

# Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING

November 16, 2023

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

Mr. Jason Litteral,  
**Currituck County Development Services Department**  
**Planning & Zoning Division**  
153 Courthouse Road, Suite 110  
Currituck, NC 27929

Re: Conditional Rezoning Application  
**Cluny, LLC**  
Parcel ID No. 0050000124A0000  
Crawford Township, Currituck County, North Carolina

Mr. Litteral,

On behalf of Cluny, LLC, Quible & Associates, P.C. hereby submits for your review the enclosed Conditional Rezoning application package for the subject referenced project located at PIN 8979-37-9862 and PID 0050000124A0000, Crawford Township, Currituck County.

The owner is proposing to conditionally rezone the parcel from its current Single Family Mainland (SFM) zoning to a Conditional General Business (GB) zoning in order to construct a Contractor Services Building and associated improvements. The proposed building will be designed in compliance with the Bulk Dimensional requirements specified in the Currituck County UDO under the GB zoning district requirements.

The following documents are included and shall be considered part of this submittal package:

- One (1) original and One (1) copy of the Complete Conditional Rezoning Application;
- Application fee in the amount of \$220 (\$200 + \$5 x 4 ac) made payable to "Currituck County";
- Two (2) copies of the Architectural Elevation Sketches of the Proposed Structure;
- Two (2) copies of the Community Meeting Report;
- Two (2) copies of the Conceptual Development Plan;
- One (1) PDF digital copy of the complete Conditional Rezoning application package.

Please review the enclosed application and do not hesitate to contact us at 252.491.8147 or [dtillett@quible.com](mailto:dtillett@quible.com) if you have any questions, concerns, or requests for additional information.

Sincerely,

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



Dylan L. Tillett, P.E.

Encl.: As stated  
Cc: Cluny, LLC  
File



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING  
SINCE 1959

P.O. Drawer 870  
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November 14, 2023

Jason Litteral  
Currituck County Planning and Community Development  
153 Courthouse Road  
Currituck, NC 27929

RE: **Community Meeting Report**  
Conditional Rezoning Application  
PID: 0050000124A0000  
PIN: 8979-37-9862  
Currituck, Currituck County, NC

Mr. Litteral,

A community meeting for the proposed Conditional Rezoning Application of the above referenced parcel located in Currituck, Currituck County was held on Monday, November 13, 2023 at 4:00 p.m. in the Barco Public Library's Meeting Room located at 4261 Caratoke Hwy, Barco, NC. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of Cluny, LLC (Applicant/Developer) with representatives of Cluny, LLC and Currituck County in attendance.

### **Purpose**

The purpose of the meeting was to inform the community in the vicinity of the subject parcel of the intent to apply for a Conditional Rezoning to allow for a contractor services building design and use. The existing parcel consists of vacant, wooded uplands and wetlands. The parcel is currently zoned SFM (Single Family Mainland) and the conditional rezoning application proposes a change to GB (General Business).

### **Meeting synopsis**

The Meeting Room was opened to the public prior to the meeting and guest/representatives started arriving at 3:30 p.m. Prior to beginning the community meeting, an "Open House" viewing of the Conceptual Development Plan took place. A copy of the meeting agenda and blank Comment Sheets were available to the attendees on a table at the front of the room. A sign-in sheet with a provided pen was also next to these items.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the table in the front. Attendees were also advised that comments could be received by Quible either by email, telephone, or comment sheet provided at the meeting.

At 4:00 p.m. a presentation of the proposed conditional rezone and development was provided by Quible. Attendees were reminded to pick up a copy of the meeting agenda and to fill out their information on the sign-in sheet. The presentation followed the outline on the Agenda that was provided.

Quible (Brian Rubino) introduced himself, the Applicant (Cluny, LLC) and the County Representatives (Jason Litteral and Anna Cherry) and began with a brief discussion about the County procedures for reviewing and approving the proposed project and the purpose for the community meeting requirement.

The parcel proposed for the Conditional Rezoning was described and identified on the exhibit. The surrounding zonings and land uses were also described. The subject parcel was described as being surrounded by adjacent SFM with GB zoning located directly across the right of way on each of the opposite three sides of the intersection. A conceptual development plan of the proposed building was then shown to the attendees. The proposed sketch was described as in compliance with the Bulk Dimensional requirements specified in the Currituck County UDO under the GB district requirements.

