



1805 West City Drive  
Unit E  
Elizabeth City, NC 27909

P 252.621.5030  
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[www.timmons.com](http://www.timmons.com)

## COMMUNITY MEETING REPORT

Project: Rezoning 23.32-Acres on Poplar Branch Road, Grandy  
Facilitator: Jason Mizelle – Timmons Group  
Date & Time: January 17, 2024 @ 6:30 PM  
Location: Mt. Zion United Methodist Church, Grandy, NC

In preparation for the Community Meeting, seventy notices were mailed out notifying the adjoining property owners & the County Staff about the meeting. Ten residents were in attendance. Also, in attendance were Jason Literal of the Currituck County Planning Department, C.A. Howard, Clayton Howard and me.

I opened the meeting with an explanation of the rezoning process and what the specific differences were between the existing Agriculture (AG) zoning and the SFM classification specifically density. We further discussed that the current 2040 Imagine Currituck Land Use Plan has the land designated as G2, which would promote up to 2 dwelling units per acre, but that the requirements of the SFM zoning would limit that development to 1 unit per acre.

The most concerning questions were regarding drainage. I asked the group in attendance for their input on historical rainfall events and what they had seen of the property and surrounding area. We discussed the current main drainage running through the parcel and that it would not be encumbered by any proposed development as it was a main drain for the NCDOT road and neighboring parcels. We spent a lot of the time discussing the need to review and model the upstream and downstream reaches to determine how much is drainage to/through the site and how the downstream outfalls currently work.

Mr. Howard relayed his vision for the development and referenced the previous developments he had already completed north of the site in Poplar Branch and Aydlett. Overall, the reception was positive about the project and the type of product that the development would produce.

We concluded the meeting at 8pm. No additional inquiries have been made post-meeting.

Respectfully submitted,



Jason A. Mizelle, PLS

Cc: Currituck County Planning



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January 8, 2024

RE: Community Meeting Regarding Proposed Rezoning

To Whom It May Concern:

This letter replaces the previous letter you should've received a couple of days ago. There was a typo on the "year" for the meeting. We apologize for any confusion. Please see below:

This notice is being sent to you and all landowners adjacent and/or near to a parcel of land proposed for rezoning as required by the Unified Development Ordinance of Currituck County, NC. The applicant is requesting to shift the General Business zoning line toward the highway and rezone the rear of the property from Agriculture to SFM. Keeping the community in mind, a "community meeting" has been planned to give an opportunity for neighbors to ask questions and to resolve any concerns prior to the application package going to hearings before the Currituck County Planning Board and Board of Commissioners. A report of the meeting's content will be prepared and submitted to the County. A representative(s) of Currituck County will be invited to this meeting.

Attached is a sketch that outlines the existing and proposed zone areas.

The community meeting will be held on Wednesday, January 17, **2024** at 6:30 P.M. at the Mt. Zion United Methodist Church located at 6480 Caratoke Highway, Grandy, North Carolina 27939.

