



CURRITUCK COUNTY NORTH CAROLINA

September 19, 2016
Minutes – Regular Meeting of the Board of Commissioners

6:00 PM CALL TO ORDER

The Currituck County Board of Commissioners held its September 19, 2016, regular meeting at 6:00 PM in the Historic Currituck Courthouse, 153 Courthouse Road, Currituck, North Carolina.

Attendee Name	Title	Status	Arrived
David L. Griggs	Board Chairman	Present	
S. Paul O'Neal	Commissioner	Present	
Paul M. Beaumont	Commissioner	Present	
Marion Gilbert	Commissioner	Present	
Mike D. Hall	Commissioner	Present	
Mike H. Payment	Commissioner	Present	
O. Vance Aydlett	Vice Chairman	Absent	

Chairman Griggs called the meeting to order.

A) Invocation & Pledge of Allegiance-Reverend Ronnie Culley, Christian Home Baptist

Reverend Ronnie Culley of Christian Home Baptist gave the Invocation and led the Pledge of Allegiance.

B) Approval of Agenda

Chairman Griggs amended the agenda. The order of items under Public Hearings was changed, with Item B-Glenmoor Ridge being swapped with Item C-Waterleigh.

The three Board Appointment items were also removed from the agenda.

Commissioner Gilbert moved to approve as amended. The motion was seconded by Commissioner Hall and passed 6-0.

Chairman Griggs acknowledged the absence of Vice-Chairman Aydlett, who was out of town.

Approved agenda:

6:00 PM Call to Order

A) Invocation & Pledge of Allegiance-Reverend Ronnie Culley, Christian Home Baptist

B) Approval of Agenda

Administrative Reports

A) Cameron Lowe, Director, NCSU Cooperative Extension - Recognition of 4-H Award Winners

Public Hearings

A) **Public Hearing and Action: PB 90-07 Pine Island, Phase 1**

Commercial: Request to amend the sketch plan/use permit commercial allocation located on Ocean Trail and Old Stoney Road, Tax Map 127, Parcel 3M, Poplar Branch OBX Township.

B) **Public Hearing and Action: PB 16-12 Glenmoor Ridge:**

Request for a preliminary plat/use permit for a 48 lot conservation subdivision located on the south side of Tulls Creek Road, Tax Map 22, Parcel 78A, Moyock Township.

Amended-Swapped with Waterleigh PB 16-11, to be heard as item C

C) **Public Hearing and Action: PB 16-11 Waterleigh:** Request

for a preliminary plat/use permit for a 275 lot conservation subdivision located off Tulls Creek Road, Tax Map 14, Parcel 39 and Tax Map 21, Parcel 12C, Moyock Township.

Amended-Swapped with Glenmoor Ridge PB 16-12, to be heard as Item B

New Business

A) **Board Appointments** *Amended-all items under Board Appointments removed from agenda*

1. ABC Board
2. Economic Development Advisory
3. Historic Preservation Commission

B) **Consent Agenda**

1. Approval Of Minutes-Aug. 15, 2016 and Special Meeting Aug. 24, 2016
2. Budget Amendments
3. Vehicle Surplus Resolution
4. Master Fee Schedule-Revision

5. Lottery Funds Requested by the Currituck Board of Education
6. Records Disposal-Finance Department
7. Records Disposal-Human Resources

C) Commissioner's Report

D) County Manager's Report

Public Comment

Please limit comments to matters other than those appearing on this agenda as a Public Hearing. Public comments are limited to 5 minutes.

Adjourn

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marion Gilbert, Commissioner
SECONDER:	Mike D. Hall, Commissioner
AYES:	David L. Griggs, Board Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike D. Hall, Commissioner, Mike H. Payment, Commissioner

ADMINISTRATIVE REPORTS

A. Cameron Lowe, Director, NCSU Cooperative Extension - Recognition of 4-H Award Winners

Cameron Lowe, Currituck County Extension Director, spoke to Commissioners about the 4-H programs offered to Currituck County youth. Ms. Lowe recognized Currituck County program participants and announced award winners, some of whom advanced to state level competition. Programs focus on agriculture, food and nutrition, youth leadership, public speaking, and STEM (Science, Technology, Engineering and Math) disciplines. Ms. Lowe thanked parents and volunteers for their work and investment in 4-H.

Tucker Melton, 4-H council president, described his summer participation in 4-H, relaying project information and awards. He discussed ideas he wished to promote locally, such as developing 4-H after school programs and establishing an archery area. Referencing a recent opportunity to discuss his ideas with Commissioner O'Neal, the Commissioner praised Mr. Melton's proposals and asked that he create a document for distribution to the Board of Commissioners and the Board of Education.

Ms. Lowe responded to questions from the Board, after which Commissioners commended the participants and Ms. Lowe for their extraordinary work.

PUBLIC HEARINGS

A. Public Hearing and Action: PB 90-07 Pine Island, Phase 1 Commercial:

Parties were sworn and Ben Woody, Planning and Community Development Director, reviewed the application with the Board. Chairman Griggs opened the Public Hearing. Mr. Woody confirmed staff's recommendation for approval and noted the use permit review standards. He highlighted the location of the property and noted documented permission would be required to access from Old Stoney Road, as it is a private road.

**STAFF REPORT
PB 90-07 PINE ISLAND PUD
BOARD OF COMMISSIONERS
SEPTEMBER 19, 2016**

APPLICATION SUMMARY

Property Owner:

Turnpike Properties, LLC
1100C S. Stratford Road, Suite 300
Winston Salem, NC 27103

Applicant:

Same

Case Number: PB 90-07

Application Type: Amended Sketch
Plan/Use Permit

Parcel Identification Number: 0127-000-003M-0000

Existing Use: Planned Unit Development

2006 Land Use Plan Classification: Full Service

Parcel Size (Acres): 366.22 acres

Number of Units: 340 units

Project Density: 1.02 units per acre

Required Open Space: 128.18 acres (35%)

Provided Open Space: 137.6 acres

(37.57%)

SURROUNDING PARCELS

NORTH	RESIDENTIAL/COMMERCIAL (CURRITUCK CLUB PUD) SFO-PUD OVERLAY	
SOUTH	DARE COUNTY	N/A
EAST	ATLANTIC OCEAN	N/A
WEST	UNDEVELOPMENT	SFO

STAFF ANALYSIS

PB 90-07 Pine Island, PUD, amended sketch plan/use permit to establish an additional 4.5 acres of commercial allocation north of the fire station on the west side of NC 12. The proposed commercial allocation is adjacent to the 3.35 acres of commercial allocation approved by the BOC on June 2, 2014, and combined with the existing Ocean Club Shopping Center increases the total area of the commercial node to 15.8 acres. The county has historically encouraged the clustering of commercial development adjacent to major roadways to minimize strip development and limit encroachment into existing residential areas. This proposal is consistent with this policy direction.

The sketch plan/use permit amendment establishes the commercial designation of the subject property; however, it does not permit any particular use. Individual development plans will require site plan or use permit approval, depending on the proposed use. In addition to meeting the minimum requirements of the UDO, the county will require that future development is consistent with the site development policies in the 2006 Land Use Plan.

INFRASTRUCTURE

WATER

SOUTHERN OUTER BANKS WATER SYSTEM (SOBWS)

SEWER

PINE ISLAND CURRITUCK, LLC (PICLLC) WASTEWATER

COMPATIBILITY

THE USE IS COMPATIBLE WITH THE 2006 LAND USE PLAN.

