



February 25, 2025

Jennie Turner
Currituck County
Planning & Community Development
153 Courthouse Road, Suite 110
Currituck, North Carolina 27949

Re: Conditional Rezoning Application
Conditional Rezoning and Land Use Plan Amendment – Currituck Way
Powells Point, Currituck County, North Carolina

Ms. Turner,

On behalf of Currituck Way, LLC FKA ITAC 423 LLC, WithersRavenel hereby submits for your review the enclosed Conditional Rezoning application package for the subject referenced project located at 8149 Caratoke Highway in Powells Point, Currituck County.

The following documents are included and shall be considered part of this submittal package:

1. Application fee in the amount of \$305 (\$200 + \$5 x 20.2 ac) made payable to "Currituck County";
2. One (1) copy of the Complete Conditional Rezoning Application;
3. One (1) copy of the Community Meeting Report;
4. One (1) copy of the Conceptual Development Plan;
5. One (1) copy of the Preliminary Building Drawings.

At your earliest convenience, please review and do not hesitate to contact me at (252) 491-8147 or ndashti@withersravenel.com should you have any questions or require any additional information.

Thank you for your attention to this project.

Sincerely,
WithersRavenel

Nadeen Dashti

Currituck Way Community Meeting Report
February 6th, 2025 6pm
BJs Carolina Cafe, 7069 Caratoke Highway, Jarvisburg, NC 27947

Meeting was previously scheduled for January 22, 2025 at 6pm at BJ's Carolina Cafe, but was rescheduled due to snow that caused county and business closings.

Signs advertising the meeting were posted at the property, one at Caratoke Highway and one on Foster Forbes Road. The signs were updated with the new date within the required time frame.

Letters announcing the meeting were also sent to the attached list prior to both meeting dates.

The following persons were in attendance:

- Community residents (sign in sheet attached)
- Millicent Ott, Jo Hood and Jason Litteral representing Currituck County
- Jim Rose and Heather Campbell representing the Developer

The meeting started at approximately 6:00 PM and lasted until about 6:35 PM

Jim Rose presented information about his plans for the development of the property and presented the proposed site plans, floor plans and elevations. Below is a summary of the comments and questions that were asked and the responses that were given.

1. Lot 108 Trenor Lane is not represented on the lot drawings.
N/A
2. Will the stormwater basin in the Northwest corner of the property be stagnant water? Potential for mosquitos?
Mr. Rose assured that there would be a fountain or some type of water circulation device in the stormwater basin.
3. Where will the driveways be located? Why are they on Foster Forbes and not on the highway? Concerns about additional traffic on Foster Forbes.
The plot plan was shown and the locations of the proposed driveways were pointed out to those in attendance. Mr. Rose said that the county was against having the driveways come out directly onto the highway. He also noted that the driveways were relatively far up in relation to the length of the road and would have little impact to neighboring properties
4. Will the units be rented or sold?
Mr. Rose stated that the units will be sold.
5. What is the potential for septic gases to blow to neighboring properties?

Mr. Rose was unsure of this, but noted that the technology on these systems has greatly improved.

6. Why is the property being considered for this density and not single family homes?

Mr. Rose noted that for the project to be profitable, he would need to construct a minimum of eight buildings consisting of forty-eight units.

7. What is the estimated number of people that will be housed/live on the property?

Mr. Rose noted that at an average of four people per household, with a total of 60 individual units, the max number of residents should be around 240.

8. Who will be property management for the units?

Mr. Rose and his staff will/would be property management for the property.

9. How will the development affect the quality of life for the surrounding properties?

Mr. Rose assured that this would be a quality development that would be held to standards to minimize any perceived negative impacts to the surrounding properties.

10. Will there be onsite security?

Mr. Rose said that there would not be onsite security, other than the gates which would require access granted to enter the property.

11. What will the sale price of the units be?

Mr. Rose anticipated the costs of the units to be between \$ 350,000 to \$395,000. (estimate only)

12. How many bedrooms will each unit have?

Each unit will have three bedrooms, including one on the ground floor.

13. Why do we need housing more than quality jobs/businesses in the county? We need more career opportunities in the county to bring/keep young people here.

Mr. Rose directed that those are issues that would be best directed to County officials.

14. What kind of lighting will there be to minimize light pollution to neighboring properties?

Mr. Rose stated that the lighting had not been decided, but that its effects on neighboring properties would be taken into consideration.

15. How far from the church will the closest building be located? What kind of buffers will be between the church and the property?

Mr. Rose estimated that the closest building to the church would be somewhere between 300 to 500 feet from the church. He also stated that the existing vegetation between the church and the new development would not be impacted.