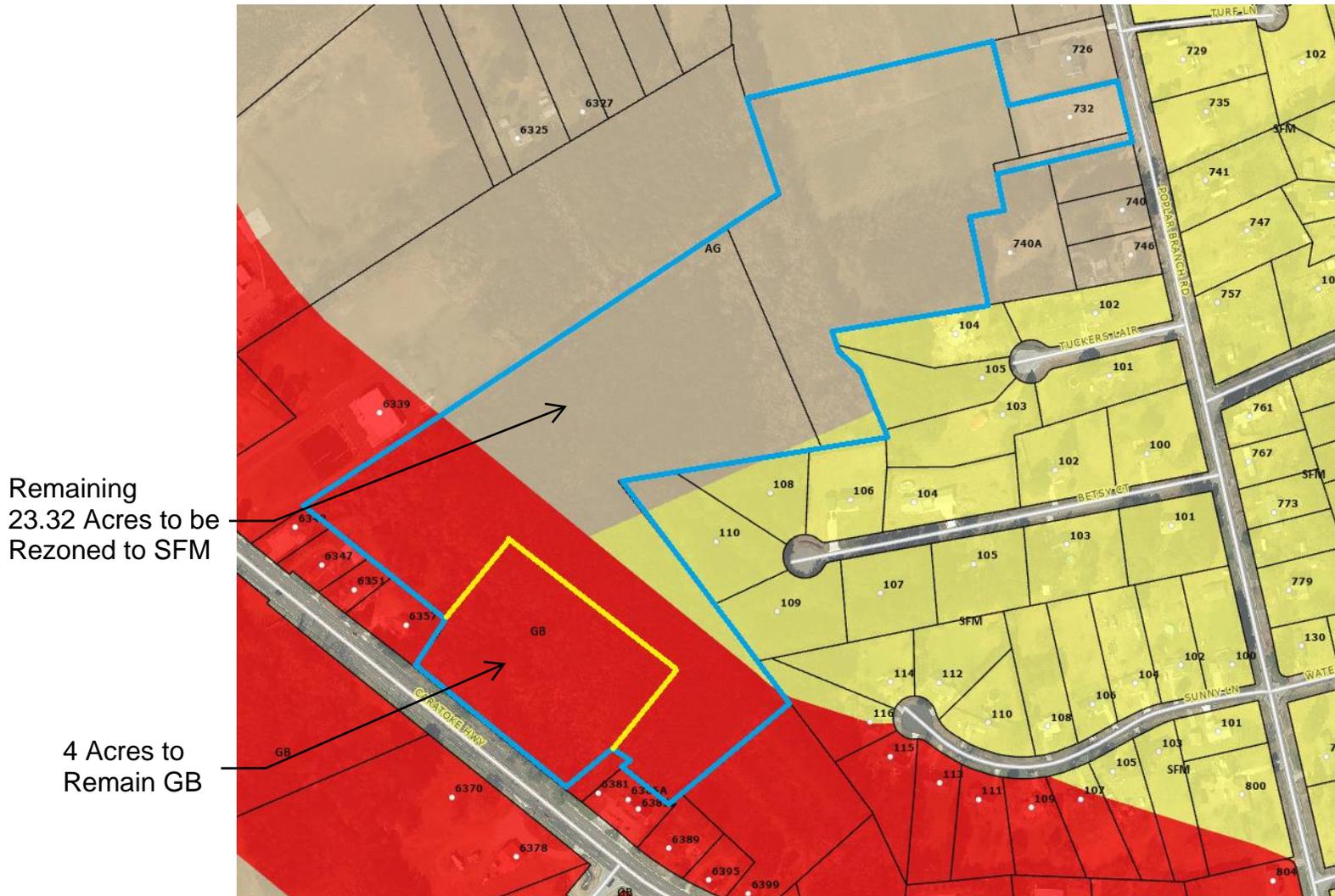
Should any change in meeting date, time, or location occur before this scheduled date you will be re-notified as to the new date, time, and place of meeting.

If you have any questions or are unable to attend the meeting and would like to discuss the project prior to the meeting, please do not hesitate to call our office at (252) 621-5030.

Sincerely,

Jason Mizelle, PLS

## Exhibit Map





**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.

**Timmons Group Sign-In Sheet**  
Currituck County Community Meeting  
CA Howard Rezoning  
January 17, 2024  
6:30PM

Name (Printed)	Phone Number	Email	Address
David Hoare MARIANNE ROBERTS	252-207-2337 814-659-5074	mxhomes@gmail.com MARIANNE@ROBERTS@GMAIL.COM	6389 Caratoke Hwy 6389 Caratoke Hwy
Susie Sullivan	252-267-4467	Your obxbroker@yahoo.	115 Newbern Rd. Jarvisburg NC 27947
Nancy Beale	757-375-6872		102 Tuckers Lair Grandy
Amanda Beale	757-880-0061	amandabeale41585@gmail	102 Tuckers Lair Grandy
Richard R. Titcomb	757-403-3702	Richardtitcomb@yahoo.com	102 Tuckers Lair Grandy
Glenda Owens	252-619-1186		746 Poplar Branch Rd. Grandy
Winton Shackleau	252-619-7981	Shackleau@gmail	700 Poplar Branch Rd
COLON GRANDY, JR	619-6679	grandyfaumakt@hotmail.com	PO Box 623 GRANDY, NC
JASON LITTERAL	252-232-6052	jason.litteral@currituckcountync.gov	156 Courthouse Rd
PAUL SUPPLEE	517 442 8252	PSUPPLEE@Centurylink.net	113 Sunny Ln



# TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

Currituck County Community Meeting  
CA Howard - Rezoning  
January 17, 2024

12 ppl.  
Present

Name: Susan H. Sullivan  
Email: yourobxbroker@yahoo.com  
Phone Number: 252-267-6467  
Address: 115 Newbern Rd. Jarvisburg Nc 27947

Please write any questions, comments or concerns that you may have:

I'm in favor 100%!

Small 1300 sq homes for availability  
to supply the demand at hand  
is critical for this area of our  
County. Thank you! BENEVOLENT! ☺

~Thank you for taking the time to come today!



# TIMMONS GROUP

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CA Howard - Rezoning  
January 17, 2024

Name: Glenda Owens

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

Phone Number: 252-619-1186

Address: 746 Poplar Branch Rd. Grandy

Please write any questions, comments or concerns that you may have:

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~Thank you for taking the time to come today!



# TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

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CA Howard - Rezoning  
January 17, 2024

Name: David Hoare

Email: mxhomes@gmail.com

Phone Number: 252-207-2336

Address: 6389 Caratoke Hwy - Grandy -

Please write any questions, comments or concerns that you may have:

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~Thank you for taking the time to come today!