

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING

SINCE 1959

March 28, 2024

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

Ms. Jennie Turner
Currituck County Planning and Community Development
153 Courthouse Rd., Suite 110
Currituck, NC 27929

RE: **Planned Development Application**
Planned Development – University Park Townhomes
PIN# 013100097A0000
Harbinger, Currituck County, NC

Ms. Turner,

On behalf of University Park, LLC, Quible & Associates, P.C. hereby submits a Planned Development Application submittal package for the University Park – Phase 3 project. The owner is proposing to add seven townhome dwelling units and a warehouse storage / office building of up to 1,500 sq.ft. to the existing University Park Planned Development.

The following is enclosed and shall be considered part of this application package:

- A complete Planned Development Application;
- A review fee of \$350 (\$300 + \$5/acre x 10 acres) made payable to “Currituck County”;
- A Community Meeting Written Summary;
- A Master Plan Sketch;
- A copy of the existing Terms and Conditions.

At your earliest convenience, please review and do not hesitate to contact Quible & Associates, P.C. with any questions and/or concerns.

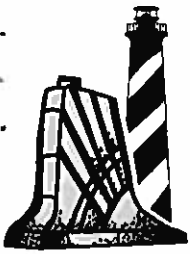
We appreciate you time and efforts.

Sincerely,
Quible & Associates, P.C.



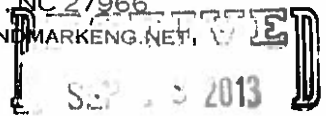
Dylan L. Tillett, PE

Cc: file
University Park, LLC



LANDMARK ENGINEERING & ENVIRONMENTAL, P.C.

MAILING: P.O. Box 1190 • KITTY HAWK, NC 27949
PHYSICAL: 8460 CARATOKE HWY. — SUITE 202 • POWELLS POINT, NC 27966
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TERMS AND CONDITIONS DOCUMENT **University Park** **Elan Vacations, Inc. Planned Development, Mixed**

Project Narrative
Revised July 28, 2013

The above referenced project is a planned phased development of a 26 acre tract located off of Caratoke Highway and adjacent to West Mobile Road, in Harbinger, Currituck County, North Carolina. The planning objectives of this planned development is to provide both high quality commercial development and infrastructure as well as clustered/open space multifamily residential development and/or single family development in the areas away from Caratoke Highway for both Currituck County and in particular, this area in Lower Currituck. There is limited commercial infrastructure in this area, and this development will provide needed business and services to the community, while providing quality and cost effective housing for the residents of Currituck County in this area. Additionally the some of the residential housing may provide short term rentals in this area of Currituck, a market that is not provided currently. The property is currently zoned General Business by Currituck County, and is in the Limited Service District. The allowable residential density for this district is 1.5 units per acre, which currently yields an allowable maximum density of 39 residential units for this planned development. If in the future, this site is placed in the Full Service District, or other land use designation that allows an increase in density, allowable residential density could increase accordingly. However, if allowable residential density were to increase as detailed above, no additional multi-family units would be allowed unless approved by the Currituck County Board of Commissioners.

All commercial areas shall provide pedestrian-oriented amenities such as plazas and outdoor seating to promote internal pedestrian connectivity.

Conceptual Development Phases and Uses

The following is a presumed chronological order of development. However, aside from Phase I, the actual development order may change due to market demand.

Phase I

The first phase of the development will be Phase I, the northern most parcel adjacent to Caratoke Highway. This parcel is shown on the Master Sketch Plan as 2.38 acres in size. Development on this parcel, which will be the first parcel to be developed, will consist of a 6,000 square foot office building (two story, frame construction), and an approximately 4,875 square foot metal warehouse building to serve Elan Vacations, Inc.. The metal warehouse building would have a facade on all four sides of hardiplank or better, in order not to detract from the overall development.

Provisions for future expansion on this parcel are also shown on the Master Sketch plan and include an additional 4,032 square foot single story office/ retail building. Also shown on the Master Sketch plan is an additional 4,875 square foot expansion to the warehouse. However, market demand and client needs may warrant substituting a detached commercial building for office or retail use instead of the warehouse expansion shown on the Master Sketch Plan. Due to building separation requirements, if this option was pursued the building size would be approximately 3,600 square feet, which would reduce the overall Commercial Floor Area Ratio. At the ultimate build out of this parcel, it is envisioned that there will be just under 20,000 square feet of commercial buildings on this parcel, which is well below the 41,513 square feet allowable based on a commercial Floor Area Ratio, (FAR) of 0.400. Conceptual infrastructure is also shown on the Master Sketch Plan, which may be modified during site plan review process.

Phase IIA

The Master sketch plan shows a conceptual layout of 38 two-story townhome condominium units, plus an additional managers unit located on the second story of the clubhouse for the residential parcel. The developer reserves the right to relocate the managers apartment to a townhouse unit, which would increase one of the four unit buildings shown to a five unit building, but leave the overall density unchanged. Construction of the Townhome buildings will be phased according to market demand, with two buildings slated for construction initially. Although it is the intention of the developer to retain ownership of these initial condominiums, they will be able to be sold, and if market conditions warrant subsequent buildings may be constructed for sale. Amenities are also shown for the residential development, including the aforementioned clubhouse, a community pool, tennis and basketball courts. Additional amenities such as a playground may be added, but are not shown on the Master Sketch Plan. Sidewalks are shown to allow residents pedestrian access to the commercial portions of the development. The amenity package is essential to providing the quality of development the developer wishes, and will be installed as soon as possible, with completion of construction of all the amenities by the time half of the townhome units receive certificate of occupancy from the building inspector. This timeline is mainly due to the cost of operation and maintenance of commercial pool.

Conceptual areas of parking, wastewater treatment, stormwater management for the residential area are also shown on the Master Sketch Plan. Building elevations of the residential development shall be submitted for administrative approval during the site planning phase, and shall meet all requirements of the Currituck County Unified Development Ordinance. Buffering from adjacent properties outside of the planned development shall conform to all requirements of the Currituck County Unified Development Ordinance unless otherwise specified on the approved Master Sketch Plan, and/or the buffering and landscape sections of this Terms and Conditions document. Buffering and landscaping from commercial uses inside the Planned Development as well as site lighting will be finalized during the site planning phase of the residential development located in this phase, but should closely follow the intent of the requirements specified by the Currituck County Unified Development Ordinance, unless otherwise specified on the approved Master Sketch Plan, or the respective sections of this Terms and Conditions document.