16. Has the project been approved?

No, the project has not been approved yet.

17. What would the start and construction timeline be once the project is approved?

Mr. Rose stated that he would anticipate an eighteen month timeline.

In an email dated 1/28/25 we also received the following questions/concerns:

Good afternoon,

I am writing as a resident of Foster Forbes Rd in response to the letter we received for proposed zone amendment to the 2 parcels at the front of the road. This property has been attempted to be rezoned in the past for the same reason and all of the residents on the street were against it.

There are several reasons we do not want the rezoning but here are a few.

The small road barely supports the traffic in and out onto Caratoke Hwy as it currently is. there is only a stop sign and it gets backed up in the seasonal months. It is also a major safety issue to add that many more residences that will each have vehicles coming and going. The turn onto the road is in a curve of the highway and already quite hazardous.

The driveways into and out of the property are in close proximity to 158 and should not have a major impact to residents of Foster Forbes Road. As for the turn onto the highway being hazardous, we have evaluated this and there is a clear line of sight both to the north and south from the end of the road onto 158. During the seasonal months traffic is a difficult situation for everyone in lower Currituck County caused by the influx of tourists.

Another concern is the water we all use. This road all uses well water. Have the effects of a large scale, high density community been researched on their effects to the proximal ground water?

The community will be connected to the County water system and should not have an impact on local groundwater levels.

Lastly, how does a community like this affect the home values of the existing homes like ours? Will there be considerations for the residents here with the sizable construction traffic and equipment on and off the road?

Since these are not single family dwellings they should have no impact on surrounding property values. We plan for construction entrances off of the highway and Foster Forbes. This will hopefully minimize traffic effects on Foster Forbes.

Thank you

Brandon Bostwick
704-562-1162

I am including a link to the property Facebook page where we have the proposed layouts for the property. Please let us know if you have any further questions or concerns.

<https://www.facebook.com/profile.php?id=61573086173938>



The view, both North and South from the end of Foster Forbes Road. There is a clear view in both directions.

ASSORTED DEVELOPMENT CORP.		PO BOX 402	KITTY HAWK	NC
BANCROFT DAVID W	BANCROFT JULIE ANN	130 TRENOR LN	POWELLS POINT	NC
BARRIER ISLAND COTTAGES LLC		280 N DOGWOOD TRAIL	SOUTHERN SHORES	NC
BOSTWICK BRANDON SHEA	BOSTWICK ELIZABETH A	209 FOSTER FORBES RD	POWELLS POINT	NC
CASTILLO JULIO NICOLAS		118 N KELLER LN	GRANDY	NC
CURRITUCK WAY LLC	FKA ITAC 423 LLC	353 SOUNDVIEW DR	KILL DEVIL HILLS	NC
DADE ANITA PATTERSON		218 FOSTER FORBES RD	POWELLS POINT	NC
DAVILA MARLON PAULINO CURI		172 FOSTER FORBES RD	POWELLS POINT	NC
ENGLAND ANDREW S	ZOELLER CHRISTINA S	111 TRENOR LN	POWELLS POINT	NC
ETHERIDGE KAREN R		PO BOX 296	POWELLS POINT	NC
ETHERIDGE ROY LEE JR		135 TRENOR LN	POWELLS POINT	NC
FEREBEE SHEONTEE C	FEREBEE TOYTA L	33 CHOCTAW RD	EGLIN AFB	FL
FORBES FOSTER ALLEN		5104 LUNAR DR	KITTY HAWK	NC
FORBES TOMMY G		103 TRENOR LN	POWELLS POINT	NC
FOSTER THOMAS DYLAN	FOSTER SARAH BRITTANY	113 TRENOR LN	POWELLS POINT	NC
FRASCA HOLDINGS LLC		2401 COLINGTON RD	KILL DEVIL HILLS	NC
GARRETT DANIEL JOSEPH	GARRETT LAUREN FOX	131 TRENOR LN	POWELLS POINT	NC
GEIGER PETER J	FRYE MELISSA M	114 TRENOR LN	POWELLS POINT	NC
GOLASA HOLDINGS LLC		2229 S CROATAN HWY	NAGS HEAD	NC
GOMILA RENEE		623 N 8TH AVE #172	STURGEON BAY	WI
GREEN STEVEN D	GREEN CECILIA B	127 PINEWOOD ACRES DR	POWELLS POINT	NC
GREGORY ELWOOD E.	C/O ELWOOD GREGORY	623 PARK AVE APT 4C	BROOKLYN	NY
GRIFFITH JOHN THOMAS	HARRIS BROOKE MARIE	116 TRENOR LN	POWELLS POINT	NC
GRIGGS MARY B		123 TRENOR LN	POWELLS POINT	NC
GRIGGS WILLIAM THOMAS JR TRUSTEE	GRIGGS JUDITH DOWDY TRUSTEE	3012 PEWTER RD	VIRGINIA BEACH	VA
HARMON JOSEPH ADAM		106 TRENOR LN	POWELLS POINT	NC
HARMON KELLI		107 TRENOR LN	POWELLS POINT	NC
HEYER BILL GLENN		PO BOX 3893	KILL DEVIL HILLS	NC
HOUSER BRETT N	TEMPLE KRISTEN N	110 TRENOR LN	POWELLS POINT	NC
ITAC 423 LLC		353 SOUNDVIEW DR	KILL DEVIL HILLS	NC
KEEN GEORGIA M.		107 PINEWOOD ACRES DR	POWELLS POINT	NC
LEATHERWOOD JOHN S		247 N WOODLAND DR	KITTY HAWK	NC
LOPEZ LAWRENCE W III	LOPEZ TRENA R	121 TRENOR LN	POWELLS POINT	NC
LUCAS LISA D		105 PINEWOOD ACRES DR	POWELLS POINT	NC

