



## **CURRITUCK COUNTY NORTH CAROLINA**

September 16, 2019

Minutes – Regular Meeting of the Board of Commissioners

### **WORK SESSION**

#### **1. 4:00 PM Chandler Thinks Contract Review-County Branding Initiative**

The Board of Commissioners attended a work session at 4:00 PM in the auditorium of the Currituck County Cooperative Extension Center, 120 Community Way, Barco, North Carolina, for a review of a proposal to perform a branding study for the County submitted by marketing firm, Chandler Thinks. Tameron Kugler, Director of Travel & Tourism, used a powerpoint and presented the scope of work for the study.

Before the presentation, Ms. Kugler announced two Tourism awards the department received at a recent state tourism conference, and she reviewed the 2018-2019 tourism financial impacts report. The Board of Commissioners and Currituck County Chamber of Commerce Board members, who also attended the work session, discussed the benefits of the branding study and shared their common interest in supporting the development and enhancement of all businesses in the county. Discussion concluded at 5:00 PM and a meal was served.

#### **6:00 PM CALL TO ORDER**

The Currituck County Board of Commissioners held a regular meeting at 6:00 PM in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Bob White	Chairman	Present	
Mike H. Payment	Vice Chairman	Present	
Paul M. Beaumont	Commissioner	Present	
J. Owen Etheridge	Commissioner	Present	
Mary "Kitty" Etheridge	Commissioner	Present	
Selina S. Jarvis	Commissioner	Present	
Kevin E. McCord	Commissioner	Present	

Chairman White called the meeting to order.

#### **A) Invocation & Pledge of Allegiance**

Commissioner Mary Etheridge offered the Invocation and led the Pledge of Allegiance.

**B) Approval of Agenda**

Commissioner Jarvis moved to amend the agenda:

- Item PB 19-18 was deferred to the October 7, 2019, Commissioners meeting
- Public Comment item was moved to follow the Commissioners Report

The motion was seconded by Commissioner Payment. The motion carried.

Approved agenda:

**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

**Commissioner's Report**

**Public Comment**     *This item was moved to take place after the Commissioners Report*

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

**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. *This item was deferred to the next meeting, October 7, 2019.*~~

### **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) **Consideration 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**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Selina S. Jarvis, Commissioner
<b>SECONDER:</b>	Mike H. Payment, Vice Chairman
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

### **COMMISSIONER'S REPORT**

Chairman White announced the Board's earlier work session with the Currituck Chamber of Commerce Board of Directors and noted the branding initiative presented during the session. He discussed the County's activation of Emergency Operations for Hurricane Dorian and thanked all of the County staff who worked through the storm.

Commissioner Payment acknowledged staff who worked through Hurricane Dorian, and he thanked the first responders and those who manned the various fire stations during the storm.

Commissioner Mary Etheridge reported on the school season's first Juvenile Crime Prevention Council (JCPC) meeting. She described the goals of the council and services provided and thanked those who serve the citizens in this capacity.

Commissioner Beaumont acknowledged the efforts of Dominion Power, who mustered all of their resources and got the county up and running very quickly after Hurricane Dorian. He noted the cooperation with each other.

Commissioner McCord acknowledged the work of the North Carolina Department of Transportation, law enforcement and emergency responders, and volunteers, and he applauded community cooperation after the storm.

Commissioner J. Owen Etheridge acknowledged the coming together of people during the storm and suggested it should be every day, not just during an emergency. He thanked law enforcement, fire department staff, Emergency Medical Services, and telecommunicators for their efforts.

Commissioner Jarvis reported on discussion at the recent Trillium Health meeting and provided an update on Medicaid Transformation due to roll out on February 1, 2020. She announced the region's upcoming Community Crisis Plan meeting and noted Trillium will partner with Currituck County Department of Social Services to make more services available, including children's services, in Currituck. Commissioner Jarvis acknowledged the generosity of her neighbors and friends who helped her through both Hurricane Dorian and a family emergency.

#### **PUBLIC COMMENT-AMENDED**

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

Steven Brown of Grandy, whose property is adjacent to the solar farm in Grandy, described watching the solar panels blow in the wind and eventually dislodge during Hurricane Dorian. He said wind speeds were half of what the panels and racking system are engineered for as noted in the Planning documents, and he is concerned being so close to the facility. He wants Ecoplexus to adhere to the code set forth by the Board. Ground monitoring wells and testing were discussed.

A group of citizens wishing to speak were awaiting the arrival of their main presenter so Chairman White moved to resume the public comment prior to the Consent Agenda. The motion was seconded by Commissioner Beaumont. The motion carried.



<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob White, Chairman
<b>SECONDER:</b>	Paul M. Beaumont, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

## COUNTY MANAGER'S REPORT

Ben Stikeleather, County Manager, provided an update on recovery from Hurricane Dorian and reported on road blockages, power outages and restoration, and the upcoming debris pickup. He said a post-storm assessment After Action meeting with members of the Emergency Operations Center is forthcoming, and he took a moment to explain the cost savings and benefits of utilizing Corolla Fire Department staff and volunteers to assist with staging and moving of pumps to alleviate flooding in Corolla.

Mr. Stikeleather reported that student counts for Moyock Elementary are well over the capacity established by the Board of Education and explained the impacts to future residential development. He reported County inspectors have visited the Grandy solar farm and contacted Ecoplexus. An Engineering report was requested to explain why the panels failed and for any new design to ensure compliance with stated wind standards. Mr. Stikeleather addressed weekend lane closures that caused major backups on North Carolina Highway 158.

Commissioners took a moment to discuss school capacities and assured parents that the county is moving forward with plans for a new elementary school, and the School Board is making preparations in the interim.

## ADMINISTRATIVE REPORTS

### A. 2020 Census Presentation-Derek Dorazio, Partnership Specialist, US Census Bureau

Mr. Derek Dorazio, Partnership Specialist for the US Census Bureau, reported on the upcoming 2020 United States Census. He used a powerpoint to provide information on the history of the census, response rates, use of the data collected, and methods for self-responding. Mr. Dorazio presented a timeline, reviewed legal protections and security, and discussed hard to count populations. Chairman White read a Resolution of the Board of Commissioners supporting the 2020 United States Decennial Census.

Commissioner Mary Etheridge moved to adopt the Resolution. The motion was seconded by Commissioner Jarvis. The motion carried.

### Resolution of the Currituck County Board of Commissioners to Support the 2020 United 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 16<sup>th</sup> day of September, 2019.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>SECONDER:</b>	Selina S. Jarvis, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

## PUBLIC HEARINGS

### A. PB 90-07 Pine Island, Phase 5B:

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

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.

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
<b>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.</b>

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 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.

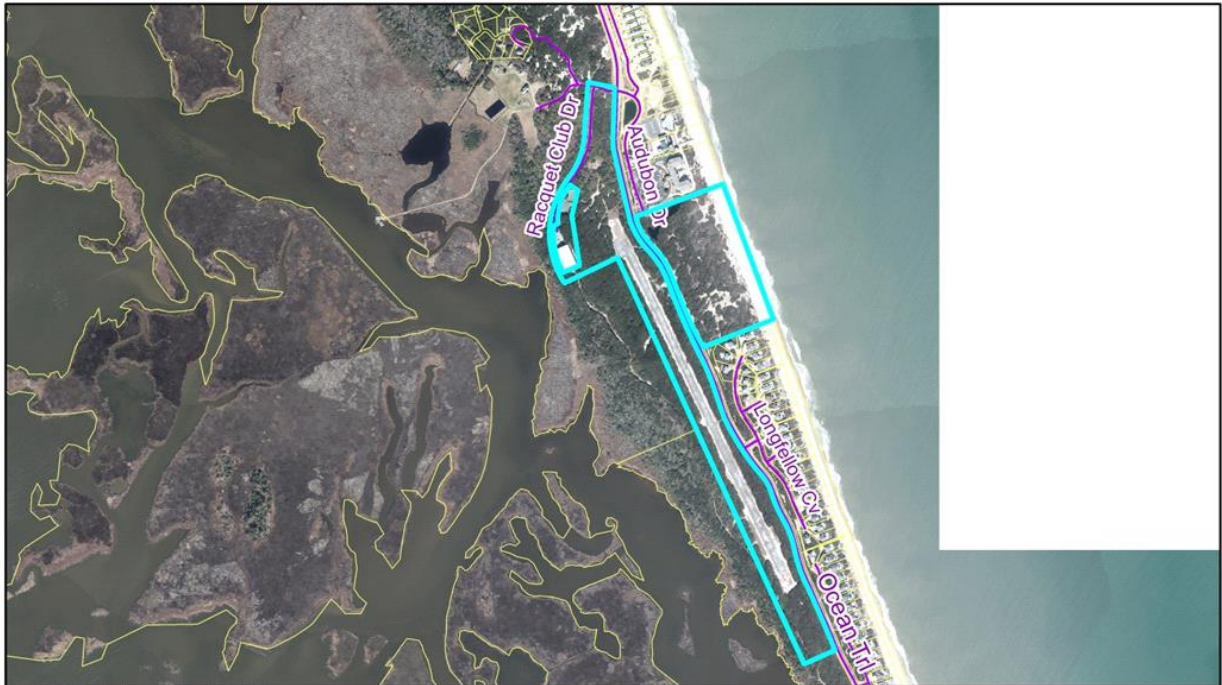
POLICY HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional suburban sprawl:

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.

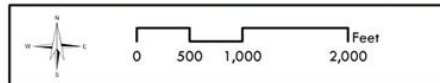
The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

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.



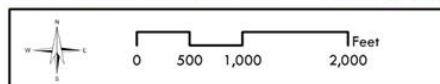
PB 90-07 Pine Island PUD  
Amended Sketch Plan/Use Permit  
Aerial Photography



Currituck County  
Planning and  
Community Development

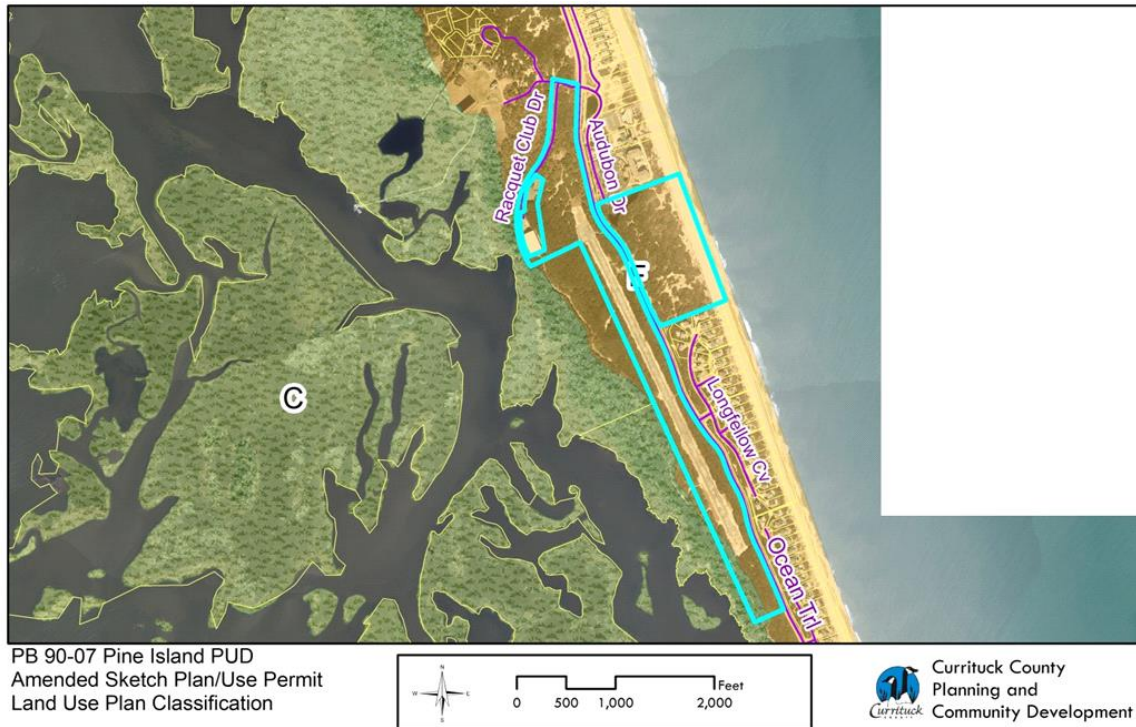


PB 90-07 Pine Island PUD  
Amended Sketch Plan/Use Permit  
Zoning



Currituck County  
Planning and  
Community Development





Parties were sworn in and Laurie LoCicero, Planning and Community Development Director, reviewed the application with the Board of Commissioners. She reported that the Technical Review Committee (TRC) did recommend approval post review, and staff findings were presented.

Michael Strader, Engineer for Quible and Associates, and Rolf Blizzard, Turnpike Properties, provided sworn testimony in support of the application. In response to Board inquiries, Mr. Strader reviewed beach accesses and walkways through the proposed neighborhood and confirmed there would be no change to the paved walkway that currently exists at the location. Mr. Blizzard said the commercial area designation was moved to the north end near the Pine Island Fire Station closer to an existing commercial area.

Chairman White opened the Public Hearing. No one was signed up nor wished to speak and the Public Hearing was closed.

Commissioner Beaumont said he would request setbacks be increased to fifteen feet from side lot lines as a fire safety measure, and Mr. Strader said there would be no issue with an increased setback requirement.

Chairman White moved to approve PB 90-07, Pine Island Amended Sketch Plan/Use Permit with staff recommendations because the applicant has demonstrated the proposed use meets the use permit review standards of the UDO.

Extra Conditions:

1. The applicant must comply 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:

- a. The subdivision plan will be reviewed when preliminary plat application is submitted

3. Change side setbacks to a 15' minimum on the proposed lots

The use will not endanger the public health or safety: The use conforms to existing land uses and consideration will be given through site plan design. A new roadway will be constructed to NCDOT standards and public water will meet 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: The use will complement adjoining existing uses and proposed dwellings are equivalently sized to the adjoining subdivision.

The use will be in conformity with the Land Use Plan or other officially adopted plans. The 2006 Land Use Plan classifies this area 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 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 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
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: 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 for the additional runoff.

The motion was seconded by Commissioner Beaumont. The motion carried.

**RESULT:** MOTION PASSED-ITEM APPROVED [UNANIMOUS]  
**MOVER:** Bob White, Chairman  
**SECONDER:** Paul M. Beaumont, Commissioner  
**AYES:** Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

### B. PB 04-16 Turnpike Properties - Pine Island:

#### APPLICATION SUMMARY

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

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.

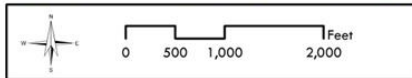
The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.


Preliminary Staff Findings:

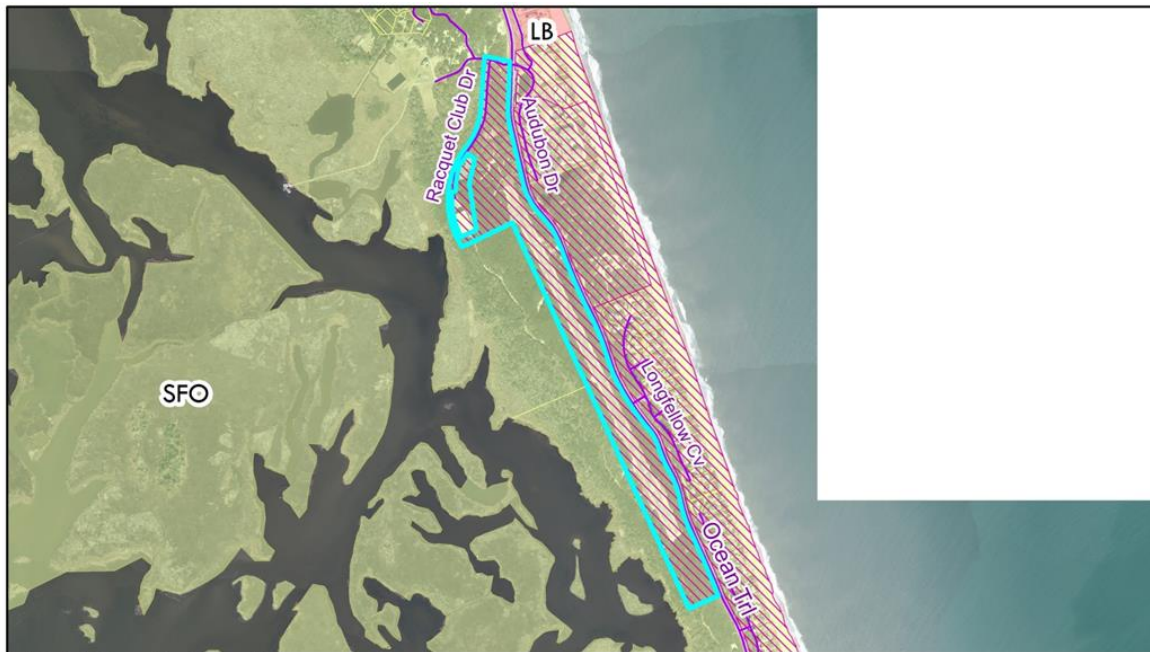
1. Currituck County has adequate public facilities to serve this use.



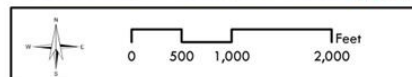
PB 04-16 Turnpike Properties  
Pine Island Airport  
Use Permit Amendment #1  
Aerial Photography




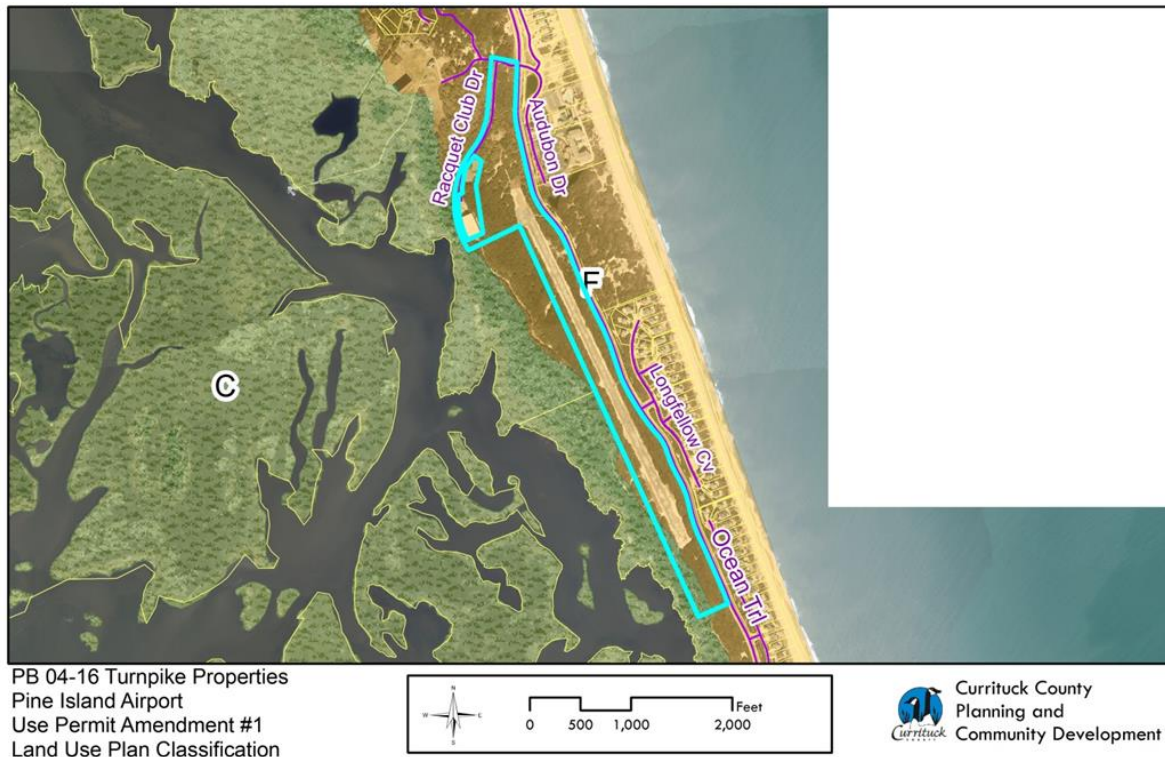
 Currituck County  
Planning and  
Community Development



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



 Currituck County  
Planning and  
Community Development



Parties were sworn in and Laurie LoCicero, Planning and Community Development Director, reviewed the application with the Board of Commissioners. She said the Technical Review Committee (TRC) recommended approval and conditions of approval and findings of fact were presented. Ms. LoCicero said the request is being made to bring the permit into alignment with what is currently on the ground.

Michael Strader and Rolf Blizzard responded to questions posed by Commissioners as to the use of the airfield. Commissioner Beaumont suggested adding language to include restrictions as established by the owner of the airstrip in addition to the Federal Aviation Administration. Mr. Blizzard said the airstrip is not part of the Pine Island Property Owner's Association but is included in the Planned Unit Development (PUD). He explained the additional pad was added to accommodate parking for an air service company owned by Turnpike Properties.

Chairman White opened the Public Hearing. No one was signed up nor wished to speak and the Public Hearing was closed.

Chairman White moved to approve PB 04-16, Turnpike Properties Pine Island Airstrip Use Permit Amendment #1, with staff recommendations because the applicant has demonstrated the proposed use meets the use permit review standards of the UDO.

**Additional Conditions of Approval:**

- All operations must be conducted in accordance with FAA regulations
- No additional commercial activity, other than the use of the airstrip, shall occur
- No additional structures or buildings on this property, including hangars or fuel tanks, shall be permitted

-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.

The use will not endanger the public health or safety: The subject area has 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: The use will remain in harmony with the adjoining existing airport use. 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: The 2006 Land Use Plan classifies this site as Full Service within the Corolla Subarea. The proposed use is consistent with the UDO. 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.

The motion was seconded by Commissioner J. Owen Etheridge. The motion carried.

<b>RESULT:</b>	<b>MOTION PASSED-ITEM APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob White, Chairman
<b>SECONDER:</b>	J. Owen Etheridge, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

#### **C. PB 19-18 Wheelz of Steel:**

The agenda was amended and this item was removed from consideration. The item was deferred to the October 7, 2019, Commissioners meeting.

<b>RESULT:</b>	<b>WITHDRAWN</b>	<b>Next: 10/7/2019 6:00 PM</b>
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#### **RECESS**

Chairman White called a recess at 7:30 PM. The meeting reconvened at 7:39 PM.

#### **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.**

Ben Stikeleather, County Manager, read an email the county had received from the applicant requesting a one month deferral for the purpose of receiving updated information on school capacities.

Commissioner Payment moved to defer the item until the October 21, 2019 Board of Commissioners meeting. The motion was seconded by Commissioner Jarvis. The motion passed, 6-1, with Commissioner Mary Etheridge opposed.

<b>RESULT:</b>	<b>CONTINUED [6 TO 1]</b>	<b>Next: 10/21/2019 6:00 PM</b>
<b>MOVER:</b>	Mike H. Payment, Vice Chairman	
<b>SECONDER:</b>	Selina S. Jarvis, Commissioner	
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner	
<b>NAYS:</b>	Mary "Kitty" Etheridge, Commissioner	

## NEW BUSINESS

### A. Consideration of Contract for the Purchase of Fire Apparatus-Moyock Volunteer Fire Department

Ben Stikeleather, County Manager, reviewed the request for approval of the contract to purchase fire apparatus for Moyock Volunteer Fire Department. He explained the funding for the apparatus was previously approved by the Board.

Commissioner J. Owen Etheridge moved for approval of the contract. The motion was seconded by Commissioner Beaumont. The motion carried.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	J. Owen Etheridge, Commissioner
<b>SECONDER:</b>	Paul M. Beaumont, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

### B. Public Safety Building Project Review

Michelle Perry, Assistant County Engineer, attended to present a review of the status of the Public Safety Building to be constructed by Sussex Development Corporation. She said the design has been completed, the project has been bid, and a guaranteed maximum price has been submitted by Sussex Development Corporation. Ms. Perry said the bank loan has been approved and she reviewed bond and grant funding that will be designated toward specific areas of the facility. Ms. Perry recommended approval of the contract and asked for Board authorization for the County Manager to execute construction contracts.

Commissioner Mary Etheridge made a motion for approval. The motion was seconded by Commissioner Payment. The motion carried.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>SECONDER:</b>	Mike H. Payment, Vice Chairman
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

**C. 2596 : Personnel Policy Amendment: Article 6-Holidays and Leave-Motion for Recusal**

Ben Stikeleather reviewed the amendment to the Personnel Policy which revises the leave accrual rate for those employees who are scheduled to work over a 40 hour work week. Most employees affected are in Public Safety and the amendment would clean up the disparity for those employees who work shift work over 40 hours.

Commissioner McCord, a Sheriff's Deputy, and Commissioner J. Owen Etheridge, whose wife is employed as a Telecommunicator, asked to be recused from voting on the item. Commissioner Payment made a motion to allow the recusals and the motion was seconded by Commissioner Jarvis. The motion carried and Commissioner McCord and Commissioner J. Owen Etheridge exited the Board Meeting Room.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mike H. Payment, Vice Chairman
<b>SECONDER:</b>	Selina S. Jarvis, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

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

Commissioner Beaumont commented on the need for the policy change and made a motion for approval. The motion was seconded by Commissioner Payment. The motion carried. Commissioner McCord and Commissioner J. Owen Etheridge rejoined the Board of Commissioners.



<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner
<b>RECUSED:</b>	J. Owen Etheridge, Commissioner, Kevin E. McCord, Commissioner

#### D. Hurricane Dorian Action Items

County Manager, Ben Stikeleather, provided a review of items related to Hurricane Dorian which included a budget amendment and the notice to proceed for debris pickup contracts.

Commissioner Mary Etheridge moved for approval. The motion was seconded by Commissioner McCord. The motion carried.

		Debit	Credit
<u>Account Number</u>	<u>Account Description</u>	Decrease Revenue or Increase Expense	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
		<u>\$ 808,878</u>	<u>\$ 808,878</u>
<b>Explanation:</b>	Disaster Assistance (10980) - Preliminary estimates for Hurricane Dorian emergency protective measures and repairs.		
<b>Net Budget Effect:</b>	Operating Fund (10) - Increased by \$808,878.		

#### 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: \_\_\_\_\_  
Clerk to the Board of Commissioners

By: \_\_\_\_\_(SEAL)

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

### **NOTICE TO PROCEED**

**Date:** September 16, 2019  
**To:** Thompson Consulting Services, LLC  
**From:** County of Currituck  
**Project:** Hurricane Dorian Disaster Debris Monitoring Services

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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:

COUNTY OF CURRITUCK

By: \_\_\_\_\_  
Clerk to the Board of Commissioners

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>SECONDER:</b>	Kevin E. McCord, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

**) Public Comment, Continued**

Bob Stanley, Mike Hall, Karen Caldwell, and Scott Alley, residents of Old Jury Road, Moyock, attended to speak to Commissioners about recent flooding and drainage issues in their neighborhood. Mr. Stanley presented Commissioners with a letter from community members and area photos, and he spoke to a decline in well water quality in his neighborhood and unusual flooding at their properties. He described activity at a neighboring subdivision, currently under construction, allowed water to flow into the ditching on Old Jury Road in violation of their use permit. Mr. Stanley said the developer, Justin Old, did meet with Old Jury Road residents to talk about their concerns. Mr. Stanley asked that the use permit for the Waterleigh subdivision be revoked until the subdivision is compliant and drainage issues are resolved.

Mike Hall reported his observations to Commissioners. He described water pumping, a drainage ditch that was dug, and silt fencing that was cut, all of which allowed water from the Waterleigh subdivision to drain into ditches at properties on Old Jury Road. He described deep, standing water on Old Jury Road lots that is not draining and said after two weeks the developer has not fixed all of the issues. Mr. Hall also expressed concerns with well and septic systems and said the Board needs to ensure the developer is in compliance and to act to prevent this type of thing from happening to others.

Karen Caldwell, Old Jury Road, described the flooding on her property which took days to drain instead of hours, as usual. She expressed concerns with her horses having to stand in the water.

Scott Alley, Old Jury Road, said he is not sure what, but something has changed with the infrastructure since the subdivision construction project began. He said he has spoken with developer, Justin Old, and said he is concerned that changes are occurring so early in the project. When asked, he said he had not had problems with flooding at his property in the past.

No one else was signed up nor wished to speak. Commissioner Mary Etheridge said she did visit Ms. Caldwell at the location, and she reported seeing standing water on Ms. Caldwell's property, and floating oil cans and overturned gas cans on the Waterleigh subdivision site. She said no pumps were running at the time. Commissioner Etheridge made a motion to revoke Justin Old's special use permit until such time that issues are resolved to the satisfaction of the homeowners affected by his carelessness and disregard for their well-being; because Mr. Old's special use permit has endangered the health and

safety of the people living there, and it has injured the value of adjoining lands, and it is certainly not in harmony with the surrounding land.

When asked by Chairman White, County Attorney, Ike McRee, reviewed the process in the Unified Development Ordinance for revoking a Use Permit, which includes notice and a hearing, and Laurie LoCicero, Planning and Community Development Director, reviewed a timeline and staff action in response to a request received from Old Jury Road property owners, which included site visits and issuance of a notice of violation. After discussion, staff was directed to inspect the site the following day to ensure the developer has complied with the violation notice and if not, to begin assessing fines. Mr. Hall returned and discussed other site-related issues and the Board requested a full assessment of the site based on the original approval to determine if other violations exist.

### E) Consent Agenda

Commissioner Mary Etheridge moved for approval of the Consent Agenda. The motion was seconded by Commissioner Beaumont. The motion carried.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>SECONDER:</b>	Paul M. Beaumont, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

### 1) Approval Of Minutes for September 3, 2019

#### 1. Minutes for September 3, 2019

#### 2. Budget Amendments

		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
Account Number	Account Description		
10775-526000	Advertising	\$ 250	
10775-545000	Contract Services - Nutrition		\$ 250
		\$ 250	\$ 250
<b>Explanation:</b> Senior Center (10775) - Transfer funds for classified advertising for vacant position.			
<b>Net Budget Effect:</b> Operating Fund (10) -No change.			

		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
<u>Account Number</u>	<u>Account Description</u>		
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
<b>Explanation:</b>	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.		
<b>Net Budget Effect:</b>	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.		
		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
<u>Account Number</u>	<u>Account Description</u>		
20609-516000	Repairs and Maintenance		\$ 4,200
20609-545000	Contracted Services	\$ 4,200	
		\$ 4,200	\$ 4,200
<b>Explanation:</b>	Whalehead Subdivision Drainage (20609) - Transfer funds for generator maintenance contracts and inspections.		
<b>Net Budget Effect:</b>	Operating Fund (10) -No change.		

		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
<u>Account Number</u>	<u>Account Description</u>		
16609-545000	Contract Services	\$ 15,000	
16609-588000	Contingency		\$ 15,000
		<u>\$ 15,000</u>	<u>\$ 15,000</u>
<b>Explanation:</b>	Ocean Sands/Crowne Point North Watershed Drainage (16609) - Transfer contingency funds for emergency pumping emergency protective measures for Hurricane Dorian.		
<b>Net Budget Effect:</b>	Ocean Sands/Crowne Pointe North (16609) - No change.		

### 3. Project Ordinance-Public Safety Building

#### 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
	<u>\$ 23,399,300</u>

**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
	<u>\$ 23,399,300</u>

**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 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 16<sup>th</sup> day of September 2019.