Phase IIIA

Phase IIIA is shown on the Master Sketch Plan as Commercial and consists of approximately 3.97 acres. This parcel fronts Caratoke Highway. Commercial development of this phase would consist of any allowable commercial uses listed for the General Business Zone in the Currituck County Unified Development Ordinance, with the exceptions of those uses listed in the excluded uses section of this Terms and Conditions Document. Commercial development would adhere to setbacks, coverages and densities as listed on the Master Sketch Plan. Based on an allowable commercial FAR of 0.400 a maximum of 69,101 square feet of commercial buildings could be constructed on this parcel. However, due to coverage, setback, and infrastructure limitations, the actual square footage of commercial building area for this parcel will most likely not approach the allowable area based on FAR calculations. This parcel may be further subdivided based on market demand, development needs and or uses.

Phase IIIB

Phase IIIB is shown on the Master Sketch Plan as Commercial and consists of approximately 5.37 acres. This parcel fronts both Caratoke Highway and West Mobile Road. Commercial development of this phase would consist of any allowable commercial uses listed for the General Business Zone in the Currituck County Unified Development Ordinance, with the exceptions of those uses listed in the excluded uses section of this Terms and Conditions Document. Setbacks for commercial development would adhere to setbacks, coverages and densities as listed on the Master Sketch Plan. Based on an allowable commercial FAR of 0.400 a maximum of 93,604 square feet of commercial buildings could be constructed on this parcel. However, due to coverage, setback, and infrastructure limitations, the actual square footage of commercial building area for this parcel will most likely not approach the allowable area based on FAR calculations. This parcel may be further subdivided based on market demand, development needs and or uses.

Phase IIB

Phase IIB is shown on the Master Sketch Plan as Commercial/Residential and consists of approximately 5.69 acres. This parcel fronts West Mobile Road. As per the Current Currituck County Land Use Plan, this parcel would not be allowed to be developed as residential due to the allowable density restriction of 1.5 residential units per acre for the Limited Service District. This allowable density is planned to be utilized by the residential development detailed in Phase IIA. However, this parcel is listed as Commercial/Residential due to the possibility that this planned development may in the future be placed in the Full Service District, or other land use designation that would allow an increase in residential density, allowing additional residential units to be placed in this phase, according to those changes. If this were to occur, the developer would like to have the flexibility to expand the Townhome units as shown in Phase IIA into this parcel, as allowed by the allowable density changes or other residential housing (ie. Patio, single family, etc.) in this phase according to market demand. However, if allowable residential density were to increase as detailed above, no additional multi-family units would be allowed unless approved by the Currituck County Board of Commissioners.

Commercial development of this phase would consist of any allowable commercial uses listed for the General Business Zone in the Currituck County Unified Development Ordinance, with the exceptions of those uses listed in the excluded uses section of this Terms and Conditions Document. Commercial development would adhere to setbacks, coverages and densities as listed on the Master Sketch Plan. Based on an allowable commercial FAR of 0.400 a maximum of 99,096 square feet of commercial buildings could be constructed on this parcel. However, due to coverage, setback, and infrastructure limitations, the actual square footage of commercial building area for this parcel will most likely not approach the allowable area based on FAR calculations. This parcel may be further subdivided based on market demand, development needs and or uses.

Architectural Standards

Architectural standards shall meet the minimum requirements of the Currituck County UDO. Additionally, any metal warehouse buildings shall have a facade of Hardiplank or better on all sides, in order not to detract from the rest of the development. Elevations of all buildings in this planned development will be compatible in design and appearance, in order to provide an aesthetically pleasing development. Building elevations shall be submitted for review and approval by the Currituck County Planning department during the respective site planning phases.

Development Standards

Community Form, non residential design as well as multi family design shall meet the minimum requirements of the Currituck County UDO as listed in sections 5.6, 5.7 and 5.8 respectively.

Community Meeting

A community meeting was held at the Lower Currituck County Senior Center. Property owners and/or residents attended as well as the developer, Engineer and a representative of the Currituck County Planning Dept. Concerns were voiced by the property owners and/or residents about:

The effect of the development on their property values:

Staff in their review of this development has concluded that the development would not result in significant adverse impacts to land values in the surrounding area. Based on the design standards required and proposed amenities for both the commercial and residential areas, it is the opinion of the Engineer and Developer that this Planned Development will provide a higher quality development than if the property was developed under the regulations for the current General Business zoning designation.

The type of tenants that could be living in the residential units:

Although this development is intended to provide cost effective housing for, as Policy HN5 states, "young families, workers of modest income, senior citizens and others." The residential portion of this development will not be used as subsidized or low income housing. It is unfortunate that some citizens view the term "affordable housing" this way. It is the intent of the developer to provide the highest quality housing while not making the cost so high that the market it is intended to serve can not afford to rent or purchase the townhomes.

The traffic generated by the development. Specifically as it related to access out of West Mobile road turning North, which was stated to be a dangerous intersection:

Planning staff required a connection onto West Mobile Road. One of the reasons for this is because of the limited sight distance at the intersection of West Mobile Road and Caratoke Highway, it is a dangerous intersection. By providing a road into the development from West Mobile Road, an access to Caratoke Highway is provided with much better sight distance, increasing safety.

Trip generation counts from the Institute of Traffic Engineers, show that for Townhome condominiums, traffic generation for the residential phase would be 36.4% of what would

be expected if that same phase were developed as retail commercial. Therefore this planned development will actually reduce potential traffic as compared to the current zoning designation of General Business. Potential signalization of the West Mobile Road or one of the accesses proposed in the development is determined by the N.C.D.O.T. During the site planning of each phase They may require traffic studies to determine if signalization is warranted, prior to allowing road connections to Caratoke Highway or West Mobile Road.

Infrastructure

Wastewater

All phases of proposed development are envisioned to be served by on-site wastewater treatment systems. These systems may incorporate pretreatment and/or advanced treatment depending on wastewater volume, specifics of the wastewater generated soil conditions and disposal area. All wastewater treatment systems will be approved by the appropriate governmental agency prior to the start of construction of the respective development phase. A conceptual master plan study to address wastewater generation, treatment and disposal has been performed by a Professional Engineer.

Water

Water is to be supplied by Currituck County, both for potable water supply, and fire protection as required. Water main extensions will be required for all phases of the project.

Stormwater

Stormwater generated by the project will be detained and treated on site. A Stormwater Management Plan shall be submitted for approval and permitting by the NCDE&NR Division of Water Quality. Whether the plan is permitted for the entire project area or for individual phases with inter-connectivity between phases will be determined during the site planning phase The Stormwater Management Plan will also be submitted for review and approval by the County Engineer during the site planning process.

Sedimentation and Erosion Control

A Sedimentation and erosion Control Plan shall be prepared for each development phase and shall be submitted for review and approval by the NCDE&NR Division of Land Quality.

