Shortcut Farms
Conditional Rezoning Community Meeting Summary

Attendees:	Millecent Ott	Currituck County Planning Department
	Jovita Hood	Currituck County Planning Department
	Michael Payment	Currituck County Commissioner
	Robert Jefferies	Adjacent Property Owner (Parcel ID 005300000030000)
	Neal Blinken	WindanSea2 LLC
	Michael Morway, PE	Albemarle & Associates, Ltd

The community meeting opened at 6:00 pm on Wednesday, October 15th. Conceptual plans including 3 drawings were initially laid out for review. Neal opened the meeting with a general description of the project he is proposing on the parcel of which he has an offer to purchase. The proposal includes a 33-lot subdivision with 2 commercial parcels along Shortcut Road. The parcel is within the Airport Overlay District and is also included within the Maple Barco Small Area Plan.

I explained the project status and purpose of the meeting. The project requires a conditional rezoning which is being sought through this process. The plans have been developed in a conceptual format to meet the county zoning requirements under the proposed rezoning, which includes rezoning the parcel from Agriculture to Conditional Single Family Mainland with the 2 commercial parcels to be rezoned as Conditional General Business. The parcel to the west as well as the parcels to the north are currently zoned General Business. There are also adjacent parcels zoned Agriculture as well as Heavy Industrial. The C-SFM is proposed to be developed as a Conservation Subdivision which requires a minimum of 40% of the subdivision land area to be placed in conservation.

The community meeting is required and offers those present to ask questions and voice concerns or other comments regarding the proposed project. The next step is to submit the formal conditional rezoning application, which would then be reviewed through the technical review committee. Once any comments are addressed from that process, the rezoning would be reviewed by the Planning Board and Board of Commissioners with a public hearing. If the conditional rezoning is granted, plans would be further developed in preparation of a preliminary plat submittal process. This would include development of the preliminary plat that would formalize lot lines and conservation areas. Construction drawings would be developed for permitting, which would include the County approval, permits from the state for stormwater, erosion control and waterlines and a NCDOT access

permit. If approved, the project would then be constructed and submitted to the County as a final plat before the lots became lots of record.

The project as proposed maintains a minimum of a 60' buffer along the perimeter of the conservation subdivision. This excludes setbacks and would maintain nearly 100' of separation of any homes from the current parcel boundary. The power easement is 180' wide and separates the GB lots from the residential lots, which puts the single family lots about 500' from Shortcut Road. The parcel drains to the swamp area to the south. The proposed drainage contains two large ponds. The county requires the post developed runoff from a 10-year, 24 hour rainfall event to be no more than the pre-developed runoff from a 2-year, 24 hour rainfall event, accounting for the pre-developed condition to be wooded. This pre-developed condition is much less than the current runoff from the site in the agriculture condition it is actually in. Farms typically have high runoff rates while wooded lands have much lower runoff rates. Preliminary drainage calculations have been performed and indicate the two ponds exceed the county requirements.

During the meeting, Robert Jeffries said that he owns a parcel to the south but has never been on it and doesn't know how to access it or what it could be used for. He said he thinks it was logged around 15 years ago. The meeting concluded around 6:30 with no other questions, concerns or other comments.

Meeting minutes prepared by Michael Morway