RECOMMENDATIONS**TECHNICAL REVIEW COMMITTEE**

THE TECHNICAL REVIEW COMMITTEE RECOMMENDS APPROVAL OF THE AMENDED SKETCH PLAN/USE PERMIT SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. The application complies with all applicable review standards of the UDO.
2. A USE PERMIT SHALL BE APPROVED ON A FINDING THAT THE APPLICANT DEMONSTRATES THE PROPOSED USE WILL MEET THE BELOW REQUIREMENTS. IT IS STAFF'S OPINION THAT THE EVIDENCE IN THE RECORD, PREPARED IN ABSENCE OF TESTIMONY PRESENTED AT A PUBLIC HEARING, SUPPORTS THE PRELIMINARY FINDINGS.

USE PERMIT REVIEW STANDARDS

The use will not endanger the public health or safety.

PRELIMINARY APPLICANT FINDING:

1. THE PROPOSED USE WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH OR SAFETY AND CONFORMS TO ADJACENT LAND USES. APPROPRIATE CONSIDERATION TO THESE COMPONENTS WILL BE GIVEN DURING THE SITE PLAN DESIGN. THE PROPOSED COMMERCIAL DEVELOPMENT IS INTENDED TO BE SERVED VIA THE EXISTING ROADWAY AND ADJACENT UTILITIES.

The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

PRELIMINARY APPLICANT FINDINGS:

1. THE PROPOSED USE WILL NOT INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTIES AND WILL COMPLIMENT THE ADJOINING EXISTING USES. THE COMMERCIAL USE WILL BLEND WELL BETWEEN THE CURRITUCK CLUB COMMERCIAL AND MUNICIPAL SERVICES TO THE SOUTH.

The use will be in conformity with the Land Use Plan or other officially adopted plans.

PRELIMINARY STAFF FINDINGS:

1. The 2006 Land Use Plan classifies this site as Full Service within the Corolla subarea. The proposed use is in keeping with the policies of the plan, some of which are:

POLICY CD2: Commercial and office development of greater than a neighborhood scale shall be encouraged to cluster in COMMERCIAL OR MIXED-USE CENTERS to curtail the proliferation of strip development, and minimize traffic generation.

POLICY OB2: So as to minimize COMMERCIAL STRIP DEVELOPMENT and maximize the traffic moving capability of NC 12, Currituck County shall encourage commercial development to cluster at appropriate locations rather than dispersing along NC 12.

The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

PRELIMINARY STAFF FINDINGS:

1. THE PROPOSED USE WILL NOT EXCEED THE COUNTY'S ABILITY TO PROVIDE ADEQUATE PUBLIC FACILITIES. UTILITY SERVICES ARE PROPOSED FOR THE SITE, WASTEWATER CAPACITY IS AVAILABLE, AND ON-SITE STORMWATER MANAGEMENT SHALL BE REQUIRED TO ADDRESS ADDITIONAL RUN-OFF.



PB 90-07 Pine Island PUD
Amended Sketch Plan/Use Permit
Aerial

Currituck County
Planning and
Community Development

Tom Nash, attorney for the applicant Turnpike Properties, LLC, said the request is to add 4.5 acres to the commercial allocation as presented by Mr. Woody. Mr. Nash said the findings of fact have been met and he confirmed they would not be requesting access from Old Stoney Road at this time. Quible and Associates Engineer, Michael Strader, agreed the findings of fact had been met and restated access would be attained from NC Highway 12.

Commissioner O'Neal asked if the public raised any objections or concerns. Mr. Woody said some raised questions regarding access and type of use, but there have been no direct comments since the community meeting. Mr. Woody said any proposed uses would have to meet the standards in the Unified Development Ordinance (UDO).

Chairman Griggs closed the public hearing.

Commissioner Payment moved to approve PB 90-07 with staff recommendations and that the use will not endanger the public health and safety as it conforms with all the adjacent land users currently; will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located, it will blend well between The Currituck Club and municipal services to the south; the use will be in conformity with land use plan and other official adopted plans and will conform to the current General Business (GB) zoning requirements; and the use will not exceed the county's ability to provide adequate public facilities-there are current wastewater capacities available and the stormwater management shall be required; in addition, ensure that Old Stoney Road access is addressed prior to moving forward.

Chairman Griggs seconded and the motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVED:	Mike H. Payment, Commissioner
SECONDER:	David L. Griggs, Board Chairman
AYES:	David L. Griggs, Board Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike D. Hall, Commissioner, Mike H. Payment, Commissioner

B. Public Hearing and Action: PB 16-11 Waterleigh:

Parties were sworn and Mr. Woody reviewed the application with the Board. Mr. Woody said staff recommends approval and reviewed the suggested conditions.

Staff Report
PB 16-11 WINDSWEPT PINES
Board OF COMMISSIONERS
MAY 2, 2016

APPLICATION SUMMARY

Property Owner:
Haywood E. Ward
Cynthia J. Ward
7950 Hwy 78, Lot 46
Okeechobee, FL 34974

Applicant:

Allied Properties, LLC
PO Box 743
Moyock, NC 27958

Case Number: PB 16-11

Application Type: Major Subdivision, Preliminary Plat/Use Permit (Type II)

Parcel Identification Number:

0014-000-0039-0000
0021-000-012C-0000

Existing Use:

Undeveloped

Land Use Plan Classification: Rural

Moyock Small Area Plan: Limited Service

Parcel Size (Acres): 275.53 acres (total)

Number of Units: 275 residential lots

Project Density: 1.0 units/acre

Required Open Space: 110.21 acres (40%)

Provided Open Space: 120.82 acres (43%)

SURROUNDING PARCELS

Land Use	Zoning	
North	Residential	AG and SFM
South	Farmland	AG
East	Undeveloped/Residential	AG and SFM
West	Undeveloped/Residential	AG and SFM

STAFF ANALYSIS

- In 2008, the Board of Commissioners approved a 688 lot planned unit development on 471 acres at a density of 1.47 units per acre and included this parcel. The use permit for the development expired and the properties that were once part of the Currituck Reserve development are now proposed as three separate developments.
- The Board of Commissioners approved a rezoning to remove the PUD overlay on May 16, 2016.
- The three developments will collectively share drainage infrastructure by establishing easements. The applicants submitted an outline of an agreement to manage the stormwater between the three subdivisions that address the management of the stormwater infrastructure and access for the three properties.
- The applicant is requesting preliminary plat/use permit approval of a 275 lot conservation subdivision.
- The recreation and park area dedication for the proposed development is 7.01 acres. Collectively, the proposed developments (Currituck Reserve, Waterleigh, and Glenmoor), if approved, will contain 426 lots. Once developed, there will be a need for recreation and park area in the nearby area. The Moyock Library is located at the Campus Drive entrance and, the developers of the proposed Currituck Reserve offered 1.84 acres of recreation and park area adjacent to the Moyock Library property. An eight foot sidewalk will connect the library property and the offer shown for Waterleigh. The developer is providing 3.4 acres of recreation and park area with the remaining required area to be a payment in lieu of dedication. A decision on the recreation and park area dedication is currently under TRC review to determine if the recreation and park area offer is adequate or, if the recreation needs of the subdivision can be better met by acquisition or development of recreation area outside of the proposed subdivision by accepting a payment in lieu of dedication.
- The preliminary plat identifies three neighborhood park/recreational areas and potential cultivated open space in between some lots.
- The proposed phasing plan for the development is as follows (may not be developed in numerical order):
 - Model Homes (must be part of a phase) 3 lots
 - Phase 1 41 lots
 - Phase 2 48 lots
 - Phase 3 42 lots
 - Phase 4 47 lots
 - Phase 5 53 lots
 - Phase 6 41 lots
- The proposed minimum lot size is 20,000 square feet and the minimum lot width is 90 feet.