Access

Access to the project from Caratoke Highway is as shown on the Master Sketch plan. All necessary permits from Currituck County and NCDOT shall be obtained prior to construction of these access roads. Interior access and circulation shall be designed during the site planning and permitting phase of each development phase Traffic studies may be required as part of this process. The access to and from West Mobile Road was removed as per the Currituck County Board of Commissioners approval, and would only be made if required by N.C.D.O.T.

Buffering/Landscaping

Buffering and Landscaping shall meet the intent minimum requirements of the Currituck County Unified Development Ordinance. The goal of the alternative landscaping plan is to:

- 1.) Utilize existing vegetation wherever possible for both exterior buffers and interior landscaping to the maximum extent practical. The property currently has significant vegetation that will be incorporated to meet the landscaping and buffering requirements. It is the intent of the developer to leave each phase in its natural state as much as possible until the development of that corresponding phase.
- 2.) The developer wants to ensure allowing clustering of shrubs/trees where vehicular traffic patterns would shine light onto other interior uses.
- 3.) The developer wants to allow small existing trees which can be saved during development to be credited towards the shrub requirement for both interior street landscaping and exterior buffers.
- 4.) Exterior Buffer Yards will be Type A at a minimum, and may be greater as determined during the site planning process, based on the development type and intensity.
- 5.) Interior Buffer Yards are not required between phases of commercial development, but are allowed based on the development type and intensity.
- 6.) Interior Buffer Yards between residential and commercial development inside the development shall be Type A at a minimum, and may be greater as determined during the site planning process, based on the development type and intensity.
- 7.) The developer would like to include 5 unit residential buildings to be exempt from Streetscape requirements from Caratoke Highway. This would exempt the residential portion of the development from those requirements, which currently state in the UDO that 4 unit residential buildings are exempt. It is thought that the commercial streetscape requirements from Caratoke Highway as well as the interior buffer between the residential and commercial uses should provide sufficient screening of the residential phases from Caratoke Highway.

- 8.) Individual buffering/landscape plans shall be reviewed and approved administratively by the County during the site planning phase of each development phase.
- 9.) Section 3.5 on Planting Standards in the UDO administrative manual is to be incorporated into all buffering/landscaping plans for the development.
- 10.) Buffer yards along West Mobile Road shall use clustering of landscaping materials to reduce the potential impacts of vehicular lights accessing/exiting commercial uses from the adjacent residential uses on South side of West Mobile Road.
- 11.) As per the Currituck County Board of Commissioners approval, a 25 foot undisturbed buffer will be provided along the western property line of the PD-M.

Fencing/Security

The developer proposes to allow varying fencing styles, (if used at all) between phases of development to suit individual uses if the fencing styles are not incompatible, and would not detract from the overall aesthetics of the development. The existing fence around Cellular Tower should be exempt, for the requirements set forth in the UDO, even if in addition to landscaping around it, mesh is installed to further screen it or if barbed wire or other means for security of the tower is deemed necessary by the lease holder.

Site Lighting

Site lighting shall meet the minimum requirements of the Currituck County Unified Development Ordinance, with the exception of light structure and color shall be consistent throughout the development for streets. Individual phases may utilize different styles, structures and colors (for example Sodium Halide vs. Mercury Vapor vs. Halogen, LED, etc.) as long as they are not incompatible, and/or detract from the overall aesthetics of the project. The Currituck County Unified Development Ordinance requires all light fixtures to be of the full cut off type, preventing vertical light pollution. The ordinance also has a requirement for light intensity at the property boundaries.

Parking Requirements

Commercial parking is requested to be as per the requirements set forth in the Currituck County Unified Development Ordinance. Residential parking is requested as 2 spaces per residential unit, consistent with the Currituck County Unified Development Ordinance.

Excluded Uses

Commercial development may consist of any allowable commercial uses listed for the General Business Zone and/or Planned Development - Mixed in the Currituck County Unified Development Ordinance, with the exceptions of those uses listed below:

- 1.) No Industrial Use Classifications are allowed except the following:**

**Warehouse (storage)
Wholesale sales
Research and Development
Contractor Service.**

- 2.) All Commercial use Classifications are allowed with the exception of the following:**

**Hunting Lodge
Vehicle Sales and Services (both Heavy and Light)
Crematory
Flea Market
Recreation/Entertainment, Outdoor
Kennel
Animal Shelter
Adult Entertainment**

- 3.) All Institutional use Classifications are allowed with the exception of the following:**

**Utility (excluding Existing Tower, small wind turbine and small solar as defined by
minor utility)
Transportation
Correctional Facility
Security Training Facility
Nursing Home
Adult Day Care**

- 4.) Agricultural Use Classifications are not allowed with the exception of the following:**

Farmers Market



Quible & Associates, P.C.

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SINCE 1959

March 26, 2024

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Phone: 252-491-8147
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web: quible.com

Ms. Jennie Turner
Currituck County Planning and Community Development
153 Courthouse Rd., Suite 110
Currituck, NC 27929

RE: **Community Meeting Report**
Planned Development – University Park Townhomes
PIN# 013100097A0000
Harbinger, Currituck County, NC

Ms. Turner,

A community meeting for the proposed Planned Development Application of the above referenced parcel in Harbinger, Currituck County was held on Tuesday, March 12, 2024 at 4:00 p.m. at the Conference Room at Quible & Associates, P.C., located at 8466 Caratoke Highway, Building 400, Powells Point NC, 27966. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of Mr. Norman Bibeau with University Park, LLC, the applicant, with representatives from Currituck County and members of the local community in attendance as well.

Purpose

The purpose of the meeting is to inform the community of Mr. Bibeau's intention to apply for a Planned Development to include seven townhome buildings and a proposed warehouse storage and office building of up to 1,500 sq.ft. on the subject parcel. The attendees were informed that these uses were allowed in the zoning district of the site with an approved Master Plan. It was also explained that all proposed improvements would be designed in accordance with the dimensional standards as specified in the Currituck County UDO, as well as all other State and Local requirements.

Meeting synopsis

The community meeting presentation documents were set up on a table in the Conference Room at Quible & Associates, P.C. for the 4:00 PM meeting. The documents consisted of a sign in sheet, a meeting agenda, a blank comment sheet, a Currituck County UDO Use Table, a copy of the PD-M Zoning Dimensional Standards from the UDO, and a Zoning Map Exhibit zooming in to the subject and surrounding properties. The room was open to the public and attendees started arriving about 10 minutes prior to the start of the meeting. As attendees arrived, they were asked to provide their contact information on the provided sign in sheet on the table and were offered a copy of the meeting Agenda. At about 4:05 PM, the meeting started and began with introducing Quible (Dylan Tillett), the Owner (University Park, LLC), and the Currituck County representative (Anna Cherry). A brief explanation of the purpose of a Community Meeting was given stating that it was a requirement of the Currituck County Planned Development Application process and the purpose was to have a productive conversation with adjacent property owners regarding the proposed development. Any questions and/or concerns were welcome to be heard and would be noted and addressed, if possible.