**4. Surplus Resolution and Authorization for Deputy Timothy Bryan Cole to Purchase Duty Weapon Upon Retirement**

**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

## ADJOURN

### Motion to Adjourn Meeting

The Board had no further business and Commissioner Beaumont made a motion to adjourn. Commissioner Mary Etheridge seconded the motion, the motion carried, and the regular meeting of the Board of Commissioners adjourned.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Paul M. Beaumont, Commissioner
<b>SECONDER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, J. Owen Etheridge, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner

## Resolution of the Currituck County Board of Commissioners to Support the 2020 United 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 16<sup>th</sup> day of September, 2019.

ATTEST:

\_\_\_\_\_  
Bob White, Chairman

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





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

### APPLICATION SUMMARY

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

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

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:**

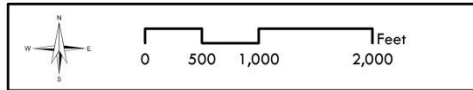
1. The proposed use will not exceed the county's ability to provide adequate public facilities. Utility services are proposed for the site, wastewater and water capacity are available, and on-site stormwater management is proposed to address additional run-off.

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](http://www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm)





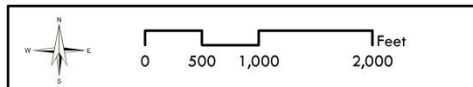
PB 90-07 Pine Island PUD  
Amended Sketch Plan/Use Permit  
Aerial Photography



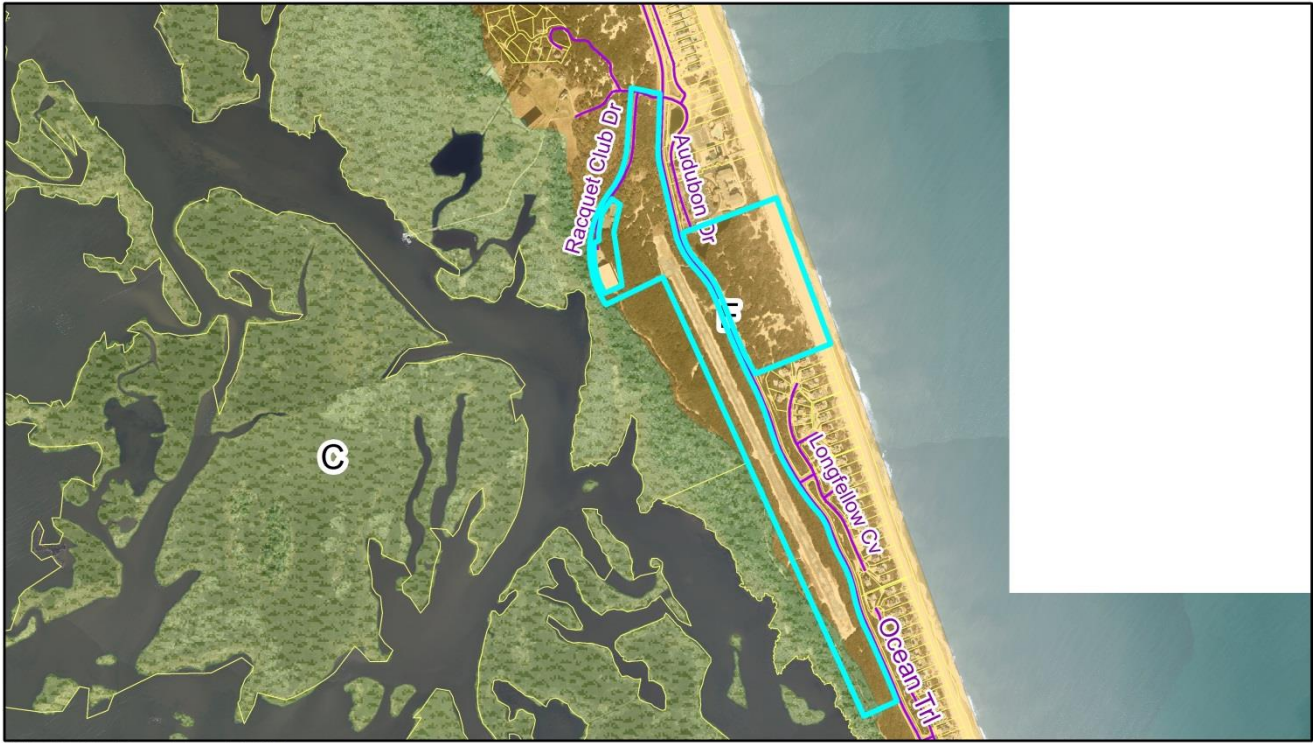
Currituck County  
Planning and  
Community Development



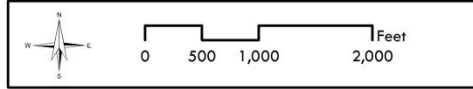
PB 90-07 Pine Island PUD  
Amended Sketch Plan/Use Permit  
Zoning



Currituck County  
Planning and  
Community Development



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



Currituck County  
Planning and  
Community Development



# 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: rbizzard1@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: rbizzard1@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\*

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.**

**Community Meeting, if applicable**

Date Meeting Held: July 10, 2019 at 10am

Meeting Location: Pine Island Racquet Club



# 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.

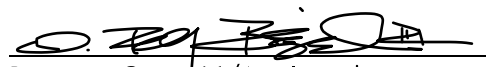
**C. The use will be in conformity with the Land Use Plan or other officially adopted plan.**

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.

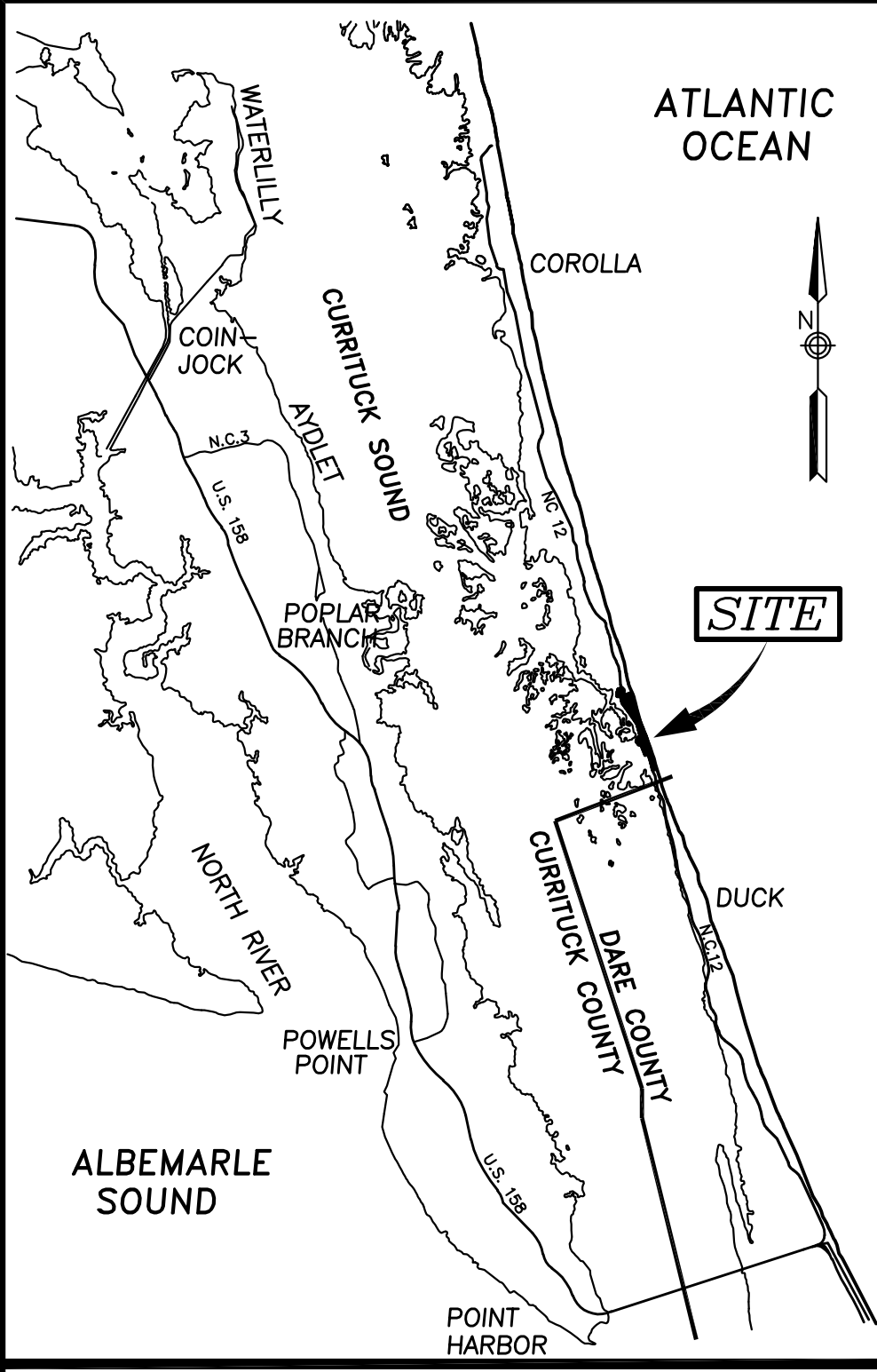
  
Property Owner(s)/Applicant\*

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.**





VICINITY MAP

# PINE ISLAND, P.U.D.

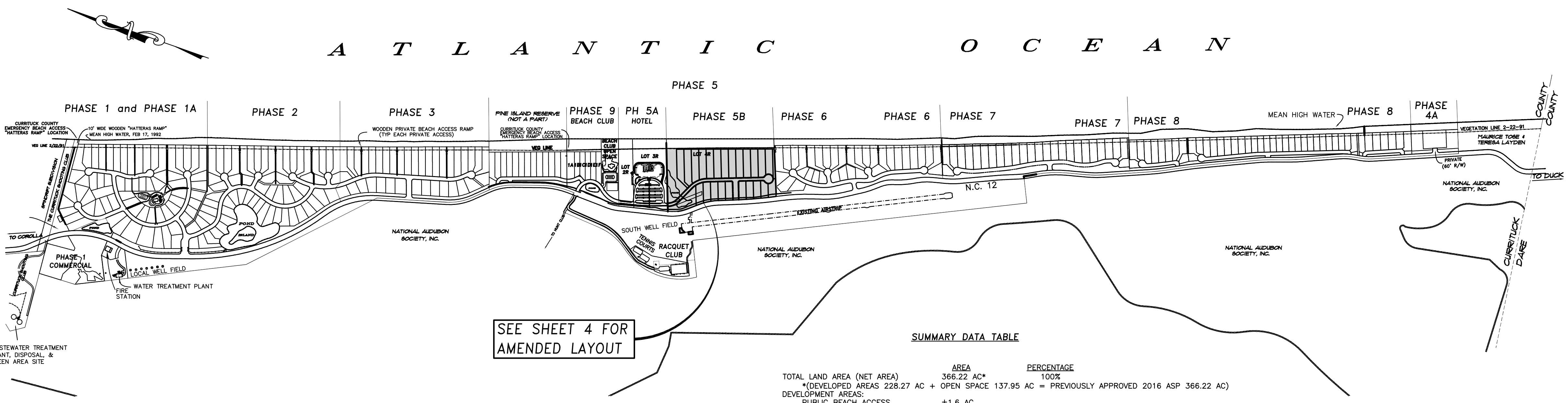
POPLAR BRANCH TOWNSHIP      CURRITUCK COUNTY      NORTH CAROLINA

AUGUST 26, 2019

## AMENDED SKETCH PLAN

(PHASE 5B)

- GENERAL NOTES:**
- OWNERS:  
PINE ISLAND PROPERTIES, 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
  - RECORDED REFERENCE: DB 1092, PG 439 & DB 1088, PG 369 & 371
  - TOTAL PROJECT AREA:  
GROSS AREA 385.38 AC  
AREA OF N.C.12 19.16 AC  
NET AREA 366.22 AC
  - 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 356 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
  - SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT - (SFO/LB)  
APPROVED BY CURRITUCK COUNTY
  - 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
  - ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.
  - ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.
  - 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.
  - 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.
  - 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

SUMMARY DATA TABLE

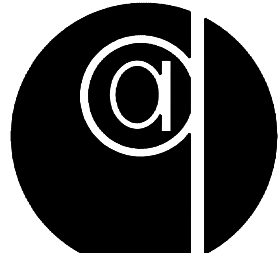
	AREA	PERCENTAGE
TOTAL LAND AREA (NET AREA)	366.22 AC*	100%
*DEVELOPED AREAS 228.27 AC + OPEN SPACE 137.95 AC = PREVIOUSLY APPROVED 2016 ASP 366.22 AC)		
DEVELOPMENT AREAS:		
PUBLIC BEACH ACCESS	±1.6 AC	
STREETS (INCL. N.C. 12)	±45.04 AC	
RACQUET CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)	±4.6 AC	
AIRSTRIP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



**Quible & Associates, P.C.**  
ENGINEERING\*\* \* CONSULTING \* PLANNING  
ENVIRONMENTAL SCIENCES \* SURVEYING\*\*  
\*ENGINEERING/SURVEYING NOT OFFERED AT BLACK MTN. OFFICE\*\*  
8486 CARATOKE HWY. POWELLS POINT, NC 27966  
Phone: (252) 491-8147 Fax: (252) 491-8146  
admin@quible.com

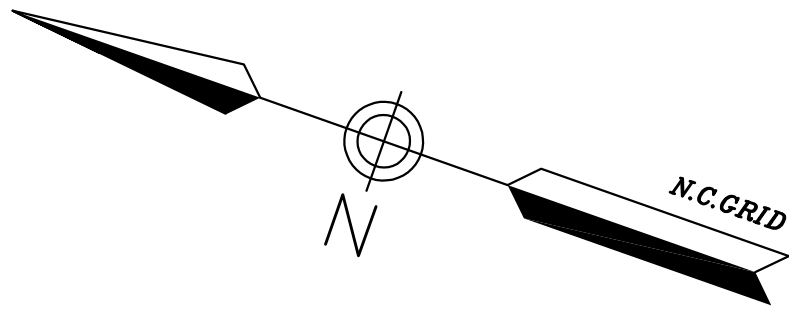
90 CHURCH STREET, SUITE B  
BLACK MOUNTAIN, NC 28711  
Phone: (828) 793-0398 Fax: (828) 793-0398  
admin@quible.com

Since 1959

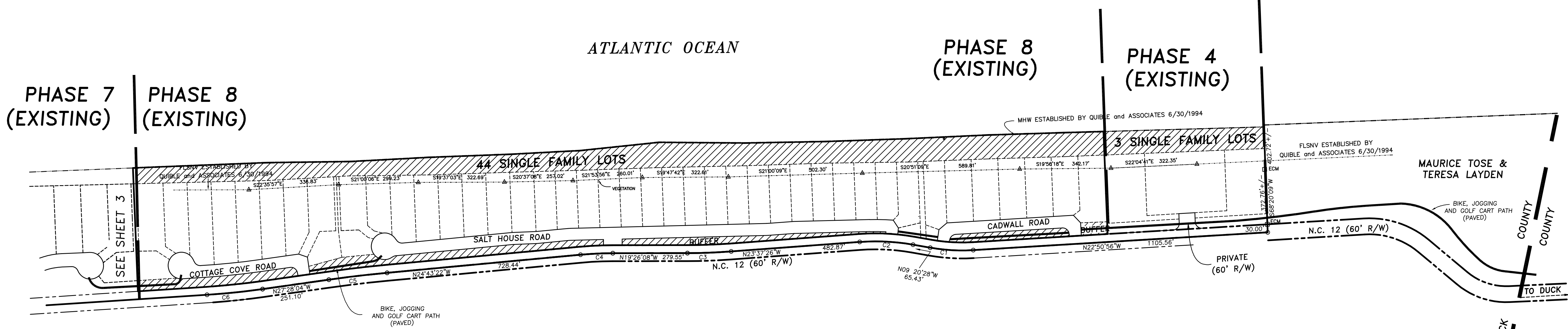
ISSUE DATE: 08/26/19      REVISIONS AS NOTED ON EACH SHEET



C:\19001\p09096\Unrevised\Sketch Plan\p09096.dwg 8/26/2019 2:07 PM BHW



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



NATIONAL AUDUBON SOCIETY, INC.

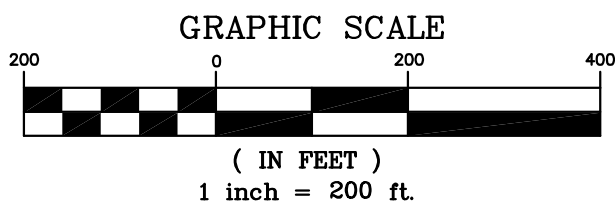
NATIONAL AUDUBON SOCIETY, INC.

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'	200.16'	N16-28-57.1W
C3	2246.69'	4 11'19"	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



**Quible & Associates, P.C.**  
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ENVIRONMENTAL SCIENCES • SURVEYING\*\*  
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Phone: (252) 491-4147  
Fax: (252) 491-4147  
admin@quible.com  
quible.com

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ASSUMES ALL LIABILITY FOR  
ANY AND ALL DAMAGES, LOSSES  
OR CONSEQUENCES.  
DATE: 08/26/2019

NO.	DATE	REVISIONS
4	12/08/93	PHASE 4 AMENDMENT
5	07/08/94	PHASES 1A-4A AND 8 AMENDMENT
6	07/02/94	METES & BOUNDS (VEGETATION LINE)
7	07/10/95	PHASE 7 AND 8 AMENDMENT
8	03/23/98	PRE AND RESCUE AMENDMENT
9	08/02/99	RELOCATE PHASE 4A ENTRANCE
10	06/30/06	UPDATE ADJONER ADDRESSES

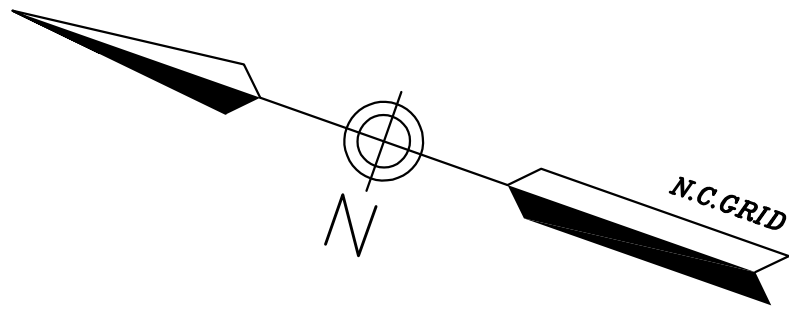
**PHASES 4 & 8**

**AMENDED SKETCH PLAN**  
**PINE ISLAND P.U.D.**

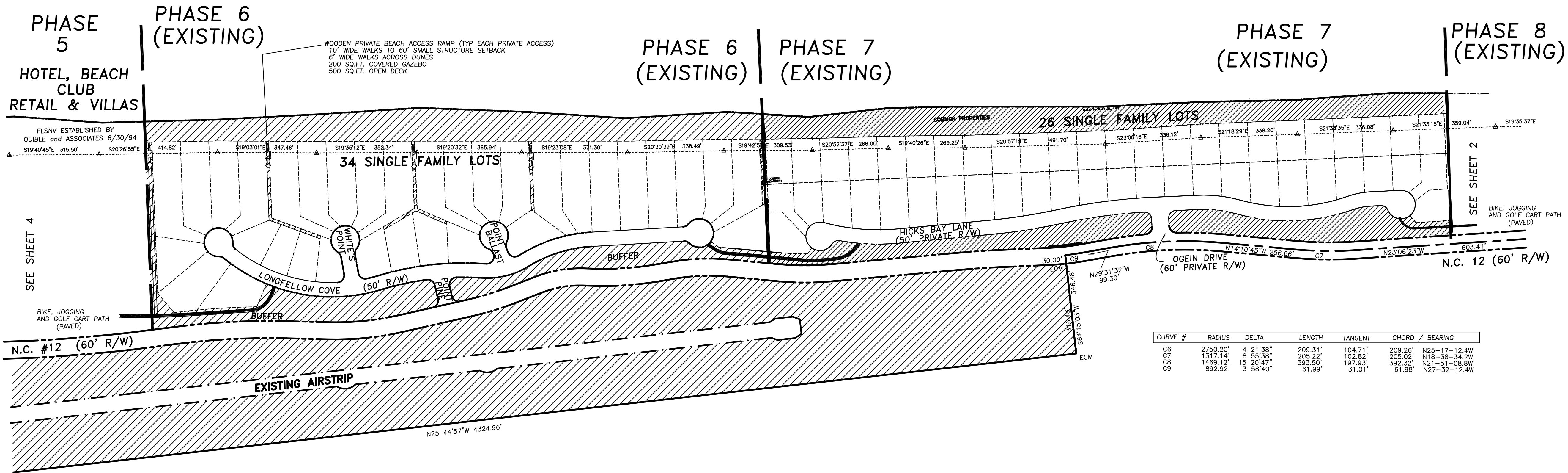
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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



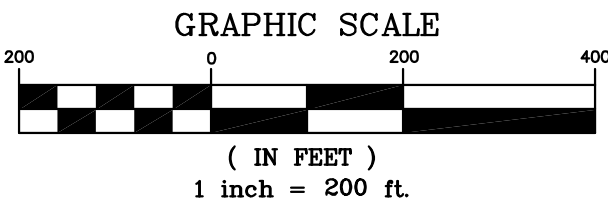
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NATIONAL AUDUBON  
SOCIETY, INC.

**LEGEND**  
Hatched area 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



**Quible & Associates, P.C.**  
ENGINEERING • CONSULTING • PLANNING  
ENVIRONMENTAL SCIENCES • SURVEYING\*\*  
8486 CAROLINE HWY. #100  
PO BOX 100  
PINE ISLAND, NC 28570  
Phone: (252) 491-1447  
Fax: (252) 491-1447  
quibleinc@quible.com  
quibleinc.com

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CONSTRUCTION**

**CERTIFICATION**

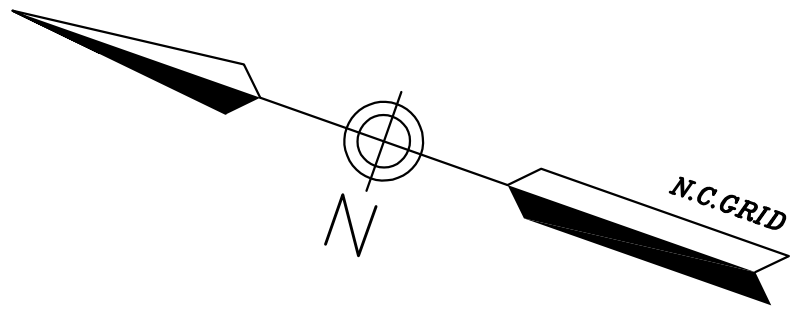
NO.	DATE	REVISIONS
4	08/25/92	STORMWATER MANAGEMENT PLAN NOTES
5	12/08/93	PHASE 4 AMENDMENT
6	06/21/94	PHASE 6 & 7 AMENDMENT
7	07/06/94	PHASES 1A-4A-B AND 6 AMENDMENT
8	07/06/94	METES & BOUNDS (VEGETATION LINE)
9	07/10/96	PHASE 7 and 8 AMENDMENT
10	03/23/98	FIRE AND RESCUE AMENDMENT

**PHASES 6 & 7**  
**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.  
**3**  
OF 5 SHEETS





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

ATLANTIC OCEAN

PHASE 5

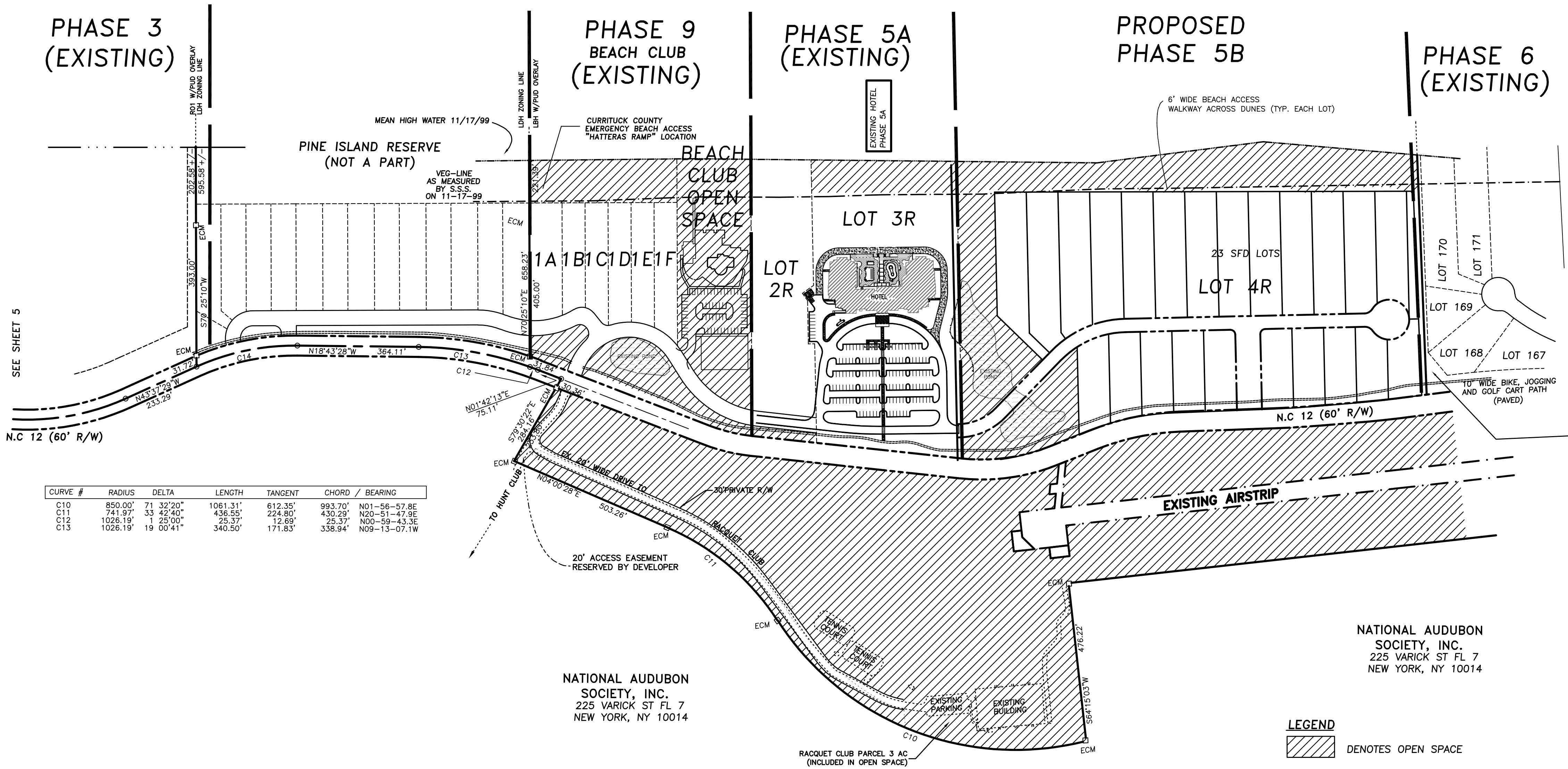
PHASE 3  
(EXISTING)

PHASE 9  
BEACH CLUB  
(EXISTING)

PHASE 5A  
(EXISTING)

PROPOSED  
PHASE 5B

PHASE 6  
(EXISTING)



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

NATIONAL AUDUBON  
SOCIETY, INC.  
225 VARICK ST FL 7  
NEW YORK, NY 10014

NATIONAL AUDUBON  
SOCIETY, INC.  
225 VARICK ST FL 7  
NEW YORK, NY 10014

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

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

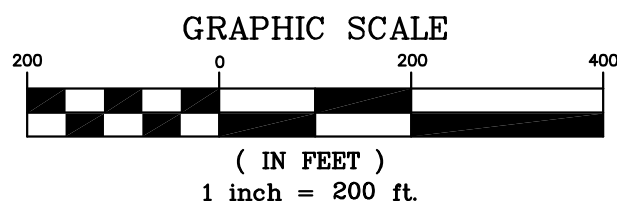
LOT 170  
DANIEL S. PLACHA  
LAURA C. PLACHA  
103 CEDARBROOK CT.  
OAKDALE, PA 15071

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



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& Associates, P.C.  
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ENVIRONMENTAL SCIENCES • SURVEYING\*\*  
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Fax: (252) 481-4147  
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FOR ANY OTHER PROJECT.  
QUIBLE & ASSOCIATES, P.C.

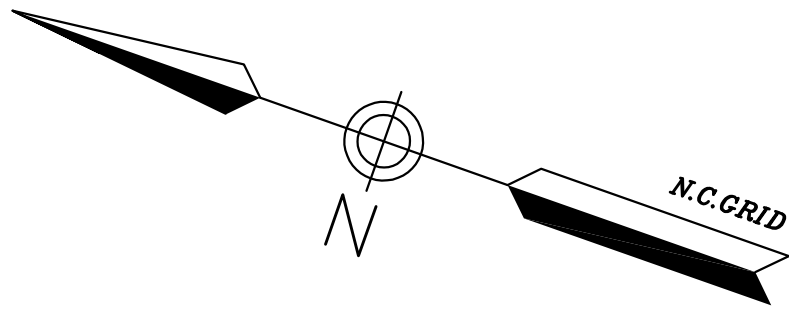
REVISIONS			
NO.	DATE	ADDRESSES ADDED	
7	10/09/00	COMMERCIAL RETIREMENT	
8	06/29/01	RECOMBINATION OF COMMERCIAL PROPERTY	
9	03/02/06	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING	
10	03/30/06	REVISED PHASE 9 & RACQUET CLUB	
11	06/28/14	REVISED PHASE 5B	
12	06/14/19	REVISED PER TRC REVIEW COMMENTS	
13	08/26/19		

PHASES 5 & 9  
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.  
4  
OF 5 SHEETS





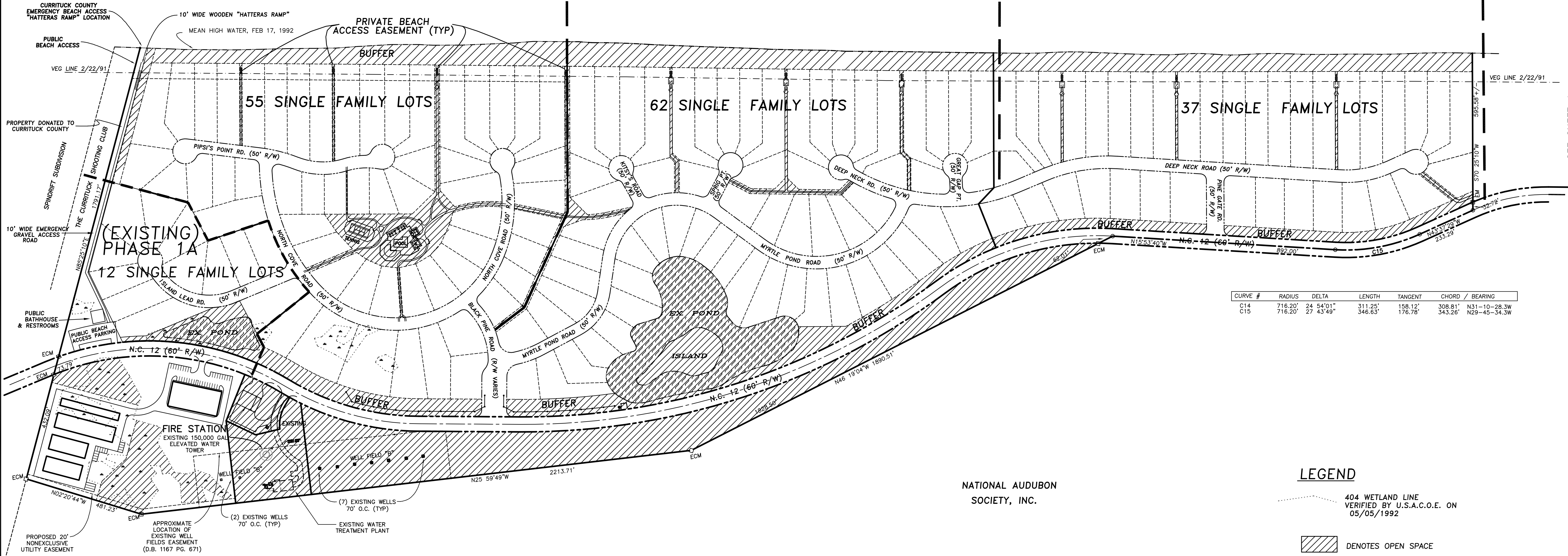
CAMA SETBACKS ARE BASED ON THE 'CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY, NC DENR, DCM AND ALL PHASES ARE SUBJECT TO THE 'CAMA RULES IN EFFECT AT THE TIME OF 'CAMA PERMIT APPLICATION.

