order(s) or delays provided for in Paragraph 10 below. The stated delivery date is an estimate only and not guaranteed. Atlantic shall advise Customer when the Apparatus is ready for delivery. (b) Inspection and Acceptance. Upon delivery, Customer shall have fifteen (15) days within which to inspect the Apparatus for substantial conformance to the Specifications. In the event of substantial and material non-conformance to the Specifications, Customer shall furnish Atlantic with written notice sufficient to permit Atlantic to evaluate such non-conformance

Attachment: Moyock VFD Apparatus Contract (Moyock VFD-Fire Apparatus Purchase)

("Notice of Defect") within said fifteen (15) day period. If the Apparatus is not in substantial and material conformance with the Specifications, any material and substantial defects shall be remedied by Atlantic within thirty (30) days from the Notice of Defect. In the event Atlantic does not receive a Notice of Defect within fifteen (15) days of Delivery, the Apparatus shall be deemed to be in conformance with the Specifications and fully accepted by Customer.

5. Notice. Any required or permitted notices hereunder must be given in writing at the address of each party set forth below, or to such other address as either party may substitute by written notice to the other in the manner contemplated herein, by one of the following methods: 1) hand delivery; 2) registered, express, or certified mail, postage prepaid, return receipt requested; or 3) nationally-recognized commercial overnight courier.

Atlantic Emergency Solutions, Inc.
Director of Order Management
12351 Randolph Ridge Lane
Manassas, Virginia 20109

Customer
Currituck County
153 Courthouse Road
Currituck, NC 27929

6. Warranty. Any applicable warranty or warranties are attached hereto as **Exhibit B** (collectively, the "Warranty") and made a part hereof. Any additional warranties must be expressly approved in writing by Atlantic.

7. Disclaimer of Additional Warranties. OTHER THAN AS EXPRESSLY SET FORTH IN PARAGRAPH 6 ABOVE AND EXHIBIT B TO THIS AGREEMENT, ATLANTIC (AS WELL AS ITS SUPPLIERS), THEIR PARENT COMPANIES, AFFILIATES, SUBSIDIARIES, LICENSORS OR SUPPLIERS, THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS AND REPRESENTATIVES MAKE NO WARRANTIES, WRITTEN OR ORAL, EXPRESS OR IMPLIED, EITHER IN FACT OR BY OPERATION OF LAW, BY STATUTE OR OTHERWISE. FURTHERMORE, ANY OTHER WARRANTIES, WHETHER WRITTEN OR ORAL, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF QUALITY, IMPLIED WARRANTY OF MERCHANTABILITY, IMPLIED WARRANTY AGAINST INFRINGEMENT, AND IMPLIED WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED AND DISCLAIMED. CUSTOMER FURTHER ACKNOWLEDGES THAT STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.

8. Exclusions of Incidental and Consequential Damages. IN NO EVENT SHALL ATLANTIC (OR ITS SUPPLIERS) BE LIABLE TO CUSTOMER FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES INCURRED BY CUSTOMER (INCLUDING, BUT NOT LIMITED TO LOSS OF USE AND/OR LOST PROFITS) AS A RESULT OF ANY BREACH OF THIS AGREEMENT, WHETHER ARISING UNDER THEORIES OF BREACH OF CONTRACT, STRICT LIABILITY, STATUTORY LIABILITY, BREACH OF EXPRESS OR IMPLIED WARRANTY, NEGLIGENCE, OR OTHERWISE.

9. Indemnity. To the extent permitted by law, Customer shall indemnify, defend and hold harmless Atlantic and all of its officers, directors, employees, representatives, dealers, agents and subcontractors, from and against any and all claims, costs, judgments, liability, loss, damage, attorneys' fees or expenses of any kind or nature whatsoever (including, but without limitation, relating to personal injury or death) caused by, resulting from, arising out of or occurring directly or indirectly in connection with Customer's purchase, operation, ownership, installation or use of any items (including, without limitation, the Apparatus) sold or supplied by Atlantic, except only to the extent caused by the sole negligence of Atlantic.

10. Force Majeure. Atlantic shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Atlantic's control which make Atlantic's performance impracticable, including but not limited to, wars (declared or not), terrorism, insurrections, strikes, riots, fires, hurricanes, storms, floods, earthquakes, other acts of nature, acts of God, explosions, accidents or mechanical breakdown, acts of sabotage or vandalism, any acts of government authority, delays or failures in transportation, inability to obtain necessary labor supplies, inability to utilize manufacturing facilities, regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, epidemics, quarantine restrictions, failure of vendors to perform their contracts or labor troubles causing cessation, slowdown, or interruption of work.

11. Manufacturer's Statement of Origin. It is agreed that the manufacturer's statement of origin ("MSO") for the Apparatus covered by this Agreement shall remain in the possession of Atlantic until the entire Purchase Price has been paid. If more than one Apparatus is covered by this Agreement, then the MSO for each individual Apparatus shall remain in the possession of Atlantic until the Purchase Price for that Apparatus has been paid in full.

Attachment: Moyock VFD Apparatus Contract (Moyock VFD-Fire Apparatus Purchase)

12. Assignment. Neither party may assign its rights and obligations under this Agreement unless it has obtained the prior written approval of the other party.

13. Severability. If any provision, or part hereof, of this Agreement shall be declared invalid by judicial determination or legislative action, only such provision, or part thereof, so declared invalid shall be affected, and all other provisions not consistent therewith or directly dependent thereon shall remain in force and effect.

14. Governing Law; Jurisdiction. Without regard to any conflict of law provisions, this Agreement is to be governed by and under the laws of the State of North Carolina. Atlantic and Customer further agree that the Currituck County ~~Circuit~~ General Court of Justice located in the State of North Carolina shall be the exclusive venue in the event of any litigation relating to this Agreement and/or the Apparatus.

15. Entire Agreement and Amendments. This Agreement constitutes the sole and only agreement between Atlantic and Customer relating to the Apparatus, and supersedes any prior understanding or written or oral agreements between the parties relating to the Apparatus. No amendment, modification or alteration of the terms hereof shall be binding unless the same is executed in writing, dated subsequent to the date hereof and duly executed by Atlantic and Customer.

16. Waiver. The waiver of any breach of any term or provision hereof by either party hereto shall not be considered a waiver of any other term or provision or of any other or later breach of this Agreement, regardless of the nature of such subsequent event or breach, unless such waiver is expressly stated in writing by an authorized representative of the waiving party.

17. Captions; Counterparts. The captions and paragraph numbers appearing herein are inserted only as a matter of convenience and are not intended to define, limit, construe or describe the scope or intent of any paragraph, nor to in any way affect this Agreement or the interpretation or application thereof. This Agreement may be executed in duplicate counterparts which, when taken together, shall constitute one and the same Agreement.

Accepted and agreed to by:

ATLANTIC EMERGENCY SOLUTIONS, INC.	**CUSTOMER: Currituck County, NC**
Name:_____	Name: _____
Title:_____	Title: _____
Date:_____	Date: _____

Attachment: Moyock VFD Apparatus Contract (Moyock VFD-Fire Apparatus Purchase)

EXHIBIT A

SPECIFICATIONS AND
PURCHASE DETAIL FORM

Atlantic Emergency Solutions, Inc.
Director of Order Management
12351 Randolph Ridge Lane
Manassas, Virginia 20109
Fax (703) 257-2572

Date: August 19, 2019

Customer Name: Currituck County, NC

Quantity	Chassis Type	Body Type	Price per Unit
1	Pierce Saber	Custom Pumper	$477,250.00
			$
			$
			$
			$

Payment Terms: Base price is $488,956 with a $12,000 discount if the prepayment of $477,250 is received within 15 days of contract acceptance.

P

Procurement process will be through the attached HGAC contract pricing.

Other Terms:

Specifications: A complete copy of the applicable Specifications is attached hereto and incorporated herein by this reference.

Training Requirements: Training will be provided by Atlantic Emergency Solutions at a mutually agreed upon time.

If any portion of the Purchase Price is to be made subsequent to delivery of the Apparatus to Customer and it is necessary for Customer to obtain third-party financing for said payment, Customer shall provide Atlantic proof of the availability of financing at the time of the execution of this Agreement. All taxes, excises and levies that Atlantic may be required to pay or collect by reason of any present or future law or by any governmental authority based upon the sale, purchase, delivery, storage, processing, use, consumption, or transportation of the Apparatus sold by Atlantic to Customer shall be added to the Purchase Price and paid by Customer. All delivery prices or prices with freight allowance are based upon prevailing freight rates and, in the event of any increase or decrease in such rates, the Purchase Price will be increased or decreased accordingly. Delinquent payments shall be subject to a carrying charge equal to one and one-half percent (1.5%) per month or, if such amount exceeds that permitted under the law, then the maximum lesser percentage amount which is permitted by law.

Attachment: Moyock VFD Apparatus Contract (Moyock VFD-Fire Apparatus Purchase)

Pulse Number	Qty	Description	Published Options	Unpublished Options
101	1	ADD "L" Frame Liner	$1,814.00	
105	1	upgrade to 31,000# rear	$3,313.00	
114	1	Aluminum wheels front	$2,294.00	
119	1	Mud Flaps	$606.00	
120	1	Wheel Chocks and Mounts	$966.00	
125	1	Air inlet-outlet	$724.00	
126	1	Additional air tank	$385.00	
127	1	12 or 120 volt air compressor	$1,615.00	
143	1	Add extended front bumper	$2,770.00	
153	1	mounting plate on engine tunnel	$424.00	
154	1	Electric Windows	$1,642.00	
156	1	Safety System	$10,116.00	
157	1	Driver Safety Seat	$774.00	
158	3	SCBA Safety Seat	$2,748.00	
162	1	EMS Compartment in cab	$2,064.00	
164	3	Upgrade SCBA bracket to Hands Free	$2,259.00	
178	1	Remote Control Spotlights	$1,328.00	
179	3	Spare radio wiring	$378.00	
190	1	Camera System Rear Only	$1,419.00	
197	1	Intercom System	$5,472.00	
201	1	IOTA Charger	$1,061.00	
208	1	Auto-eject 20 amp	$541.00	
211	1	320 amp alternator	$3,388.00	
214	1	LED under cab lighting	$785.00	
215	1	LED pump-body	$1,924.00	
216	1	LED Headlights	$1,961.00	
219	1	12 volt LED HiVIz Brow	$2,241.00	
220	2	12 volt HiViz LED side body	$3,796.00	
221	1	12 volt LED flood recessed	$1,876.00	
223	1	Tail lighting LED upgrade	$1,543.00	
230	1	hosebed cover vinyl	$937.00	
232	1	NY Hosebed	$2,259.00	
244	1	add Electric Ladder Rack	$12,218.00	
CC01	1	Additional Graphic Allowance		$1,661.00

Base Bid	$407,948.00	
Published Options	$77,641.00	
Total Published Options	$485,589.00	
Unpublished Options	$1,661.00	0.34%
Total Options w/o HGAC Fee	$487,250.00	

Attachment: Moyock VFD Apparatus Contract (Moyock VFD-Fire Apparatus Purchase)