The proposed development of the seven townhome buildings and proposed warehouse and office building was then explained. Quible presented a 24"x36" full size print of the Sketch Plan demonstrating the proposed layout of the new improvements. The location of the property was identified, the current use was discussed, and the existing zoning was explained. In closing, Quible identified the application process timeline highlighting the submittal, TRC, Planning Board, and Board of Commissioner's meeting dates.

The room was then opened for questions and comments. It was also mentioned that blank comment sheets were provided and the attendees were welcome to provide written comments if they didn't want to verbally speak them, or were welcome to email Quible if they preferred that method. Please note that no written comments were received at the meeting. Quible did receive one email comment in the following days after the meeting from an adjacent property owner. The email comment received was from Resort Realty and emphasized that they were appreciative of the meeting and look forward to working with University Park, LLC through the construction schedule. It also mentioned that University Park and their tenants have been great neighbors and they are fortunate to have them adjacent to their business. A copy of this letter is attached to this report.

The questions from the meeting were as follows:

- An attendee asked about traffic and how much would it be increased? Quible stated that the new project would have a new connection to W. Mobile Road, but would also keep the existing access off of Caratoke Highway.
- An attendee asked how many new units would be added. The Owner stated seven new buildings with 6 units per building to total 42 new units.
- An attendee asked about clarification of the location of the new access connection to W. Mobile Road. Quible explained to the best of their ability where the new street connection would be. During that conversation, the Owner added that this development would require a watermain extension and would entertain stubbing the watermain at the new street connection to possibly allow nearby properties to tie to that for a County water services instead of the private wells that they are currently served by. Please note that it is our understanding that W. Mobile Road is not currently served by a County water main.
- An attendee asked about noise and what noise would this project bring to the surrounding areas. The Owner answered stating that they keep a watchful eye on the development. The existing University Park townhomes have no issues with noise pollution or other disturbances and they intend to operate the new development in the same manner. A representative from an adjacent property owner (Resort Realty) spoke up confirming there are not noise issues or disturbances at the existing development.
- An attendee mentioned concerns about car headlights pointing at their house at the new access connection at W. Mobile Road. Quible listened and took note of the concern.
- An attendee brought up sharing W. Mobile Road with a new development. Quible responded stating that a NCDOT driveway/access permit would be required and any requirements that NCDOT would have would be addressed at that time.
- An attendee asked if there would be a turnaround at the dead end of the new street to access the townhomes. Quible explained the layout of the Sketch Plan and demonstrated the emergency vehicle turnaround.
- An attendee asked if there was an existing vegetative buffer to the western adjacent property. Quible responded that there was some existing vegetation at this area and it is

not the owner's intent to remove any vegetation that is not required to be removed for the proposed improvements.

- An attendee asked if there would be fire hydrants installed. Quible responded that fire hydrants would be proposed in accordance with the fire code and Currituck County UDO requirements.
- An attendee asked where the stormwater runoff is directed. Quible responded stating that the stormwater runoff will be collected and conveyed to a central onsite stormwater control measure and would be in accordance with State and Local storage requirements.
- An attendee asked what was the construction start time. The Owner answered stating most likely in early 2025 in order to acquire the necessary permits. They stated that the warehouse would likely be the first item to be constructed due to them needing the storage space.
- An attendee asked if the owner was planning on installing the newly introduced fiber internet that has recently been brought to the area. The owner responded that he would entertain the idea if it was beneficial.
- An attendee asked about the lighting on the site. Quible stated that any site lighting would be designed at the time of site plan submittal and would in compliance with the Currituck County UDO.

Upon the conclusion of the questions the attendees were thanked again for their time and reminded that they were welcome to submit a written comment on the comment sheet provided and/or email quible. The meeting was then adjourned.

Copies of all handouts, exhibits, and other documents available at the meeting are provided in attachments to this document.

Please do not hesitate to contact Quible & Associates, P.C. at (252) 491-8147 should you have any questions.

Sincerely,
Quible & Associates, P.C.



Dylan L. Tillett, PE

Cc: file
University Park, LLC



**Community Meeting for the Planned Development - University Park
Harbinger, Currituck County, North Carolina**
 Quible & Associates Project No. 22090
 Community Meeting Sign In: Tuesday, March 12th, 2024 at 4:00 PM

#	Name	Company / Organization / Address	Telephone No.	Email
1.	Dylan L. Tillett, P.E.	Quible & Associates, P.C.	(252) 491-8147	dtillett@quible.com
2.	Carolyn Bibeau		252-512-2485	carolyn@universityparkusa.com
3.	Norman Bibeau		252-267-7916	NBibeau@aol.com
4.	Anna Cherry	Currituck	252-232-6066	anna.cherry@currituck.com
5.	Tavis Grayson		252-457-4779	grayson357@gmail.com
6.	Steve Goughlan		252-305-0330	Capit.Steve@aol.com
7.	Rick Spore	Resort Realty	252-261-8383	Richard.Spore@Realty.com
8.	Wayne F. Chiselbrook		252-202-7868	
9.	Valerie Waters		252-491-0899	Valwaters@gmail.com
10.	Paul Watson		252-491-0899	Swatree@gmail.com
11.	Jo Hood	Currituck	252-232-6019	Joita.Hood@currituckcounty.gov
12.	Michael Stindol	quible	252-491-8147	mstindol@quible.com
13.				
14.				
15.				
16.				
17.				
18.				

**Community Meeting for the Planned Development – University Park
Harbinger, Currituck County, NC
March 12, 2024**

AGENDA

1. General Introduction

- a. Quible & Associates, P.C.
- b. University Park, LLC, Applicant
- c. Currituck County

2. Community Meeting Purpose

- a. Requirement by the County for the Planned Development Application process.
- b. Informal informational meeting explaining the Applicant's proposal for a Planned Development including proposed townhomes, office space and warehouse space.
- c. Opportunity to for adjacent property owners to provide comments and concerns as a means of resolving conflicts and issues, where possible.

