

Community Meeting Sign-In Sheet

Grandy Village

April 24, 2023 @ 6:00PM

NAME	ADDRESS	TELEPHONE	E-MAIL
MARK BISSELL	PO 1068 Kitty Hawk	(252) 261-3266	mark@bissellprofessionalgroup.com
Jim Braithwaite	P.O. Box 2499 Kitty Hawk	252-202-2107	Jbdallisholdings.com
Linda Rowland	1325 Canal Drive ^{Chesapeake} VA	(757) 724-9095	morningglory1952@yahoo.com
Matthew Carl Sweeley	^{Kitty Hawk, NC} 536 Virginia Dare Trail	(910) 385-4912	matt.sweeley@sampsonbbaton.com
Ava E. NEWTON	141 Holly Cress ^{GRANDY} 27934	(757) 641-3070	avaln@hotmail.com
Jerrileigh Simpson	139 Holly Cress	252-453-0653	jerrileighs@gmail
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Jim Hounbrook	7429 Currituck Hwy ^{Tarboro}	252 202-6639	tarboroford&supply@G-mail.com
Cathy Stoecker	170 Dowdys Bay Rd	252.207-4863	cathy-stoecker@yahoo.com
Jennie Turner	Currituck County	252- 202 ²³² -6031	jennie.turner@currituckcounty.nc.gov
Thomas Newben	127 Newben Rd ^{Tarboro}	(252) 202-9258	newbenexcavating@yahoo.com
Stephen Jernigan	137 Shell Dr. Grandy	252.489.5007	sbighitter@aol.com
Louis / KATHY MITCHELL	115 HOLLY CRESS RD	252-370-0152	DRUMMERYPLACE@GMAIL.COM
Paul O'Neal			

Grandy Village

Community Meeting Minutes

Monday, April 24, 2023

Scheduled Time/Place: 6:00 pm, Bank of Currituck, Grandy, NC

Meeting Began at 6:05 pm

Attendees:

Whitt Sessoms and Jim Braithwaite, Representing the Developer

Jennie Turner, Representing the Currituck County Development
Services Department

Mark Bissell, Representing the Engineering Firm

Community Residents (please refer to the attached sign-in sheet)

Summary:

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 site plan showing the preliminary development plan was presented, along with a rendering of the developer's concept for the proposed townhomes

The members of the Community were quite supportive of the project. Comments, questions and responses that were given to questions are shown next to each comment below:

Comments from the Community	How Addressed
How many total units will there be?	There will be 50 townhome units
Will you build the commercial first or the townhomes first?	This will be market driven but probably the townhomes first. However, if there is a viable commercial group then that could come first. Discussions are taking place with a medical group.
What does your timeline look like?	We are probably about a year away from getting the permits in place to begin site work.
Are you planning to bulkhead the canal or dredge it?	There are no plans at this time, the canal will be more of a visual focal point with a picnic and wildlife viewing area adjacent.
Can you point out the wetland line?	The line was pointed out along with buffers on the site plan.

Can you explain the county sewer?	The Waterside Villages wastewater treatment plant was built with excess capacity. It serves Waterside Villages and the camper section of Walnut Island and has sufficient capacity to serve this project.
Does that need to be approved?	The county will need to approve an agreement to serve the project, then the state will approve the plans.
Is there a public boat ramp?	No boat ramp is being installed, there is not adequate space and the canal is not deep to accommodate much of a boat.
We are glad you are not adding any boat traffic to the canal.	
How many units are there In a building?	There is a range of 2-6 units per townhome building.
Will they be sold or rented?	The plan is to do longterm rentals, although some units may be sold eventually.
This project looks good to me, its nice.	Thank you.

Summary:

The main part of the meeting ended at approximately 6:30 PM; with several community members staying to look at the maps and further discuss the details of the development after the regular meeting had adjourned, until about 6:45.



Currituck County Mainland Wastewater Capacity Availability Form

County Contact Information

Will Rumsey, Utilities Director
444 Maple Road
Maple, NC 27956

Phone: 252.232.2769
Fax: 252.453.3721

Website: <https://co.currituck.nc.us/departments/water/>

Request

This request is for:

- Single Family Residence
- Residential Development
- Non-residential

Owner Information

Name(s): W & J Land Development, LLC

Mailing Address: 109 43rd Street, Virginia Beach, VA 23451

E-Mail Address: wgs@cox.net

Phone Number: 757-477-1469

Applicant Information (if different from Owner)

Name(s): Same

Mailing Address:

E-Mail Address:

Phone Number:

Parcel Information

PIN(s): 0107-000-051D-0000, 0107-000-051E-0000, 0107-000-0053-0000, 0107-000-054A-0000

Street Address: 6477 Caratoke Highway, Grandy, NC 27939

Project Information

Name of Project: Grandy Village Townhomes

Number of Units: 50 Projected Daily Project Demand (gpd): 17,966

Anticipated Wastewater Access Date: 2024

Applicant's Signature

I declare, that to the best of my knowledge, the information provided herein is true, correct, and complete.

W & J Land Development, LLC

by: [Signature]
Property Owner/Applicant Signature
Manager

Apr. 25, 2023
Date

Note: Sewer developmental fees are due at final plat recordation or commercial site plan approval. See the Currituck County Master Fee Schedule for rates.
<https://co.currituck.nc.us/master-fee-schedule/>

For Office Use Only

Wastewater capacity is available for this project.

Wastewater capacity is not available for this project.

Utilities Director Date County Manager Date

This capacity availability is valid for one year from approval date.