INFRASTRUCTURE

WATER	PUBLIC
SEWER	ON-SITE SEPTIC
TRANSPORTATION	PEDESTRIAN: 4' WIDE SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF THE STREETS. AN 8' WIDE SIDEWALK SHALL CONNECT TO THE CURRITUCK RESERVE DEVELOPMENT ON NORTH SIDE OF CAMPUS DRIVE. AN 8' WIDE SIDEWALK SHALL BE LOCATED ON ONE SIDE OF THE ENTRANCE ROAD (WATERLEIGH WAY) AND TRANSITION TO FOUR FEET THROUGHOUT THE DEVELOPMENT
	STREETS: A DECELERATION LANE AND LEFT TURN LANE SHALL BE REQUIRED ON TULLS CREEK ROAD. CURB AND GUTTER STREETS WILL BE DESIGNED AND CONSTRUCTED TO NCDOT STANDARDS
STORMWATER/DRAINAGE	AN AGREEMENT BETWEEN AH CURRITUCK RESERVE AND ALLIED PROPERTIES IS PROPOSED TO MANAGE STORMWATER
SCHOOLS	ELEMENTARY STUDENTS GENERATED: 68 STUDENTS (159) MIDDLE SCHOOL STUDENTS GENERATED: 22 STUDENTS (252) HIGH SCHOOL STUDENTS GENERATED: 38 STUDENTS (89)
RECREATION AND PARK AREA DEDICATION	7.01 ACRES REQUIRED

3.4 ACRES PROPOSED WITH BALANCE AS A PAYMENT IN LIEU OF DEDICATION
THE APPLICANT PROPOSES TWO SUBDIVISION DESIGNS TO SHOW THE ALTERNATE DEDICATION
RIPARIAN BUFFERS 50' RIPARIAN BUFFER IS REQUIRED ADJACENT TO ALL 404
JURISDICTIONAL WETLANDS
DESIGN STANDARDS NO DESIGN STANDARDS ARE PROPOSED FOR THE RESIDENTIAL
CONSTRUCTION
STREET LIGHTING NO STREET LIGHTING IS PROPOSED FOR THE DEVELOPMENT
LANDSCAPING STREET TREES ARE REQUIRED
FARMLAND BUFFER IS REQUIRED ALONG PROPERTY LINES

RECOMMENDATIONS

Technical Review Committee

1. THE TECHNICAL REVIEW COMMITTEE RECOMMENDS ADOPTION OF THE USE PERMIT AND APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:
 - A. US ARMY CORPS OF ENGINEERS DESIGNATED 404 WETLANDS SHALL BE PRESERVED FOR CONSERVATION AND SHALL NOT BE USED FOR STORMWATER MANAGEMENT SYSTEMS. HOWEVER, STORMWATER MAY BE COLLECTED IN THE DEVELOPMENT AND ALLOWED TO NATURALLY DRAIN TO THE WETLANDS AND PROVIDE CAPACITY. HOWEVER, A DEFINED STORMWATER IMPOUNDMENT AREA SHOULD NOT BE IDENTIFIED ON THE PLAT SINCE THIS AREA IS CONSERVATION.
 - B. A 50' FARMLAND BUFFER IS REQUIRED WHERE THE PROPERTY ADJOINS ACTIVE AGRICULTURAL AREAS (LOCATED IN THE 50' RIPARIAN BUFFER).
 - C. THE APPLICANT IS PROPOSING SIX PHASES AND THREE MODEL HOMES FOR THE DEVELOPMENT. THE MODEL HOMES SHALL BE LOCATED ON INDIVIDUAL RECORDED LOTS. ONE SINGLE FAMILY DWELLING MAY BE PERMITTED ON THE PARENT TRACT PRIOR TO DEVELOPMENT.
 - D. MAINTENANCE ACCESS DRAINAGE EASEMENTS SHALL BE SHOWN ON THE PLAT.
 - E. LAND DISTURBING ACTIVITIES WITHIN 10 FEET OF AN EXTERIOR PROPERTY MUST BE APPROVED BY THE COUNTY ENGINEER. (BMP).
 - F. IT APPEARS THAT ARBORMOOR WAY WAS REMOVED FROM THE PLAN AND THE ADDRESSES SHOULD REFLECT THIS CHANGE.
2. A use permit shall be approved on a finding that the applicant demonstrates the proposed use will meet the use permit review standards. It is staff's opinion that the evidence in the record, prepared in absence of testimony presented at a public hearing, supports the preliminary applicant findings.
3. The conditions of approval necessary to ensure compliance with the review standards of the UDO and to prevent or minimize adverse effects of the development application on surrounding lands include:
 - a. Revised plans must be submitted and approved by TRC prior to issuance of the use permit.
 - b. A recombination plat must be recorded to identify the property lines of the proposed development by construction drawing submittal.
 - c. Any payment in lieu of recreation and park area dedication shall be based on the tax property value of the recombined properties.
 - d. US Army Corps of Engineers designated 404 wetlands shall be preserved for conservation and shall not be used for stormwater management systems. However, stormwater may be collected in the development and allowed to naturally drain to the wetlands.

- e. That the agreed upon outline between AH Currituck Reserve and Allied Properties concerning the shared drainage infrastructure and easements/rights-of-way locations/relocations be followed to develop the three adjoining subdivisions under a single drainage plan.

USE PERMIT REVIEW STANDARDS

The use will not endanger the public health or safety.

PRELIMINARY APPLICANT FINDINGS:

1. THE USE WILL ADHERE TO COUNTY HEALTH AND SAFETY STANDARDS, INCLUDING RECOMMENDATIONS MADE BY ALBEMARLE REGIONAL HEALTH SERVICES. THE PROJECT SHOULD NOT ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.

The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

PRELIMINARY APPLICANT FINDINGS:

1. LAND TO THE NORTH HAS BEEN DEVELOPED INTO SINGLE FAMILY HOMES; THE LAND TO THE EAST HAS BEEN PROPOSED AS A CONSERVATION SUBDIVISION; THIS TRACT WILL BE DEVELOPED SIMILARLY; OVER 40% OF THE LAND WILL BE PRESERVED AS OPEN SPACE. LOT WIDTHS ARE SIMILAR TO THOSE IN ADJACENT SUBDIVISIONS. THE LAND WILL NOT INJURY THE VALUE OF ADJOINING OR ABUTTING LANDS, AND WILL BE IN HARMONY WITH THE SURROUNDING AREA.

The use will be in conformity with the Land Use Plan or other officially adopted plans.

PRELIMINARY APPLICANT FINDINGS:

1. THE LAND USE PLAN CLASSIFIES THIS ARE AS RURAL WITHIN THE MOYOCK SUBAREA, AND THE MOYOCK SMALL AREA PLAN CLASSIFIES IT AS LIMITED SERVICE, WITH DENSITIES PROPOSED BETWEEN 1 AND 1.5 UNITS PER ACRE. THE PROPOSED DEVELOPMENT DENSITY IS 1.0 UNIT PER ACRE, LESS THAN THE DENSITY PREVIOUSLY PROPOSED WHEN THE PROPERTY WAS ZONED AS A PUD OVERLAY DISTRICT.