3. Property Location/Facts

- a. Address: 138 W. Mobile Road / PID#: 0131000097A0000
- b. Total combined lot area = +/- 405,970 SF (9.32 AC)
 - i. Current Land Use: The property is currently wooded and vacant. The adjacent development consists of townhomes, a real estate rental business, and single family dwellings.
 - ii. Site Zoning: The subject parcel is zoned Planned Development - Mixed (PD-M); townhome dwellings, business office space, and warehouse storage are proposed and are allowed uses in this zoning with an approved Master Plan.

4. Development Proposal

- a. The applicant proposes to apply for a planned development for the University Park Development to add seven townhome buildings as well as a proposed warehouse storage and office building of up to 1,500 sq.ft, to the existing townhome complex.
- b. Application Process Timeline
 - i. Application Submittal Deadline – 03/28/2024
 - ii. TRC Meeting – 04/10/2024
 - iii. Planning Board Meeting – 06/11/2024
 - iv. Board of Commissioners Meeting – 07/01/2024

5. Questions & Comments

- a. Quible & Associates, Owner and County will be available to answer questions and comments
- b. Comments can be provided in writing on Comment Forms provided or they can be sent to Dylan Tillett, P.E., Quible & Associates, P.C. by email at dtillett@quible.com, phone at 252-491-8147 or by mail addressed to:
Quible & Associates, P.C.
P.O. Drawer 870
Kitty Hawk, NC 27949

Community Meeting for Planned Development – University Park Townhomes

138 W. Mobile Road, Harbinger -PIN#013000097A0000

Harbinger, Currituck County, NC

Comments: _____

Contact Information: _____

SECTION 4.1: USE TABLE

Subsection 4.1.2: Use Table

4.1.2. Use Table

TABLE 4.1.1.A.: SUMMARY USE TABLE

Z = Zoning Compliance Permit; U = Special Use Permit; MP = Allowed with Master Plan;
CZ= Allowed in a Conditional Zoning District blank cell = Prohibited

USE CATEGORY	USE TYPE	ZONING DISTRICT [NOTE: OVERLAY OR SUB-DISTRICT REQUIREMENTS MAY FURTHER LIMIT USES]															ADDITIONAL REQ. (4.2.____)	
		RC	AG	SFM	SFO	SFR	SFI	MXR	GB	LB	VC	LI	HI	PD-R	PD-M	PD-O		
AGRICULTURAL USE CLASSIFICATION																		
Agriculture / Horticulture	All	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	MP	MP	MP	
Animal Husbandry	All		Z					Z					Z	Z		MP		I.A
Agriculture Support and Services (Directly Related)	Agri-education	Z	Z					Z		Z	Z					MP		I.B.2
	Agri-entertainment	Z	Z					Z		Z	Z					MP		I.B.2
	Agricultural processing		Z						U				Z	Z		MP		I.B
	Agribusiness		Z					Z		Z	Z			Z		MP		I.B
	Equestrian facility		Z	Z				Z		Z		Z	Z		MP	MP	MP	I.B.3
	Farmers market		Z					Z		Z	Z	Z	Z		MP	MP	MP	I.B
	Nursery, production		Z					Z		Z	Z		Z	Z	MP	MP		I.B.4
	Roadside market		Z							Z								I.B.5
Agriculture Support and Services (Not Directly Related)	Agricultural research facility		Z							Z	Z		Z	Z		MP		I.C
	Distribution hub for agricultural and agronomic products		Z							Z	Z		Z	Z		MP		I.C
	Farm machinery sales, rental, and service		Z							Z	Z		Z	Z		MP		I.C
	Stockyard / Slaughterhouse		U											U				I.C
Silviculture	All	Z	Z	Z				Z	Z	Z	Z		Z	Z	MP	MP		I.C
RESIDENTIAL USE CLASSIFICATION																		
Household Living	Dwelling, duplex			Z/U					Z			Z			MP	MP	MP	2.A.1
	Dwelling, live/work								Z	Z	Z	Z			MP	MP	MP	2.A.2
	Dwelling, mansion apartment								C Z			Z			MP	MP	MP	2.A.3
	Dwelling, manufactured home (class A)		Z	Z				Z	Z	Z								2.A.4
	Dwelling, manufactured home (class B)		Z	Z				Z	Z	Z								2.A.4
	Dwelling, multi-family								C Z			Z			U	U	U	2.A.5
	Dwelling, single-family detached		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z			MP	MP	MP	
	Dwelling, townhouse								C Z			Z			MP	MP	MP	2.A.5
	Dwelling, upper story								Z	Z	Z	Z			MP	MP	MP	2.A.6
Group Living	Dormitory								Z	Z	U	Z				MP		2.B.1
	Family care home			Z	Z	Z	Z	Z	Z	Z	Z			MP	MP	MP		2.B.2
	Rooming or boarding house								Z	Z		Z			MP	MP	MP	2.B.3

SECTION 4.1: USE TABLE

Subsection 4.1.2: Use Table

TABLE 4.1.1.A.: SUMMARY USE TABLE

Z = Zoning Compliance Permit; U = Special Use Permit; MP = Allowed with Master Plan;
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USE CATEGORY	USE TYPE	ZONING DISTRICT [NOTE: OVERLAY OR SUB-DISTRICT REQUIREMENTS MAY FURTHER LIMIT USES]														ADDITIONAL REQ. (4.2.____)	
		RC	AG	SFM	SFO	SFR	SFI	MXR	GB	LB	VC	LI	HI	PD-R	PD-M		PD-O
INSTITUTIONAL USE CLASSIFICATION																	
Community Services	Community center			Z	Z	U	Z	Z	Z	Z	Z				MP	MP	MP
	Cultural facility	U		Z	Z			Z	Z	Z	Z				MP	MP	MP
	Library			Z	Z		Z	Z	Z	Z	Z				MP	MP	MP
	Museum			Z				Z	Z	Z	Z				MP	MP	MP
	Senior center							Z	Z	Z	Z				MP	MP	MP
	Youth club facility							Z	Z	Z	Z				MP	MP	MP
Day Care	Adult day care center							Z	Z	Z	Z				MP	MP	MP
	Child care center			Z	Z		Z	Z	Z	Z	Z				MP	MP	MP 3.A
Educational Facilities	College or university								Z	Z	Z				MP	MP	MP
	School, elementary		Z	Z	Z		Z	Z	Z	Z	Z				MP	MP	MP
	School, middle		Z	Z	Z		Z	Z	Z	Z	Z				MP	MP	MP
	School, high							Z	Z	Z	Z				MP	MP	MP
Government Facilities	Vocational or trade school								Z	Z	Z	Z	Z		MP	MP	3.B
	Government maintenance, storage, or distribution facility								Z	Z	Z	Z	Z		MP	MP	MP
Health Care Facilities	Government office		Z	Z	Z		Z	Z	Z	Z	Z	Z		MP	MP	MP	
	Blood/tissue collection facility								Z		U	Z					
Institutions	Drug or alcohol treatment facility								Z	U	U	Z					3.C.1
	Hospital								Z	Z	Z	Z			MP	MP	3.C.2
	Medical treatment facility								Z	Z	Z				MP	MP	MP
	Assisted living facility							Z	Z	Z	Z				MP	MP	MP
Parks and Open Areas	Auditorium, conference, and convention center								Z	Z	Z					MP	MP 3.D.1
	Club or lodge			U				U	Z	Z	Z	Z			MP	MP	MP
	Halfway house							U	U			U					3.D.2
	Nursing home							Z	Z	Z	Z				MP	MP	MP
	Psychiatric treatment facility							U				U					
	Religious institution		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z			MP	MP	MP 3.D.3
Public Safety	Arboretum or botanical garden	Z	Z	Z	Z		Z	Z	Z	Z	Z			MP	MP	MP	
	Cemetery, columbaria, mausoleum							Z				Z	Z		MP		3.E
	Community garden	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z			MP	MP	MP	
	Park, public or private	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		MP	MP	MP	
Public Safety	Correctional facility											U	U				
	Law enforcement, fire, or EMS facility		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	MP	MP	MP	
	Security training facility		U														3.F