At the conclusion of the presentation, the floor was opened for questions from the audience. Comments and questions received during the meeting were as follows:

1. An attendee asked about the stormwater runoff and the existing wetlands. Their concern was an increase in flooding.  
*Quible stated that the runoff from impervious surfaces of this development would be collected and treated prior to being released downstream. The stormwater design would be in accordance with the State and County Stormwater Permitting.*
2. An attendee asked about the existing drainage ditch that is located on the lot and asked if the proposed development was going to block that drainage feature.  
*Quible confirmed that there are existing drainage features located on the property. There is a portion of the proposed project that does cross this drainage feature. At this location, the existing ditch will be replaced with a proposed pipe. The pipe will be properly sized during the time of site plan design. Quible reminded the room that this meeting was for the conditional rezoning application. The sizing of all culverts will be performed thoroughly during the site plan design phase of the project.*
3. An attendee asked about the Army Corps of Engineers (ACE) wetlands located on the property and the downstream conveyance of the ditch which ultimately discharges to the sound.  
*Quible responded confirming that these drainage features do ultimately make their way to the Sound. Any cleaning of the ditches and wetlands would need to be permitted through ACE.*
4. An attendee mentioned that the wetlands can be full of water in some areas.  
*Quible agreed.*
5. An attendee asked what sort of contractor services are going to be proposed?  
*Quible and the owner, Cluny, LLC, responded stating that the typical tenants could be electricians, plumbers, HVAC contractors, etc.*
6. An attendee asked what the building would look like.  
*The owner stated that they will look like modern, nice building and would be in conformance with Currituck County building requirements for this area. Mr. Innes stated that the building will look reasonable and attractive.*
7. An attendee asked if hazardous products will be stored at the building.  
*The owner stated no, there are no plans to store hazardous material at this building.*

8. An attendee asked if lighting would be installed that would be a nuisance to the nearby properties.  
*The owner stated that lighting would not be an issue. The owner mentioned having timed lights that would turn off at a pre-programmed time.*
9. An attendee asked how the process for this development works and what are the next steps.  
*Quible explained that this community meeting was the first of many steps. The next step for the conditional rezoning is an application submittal to the County, followed by TRC review, followed by Planning Board review, and lastly the Board of Commissioners. Once the Board of Commissioners decision was received, the Major Site Plan submittal to the County would follow. The Major Site Plan decision will be determined at TRC level if the Conditional Rezoning is successful.*
10. An attendee asked if the building will look like a 7/11 store. (The owner referred to looking nice like the new 7/11 store that was recently built)  
*The owner clarified that he does not intend to build a 7/11 store. His point was that the proposed building façade will look nice like the newly constructed buildings shown around the County.*
11. An attendee asked if there was going to be any barrier between this proposed development and the adjacent property owners.  
*Quible answered that there was a large area of wetlands between the adjacent residential properties and the proposed building. These wetland are dense with vegetation including mature hardwood trees and are proposed to remain. This should provide a dense and existing buffer between the adjacent residential properties and the proposed building.*
12. An attendee asked if the Conditional Rezoning (assuming approval) would run with the property.  
*The County staff confirmed that the conditional rezoning would continue with the property should the property change hands.*
13. An attendee asked about the entrance along the highway and to explain what direction traffic will go in the drive isle of the proposed development.  
*Quible answered that the owner has had preliminary discussions with NCDOT and that the entrance from Caratoke highway will be right in (north bound), one way traffic. Exiting traffic will exit through the entrance/exit at Tulls Creek Road, which will be a 2-way drive isle. At this time several attendees complained about the traffic on Tulls Creek Road around the existing stoplight at this intersection.*
14. An attendee asked if special examination would be used for any protected species like salamanders or anything else.  
*Quible stated that the environmental permitting associated with a project like this does take protected species into consideration. As of currently, there have not been any protected species found on this property.*
15. An attendee asked if big trucks would frequent the new development.  
*The owner stated that the majority of anticipated vehicles would be vans and pickup trucks. It's possible some box trucks would also be included. It was not anticipated for large trucks to visit the property frequently other than deliveries which would be unknown at this time as to how frequent that would be.*
16. An attendee asked if there would be an auto repair shop as one of the tenants.  
*The owner stated no. There will not be an auto repair shop.*