PUMPER

BODY
Long Aluminum 2nd Gen Pumper

CHASSIS
Saber FR Chassis

CHASSIS

AXLE, FRONT, CUSTOM
20,000 Lb Dana Axle

AXLE, REAR
27,000 Lb Dana Axle

ENGINE
380 HP Cummins L9 Engine

TRANSMISSION
Allison 5th Gen, 3000 EVS P

BUMPER
19" Extended Painted Steel

CAB
6010 Saber FR Cab

BODY

WATER TANK
1000 Gallon New York Style Water Tank

COMPT, PUMPER, REAR
30.75" FF Rollup 41.88" Deep Flush Rear Compt

COMPT, PUMPER, LEFT SIDE
161" Rollup Full Height Front & Rear FOLER

COMPT, PUMPER, RIGHT SIDE
161" Rollup Low FOLER

FIRE SUPPRESSION

PUMPHOUSE
45" Control Zone Side Mount

PUMP
1250 GPM Waterous CS

CROSSLAYS, 1.50"
(2) 1.50" Standard Capacity

CROSSLAYS, 2.50"
(1) 2.50" Standard Capacity

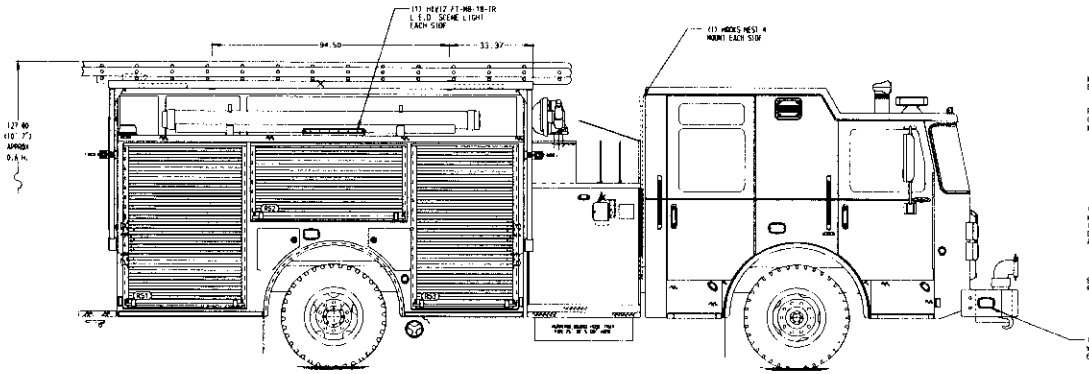
SPEEDLAYS
Speedlays Not Required

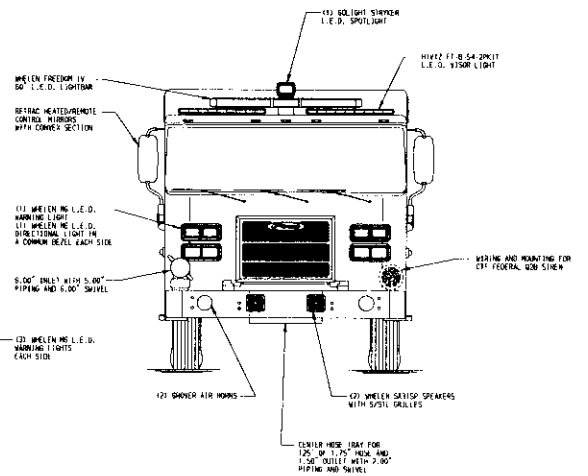
GENERATOR
Generator Not Required

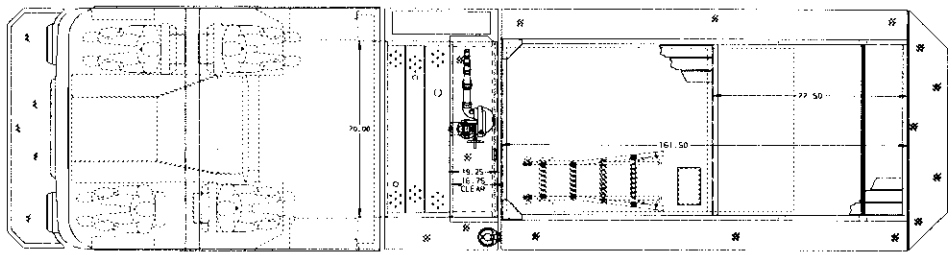
Foam System
Foam System Not Required

Foam Cell
Foam Cell Not Required

Side Roll and Frontal Impact Protection





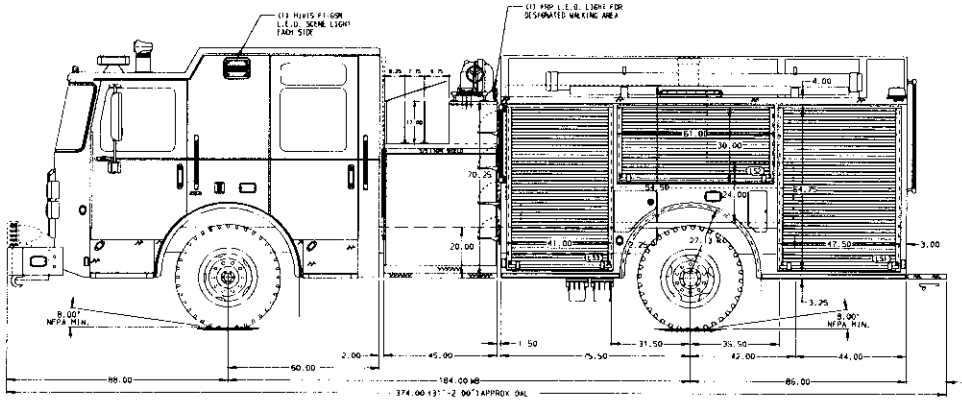


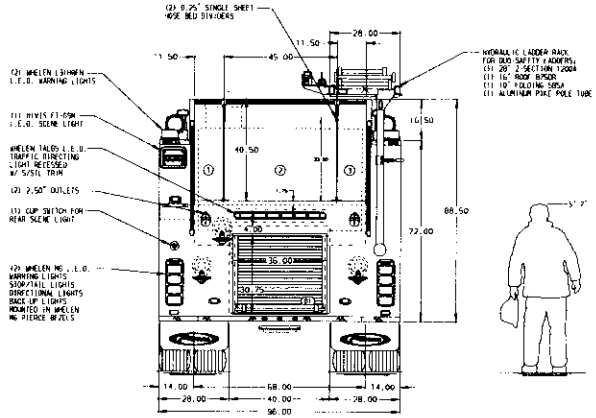
HOSEBED CAPACITY

BED 1
500' OF 5.00" D.J. POLY HOSE

BED 2
1000' OF 5.00" D.J. POLY HOSE

BED 3
500' OF 5.00" D.J. POLY HOSE





NOTE
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS THAT MAY OCCUR OR BE NECESSARY IN CONSTRUCTION.
FOR DETAILS NOT SHOWN.

CUSTOMER APPROVAL
APPROVED BY: _____
DATE: _____

REV	DATE	BY	CH
1	05AUG19	COL	
2	03JAN19	COL	KBO

CHASSIS DATA
MAKE: PIERCE
MODEL: SABER FR

Pierce MANUFACTURING INC.

TITLE: Pierce Pumper Approval Drawing
FOR: Currituck County Fire & EMS
DWG NO.: 04-5732

JOB NO.: PRELIM
SCALE: 1:24
DATE:
DRAWN BY: COL 18JAN19
CHECKED BY: KBO 18JAN19
SHEET SIZE: D
SHEET NO.: 1

Attachment: Moyock VFD Apparatus Contract (Moyock VFD-Fire Apparatus Purchase)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2554)

Agenda Item Title

Public Safety Building Project Review

Brief Description of Agenda Item:

Michelle Perry, Asst. County Engineer, will present an update and cost review for Board consideration for construction of the county's new Public Safety Center.

The County entered into a Design-Build Services contract with Sussex Development on April 17th, 2019 for the Public Safety Center. The initial contract was for the Pre-Construction or Design portion of the project in the amount of $1,150,589. The building design has been completed and the contractor has provided a Guaranteed Maximum Price (GMP) to construct the facility in the amount of $22,979,454 (this is the total project cost inclusive of the initial design fee and furnishing the County portion of the facility).

The County has received approval from the Local Government Commission for financing in the amount of $21,400,000. COA has received a State Bond in the amount of $1,000,000 that will go towards the design and construction of the facility. Recently, the County has also been awarded a grant from the 911 Board in the amount of $583,625 to go towards the 911 portion of the project.

Staff recommends approval and authorization for the County Manager to execute the GMP Amendment to Sussex Development's total GMP contract amount of $22,979,454.

Board Action Requested

Discussion

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2596)

Agenda Item Title

Consideraton of an Amendment to the Currituck County Personnel Policy: Article 6-Holidays and Leave

Brief Description of Agenda Item:

Revisions to Personnel Policy-Public Safety

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

ARTICLE 6

Holidays and Leave

Section 601 Paid Holidays Observed

A. The North Carolina State Government Holiday Schedule as approved by the Office of State Human Resources and such others as the Board of Commissioners may designate shall be observed by County offices and shall be counted as hours worked.

   All salaried employees appointed to a regular full-time established position, and all part-time employees normally scheduled to work the day on which the holiday falls, as documented on personnel action form, shall receive these days with pay.

B. Employees who wish to use leave for religious observances must request leave from their respective Department Heads. The Department Head will attempt to arrange the work scheduled so that an employee may be granted annual leave for the religious observance. Annual leave for religious observance may be denied only when granting the leave would create an undue hardship for the County.

Section 602 Effect of Holidays on Other Types of Paid Leave

Regular holidays that occur during a vacation, sick, or other paid leave period of any employee of the County shall not be charged as vacation, sick, or other paid leave. Holidays that occur during leave without pay will not be paid.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

Section 603 Holidays – When Work is Required

Essential regular full-time public safety, employees required to perform work on regularly scheduled holidays will be paid up to twelve (~~12~~24) hours per holiday on top of their base pay for hours actually worked on a holiday. Essential regular full-time public safety employees who work less than (8) hours, or that do not work on a holiday, will be paid eight (8) hours of holiday pay. Regularly scheduled part-time employees required to perform work on a holiday will be paid a pro rata share of any (8) hour holiday. All other employees required to perform work on regularly scheduled holidays may be granted compensatory time off at the rate of one hour off **for each hour worked on a holiday. Compensatory time for holiday work shall be granted within three (3) months from the date it is earned.**

A holiday is defined as beginning at midnight and continuing for twenty-four (24) hours until the following midnight.

Section 604 Adverse Weather Conditions

County offices and departments shall remain open for the full scheduled work day unless authorization for early closing or other deviation is received from the County Manager's office. All departments and offices will be given sufficient advance notice of any authorized early closing. Employees scheduled to work during an authorized official closing or other deviation, will be given full credit for all their work hours scheduled but missed during the period covered by the authorized official closing or other deviation. Employees who leave work before an official early closing time, as well as those employees who report for work late or do not report for work at all, will be required to use earned vacation to account for this unauthorized missed time. Also, any employee who has leave time approved prior to the issuance of an authorization for early closing or other deviation, will be required to honor that approved leave time.

The authorization for early closing or other deviation issued by the County Manager's office is not applicable to those County offices and departments that perform an essential public safety function unless that office or department is specifically identified as being covered in the authorization.

Section 605 Annual Leave

A. For the purpose of earning and accruing annual leave, the twelve (12) month period beginning with the first full pay period in January and ending with the pay period including December 31 is established as the leave year.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

B. Employees serving a probationary period following initial appointment shall not be permitted to take annual leave during the first six months of the probationary period unless the denial of such leave will create an unusual hardship. Any annual leave granted during this period shall have prior approval of the County Manager.

C. Each employee normally scheduled to work at least 30 hours per week shall earn annual leave on a bi-weekly basis in accordance with the following schedule of total service:

Total Years of Service	40 Hour Per Week	42 Hours per Week (Sheriff, Jail, EMS, Communications	56 Hours per Week (Fire)
	Hours Earned per Pay Period		
0-2 yrs.	3.624	3.8052	5.0736
2-5 yrs.	4.232	4.4436	5.9248
5-10 yrs.	5.152	5.4096	7.2128
10-15 yrs.	6.080	6.384	8.512
15-20 yrs	7.000	7.35	9.8
20 yrs. plus	7.920	8.316	11.088
Maximum Accrual Carried Over to Following Year	240	240	240

~~1. Less than two years -.0453 hours for each hour worked with a maximum of 3.624 hours per pay period;~~

~~2. Two years but less than five years -.0529 hours for each hour worked with a maximum of 4.232 hours per pay period;~~

~~3. Five years but less than ten years -.0644 hours for each hour worked with a maximum of 5.152 hours per pay period;~~

~~4. Ten years but less than fifteen -.0760 hours for each hour worked with a maximum of 6.080 hours per pay period;~~

~~5. Fifteen years but less than twenty years -.0875 hours for each hour worked with a maximum of 7.000 hours per pay period;~~

~~6. And twenty years or more -.099 hours for each hour worked with a maximum of 7.920 hours per pay period.~~

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

D. Annual leave may be accumulated without any applicable maximum until the final pay period that includes December 31 of each leave year. However, if the employee separates from service, payment for accumulated leave shall not exceed 240 hours. On the final pay period that includes December 31 of the leave year, any employee with more than thirty or 240 hours of accumulated leave shall have the excess accumulation converted to sick leave so that only 240 hours are carried forward to January 1 of the next leave year.

E. Annual leave shall be taken with the prior approval of the employee's Department Head.

F. Annual leave shall not be advanced under any circumstances.

G. An employee who is separated shall be paid for annual leave accumulated to the date of separation, not to exceed a maximum of 240 hours.

H. The estate of an employee who dies while employed by the County shall be entitled to payment for all of the accumulated vacation leave credited to the employee's account, not to exceed a maximum of 240 hours.

~~H.~~

Section 606 Sick Leave

A. Each employee normally scheduled to work at least 30 hours per week shall earn sick leave on a bi-weekly basis at the rate of.0461 per hour worked not to exceed ~~3.688 hours per pay period~~Hours shown on the chart below. Sick leave will be cumulative for an unlimited number of days.

Regularly Scheduled Hours Per Pay Period			
60 but less than 80	80 hours per pay period	84 hours per pay period	112 hours per pay period
Maximum Hours of Sick Leave Earned Per Pay Period			
.0461	3.6880	3.8724	5.1632

B. To the extent that employees have accrued sick leave, they may be granted sick leave for absence due to the following:

1. Sickness or bodily injury that prevents the employee from performing the regular duties of the job.

2. Medical or dental appointments.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

3. The actual period of disability caused by or contributed to by pregnancy, miscarriage, childbirth, and recovery therefrom. A doctor's certificate is required to verify the employee's period of temporary disability for these reasons.

4. Exposure to a contagious disease when continuing work might jeopardize the health of others.

5. Death in the employee's immediate family as defined in Article 1 Section 604, not to exceed three (3) days for any one occurrence. Additional leave time, under exceptional circumstances, may be authorized by the Department Head.

6. Sick leave may also be requested for illness of a member of the employee's immediate family. For the purpose of leave policies, immediate family is defined as spouse, parent, sibling son, daughter, grandparent and grandchild. Also included are the step, half and in-law relationships as appropriate based on the above listing.