ATLANTIC OCEAN

PHASE 1  
(EXISTING)

PHASE 2  
(EXISTING)

PHASE 3  
(EXISTING)



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

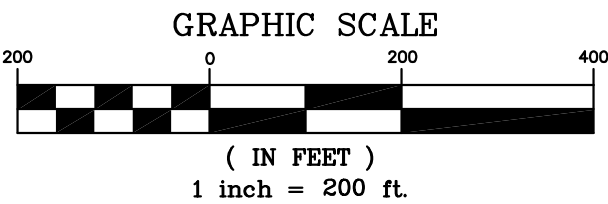
LEGEND

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



Quible  
& Associates, P.C.  
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ENVIRONMENTAL SCIENCES • SURVEYING\*\*  
8486 CAROLINE HWY. SUITE B  
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Phone: (252) 491-8147  
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CONSTRUCTION  
CERTIFICATION

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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	06/29/14	ADD PH 1 COMMERCIAL AREA
10	08/03/2016	EXPAND PH 1 COMMERCIAL AREA
11	8/22/2016	REVISE PH 1 COMMERCIAL AREA PER TRC COMMENTS
12	8/22/2016	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

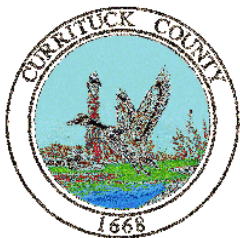
COMMISSION NO.	P90096
DESIGNED BY	OTHERS
DRAWN BY	DN/SB/MH
CHECKED BY	SCB/MWS
ISSUE DATE	11/06/91

SHEET NO.  
5  
OF 5 SHEETS








**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.





Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING  
SINCE 1959

P.O. Drawer 870  
Kitty Hawk, NC 27949  
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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)

Amended Sketch Plan/Use Permit for Pine Island PUD (PB 90-07) & Amended Use Permit for Airport (PB 04-16)  
August 26, 2019

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).

Amended Sketch Plan/Use Permit for Pine Island PUD (PB 90-07) & Amended Use Permit for Airport (PB 04-16)  
August 26, 2019

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

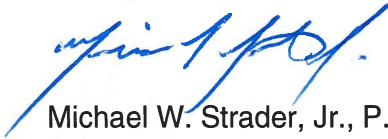
P.O. Drawer 870 • Kitty Hawk, NC 27949  
Telephone (252) 491-8147 • Fax (252) 491-8146

Amended Sketch Plan/Use Permit for Pine Island PUD (PB 90-07) & Amended Use Permit for Airport (PB 04-16)  
August 26, 2019

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)

P.O. Drawer 870 • Kitty Hawk, NC 27949  
Telephone (252) 491-8147 • Fax (252) 491-8146



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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



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.

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.

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 than the currently approved sketch plan.



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

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 25<sup>th</sup> submittal deadline in order to facilitate an August 21<sup>st</sup> TRC meeting and September 16<sup>th</sup> 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.

Community Meeting Report  
Use Permit Application and Amended Sketch Plan for Pine Island PUD  
Parcel ID Nos. 0128000002H0000 and 0128000002L0000  
July 19, 2019

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**

## **EXHIBIT 1 : Meeting Agenda**



**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.



#### 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

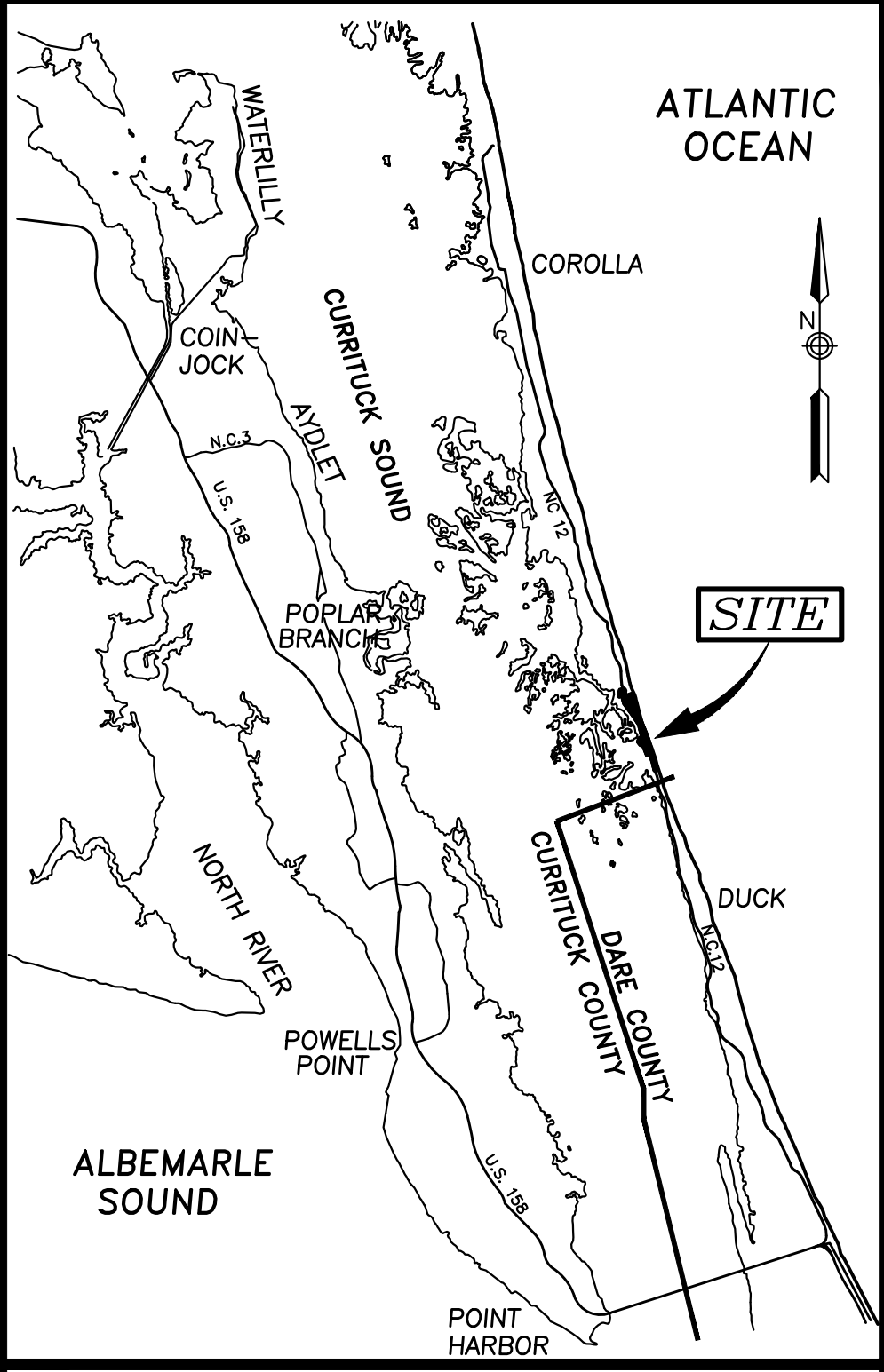
- a. Maintain the character of the Pine Island PUD
- b. Provide additional SFD lots to compliment the recently constructed Pine Island Phase 9 (PI Club) and Pine Island Reserve.
- c. "Clean-Up" the existing Commercial Development and Open Space Areas within the Airstrip.
- d. Promote recreational open 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.

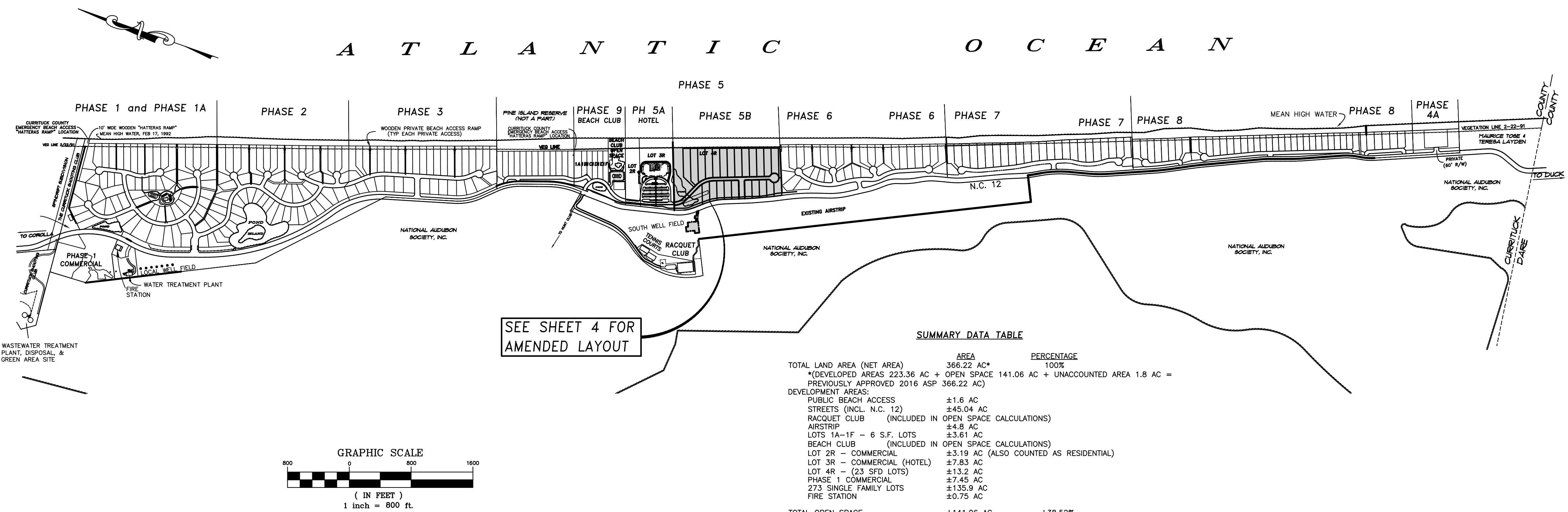
**EXHIBIT 2 : Presentation Posters**  
**Amended Sketch Plan (Phase 5B) dated June 25, 2019,**  
**previously approved Amended Sketch Plan (Phase 5A & 5B –**  
**Three (3) Lot Subdivision) dated May 30, 2006, and**  
**Lot 4R Sketch – (23) SFD Lots dated April 11, 2019**





VICINITY MAP

- GENERAL NOTES:**
- OWNERS:  
PINE ISLAND PROPERTIES, 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
  - RECORDED REFERENCE: DB 1092, PG 439 & DB 1088, PG 369 & 371
  - TOTAL PROJECT AREA:  
GROSS AREA 385.38 AC  
AREA OF N.C.12 19.18 AC  
NET AREA 366.22 AC
  - 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.  
07/16/94 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
  - SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT - (SFO/LB)  
APPROVED BY CURRITUCK COUNTY
  - 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
  - ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.
  - ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.
  - 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.
  - CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY. NC DENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.
  - 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

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	±131.91 AC	±93.48% OF TOTAL OPEN SPACE
OPEN SPACE	±9.15 AC	±6.49% OF TOTAL OPEN SPACE
REMAINING OPEN SPACE		
TOTAL COMMERCIAL		
LOT 2R COMMERCIAL	±3.19 AC	
(OLD DINER/NEW SFD - DOUBLE COUNTED)		
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



**Quible & Associates, P.C.**  
ENGINEERING\*\* \* CONSULTING \* PLANNING  
ENVIRONMENTAL SCIENCES \* SURVEYING\*\*  
SINCE 1959

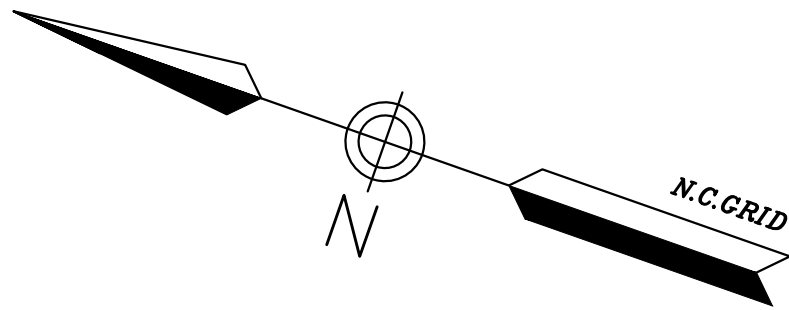
8466 CARATOKE HWY.  
POWELL'S POINT, NC 27966  
Phone: (252) 491-8147  
Fax: (252) 491-8146  
administrator@quible.com

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

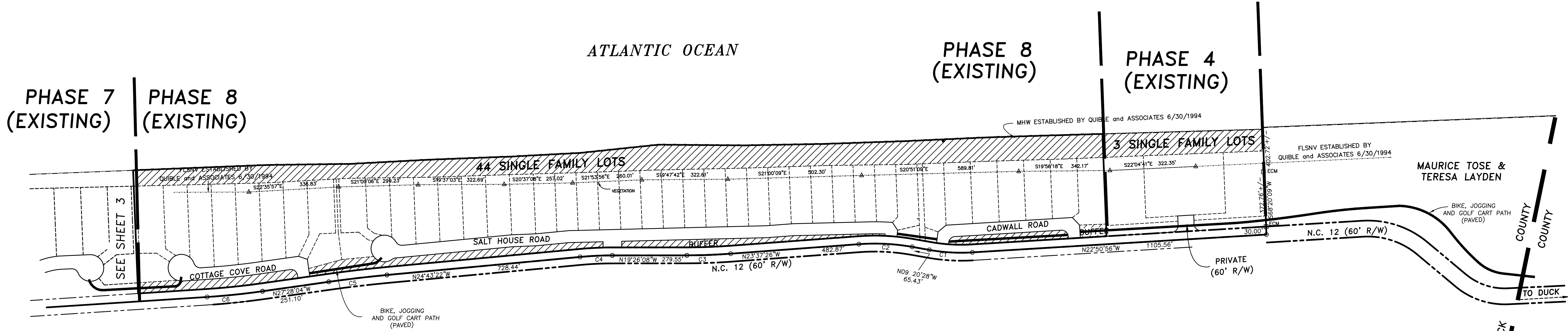
ISSUE DATE: 06/25/19 REVISIONS AS NOTED ON EACH SHEET



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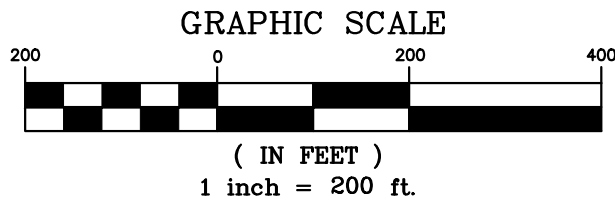
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CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	687.55'	13 30'28"	162.09'	81.42'	161.72'	N16-05-42.0W
C2	805.09'	14 16'58"	200.69'	100.87'	200.16'	N16-28-57.1W
C3	2246.89'	4 11'18"	164.25'	82.16'	164.21'	N21-31-47.1W
C4	1312.12'	5 17'14"	121.08'	60.58'	121.04'	N22-04-45.1W
C5	4583.66'	2 44'42"	219.60'	109.82'	219.56'	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  
[Hatched Box] DENOTES OPEN SPACE



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ENVIRONMENTAL SCIENCES • SURVEYING\*\*  
8486 CAROLINE HWY.  
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PINE BLUFF, NC 28384  
Phone: (252) 491-8142  
Fax: (252) 491-8143  
carquible@quible.com  
carquible.com

NC License# C-0208  
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NO.	DATE	REVISIONS
4	12/08/93	PHASE 4 AMENDMENT
5	07/08/94	PHASES 1A-4A AND 8 AMENDMENT
6	07/08/94	METES & BOUNDS (VEGETATION LINE)
7	07/10/95	PHASE 7 and 8 AMENDMENT
8	03/23/98	FIRE AND RESCUE AMENDMENT
9	08/02/99	RELOCATE PHASE 4A ENTRANCE
10	05/30/06	UPDATE ADDRESSES

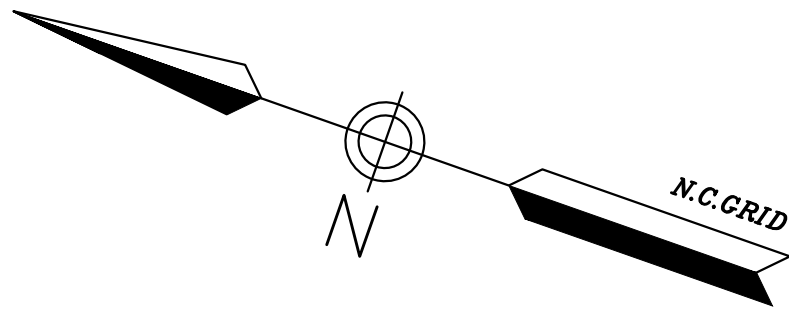
**PHASES 4 & 8**

**AMENDED SKETCH PLAN**  
**PINE ISLAND P.U.D.**

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

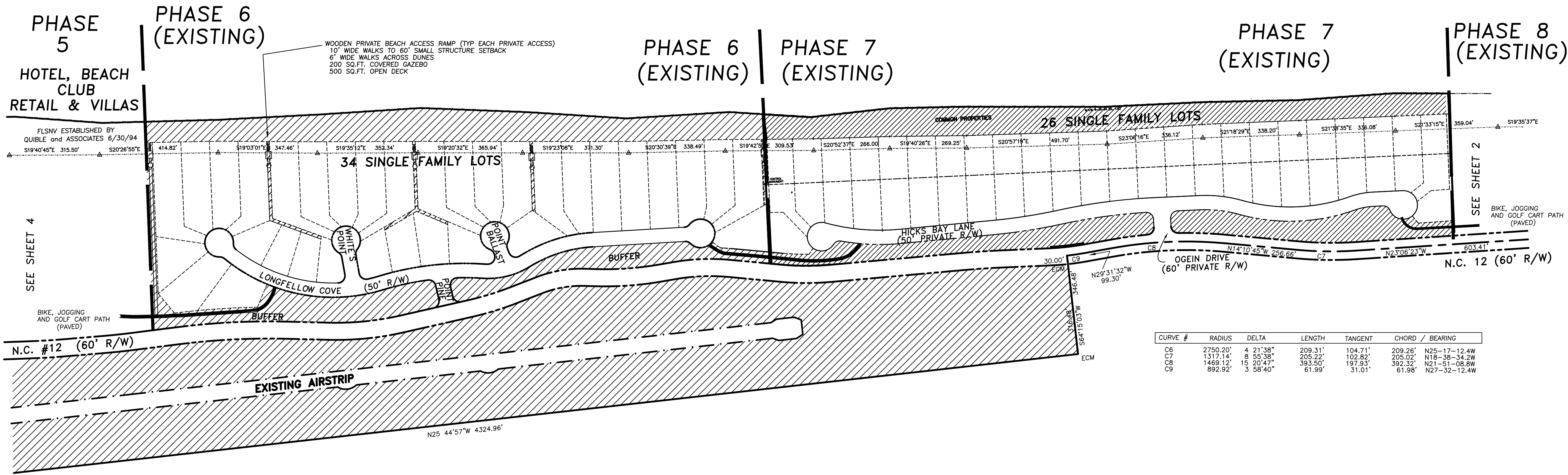
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DESIGNED BY	OTHERS
DRAWN BY	DN/SB/MH
CHECKED BY	SCB/MWS
ISSUE DATE	11/06/91

SHEET NO.  
**2**  
OF 5 SHEETS



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

ATLANTIC OCEAN

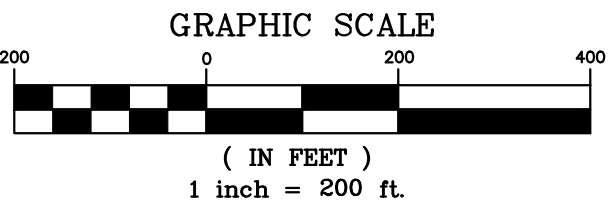


CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD / BEARING
C6	2750.20'	4 21'38"	209.31'	104.71'	209.26' N25-17-12.4W
C7	1317.14'	8 55'58"	205.22'	102.82'	205.02' N18-38-54.2W
C8	1469.12'	15 20'47"	393.50'	197.93'	392.32' N21-51-08.8W
C9	892.92'	3 58'40"	61.99'	31.01'	61.98' N27-32-12.4W

NATIONAL AUDUBON SOCIETY, INC.

LEGEND  
[Hatched Box] 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



Quible & Associates, P.C.  
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ENVIRONMENTAL SCIENCES • SURVEYING\*\*  
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quibleassociates.com

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FOR ANY OTHER PURPOSE.

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-B AND 6 AMENDMENT
8	07/06/94	MEETS & BOUNDS (VEGETATION LINE)
9	07/10/96	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

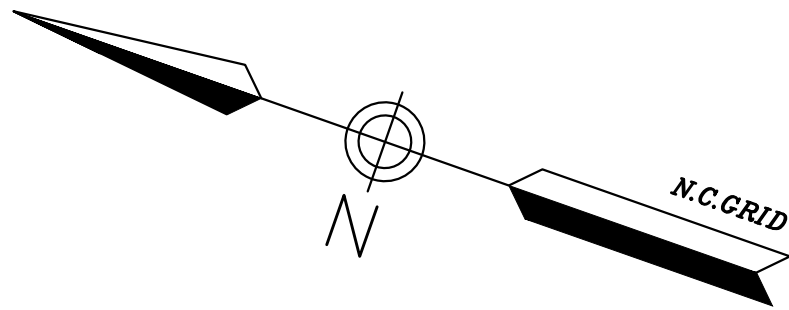
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DESIGNED BY	OTHERS
DRAWN BY	DN/SB/MH
CHECKED BY	SCB/MWS
ISSUE DATE	11/06/91

SHEET NO.

3

OF 5 SHEETS





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ATLANTIC OCEAN

PHASE 5

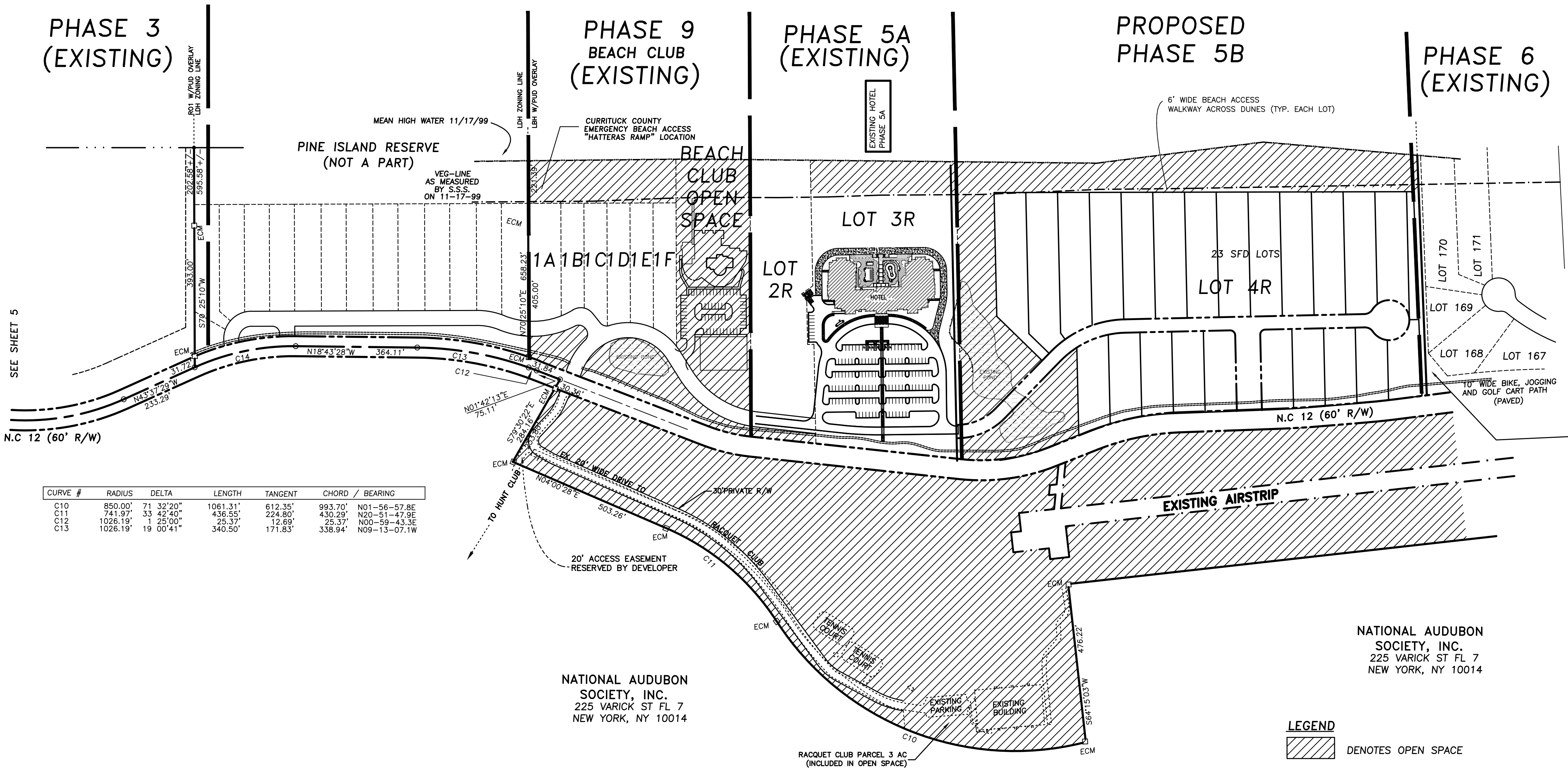
PHASE 3  
(EXISTING)

PHASE 9  
BEACH CLUB  
(EXISTING)

PHASE 5A  
(EXISTING)

PROPOSED  
PHASE 5B

PHASE 6  
(EXISTING)



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

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

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

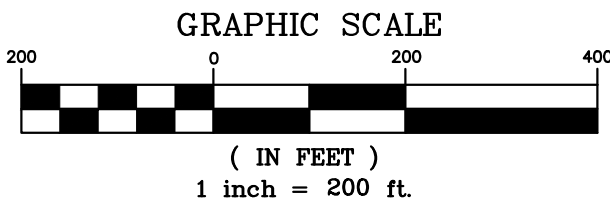
LOT 168  
ROBERT H. RICHARDSON  
LAURA R. RICHARDSON  
10029 INKPEN PL  
ELLICOTT CITY, MD 21042

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

NATIONAL AUDUBON  
SOCIETY, INC.  
225 VARICK ST FL 7  
NEW YORK, NY 10014

LEGEND  
DENOTES OPEN SPACE



Quible & Associates, P.C.  
ENGINEERS • CONSULTING • PLANNING  
ENVIRONMENTAL SCIENCES • SURVEYING\*\*  
8486 CAROLINE HWY  
SUITE 200  
FARMINGTON, NC 27834  
Phone: (252) 491-8142  
Fax: (252) 491-8143  
quibleassociates@quible.com  
quibleassociates.com

NC License# C-0208  
SINCE 1959

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CERTIFICATION

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QUIBLE & ASSOCIATES, P.C.