RELEVANT MSAP AND 2006 LUP POLICIES:

1. 2006 LUP POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and the proximity of the site to existing and planned urban services. For example, projects falling within the Full Services areas of the Future Land Use Map would be permitted a higher density because of the availability of infrastructure as well as similarity to the existing development pattern. Such projects could be developed at a density of two (2) or more dwelling units per acre. Projects within areas designated as Limited Service would be permitted a density of one (1) to one and one half (1.5) units per acre depending upon the surrounding development pattern and availability of resources. Projects within areas designated as Rural or Conservation by the Future Land Use Plan would be permitted a much lower density of 1 dwelling unit per 3 acres because of the lack of infrastructure in the area, the existing low density development pattern, and presence of environmentally sensitive natural areas.
2. 2006 LUP POLICY HN2: Currituck County recognizes that large-lot mini-estates (i.e. 5 to 10 acres) consume large amounts of land, often without economic purpose. Estate lots having no relationship to agriculture or other resource-based activities promote sprawl and make the provision of infrastructure and services very costly. The County shall therefore encourage alternatives to large lot developments through INNOVATIVE DEVELOPMENT CONCEPTS AND CORRESPONDENCING ZONING techniques.
3. 2006 LUP POLICY HN3: Currituck shall especially encourage two forms of residential

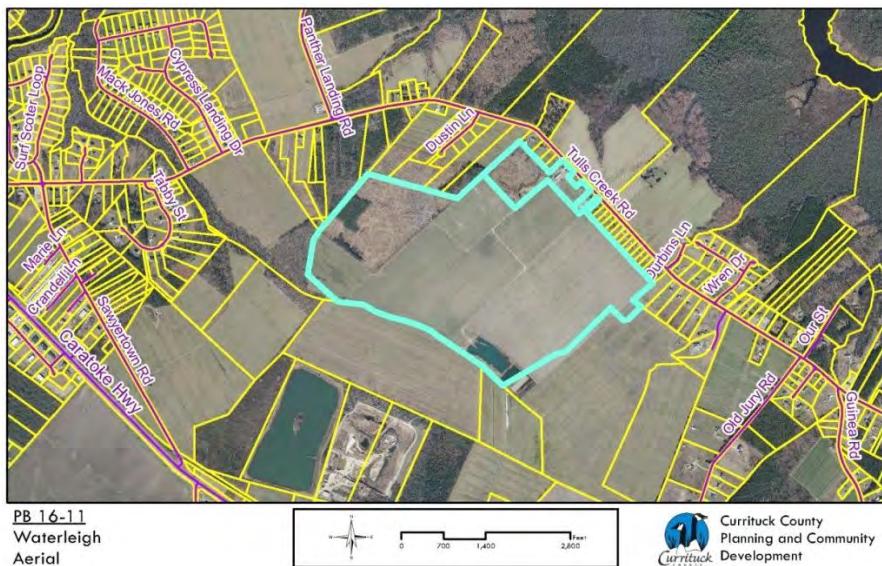
development, each with the objective of avoiding traditional suburban sprawl:

- i. OPEN SPACE DEVELOPMENTS that cluster homes on less land, preserving permanently dedicated open space and often employ on-site or community sewage treatment. These types of developments are likely to occur primarily in the Conservation, Rural, and to a certain extent the Limited Service areas identified on the Future Land Use Map.
4. 2006 LUP POLICY AG2: Farms and woodlands shall be recognized as an integral part of the county's OPEN SPACE SYSTEM. Efforts to keep these areas viable as part of the area's resource-based economic sector, shall be encouraged.
5. 2006 LUP POLICY TR8: Local streets shall be designed and built to allow for convenient CIRCULATION WITHIN AND BETWEEN NEIGHBORHOODS and to encourage mobility by pedestrians and bicyclists. Care shall be taken to encourage local street "connectivity" without creating opportunities for cut-through traffic from outside and connected areas.
6. 2006 LUP POLICY TR12: New residential developments shall provide for the installation of PAVED PUBLIC ROADWAY AND DRAINAGE INFRASTRUCTURE at the time of development. This policy is intended to prevent the creation of substandard developments that must later correct for infrastructure problems that could have been avoided, had they been installed properly from the beginning. Family subdivisions and non-asphalt roads serving the northern beaches are the only exception to this policy.
7. 2006 LUP POLICY PR6: All new residential development shall provide for ADEQUATE OPEN SPACE AND RECREATION IMPROVEMENTS including, as may be appropriate, funding in proportion to the demand created by the development. The amount of open space and improvements may be determined according to the number of dwelling units in the development and/or by a percentage of the total acreage in the development. Fees in lieu of land dedication shall be based on the inflation adjusted assessed value of the development or subdivision for property tax purposes.
8. 2006 LUP POLICY WQ3: Currituck County supports policies, plans, and actions that help protect the water quality of the county's estuarine system by preventing SOIL EROSION AND SEDIMENTATION, and by controlling the quantity and quality of STORMWATER RUNOFF entering the estuary.
9. 2006 LUP POLICY WQ4: RUNOFF AND DRAINAGE from development, forestry and agricultural activities shall be of a quality and quantity as near to natural conditions as possible. Post development runoff shall not exceed predevelopment volumes.
10. 2006 LUP POLICY WQ5: Development that preserves the NATURAL FEATURES OF THE SITE, including existing topography and significant existing vegetation, shall be encouraged. If COASTAL AND NON-COASTAL WETLANDS are considered part of a lots acreage for the purpose of determining minimum lot size or development density, Low Impact Development techniques or appropriate buffers shall be integrated into the development.

The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

PRELIMINARY APPLICANT FINDINGS:

1. CURRITUCK COUNTY HAS ADEQUATE PUBLIC FACILITIES TO SERVE THE PROPOSED SUBDIVISION.



Mark Bissell, Engineer for the project, presented a powerpoint and reviewed the development plan. He reviewed density, water features, roadways and connectivity and amenities such as sidewalks, agricultural areas, lakes and parks. Mr. Bissell confirmed that there would be lake access available to residents. He reviewed the stormwater drainage plan which would be incorporated into a plan with adjoining subdivisions. Fiscal impacts were reviewed and support for the findings of fact were provided as required for approval. He explained the Agri-hood concept incorporated within the community and provided home elevation photos and streetscape plans. Mr. Bissell reviewed citizen comments and resolves based on feedback from two community meetings.

Mr. Bissell, responding to Board questions, said they are not proposing on-street parking and the community would utilize a central mailbox area. The completion time for the six phases of the project was said to be one phase per year. He confirmed lot sizes, ingress and egress.

Mr. Woody answered questions regarding school capacity, saying this subdivision replaces the student numbers that were counted when the original plan, Currituck Reserve, was initially presented.

Chairman Griggs closed the public hearing.