C. Except in cases of emergency, Employees must notify their immediate supervisor of all requests for sick leave before the leave is taken, or an employee must call the immediate supervisor at or prior to their schedule starting time for that day. Sick leave may only be taken with the approval of the immediate supervisor.

D. The employee's Department Head or the County Manager may require a statement from the physician, or other acceptable proof, that the employee was unable to report for work as a condition of approving sick leave. At the expiration of an authorized sick leave period of 90 days or more, the employee's Department Head or County Manager may require a fitness-for-duty examination at the County's expense, to determine whether the employee is able to resume normal duties.

E. Unused sick leave is allowed as creditable service at the time of retirement to employees who are members of the North Carolina Local Government Employee's Retirement System. One month of credit is allowed for each twenty (20) days of unused sick leave when an employee retires, and an additional month is credited for any part of twenty (20) days unused sick leave left over.

F. Employee must notify County of any unused sick leave earned from another North Carolina governmental agency. The total number of days accepted as transferred will be added to the record after completion of the six months probationary period. Verification of accumulated sick leave must be received in writing from the previous employer.

G. Employees who retire or resign with the County shall lose all sick leave credits. No employee shall be paid for any accrued sick leave if the employee leaves employment for any reason.

Section 607 Leave without Pay

A. Leave without pay may be granted for up to six (6) months by the County Manager upon recommendation of the Department Head. Upon returning to duty after being on leave without pay, the employee shall be guaranteed a position of the same classification and pay. Failure to report for duty at the expiration of the leave without pay period, unless an extension has been granted, shall be considered a resignation.

B. Vacation, holiday and sick leave credits will not be accrued during leave without pay. Longevity eligibility date will be extended by the same length of days (partial days shall revert to whole days) the employee was on leave without pay. Individual hospitalization and dental insurance provided for the employee by the employer during regular pay will not be provided as employer expense benefits during leave without pay, unless the employee is on FMLA leave or on the payroll a minimum of half the working days during the calendar month. The employee, however, may continue to be eligible for any benefit(s) under the County's group plans, subject to regulations adopted by the Board of Commissioners and the respective group carriers.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

C. The employee must apply in writing to the Department Head for leave without pay. The employee is obligated to return to work within or at the end of the time granted. Requests for leaves of absence without pay will be submitted to the County Manager as far in advance as possible.

Section 608 Shared Leave

A. Voluntary Shared Leave Program – There are occurrences brought about by serious and prolonged medical conditions that cause employees to exhaust all available leave and therefore be placed on leave-without-pay. It is recognized that such employees forced to go on leave- without-pay could be without income at the most critical point in their work life. It is also recognized that fellow employees may wish to voluntarily donate some of their vacation leave so as to provide assistance to a fellow County employee. This policy would provide an opportunity for employees to assist another affected by a serious medical condition that requires absence from duty for a period of time resulting in possible loss of income due to lack of accumulated leave. Vacation leave may also be donated to an employee for the serious medical condition of that employee's spouse, parent or child.

This policy and program will provide the opportunity for one employee to help another on a one-to-one, personal basis. It does not permit "banking" of leave.

In those cases of a medical condition an employee may apply for or be nominated to become a recipient of leave transferred from the vacation leave account of another employee. For purposes of this policy, medical condition means medical condition of an employee that is likely to require an employee's absence from duty for a prolonged period of time and to result in a substantial loss of income to the employee due to limited leave in the employee's leave account. The intent of this policy is to allow one employee to assist another in case of a crisis involving a serious or prolonged medical condition. It is not the intent of this policy to apply to incidental, normal, short-term medical conditions. The use of vacation on a shared basis for any purpose other than specified in this policy is prohibited. Sick leave may not be used in the voluntary shared leave program.

An employee who has a medical condition and who receives benefits from the Disability Income Plan is not eligible to participate in the shared leave program.

Participation in this program is limited to 1,040 hours, either continuously or, if for the same condition on a recurring basis. However, management may grant employee continuation in the program, month by month for a maximum of 2,080 hours, if management would have otherwise granted leave-without-pay.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

B. Administration - When implemented, this program shall be administered under the following conditions:

1. Qualifying to Participate and Application Process:

2. Employee must be in permanent, probationary, or trainee appointment status and must apply for Shared Leave:

   a. By letter of application to the County Manager, a recipient shall apply, or be nominated by a fellow employee to participate in the program.

   b. Application for participation would include name, social security number, job title, description of the medical condition and estimated length of time needed to participate in the program.

   c. Prior to making the employee's status public for purpose of receiving shared leave, the employee must sign a release to allow the status to be known.

   d. The County Manager shall review the merits of the request and approve or disapprove. The County Manager may choose to delegate the responsibility for reviewing the validity of requests to the Human Resources Department for this purpose.

   e. Establishment of a leave "bank" for use by unnamed employees is expressly prohibited.

3. Participation Requirements: A County employee may contribute only vacation leave to another County employee.

4. Recipient Guidelines

   a. A prospective recipient may make application for voluntary shared leave at such time as medical evidence is available to support the need for leave beyond the employee's available accumulated leave.

   b. Participation in this program is limited to 1,040 hours, either continuously or, if for the same condition, on a recurring basis. However, management may grant employee continuation in the program, month by month for a maximum of 2,080 hours, if management would have otherwise granted leave without pay.

   c. Subject to the maximum of 1,040 hours, the number of hours of leave an employee can receive is equal to the projected recovery or treatment period, less the employee's combined vacation and sick leave balance as of the beginning of the recovery or treatment period. The employee must exhaust all available leave before using donated leave.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

d. Leave donated to a recipient's leave account is exempt from the maximum accumulation carry over restrictions at calendar year end.

e. At the expiration of the medical condition, as determined by the County, any unused leave in the recipient's donated leave account shall be treated as follows:

The vacation and sick leave account shall not exceed a combined total of 40 hours. Any additional unused donated leave will be returned to the donor(s) on a pro rata basis and credited to the leave account from which it was donated. Fractions of one hour shall not be returned to an individual donor.

If a recipient separates from the County, participation in the program ends. Donated leave shall be returned to donor(s)on a pro rata basis.

5. Donor Guidelines

a. County employees may contribute only vacation leave to another employee with the County. The minimum amount to be donated is four hours.

b. The maximum amount of vacation leave allowed to be donated by one individual is to be no more than the amount of the individual's annual accrual rate. However, the amount donated is not to reduce the donor's vacation leave balance below one-half of the annual vacation leave accrual rate:

Example 1 – Employee with 5 but less than 10 years of County service earns 133.95 hours annually. Employee may contribute four or more hours but may not reduce vacation balance below 66.98 hours.

Example 2 – Employee with more than 20 or more years of County service earns 205.92 hours annually. Employee may contribute four or more hours but may not reduce vacation leave balance below 102.96 hours.

C. Leave Accounting Procedures

To facilitate the administration of the program, the County may establish a specific time period during which leave can be donated.

The County shall establish a system of leave accountability which will accurately record leave donations and recipients use. Such accounts shall provide a clear and accurate record for financial and management audit purposes.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

Withdrawals from recipient's leave account will be charged to the recipient's account according to usual leave policies.

Leave transferred under this program will be available for use on a current basis or may be retroactive for up to 30 calendar days to substitute for leave without pay

Each approved medical condition shall stand alone and donated leave not used for each approved incident shall be returned to the donor(s). Employees who donate "excess" leave (any amount above 240 maximum allowable carryover) at the end of December may not have it returned and converted to sick leave.

Section 609 Military Leave

A. An employee who is a member of the National Guard or Armed Forces Reserve will be allowed eighty hours (80) of military training leave with pay annually and will be entitled to receive regular compensation in addition to the compensation received from the U.S. Armed Forces while on military leave. If such military duty is required beyond this period of eighty hours (80), the employee shall be eligible to take accumulated personal leave or be placed on military leave-without-pay status or reschedule the work hours at the option of the employee.

B. While on military leave with partial or full pay the employee's leave credits and other benefits shall continue to accrue as if the employee remained with the County during this period. Employees who are guardsmen and reservists have all job rights specified in the Veterans Readjustment Assistance Act and USERRA. While on military leave without pay, the employee's benefits (such as vacation, etc.) do not accrue but when the service member returns to work, he or she would be entitled to the accrual schedule that would apply if he or she had been continuously employed during military service.

C. The County may request that the employee provide copies of official orders or other appropriate documentation for all periods of active duty training. The employee may also be asked to provide a memorandum from the Unit Commander for periods of inactive duty training (weekend duty).

D. Employees who are called to active duty or returning from active duty will have the rights provided for under the Uniformed Services Employment and Re-employment Rights Act of 1994. More information can be found at the following link: http://webapps.dol.gov/elaws/vets/userra/userra.asp

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

Section 610 Court Leave

County employee called for jury duty or as a job-related court witness for the Federal or State government, or a subdivision thereof, is entitled to a leave with pay for the period of absence required. Leave is granted for the period of time an employee is required to be in court. Employee shall be required to provide documentation from the court verifying attendance. When the court releases an employee with instructions to report back at a later time, the employee is expected to return to the regular work schedule for that day. The employee is entitled to regular compensation, plus fees received for jury duty. Employees shall take vacation or unpaid leave for court appearances that are not jury duty or for court appearances that are not required by the job for the period of absence required.

Section 611 Educational Leave with Pay

Leave of absence at full or partial pay for a period not to exceed sixty (60) working days may be granted, upon the recommendation of the Department Head and with the approval of the County Manager, to take courses of study that will better equip the employee to perform the respective job duties for the County. A leave of absence at full or partial pay for a period not to exceed nine (9) months may be granted for the same purpose, but only upon the recommendation of the Department Head and the County Manager with the approval of the Board of Commissioners. An employee on educational leave with full pay shall continue to earn leave credits and any others benefits to which County employees are entitled.

Section 612 Family and Medical Leave

A. Family and Medical Leave Act: In general, Currituck County provides an eligible employee up to 12 workweeks of job-protected, unpaid leave (or to substitute appropriate earned or accrued leave) within any 12 month period for:

   1. Birth or adoption of a child. (An employee must conclude leave for the birth or placement of a child or adoption or foster care within 12 months after the event). Leave may begin prior to birth or placement, as circumstances dictate.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

2. To provide physical or psychological care for child, spouse, or parent with a serious health condition. A child, for purposes of FMLA leave is either under the age of 18 or is over the age of 18 but incapable of self-care due to a physical or mental disability that substantially limits one or more major life functions.

3. To care for the employee's own serious health condition that makes the employee unable to perform the functions of the employee's job or

4. For qualifying military exigencies arising from the fact that the employee's spouse, son or daughter or parent is on active duty or has been notified of an impending call to active duty as a member of the Armed Forces (including the National Guard or Reserves) in support of a contingency operation as defined in Section 101(a)(13) of Title 10, US Code. The entitlements differ for this category and are outlined in Section 612 M.

5. Military caregiver leave as described below in paragraphs #Q and #R.

B. Eligibility and Entitlement for Family and Medical Leave: Employees must have worked for the County a minimum of one year and this need not be consecutive and have worked for at least 1,250 hours or more during the 12 months prior to requesting leave. The County has designated entitlement for FMLA leave shall be determined using a "12-month period measured forward from the date any employee's first use of FMLA leave."

C. Qualifying for Leave for the Employee's Own Serious Health Condition: The employee must have a serious health condition that involves:

1. Inpatient care in a medical-care facility, including any period of incapacity or inability to work or perform other regular daily activities or subsequent treatment in connection with such inpatient care or,

2. Continuing treatment by a healthcare provider which includes

   a. a period of incapacity lasting more than three full consecutive calendar days and any treatment relating to this condition that includes treatment two or more times by a healthcare provider (in-person visits beginning within 7 days and concluding within 30 days of the first day of incapacity) or one treatment by a healthcare provider with a continuing regimen of treatment such as prescription medication or physical therapy,

   b. periods of incapacity related to pregnancy or for prenatal care,

   c. periods of incapacity or treatment for a chronic condition which continues over an extended period of time that requires visits at least twice per year to a healthcare provider (employees should provide documentation related to these visits to Human Resources),

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

d. periods of incapacity that are permanent or long-term due to a condition for which treatment is not effective but is under the supervision of a healthcare provider,

e. absences to receive multiple treatments for restorative surgery or for a condition that may result in a period of incapacity of more than three days if not treated.

D. Employer Notification: In cases in which the need for leave is foreseeable, the employee is required to provide at least thirty days' notice before the date leave is to begin. When circumstances prevent such notice, the employee must provide notice as soon as practicable. It is the responsibility of the Department Head to forward employee requests for Family Medical Leave to the Human Resources Director who will determine eligibility for coverage under this policy. A personnel action form placing the employee on Family Medical Leave and supporting documents must be forwarded to the Human Resources Office as soon as possible so that appropriate personnel and payroll adjustments can be made.

E. Certification: Certification of the need for leave to care for the employee's illness or injury or that of a family member is required. Certification is also required for qualifying exigency and military caregiver leave. The employee must complete required FMLA requests and provide requested information as required by the Human Resources department within 15 calendar days from the date of their request for leave. Such verification is to include the date on which the serious health condition began; the probable duration of the condition; the appropriate medical facts know by the health care provider regarding the condition; and if the request is for a family member, a statement that the employee is needed to provide care. The applicable Certification of Health Care Provider forms are located in the Human Resources Department.