17. An attendee that stated she owned the body shop across the highway asked if the parked vehicles in her yard were going to be an issue for the new development. She wanted to know if she was going to get complaints from the tenants of the new building. *The owner stated that they had no issues with her business. The attendee then stated that as long as the proposed development doesn't have an impact on flooding, then she had no problem with it.*
18. An attendee asked "why pick this property for the development?" *The owner stated that it was his opinion that this was a great piece of land for this development and that he believed it fit in great with the surrounding area.*
19. Several attendees mentioned the flooding of the wetlands when the wind blows certain directions. *Quible assured that this development would meet the State and County requirements for stormwater permitting. The group of attendees went on to state that this property was needed for the adjoining subdivision's stormwater storage. No answer was provided to that comment.*
20. An attendee asked the property owner if they were willing to clean out the downstream ditch that leads to the sound. The intention was that cleaning out the ditch would help the performance of the ditch to drain the runoff from the adjacent properties. *The owner responded that he was willing to clean out the ditches to a reasonable extent.*
21. At this time multiple members of the audience started discussing the existing drainage ditches that were in the proximity of this area. They talked about the location of them, which direction they headed, what culverts they were connected to, etc. There wasn't a specific question that came out of this discussion other than a back and forth of audience members.
22. An attendee that stated he lived adjacent to the project mentioned that his driveway culvert was crushed. He stated that the culvert was in the DOT right of way. *Quible responded to him to contact NCDOT with this information. The attendee stated that he did, but NCDOT didn't do anything about it.*
23. An attendee asked what would be the difference between leaving this property as it was or going through with the conditional rezone. *The County Representative, Jason Litteral, answered stating that GB allows 65% maximum coverage and SFM allows 30% maximum coverage.*
24. An attendee asked what was the next meeting schedule. *Quible stated that the TRC meeting would be held on 12/6/23, the Planning Board meeting would be 2/13/24, and the Board of Commissioners Meeting would be 3/4/24.*
25. Some attendees spoke up stating that they did not receive the adjacent property owner notification letter until the day of the meeting, the day before the meeting, or some hadn't received it at all yet. *Quible responded that Currituck County planning staff provides the notification list of property owners within 500 feet of the project. The County requires the letters to be mailed 10 days before the meeting. In this case, the meeting was held on 11/13/23 and the letters were mailed on 10/30/23, far exceeding the mailing requirements. It has been commonly understood that USPS has been showing significant delays with some mailings. The intention of getting the letters out exceeding the 10 day's notice was to provide the recipients with plenty of notice for the meeting.*

**Community Meeting Report**  
Conditional Rezoning Application  
PID: 0050000124A0000  
PIN: 8979-37-9862

Upon the conclusion of the discussions and questions listed above, attendees were again reminded that any further questions or comments not addressed at the meeting could be forwarded to Quible and the meeting was adjourned. It was Quible's understanding that the majority of the attendees had concerns with the existing flooding that takes place in nearby low-lying areas. It should be noted that the project will be designed in accordance with the Currituck County Stormwater Manual and UDO which will re-route all stormwater runoff within the proposed development from the 5-year post development storm back to the 2-year pre-development storm (wooded condition).

Copies of all the handouts that were available at the meeting are provided in attachments to this document.

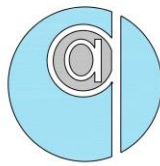
Please do not hesitate to contact me at (252) 491-8147 or [dtillett@quible.com](mailto:dtillett@quible.com) should you have any questions and/or concerns.

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



Dylan L. Tillett, P.E.

cc: Cluny, LLC  
File



**Quible** SINCE 1959  
**& Associates, P.C.**

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**Community Meeting for the Conditional Rezoning – Cluny, LLC**  
**Contractor Services Building**  
**Crawford, Currituck County, NC**

November 13, 2023

4:00 PM – 5:00 PM

**AGENDA**

**1. General Introduction**

- a. Quible & Associates, P.C.
- b. Cluny, LLC, Applicant
- c. Currituck County

**2. Property Location/Facts**

- a. PIN# 0050000124A0000
- b. Total lot area = +/- 149,430 SF (3.43 AC)
  - i. Current Land Use
  - ii. Site Zoning: The parcel is currently zoned Single Family Mainland (SFM) and is proposed to be conditionally rezoned to General Business (GB)

**3. Community Meeting Purpose**

- a. Informal informational meeting regarding Applicant's request to Conditionally Rezone SFM property to GB to allow for contractor services facility along with the associated site improvements.
- b. Opportunity to hear comments and concerns as a means of resolving conflicts and issues, where possible.
- c. Opportunity to consider ways of improving the project to better serve the community.