Commissioner Gilbert moved to approve PB 16-11-Waterleigh, with the findings that the project will not endanger the public health or safety, it adheres to the standards including recommendations made by the staff and proposed on the applicant; it should not adversely affect the public health and safety; it will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located-land to the north has been developed into single-family homes, the land to the east has been proposed as a conservation subdivision and this tract will be developed similarly with over 40% of the land being preserved as open space. Lot widths are similar to those in adjacent subdivisions-the land will not injure the value of adjoining and abutting lands. The use will be in conformity with the land use plan and the other officially adopted

plans, including the staff findings-1-The Land Use Plan classifies this area as rural within the Moyock subarea and the Moyock Small Area Plan classifies it as Limited Service, with densities proposed between 1 and 1.5 units per acre. The proposed development density is 1 unit per acre, less than the density previously proposed when the property was zoned as a PUD overlay district; the Land Use plans policy that were stated previously in the presentation, 1 through 10. The use will not exceed the county's ability to provide adequate public facilities including, but not limited to, schools, fire and rescue, law enforcement and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate. Also included in the motion for approval-that we include the presentation that Mr. Bissell included so Boards will have it for future use.

Commissioner Gilbert included the five staff findings into the motion, as read by Mr. Woody:

- Revised plans be submitted and approved by the TRC prior to issuance of use permit.
- A recombination plat must be recorded to identify property line of the proposed development by construction drawing submittal
- Any payment in lieu of recreation and park area dedication shall be based on the tax property value of the recombined properties.
- US Army Corps of Engineers designated 404 wetlands shall be preserved for conservation and shall not be used for stormwater management systems. However, stormwater may be collected in the development and allowed to naturally drain to the wetlands.
- That the agreed upon outline between AH Currituck Reserve and Allied Properties concerning the shared drainage infrastructure and easements/rights-of-way locations/relocations be followed to develop the three adjoining subdivisions under a single drainage plan.

Commissioner Hall, after confirming the acceleration/deceleration lane was required to be installed prior to the start of phase two of the project, seconded the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marion Gilbert, Commissioner
SECONDER:	Mike D. Hall, Commissioner
AYES:	David L. Griggs, Board Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike D. Hall, Commissioner, Mike H. Payment, Commissioner

C. Public Hearing and Action: PB 16-12 Glenmoor Ridge:

Parties were sworn and Mr. Woody reviewed the application with the Board. Mr. Woody reviewed the staff's recommended conditions for approval.

**STAFF REPORT
PB 16-12 GLENMOOR RIDGE
BOARD OF COMMISSIONERS
SEPTEMBER 18, 2016**

APPLICATION SUMMARY**Property Owner:**

Haywood E. Ward
Cynthia J. Ward
7950 Hwy 78, Lot 46
Okeechobee, FL 34974

Applicant:

Allied Properties, LLC
PO Box 743
Moyock, NC 27958

Case Number: PB 16-12**Application Type:** Major Subdivision,

Preliminary Plat/Use Permit (Type II)

Parcel Identification Number:0022-000078A-0000 **Existing Use:**

Undeveloped

Land Use Plan Classification: Rural**Moyock Small Area Plan:** Limited Service **Parcel Size (Acres):**

48 acres (total)

Number of Units: 48 residential lots**Project Density:** 1.0 units/acre**Required Open Space:** 19.2 acres (40%)**Provided Open Space:** 19.88 acres (41%)**SURROUNDING PARCELS**

	LAND USE	ZONING
NORTH	MOYOCK LIBRARY	AG AND SFM
SOUTH	FARMLAND	AG
EAST	UNDEVELOPED/RESIDENTIAL	AG AND SFM
WEST	UNDEVELOPED/RESIDENTIAL	SFM

STAFF ANALYSIS

- In 2008, the Board of Commissioners approved a 688 lot planned unit development on 471 acres at a density of 1.47 units per acre that included this parcel. That development expired and the properties that were once part of the Currituck Reserve development are now proposed as three separate developments.
- The developments will collectively share drainage infrastructure by establishing easements. The applicants submitted an outline of an agreement to manage the stormwater between the three subdivisions that address the management of the stormwater infrastructure and access for the three properties. (Attached)
- The applicant is requesting preliminary plat/use permit approval of a 48 lot conservation subdivision.

INFRASTRUCTURE

WATER	PUBLIC
SEWER	ON-SITE SEPTIC
TRANSPORTATION	PEDESTRIAN: 5' WIDE SIDEWALKS AND PEDESTRIAN TRAILS STREETS: CURB AND GUTTER STREETS WILL BE DESIGNED AND TO NCDOT STANDARDS.
CONSTRUCTED	AN AGREEMENT BETWEEN AH CURRITUCK RESERVE AND ALLIED PROPERTIES WITH A COMBINATION OF CURB AND GUTTER, SWALES, AND STORMWATER PONDS
STORMWATER/DRAINAGE	

SCHOOLS	ELEMENTARY STUDENTS GENERATED: 12 STUDENTS (159) MIDDLE SCHOOL STUDENTS GENERATED: 3 STUDENTS (252) HIGH SCHOOL STUDENTS GENERATED: 6 STUDENTS (89)
RECREATION AND PARK AREA DEDICATION	THE COUNTY WILL BE ACCEPTING A PAYMENT-IN-LIEU OF THE 1.224 ACRE DEDICATION AREA.
RIPARIAN BUFFERS	THERE ARE NO 404 JURISDICTIONAL WETLANDS ON THE PROPERTY.

RECOMMENDATIONS**TECHNICAL REVIEW COMMITTEE**

1. THE TECHNICAL REVIEW COMMITTEE RECOMMENDS ADOPTION OF THE USE PERMIT AND APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:
 - A right-of-way must be created and designated for your development's use that meets NCDOT standards. Subdivision cannot use an easement as a point of ingress and egress. (UDO Section 6.2.1). The right-of-way issue must be resolved prior to submittal of construction drawings. (Planning)
 - That the agreed upon outline (attached) between AH Currituck Reserve and Allied Properties concerning the shared drainage infrastructure and easements/rights-of-way locations/relocations be followed to develop the three adjoining subdivisions under a single drainage plan. (Planning)
 - Currituck Reserve subdivision adjoining the western property line is installing an eight foot wide sidewalk along the northern portion of the right-of-way they are creating to connect to the Moyock Library. A crossing from this development to that sidewalk is required. The applicant is working directly with Currituck Reserve developers to install a crossing from this development's sidewalk to Currituck Reserve's sidewalk. (Planning)
 - MSA Engineers were the original design engineers for Currituck Reserve, the library site and Campus Drive. Per the original design for Campus Drive, a top coat of 2" asphalt is required over the existing asphalt. (Engineering)
 - The library has continuing flooding issues due to the elevation it was built at. MSA basically put the library in an excavated hole and assured us it was part of a drainage plan that would function with Currituck Reserve. You are proposing to use the same outlet as the library. We need to account for the outlets, the library and the ditches in your modeling. (Engineering)
2. A use permit shall be approved on a finding that the applicant demonstrates the proposed use will meet the use permit review standards. It is staff's opinion that the evidence in the record, prepared in absence of testimony presented at a public hearing, supports the preliminary applicant findings.
3. The conditions of approval necessary to ensure compliance with the review standards of the UDO and to prevent or minimize adverse effects of the development application on surrounding lands include:
 - A right-of-way must be created and designated for your development's use that meets NCDOT standards. Subdivision cannot use an easement as a point of ingress and egress. (UDO Section 6.2.1). The right-of-way issue must be resolved prior to submittal of construction drawings. (Planning)
 - That the agreed upon outline (attached) between AH Currituck Reserve and Allied Properties concerning the shared drainage infrastructure and easements/rights-of-way locations/relocations be followed to develop the three adjoining subdivisions under a single drainage plan. (Planning)
 - Currituck Reserve subdivision adjoining the western property line is installing an eight foot wide sidewalk along the northern portion of the right-of-way they are creating to connect to the Moyock Library. A crossing from this development to that sidewalk is required. The applicant is working directly with Currituck Reserve developers to install a crossing from this development's sidewalk to Currituck Reserve's sidewalk. (Planning)
 - MSA Engineers were the original design engineers for Currituck Reserve, the library site and Campus Drive. Per the original design for Campus Drive, a top coat of 2" asphalt is required over the existing asphalt. (Engineering)

- The library has continuing flooding issues due to the elevation it was built at. MSA basically put the library in an excavated hole and assured us it was part of a drainage plan that would function with Currituck Reserve. You are proposing to use the same outlet as the library. We need to account for the outlets, the library and the ditches in your modeling. (Engineering)

USE PERMIT REVIEW STANDARDS

The use will not endanger the public health or safety.