If no certification is provided, based on the information at hand, the County may not designate leave as qualifying as FMLA leave. If the County designates leave as qualifying as FMLA leave, the employee will be provided with a written notification of such designation.

Human Resources Department reserves the right to contact the employee's health care provider to verify the authenticity of any certification that is received.

F. Medical Dispute Resolution: If there is a dispute about the medical opinion provided by the employee's physician, in support of a request for leave for a serious health condition of the employee or the employee's family member, the County may require a second opinion by a physician of the County's choice, at the county's expense. If a third opinion is necessary, a third physician may be selected. The third physician must be agreed upon by both the employee and the County. The third opinion is final and binding upon both

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

parties. The costs of the second and third opinions, if any, are borne by the County.

G. Leave Provisions: Employees must first use and exhaust any accrued paid leave time before taking unpaid family and/or medical leave. Sick leave will be used first and then vacation leave until all leave is exhausted. Vacation and sick leave credits will not be accrued, nor will the employee receive paid holidays during family and/or medical leave without pay. If the employee has available compensatory time this will be exhausted before any other type of paid leave can be used. Any combination of family and medical leave within the 12 month period may not exceed this maximum limit. In the case of military caregiver leave, more than 12 weeks in a single 12 month period may be available. If the initial period of approved absence proves insufficient, consideration may be given to a request for an extension.

H. Leave Provisions for Spouses Both Working for the County: If leave is taken for adoption or birth of a healthy child, the maximum combined leave for both spouses is 12 weeks. If leave is taken for a serious medical condition of employee, spouse parent or child the maximum combined leave for both spouses is 12 weeks. If leave is taken for the care of a sick or injured covered service member the maximum combined leave for both spouses is 26 weeks.

I. Employee Benefits: Both the County and the employee will continue to pay their customary portions of the monthly premiums during FMLA leave. If the employee chooses not to return from leave, under certain circumstances, the employee may be required to repay the County's portion of the premium payment as provided by statute.

   If the FMLA leave is unpaid, service and paid leave earnings cease (401K Match, retirement, vacation and sick leave accrual, etc.).

J. Intermittent or Reduced Leave: There are cases when leave is needed intermittently or on a reduced-time schedule due to a serious health condition of the employee or a member of the employee's family. Intermittent or reduced schedule leave is also available for qualifying exigency and military caregiver leave. If the employee requests intermittent leave or leave on a reduced-time schedule for planned medical treatment, the County Manager may transfer the employee temporarily to another position of equal pay and benefits for which the employee is qualified. Such transfer is to be made for the purpose of accommodating the recurring periods of leave. The employee must make a reasonable effort to schedule the treatment so as not to disrupt unduly the County's operations.

K. Return to Work: An employee returning from medical leave must submit a health care provider's verification of the employee's fitness to return to work. Failure to provide a medical certificate of fitness for duty may result in a denial of job reinstatement until medical certificate release is provided and approved by the Human Resources Department.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

L. So that an employee's return to work can be properly scheduled, an employee on family and/or medical leave is requested to provide the County with at least two (2) weeks advance notice of the date the employee intends to return to work. When a family and/or medical leave ends, the employee will be reinstated to the same position, if it is available, or to an equivalent or virtually identical position, i.e. with same benefits, pay, and other terms and conditions of employment, for which the employee is qualified.

M. The employee may be required to report to the immediate supervisor at regular intervals regarding the status of the condition that prompted the requested leave.

N. If, at the expiration of the family and/or medical leave without pay period, an employee fails to report for duty, and no extension of the leave without pay has been granted, then the failure to report is deemed a resignation.

O. Periods of paid leave and periods of leave without pay count towards the FMLA 12 week entitlement. This includes Workers' Compensation leave and shared leave and will run concurrently.

P. Job Restoration: Most employees granted leave will be returned to the same position held prior to the FMLA leave or one that is equivalent in pay, benefits, and other terms and conditions of employment. Certain highly compensated salaried employees (key employees) are eligible for leave, but are not guaranteed restoration to their position if they choose to take leave.

Q. Military Caregiver Leave: THE FMLA Act provides an eligible employee with up to 26 weeks of unpaid leave within a “single 12 month period” to care for the serious injury or illness or a spouse, child, parent or next of kin who is a member of the Armed Forces, including National Guard or Reserves.

R. A serious injury or illness is defined as an injury or illness that the serve member incurred in the line of duty, while on active duty, that renders them medically unfit to perform the duties of their office, grade, rank or rating. The “single 12 month period” for Military Caregiver Leave begins on the first day the employee takes leave for this reason and ends 12 months later.

S. Qualifying Military Exigencies include but are not limited to short notice deployment (seven or less days of notice prior to deployment, military events and related activities, making financial and legal arrangements, post-deployment activities, any other event that the employee and County agree is a qualifying military exigency.

T. Grievance Procedure: It is the policy of Currituck County not to discharge or discriminate against any employee exercising his/her rights under the FMLA. Any employee who feels he/she has been treated unfairly should follow the Problem Resolution and Grievance Procedure as outlined in Article 10.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

Section 613 Leave for Parent Involvement in School

In accordance with North Carolina General Statute 95-28.3), Currituck County allows up to four (4) hours of leave per year to all employees who are a parent, guardian, or person standing in loco parentis of a school aged child so that the employee may attend or otherwise be involved at that child's school. However, any leave granted for such reasons is subject to the following conditions:

A. The leave must be at a mutually agreed upon time between the employee and the Department Head.

B. The employee must notify the immediate supervisor with a written request for the leave at least forty-eight hours before time desired for the leave.

C. The supervisor or Department Head may require written verification from the child's school that the employee attended or was otherwise involved at that school during the time of the leave.

Section 614 Employee Service on Boards and Commissions

An employee serving as the County's representative on any State, Local or other boards, commissions and councils shall not be compensated for their services in addition to their regular salary. An employee serving as the County's representative on any State, Local or other boards, commissions and councils shall be reimbursed for subsistence and travel expenses allowed to County employees and for the actual amount expended for convention or meeting registration fees as shown by receipt.

Attachment: Personnel Policy Rev-ARTICLE 6 BOARD (Personnel Policy Amendment: Article 6-Holidays and Leave)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2595)

Agenda Item Title

Hurricane Dorian Action Items

Brief Description of Agenda Item:

Activation of contracts and funds movements associated with Hurricane Dorian. Includes budget amendment and NTPs (Notice to Proceed) to activate the Debris Pickup and the Monitoring Service contracts.

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Number 20200026

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 16th day of September 2019, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2020.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10980-502100	Overtime	$ 65,000	
10980-505000	FICA	$ 4,973	
10980-507000	Retirement	$ 8,905	
10980-532000	Supplies	$ 30,000	
10980-545000	Contract Services	$ 700,000	
10330-445100	FEMA Public Assistance		$ 808,878
		$ 808,878	$ 808,878

Explanation: Disaster Assistance (10980) - Preliminary estimates for Hurricane Dorian emergency protective measures and repairs.

Net Budget Effect: Operating Fund (10) - Increased by $808,878.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: Bud Amends-Dorian (Hurricane Dorian-Action Items)

COUNTY OF CURRITUCK

BOARD OF COMMISSIONERS
Bob White, Chairman
Michael H. Payment, Vice-Chairman
Paul Beaumont
J. Owen Etheridge
Mary R. Etheridge
Selina S. Jarvis
Kevin E. McCord

153 Courthouse Road, Suite 204
Currituck, NC 27929
Telephone (252) 232-2075 / Fax (252) 232-3551
State Courier # 10-69-17

BENJAMIN C. STIKELEATHER
County Manager
DONALD I. MCREE, JR.
County Attorney
LEEANN WALTON
Clerk to the Board

Attachment: Notice to Proceed_SDRv3 (Hurricane Dorian-Action Items)

NOTICE TO PROCEED

Date: *September 16, 2019*

To: *Southern Disaster Recovery, LLC*

From: *County of Currituck*

Project: *Hurricane Dorian Disaster Debris Removal Services*

Notice is hereby given to *Southern Disaster Recovery, LLC* that work may proceed for *Hurricane Dorian Disaster Debris Removal* Project.

This authorization is pursuant to Pre-Event Contract for Disaster Debris Removal Services between Southern Disaster Recovery, LLC and County of Currituck, dated September 3, 2019.

The work shall be substantially completed within *180* calendar days.

This Notice to Proceed is for a "Not to Exceed" amount: $400,000, pursuant to Schedule 1 and Schedule 2, included in Southern Disaster Recovery, LLC's response to RFP for Disaster Debris Removal Services, dated June 20, 2019. Removal progress and cost will be reviewed by the Contractor, the Monitor, and the County no less than every seven (7) days.

Payment for disposal cost incurred by the Contractor at permitted disposal facilities will be made at the cost incurred by the Contractor. These fees are included in the Not to Exceed amount.

The Contractor will complete the following "Scope of Work" tasks pursuant to the RFP for Disaster Debris Removal Services, dated May 24, 2019:

1. Collection and Hauling, pursuant to Section 7.4, regarding Vegetative Debris only.
2. Construct and manage operations for approved and activated Temporary Disaster Debris Staging Site (TDDSS): Airport DS27-008, pursuant to Section 7.5.1.
3. Install and Inspect TDDSS Tower, pursuant to Section 7.5.2.
4. Reduction by Chipping/Grinding, pursuant to Section 7.5.3.
5. Haul-Out of Reduced Debris to Final Disposal Site, pursuant to Section 7.5.5.
6. Tree Operations, pursuant to Section 7.6. In addition to conducting tree operations in the right of way of state maintained roads, the Contractor shall conduct tree operations on public property as directed by the County Debris Manager.
7. Safety, pursuant to Section 7.8.

The undersigned have read the entire Notice to Proceed and accept the terms and conditions as shown by their signatures below.

ATTEST: COUNTY OF CURRITUCK

By:_____ By: _____(SEAL)

Clerk to the Board of Commissioners

SOUTHERN DISASTER RECOVERY, LLC

By:_____(SEAL)

Al McClaran, Chief Operating Officer

This instrument has been preaudited in the manner
required by the Local Government Budget and Fiscal Control Act.

_____

Sandra Hill
Finance Officer

Attachment: Notice to Proceed_SDRv3 (Hurricane Dorian-Action Items)

COUNTY OF CURRITUCK

BOARD OF COMMISSIONERS
Bob White, Chairman
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BENJAMIN C. STIKELEATHER
County Manager
DONALD I. MCREE, JR.
County Attorney
LEEANN WALTON
Clerk to the Board

Attachment: Notice to Proceed_Thompsonv3 (Hurricane Dorian-Action Items)

NOTICE TO PROCEED

Date: *September 16, 2019*

To: *Thompson Consulting Services, LLC*

From: *County of Currituck*

Project: *Hurricane Dorian Disaster Debris Monitoring Services*

Notice is hereby given to *Thompson Consulting Services, LLC* that work may proceed for *Hurricane Dorian Disaster Debris Monitoring* Project.

This authorization is pursuant to Pre-Event Contract for Disaster Debris Monitoring Services between Thompson Consulting Services, LLC and County of Currituck, dated September 3, 2019.

The work shall be substantially completed within *180* calendar days.

This Notice to Proceed is for a "Not to Exceed" amount: $100,000, pursuant to Hourly Rate Schedule, included in Thompson Consulting Services, LLC's response to RFP for Disaster Debris Monitoring Services, dated June 20, 2019. The County elects the use of the Automated Debris Management System. Removal progress and cost will be reviewed by the Contractor, the Removal Contractor, and the County no less than every seven (7) days.

The Contractor will complete the following "Scope of Work" tasks pursuant to the RFP for Disaster Debris Monitoring Services, dated May 24, 2019:

1. Project Management and Process Oversight, pursuant to Section 7.1.
2. Establish Load Ticket Process and Forms, pursuant to Section 7.2.
3. Vehicle Certification, pursuant to Section 7.3.
4. Load Site Monitoring, pursuant to Section 7.4.
5. Temporary Disaster Debris Staging Site Monitoring, pursuant to Section 7.5.
6. Load Ticket/Vehicle Certification Completeness, pursuant to Section 7.6.
7. Debris Removal Contractor Invoicing, pursuant to Section 7.7.
8. Prepare Final Report, pursuant to Section 7.8.
9. Maintain and Retain Records, pursuant to Section 7.9.

The undersigned have read the entire Notice to Proceed and accept the terms and conditions as shown by their signatures below.

ATTEST:

By:_____
Clerk to the Board of Commissioners

COUNTY OF CURRITUCK

By: _____(SEAL)

THOMPSON CONSULTING SERVICES, LLC

By:_____(SEAL)
Jon Hoyle, President

This instrument has been preaudited in the manner
required by the Local Government Budget and Fiscal Control Act.

_____
Sandra Hill
Finance Officer

Attachment: Notice to Proceed_Thompsonv3 (Hurricane Dorian-Action Items)

CURRITUCK COUNTY
NORTH CAROLINA

September 3, 2019
Minutes – Regular Meeting of the Board of Commissioners

WORK SESSION

1. 5:00 PM Sewer Discussion

The Board of Commissioners met at 5:00 PM in a work session to hold a discussion on Currituck County sewer and wastewater. County Manager, Ben Stikeleather, and Planning and Community Development Director, Laurie LoCicero, presented information on an applicant wanting to construct and operate a regional sewer plant to serve several developments in Moyock Township. The implications of bringing a regional plant to the location were presented for Board consideration, such as increased growth, higher density and impacts to the county wastewater service.