REVISIONS		REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS	
NO.	DATE	6	06/18/00
7	10/09/00	ADDRESSES ADDED	
8	06/29/01	COMMERCIAL REFINEMENT	
9	05/05/06	RECOMBINATION OF COMMERCIAL PROPERTY	
10	05/05/06	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING	
11	06/28/14	REVISED PHASE 9 & RACQUET CLUB	
12	6/14/19	REVISED PHASE 5B	

PHASES 5 & 9

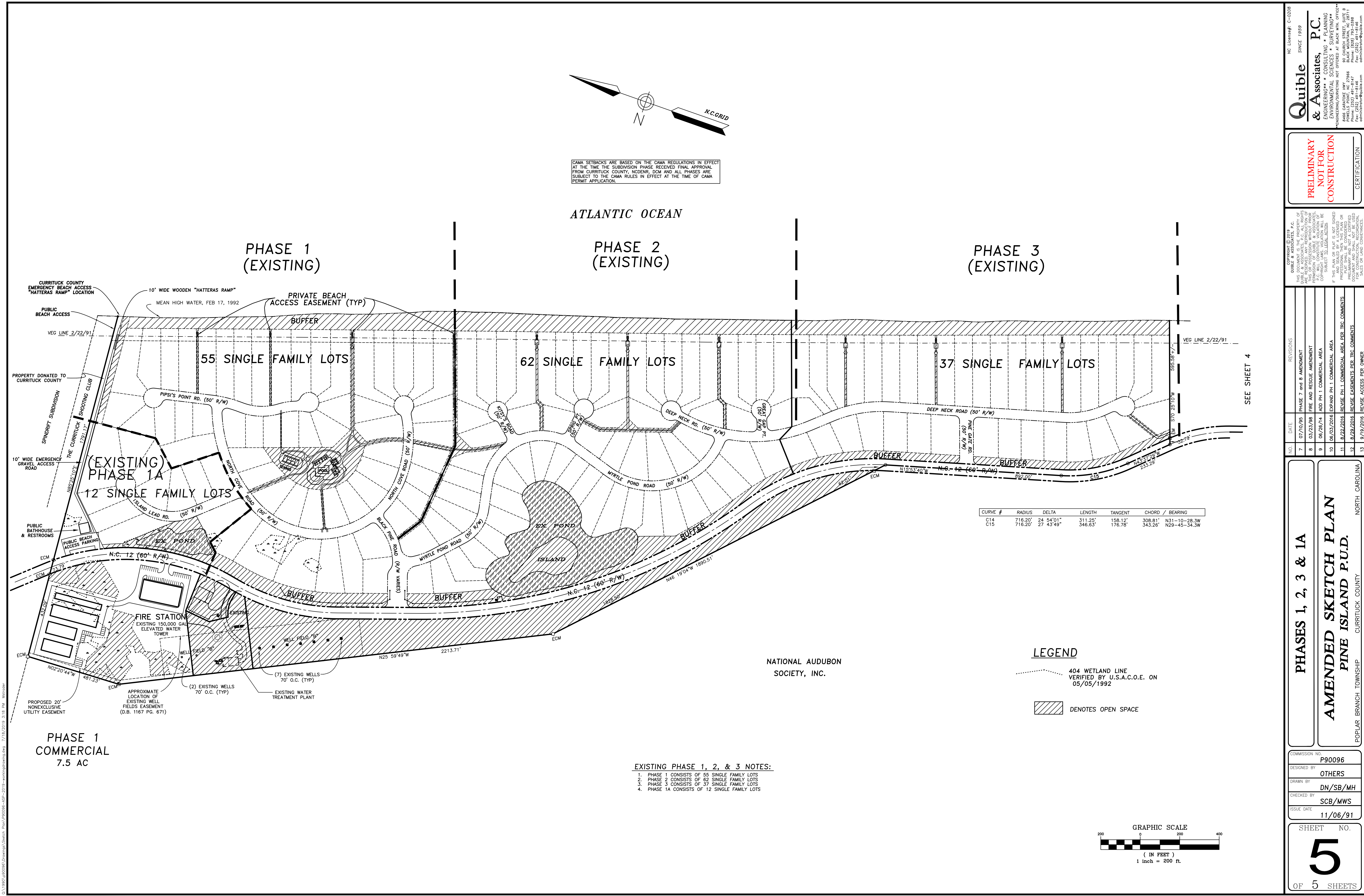
AMENDED SKETCH PLAN  
PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

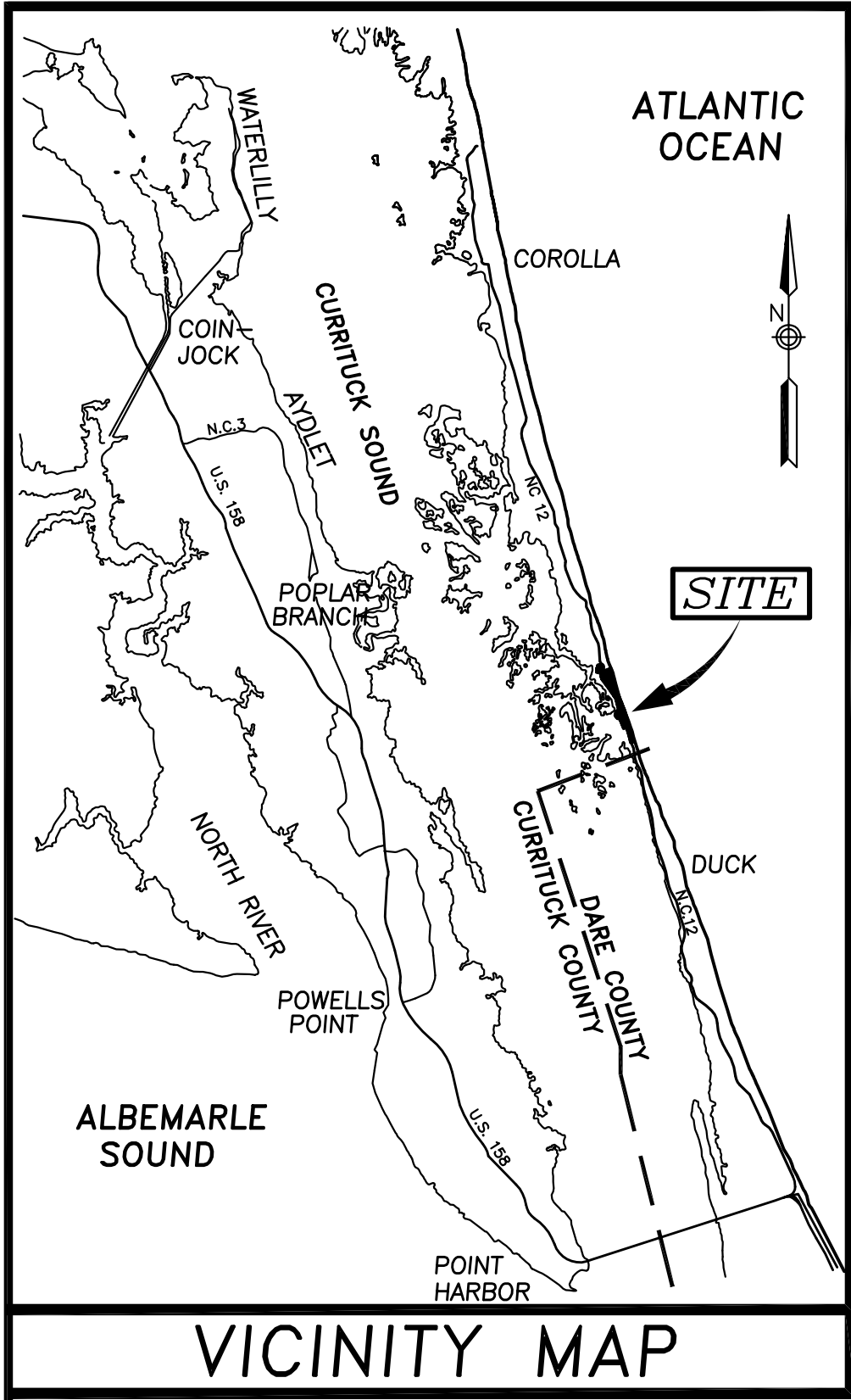
COMMISSION NO.	P90096
DESIGNED BY	OTHERS
DRAWN BY	DN/SB/MH
CHECKED BY	SCB/MWS
ISSUE DATE	11/06/91

SHEET NO.  
4  
OF 5 SHEETS









# PINE ISLAND, P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

MAY 30, 2006

## AMENDED SKETCH PLAN

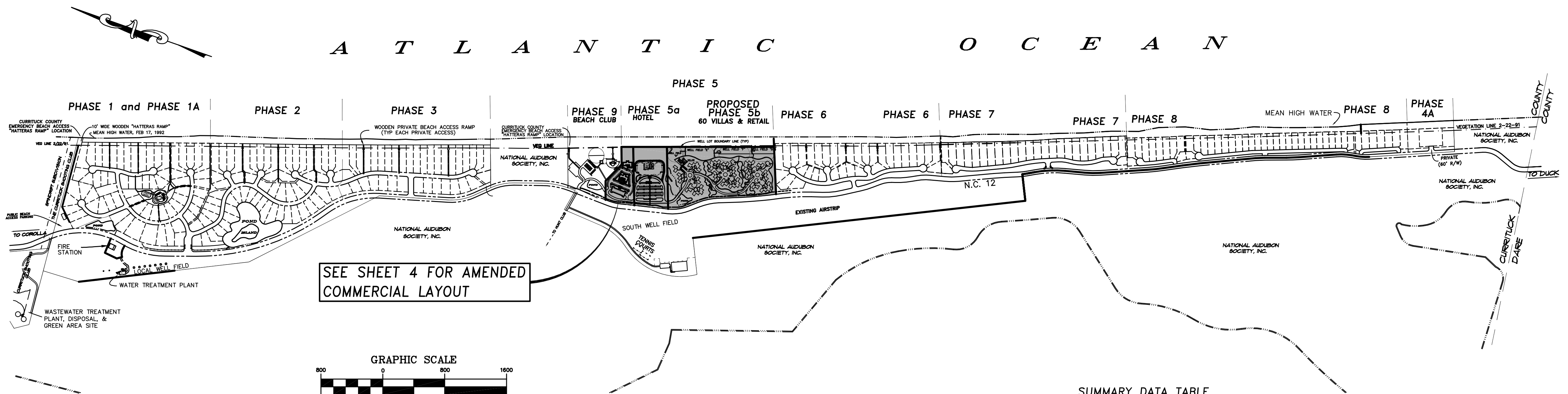
(PHASE 5A & 5B - THREE (3) LOT SUBDIVISION)

### GENERAL NOTES:

- 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
- RECORDED REFERENCE: D.B. 268, PG. 840-888
- TOTAL PROJECT AREA: GROSS AREA 385.38 AC  
AREA OF N.C.12 19.16 AC  
NET AREA 366.22 AC
- 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.
- SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT - (R01/LBH)  
APPROVED BY CURRITUCK COUNTY
- 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
- ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK UNIFIED DEVELOPMENT ZONING ORDINANCES.
- ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.
- 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.

### 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



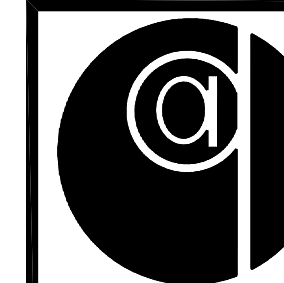
### SUMMARY DATA TABLE

	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.	
AIRSTRIIP	+/-4.5 AC.	
LOT 1 - BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
COMMERCIAL LOT 2 (REST & FUTURE RETAIL)	+/-7.81 AC.	
COMMERCIAL LOT 3 (HOTEL)	+/-21.98 AC.	
COMMERCIAL LOT 4 (VILLAS)	+/-135.9 AC.	
273 SINGLE FAMILY LOTS	+/-0.75 AC.	
FIRE STATION	+/-145.85 AC.	39.83%
TOTAL OPEN SPACE		
OPEN SPACE CALCULATIONS:		
PASSIVE/ACTIVE RECREATION	+/-132.25 AC.	+/-90.7% OF TOTAL OPEN SPACE
OPEN SPACE	+/-13.60 AC.	+/-9.30% OF TOTAL OPEN SPACE
REMAINING OPEN SPACE		

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

### 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

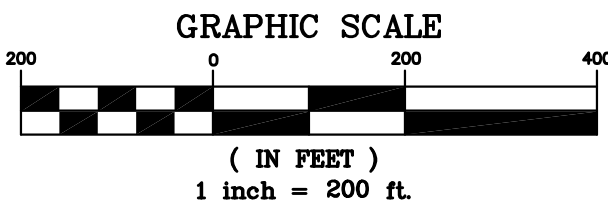
Phone: (252) 261-3300 Fax: (252) 261-1260

E-Mail: quible@earthlink.net

ISSUE DATE: 5/30/06

REVISIONS AS NOTED ON EACH SHEET





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

**Quible**  
SINCE 1959

---

**& Associates, P.C.**  
ENGINEERING \* CONSULTING \* PLANNING  
ENVIRONMENTAL SCIENCES \* SURVEYING

Phone: (252) 261-3300  
Fax: (252) 261-1280  
E-Mail: [quible@earthlink.net](mailto:quible@earthlink.net)

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1	3/13/92	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
		ADDRESSES ADDED
NO.	DATE	REVISIONS

# HOTEL, BEACH CLUB, RETAIL, & VILLAS

**AMENDED SKETCH PLAN  
PINE ISLAND P.U.D.**

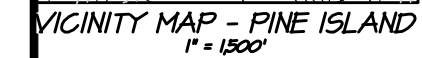
POPLAR BRANCH TOWNSHIP      CURRITUCK COUNTY      NORTH CAROLINA

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

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

SHEET NO.  
**4**  
OF 5 SHEETS





**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.



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AND NOT A CERTIFIED DOCUMENT AND  
NOT BE USED FOR ANY PURPOSES OF  
CONSTRUCTION, RECORDATION, SALE  
OR LAND CONVEYANCES, UNLESS  
OTHERWISE NOTED.

[illegible]

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)**

Packet Pg. 68



**EXHIBIT 3 : Attendance Sign-In Sheet**



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	-	rbizzard1@me.com
3.	Dan Placha	295 Longfellow Cove	412-6000072		dplacha@outlook.com
4.	Kathleen Page	296 Longfellow Cove	703-622-7116		Kathleenjrpaga@gmail.com
5.	Linda Shannon	289 Longfellow Cove	747-421-2931		Linda Shannon@aol.com
6.	Barbara Marzetti	CCA Box 444 Corolla	252-4536490		wife@cca.com
7.	ROGER CRANE	P100A	2412-389-6030		rdrofe@comcast.net
8.	JEFF SHIELDS	P100A			
9.	Jacki Heisse	231 Hicks Bay Lane	717-329-6244		jacqueline.heisse@aol.com
10.	Raul Shannon	289 Longfellow Cove	717-559-2160		peteshannon@aol.com
11.	Alesia Kurgan	295 Longfellow Cove	614-582-0296		Alesia61@aol.com
12.	John Kurgan	" "	614-541-3840		JKurgan@aol.com
13.	CHUCIE HOUSE	364 DEEP NECK RD.	732-742-5714		CHUCKH3614@comcast.net
14.	Cathy House	" "	908-217-7630		CathyK.howe@gmail.com
15.	Jessie Turner	Curried Co.	252-232-6031		Jessie.Turner@comcast.net
16.	Adrienne Kirby	221 HICKSBAY	216-224-4160		DOLPHINWATCH@aol.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: \_\_\_\_\_

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Contact Information:\_\_\_\_\_

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

**EXHIBIT 5 : Letters to Property Owners**

# Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING  
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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

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 10<sup>th</sup>, 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 & 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

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 10<sup>th</sup>, 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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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),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10<sup>th</sup>, 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 & 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

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 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

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),

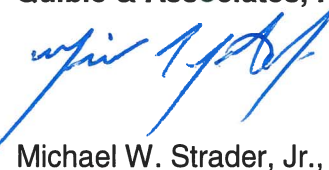
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Sincerely,  
**Quible & Associates, P.C.**



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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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

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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

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

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10<sup>th</sup>, 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

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

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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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

Dear Property Owner(s),

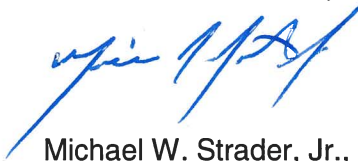
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Michael W. Strader, Jr., P.E.

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

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

Dear Property Owner(s),

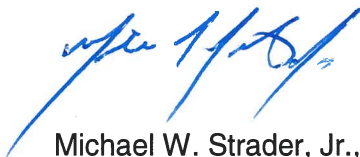
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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

Dear Property Owner(s),

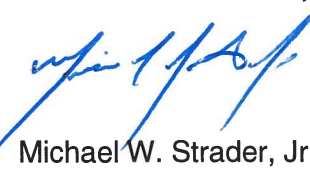
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Michael W. Strader, Jr., P.E.

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

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

Dear Property Owner(s),

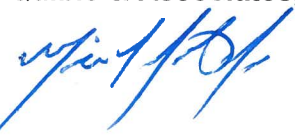
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Sincerely,  
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Michael W. Strader, Jr., P.E.

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

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

Dear Property Owner(s),

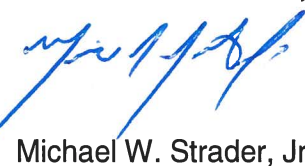
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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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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

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

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

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

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ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING  
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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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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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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

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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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

Dear Property Owner(s),

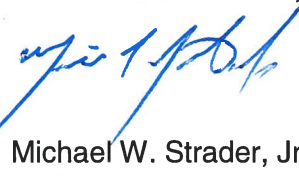
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P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
web: quible.com

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

Dear Property Owner(s),

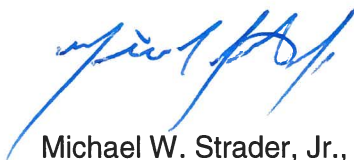
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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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





Quible & 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

Obxcap 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

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

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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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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June 27, 2019

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Winston Salem, NC 27104

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Corolla, Currituck County, NC

Dear Property Owner(s),

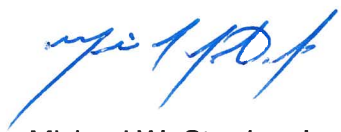
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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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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

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

Dear Property Owner(s),

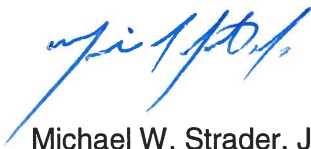
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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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



Quible & 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

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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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

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

Dear Property Owner(s),

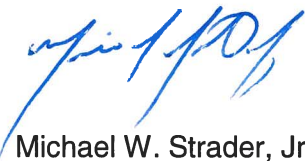
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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

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

Dear Property Owner(s),

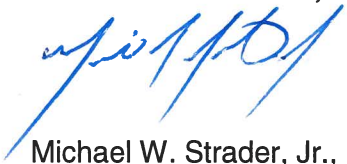
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P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
web: quible.com

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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June 27, 2019

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

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

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web: quible.com

June 27, 2019

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

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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

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

Re: Notice of Community Meeting  
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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

Soler Group Ltd  
430 Tanglewood Dr  
Springboro, OH 45066

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  
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web: quible.com

June 27, 2019

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

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

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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

Dear Property Owner(s),

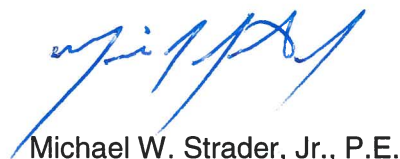
Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10<sup>th</sup>, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

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

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

Dear Property Owner(s),

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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)

# 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

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),

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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

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),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10<sup>th</sup>, 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)

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

Obxcapc 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



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

### APPLICATION SUMMARY

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

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



## 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.

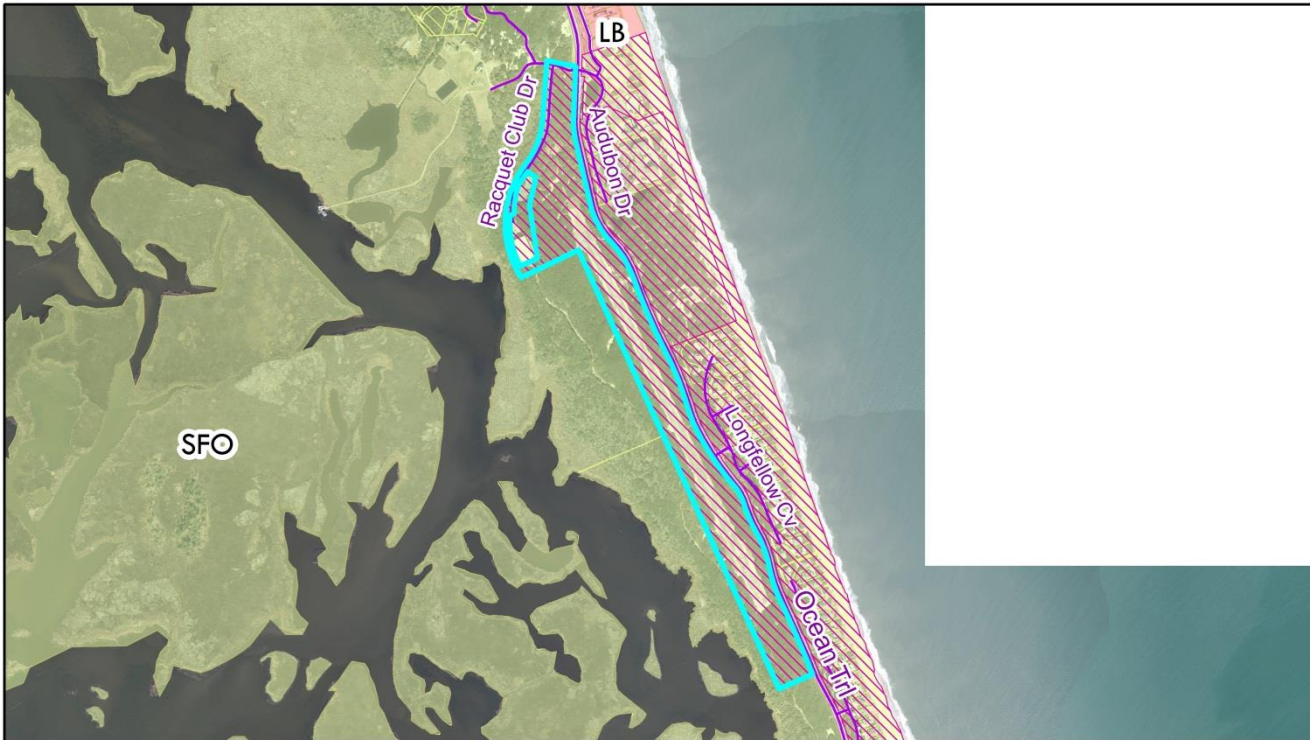
THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE  
 Board of Commissioners: [www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm](http://www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm)



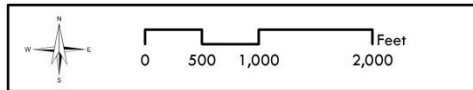
PB 04-16 Turnpike Properties  
 Pine Island Airport  
 Use Permit Amendment #1  
 Aerial Photography



Currituck County  
 Planning and  
 Community Development



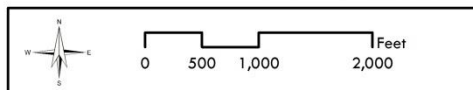
PB 04-16 Turnpike Properties  
Pine Island Airport  
Use Permit Amendment #1  
Zoning



Currituck County  
Planning and  
Community Development



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



Currituck County  
Planning and  
Community Development





## Use Permit Application

OFFICIAL USE ONLY:

Case Number:

PB04-18

Date Filed:

Gate Keeper:

Amount Paid:

 JT.  
\$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  
 Existing gross floor area: n/a  
 Total vehicular use area: no change  
 Proposed gross floor area: n/a

### Community Meeting

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



**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 sf, 2,450 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

8/26/19

Property Owner(s)/Applicant\*

Date

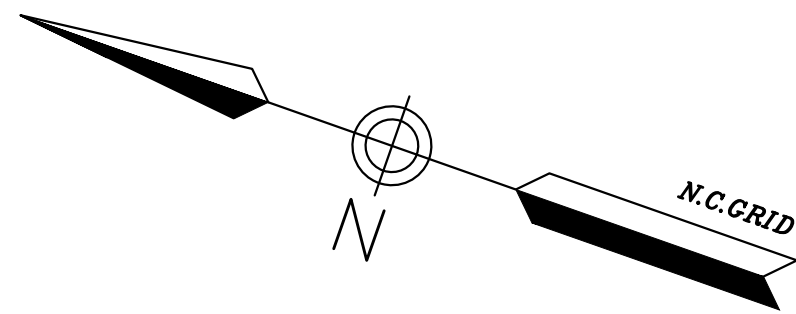
\*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Use Permit Application  
Page 6 of 8

Revised 7/1/2016

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

G:\19251\p09096\Drawings\Specs - Plan\p09096-43P-2019-worksheets.dwg 7/18/2019 3:18 PM Mstodor



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

ATLANTIC OCEAN

PHASE 5

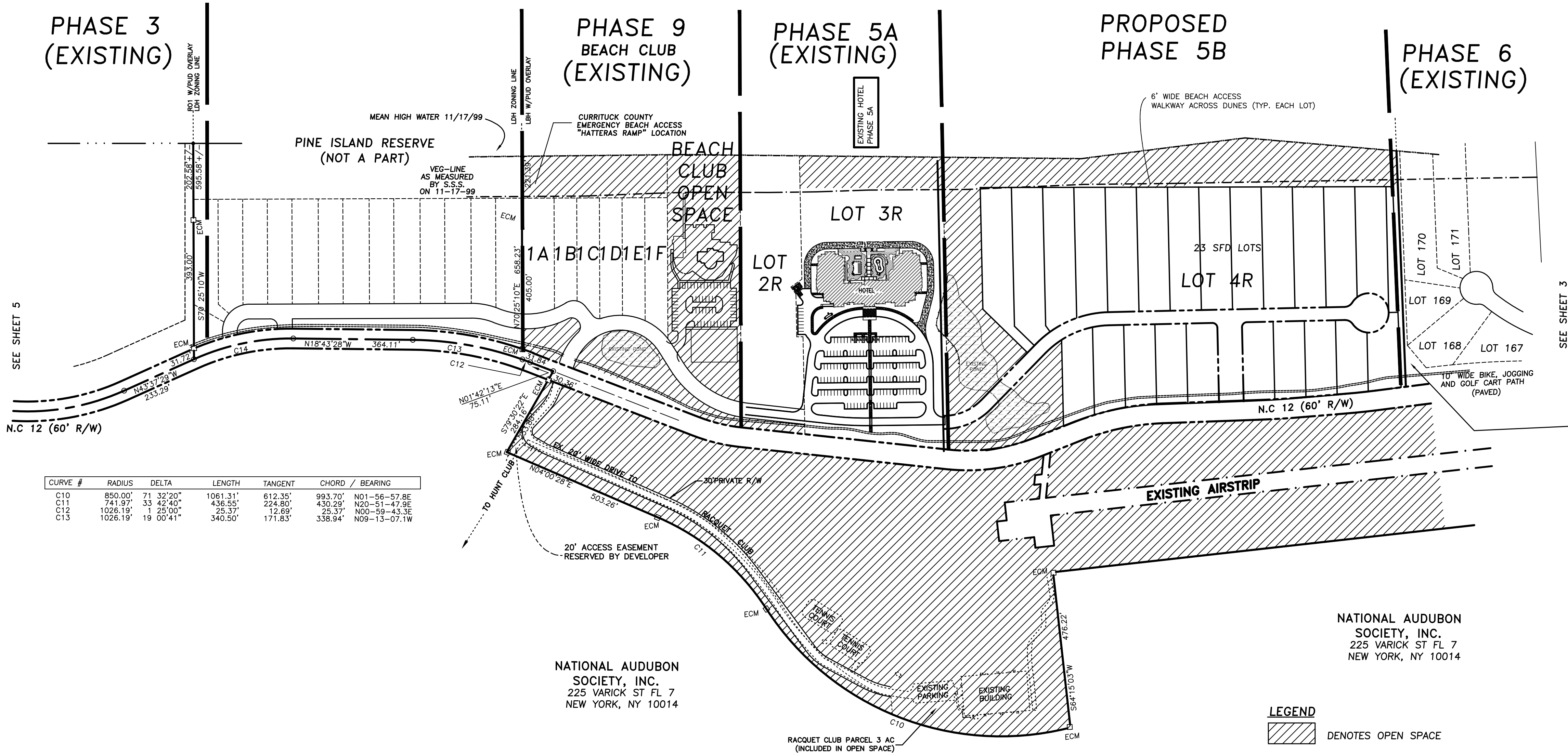
PHASE 3  
(EXISTING)

PHASE 9  
BEACH CLUB  
(EXISTING)

PHASE 5A  
(EXISTING)

PROPOSED  
PHASE 5B

PHASE 6  
(EXISTING)



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

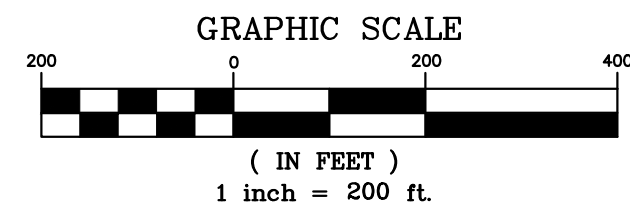
OPEN SPACE  
PINE ISLAND POA, INC.  
C/O SEASIDE MANAGEMENT  
P.O. BOX 1465  
KITTY HAWK, NC 27949

NATIONAL AUDUBON  
SOCIETY, INC.  
225 VARICK ST FL 7  
NEW YORK, NY 10014

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



**Quible & Associates, P.C.**  
ENGINEERING • CONSULTING • PLANNING  
ENVIRONMENTAL SCIENCES • SURVEYING\*\*  
8486 CAROLINE HWY  
PO BOX 10000  
FARMERSVILLE, NC 27834  
Phone: (252) 491-8142  
Fax: (252) 491-8142  
carquible@quible.com  
carquible.com

NC License# C-0208  
SINCE 1959

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

CERTIFICATION

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ANY OTHER PROJECT, THE USER  
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ANY VIOLATION OF  
COURTSHIP LAWS. VIOLATION WILL BE  
PUNISHED BY LAW.

REVISIONS		REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS	
NO.	DATE	REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS	ADDRESSES ADDED
6	06/18/00	REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS	ADDRESSES ADDED
7	10/09/00	ADDRESSES ADDED	COMMERCIAL REFINEMENT
8	06/29/01	COMMERCIAL REFINEMENT	RECOMBINATION OF COMMERCIAL PROPERTY
9	05/05/06	RECOMBINATION OF COMMERCIAL PROPERTY	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING
10	05/05/06	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING	REVISED PHASE 9 & RACQUET CLUB
11	06/28/14	REVISED PHASE 9 & RACQUET CLUB	REVISED PHASE 9B
12	6/14/19	REVISED PHASE 9B	

**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.

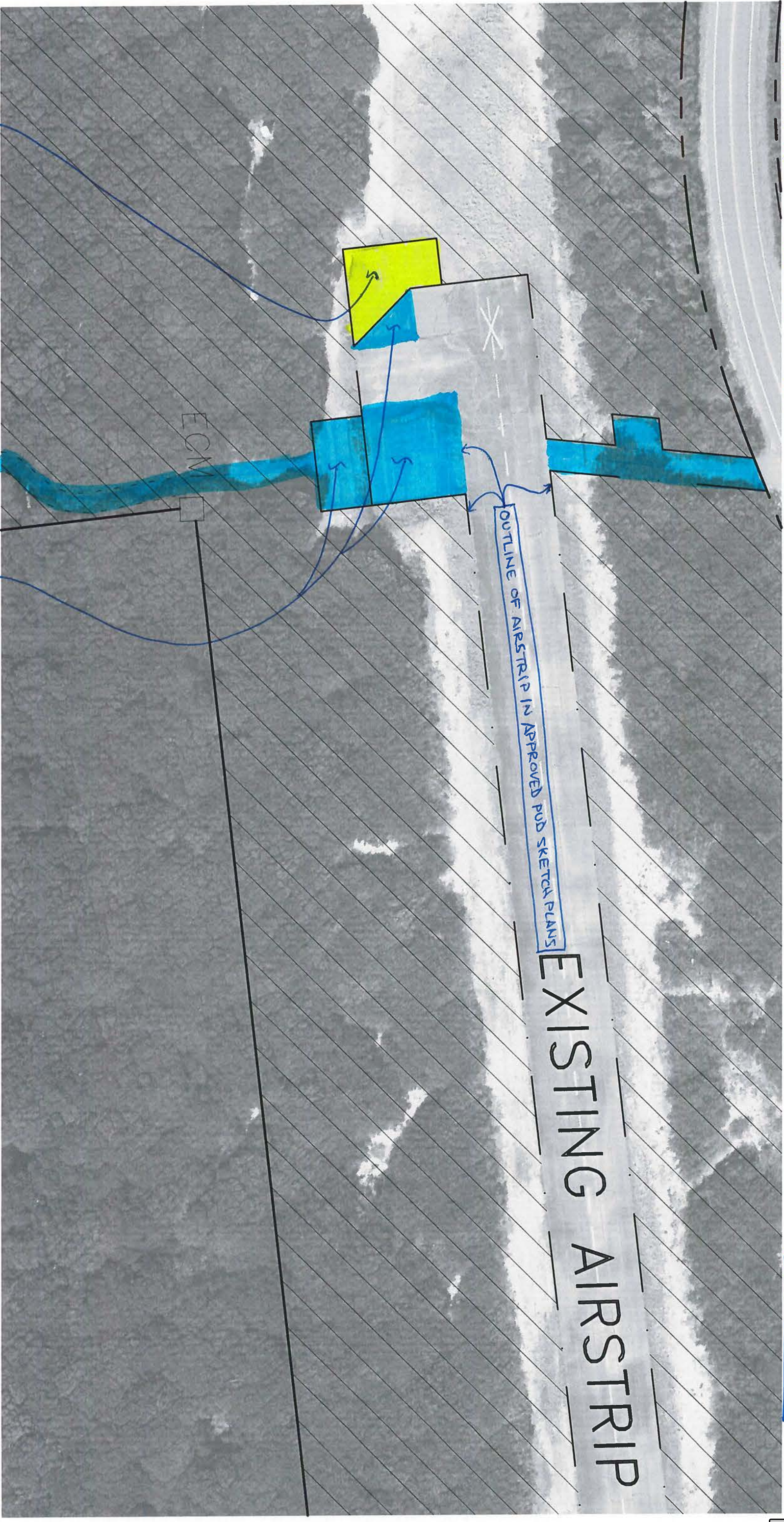
**4**

OF 5 SHEETS



EXHIBIT A - PINE ISLAND PUB AIRSTRIP

PI2073/P90096



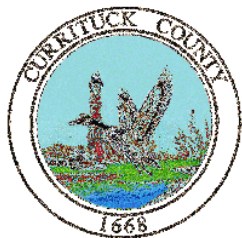
EXISTING AIRSTRIP

OUTLINE OF AIRSTRIP IN APPROVED PUB SKETCH PLANS

PAVEMENT INSTALLED AFTER APPROVED 2004 S.U.P.