PRELIMINARY APPLICANT FINDINGS:

1. THE USE WILL ADHERE TO COUNTY HEALTH AND SAFETY STANDARDS, INCLUDING RECOMMENDATIONS MADE BY ALBEMARLE REGIONAL HEALTH SERVICES. THE PROJECT SHOULD NOT ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.

The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

PRELIMINARY APPLICANT FINDINGS:

1. LAND TO THE EAST HAS BEEN DEVELOPED INTO SINGLE FAMILY HOMES; THE LAND TO THE WEST HAS ALREADY BEEN PROPOSED AS A CONSERVATION SUBDIVISION; THIS TRACT WILL BE DEVELOPED SIMILARLY; OVER 40% OF THE LAND WILL BE PRESERVED AS OPEN SPACE. THE USE WILL NOT INJURE THE VALUE OF ADJOINING OR ABUTTING LANDS, AND WILL BE IN HARMONY WITH THE SURROUNDING AREA.

The use will be in conformity with the Land Use Plan or other officially adopted plans.

PRELIMINARY APPLICANT FINDINGS:

1. THE LAND USE PLAN CLASSIFIES THIS AREA AS RURAL WITHIN THE MOYCO SUBAREA, AND THE MOYOCK SMALL AREA PLAN CLASSIFIES IT AS LIMITED SERVICE, WITH DENSITIES PROPOSED BETWEEN 1 AND 1.5 UNITS PER ACRE. THE PROPOSED DEVELOPMENT DENSITY IS 1.0 UNIT PER, LESS THAN THE DENSITY PREVIOUSLY PROPOSED WITH THE PROPERTY WAS ZONED AS A PUD OVERLAY DISTRICT.

RELEVANT MSAP AND 2006 LUP POLICIES:

POLICY HN1: CURITUCK COUNTY SHALL ENCOURAGE DEVELOPMENT TO OCCUR AT DENSITIES APPROPRIATE FOR THE LOCATION...

POLICY HN2: THE COUNTY SHALL ... ENCOURAGE ALTERNATIVES TO LARGE LOT DEVELOPMENTS THROUGH INNOVATIVE DEVELOPMENT CONCEPTS AND CORRESPONDING ZONING TECHNIQUES.

POLICY HN3: CURITUCK COUNTY SHALL ESPECIALLY ENCOURAGE TWO FORMS OF RESIDENTIAL DEVELOPMENT, EACH WITH THE OBJECTIVE OF AVOIDING TRADITIONAL SUBURBAN SPRAWL:

- OPEN SPACE DEVELOPMENTS THAT CLUSTER HOMES ON LESS LAND, PRESERVING PERMANENTLY DEDICATED OPEN SPACE AND OFTEN EMPLOY ON-SITE OR COMMUNITY SEWAGE TREATMENT. THESE TYPES OF DEVELOPMENTS ARE LIKELY TO OCCUR PRIMARILY IN THE CONSERVATION, RURAL, AND TO A CERTAIN EXTENT THE LIMITED SERVICE AREAS IDENTIFIED ON THE FUTURE LAND USE MAP.

POLICY TR12: NEW RESIDENTIAL DEVELOPMENTS SHALL PROVIDE FOR THE INSTALLATION OF PAVED PUBLIC ROADWAY AND DRAINAGE INFRASTRUCTURE AT THE TIME OF DEVELOPMENT.

POLICY TR8: LOCAL STREETS SHALL BE DESIGNED AND BUILT TO ALLOW FOR CONVENIENT CIRCULATION WITHIN AND BETWEEN NEIGHBORHOODS AND TO ENCOURAGE MOBILITY BY PEDESTRIANS AND BICYCLISTS. CARE SHALL BE TAKEN TO ENCOURAGE LOCAL STREET "CONNECTIVITY" WITHOUT CREATING OPPORTUNITIES FOR CUT-THROUGH TRAFFIC FROM OUTSIDE THE CONNECTED AREAS.

POLICY WS6: CURRITUCK COUNTY ENDORSES THE PROPER USE AND MAINTENANCE OF APPROVED SEPTIC SYSTEMS IN SUITABLE SOILS AS AN ENVIRONMENTALLY ACCEPTABLE MEANS OF TREATING AND DISPERSING WASTE FROM LOW-DENSITY DEVELOPMENT.

POLICY PR6: ALL NEW RESIDENTIAL DEVELOPMENT SHALL PROVIDE FOR ADEQUATE OPEN SPACE AND RECREATION IMPROVEMENTS INCLUDING, AS MAY BE APPROPRIATE, FUNDING IN PROPORTION TO THE DEMAND CREATED BY THE DEVELOPMENT. THE AMOUNT OF OPEN SPACE AND IMPROVEMENTS MAY BE DETERMINED ACCORDING TO THE NUMBER OF DWELLING UNITS IN THE

DEVELOPMENT AND/OR BY A PERCENTAGE OF THE TOTAL ACREAGE IN THE DEVELOPMENT. FEES IN LIEU OF LAND DEDICATION SHALL BE BASED ON THE INFLATION ADJUSTED ASSESSED VALUE OF THE DEVELOPMENT OR SUBDIVISION FOR PROPERTY TAX PURPOSES.

POLICY WQ3 : CURRITUCK COUNTY SUPPORTS POLICIES , PLANS AND ACTIONS THAT HELP PROTECT THE WATER QUALITY OF THE COUNTY'S ESTUARINE SYSTEM BY PREVENTING SOIL EROSION AND SEDIMENTATION , AND BY CONTROLLING THE QUANTITY AND QUALITY OF STORMWATER RUNOFF ENTERING THE ESTUARY.

POLICY WQ4: RUNOFF AND DRAINAGE FROM DEVELOPMENT , FORESTRY AND AGRICULTURAL ACTIVITIES SHALL BE OF A QUALITY AND QUANTITY AS NEAR TO NATURAL CONDITIONS AS POSSIBLE. POST-DEVELOPMENT RUNOFF SHALL NOT EXCEED PRE-DEVELOPMENT VOLUMES .

POLICY WQ5: DEVELOPMENT THAT PRESERVES THE NATURAL FEATURES OF THE SITE, INCLUDING EXISTING TOPOGRAPHY AND SIGNIFICANT EXISTING VEGETATION, SHALL BE ENCOURAGED. IF COASTAL AND NON-COASTAL WETLANDS ARE CONSIDERED PART OF A LOT'S ACREAGE FOR THE PURPOSE OF DETERMINING MINIMUM LOT SIZE OR DEVELOPMENT DENSITY, LOW IMPACT DEVELOPMENT TECHNIQUES OR APPROPRIATE BUFFERS SHALL BE INTEGRATED INTO THE DEVELOPMENT.