The Board confirmed expansion of the county's Moyock wastewater plant is to provide the ability to serve residential and commercial development in Currituck Station and commercial development outside of Currituck Station, and to focus utility investment within Currituck Station so greater densities can be concentrated there. Ms. LoCicero and County Engineer, Eric Weatherly, said they are working together to develop boundary maps and a long-term plan for county sewer. Mr. Stikeleather provided an update on sewer operations at various plant locations throughout the county.

Mr. Stikeleather reported that the school site selection team has chosen three properties as potential locations for construction of a new elementary school in Moyock. The Board agreed to allow Mr. Stikelether to contact land owners to determine interest in selling land for a school site.

Hurricane Dorian evacuation plans were reviewed and the work session concluded at 5:50 PM.

6:00 PM CALL TO ORDER

The Currituck County Board of Commissioners held its regular meeting at 6:00 PM in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina.

Attendee Name	Title	Status	Arrived
Bob White	Chairman	Present	
Mike H. Payment	Vice Chairman	Present	
Paul M. Beaumont	Commissioner	Present	
J. Owen Etheridge	Commissioner	Absent	
Mary "Kitty" Etheridge	Commissioner	Present	
Selina S. Jarvis	Commissioner	Present	
Kevin E. McCord	Commissioner	Present	

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

Chairman White called the meeting to order.

A) Invocation & Pledge of Allegiance

Commissioner Paul Beaumont offered the Invocation and led the Pledge of Allegiance.

B) Approval of Agenda

Commissioner Mary Etheridge moved to approve the meeting agenda. The motion was seconded by Commissioner Jarvis. The motion carried.

Approved agenda:

Work Session

5:00 PM Sewer Discussion

6:00 PM Call to Order

A) Invocation & Pledge of Allegiance

B) Approval of Agenda

Public Comment

Please limit comments to matters other than those appearing on this agenda as a Public Hearing. Public comments are limited to 3 minutes.

Commissioner's Report

County Manager's Report

Public Hearings

A) **PB 19-13 Currituck County:** Text amendment to the Unified Development Ordinance, Chapter 2. Administration, Chapter 6. Subdivision and Infrastructure Improvements, and Chapter 10. Definitions and Measurements, to limit minor subdivisions to those without significant infrastructure improvements (i.e. road installed to NCDOT standards, fire hydrant, fire pond). It will also limit minor subdivisions from stripping out along existing NCDOT maintained roads. This text amendment does not apply to family subdivisions, a type of minor subdivision.

Old Business

A) **Consideration of An Ordinance Amending Article I, Chapter 13 and Article II, Chapter 13 of the Currituck County Code**

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

of Ordinances to Provide for the Time Water and Sewer Service is Committed to a Service Applicant

New Business

A) Board Appointments

1. Carova Beach Road Service District Advisory
2. Ocean Sands N-Crown Point Watershed District Advisory

B) Consent Agenda

1. Approval Of Minutes for August 19, 2019
2. Budget Amendments

Adjourn

Special Meeting-Tourism Development Authority

TDA-Budget Amendments

Adjourn Special Meeting

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mary "Kitty" Etheridge, Commissioner
SECONDER:	Selina S. Jarvis, Commissioner
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

PUBLIC COMMENT

Please limit comments to matters other than those appearing on this agenda as a Public Hearing. Public comments are limited to 3 minutes.

Chairman White opened the Public Comment period. No one was signed up nor wished to speak and the Public Comment period was closed.

COMMISSIONER'S REPORT

Chairman White acknowledged the absence of Commissioner J. Owen Etheridge. He urged caution for citizens and relayed information on evacuations, possible road and bridge closures, storm preparation and post-storm action related to Hurricane Dorian.

Commissioner Payment discussed Hurricane Dorian and potential for area flooding. He encouraged citizens to take precautions and to monitor the county website for updates.

Commissioner Mary Etheridge reported on the North Carolina Association of County Commissioners (NCACC) annual conference she recently attended in Greensboro, North Carolina, and reviewed some of the speakers and sessions in which she participated.

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

Commissioner McCord discussed Hurricane Dorian and noted downed powerlines can be reported to Currituck non-emergency dispatch. He reminded everyone to have supplies on hand and to bring pets inside.

Commissioner Jarvis also reported on attending the NCACC annual conference and highlighted two interesting sessions, one on embezzlement and another on cyber attacks. She reported the planned Medicaid Transformation for North Carolina has been postponed due to budget delays at the state level.

COUNTY MANAGER'S REPORT

Ben Stikeleather reported on emergency preparations underway in anticipation of Hurricane Dorian, and Mary Beth Newns, Emergency Management Director, reviewed the most recent weather bulletin and provided general information for residents and property owners, including call center phone numbers. Commissioners thanked Ms. Newns for her work and Mr. Stikeleather announced that the county would be activating the Emergency Operations Center at 1 PM the following day.

PUBLIC HEARINGS

A. PB 19-13 Currituck County:

To: Board of Commissioners
Planning Board

From: Planning Staff

Date: August 7, 2019

Subject: PB 19-13 Currituck County Text Amendment – Minor Subdivisions

Background
At its January 2019 retreat, the Board of Commissioners directed staff to address the increasing use of minor subdivisions and the potential safety issue of subdivisions creating lots, thus driveways along existing roads. Minor subdivisions are divisions of land into 5 lots or less without significant infrastructure improvements (i.e. road installed to NCDOT standards, fire hydrant, fire pond). Additionally, one of the revisions is required because of a change in general statutes.

In a 2017 interpretation from Department of Insurance, it was asserted that the NC Fire Code applied to subdivisions of 3 or more lots. Previously, the Fire Code was only applied to major subdivisions (more than 5 lots). The application of the fire code requires a road built to a certain standard and a fire hydrant or fire pond be installed. A higher level of review is required for subdivisions installing this type of infrastructure. This draft text amendment requires these subdivisions to be reviewed by the Technical Review Committee (TRC) (Planning, Building/Fire, Engineering, Water, Environmental Health, Stormwater, etc.) and can no longer be administratively approved by the Planning Director alone. It is important to note that these changes do not apply to family subdivisions.

It is important to note that limiting driveway cuts along existing roads preserves the traffic function of the road and minimizes traffic accidents. To have higher quality developments, it is important to mandate internal streets at two or more lots. This applies to minor and major subdivisions and is clarified in this text amendment.

Finally, the text amendment addresses a conflict with the Fire Code that requires “an unobstructed width of not less than 20 feet, exclusive of shoulders,” for access to newly created lots. To meet the Fire Code standards, Private Access Street standards (only allowed for family subdivisions or subdivisions serving two or fewer lots) are being adjusted to require 20’ of all-weather surface road able to support 75,000 pounds instead of 16’ that is currently required. The text also clarifies that that only one private access street is allowed per parent parcel.

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

Text Amendment Review Standards
The advisability of amending the text of the UDO is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the Board of Commissioners may weigh the relevance of and consider whether and the extent to which the proposed text amendment:

1. Is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans;
2. Is not in conflict with any provision of this Ordinance or the County Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the county;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Recommendation
Staff recommends approval of this request subject to the staff suggested Statement of Consistency and Reasonableness listed in the staff report and the following text amendment standards:

1. Is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans;
   a. This request is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans. Please reference LUP policies HN 4, TR5, and CA 1.
2. Is not in conflict with any provision of this Ordinance or the County Code of Ordinances;
   a. The request is in harmony with the UDO and the County Code of Ordinances.
3. Is required by changed conditions;
   a. Since Fire Code standards apply to minor subdivisions that create more than two lots (except Family Subdivisions), additional infrastructure is required. It is necessary for more departments and agencies to review the subdivision request since the subdivision can no longer be administratively approved by the Planner Director. A full TRC review is necessary, just as major subdivisions are reviewed.
   b. Fire Code access standards apply to all newly created lots (except Family Subdivisions).
   c. As more subdivisions develop, the safety of the traveling public must be a primary concern.
4. Addresses a demonstrated community need;
   a. Community health and safety is of utmost concern.
5. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the county;
   a. It will ensure efficiently and thoroughly vetted development within the county.
6. Would result in a logical and orderly development pattern; and
   a. It is logical to require a full TRC review of subdivisions installing infrastructure and limiting excess driveway cuts along existing roads to create an orderly development pattern.
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
   a. It should have no adverse impacts on the natural environment.

STAFF NOTE: At the Planning Board meeting, Sam Miller requested a 90 day effective date for the approved ordinance to allow projects with complete applications to be approved under the previous ordinance. The Planning Board generally agreed to a delayed effective date.

Planning Board Recommendation – August 13, 2019
Recommended approval as presented in staff report with change to Minor Subdivision Requirements, Section D.(2)(a)(iv) shall not front an existing NCDOT maintained public street unless the speed limit is 25 mph (or less) or 500 (or less) traffic count.

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

Planning Board Discussion:
Tammy Glave, Senior Planner presented the staff report and started with a clarification, stating you cannot have more than one access road per parent parcel. Ms. Glave also presented slides showing stripping out of lots, reviewed traffic counts of roads and gave the statement of consistency and reasonableness statement.

Ms. Krause said she believed this is a broad stroke labeling all and suggested the traffic count be incorporated.

Ms. LoCicero discussed the trip estimator.

Ms. Glave said this text amendment leads to higher quality developments having one road that leads into the development with parcel driveways off of that road.

Mr. Doll agreed that it would be better for the County to not allow stripping out.

Chairman Ballance opened the public hearing Sam Miller came before the board stating his business address as 111 Commercial Drive, Suite B, Moyock. Mr. Miller spoke against the text amendment saying it should not be put on low traffic count roads. He referenced his development, Laural Woods, which has all NCDOT roads with 160 homes. He said just because you make it NCDOT roads shouldn't stop a person from building on it.

The board discussed having a 25 mph speed limit or less exemption.

Mark Bissell came before the board and said the speed limit in Launch Landing is 35 mph and they cannot change it to 25 mph. He suggested the board use 25 mph or below 500 traffic count.

Chairman Ballance asked for a motion. Ms. Krause motioned to approve as presented, but amend the wording to 25 mph and/or 500 traffic count.

Ms. Glave asked for clarification concerning the "and/or". Ms. Krause corrected her motion to approve as presented, but amend the wording to 25 mph or 500 traffic count. Chairman Ballance seconded the motion and the motion carried 4-1 with Mr. Doll voting nay.

PB 19-13 CURRITUCK COUNTY MINOR SUBDIVISION TEXT AMENDMENT BOARD OF COMMISSIONERS SEPTEMBER 3, 2019 (STAFF VERSION)

Currituck County requests an amendment to the Unified Development Ordinance, Chapter 2 Administration, Chapter 6 Subdivision and Infrastructure Improvements, and Chapter 10 Definitions and measurements, to limit minor subdivisions to those without significant infrastructure improvements (i.e. road installed to NCDOT standards, fire hydrant, fire pond). It will also limit minor subdivisions from stripping out along existing NCDOT maintained roads. This text amendment does not apply to family subdivisions, a type of minor subdivision. Additionally, two of the changes are required because of a change in general statutes.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That Chapter 2 is amended by deleting the following bold, underlined, and strikethrough language and adding the bold and underlined language in Section 2.4.8 Subdivisions:

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

2.4.8 Subdivision

C. **Subdivisions Distinguished**

There are three different types of subdivisions under this section: a no-review subdivision, a minor subdivision, and a major subdivision.

(1) **No-Review Subdivision**

A no-review subdivision is the division of land in a way that is not subject to review under this section, but is subject to compliance with all other applicable standards in this Ordinance and the County Code of Ordinances. No-review subdivisions consist of the division of land in one of the following ways:

(i) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this Ordinance;

(ii) The division of land into parcels greater than ten acres where no street right-of-way dedication is involved. Each parcel that is part of the subdivision shall be greater than ten acres;

(iii) The public acquisition by purchase of strips of land for the widening or opening of streets or provision of public utilities;

(iv) The division of a tract of land in single ownership that is no greater than two acres in area into not more than three lots, when:

(A) No street right-of-way dedication is involved: and

(B) The resultant lots are equal to or exceed the standards of this Ordinance.

The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes. (The division of land for the purpose of settling an estate is not a division of land for the purpose of sale or building development.)

Any map or plat related to a no-review subdivision intended for recordation shall bear the words “no approval required” and the signature of the Planning Director.

(2) **Minor Subdivision**

A minor subdivision consists of the division of land into ***three*** or fewer lots that does not constitute a no review subdivision ***and does not require significant infrastructure improvements. For the purpose of this section, significant infrastructure includes but is not limited to: a road installed to NCDOT standards, fire hydrant, and/or a fire pond.***

(3) **Major Subdivision**

All other subdivisions of land shall constitute a major subdivision.