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		RC	AG	SFM	SFO	SFR	SFI	MXR	GB	LB	VC	LI	HI	PD-R	PD-M	PD-O	
Transportation	Airport		U						U			U	U		MP	MP	
	Helicopter landing facility								U			U	U		MP		3.G
	Passenger terminal, surface transportation			U	U				Z		Z			MP	MP	MP	
Utilities	Solar array																
	Telecommunications antenna collocation on tower or building		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	MP	MP	MP	3.H.2
	Telecommunications tower, freestanding		U			U	U		U	U		U	U				3.H.2
	Utility, major	U	U	U	U	U	U	U	U	U	U	U	U	MP	MP	MP	3.I
	Utility, minor	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	MP	MP	MP	3.J
	Wind energy facility, large																
COMMERCIAL USE CLASSIFICATION																	
Adult Entertainment	All												U				4.A
Animal Care	Animal grooming								Z	Z	Z	Z		MP	MP	MP	4.B
	Animal shelter								Z				Z		MP		4.B
	Kennel		U						Z	Z	Z	Z	Z		MP	MP	4.B
	Veterinary clinic		U						Z	Z	Z	Z		MP	MP	MP	4.B
Eating Establishments	Dinner theater								Z	Z	Z			MP	MP	MP	
	Restaurant, with indoor or outdoor seating							Z	Z	Z	Z	Z		MP	MP	MP	4.C
	Specialty eating establishment							Z	Z	Z	Z	Z		MP	MP	MP	
Offices	Business and sales							Z	Z	Z	Z	Z		MP	MP	MP	4.D
	Professional services							Z	Z	Z	Z			MP	MP	MP	4.D
Parking, Commercial	Parking lot								Z	Z	Z	Z	Z	MP	MP	MP	4.E.1
	Parking structure										Z			MP	MP	MP	4.E.2
Recreation/ Entertainment, Indoor	Fitness center							Z	Z	Z	Z	Z		MP	MP	MP	
	Recreation, indoor							Z	Z	Z	Z	Z		MP	MP	MP	
	Theater							Z	Z	Z	Z			MP	MP	MP	
Recreation / Entertainment, Outdoor	Automotive Racing												U				
	Arena, amphitheater, or stadium								U		U			MP	MP	MP	4.F.1
	Athletic facility			Z	Z		Z	Z	Z	Z	Z			MP	MP	MP	4.F.2
	Golf course			U	U			U						MP	MP	MP	
	Golf driving range							Z	Z	Z				MP	MP		
	Marinas							U	Z		Z	Z		MP	MP	MP	4.F.3
	Outdoor shooting range		U										U				4.F.5
	Outdoor tour operator								U	U	Z				MP	MP	4.F.6

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		RC	AG	SFM	SFO	SFR	SFI	MXR	GB	LB	VC	LI	HI	PD-R	PD-M	PD-O	
	Outdoor tour operator, Aviation		U						U	U	Z				MP	MP	A.F.7
	Recreation, outdoor							U	Z	Z	Z			MP	MP	MP	4.F.4
Retail Sales & Services	Artisan Food and Beverage Producer								Z			Z		MP	MP	MP	
	Auction House											Z			MP		
	Bar, nightclub, or cocktail lounge								Z		Z			MP	MP	MP	4.G.1
	Brewery, Large											Z		MP	MP	MP	
	Convenience store							Z	Z	Z	Z	Z		MP	MP	MP	
	Crematory												U				
	Distillery											Z					
	Drug store or pharmacy							Z	Z	Z	Z			MP	MP	MP	
	Entertainment establishment							Z	Z	Z	Z			MP	MP	MP	
	Financial institution							Z	Z	Z	Z			MP	MP	MP	
	Flea market											Z	Z	MP	MP		4.G.2
	Funeral home								Z	Z	Z				MP	MP	
	Grocery store							Z	Z		Z			MP	MP	MP	
	Laundromat							Z	Z	Z	Z	Z		MP	MP	MP	
	Pawn shop								U			U					
	Personal services establishment							Z	Z	Z	Z	Z		MP	MP	MP	
	Repair establishment								Z	Z	Z	Z	Z		MP	MP	4.G.3
	Retail sales establishments							Z	Z	Z	Z			MP	MP	MP	
	Shopping center								U		Z				MP	MP	4.G.4
	Tattoo parlor/body piercing establishment											Z	Z				4.G.5
Winery									Z		Z		MP	MP	MP		
Vehicle Sales and Service, Heavy	Aircraft parts, sales, and maintenance											Z	Z				
	Automotive wrecker service											Z	Z			MP	4.H.2
	Boat and marine rental, sales, and service								Z			Z	Z				4.H.3
Vehicle Sales and Services, Light	Automotive parts and installation								Z		Z	Z			MP	MP	4.I.1
	Automobile repair and servicing (including painting/bodywork)								Z		Z	Z			MP	MP	4.I.2
	Automobile sales or rentals								U		Z	Z			MP	MP	4.I.3
	Car wash or auto detailing								Z		Z	Z		MP	MP	MP	4.I.4
	Taxicab service								Z	Z	Z			MP	MP	MP	4.I.5
Visitor Accommodations	Bed and breakfast inn			Z	Z		Z	Z	Z	Z	Z			MP	MP	MP	4.J.1
	Hotel or motel								Z		Z			MP	MP	MP	4.J.2
	Hunting lodge		U					Z	Z	Z				MP	MP	MP	