ENVIRONMENTALLY SENSITIVE NATURAL AREAS

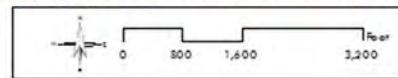
The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

PRELIMINARY APPLICANT FINDINGS:

Currituck County has adequate public facilities to serve the proposed subdivision.



PB 16-12 Glenmoor Ridge
Preliminary Plat/Use Permit
Aerial Photography



Currituck County
Planning and
Community Development

Mr. Woody answered questions about egress, ingress and connectivity, saying the subdivision doesn't have connectivity available at this time.

Commissioner Hall said he lives on Old Jury Road but he does not back up to this

property and will have no problem rendering a fair decision.

Chairman O'Neal wants to make sure the overall drainage plan is accounted for as the project goes forward.

Mr. Woody confirmed the minimum requirements of the North Carolina Fire Code have been met.

Mark Bissell, Engineer for the applicant, used a powerpoint to review the development plan. He said the site density is 1 acre with minimum 20,000 square foot lots. He reviewed the trail system, water features and other amenities. He reviewed the consolidated drainage plan which incorporates the library site. He reviewed fiscal impacts and presented support for the findings of fact necessary for approval. He showed home models and reported on a community meeting that had only one attendee who expressed no concerns.

Mr. Bissell detailed the buffer at Old Jury Road, provided road widths and the utilization of community mailboxes instead of one at each individual lot.

Mr. JR Allen who lives on Tulls Creek Road expressed concerns about ditching and possible flooding at his and an adjoining farm property. Mr. Bissell said the plan is to shift some of the drainage to another outlet which has more capacity and will not go into the farmland drainage.

Chairman Griggs closed the Public Hearing.

Commissioner Gilbert said she was struggling with compatibility, as the subdivision backs up to ten acre lots.

Commissioner O'Neal moved for approval of PB 16-12, that the use will not endanger the public health or safety, it will adhere to county health and safety standards, including recommendations made by Albemarle Regional Health Services, the project should not adversely affect the public health or safety; the use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located-land to the east has been developed into single family homes; land to the west has already been proposed as a conservation subdivision-this tract will be developed similarly, with over 40% of the land being preserved as open space. The use will not injure the value of adjoining or abutting lands and will be in harmony with the surrounding property. The use will be in conformity with the Land Use Plan or other officially adopted plans, more specifically policy HN1, HN2, HN3, TR12, TR8, WS6, PR6, WQ3, WQ4, WQ5. The use will not exceed the county's ability to provide adequate public facilities including, but not limited to, schools, fire and rescue, law enforcement and other county facilities-applicable state standards and guidelines shall be followed for determining when public facilities are adequate, and according to staff, Currituck has adequate facilities to serve the proposed subdivision; and the five staff recommendations Mr. Woody had already read into the record.

Chairman Griggs seconded.

Mr. Woody said he has received no comments from the public regarding the subdivision.

Commissioner Hall said he would like additional buffers due to concerns about lighting from the new neighborhood. The developer confirmed no street lighting is being proposed. Commissioner O'Neal reminded the Board the original subdivision was over a thousand lots, and this request is a significant reduction.

The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVED:	S. Paul O'Neal, Commissioner
SECONDER:	David L. Griggs, Board Chairman
AYES:	David L. Griggs, Board Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike D. Hall, Commissioner, Mike H. Payment, Commissioner

NEW BUSINESS

A) Board Appointments

Appointments to the ABC Board, Economic Development Board and Historic Preservation Commission were removed from the agenda.

1. ABC Board

RESULT:	WITHDRAWN
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2. Economic Development Advisory

RESULT:	WITHDRAWN
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3. Historic Preservation Commission

RESULT:	WITHDRAWN
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B) Consent Agenda

Commissioner O'Neal moved to approve the Consent Agenda. The motion was seconded by Commissioner Beaumont.

Commissioner Hall moved to amend the original motion to allow the minutes of the August 15, 2016, Board of Commissioners meeting, be revised to note that the portion of the meeting after Closed Session was not video recorded. Commissioner Payment seconded the motion to amend, which passed unanimously.

The Board voted on the original motion, as amended, and the Consent Agenda was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVED:	S. Paul O'Neal, Commissioner
SECONDER:	Paul M. Beaumont, Commissioner
AYES:	David L. Griggs, Board Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike D. Hall, Commissioner, Mike H. Payment, Commissioner

1) Approval Of Minutes-Aug. 15, 2016 and Special Meeting Aug. 24, 2016

BOC Minutes-August 15, 2016

BOC Special Mtg-August 24, 2016

2. Budget Amendments

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
51848-597005	Moy Elem Rooftop HVAC	\$ 2,511	
51848-597006	Moy Elem Split HVAC Unit	\$ 2,510	
51848-590000	Capital Outlay - Security System		\$ 5,021
		\$ 5,021	\$ 5,021

Explanation: *School Construction (51848) - Transfer residual funding from the Security Upgrade project to the Moyock Elementary School HVAC projects.*

Net Budget Effect: Multi-year School Construction Fund (51) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10510-536000	Uniforms	\$ 40,289	
10330-449900	Miscellaneous Grants		\$ 20,144
10380-488400	ABC Profits		\$ 20,145
		\$ 40,289	\$ 40,289

Explanation: *Sheriff (10510) - To record bullet-proof vest grant.*

Net Budget Effect: Operating fund (10) - Increased by \$40,289.

Account Number	Account Description	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10440-514000	Travel	\$ 2,708	
10440-545000	Contract Services	\$ 3,541	
10441-514000	Travel	\$ 2,750	
10441-514500	Training & Education	\$ 1,665	
10441-545000	Contract Services	\$ 75,442	
10441-590000	Capital Outlay	\$ 80,229	
10441-590003	BOC Meeting Room Tech	\$ 8,916	
10445-514000	Travel	\$ 1,751	
10445-514500	Training & Education	\$ 5,000	
10531 514000	Travel	\$ 3,000	
10531 532000	Supplies	\$ 25,000	
10531 545000	Contracted Services	\$ 10,000	
10660-545000	Contract Services	\$ 10,750	
10650-545000	Contract Services	\$ 18,500	
10795-590000	Capital Outlay	\$ 26,200	
10390-495015	TF - Occupancy Tax		\$ 18,500
10390-499900	Appropriated Fund Balance		\$ 256,952
29690-590000	Capital Outlay	\$ 312,986	
29390-499900	Appropriated Fund Balance		\$ 312,986
61818-561000	Professional Services	\$ 3,234	
61390-499900	Appropriated Fund Balance		\$ 3,234
63838-590000	Capital Outlay	\$ 5,250	
63390-499900	Appropriated Fund Balance		\$ 5,250
66868-561000	Professional Services	\$ 23,153	
66390-499900	Appropriated Fund Balance		\$ 23,153
		\$ 620,075	\$ 620,075

Explanation: Various Departments - Carry forward purchase orders for projects started in prior fiscal years that were not completed at June 30, 2016.