**4. Development Proposal**

- a. Conditionally Rezone SFM property to GB to allow for contractor services facility along with the associated site improvements.

**5. Applicant Submittal Timeline**

- a. Application Submittal Deadline – 11/16/2023
- b. TRC Meeting – 12/06/2023
- c. Planning Board Meeting – 02/13/2024
- d. Board of Commissioners Meeting – 03/04/2024

**6. Questions & Comments**

- a. Quible & Associates, Owner and County will be available to answer questions and comments.
- b. Comments can be provided in writing on Comment Forms provided or they can be sent to Dylan Tillett, Quible & Associates, P.C. by email at [dtillett@quible.com](mailto:dtillett@quible.com), phone at 252-491-8147 or by mail addressed to Quible & Associates, P.C. 8466 Caratoke Highway Powells Point NC 27966.



**Conditional Rezoning, Cluny, LLC Contractor Services**  
**Crawford, Currituck County, North Carolina**

Quible & Associates Project No. 21050

The Following Persons Were in Attendance of the Community Meeting on November 13, 2023

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	Dylan Tillett	QUIBLE + ASSOCIATES, P.C.	252-491-8147		dtillett@quible.com
2.	Brian Rubino	Quible & Associates, P.C.	252-491-8147		brubino@quible.com
3.	Jim Vaughn		252-272-3097		
4.	Tony + Linda Long		252-455-3744		
5.	Ronald + Valerie Cates		630-240088		
6.	Steve Metcalfe		(757) 692-8127		ronald.off@bucksil.com
7.	Robert Williams		252 722 5522		shmetcalfe@hotmail.com
8.	Rose Odom		252 222 9888		behobe@hotmail.com
9.	Treat Barnes	2515 Tulls Creek Rd	360-929-4895		newbarnes29@gmail.com
10.	Jennifer Barnes	"	360-929-0805		
11.	James G. Pelt		252-435-5675		Jimmy.Pelts252@gmail.com
12.	DINA McCLANAN	107 Sound Shore Dr.	232.3534		
13.	Wayne McClANAN	"	"		
14.	JIM SANDERLIN	104 CYGNET CT	252-435-2409		
15.	Shart Innes	Cluny Manor	252 611619		shartinnes@quible.com
16.	Josh Bass	103 Egret Moxock	757-641-4746		
17.	James Thibeault	174 MacInners Wgy Moyock	252-599-3576		
18.					





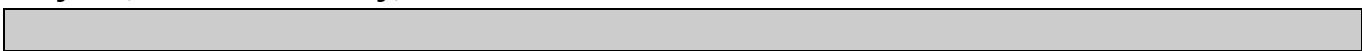
**Conditional Rezoning, Cluny, LLC Contractor Services  
Crawford, Currituck County, North Carolina**

Quible & Associates Project No. 21050

The Following Persons Were in Attendance of the Community Meeting on November 13, 2023

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
19.	JASON LITTERAL	CURRITUCK COUNTY	252-252-6052		jaso.litteral@currituckcountyinc.gov
20.	Anna Chemy	"	252-207-6066		anna.chemy@currituckcountyinc.gov
21.	Marilyn West	Cedar Crest Station	252-207-7111		mmwest@mchsi.com
22.	William Blasky	101 CROCKET CT., CURRITUCK, NC 27919	252-207-6261		BLASKY.WILLIAM@MEATA.COM
23.	Harrict Kraik	110 BLUE HERON CV, MAYOCK, NC 27958	252-421-9110		harrict.kraik@gmail.com
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**Community Meeting for Conditional Rezoning – Lot 5, Ward Acres Subdivision**  
**Parcel Identification Number 8032-81-2823**  
**Moyock, Currituck County, NC**



Comments: \_\_\_\_\_

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

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