PAVEMENT EXISTED AS OF 2004 S.U.P.





## 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.



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.



Quible & Associates, P.C.

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SINCE 1959

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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)

Amended Sketch Plan/Use Permit for Pine Island PUD (PB 90-07) & Amended Use Permit for Airport (PB 04-16)  
August 26, 2019

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).

Amended Sketch Plan/Use Permit for Pine Island PUD (PB 90-07) & Amended Use Permit for Airport (PB 04-16)  
August 26, 2019

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

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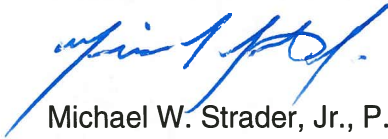


Amended Sketch Plan/Use Permit for Pine Island PUD (PB 90-07) & Amended Use Permit for Airport (PB 04-16)  
August 26, 2019

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)

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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

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.

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.



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 than the currently approved sketch plan.

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

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 25<sup>th</sup> submittal deadline in order to facilitate an August 21<sup>st</sup> TRC meeting and September 16<sup>th</sup> 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.

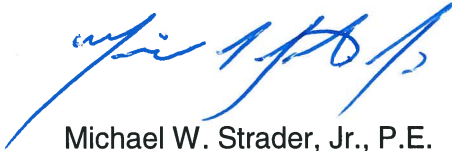
Upon the conclusion of the discussions, attendees were again reminded that any further questions or comments not addressed at the meeting can be forwarded to Quible & Associates and the meeting was adjourned.

Community Meeting Report  
Use Permit Application and Amended Sketch Plan for Pine Island PUD  
Parcel ID Nos. 0128000002H0000 and 0128000002L0000  
July 19, 2019

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**

## **EXHIBIT 1 : Meeting Agenda**



**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.



#### 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

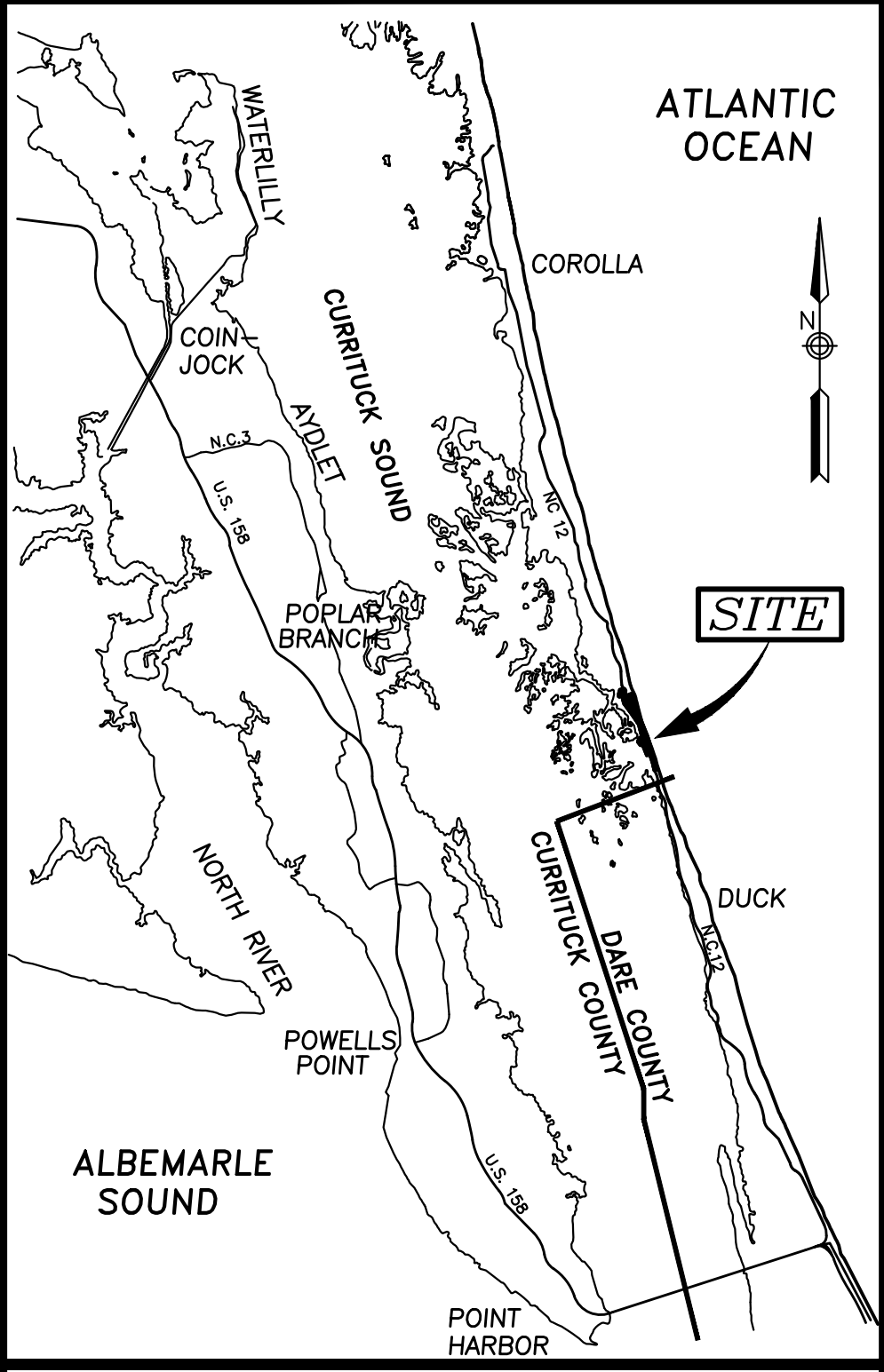
- a. Maintain the character of the Pine Island PUD
- b. Provide additional SFD lots to compliment the recently constructed Pine Island Phase 9 (PI Club) and Pine Island Reserve.
- c. "Clean-Up" the existing Commercial Development and Open Space Areas within the Airstrip.
- d. Promote recreational open 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.

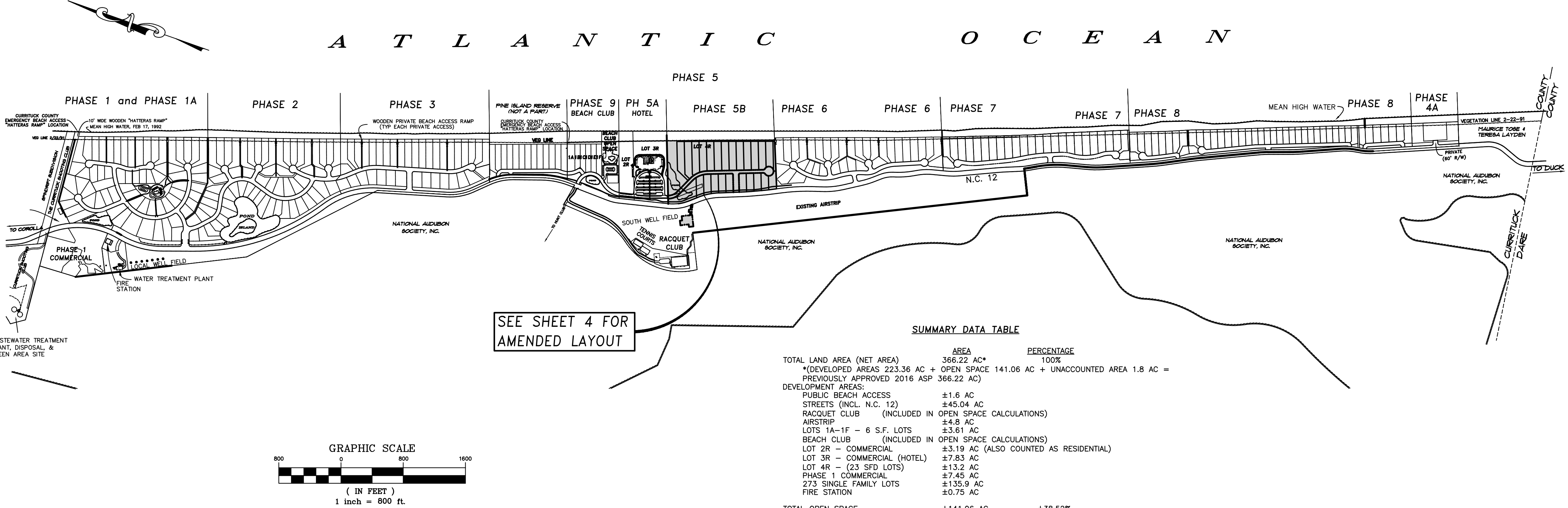


**EXHIBIT 2 : Presentation Posters**  
**Amended Sketch Plan (Phase 5B) dated June 25, 2019,**  
**previously approved Amended Sketch Plan (Phase 5A & 5B –**  
**Three (3) Lot Subdivision) dated May 30, 2006, and**  
**Lot 4R Sketch – (23) SFD Lots dated April 11, 2019**



VICINITY MAP

- GENERAL NOTES:**
- OWNERS: PINE ISLAND PROPERTIES 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
  - RECORDED REFERENCE: DB 1092, PG 439 & DB 1088, PG 369 & 371
  - TOTAL PROJECT AREA:  
GROSS AREA 385.38 AC  
AREA OF N.C.12 19.18 AC  
NET AREA 366.22 AC
  - 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.  
07/16/94 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
  - SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT - (SFO/LB)  
APPROVED BY CURRITUCK COUNTY
  - 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
  - ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.
  - ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.
  - 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.
  - CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY. NC DENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.
  - 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

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)	±4.8 AC	
AIRSTRIP	±3.61 AC	
LOTS 1A-1F - 6 S.F. LOTS	±3.19 AC (ALSO COUNTED AS RESIDENTIAL)	
BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)	±7.83 AC	
LOT 2R - COMMERCIAL	±13.2 AC	
LOT 3R - COMMERCIAL (HOTEL)	±7.45 AC	
LOT 4R - (23 SFD LOTS)	±135.9 AC	
PHASE 1 COMMERCIAL	±0.75 AC	
273 SINGLE FAMILY LOTS		
FIRE STATION		
TOTAL OPEN SPACE	±141.06 AC	±38.52%
OPEN SPACE CALCULATIONS:		
PASSIVE/ACTIVE RECREATION	±131.91 AC	±93.48% OF TOTAL OPEN SPACE
OPEN SPACE	±9.15 AC	±6.49% OF TOTAL OPEN SPACE
REMAINING OPEN SPACE		
TOTAL COMMERCIAL	±18.47 AC	
LOT 2R - COMMERCIAL	±3.19 AC	
(OLD DINER/NEW SFD - DOUBLE COUNTED)		
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



**Quible & Associates, P.C.**  
ENGINEERING\*\* \* CONSULTING \* PLANNING  
ENVIRONMENTAL SCIENCES \* SURVEYING\*\*  
SINCE 1959

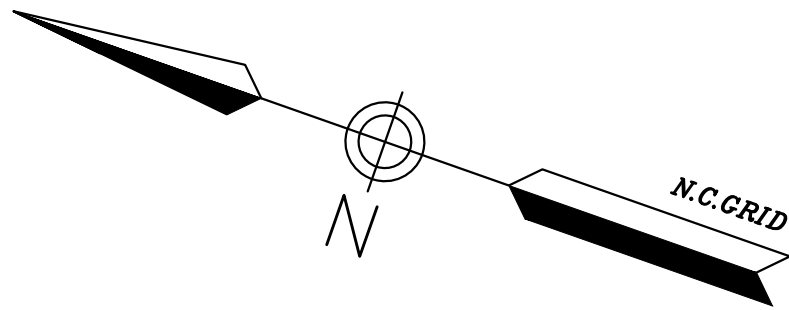
8466 CARATOKE HWY.  
POWELL'S POINT, NC 27966  
Phone: (252) 491-8147  
Fax: (252) 491-8146  
administrator@quible.com

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

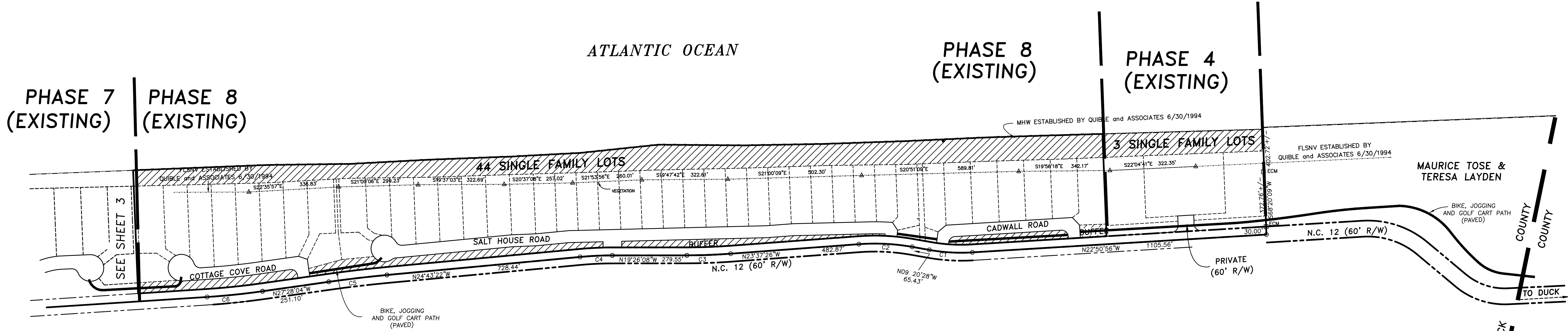
ISSUE DATE: 06/25/19 REVISIONS AS NOTED ON EACH SHEET



G:\19261\p00096\Drawings\Subarea Plan\PS0096-ASB-2019-ecw\ps0096.dwg 7/18/2019 3:18 PM Mtrador



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



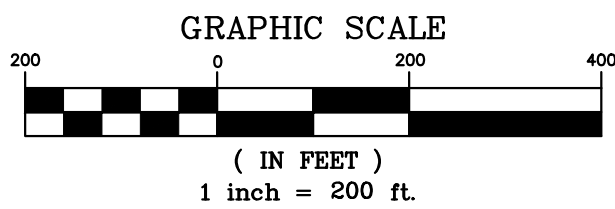
NATIONAL AUDUBON SOCIETY, INC.

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'	200.16' 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'	219.56' 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  
Hatched area denotes OPEN SPACE



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ENVIRONMENTAL SCIENCES • SURVEYING\*\*  
8406 CAROLINE HWY.  
SUITE 200  
PINE BLUFF, NC 28378  
Phone: (252) 491-8142  
Fax: (252) 491-8143  
carquible@quible.com  
carquible.com

NC License# C-0208  
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NO.	DATE	REVISIONS
4	12/08/93	PHASE 4 AMENDMENT
5	07/08/94	PHASES 1A-4A AND 8 AMENDMENT
6	07/08/94	METES & BOUNDS (VEGETATION LINE)
7	07/10/95	PHASE 7 and 8 AMENDMENT
8	03/23/98	FIRE AND RESCUE AMENDMENT
9	08/02/99	RELOCATE PHASE 4A ENTRANCE
10	05/30/06	UPDATE ADDRESSES

PHASES 4 & 8

AMENDED SKETCH PLAN  
PINE ISLAND P.U.D.

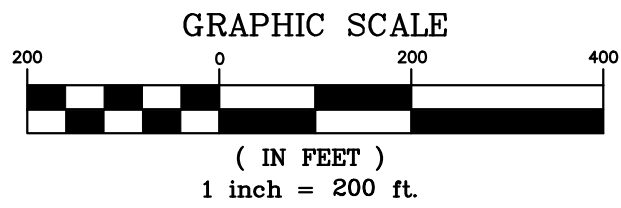
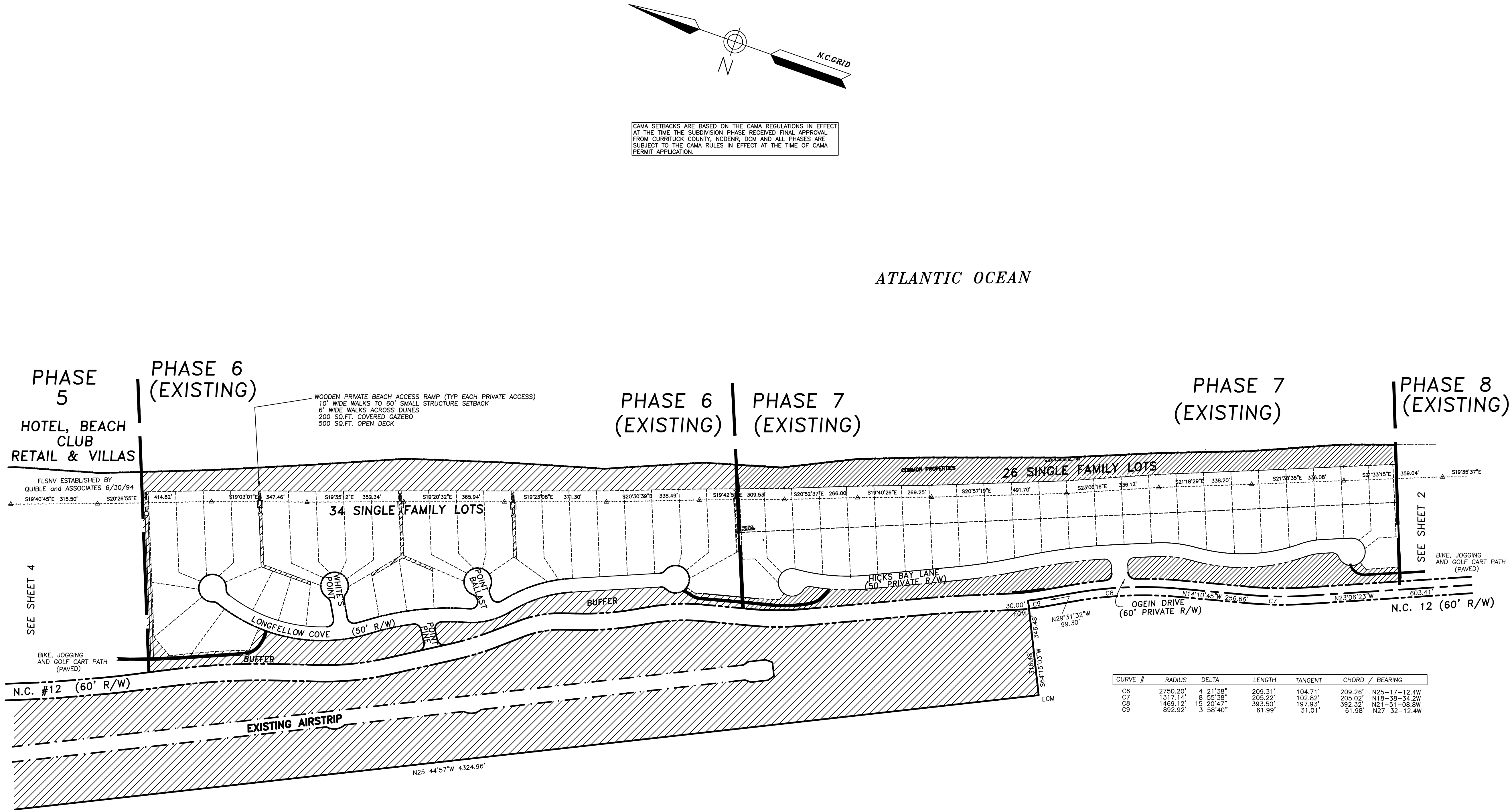
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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



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8486 CAROLINE HWY.  
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DURHAM, NC 27706  
Phone: (919) 489-8147  
Fax: (919) 489-8148  
carquible.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-B AND 6 AMENDMENT
8	07/06/94	PHASES 1A-4A-B AND 6 AMENDMENT
9	07/10/96	PHASE 7 and 8 AMENDMENT
10	03/23/98	PHASE 7 and 8 AMENDMENT

**PHASES 6 & 7**

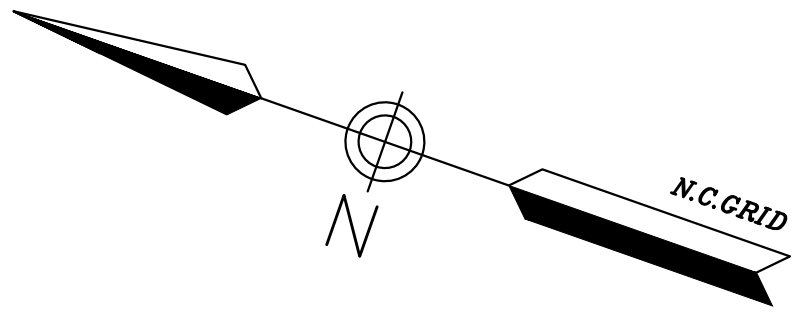
**AMENDED SKETCH PLAN**  
**PINE ISLAND P.U.D.**

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





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

ATLANTIC OCEAN

PHASE 5

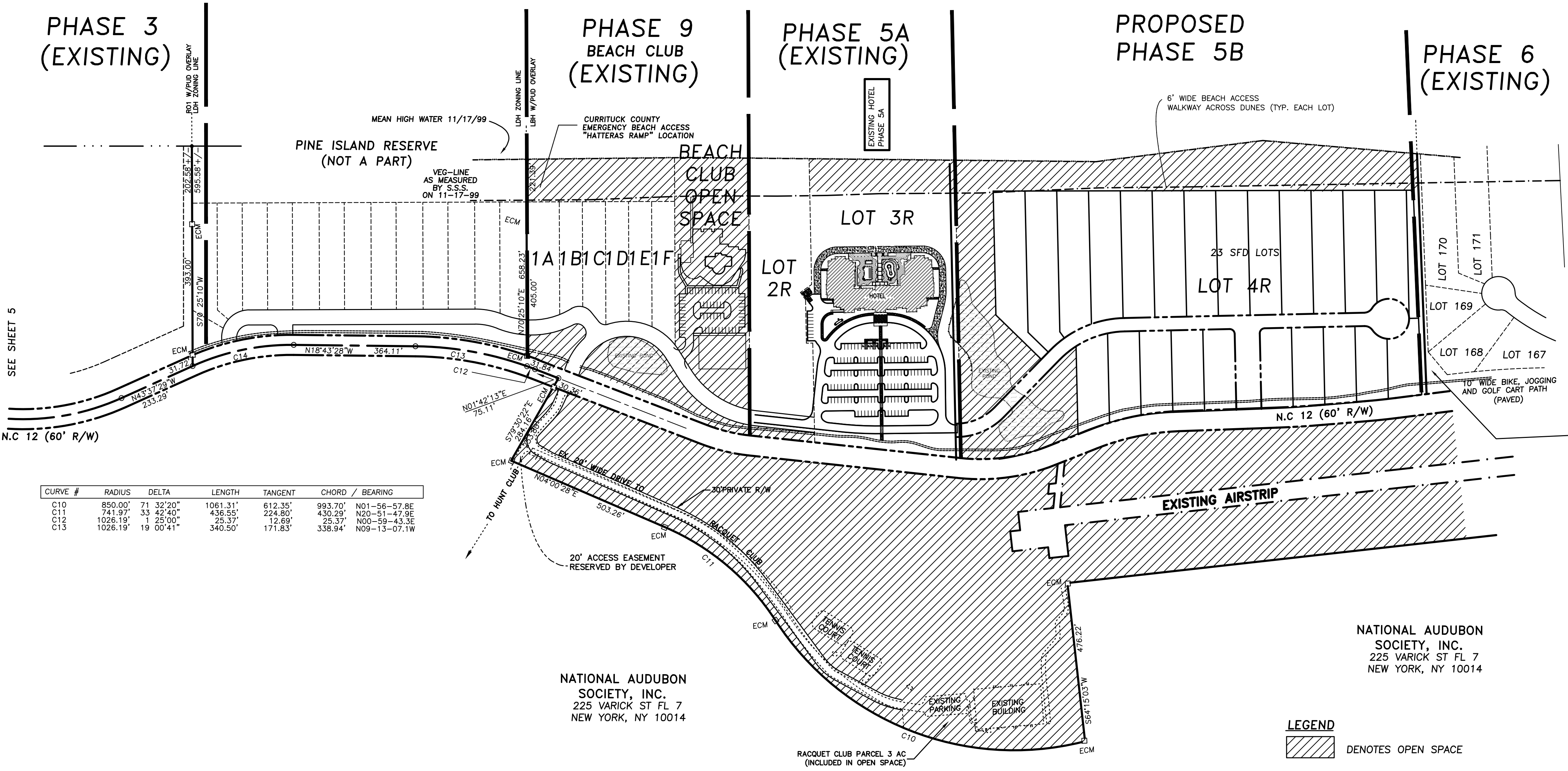
PHASE 3  
(EXISTING)

PHASE 9  
BEACH CLUB  
(EXISTING)

PHASE 5A  
(EXISTING)

PROPOSED  
PHASE 5B

PHASE 6  
(EXISTING)



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

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

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

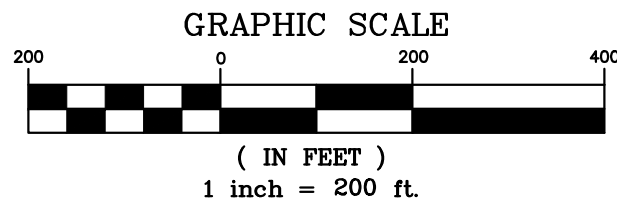
LOT 170  
DANIEL S. PLACHA  
LAURA C. PLACHA  
103 CEDARBROOK CT.  
OAKDALE, PA 15071

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



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FARMINGTON, CT 06030  
Phone: (203) 491-8142  
Fax: (203) 491-8143  
quibleassociates@quible.com  
quibleassociates.com

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REVISIONS		REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS	
NO.	DATE	REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS	ADDRESSES ADDED
6	06/18/00	REVISED HOTEL FOOT PRINT, ADD 41 HOTEL UNITS	ADDRESSES ADDED
7	10/09/00	ADDRESSES ADDED	COMMERCIAL REFINEMENT
8	06/29/01	COMMERCIAL REFINEMENT	RECOMBINATION OF COMMERCIAL PROPERTY
9	05/05/06	RECOMBINATION OF COMMERCIAL PROPERTY	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING
10	05/05/06	REVISE PER 5/17/06 TECHNICAL REVIEW MEETING	REVISED PHASE 9 & RACQUET CLUB
11	06/28/14	REVISED PHASE 9 & RACQUET CLUB	REVISED PHASE 9B
12	6/14/19	REVISED PHASE 9B	

PHASES 5 & 9

AMENDED SKETCH PLAN

PINE ISLAND P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

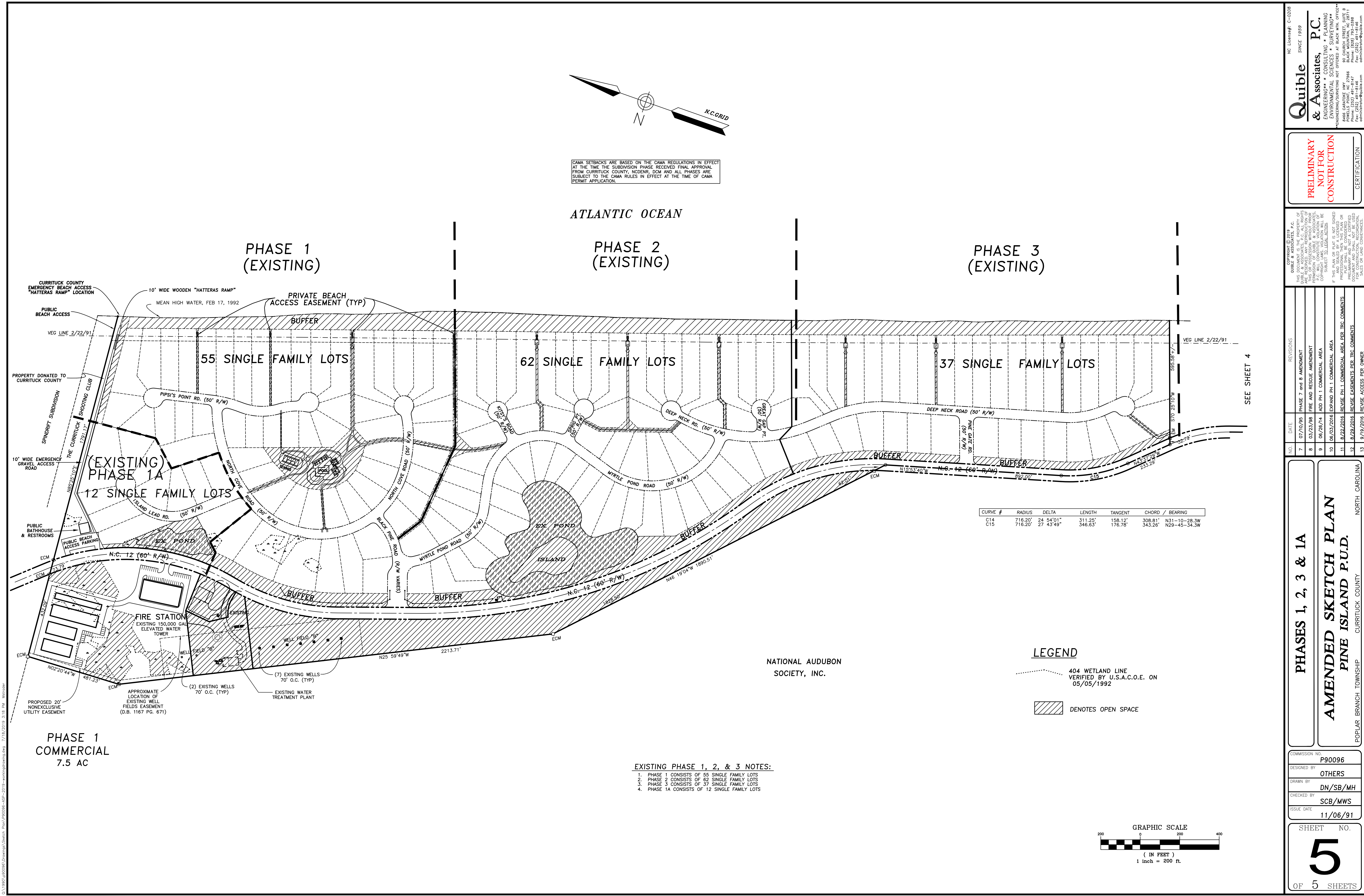
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DESIGNED BY	OTHERS
DRAWN BY	DN/SB/MH
CHECKED BY	SCB/MWS
ISSUE DATE	11/06/91