SECTION 4.1: USE TABLE

Subsection 4.1.2: Use Table

TABLE 4.1.1.A.: SUMMARY USE TABLE

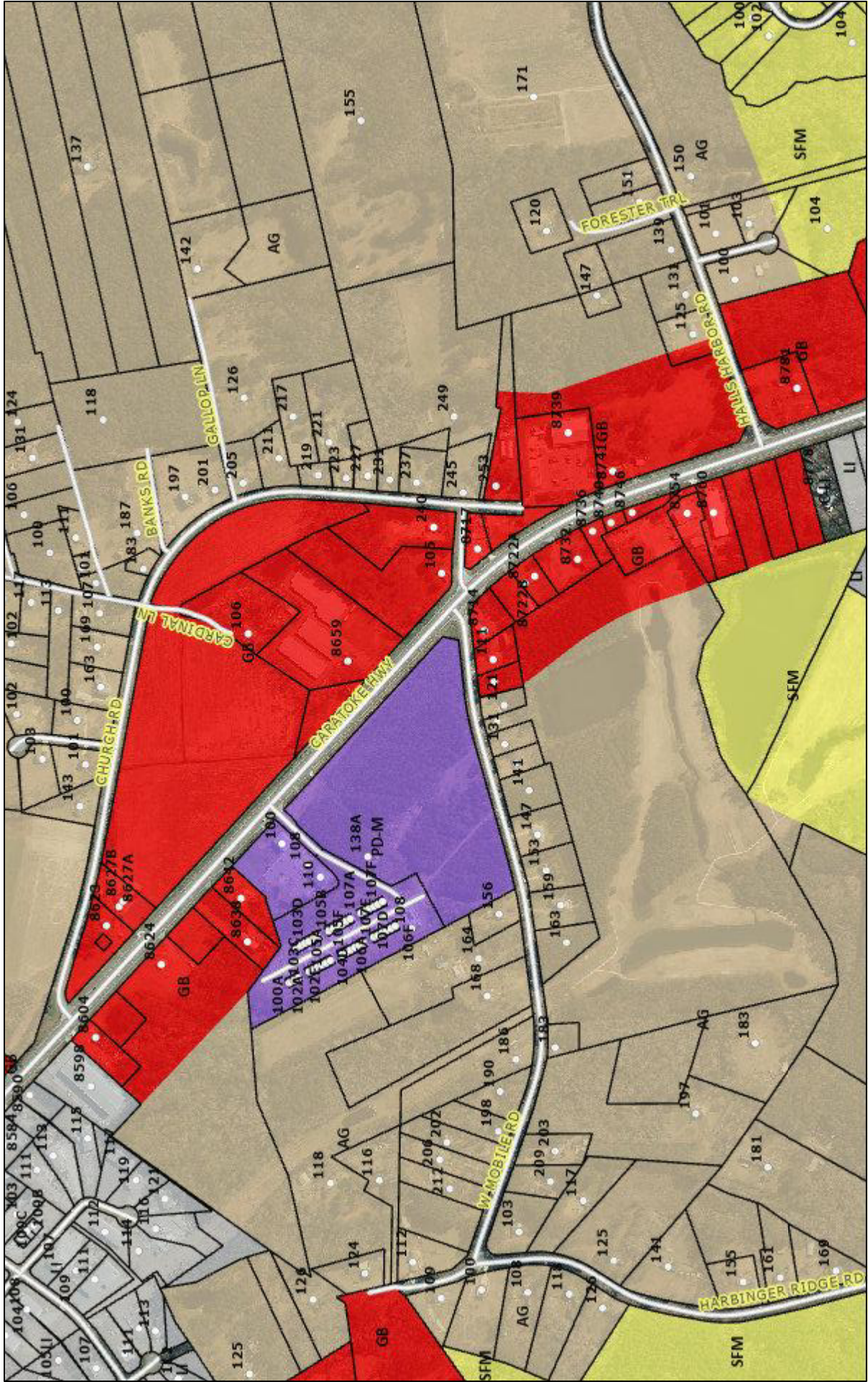
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USE CATEGORY	USE TYPE	ZONING DISTRICT [NOTE: OVERLAY OR SUB-DISTRICT REQUIREMENTS MAY FURTHER LIMIT USES]															ADDITIONAL REQ. (4.2.)
		RC	AG	SFM	SFO	SFR	SFI	MXR	GB	LB	VC	LI	HI	PD-R	PD-M	PD-O	
	Private Campgrounds		C Z	C Z				C Z	C Z								4J.3.
INDUSTRIAL USE CLASSIFICATION																	
Extractive Industry	All uses		U									U	U				5.A
	Contractor service								Z		Z	Z	Z		MP	MP	
Industrial Services	Crabshedding		Z					Z	Z			Z	Z	MP	MP		5.B.1
	Fuel oil/bottled gas distributor											Z	Z		MP		
	General industrial service and repair											Z	Z		MP		5.B.2
	Heavy equipment sales, rental, and service											Z	Z		MP		5.B.3
	Laundry, dry cleaning, and carpet cleaning plants											Z	Z		MP		5.B.4
	Manufactured home and prefabricated building sales											Z	Z				5.B.5
	Research and development								Z	Z	Z	Z	Z	MP	MP	MP	
	Manu- facturing and Produc- tion	Manufacturing, heavy											Z				
Manufacturing, light											Z	Z		MP		5.C.2	
Warehouse and Freight Movement	Cold storage plant											Z	Z				
	Outdoor storage (as a principal use)											Z	Z				5.D.1
	Self-service storage											Z	Z		MP		5.D.2
	Truck or freight terminal											Z	Z		MP		5.D.3
	Warehouse (distribution)											Z	Z		MP		5.D.3
	Warehouse (storage)											Z	Z	MP	MP	MP	5.D.3
Waste-Related Services	Incinerator												U				5.E.1
	Landfill, land clearing and inert debris or construction debris											U	U				5.E.2
	Public convenience center/transfer station		U	U	U	U	U	U	U	U		U	U				5.E.3
	Recycling center, processing												U				5.E.4
	Recycling center, transfer											U	U				5.E.5
	Salvage and junkyard												U				5.E.6
	Waste composting		U									U	U				
Wholesale Sales	All uses											Z	Z		MP	MP	

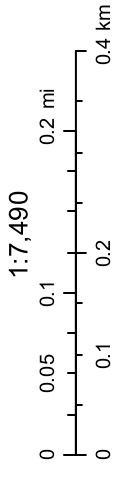
3.7.4. Planned Development – Mixed (PD-M) District