D. **Minor Subdivision**

(2) **Minor Subdivision Review Standards**

(a) **General Standards**

A minor subdivision shall be approved on a finding that:

(i) It complies with all applicable standards in Chapter 6: Subdivision and Infrastructure Standards, the

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

standards for a final plat in Section 2.4.8.E.5.B; and all other applicable standards in this Ordinance;

(ii) It complies with the dimensional standards of Chapter 3;

It will result in ***no more than three lots*** created from the parent parcel or tract (including the residual parcel or tract of less than ten acres in area), as it existed on April 2, 1989 (except as allowed in Section 2.4.8.D.2.B, Additional Standards for Family Subdivisions);

(iii) It ***does not*** front~~s~~ an existing NCDOT maintained public street ~~or a private access street~~;

(iv) ***The parent parcel and new parcel(s) shall front a private access street. The existing driveway to the parent parcel shall be removed if that driveway is not converted into the private access street to service the resultant parcels.***

(v) There is no public right-of-way dedication;

(vi) It does not create a private access street serving more than two lots unless it is a family subdivision;

(vii) Any private access street created complies with Section 6.2.1.B.1 Private Access Street Standards; and,

(viii) ***It does not require significant infrastructure improvements. For the purpose of this section, significant infrastructure includes, but is not limited to: a road installed to NCDOT standards, fire hydrant, and/or a fire pond.***

Item 2: That Chapter 6 is amended by and adding the bold and underlined language in Section 6.2. Required Infrastructure:

6.2.1 Street Standards

B. **Exemptions**

Private Access Streets

(a) ***A*** street~~s~~ within a family subdivision or serving a subdivision of two or fewer lots are exempted from the standards in this section, provided they are configured in accordance with Figure 6.2.1.B, Private Access Street Standards, and Section 6.2.1.C.4, Connection with State Streets.

(b) ***One private access street is allowed per parent parcel as it existed on April 2, 1989***

(c) All subdivision plats served by private access streets shall bear the following notation:

"Private access streets do not meet the NCDOT's minimum standards for the assumption of maintenance. Currituck County does not construct or maintain streets. Further subdivision of any lot shown on this plat may be prohibited by the Currituck County UDO unless the private access street is improved consistent with minimum NCDOT standards."

(Sections to be renumbered accordingly)

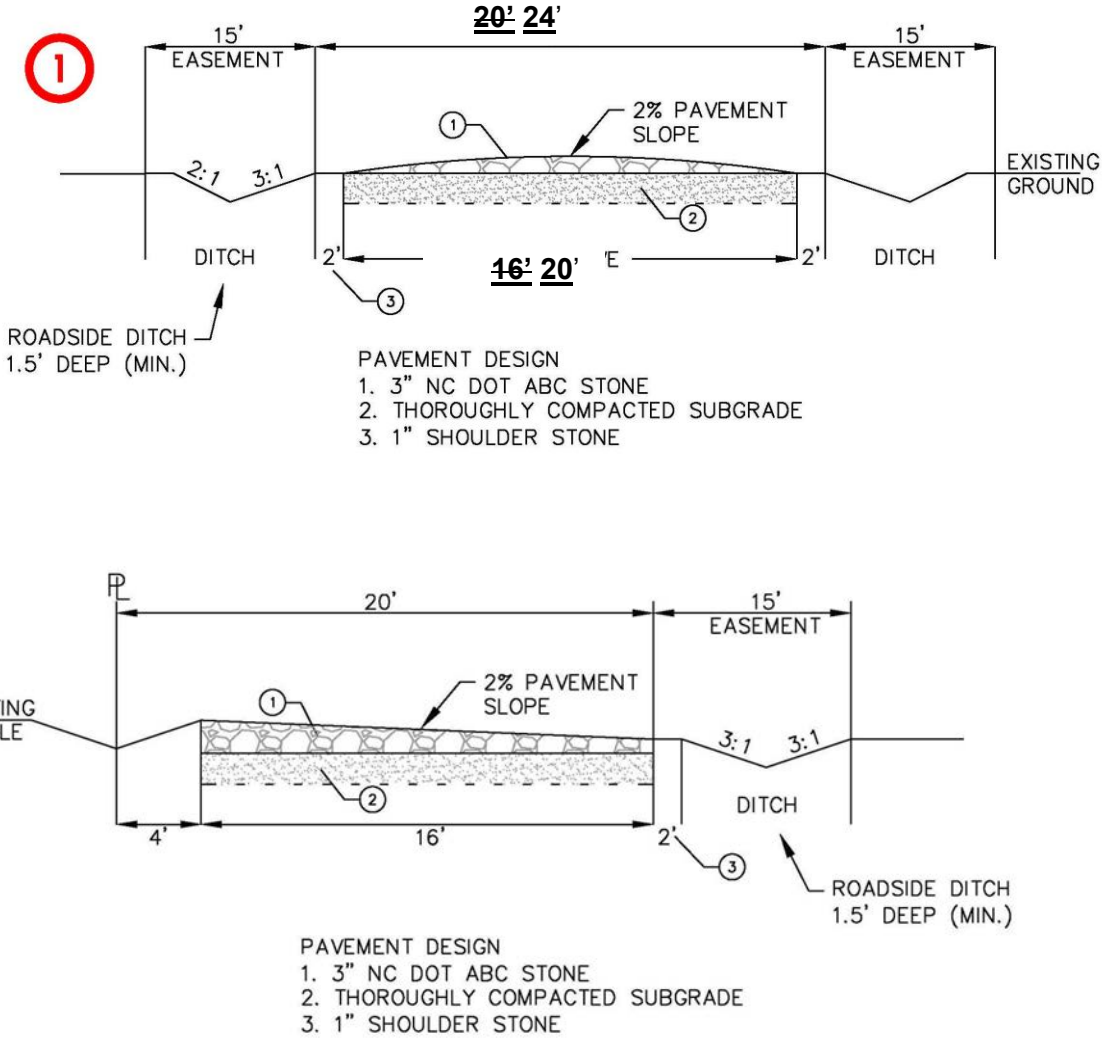
C. ***Street Access***

(1) ***All lots must access the proposed internal subdivision street(s). Lots along existing NCDOT streets are prohibited unless exempted by this ordinance.***

(Sections to be renumbered accordingly)

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

Figure 6.2.1.B: Private Access Street Standards



Item 4: That Chapter 6 is amended by deleting the following bold, underlined, and strikethrough language and adding the bold and underlined language in Figure 6.2.1.D: Minimum Street Width Standards:

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

TABLE 6.2.1.D: MINIMUM STREET WIDTH STANDARDS							
Subdivision Type	Minimum Right of Way Width (feet)	Local Street		Collector Street		NCDOT Design Standards Applicable?	NCDOT Construction Standards Applicable?
		Minimum Pavement Width (feet)	Minimum Shoulder Width (feet)	Minimum Pavement Width (feet)	Minimum Shoulder Width (feet)		
Family and ***minor subdivisions***	~~20~~ 24	~~16~~ 20	2	N/A	N/A	No	No
Residential Subdivision	See NCDOT *Subdivision Roads Minimum Construction Standards* Manual					Yes	Yes
Nonresidential Subdivision						Yes	Yes
Conservation Subdivision	30	20 [1]	N/A	N/A	N/A	No	Yes
Planned Unit and Planned Development	30	20 [1]	N/A	N/A	N/A	No	Yes
NOTES: [1] See Section 6.2.1.G for one-way street pavement width requirements							

Item 5: That Chapter 10 is amended by deleting the following bold, underlined, and strikethrough language and adding the bold and underlined language in Section 10.5 Definitions:

Infrastructure

Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including utilities, streets, sidewalks, stormwater systems, firefighting elements (i.e. ponds, hydrants, etc.), communications, and public facilities such as fire stations, parks, schools, government buildings, etc.

Subdivision, Minor

The division of land into ***three*** or fewer lots that does not constitute a no review subdivision**,** ***and does not require significant infrastructure improvement. For the purpose of this section, significant infrastructure includes, but is not limited to: a road installed to NCDOT standards, fire hydrant, and/or a fire pond.***

STREET STUB

A nonpermanent dead end street intended to be extended in conjunction with development on adjacent lots or sites.

STREET, ARTERIAL ACCESS

A street that is parallel to and adjacent to a major arterial street and that is designed to provide access to abutting properties as means of protecting the arterial street's traffic carrying capacity.

STREET, COLLECTOR

A street whose principle function is to carry traffic between local streets and arterial streets but that may also provide direct access to abutting properties. It generally serves or is designed to serve, directly or indirectly, more than 100 dwelling units and 800 trips per day.

STREET, CONNECTING

A streets which serve as the connecting road system between roads within a subdivision and the thoroughfare system.

STREET, CUL-DE-SAC

A local street that terminates in a vehicular turnaround.

STREET, DEAD-END

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

These are streets less than 2,500 feet in length, open at one end only without special provisions for turning around (i.e. cul-de-sac, T-intersection) and have no collector characteristics.

STREET, LOCAL
A street whose primary function is to provide access to abutting properties. It generally serves or is designed to serve less than 100 dwelling units and less than 800 trips per day.

STREET, LOOP
A street that has its beginning and points on the same road.

STREET, MAJOR ARTERIAL
A street whose principal function is to carry large volumes of traffic at higher speeds from one part of the county to another. Specifically, the following streets shall be considered arterials: US 158, NC 168, NC 34, NC 136, NC 615 and NC 12 (Ocean Trail).

STREET, PRIVATE
A street other than a public street.

STREET, PRIVATE ACCESS
A street subject to the requirements of Section 6.2.1.B.1, Private Access Streets, that serves a family subdivision or a maximum of two lots.

STREET, PUBLIC
A public right-of-way for vehicular travel which has been designed, constructed and dedicated to and accepted by the North Carolina Department of Transportation (DOT) for public use or which has been otherwise obtained by DOT for such use or which is proposed to be constructed and then dedicated to and accepted by DOT as a public right-of-way for vehicular traffic for public use pursuant to this ordinance.

STREET, RESIDENTIAL COLLECTOR
a STREET WHICH SERVES AS A CONNECTING STREET BETWEEN LOCAL RESIDENTIAL ROADS AND THE THOROUGHFARE SYSTEMS. TYPES OF RESIDENTIAL COLLECTOR STREETS INCLUDE: DEAD END STREETS, CONNECTING STREETS, LOOP STREETS, AND SUBDIVISION ACCESS STREETS.

sTREET, SUBDIVISION ACCESS
A ROAD BUILT THROUGH VACANT PROPERTY TO PROVIDE ACCESS TO THE PROPERTY BEING DEVELOPED. THIS ROAD WOULD NOT HAVE EXISTING LOTS PLATTED ALONG IT.

Item 6: Staff suggested Statement of Consistency and Reasonableness:
The requested zoning text amendment is consistent with the 2006 Land Use Plan because:

- POLICY HN4: Currituck County shall discourage all forms of housing from leapfrogging into the midst of farmland and rural areas, thereby eroding the agricultural resource base of the county.
- Policy TR5: So as to preserve the traffic moving function of the County's primary roads, minimize traffic accidents, and avoid land locking interior land parcels, Currituck County shall discourage residential and commercial strip development along the county's primary roads.
- Policy CA1: The important economic, tourism, and community image benefits of attractive functional major highway corridors through Currituck County shall be recognized. Such highway corridors, beginning with US 158 and NC 168, shall receive priority attention for improved appearance and development standards, including driveway access, landscaping, buffering, signage, lighting, and tree preservation.

The request is reasonable and in the public interest because:

- A higher level of review is required for subdivisions installing significant infrastructure (i.e. roads installed to NCDOT standards, fire hydrants, fire ponds). This type of subdivision must

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

be reviewed by the Technical Review Committee and not administratively approved by the Planning Director alone.

- Limiting driveway cuts along existing roads preserves the traffic function of the road and minimizes traffic accidents.
- To have higher quality development, it is important to mandate internal streets at more than 2 lots.

Item 7: The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Item 8: This ordinance amendment shall be in effect from and after the _____ day of _ ___, 2019.

Laurie LoCicero, Planning and Community Development Director, reviewed the text amendment with the Board of Commissioners that modifies language in the Unified Development Ordinance (UDO) for Minor Subdivisions. She reviewed a version developed by the Planning Board as well as the version recommended by staff.

Ms. LoCicero used the overhead to display examples of minor subdivisions within the county. She responded to questions posed by Commissioners and provided additional explanation as requested by the Board. Language related to speed limits and average daily trips were reviewed and concerns were raised over traffic safety and increased congestion due to curb cuts. Fire safety codes, fireflows and subdivision requirements for fire safety and response were discussed.

Commissioner Beaumont expressed disagreement with fire pond requirements for minor subdivisions. There was discussion around water shuttling for fire response, and that it be offered as an option to meet state requirements once fire departments are certified.

Ms. LoCicero said staff suggests a sixty to ninety day delayed effective date to allow for submittal of projects in process.

Chairman White opened the Public Hearing.

Mark Bissell, Engineer, talked about discussion at the Planning Board meeting pertaining to the language regarding driveway cuts being too restrictive. He provided a scenario whereby a developer would not be allowed to build along a state maintained roadway. Ms. LoCicero confirmed that building is not prohibited but a different process for approval would be required.

No others were signed up nor wished to speak and the Public Hearing was closed.

Commissioner McCord made a motion to continue the item to the next meeting but the motion died for lack of a second.