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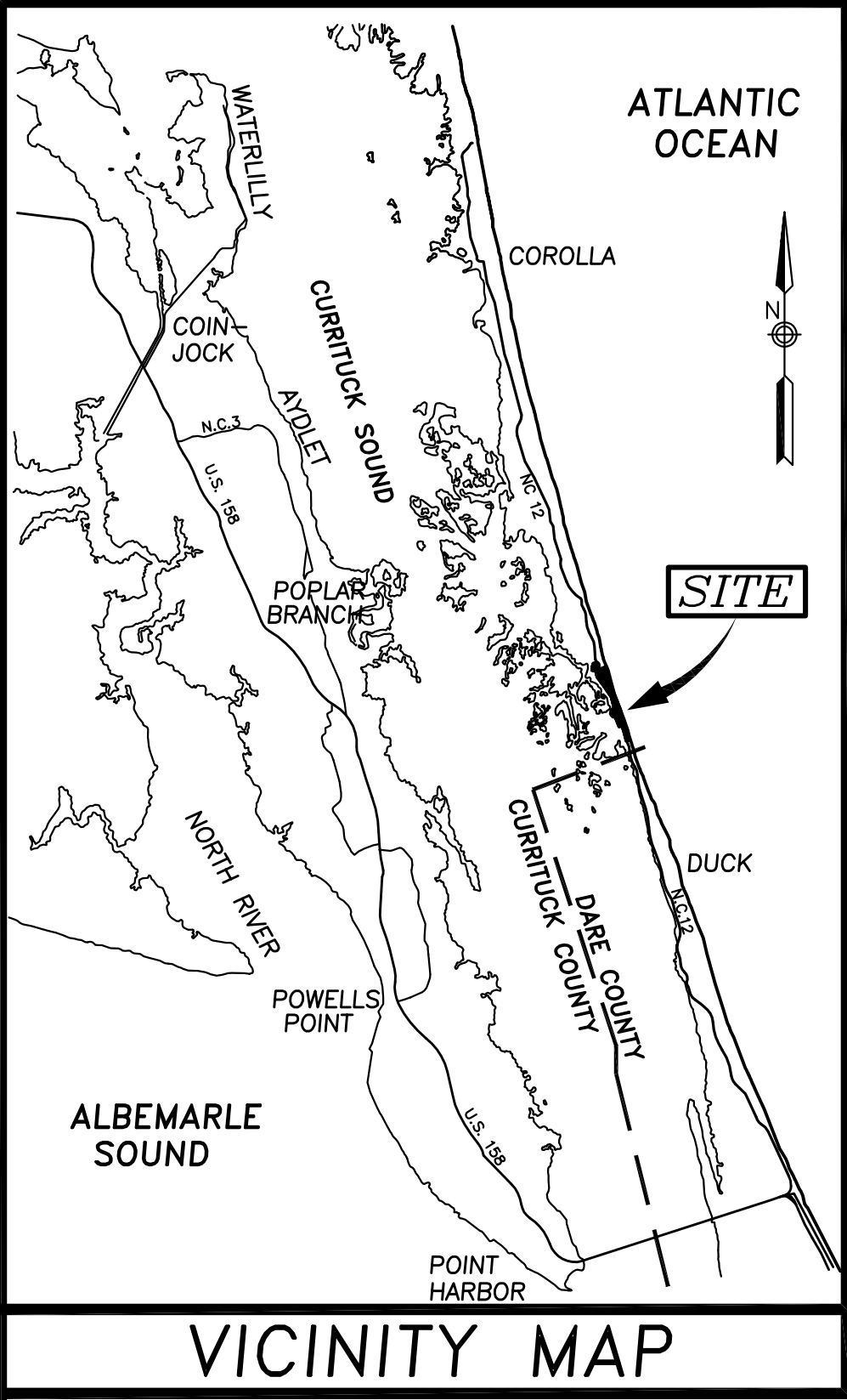
4

OF 5 SHEETS









# 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)

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:

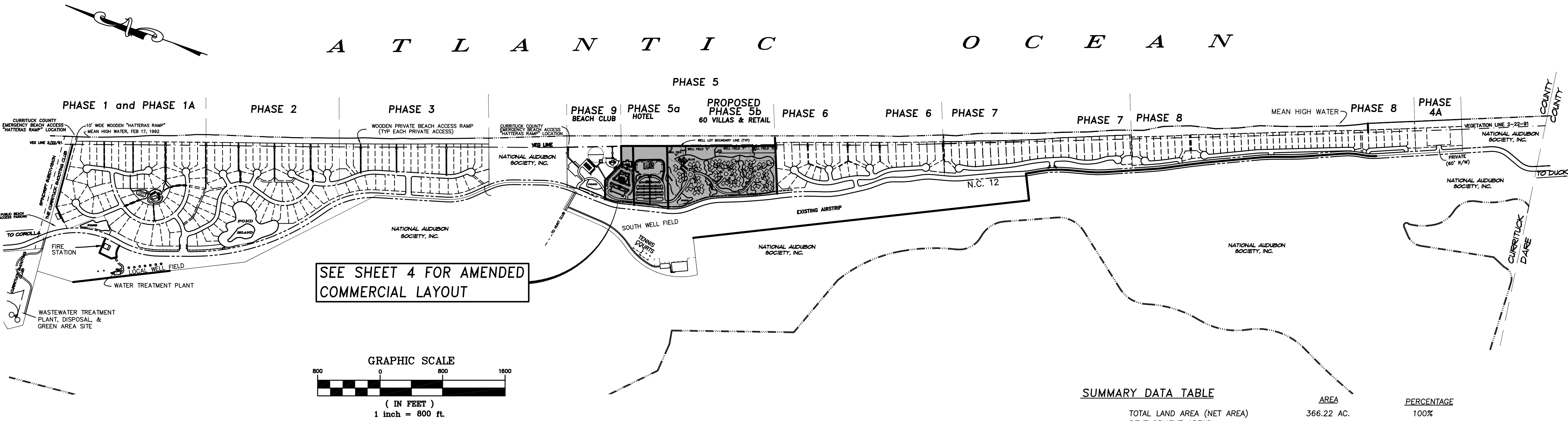
GROSS AREA 385.38 AC  
AREA OF N.C.12 19.16 AC  
NET AREA 366.22 AC
4. DENSITY:

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 - (R01/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.

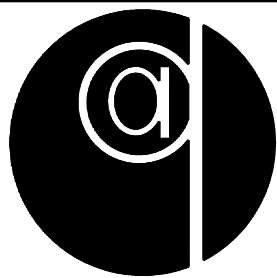


SUMMARY DATA TABLE		
	AREA	PERCENTAGE
TOTAL LAND AREA (NET AREA)	366.22 AC.	100%
DEVELOPMENT AREAS:		
PUBLIC BEACH ACCESS	+/-1.6 AC.	
STREETS (INCL. N.C. 12)	+/-42.6 AC.	
LBH (RACQUET CLUB)	+/-3.35 AC.	
AIRSTRIIP	+/-4.5 AC.	
LOT 1 - BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
COMMERCIAL LOT 2 (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	+/-132.25 AC.	+/-90.7% OF TOTAL OPEN SPACE
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

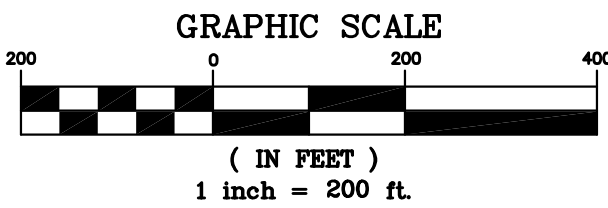
DEVELOPER:  
**TURNPIKE PROPERTIES, INC.**  
**1100-C S. STRATFORD ROAD, SUITE 102**  
**WINSTON SALEM, N.C. 27103**



**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

ISSUE DATE: 5/30/06 REVISIONS AS NOTED ON EACH SHEET





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LAWS. VIOLATION WILL BE SUBJECT  
TO LEGAL ACTION

**HOTEL, BEACH CLUB, RETAIL, & VILLAS**

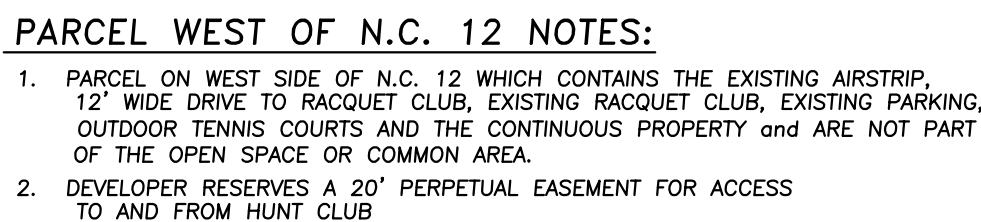
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**AMENDED SKETCH PLAN**  
**PINE ISLAND P.U.D.**

POPLAR BRANCH TOWNSHIP      CURRITUCK COUNTY      NORTH CAROLINA

SHEET NO.  
**4**  
OF 5 SHEETS

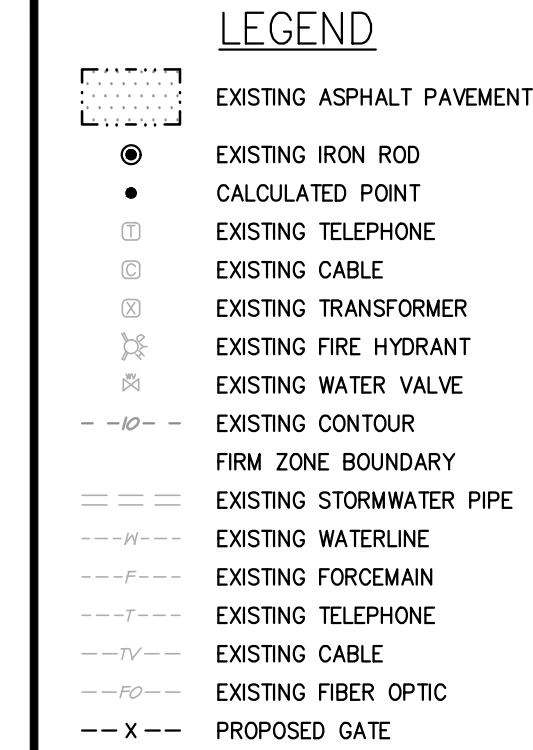
Packet Pg. 144



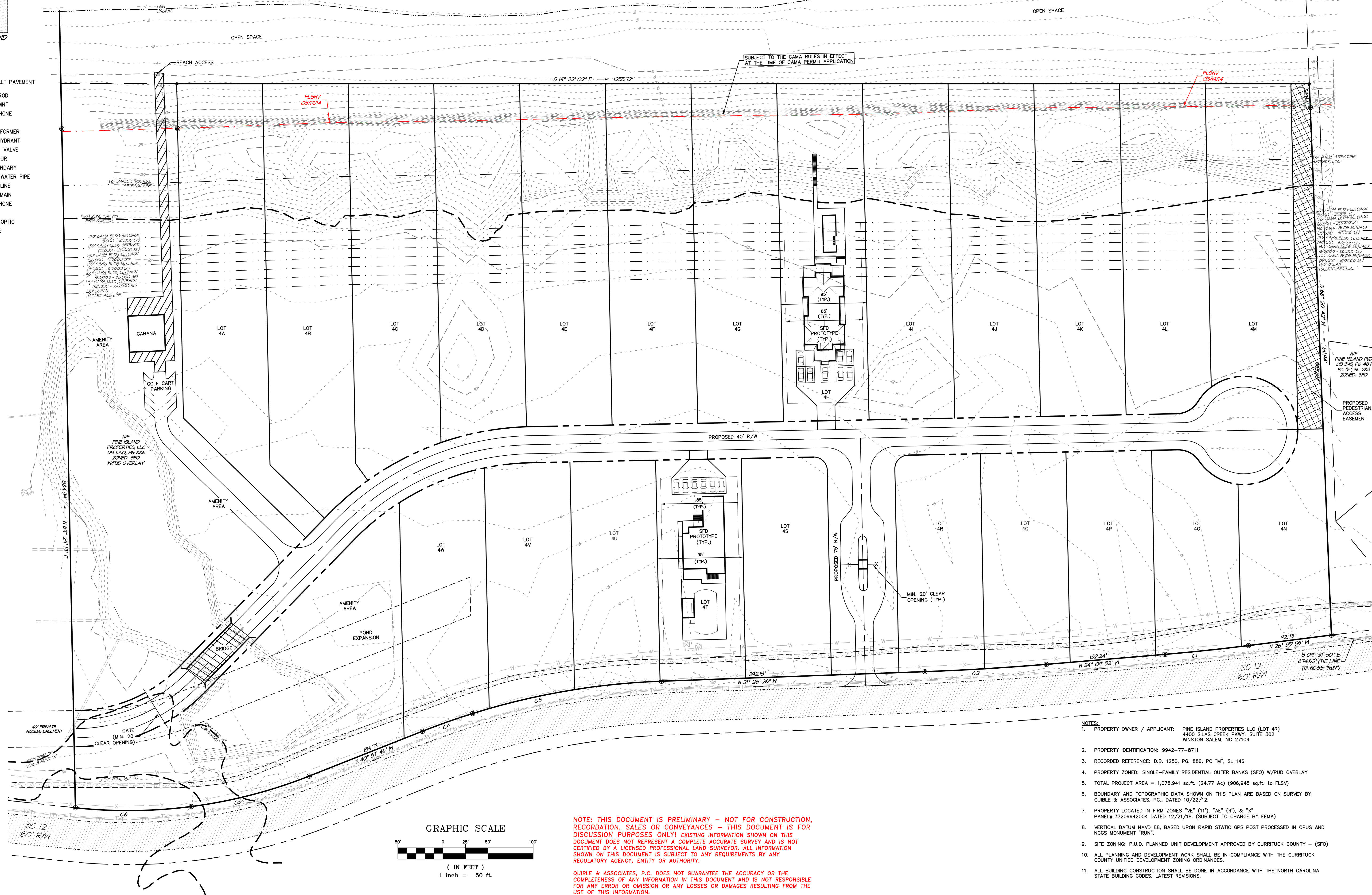
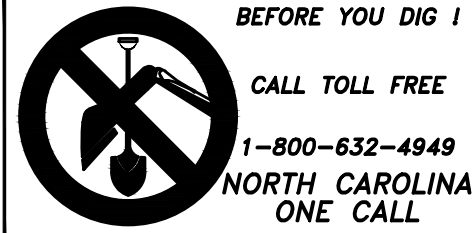
NATIONAL AUDUBON  
SOCIETY, INC.  
P.O. BOX 443  
WRIGHTSVILLE BEACH, NC 28480

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





**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.



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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 QURBLE & ASSOCIATES, PC., DATED 10/22/12.
7. PROPERTY LOCATED IN FIRM ZONING "VE" (11), "AE" (4'), and "X" PANEL# 37029994200K DATED 12/21/18. (SUBJECT TO CHANGE BY FEMA)
8. VERTICAL DATUM NAVD 88, BASED UPON RAPID STATIC GPS POST PROCESSED IN OPUS AND NCNG 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.

**SKETCH - (23) SFD LOTS**

**LOT 4R  
PINE ISLAND PUD, PHASE 5**

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

SHEET NO.  
**1**  
OF 1 SHEET

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

---

8465 CAROTIDE HWY.  
 POWELLS POINT, NC 27986  
 Phone: (252) 481-8147  
 Fax: (252) 481-8148  
 administrator@quible.com  
 administrator@quible.com

---

90 CHURCH STREET, SUITE 8  
 BLACK MOUNTAIN, NC 28711  
 Phone: (828) 793-0368  
 Fax: (828) 793-0369  
 administrator@quible.com  
 administrator@quible.com

NC License#: C-0208  
 SINCE 1959

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THIS DOCUMENT IS THE PROPERTY OF QUIBLE & ASSOCIATES, P.C. ANY ALTERATION OF THIS DOCUMENT IS PROHIBITED.

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[illegible]



**EXHIBIT 3 : Attendance Sign-In Sheet**



# 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	-	rbizzard1@me.com
3.	Dan Placha	295' Longfellow Cove	412-6000072		dplacha@outlook.com
4.	Kathleen Page	296 Longfellow Cove	203-622-7116		Kathleenjrpaga@gmail.com
5.	Linda Shannon	289 Longfellow Cove	747-421-2931		Linda-shannon@aol.com
6.	Barbara Marzetti	CCA Box 444 Corolla	252-4536490		wife@cca.com
7.	ROGER CRANE	P100A	2412-389-6030		rdrofe@comcast.net
8.	JEFF SHIELDS	P100A			
9.	Jacki Heisse	231 Hicks Bay Lane	717-329-6244		jacqueline.heisse5@gmail.com
10.	Raul Shannon	289 Longfellow Cove	717-559-2160		peteshannon@aol.com
11.	Alesia Kurgan	295 Longfellow Cove	614-582-0296		Alesia61@aol.com
12.	John Kurgan	" "	614-541-3840		JKurgan@aol.com
13.	CHUCIE HOUSE	364 DEEP NECK RD.	732-742-5714		CHUCKH3614@comcast.net
14.	Cathy House	" "	908-217-7630		Cathy.k.howe@gmail.com
15.	Jessie Turner	Curried Co.	252-232-6031		Jessie.Turner@comcast.net
16.	Adrienne Kirby	221 HICKSBAY	216-224-4160		DOLPHINWATCHING.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: \_\_\_\_\_

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Contact Information:\_\_\_\_\_

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

## **EXHIBIT 5 : Letters to Property Owners**

# Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING  
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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

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 10<sup>th</sup>, 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.

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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 & 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),

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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

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 & 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

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

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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),

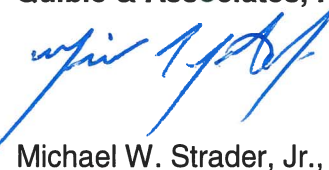
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Sincerely,  
**Quible & Associates, P.C.**



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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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

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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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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

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

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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

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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Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10<sup>th</sup>, 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

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

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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SINCE 1959

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

Dear Property Owner(s),

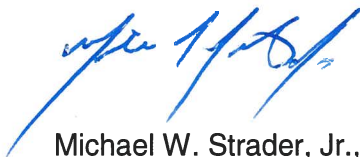
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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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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

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

Dear Property Owner(s),

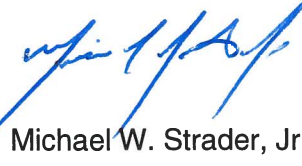
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P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
web: quible.com

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

Dear Property Owner(s),

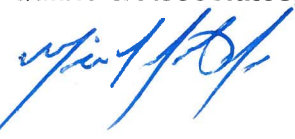
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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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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

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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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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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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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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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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P.O. Drawer 870  
Kitty Hawk, NC 27949  
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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

Dear Property Owner(s),

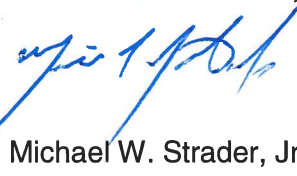
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P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
web: quible.com

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

Dear Property Owner(s),

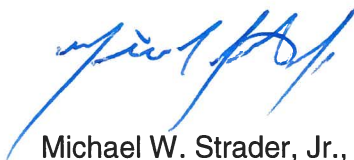
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P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
web: quible.com

June 27, 2019

Obxcap 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  
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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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Winston Salem, NC 27104

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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 10<sup>th</sup>, 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

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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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

Dear Property Owner(s),

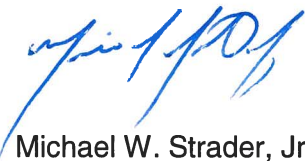
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P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
web: quible.com

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

Dear Property Owner(s),

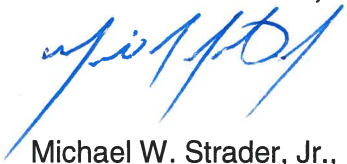
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Fax: 252-491-8146  
web: quible.com

June 27, 2019

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

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

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

S & K Properties Of NC LLC  
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

Dear Property Owner(s),

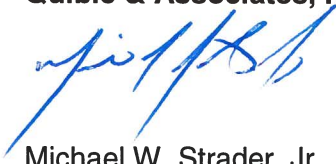
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P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
web: quible.com

June 27, 2019

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

Re: Notice of Community Meeting  
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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

Re: Notice of Community Meeting  
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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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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

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

Dear Property Owner(s),

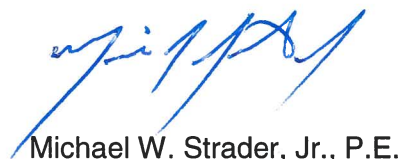
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P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
web: quible.com

June 27, 2019

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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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 10<sup>th</sup>, 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

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),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10<sup>th</sup>, 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)

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

Obxcapc 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

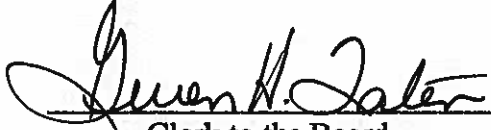
Having heard all the evidence and argument presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Currituck County Unified Development Ordinance for the development proposed, and that therefore the application 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 it 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.

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:

 (Seal)  
Clerk to the Board  
4-19-04  
Date

  
Chairman  
Board of Commissioners

(NOT VALID UNTIL FULLY EXECUTED)



**STAFF REPORT**  
**PB 19-18 WHEELZ OF STEEL**  
**USE PERMIT**  
**BOARD OF COMMISSIONERS**  
**SEPTEMBER 16, 2019**

### APPLICATION SUMMARY

<b>Property Owner:</b> Kent Harvin	<b>Applicant:</b> Bernadette Gariglio
<b>Case Number:</b> PB 19-18	<b>Application Type:</b> Use Permit
<b>Parcel Identification Number:</b> 124C00000040000	<b>Existing Use:</b> Office
<b>Land Use Plan Classification:</b> Full Service	<b>Parcel Size (Acres):</b> 0.92 Acres
<b>Request:</b> Use Permit - Auto Rental	<b>Zoning:</b> 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.

## 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:

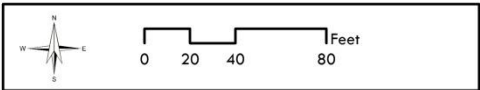


1. There will be no effect on the school system. Currituck County has other adequate public facilities to serve this use.

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](http://www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm)



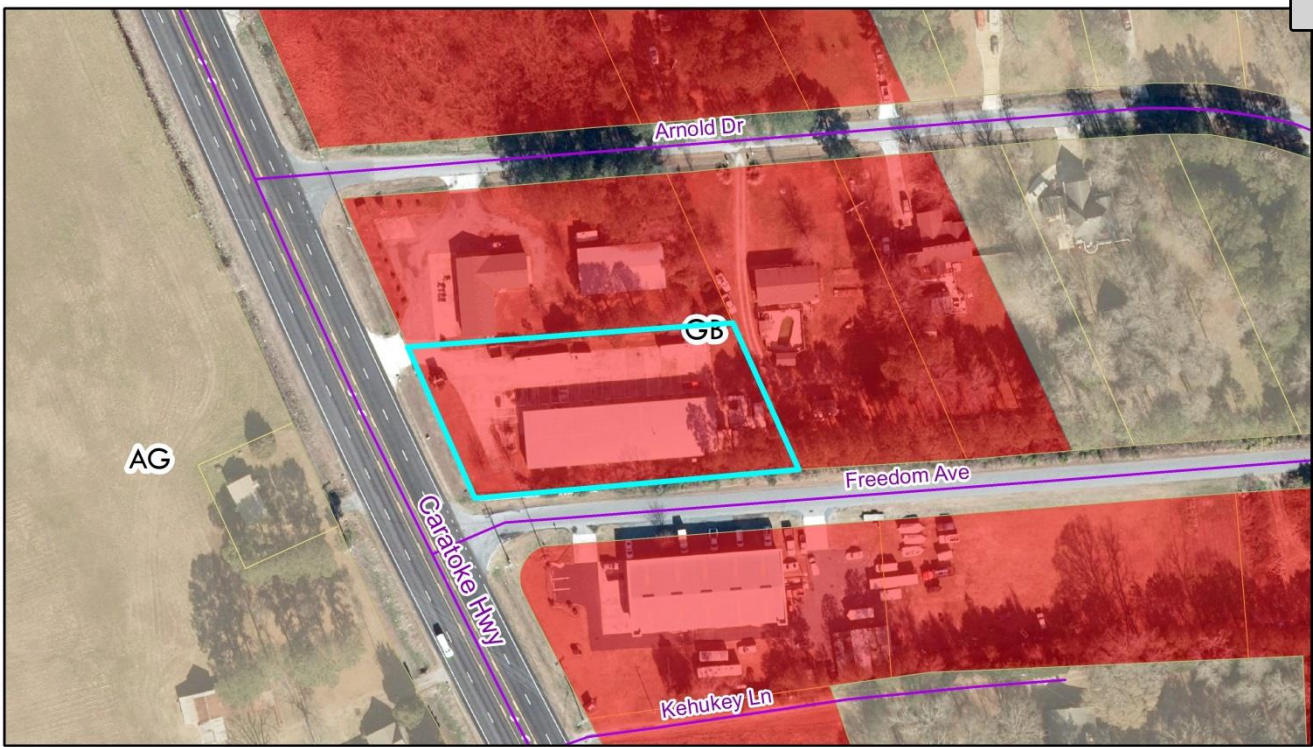
PB 19-18 Wheelz of Steel  
Use Permit - Vehicle Rental  
Aerial



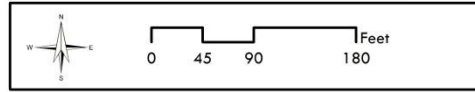
Currituck County  
Planning and  
Community Development


Attachment: 1 Staff Report (PB 19-18 Wheelz of Steel)





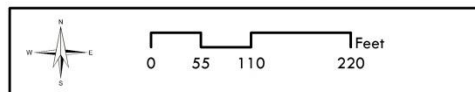
PB 19-18 Wheelz of Steel  
Use Permit - Vehicle Rental  
Zoning




 Currituck County  
Planning and  
Community Development



PB 19-18 Wheelz of Steel  
Use Permit - Vehicle Rental  
Land Use Classification



 Currituck County  
Planning and  
Community Development







# Use Permit Application

## OFFICIAL USE ONLY:

Case Number: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_  
 Gate Keeper: \_\_\_\_\_  
 Amount Paid: \_\_\_\_\_

## Contact Information

## APPLICANT:

Name:

Address:

Telephone:

E-Mail Address:

## PROPERTY OWNER:

Name:

Address:

Telephone:

E-Mail Address:

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER:

## Property Information

Physical Street Address:

Location:

Parcel Identification Number(s):

Total Parcel(s) Acreage:

Existing Land Use of Property:

## Request

Project Name:

Proposed Use of the Property:

Deed Book/Page Number and/or Plat Cabinet/Slide Number:

Total square footage of land disturbance activity:

Total lot coverage:

Existing gross floor area:

Total vehicular use area:

Proposed gross floor area:

## Community Meeting

Date Meeting Held:

Meeting Location:



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 ~~classic vehicles~~ 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.

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 Port 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.

Dendotte Gargis  
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.

Meeting was held on 7/23/19

Those in attendance were:

Benjamin Gungl - Wheelz of Steel  
 Dumbottle Gungl - Wheelz of Steel  
 Ray Griggs - Neighlon Panel's Paint  
 Jason Little - Planner

The Meeting started at 5:45. There were no objections or concerns regarding the Classic Car Rental Business. The meeting lasted about 45 minutes.

Dumbottle Gungl - Wheelz of Steel

Community Meeting 7/23/19 5:45pm

7.C.e

attended

Bernadette Griglio - Bernadette Griglio

Benjamin Griglio - Benjamin Griglio

Ray Griggs - Ray Griggs

~~Jason Litteral~~ - JASON LITTERAL - CURRITUCK COUNTY

Attachment: 6. Community meeting sign in sheet (PB 19-18 Wheelz of Steel)



**STAFF REPORT**  
**PB 19-15 WINDSWEPT PINES (ALLIED**  
**PROPERTIES, LLC)**  
**CONDITIONAL ZONING**  
**BOARD OF COMMISSIONERS**  
**SEPTEMBER 16, 2019**

### APPLICATION SUMMARY

<b>Property Owner:</b> See complete listing of property owners on Attachment A	<b>Applicant:</b> See complete listing of applicants on Attachment A
<b>Case Number:</b> 19-15	<b>Application Type:</b> Conditional Rezoning
<b>Parcel Identification Number:</b> See Attachment A	<b>Existing Use:</b> Residential Subdivision
<b>Land Use Plan Classification:</b> Rural	<b>Parcel Size (Acres):</b> 66.8 acres
<b>Moyock Small Area Plan Classification:</b> Full Service	<b>Zoning History:</b> A and GB (1989) C-MXR (2015) (2018)
<b>Current Zoning:</b> C-MXR	<b>Proposed Zoning:</b> C-MXR
<b>Request:</b> The request is amend the conceptual plan to add 14 residential lots.	

### ADEQUATE PUBLIC FACILITIES – SCHOOLS<sup>1</sup>

School	2019-2020 Actual Capacity <sup>2</sup>	2021-2022 Actual Capacity <sup>3</sup>	Committed Capacity <sup>3</sup>	Proposed Capacity Changes
				Number of Students
Moyock Elementary	106%	96%	123%	+3
Shawboro Elementary	85%			
Central Elementary	75%			
Griggs Elementary		74%	100%	
Jarvisburg Elementary				
Knotts Island Elementary		37%	38%	
Moyock Middle		81%	95%	+1
Currituck Middle				
Currituck High		85%	105%	+2
JP Knapp Early College				

<sup>1</sup>Does not include minor subdivisions, exempt subdivisions, and subdivisions approved prior to the adoption of the adequate public facilities ordinance (October 1994)

<sup>2</sup>Capacity percentages are based on 2019-2020 classroom standards and August 2019 ADM

<sup>3</sup>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

PB 19-15 Windswept Pines (Allied Properties)  
 Conditional Rezoning  
 Page 1 of 9



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.

**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.
-------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## 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.

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



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.