Net Budget Effect: Operating Fund (10) - Increased by \$275,542.
 Fire Equipment Replacement (29) - Increased by \$312,986.
 Mainland Water (61) - Increased by \$3,234.
 Solid Waste (63) - Increased by \$5,250.
 So Outer Banks Water System (66) - Increased by \$23,153.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10795-590000	Capital Outlay	\$ 2,070	
10795-516400	Equipment Maintenance		\$ 2,070
		\$ 2,070	\$ 2,070

Explanation: Parks & Recreation (10795) - Replace mower deck.

Net Budget Effect: Operating fund (10) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10796-590000	Capital Outlay	\$ 479,050	
10390-499900	Fund Balance Appropriated		\$ 479,050
		\$ 479,050	\$ 479,050

Explanation: Currituck Co Rural Center (10796) - To record funding for CCRC Recreational Vehicle and Camper Site Hook-ups approved in FY 2017 budget. Engineering was completed in June 2016.

Net Budget Effect: Operating fund (10) - Increased by \$479,050.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10795-576009	Soccer		\$ 2,760
10795-590000	Capital Outlay	\$ 2,760	
		<u>\$ 2,760</u>	<u>\$ 2,760</u>
Explanation:	Parks and Recreation (10795) - Transfer funds for soccer equipment.		
Net Budget Effect:	Operating fund (10) - No change.		

3. Vehicle Surplus Resolution

RESOLUTION

WHEREAS, the Board of Commissioners of Currituck County, North Carolina during its regularly scheduled meeting held on September 19, 2016 authorized the following, pursuant to GS 160A and 270(b), that the property listed below, be disposed of at auction or by advertised sale

DEPT	ASSET	YEAR	MAKE/MODEL	VIN#
P&R	5292	2000	FORD F150	1FTZF1727YNC39434
AS&C	5940	2005	FORD RANGER	1FTYR15E95PA51692
MLW	5923	2005	FORD F150	1FTRX14W25NA29582
PW	6010	2006	FORD F150	1FTPX12566NA11931
SHERIFF	7001	2009	FORD CROWN VIC	2FAHP71V59X102478
SHERIFF	7007	2009	DODGE CHARGER	2B3KA43T69H607839
SHERIFF	7186	2010	DODGE CHARGER	2B3AA4CT9AH161783
SHERIFF	7188	2010	DODGE CHARGER	2B3AA4CT2AH161785
SHERIFF	7352	2010	DODGE CHARGER	2B3AA4CT1AH318982
SHERIFF	7353	2010	DODGE CHARGER	2B3AA4CT3AH318983
SHERIFF	7354	2010	DODGE CHARGER	2B3AA4CT5AH318984

ADOPTED, this _____ day of _____, 2016.

David Griggs, Chairman
Currituck County Board of Commissioners

ATTEST:

Leeann Walton
Clerk to the Board

- 4. Master Fee Schedule-Revision**
- 5. Lottery Funds Requested by the Currituck Board of Education**
- 6. Records Disposal-Finance Department**
- 7. Records Disposal-Human Resources**

C) Commissioner's Report

Chairman Griggs provided a list of county projects instituted over the past year which utilized grant monies. Projects included the installation of inclusive playground equipment for special needs children, new ball fields, soccer fields and lighting, enhancements at boating facilities, the airport's parallel taxiway, and a grant of almost \$500,000 just approved to offset the purchase of 720 acres of property on the northern beaches. Commissioner O'Neal explained the land swap for the acquisition of the northern beach property which will provide for conservation and protection of habitat for the wild horses. Commissioner Payment noted contributions made by Volunteer Fire Departments who often apply for and receive grant funding.

Additional projects noted included the construction of the animal shelter and the Corolla Greenway multi-use path, both funded with no tax increase to citizens with Currituck County still maintaining one of the lowest tax rates in North Carolina. The county's increased credit rating to AA was discussed, which allowed the county to save \$1 million in interest payments.

Commissioner O'Neal urged those board members who will remain after December along with the new board members to consider looking at the growth in the Moyock area and begin to plan for future growth, suggesting a strategic land purchase for the county. Mr. Woody provided Commissioner O'Neal an update on the old Kite house in front of the Moyock library. He said the owner has contracted with a local landscaper for maintenance of the grounds but they do not intend to fix the home. The home has been offered to the county or may be put up for sale. Mr. Woody said perhaps the Historic Preservation Committee will take it on as a project.

Commissioner Payment agreed with Commissioner O'Neal about planning for the future. He reported his attendance at a recent Social Services Board meeting where he learned Trillium health would offer confidential, computerized mental health screenings for residents via a kiosk they will install at the Barco library. A ribbon cutting will be forthcoming.

Commissioner Gilbert acknowledged the county's Heritage Day organizers, Kola Lynch, Michele Ellis and Tom Harrell. She said the event was outstanding, thanked Tourism Director Tameron Kugler and recalled positive comments from participants and attendees. Commissioner Gilbert announced several events, including the Crawford Fire Station Ruritan's Dinner, the free rabies clinic October 1, 2016, 8-10 AM at Judicial Center, the Currituck Kids Scarecrow Fest at Currituck BBQ on October 15, 2016, and the Barktober Fest on October 29, 2016, from Noon till 4 PM at the Animal Shelter.

Commissioner Beaumont also talked about the Heritage Festival, including his participation in the BBQ cook off and the standing room only attendance at the rodeo. He believes the event is going to grow and can't wait for next year.

Commissioner Hall reported his attendance at a Chamber event in Washington DC, meeting with Senators and Congress to discuss the needs of Currituck County and the state. He said he will brief the Commissioners at a later date, stating Commissioners do what they can to help keep taxes low and businesses strong.

Chairman Griggs reported his attendance at an agricultural forum in Raleigh, saying it was outstanding. He was pleased to hear the Governor and Secretary of Agriculture speak on the importance of agri-business. Discussion included interconnectivity to move products to ports and investments in technology and science to promote agriculture efficiency. Commissioner O'Neal offered insight as to highway infrastructure and expansion of the ports in Hampton Roads with the opening of the I-87 corridor and its potential benefit to Currituck County. Chairman Griggs discussed the federal government's attempt to take over ditch systems, which would negatively impact agriculture.

D) County Manager's Report

Dan Scanlon reported on a work shop with county staff and the Board of Education. The work shop was held to provide the Board of Education with information so they could begin to develop a vision and growth plan for education and to encourage strategic planning for future school needs.

PUBLIC COMMENT

Please limit comments to matters other than those appearing on this agenda as a Public Hearing. Public comments are limited to 5 minutes.

James Crozier, Walnut Island, said he wants to build a boathouse at his property but is having difficulty dealing with county staff and believes a packet of material should have been provided for what he needed to do. He said he has been to the permit office multiple times and described his issues with the process trying to obtain permits and the costs he has incurred. He asked the new Board to look at becoming more user friendly and put the focus back on the taxpayers.

Mr. Woody said he is working with Mr. Crozier.

With no one else wishing to speak the public comment period was concluded.

ADJOURN

Motion to Adjourn Meeting

With there being no further business Commissioner O'Neal moved to adjourn. The motion was seconded by Commissioner Gilbert and passed unanimously. The meeting of the Currituck County Board of Commissioners was concluded at 9:05 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	S. Paul O'Neal, Commissioner
SECONDER:	Marion Gilbert, Commissioner
AYES:	David L. Griggs, Board Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike D. Hall, Commissioner, Mike H. Payment, Commissioner