<h1 style="font-size: 4em; margin: 0;">PD-M</h1> <h2 style="font-size: 2em; margin: 0;">PLANNED DEVELOPMENT - MIXED</h2>		A. DISTRICT PURPOSE																							
		<p>The Planned Development – Mixed (PD-M) District is established and intended to encourage the development of a mix of employment generating uses (office, research, light industrial, and limited commercial), and may allow low-to-medium density residential uses at appropriate locations on the Currituck County mainland in a planned and aesthetically pleasing way. This is done by allowing design flexibility as well as a mix of uses.</p>																							
B. DIMENSIONAL STANDARDS		C. DEVELOPMENT STANDARDS																							
District area, minimum (acres)	50	<p>The standards in Chapter 5: Development Standards, shall apply to all development in PD-M districts, but some of those standards may be modified as part of the master plan if consistent with the general purposes of the PD-M district and the procedures noted below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Development Standard</th> <th style="width: 50%;">Means of Modifying</th> </tr> </thead> <tbody> <tr> <td>Off-street parking & loading</td> <td>Specify in Alternative Parking Plan (see Section 5.1.6)</td> </tr> <tr> <td>Landscaping [1]</td> <td rowspan="2">Specify in Alternative Landscaping Plan (see Section 5.2.9)</td> </tr> <tr> <td>Tree protection</td> </tr> <tr> <td>Open space set-aside [2]</td> <td style="text-align: center;">20%</td> </tr> <tr> <td>Fences and walls</td> <td rowspan="2">Specify in Security Plan (see Sections 5.3.5 and 5.4.9 and)</td> </tr> <tr> <td>Exterior lighting</td> </tr> <tr> <td>Community form</td> <td rowspan="3" style="text-align: center;">Specify in master plan</td> </tr> <tr> <td>Nonresidential design</td> </tr> <tr> <td>Multi-family design Shopping center design</td> </tr> <tr> <td>Community compatibility [3]</td> <td style="text-align: center;">Modifications prohibited</td> </tr> <tr> <td>Signage</td> <td style="text-align: center;">Modifications prohibited</td> </tr> <tr> <td>Adequate public school facilities</td> <td style="text-align: center;">Modifications prohibited</td> </tr> </tbody> </table>		Development Standard	Means of Modifying	Off-street parking & loading	Specify in Alternative Parking Plan (see Section 5.1.6)	Landscaping [1]	Specify in Alternative Landscaping Plan (see Section 5.2.9)	Tree protection	Open space set-aside [2]	20%	Fences and walls	Specify in Security Plan (see Sections 5.3.5 and 5.4.9 and)	Exterior lighting	Community form	Specify in master plan	Nonresidential design	Multi-family design Shopping center design	Community compatibility [3]	Modifications prohibited	Signage	Modifications prohibited	Adequate public school facilities	Modifications prohibited
Development Standard	Means of Modifying																								
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Multi-family design Shopping center design																									
Community compatibility [3]	Modifications prohibited																								
Signage	Modifications prohibited																								
Adequate public school facilities	Modifications prohibited																								
Gross residential density, maximum (dwelling units/acre)	3-Full Service Areas																								
Lot area, minimum (sq ft)	To be established in the master plan																								
Lot width, minimum (ft)																									
Residential land area, maximum (% of district total)	35																								
Lot coverage, maximum (% of lot area)	To be established in the master plan																								
Nonresidential FAR, maximum (%)																									
Individual building size, maximum (sq ft)																									
Building height, maximum (ft)																									
Setbacks, minimum or maximum (ft)																									
Setback from abutting residential zoning district or existing residential use (ft)																									
Setback from agriculture (ft)																									
Setback from major arterial streets (ft)																									
Min. Wetland/Riparian Buffer (ft)	30																								
<p>NOTES: [1] Uses internal to the development shall not be required to provide perimeter buffers [2] The required percentage of open space set-aside shall be calculated based on the total district area</p>		D. ENVIRONMENTAL PROTECTION STANDARDS																							
		<p>The environmental protection standards in Chapter 7 of the UDO may not be modified by a planned development</p> <p>[3] Neighborhood compatibility standards shall not apply to uses internal to the development</p>																							

Currituck County



March 28, 2024



- Addresses
- Parcels
- County Boundary
- == Streets



March 13, 2024

Dylan L. Tillett, P.E.
Quible & Associates, P.C.
P.O. Drawer 870
Kitty Hawk, NC 27949

Mr. Tillett,

Thank you for inviting us to your community meeting yesterday. It was very informative and we now have a better understanding of the project. We look forward to working with you and University Park, LLC through the construction schedule.

The Bibeaus, University Park and their tenants have been great neighbors. We are fortunate to have them adjacent to us as we operate our vacation rental business.
Please contact me as necessary as the project proceeds.

Sincerely,

Richard N. Spore
Director of Operations
Broker
Resort Realty of the Outer Banks
8648 Caratoke Hwy.
Powell's Point, NC 27966
Phone (252)261-8383
Mobile(252)564-4202

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

March 1, 2024

«Name1»

«Name2»

«Address»

«City», «State» «Zip»

Re: Notice of Community Meeting
Planned Development Application – University Park Townhomes
Powells Point / Harbinger, Currituck County, NC

Dear Property Owner(s),

Please be advised that on behalf of University Park, LLC, C/O Mr. Norman Bibeau (Applicant), Quible & Associates, P.C. will conduct a community meeting on Tuesday, March 12, 2024 at 4:00 p.m. at the Quible & Associates, P.C. Conference Room, located at 8466 Caratoke Highway, Building 400, Powells Point, NC 27966.

The purpose of the meeting is to inform the community of Mr. Bibeau's proposal to submit an application to Currituck County for a Planned Development for the University Park Development. The property is currently zoned Planned Development – Mixed (PD-M). The subject parcel is identified as 0131000097A0000, located at 138 W. Mobile Road, Harbinger, NC 27941.

The applicant proposes to apply for a planned development for the University Park Development to add seven townhome buildings as well as a proposed warehouse storage and office building of up to 1,500 sq.ft, to the existing townhome complex. Townhouse dwellings are an allowed use through an approved Master Plan in this zoning district. The proposed site improvements will be designed in accordance with the dimensional standards as specified within the current Currituck County UDO, and in accordance with State and Local requirements.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed Planned Development may be obtained by contacting Dylan Tillett of Quible & Associates, P.C. by phone at 252-491-8147 or by email at dtillett@quible.com.

Sincerely,
Quible & Associates, P.C.

Dylan L. Tillett, PE

cc file
Mr. Norman Bibeau