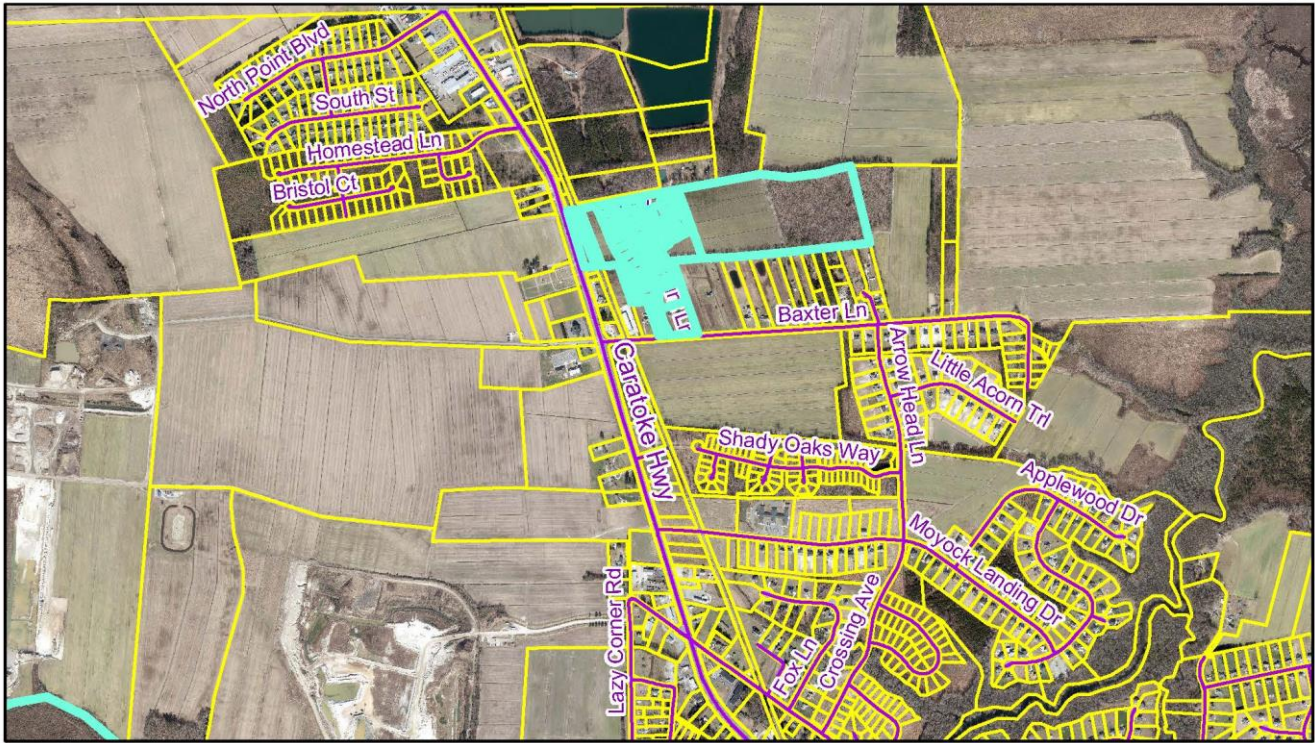
THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE  
Planning Board: [www.co.currituck.nc.us/planning-board-minutes-current.cfm](http://www.co.currituck.nc.us/planning-board-minutes-current.cfm)

## Attachment A

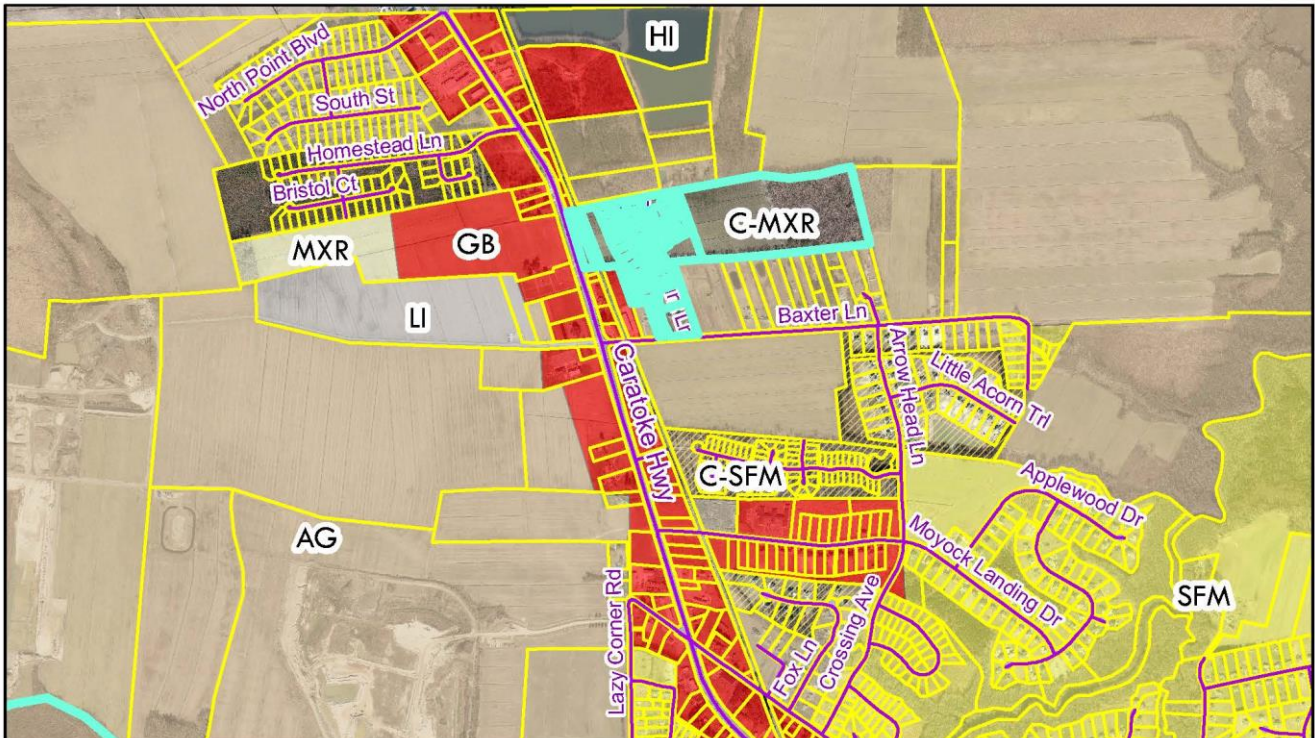
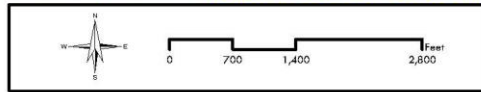
Property Owner	Property Address	PIN
QHOC of Windswept Pines, LLC	123 Parrish Point, Moyock, NC	009H-000-0001-0000
Brian Cantal	125 Parrish Point, Moyock, NC	009H-000-0002-0000
Phillip & Lisa Hall	127 Parrish Point Lane, Moyock, NC	009H-000-0003-0000
Mark Hedish	129 Parrish Point Lane, Moyock, NC	009H-000-0004-0000
Kim & Robert Ausman	128 Parrish Point Lane, Moyock, NC	009H-000-0005-0000
Matthew & Stacey Raftery	126 Parrish Point 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-000-00SA-0000, 009H-000-00SB-0000, 009H-000-00SC-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)

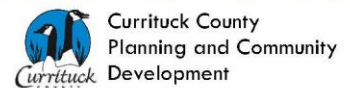
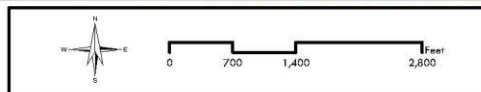




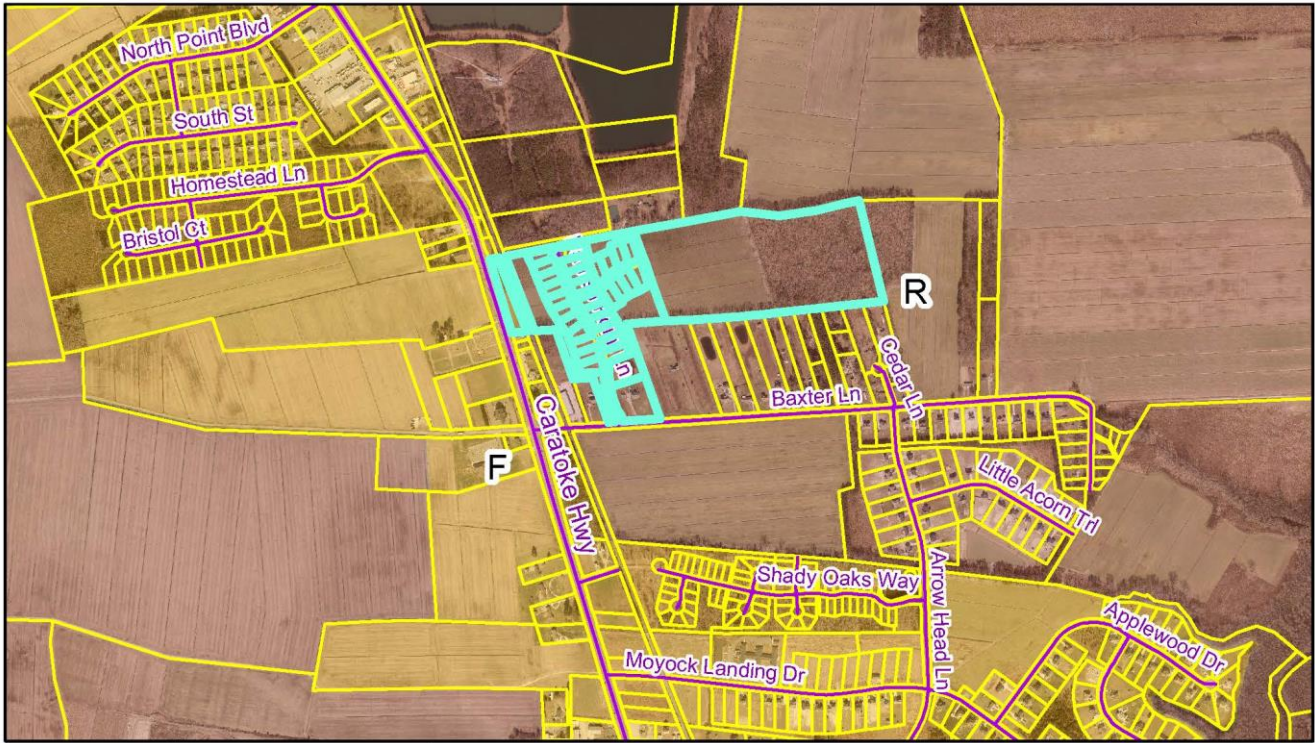
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Allied Properties, LLC  
Aerial



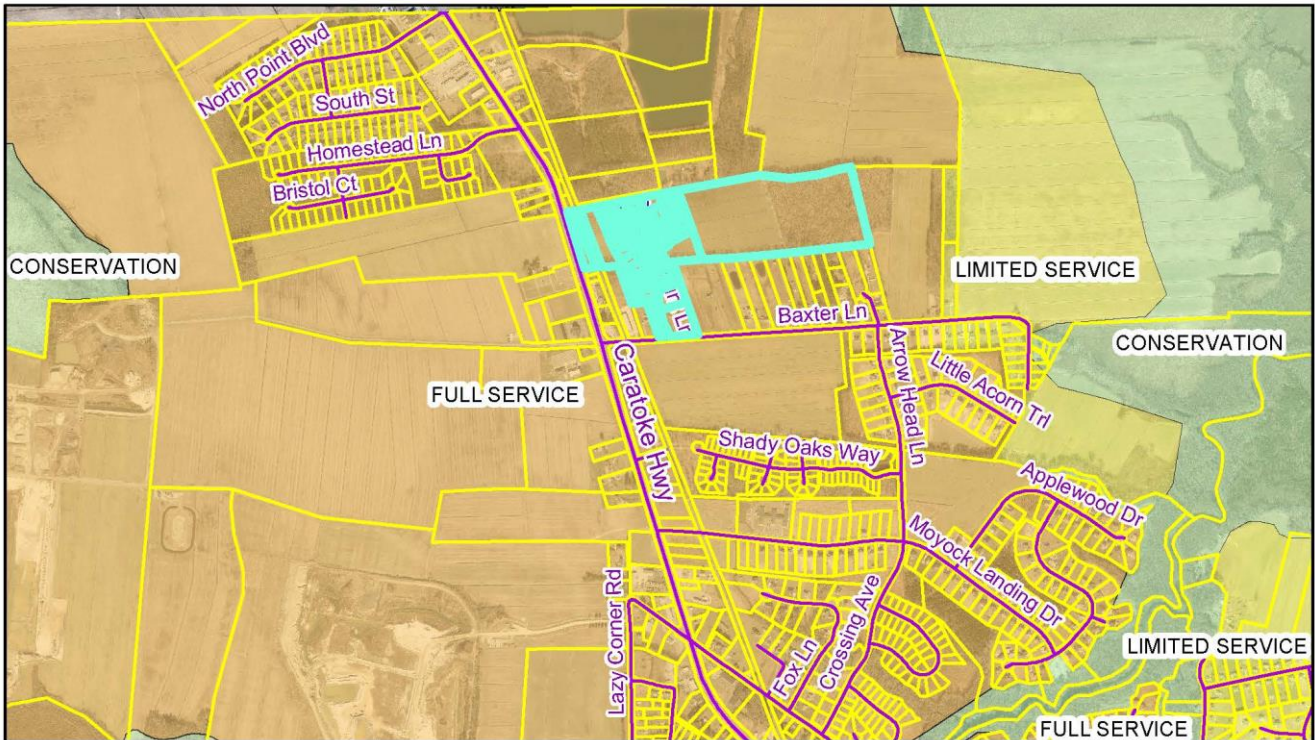
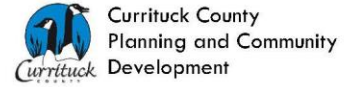
**PB 19-15**  
Allied Properties, LLC  
Zoning



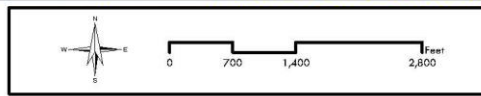




PB 19-15  
Allied Properties, LLC  
2006 LUP LUC



PB 19-15  
Allied Properties, LLC  
Moyock Small Area Plan



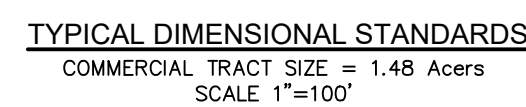
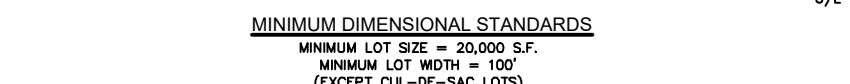




**SITE ADDRESS:** 131 BAXTER LANE, 109-129 PARRISH POINT LANE AND 102-109 ALDEN RUN

**PARCEL ID:** 0009-000-0111-0000, 0009-000-0064-0000, 009H-000-005A-0000, 009H-000-005B-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-000-0013-0000, 009H-000-0014-0000, 009H-000-0015-0000, 009H-000-0016-0000, 009H-000-0017-0000, 009H-000-0018-0000, 009H-000-0019-0000, 009H-000-0020-0000, 009H-000-0021-0000, 009H-000-0022-0000, 009H-000-0023-0000, 009H-000-0024-0000, 009H-000-0025-0000, 009H-000-0026-0000, 009H-000-0027-0000, 009H-000-0028-0000, 009H-000-0029-0000, 009H-000-0030-0000, 009H-000-0031-0000, 009H-000-0032-0000, 009H-000-0033-0000, 009H-000-0034-0000, 009H-000-0035-0000, 009H-000-0036-0000, 009H-000-0037-0000, 009H-000-0038-0000, 009H-000-0039-0000, 009H-000-0040-0000, 009H-000-0041-0000, 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

STREET CONNECTIVITY INDEX =  $10/7 = 1.43$



DEVELOPMENT OVERVIEW  
PLAN - 2ND AMENDMENT  
DOCUMENT IS THE SOLE PROPERTY OF BRG, INC. OF K

DEVELOPMENT OVERVIEW

PLAN - 2ND AMENDMENT

MOYCA

**PROGRESS  
DRAWING**  
DO NOT USE FOR  
CONSTRUCTION

Packet Pg. 209





## 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: 68.8

 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

**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 than 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.

Conditional Rezoning Application  
Page 6 of 8

Revised 7/1/2018

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 & Jape Curran	120 Parrish Point Lane, Moyock, NC 27958	(757) 376-6049	dolphinlover14@cox.net
✓ David Gregg + Judith	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	j hassani@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
✓ Philip & 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 & Juare 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 + Joshua	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	mmccrary81@aol.com
✓ Allied Properties, LLC	417 Caratoke Hwy, Unit D, Moyock, NC 27958	(252) 435-2718	jold@qhoc.com

125 Pamish Pt.

113 Pamish Pt. sold 5/31

9/4/54

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)



## 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-000-005A-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-005B-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-005C-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0001-0000

Name(s): QHOC of Windswept Pines, LLCAddress: 417 Caratoke Hwy, Unit DMoyock, NC 27958Telephone: (252) 435-2718Email Address: jold@qhoc.com

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0002-0000

Name(s): Bryan E. CantalAddress: 125 Parrish Point Ln

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): Bryan E. Cantaldotloop verified  
12/11/2014 1:46 PM EST  
4012 550-3107-1021

Parcel: 009H-000-0005-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0008-0000

Name(s): QHOC of Windswept Pines, LLCAddress: 417 Caratoke Hwy, Unit DMoyock, NC 27958Telephone: (252) 435-2718Email 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): \_\_\_\_\_

DocuSign Envelope ID: A015CD79-A0F9-4F53-ABF3-2C862077EA24

## Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Lot 3 \*

Parcel: 009H-000-0003-0000

Name(s): Phillip & Lisa HallAddress: 5101 Lone Oak CtWheeler, TX 75071-7846Telephone: 757-617-1975Email Address: artlisa@gmail.comSignature(s): [Signature]Phillip Hall

3/6/2019

Parcel: 009H-000-0007-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): [Signature]Phillip Hall

3/6/2019

Parcel: 009H-000-0011-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0044-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

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): Mark K. Hedish

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): *Mark K. Hedish* 001000p verified  
11/02/18 8:17PM EDT  
VHLD-3K5C-FYIR-LSL

Parcel: 009H-000-0006-0000

Name(s): Matthew R. Raftery

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): *Matthew R. Raftery* 001000p verified  
11/04/18 5:25PM EST  
G6FH-6AB-6RL6-PHUB

Parcel: 009H-000-0010-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0042-0000

Name(s): Wendy Jo Williams

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): *Wendy Jo Williams* 001000p verified  
11/04/18 4:56PM EST  
6SVD-D11-QSSQ-VAGD

Parcel: 009H-000-0043-0000

Name(s): Ian Gill

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0049-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

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): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0052-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0055-0000 - Graham

Name(s): Michael T. Packert

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): *Michael T. Packert* 001000p verified  
11/02/18 5:36PM EDT  
7UCQ-IRYT-808-R0HD

**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-000-005A-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-005B-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-005C-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0001-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0002-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0005-0000

Name(s): Robert and Kim Ausman

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): *Robert Ausman* 000000-000000  
002/18 6 28PM 501  
1768 4000 012 0000

Parcel: 009H-000-0008-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

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): \_\_\_\_\_



dotloop signature verification: [dtlp.us/H415-3mll4-jrkKh](http://dtlp.us/H415-3mll4-jrkKh)

**Previously Owned by Mark & Penny McCrary - New Owner Info (if applicable)**

LOT 5 \_\_\_\_\_

Name(s): Robert F. Ausman and kim ausman

Address: \_\_\_\_\_  
128 Parrish Point, Moyock, 201 27958

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

*Kim J. Ausman*

dotloop verified  
06/26/19 1:23 PM EDT  
YSAB-ZWPA-STCE-YHIV

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

**Previously Owned by Mark & Penny McCrary - New Owner Info (if applicable)**

LOT 6 \_\_\_\_\_

Name(s): Matthew R. Raftery and Stacey L. RafteryAddress: \_\_\_\_\_  
126 Parrish Point, Moyock, NC 27958

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s):

Stacey L. Rafterydotloop verified  
06/26/19 3:33 PM EDT  
B717-WAVID-DDAP-EBCK

## Previously Owned by MCQ Builders LLC-2 - New Owner Info (If applicable)

Parcel: 009H-000-0003-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0011-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

\* Parcel: 009H-000-0007-0000

Name(s): SPENCER PRESSAddress: 124 PINEHURST PARK LNMOORE NC 27958Telephone: 805-490-5039Email Address: SPENCERPRESS@gmail.comSignature(s): [Signature]

Parcel: 009H-000-0044-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

loop signature verification

**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@ghoc.com  
 Signature(s): [Signature]

Parcel: 009H-000-0002-0000  
 Name(s): Bryan E. Cantal  
 Address: 125 Parrish Point Ln  
 Telephone: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Signature(s): [Signature] 12-22-18 1:44 PM EST  
CCL/SSD/3127ACTU

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@ghoc.com  
 Signature(s): [Signature]

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@ghoc.com  
 Signature(s): [Signature]

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@ghoc.com  
 Signature(s): [Signature]

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)



## 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-000-005A-0000

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

Parcel: 009H-000-005B-0000

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

Parcel: 009H-000-005C-0000

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

Parcel: 009H-000-0001-0000

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

Parcel: 009H-000-0002-0000

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

Parcel: 009H-000-0005-0000

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

Parcel: 009H-000-0008-0000

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

Parcel: 009H-000-0009-0000

Name(s): Benjamin Weller  
Address: 103 Arden RunTelephone: 619 955 3285  
Email Address: \_\_\_\_\_  
Signature(s): *[Signature]*

Parcel: 009H-000-0012-0000

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 N. Smith

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

p Signature(s): [Signature]

Parcel: 009H-000-0042-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0043-0000

Name(s): Ian GillAddress: 100 ALDEN

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): [Signature]

Parcel: 009H-000-0049-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

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 WarrenAddress: 110 Parrish Point

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0052-0000

Name(s): QHOC of Windswept Pines, LLCAddress: 417 Caratoke Hwy, Unit DMoyock, NC 27958Telephone: (252) 435-2718Email Address: jold@qhoc.comSignature(s): [Signature]

Parcel: 009H-000-0055-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Previously Owned by Mark & Penny McCrary - New Owner Info (if applicable)

LOT 10

Name(s): Rosemary Nitsch

Address: 105 Alden Run  
Moyock, NC 27958

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): Rosemary Nitsch

\_\_\_\_\_

\_\_\_\_\_

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: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0007-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0011-0000

Name(s): Alexander + Amber WilbanksAddress: 107 Alden RunMoyock NC 27958Telephone: 857-636-6269Email Address: ATEAMH46@gmail.comSignature(s): [Signature]

Parcel: 009H-000-0044-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_



**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): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0002-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0005-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0008-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0009-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0012-0000

Name(s): Paul A. Nielsen

Address: 109 Alden Run

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): Paul A. Nielsen

dotloop verified  
05/22/19 11:03 AM EDT  
QTMH-R8D4-KGKD-DMFN

*Susan L. Nielsen*

dotloop verified  
05/22/19 11:03 AM EDT  
QTMH-R8D4-KGKD-DMFN

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by Mark & Penny McCrary - New Owner Info (if app

LOT: 42

Name(s): Craig Robert Williams and Wendy Jo Williams

Address:  
108 Alden, Moyock, NC 27958

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s):

Craig Robert Williams Wendy Jo Williams

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

**Previously Owned by Mark & Penny McCrary - New Owner Info (if applicable)**LOT 43Name(s): Sheila GillAddress: 106 Alden Run  
Moyock, NC 29752

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Sheila P. Gill

\_\_\_\_\_

## Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Parcel: 009H-000-0003-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0007-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0011-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0044-0000

Name(s): Wesley & Sherry HenryAddress: 104 Aiden Run,Moyock, NC 27958Telephone: 757-288-5155Email Address: wshchenry@yahooSignature(s): Wesley N. HenrySherry Henry



Parcel: 009H-000-0045-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0046-0000

Name(s): Jerrell StokesAddress: 170 Parrish PointMoyock NC 27958

Telephone: \_\_\_\_\_

Email Address: AuthentiSignature(s): Jerrell Stokes

2/19/2018 2:10:18 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, LLCAddress: 417 Caratoke Hwy, Unit DMoyock, NC 27958Telephone: (252) 435-2718Email 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, LLCAddress: 417 Caratoke Hwy, Unit DMoyock, NC 27958Telephone: (252) 435-2718Email Address: jold@qhoe.com

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0056-0000

Name(s): Johnny McDonaldAddress: 117 Parrish Point LnMoyock NC 27958

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0057-0000

Name(s): QHOC of Windswept Pines, LLCAddress: 417 Caratoke Hwy, Unit DMoyock, NC 27958Telephone: (252) 435-2718Email Address: jold@qhoe.com

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0058-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

dotloop signature verification: c1p u-7PhkD-QqEG-Q17 1q

Previously Owned by Mark & Penny McCrary - New Owner Info (if applicable)

LOT: \_\_\_\_\_

Name(s): Jerrell W. Stokes and Jane Curran

Address:  
120 Parrish Point, Moyock, 201 27958

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s):

*Jane Curran*

dotloop verified  
06/26/19 1:05 PM EDT  
IMSE-POHX-MIWS-BHRR

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Parcel: 009H-000-0045-0000

Name(s): QHOC of Windswept Pines, LLCAddress: 417 Caratoke Hwy, Unit D  
Moyock, NC 27958Telephone: (252) 435-2718Email Address: jold@qhoc.comSignature(s): 

Parcel: 009H-000-0046-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

✓ Parcel: 009H-000-0047-0000

Name(s): David and Judith GreggAddress: 118 Parrish Point Ln

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): 

Parcel: 009H-000-0048-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0053-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0054-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0056-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0057-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0058-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

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): \_\_\_\_\_

Parcel: 009H-000-0047-0000

Name(s): David and Judith Gregg

Address: 118 Parrish Point Ln

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

*David N. Gregg* dotloop verified  
12/18/18 7:08 PM EST  
T2VF-X0VC-RPT-0001

*Judith O. Gregg* dotloop verified  
06/25/19 7:04 AM EDT  
XZTW-FBZF-PDW6-TMW6

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0053-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0054-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0056-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0057-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

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): \_\_\_\_\_

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): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0049-0000

Name(s): Jordan & Rachid HassaniAddress: 114 Parrish Point LaneMoyock, NC 27958Telephone: 252 513 4291Email Address: jhassani@qswcnc.comSignature(s): [Signature]

Parcel: 009H-000-0050-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0051-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

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: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

**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

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Parcel: 009H-000-00SB-0000

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Parcel: 009H-000-00SC-0000

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Parcel: 009H-000-0001-0000

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Parcel: 009H-000-0002-0000

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Parcel: 009H-000-0009-0000

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Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-00 0000-0000

Name(s): Reed T. Wissman

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

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11/18/18 12:57 PM EST  
0000-NW-SCOR-IDEQ

Previously Owned by Mark & Penny McCrary - New Owner Info (If applicable)

LOT 50

Name(s): COURTNEY WISSMAN

Address: 112 PARRISH  
MOYOCK, NC 29758

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Courtney Wissman

\_\_\_\_\_

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: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

**Parcel: 009H-000-0010-0000**

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
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Signature(s): \_\_\_\_\_

**Parcel: 009H-000-0042-0000**

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
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Signature(s): \_\_\_\_\_

**Parcel: 009H-000-0043-0000**

Name(s): \_\_\_\_\_  
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Telephone: \_\_\_\_\_  
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**Parcel: 009H-000-0049-0000**

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_

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): [Signature]

**Parcel: 009H-000-0052-0000**

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_

**Parcel: 009H-000-0055-0000**

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature(s): \_\_\_\_\_



**Previously Owned by Mark & Penny McCrary - New Owner Info (if applicable)**LOT 53Name(s): DOUGLAS CARILLONAddress: 111 ParrishMoyock, NC 27958

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

  
\_\_\_\_\_

Parcel: 009H-000-0045-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

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Signature(s): \_\_\_\_\_

Parcel: 009H-000-0046-0000

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Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0047-0000

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Signature(s): \_\_\_\_\_

Parcel: 009H-000-0048-0000

Name(s): \_\_\_\_\_

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Telephone: \_\_\_\_\_

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Signature(s): \_\_\_\_\_

Parcel: 009H-000-0053-0000

Name(s): Jane CarillonAddress: 111 Parrish PtMoyock NCTelephone: 757 635 3178Email Address: du191@verizon.netSignature(s): Jane Carillon

Parcel: 009H-000-0054-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0056-0000

Name(s): \_\_\_\_\_

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Parcel: 009H-000-0057-0000

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Telephone: \_\_\_\_\_

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Signature(s): \_\_\_\_\_

Parcel: 009H-000-0058-0000

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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):** \_\_\_\_\_

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**Signature(s):** \_\_\_\_\_

**Parcel: 009H-000-0010-0000**

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**Signature(s):** \_\_\_\_\_

**Parcel: 009H-000-0042-0000**

**Name(s):** \_\_\_\_\_

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**Signature(s):** \_\_\_\_\_

**Parcel: 009H-000-0043-0000**

**Name(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

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**Signature(s):** \_\_\_\_\_

**Parcel: 009H-000-0049-0000**

**Name(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_

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**Signature(s):** \_\_\_\_\_

**Parcel: 009H-000-0050-0000**

**Name(s):** \_\_\_\_\_

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**Parcel: 009H-000-0051-0000**

**Name(s):** \_\_\_\_\_

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**Signature(s):** \_\_\_\_\_

**Parcel: 009H-000-0052-0000**

**Name(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Signature(s):** \_\_\_\_\_

**Parcel: 009H-000-0055-0000**

**Name(s):** Amber D. Gaham

**Address:** 115 Parrish Point Ln

**Telephone:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Signature(s):** *Amber D. Gaham*

DocuSigned by: CA45B83B76844B...

*Joshua Graham*

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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): Jessell Stokes

Address: 170 Parrish Point

Myrtle NC 27958

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 009H-000-0047-0000

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Parcel: 009H-000-0054-0000

Name(s): \_\_\_\_\_

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Signature(s): \_\_\_\_\_

Parcel: 009H-000-0056-0000

Name(s): Johnny McDonald Ashl

Address: 117 Parrish Point Ln

Myrtle NC 27958

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_ DocuSigned by:

Signature(s): Johnny McDonald

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Johnny A. McDonald

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Parcel: 009H-000-0057-0000

Name(s): \_\_\_\_\_

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Parcel: 009H-000-0045-0000

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Signature(s): \_\_\_\_\_

Parcel: 009H-000-0058-0000

Name(s): Michael W. Reinke

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): *Michael W. Reinke*

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Previously Owned by Mark & Penny McCrary - New Owner Info (if applicable)

LOT 58

Name(s): Lisa RENKE

Address: 121 Parrish Ln  
Moyock, NC 27968

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): [Signature]

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: \_\_\_\_\_

*Don Deleo* signature verified  
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Parcel: 009H-000-0046-0000

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Parcel: 009H-000-0058-0000

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Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Parcel: 0009-000-011L-0000

Name(s): Mark & Penny McCrary

Address: \_\_\_\_\_

Telephone: (252) 435-7576Email Address: mmccrary819@aol.comSignatures: MM - 1st

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.