Commissioner Jarvis moved to approve PB 19-13, as written by staff, because the request is consistent with the Land Use Plan because:

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

- It discourages subdivisions from leapfrogging into the midst of farmland and rural areas as this erodes the agricultural resource base of the county. (Policy HN 4)
- It preserves the traffic moving function of the County's primary roads, minimizes traffic accidents and avoids land locking interior land parcels with strip residential development on the county's main roads which allow for more steady traffic movement and minimizes traffic accidents from excess driveway cuts/usage (Policy TR5).
- It provides for more functional highway corridors by limiting the number of driveway accesses along those corridors. (Policy CA1)

And the request is reasonable and in the public interest because:

- Since Fire Code standards apply to minor subdivisions that create more than two lots (except Family Subdivisions), additional infrastructure is required. It is necessary for more departments and agencies to review the subdivision request since the subdivision can no longer be administratively approved by the Planner Director. A full Technical Review Committee review is necessary, just as major subdivisions are reviewed.
- It is logical to require a full TRC review of subdivisions installing infrastructure and limiting excess driveway cuts along existing roads to create an orderly development pattern.

The motion was seconded by Commissioner Mary Etheridge. The motion carried.

RESULT:	**MOTION PASSED-ITEM APPROVED [UNANIMOUS]**
MOVER:	Selina S. Jarvis, Commissioner
SECONDER:	Mary "Kitty" Etheridge, Commissioner
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

OLD BUSINESS

A. Consideration of An Ordinance Amending Article I, Chapter 13 and Article II, Chapter 13 of the Currituck County Code of Ordinances to Provide for the Time Water and Sewer Service is Committed to a Service Applicant

County Attorney, Ike McRee, reviewed the ordinance amendment with the Board of Commissioners, first considered at the August 19, 2019 Commissioners meeting. As this was a second reading, the ordinance could be adopted by a simple majority vote. The ordinance modifies the time for payment of system development fees for water and sewer. After review of modifications, Mr. McRee repeated thoughts expressed at the first reading. Although unlikely, he cautioned that delaying fee payments until building permits are issued could create a circumstance in which the county may not be able to provide water service to a particular lot.

Commissioner Mary Etheridge moved for approval of the ordinance amending Article I and Division 3, Article II, Chapter 13 of the Currituck County Code of Ordinances to

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

provide for the time water and sewer service is committed to a service applicant.

The motion was seconded by Commissioner Payment. The motion carried.

AN ORDINANCE OF THE CURRITUCK COUNTY BOARD OF COMMISSIONERS AMENDING ARTICLE I AND DIVISION 3, ARTICLE II, CHAPTER 13 OF THE CURRITUCK COUNTY CODE OF ORDINANCES TO PROVIDE FOR PAYMENT OF SYSTEM DEVELOPMENT FEES

WHEREAS, pursuant to N.C. Gen. Stat. §153A-121 a county may by ordinance define, regulate, prohibit, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the county; and

WHEREAS, pursuant to N.C. Gen. Stat. §§153A-275 a county may adopt adequate and reasonable rules to regulate a public enterprise belonging to or operated by it.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners for the County of Currituck, North Carolina as follows:

PART I. The Code of Ordinances, Currituck County, North Carolina is amended by rewriting section 13-1 to read as follows:

Sec. 13-1. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building means a structure as defined in the state building code.

Connection means that part of the water service line which runs from the main to the property line, including all appurtenances to make the service complete and ready for use.

Consumer means the person legally or equitably responsible for the payment of charges for water or sewer rent on any premises.

Easement means an acquired legal right for the specific use of land owned by others.

Improved street means any street having a wearing surface of concrete, brick, stone block, asphalt, or any bituminous compound.

Lateral means that portion of the water connection which does not include meter, box or meter setter or connection.

Main means the water pipe, usually laid in a street running parallel to the property line, which distributes water.

Mainland Water System (MWS) means the county's water system whose service area is currently located on the county mainland as opposed to the outer banks area of the county.

Occupant means the consumer who is actually in possession or control of any premises.

Ocean Sands Water System (OSWS) means the water system that is in the Ocean Sands Water and Sewer District. Such district established and delineated by a resolution of the board of commissioners.

Owner means the person having legal or equitable title to any premises.

Premises means land, building, or other structure and appurtenances thereto.

Service line means a water line which may service a house, business, apartments, etc., which runs from the street to the establishment being served.

Superintendent means the director of public works, or his authorized deputy, agent or representative.

Southern Outer Banks Water System (SOBWS) means the county's water system whose service area is currently on the county's southern outer banks between the Dare County line and the Corolla Village area.

System Development Fee means a charge or assessment for service imposed with respect to new development to fund costs of capital improvements necessitated by and attributable to new development, to recoup costs of existing facilities which serve new development, or combination of those costs. All projects for which a building permit is issued or site plan approval is issued or otherwise when a building or other structure or use shall be erected, moved, added to, or structurally altered will be assessed a system development fee in accordance with section 13-10.

Usual conditions means delays in acquiring materials, parts and/or supplies, rock encountered in construction and other items which might cause delays not under the control of the county.

PART II. The Code of Ordinances, Currituck County, North Carolina is amended by rewriting section 13-10 to read as follows:

Sec. 13-10. - Impact fees, system development fees, tap-on fees, rates.

All connections are subject to the rates and fee schedules which shall be established from time to time by the board of commissioners for the respective county water systems and the classification of the service involved. System development fees shall be paid at the time of application for a building permit or site plan approval. If building permit or site plan approval is not required, no building or other structure or use shall be erected, moved, added to, or structurally altered until the applicant has paid the required system development

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

fee.

PART III. The Code of Ordinances, Currituck County, North Carolina is amended by rewriting section 13-136(c) to read as follows:

(c) *Definitions.* Unless the context specifically indicates otherwise, the following terms and phrases, as used in this article, shall have the meanings hereinafter designated:

(1) *Act or the Act* shall mean the Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 U.S.C. § 1251.

(2) *Approval authority* shall mean the Director of the Division of Water Quality of the North Carolina Department of Environment, and Natural Resources or his designee.

(3) *Board* shall mean the members of the Currituck County Board of Commissioners.

(4) *Biochemical oxygen demand (BOD)* shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedures in five days at 20 degrees centigrade, expressed in terms of weight and concentration, milligrams per liter (mg/l).

(5) *Building sewer* shall mean a sewer conveying wastewater from the premises of a user to the System.

(6) *Department of environment and natural resources or NCDENR* shall mean the North Carolina Department of Environment and Natural Resources, Division of Water Quality or its successor. For the purposes of this section references to the division of water quality or DWQ shall be deemed to be DENR.

(7*) Director* shall mean the Currituck County Public Utilities Director.

(8) *Domestic user* shall mean any person who discharges domestic wastewater to the public sanitary sewer.

(9) *Domestic wastewater* shall mean wastewater generated from normal human living processes which have constituent strength within the range defined for standard strength wastewater, and which contains no constituents of a quantity or concentrations exceeding the limits stated in section 13-142. Normal human living processes include wastewater from bathroom and toilets, noncommercial kitchens and non-industrial and noncommercial laundries. The discharge rate shall not exceed 25,000 gallons per day.

(10) *Environmental Protection Agency (EPA)* shall mean the United States Environmental Protection Agency.

(11) *Flow* shall mean the quantity of wastewater expressed in gallons or cubic feet per 24 hours.

(12*) Grease* interceptor shall mean any device constructed in conformity with the plumbing code, operated by the customer of the wastewater system for removing oil and grease before contributing liquid wastes to the wastewater system.

(13) *Hauled wastewater* shall mean any waste from holding tanks, including but not limited to such holding tanks as vessels, chemical toilets, campers, trailers, septic tanks, grease/grit interceptors, and vacuum-pump tank trucks.

(14) *Indirect discharge* or *discharge* shall mean the discharge or the introduction from any nondomestic source regulated under section 307(b), (c), or (d) of the Act, (33 U.S.C. 1317), into the POTW (including holding tank waste discharged into the system).

(15) *Industrial user* or *user* shall mean any person which is a source of indirect discharge.

(16) *Industrial wastewater* shall mean the wastewater generated from activities, operations or processes which require water and which add to the wastewater pollutant constituents at a strength or at a quantity or concentration exceeding allowable limits defined in section 13-142 of this article.

(17) *Interference* shall mean the inhibition, or disruption of the district treatment processes, operations, or its sludge process, use, or disposal, which causes or contributes to a violation of any state or federal requirements or prevents sewage sludge disposal in compliance with specified applicable state and federal statutes.

(18) *Medical waste* shall mean isolation wastes, infectious agents, human blood and blood products, pathological wastes, sharps, body parts, contaminated bedding, surgical wastes, potentially contaminated laboratory wastes, and dialysis wastes.

(19) *Owner* shall mean the fee simple owner of real property whose premises is or can be provided utility service by the district.

(20) *POTW treatment plant* shall mean the portion of the POTW designed to provide treatment to wastewater.

(21) *Pretreatment regulations* shall mean the introduction of pollutants or wastes into the POTW from any nondomestic source regulated under Section 301 (b), (c), or (d) of the Act.

(22) *Publicly owned treatment works (POTW)* shall mean the treatment works as defined by Section 212 of the Act, which is owned by the municipality (as defined by Section 502(4) of the Act). This includes any devices and systems used in the storage, treatment, recycling, and reclamation of municipal sewage or industrial wastes of a liquid nature. It also includes sewers, pipes, and other conveyances only if they convey wastewater to a POTW treatment plant. The term also means the municipality as defined in Section 502(4) of the Act, which has jurisdiction over the indirect discharges to and the discharges from such a treatment works plant.

(23) *Significant industrial user* shall mean (1) all industrial users subject to Categorical Pretreatment Standards under 40 CFR 403.6 and 40 CFR Chapter I, subchapter N; and (2) any other industrial user that:

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

discharges an average of 25,000 gallons per day or more of process wastewater to the POTW treatment plant (excluding sanitary wastewater); contributes a process waste stream which makes up five percent or more of the average dry weather hydraulic or organic capacity of the POTW treatment plant, or is designated as such by the Currituck County Public Utilities Director on the basis that the industrial user has a reasonable potential for adversely affecting the POTW treatment plant's operation or for violating any pretreatment standard or requirement (in accordance with 40 CFR 403.8(f)(6)).

(24) *Suspended solids* shall mean the total suspended matter that floats on the surface of, or is suspended in wastewater, and which is removable by a standard glass fiber filter.

(25) *System Development Fee* means a charge or assessment for service imposed with respect to new development to fund costs of capital improvements necessitated by and attributable to new development, to recoup costs of existing facilities which serve new development, or combination of those costs. If the new development involves the subdivision of land, the system development fee shall be assessed when the final plat is recorded. If the new development involves construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of the use of land, which increases the number of service units, the system development fee shall be assessed at application for connection of an individual unit of development.

~~(25)~~ (26) *User* shall mean any person who discharges, causes, or permits the discharge of wastewater into the POTW.

~~(26)~~ (27) *Wastewater* shall mean the liquid and water-carried domestic wastes from dwellings, commercial buildings, and mobile sources, together with any groundwater, surface water, and storm water that may be present, whether treated or untreated, which are contributed into or permitted to enter the POTW.

PART IV. The Code of Ordinances, Currituck County, North Carolina is amended by rewriting Sec. 13-138(a) to read as follows:

Sec. 13-138. - Procedures for new connections.

(a) *Application for service.* An owner or developer proposing to extend utility lines and/or to make other improvements to be served by the district shall first obtain approval by the district. If the new development involves the subdivision of land, the system development fee shall be assessed when the final plat is recorded. If the new development involves construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of the use of land, which increases the number of service units, the system development fee shall be assessed at application for connection of an individual unit of development.

The applicant shall employ at the applicant's expense an engineer registered in the State of North Carolina to prepare plans for the project. Approval of plans or specifications for a project does not relieve the owner/developer/applicant from meeting the requirements or obtaining other approvals that may be necessary for other regulating agencies including but not limited to Currituck County, North Carolina Department of Transportation, and North Carolina Department of Environment and Natural Resources. The submission of a master plan and/or engineering report may be required at the discretion of the director in addition to plans and specifications and other documentation described herein.

The applicant shall construct infrastructure to be accepted by the district utilizing the district-approved technical standards and specifications. No extension to the sanitary sewer system of the district shall be made and no application shall be approved except in accordance with the requirements of this article.

PART V. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

PART VI. This ordinance is effective upon adoption.

ADOPTED this 3rd day of September, 2019.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mary "Kitty" Etheridge, Commissioner
SECONDER:	Mike H. Payment, Vice Chairman
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

NEW BUSINESS

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

A) Board Appointments

1. Carova Beach Road Service District Advisory

Chairman White moved to approve appointments to the Carova Beach Road Service District Advisory as presented and reappointed Kimberlee Hoey and Jay Laughmiller. Each will serve full terms expiring August, 2021. The motion was seconded by Commissioner Beaumont. The motion carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bob White, Chairman
SECONDER:	Paul M. Beaumont, Commissioner
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

2. Ocean Sands N-Crown Point Watershed District Advisory

Chairman White moved for approval of the following nominees to serve on the Ocean Sands North/Crown Point Watershed District Advisory. The motion was seconded by Commissioner Jarvis. The motion carried.

Appointments:

Gemma Green to replace Al Marzetti-Unexpired term ending June, 2021
Robert Peters to replace Gerrilea Adams-Unexpired term ending June, 2020
Joseph Cassidy to replace Barbara Marzetti-Unexpired term ending June, 2020

Reappointments:

Ed Pence-2nd term ending June, 2021
Linda Garczynski-2nd term ending June, 2021

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bob White, Chairman
SECONDER:	Selina S. Jarvis, Commissioner
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

B) Consent Agenda

Commissioner Beaumont moved to approve the Consent Agenda. The motion was seconded by Commissioner Payment and the motion carried.

