

**SUMMARY REPORT OF
COMMUNITY MEETING
TWENTY-HOME ZONING
5:30@ BJ's CAROLINA CAFÉ
12/4/25**

The Community Meeting was held as scheduled on Thursday, December the 4th. 71 Letters were sent, announcing the meeting and an approved sign was placed on the property at the required time. A private room and refreshments were provided by Cheyney Cole, developer's representative and partner. All the renderings that were provided to Planning Staff were enlarged onto card stock and were displayed on a large table. A copy of the site plan was also displayed. Questions asked generally revolved around home pricing, lot sizes, amenities and the fact that a fountain at the BMP on Caratoke would look good. Comments were very positive.

Approximately a dozen residents attended at various times, (attendance sheet attached) typically a husband and wife, but a few single neighbors attended as well. The responses were overwhelmingly positive, no pushback or opposition was encountered. A common comment was that the 20-single family homes was a vast improvement over the townhome project that was presented recently. The renderings and lot sizes were also mentioned as positives. Several folks offered to speak on our behalf, of note was Wanda, the owner of BJ's Café. She has an immense and deep knowledge of almost everything related to "Lower Currituck!".

Jason from the Planning Department was also in attendance, by 6:30 the meeting room was empty as it was 'Burger Night' at BJ's and folks were hungry.

A handwritten signature in black ink, appearing to read "C. Cheyney Cole, Jr.", with a long horizontal flourish extending to the right.

C. Cheyney Cole, Jr.



S.L. NUSBAUM
REALTY CO. | SINCE 1906

November 19, 2025

ASSORTED DEVELOPMENT CORP.
PO BOX 402
KITTY HAWK, NC 27949

Re: Currituck Way at Foster Forbes Road
Rezoning to Allow 20 Single Family Homes

Dear Sir or Madam,

I'd like to invite you to a public meeting on December 4, 2025 at 5:30 PM at BJ's Carolina Café located at 7069 Caratoke Hwy. The purpose of the meeting is to present a plan to allow for twenty single family homes on large (25,000+SF) lots on the twenty-one-acre parcel. Planning staff will be on hand as well as our civil engineer to help answer any question.

Hope to see you at BJ's.

Best Regards,

C. Cheyney Cole Jr., CCIM
Vice President

Cheyney
We cannot make the meeting, but we are
so glad to see some much needed housing come to
lower currituck. ^{DD} You have all our support, Please
send us a layout of your proposed Development Project.
Respectfully,

*Gary Dawstain, Neighbor
with Assorted Development Corp.
252-202-1100*

NORFOLK: 440 Monticello Avenue | Suite 1700 | Norfolk, VA 23510 | 757.627.8611
RICHMOND: 7200 Glen Forest Drive | Suite 300 | Richmond, VA 23226 | 804.320.7600

DEVELOPMENT | PROPERTY MANAGEMENT | COMMERCIAL BROKERAGE | FINANCIAL SERVICES | SLNUSBAUM.COM

COMMUNITY MEETING

CURRITUCK WAY 20-HOME DEVELOPMENT

5:30, DECEMBER 4TH, 2025

@ BJ's Carolina Cafe

ATTENDANCE LIST

1. Roy Lu Etheridge JR. 252-202-8651
2. Ken Kuehn 240-205-5373
3. JASON LITTERAL 252-232-6052
4. Nick Huber 717-208-0835
5. Kim Griggs Fay 157-284-6631
6. Jim Welch 157-409-4278
- ✓ 7. Nanda Dushy 252-282-1698
8. Jim Truett 540-815-0858 themoose4@verizon.net
9. Wayne Chen 252-599-2778
10. Joni Shalhoup 252-267-6327
11. J Welch 1283@protonmail.com
12. _____
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19. _____
20. No negative comments!