NAME	ADDRESS	TELEPHONE	E-MAIL
MARK BISSER	PO Box 1068 Kitty Hawk	(252) 252-1215	mark@bissellprofessionalsgroup.com
Bertrille B. Lomax	437 Neck Rd.	(804) 888-0070	Lomax4@aol.com
Donna Voliva	Creech P+CD	252 232 6032	donna.voliva@cumtuckcountync.gov
STEVE & KENNEDY DICK	105 ALDEN RUN	860-949-4637	Subdacker@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

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**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*

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



*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.*

**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.

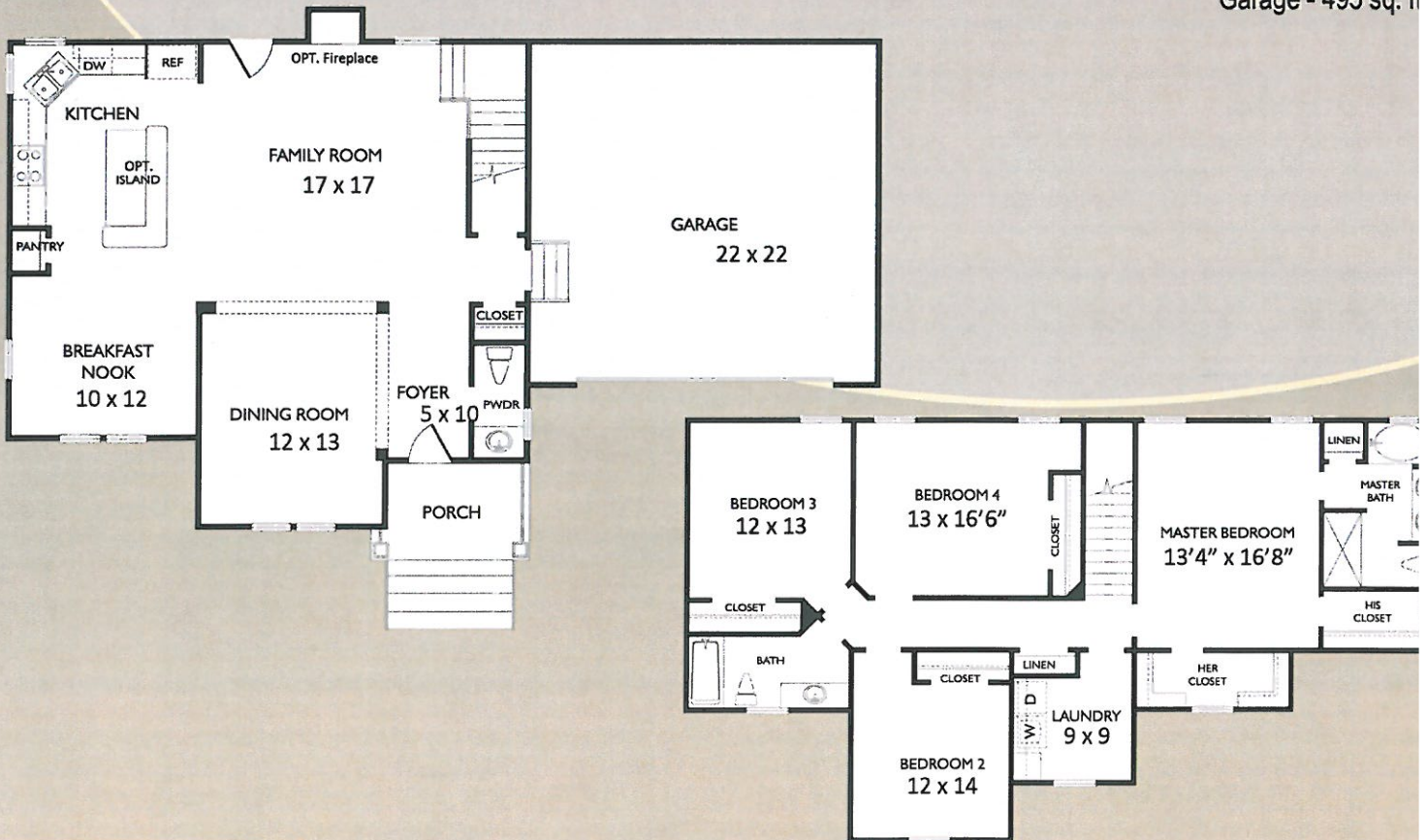




Shown with side entry garage, craftsman style porch post & metal roof accents.

## THE PARKLIN

First Floor - 898 sq. ft.  
Second Floor - 1,344 sq. ft.  
Total Heated - 2,242 sq. ft.  
Garage - 495 sq. ft.



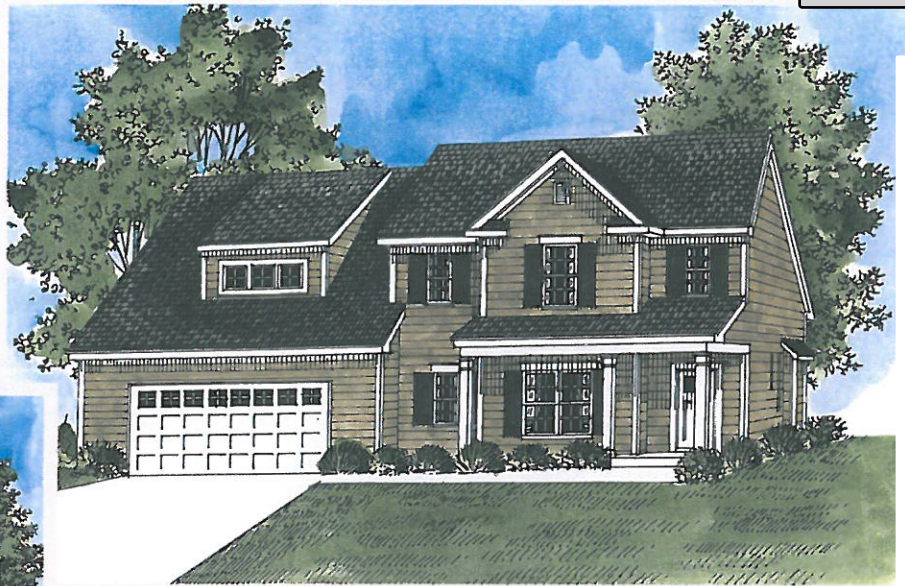
QUALITYHOMESOFCURRITUCK.COM

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.





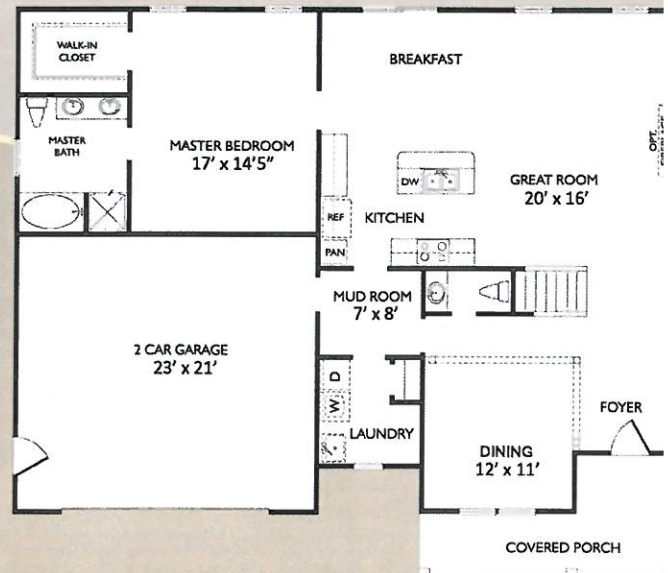
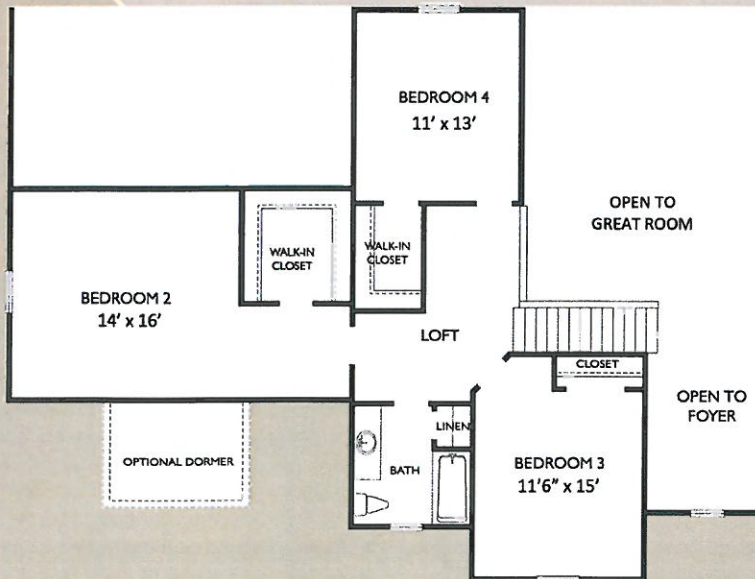
Elevation B shown with optional dormer



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.

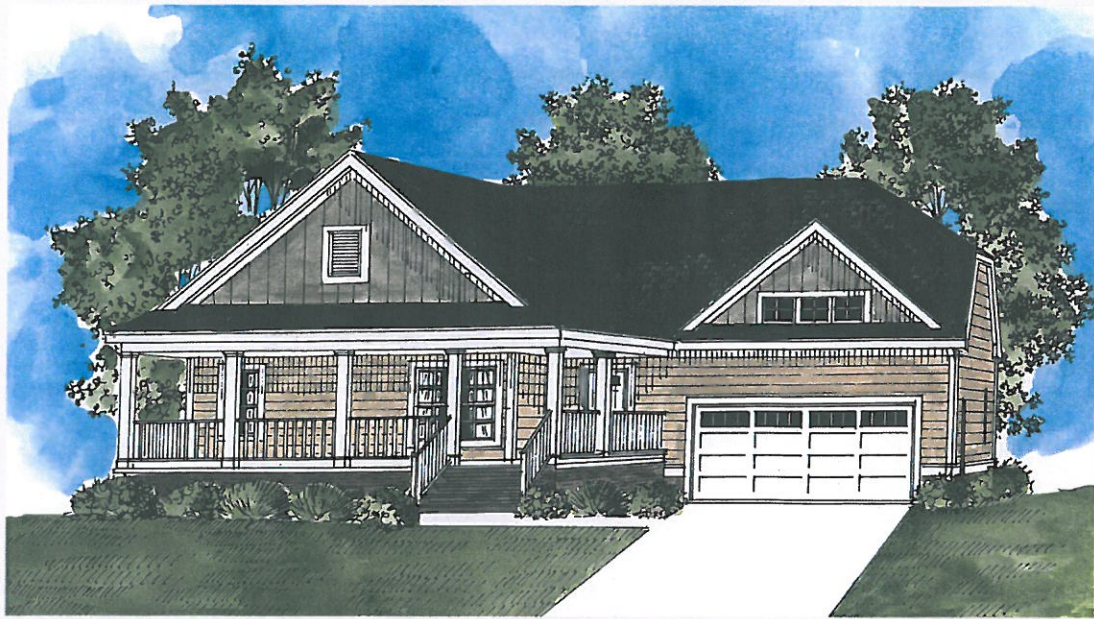


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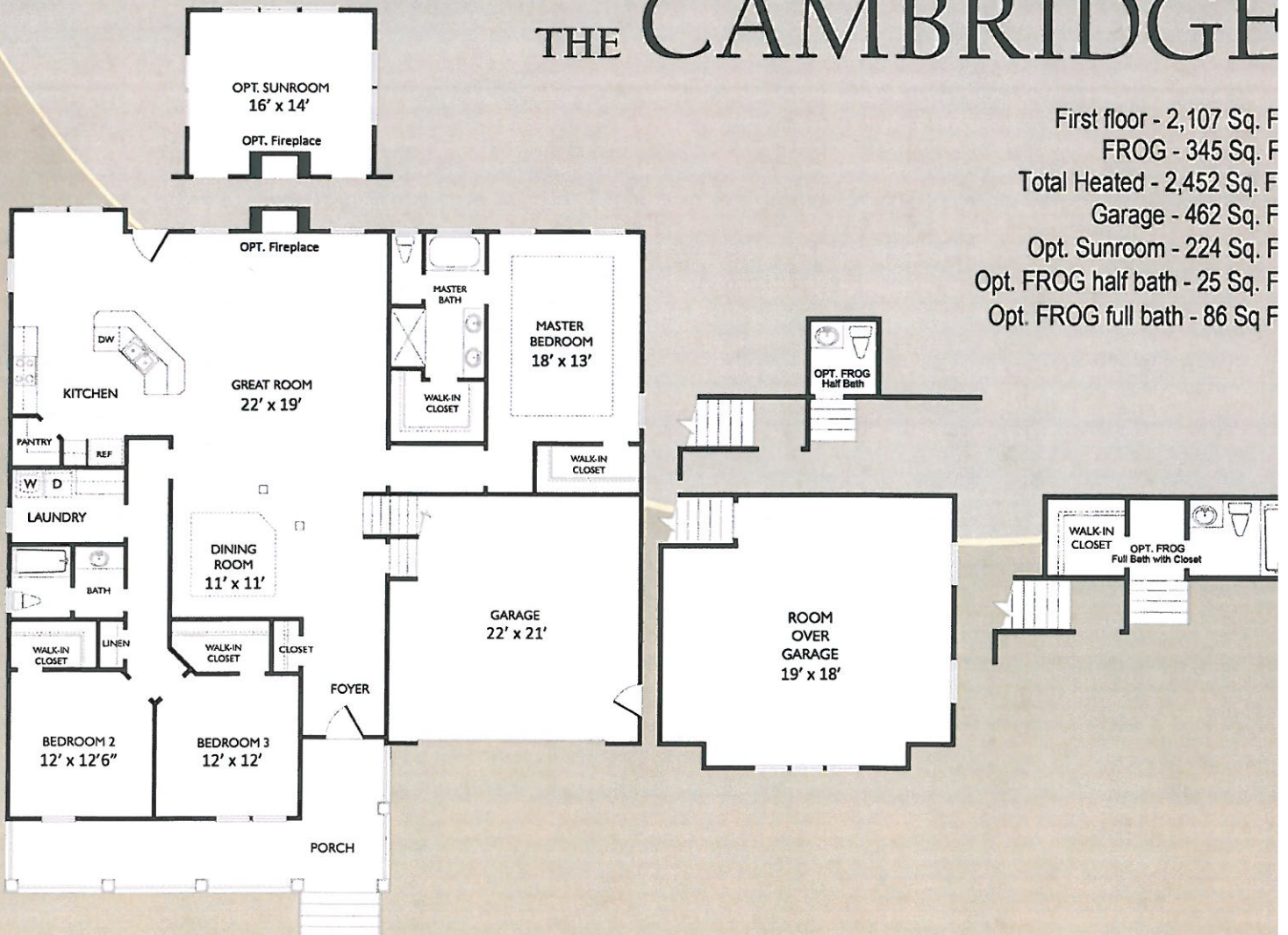
Attachment: 6- 19-15 Architectural Sketches (PB 19-15 Windswept Pines)





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



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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	<del>-\$12,000.00</del>
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](mailto: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



("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.



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: \_\_\_\_\_

**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.

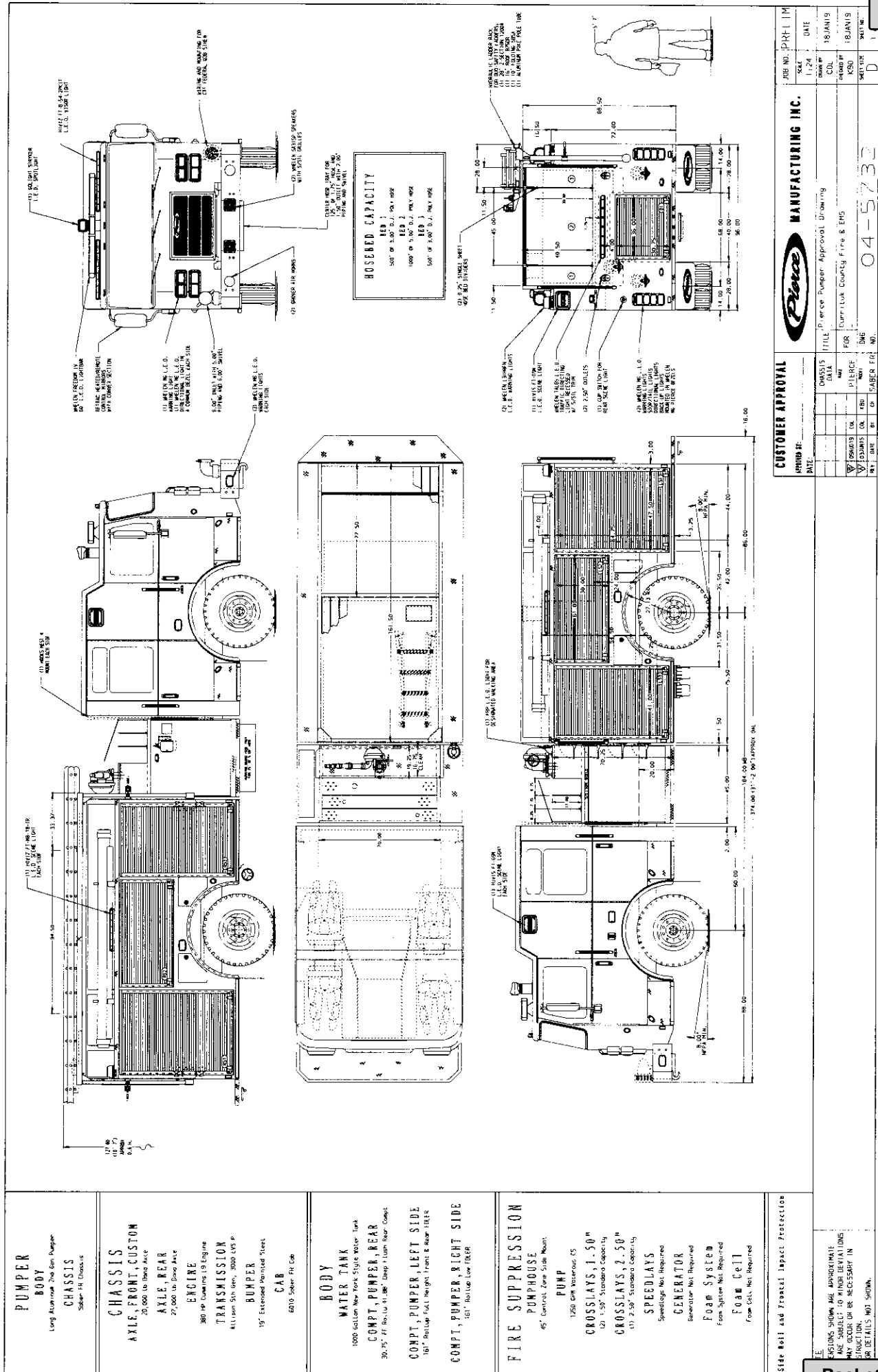
Training Requirements: Training will be provided by Atlantic Emergency Solutions at a mutually agreed upon time.

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.

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

<b>Base Bid</b>	<b>\$407,948.00</b>	
<b>Published Options</b>	<b>\$77,641.00</b>	
<b>Total Published Options</b>	<b>\$485,589.00</b>	
<b>Unpublished Options</b>	<b>\$1,661.00</b>	<b>0.34%</b>
<b>Total Options w/o HGAC Fee</b>	<b>\$487,250.00</b>	

Attachment: Moyock VFD Apparatus Contract (Moyock VFD-Fire Apparatus Purchase)



**CUSTOMER APPROVAL**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**Pierce MANUFACTURING INC.**

DATE: 18 JAN 19  
 TIME: 18 JAN 19  
 SHEET NO: 04-5732



# 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.

## 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~~<sup>24</sup>) 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.

- 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:

<u>Total Years of Service</u>	<u>40 Hour Per Week</u>	<u>42 Hours per Week (Sheriff, Jail, EMS, Communications)</u>	<u>56 Hours per Week (Fire)</u>
	<u>Hours Earned per Pay Period</u>		
<u>0-2 yrs.</u>	<u>3.624</u>	<u>3.8052</u>	<u>5.0736</u>
<u>2-5 yrs.</u>	<u>4.232</u>	<u>4.4436</u>	<u>5.9248</u>
<u>5-10 yrs.</u>	<u>5.152</u>	<u>5.4096</u>	<u>7.2128</u>
<u>10-15 yrs.</u>	<u>6.080</u>	<u>6.384</u>	<u>8.512</u>
<u>15-20 yrs.</u>	<u>7.000</u>	<u>7.35</u>	<u>9.8</u>
<u>20 yrs. plus</u>	<u>7.920</u>	<u>8.316</u>	<u>11.088</u>
<u>Maximum Accrual Carried Over to Following Year</u>	<u>240</u>	<u>240</u>	<u>240</u>

- ~~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.~~

- 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.



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**

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- 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.

- 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**

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- 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.

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.



- 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.

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>

## **Section 610 Court Leave**

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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**

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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**

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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.

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),



- 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 known 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

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.

- 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 of 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.

## **Section 613 Leave for Parent Involvement in School**

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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**

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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.



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.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
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
		<u>\$ 808,878</u>	<u>\$ 808,878</u>

**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

### NOTICE TO PROCEED

**Date:** *September 16, 2019*  
**To:** *Southern Disaster Recovery, LLC*  
**From:** *County of Currituck*  
**Project:** *Hurricane Dorian Disaster Debris Removal Services*

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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  
 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

### 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.

Attachment: Notice to Proceed\_Thompsonv3 (Hurricane Dorian-Action Items)



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:

COUNTY OF CURRITUCK

By: \_\_\_\_\_  
Clerk to the Board of Commissioners

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. Stikeleather 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	

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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**

**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**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>SECONDER:</b>	Selina S. Jarvis, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
<b>ABSENT:</b>	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.

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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 News, 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. News 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.

**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.

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.

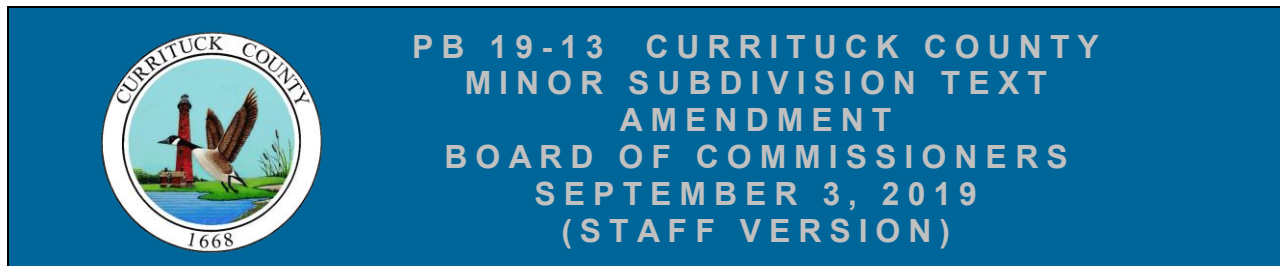
Chairman Ballance opened the public hearing Sam Miller came before the board stating his business address as 111 Commercial Drive, Suite B, Moyock. Mr. Miller spoke against the text amendment saying it should not be put on low traffic count roads. He referenced his development, Laural Woods, which has 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.



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:

## 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



- 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** streets ~~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."

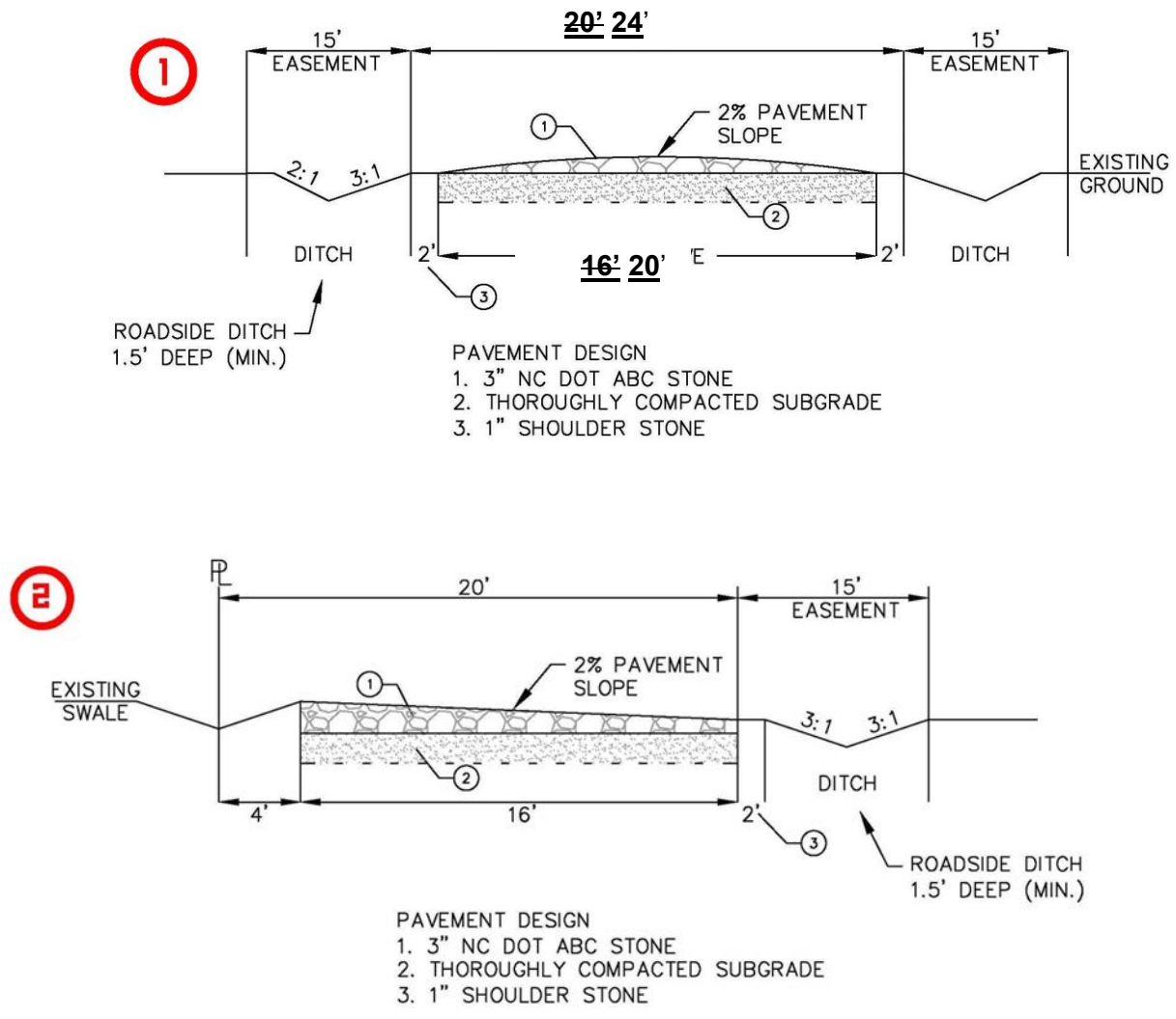
(Sections to be renumbered accordingly)

##### 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)

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:

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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 <u>minor subdivisions</u>	20 24	46 20	2	N/A	N/A	No	No
Residential Subdivision	See NCDOT <i>Subdivision Roads Minimum Construction Standards Manual</i>					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**

**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



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:

- 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.

<b>RESULT:</b>	<b>MOTION PASSED-ITEM APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Selina S. Jarvis, Commissioner
<b>SECONDER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
<b>ABSENT:</b>	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

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

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:



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.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>SECONDER:</b>	Mike H. Payment, Vice Chairman
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
<b>ABSENT:</b>	J. Owen Etheridge, Commissioner

**NEW BUSINESS**

**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.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob White, Chairman
<b>SECONDER:</b>	Paul M. Beaumont, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
<b>ABSENT:</b>	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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob White, Chairman
<b>SECONDER:</b>	Selina S. Jarvis, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
<b>ABSENT:</b>	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.

**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
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
<u>Account Number</u>	<u>Account Description</u>		
29690-590000	Capital Outlay	\$ 116,000	
29380-482000	Miscellaneous		\$ 116,000
		\$ 116,000	\$ 116,000
<b>Explanation:</b> 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.			
<b>Net Budget Effect:</b> Equipment Replacement Fund (29) - Increased by \$116,000.			
		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
<u>Account Number</u>	<u>Account Description</u>		
10330-449900	Misc Grants		\$ 1,500
10510-536000	Sheriff's Uniforms	\$ 1,500	
		\$ 1,500	\$ 1,500
<b>Explanation:</b> Sheriff (10510) - Increase appropriations to record bullet-proof vest grant from NC Association of County Commissioners.			
<b>Net Budget Effect:</b> Operating Fund (10) - Increased by \$1,500.			

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)

		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
<u>Account Number</u>	<u>Account Description</u>		
220548-590000	Capital		\$ 10,500
220548-532015	Supplies	\$ 5,500	
220548-536015	Uniforms	\$ 5,000	
		\$ 10,500	\$ 10,500
<b>Explanation:</b> 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.			
<b>Net Budget Effect:</b> Knotts Island Fire Fund (220) - No change.			
		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
<u>Account Number</u>	<u>Account Description</u>		
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
<b>Explanation:</b> 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.			
<b>Net Budget Effect:</b> Operating Fund (10) - Increased by \$107,639.			

Communication: Minutes for September 3, 2019 (Approval Of Minutes for September 3, 2019)



		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
Account Number	Account Description		
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 District (210) - No change.

		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
Account Number	Account Description		
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.

		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
Account Number	Account Description		
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.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Selina S. Jarvis, Commissioner
<b>SECONDER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
<b>ABSENT:</b>	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.

		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
<u>Account Number</u>	<u>Account Description</u>		
15447-587050	T T - Co Govt Facilities Fund	\$ 100,000	
15320-415000	Occupancy Tax		\$ 100,000
		\$ 100,000	\$ 100,000
<b>Explanation:</b>		Occupancy Tax - Tourism Related (15447) - Increase appropriations for temporary restrooms to serve the Historic Corolla Park and the Lighthouse during the construction of the Boat Museum which will include public restrooms. The current restrooms will be demolished as a part of this project.	
<b>Net Budget Effect:</b>		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.

		Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
<u>Account Number</u>	<u>Account Description</u>		
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
<b>Explanation:</b>		Occupancy Tax - Promotion (15442); Tourism Related (15447) - Increase appropriations for increased cost of credit card processing, artifact insurance and software license fees.	
<b>Net Budget Effect:</b>		Occupancy Tax Fund (15) - Increased by \$7,028.	

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob White, Chairman
<b>SECONDER:</b>	Kevin E. McCord, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
<b>ABSENT:</b>	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.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Selina S. Jarvis, Commissioner
<b>SECONDER:</b>	Mary "Kitty" Etheridge, Commissioner
<b>AYES:</b>	Bob White, Chairman, Mike H. Payment, Vice Chairman, Paul M. Beaumont, Commissioner, Mary "Kitty" Etheridge, Commissioner, Selina S. Jarvis, Commissioner, Kevin E. McCord, Commissioner
<b>ABSENT:</b>	J. Owen Etheridge, Commissioner



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.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
10775-526000	Advertising	\$ 250	
10775-545000	Contract Services - Nutrition		\$ 250
		<u>\$ 250</u>	<u>\$ 250</u>

**Explanation:** Senior Center (10775) - Transfer funds for classified advertising for vacant position.

**Net Budget Effect:** Operating Fund (10) -No change.

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\_\_\_\_\_  
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.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
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
		<u>\$ 511,000</u>	<u>\$ 511,000</u>

**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.

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\_\_\_\_\_  
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.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
20609-516000	Repairs and Maintenance		\$ 4,200
20609-545000	Contracted Services	\$ 4,200	
		<u>\$ 4,200</u>	<u>\$ 4,200</u>

**Explanation:** Whalehead Subdivision Drainage (20609) - Transfer funds for generator maintenance contracts and inspections.

**Net Budget Effect:** Operating Fund (10) -No change.

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\_\_\_\_\_  
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.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
16609-545000	Contract Services	\$ 15,000	
16609-588000	Contingency		\$ 15,000
		<u>\$ 15,000</u>	<u>\$ 15,000</u>

**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.

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\_\_\_\_\_  
Clerk to the Board

Attachment: BudAmends-Sept 16 General Meeting (Budget Amendments)



## 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
	<u>\$ 23,399,300</u>

**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
	<u>\$ 23,399,300</u>

**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

- 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 16<sup>th</sup> day of September 2019.

---

Bob White, Chairman  
Board of Commissioners

ATTEST:

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Leeann Walton  
Clerk to the Board

**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.

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Bob White, Chairman

ATTEST:

(SEAL)

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Clerk to the Board



*From the desk of*  
**Sheriff Matthew W. Beickert**

**Currituck County, North Carolina**

407 Maple Road, Maple, North Carolina 27956

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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).

A handwritten signature in black ink that reads "Matthew Beickert".

Sheriff, Matthew Beickert

Currituck County Sheriff

Attachment: Sheriff Letter-Cole Retirement (Resolution-Sheriff Dept-Surplus and Purchase of Duty Weapons)