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul M. Beaumont, Commissioner
SECONDER:	Mike H. Payment, Vice Chairman
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

1) Approval Of Minutes for August 19, 2019

1. Approval of Minutes for August 19, 2019

2. Budget Amendments

		Debit	Credit
Account Number	Account Description	Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
29690-590000	Capital Outlay	$ 116,000	
29380-482000	Miscellaneous		$ 116,000
		$ 116,000	$ 116,000
Explanation:	Equipment Replacement (29690) - Increase appropriations for insurance payments for Moyock fire truck that will be used toward the purchase of a new truck this fiscal year.		
Net Budget Effect:	Equipment Replacement Fund (29) - Increased by $116,000.		

		Debit	Credit
Account Number	Account Description	Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10330-449900	Misc Grants		$ 1,500
10510-536000	Sheriff's Uniforms	$ 1,500	
		$ 1,500	$ 1,500
Explanation:	Sheriff (10510) - Increase appropriations to record bullet-proof vest grant from NC Association of County Commissioners.		
Net Budget Effect:	Operating Fund (10) - Increased by $1,500.		

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
220548-590000	Capital		$ 10,500
220548-532015	Supplies	$ 5,500	
220548-536015	Uniforms	$ 5,000	
		$ 10,500	$ 10,500

Explanation: Knotts Island Fire Services (220548) - Transfer budgeted funds for personal protective equipment, tools and mattresses originally budgeted in capital outlay, but below the capital outlay threshold.

Net Budget Effect: Knotts Island Fire Fund (220) - No change.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10461-502000	Salaries - Regular	$ 75,000	
10461-505000	FICA Expense	$ 5,738	
10461-506000	Health Insurance	$ 15,876	
10461-507000	Retirement	$ 11,025	
10380-481000	Investment Earnings		$ 50,000
10390-499900	Appropriated Fund Balance		$ 57,639
		$ 107,639	$ 107,639

Explanation: Public Utilities (10461) - Increase appropriations for 2 additional Wastewater Operators for the Public Utilities Department. These two positions are budgeted for 10 months for this fiscal year.

Net Budget Effect: Operating Fund (10) - Increased by $107,639.

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
210541-590000	Capital Outlay		$ 16,100
210541-536000	Uniforms	$ 12,500	
210541-532000	Supplies	$ 3,600	
		$ 16,100	$ 16,100

Explanation: Corolla Fire Services (210541) - To reclassify budget for approved PPE, water rescue boards, and wet suits.

Net Budget Effect: Corolla Fire Disctrict (210) - No change.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
50448-590001	Boat Facility/Corolla Hist Park	$ 100,000	
50390-495015	T F - Occupancy Tax		$ 100,000
		$ 100,000	$ 100,000

Explanation: Corolla Boat Facility (50448) - Increase appropriations to provide temporary restrooms during the construction period.

Net Budget Effect: County Governmental Construction (50) - Increased by $100,000.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10752-532003	Supplies-Spec Adopt.	$ 12,903	
10390-499900	Fund Appropriate Balance		$ 12,903
		$ 12,903	$ 12,903

Explanation: Public Assistance (10752) - Carry-forward Special Adoption Assistance funds from prior fiscal year.

Net Budget Effect: Operating Fund (10) - Increased by $12,903.

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

ADJOURN

Motion to Adjourn Meeting

There was no further business and Commissioner Jarvis made a motion to adjourn. The motion was seconded by Commissioner Mary Etheridge. The motion carried and the regular meeting of the Board of Commissioners adjourned at 7:12 PM.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Selina S. Jarvis, Commissioner
SECONDER:	Mary "Kitty" Etheridge, Commissioner
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

SPECIAL MEETING-TOURISM DEVELOPMENT AUTHORITY

The Currituck County Board of Commissioners held a Special Meeting sitting as the Tourism Development Authority on September 3, 2019, immediately following adjournment of the 6:00 PM regular meeting of the Board of Commissioners. The Special Meeting was held in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina, for the purpose of considering Budget Amendments.

Chairman White convened the meeting at 7:12 PM.

TDA-Budget Amendments

County Manager, Ben Stikeleather, reviewed the budget amendments for Board consideration.

The first budget amendment increased appropriations to provide for temporary public restrooms during construction of the Historic Boat Museum, which will include new public restroom facilities.

Chairman White moved for approval. The motion was seconded by Commissioner Mary Etheridge. The motion carried.

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
15447-587050	T T - Co Govt Facilities Fund	$ 100,000	
15320-415000	Occupancy Tax		$ 100,000
		$ 100,000	$ 100,000
Explanation:	Occupancy Tax - Tourism Related (15447) - Increase appropriations for temporary restrooms to serve the Historic Corolla Park and the Lighthouse during the contruction of the Boat Museum which will include public restrooms. The current restrooms will be demolished as a part of this project.		
Net Budget Effect:	Occupancy Tax Fund (15) - Increased by $100,000.		

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bob White, Chairman
SECONDER:	Mary "Kitty" Etheridge, Commissioner
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

TDA-Budget Amendments

The second Budget Amendment provides additional funds for increased costs related to credit card processing, insurance, and licensing fees.

Chairman White moved to approve and the motion was seconded by Commissioner McCord. The motion carried.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
15442-545100	Credit Card Processing Fees	$ 5,000	
15442-554000	Insurance & Bonds	$ 408	
15447-557100	Software License Fee	$ 1,620	
15380-481000	Investment Earnings		$ 7,028
		$ 7,028	$ 7,028
Explanation:	Occupancy Tax - Promotion (15442); Tourism Related (15447) - Increase appropriations for increased cost of credit card processing, artifact insurance and software license fees.		
Net Budget Effect:	Occupancy Tax Fund (15) - Increased by $7,028.		

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bob White, Chairman
SECONDER:	Kevin E. McCord, Commissioner
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

ADJOURN SPECIAL MEETING

Having no further business, Commissioner Jarvis made a motion to adjourn. The motion was seconded by Commissioner Mary Etheridge. The motion carried and the Special Meeting of the Tourism Development Authority adjourned at 7:13 PM.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Selina S. Jarvis, Commissioner
SECONDER:	Mary "Kitty" Etheridge, Commissioner
AYES:	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
ABSENT:	J. Owen Etheridge, Commissioner

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2589)

Agenda Item Title

Budget Amendments

Brief Description of Agenda Item:

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Number 20200021

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 16th day of September 2019, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2020.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10775-526000	Advertising	$ 250	
10775-545000	Contract Services - Nutrition		$ 250
		$ 250	$ 250

Explanation: Senior Center (10775) - Transfer funds for classified advertising for vacant position.

Net Budget Effect: Operating Fund (10) -No change.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: BudAmends-Sept 16 General Meeting (Budget Amendments)

Number 20200022

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 16th day of September 2019, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2020.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
67878-590000	Capital Outlay	$ 163,500	
67390-495042	T F - Transfer Tax Capital Fund		$ 163,500
57878-590000	Capital Outlay	$ 97,000	
57380-481000	Investment earnings		$ 10,000
57390-495042	T F - Transfer Tax Capital Fund		$ 87,000
42450-587067	T T - Mainland Sewer Operations	$ 163,500	
42450-587057	T T - Mainland Sewer Construction	$ 87,000	
42380-481000	Investment Earnings		$ 250,500
		$ 511,000	$ 511,000

Explanation: Mainland Sewer Construction (57878); Mainland Sewer Operations (67878); Transfer Tax Capital (42450) - Increase appropriations for capital repairs to the Mainland Sewer System in Moyock to meet State requirements.

Net Budget Effect: Transfer Tax Capital Fund (42) - Increased by $250,500.
Mainland Sewer Construction (57) - Increased by $97,000.
Mainland Sewer Operating Fund (67) - Increased by $163,500.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: BudAmends-Sept 16 General Meeting (Budget Amendments)

Number 20200023

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 16th day of September 2019, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2020.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
20609-516000	Repairs and Maintenance		$ 4,200
20609-545000	Contracted Services	$ 4,200	
		$ 4,200	$ 4,200

Explanation: Whalehead Subdivision Drainage (20609) - Transfer funds for generator maintenance contracts and inspections.

Net Budget Effect: Operating Fund (10) -No change.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: BudAmends-Sept 16 General Meeting (Budget Amendments)

Number 20200024

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 16th day of September 2019, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2020.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
16609-545000	Contract Services	$ 15,000	
16609-588000	Contingency		$ 15,000
		$ 15,000	$ 15,000

Explanation: Ocean Sands/Crowne Point North Watershed Drainage (16609) - Transfer contingency funds for emergency pumping emergency protective measures for Hurricane Dorian.

Net Budget Effect: Ocean Sands/Crowne Pointe North (16609) - No change.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: BudAmends-Sept 16 General Meeting (Budget Amendments)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2591)

Agenda Item Title

Project Ordinance-Public Safety Building

Brief Description of Agenda Item:

Set up of budget line item funding for Public Safety Building construction.

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

COUNTY OF CURRITUCK
CAPITAL PROJECT ORDINANCE

BE IT ORDAINED by the Currituck County Board of Commissioners, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorized is design and construction of a Public Safety facility in Maple Commerce Park.

SECTION 2. The following amounts are appropriated for the project:

Professional Services	$ 1,532,935
Contract Services	$ 20,621,503
Furniture, Fixtures & Equipment	$ 900,000
Contingency	$ 344,862
	$ 23,399,300

SECTION 3. The following revenues are available to complete this project:

Loan Proceeds	$ 21,400,000
COA Grant	$ 1,000,000
T F - Transfer Tax Capital Fund	$ 999,300
	$ 23,399,300

SECTION 4. The Finance Director is hereby directed to report, on a quarterly basis, on the financial status of each project element delineated in Section 2 above.

SECTION 5. SPECIAL APPROPRIATIONS AND RESTRICTIONS

The Budget Officer is hereby authorized to transfer appropriations within the fund as contained herein under the following conditions:

a. He may transfer amounts between object line items within the fund up to One Thousand dollars ($1,000).

SECTION 6. CONTRACTUAL OBLIGATIONS

The County Manager is hereby authorized to execute contractual documents under the following conditions:

a. He may execute contracts for construction or repair projects which do not require formal competitive bid procedures.

b. He may execute contracts for (1) purchases of apparatus, supplies, and

Attachment: Proj_Sept 16_Public Safety (Project Ordinance-Public Safety Building)

materials, or equipment which are within the budgeted departmental appropriations; (2) leases of personal property for a duration of one year or less and within budgeted departmental appropriations; and (3) services which are within budgeted departmental appropriations.

c. He may execute contracts, as the lessor or lessee of real property, which are of a duration of one year or less which are within the budgeted departmental appropriations.

SECTION 7. USE OF BUDGET ORDINANCE

The Budget Officer and the Finance Director shall use this capital project ordinance for administration of the budget and for the accounting system.

ADOPTED this 16th day of September 2019.

Bob White, Chairman
Board of Commissioners

ATTEST:

Leeann Walton
Clerk to the Board

Attachment: Proj_Sept 16_Public Safety (Project Ordinance-Public Safety Building)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2587)

Agenda Item Title

Surplus Resolution and Authorization for Deputy Timothy Bryan Cole to Purchase Duty Weapon Upon Retirement

Brief Description of Agenda Item:

Sheriff Beickert is requesting the duty weapon for named retiree be declared surplus by Resolution and to provide for its purchase in the amount of $1.

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

WHEREAS, the Board of Commissioners of Currituck County, North Carolina, during its regular meeting held on September 16, 2019, authorized the following property listed below be declared surplus and disposed of; and

WHEREAS, Sheriff Beickert has requested that upon the retirement of Deputy Timothy Bryan Cole that his duty weapon, a Glock 22 handgun, Serial #PXG988, be given to him. Mr. Cole has made the request to purchase same upon his retirement.

ADOPTED, this the 16th day of September, 2019.

_____

Bob White, Chairman

ATTEST: (SEAL)

_____

Clerk to the Board

Attachment: Surplus Resolution-Deputy Cole_Timothy-09-16-2019 (Resolution-Sheriff Dept-Surplus and Purchase of Duty Weapons)

From the desk of

Sheriff Matthew W. Beickert

Currituck County, North Carolina

407 Maple Road, Maple, North Carolina 27956
Office: (252) 453-8204 • Fax: (252) 453-2238
matt.beickert@currituckcountync.gov

August 27, 2019

To: The Currituck County Commissioners
Ref: Deputy Timothy B. Cole-Retirement
August 30, 2019

Deputy Timothy Bryan Cole will retire from the Currituck County Sheriff's Office effective Friday, August 30, 2019. Cole has been with our agency in good standing since August 30, 2003. Cole's issued service weapon is a Glock 22 handgun, serial # PXG988, and has made the request to purchase same upon his retirement. It has been our policy to allow deputies upon retirement the option of purchasing their issued service weapon for the total sum of one dollar ($1.00).

Sheriff, Matthew Beickert
Currituck County Sheriff

Attachment: Sheriff Letter-Cole Retirement (Resolution-Sheriff Dept-Surplus and Purchase of Duty Weapons)