

## The Flora Tract Amended Conditional Zoning Community Meeting

June 25, 2024

Scheduled Time/Place: 6:00pm, Moyock Library, Moyock, NC

A community meeting was held for the proposed Flora Commercial rezoning at 6:00 PM on June 25, 2024 at the Moyock Library.

The following persons were in attendance:

Several community residents (refer to attached sign-in sheet)  
Jennie Turner and Jo Hood representing Currituck County  
Justin Old representing the developer  
Mark Bissell representing the engineering firm

The meeting started a few minutes after 6:00 PM and lasted until about 7:00 PM.

Mark Bissell presented an overview of the development plan and the county review process. A number of questions were asked and comments and responses to the concerns are outlined below:

Comments from the Community	How Addressed
One resident was concerned about the roundabout.	A traffic analysis has been done to make recommendations as to what improvements to Survey Road and its connecting intersections need to be made in order to safely accommodate the traffic that is projected from this development. The traffic will be considerably less than from the shopping center that was proposed previously. NCDOT prefers the roundabout.
What other improvements will be made to Survey road?	Turning, deceleration and stacking lanes will be provided generally as shown on the site plan.
I am a lone voice against this development.	
One resident indicated she is a member of the Eagle Creek wastewater committee and is encouraged by the progress that has been made at the WWTP.	Mike Myers indicated that capacity is available for this development.
What is a garden style apartment?	It is a smaller building than you see in large Multi-family developments.

Are 3 stories allowed in Currituck?	Yes, as long as the 35-foot height limit is honored.
What is proposed on the commercial site next to the roundabout?	A pharmacy was interested in the site, but has not committed yet.
Will there be a place for school kids to wait for the bus?	That's a good point. We will look at adding a bus shelter.
Is a gym being proposed?	Not here-one is being proposed at Moyock Commons, but a plan has not been submitted.
What is happening with the countys' Moyock WWTP?	From what we hear, it is supposed to be getting close to testing and may be ready for new connections in the fall.
So the shopping center will move to another location?	There is a 23-acre site just up the road that has frontage on both 168 and Survey Road that the grocery store people prefer to this site.
What about the return line from the Eagle Creek WWTP to Fost?	The design is in progress and should be ready for construction in 3 months or so.
Will there be a traffic light at 168?	The traffic study has indicated a signal will be warranted at some point.
Will there be pedestrian /bike connectivity to the school?	A multi-use path will be provided along Survey Road to the school property.
Are stormwater improvements still being proposed that will help Ranchland?	Yes, the improvements (ditching and berming) are still proposed as before.
One resident from Ranchland was concerned about the timing of drainage improvements and whether drainage improvements would be made in wetland areas in the back of the property.	If there is an existing ditch, it can be cleaned out and improved. A berm cannot be built in wetlands without permit from the COE. These improvements are part of Phase 5.
How large will the buildings be?	They will be 24-unit buildings (3 floors with 8 apartments per floor).

There did not appear to be any plan opposition to the development. There were general discussions about the development, the approval process and timing, and tentative dates for the Planning Board meeting and Board of Commissioners hearing.



## Flora Multifamily Design Standards.

For all homes located within any of the land use categories, building (s) located on the property that can be seen from public streets, public parks or adjacent lands containing single-family detached development, shall provide enhanced design elements including the following:

- a) Additional windows for side walls adjacent to public streets, parks or single-family detached homes.
- b) Porches with decorative elements such as columns and railings
- c) Rooflines shall be broken up by shed and gable dormers
- d) Ornate trim will be added for side walls adjacent to public streets, parks or single-family detached homes.
- e) Roof top flues and vents shall be screened from view