LUMPKIN RICHARD VERNON		106 PINEWOOD ACRES DR	POWELLS POINT	NC
MACLEOD MALCOLM J		206 FOSTER FORBES RD	POWELLS POINT	NC
MAHAFFEY ANGELA D		120 TRENOR LN	POWELLS POINT	NC
MAXWELL DAVID WALTER	MCINTOSH DIXIE	102 PINEWOOD ACRES DR	POWELLS POINT	NC
MCGLOTHIN JACQUELINE M	MCGLOTHIN MICHAEL J	202 FOSTER FORBES RD	POWELLS POINT	NC
MEINHARDT SONDR RENEE	MEINHARDT RICHARD	115 TRENOR LN	POWELLS POINT	NC
MERGLER JAY		186 WINDSOR DR	FISHERSVILLE	VA
MICHAUD TRACY L		105 TRENOR LN	POWELLS POINT	NC
MORRIS KENNETH W		108 TRENOR LN	POWELLS POINT	NC
MORRISON LARRY R	MORRISON FAYE C	101 N BOWSPRIT LN	GRANDY	NC
MURPHY ERIN L	BAKER TODD	109 TRENOR LN	POWELLS POINT	NC
NEVITT JOHN	KNUCKLES SALLY	129 PINEWOOD ACRES DR	POWELLS POINT	NC
OSBORNE PEMMIE G.	C/O ELWOOD E GREGORY	623 PARK AVE APT 4C	BROOKLYN	NY
OSULLIVAN SHAWN	OSULLIVAN SHANNON	8156 CARATOKE HWY	POWELLS POINT	NC
OTOOLE KERI ELIZABETH	HABICK MICHELLE KATE	109 PINEWOOD ACRES	POWELLS POINT	NC
PELLEY MATTHEW NELSON		127 TRENOR LN	POWELLS POINT	NC
PLEASANT BRANCH BAPTIST CHURCH		107 FOSTER FORBES RD	POWELLS POINT	NC
PUGH OLIVIA R	PUGH WILLIAM C	119 TRENOR LN	POWELLS POINT	NC
RHEUBOTTOM BRANDI H		125 TRENOR LN	POWELLS POINT	NC
ROCKWELL JEFFREY S		104 PINEWOOD ACRES DR	POWELLS POINT	NC
SAWYER ROY E JR		137 N MAIN ST, APT J	SUFFOLK	VA
SCARBOROUGH MILLIE L		102 TRENOR LN	POWELLS POINT	NC
SCHAECHER RONALD A		PO BOX 245	HARBINGER	NC
SEEKFORD JUSTIN BURKE		215 FOSTER FORBES RD	POWELLS POINT	NC
SORIENTE MICHAEL A	SORIENTE SANDRA A	PO BOX 132	KITTY HAWK	NC
SPEIDEL JUDITH ANNE	SPEIDEL RICHARD MICHAEL JR	113 PINEWOOD ACRES DR	POWELLS POINT	NC
TRIVETT JAMES S		199 FOSTER FORBES RD	POWELLS POINT	NC
VASS DUANE M		212 FOSTER FORBES RD	POWELLS POINT	NC
WEAVER SCOT	WEAVER CHRISTINA	203 FOSTER FORBES RD	POWELLS POINT	NC
WEST CHERYL C		125 PINEWOOD ACRES DR	POWELLS POINT	NC
WICKENS JAY BRIAN	WICKENS JEFF MAHLON	110 PINEWOOD ACRES DR	POWELLS POINT	NC

WOLCOTT JEREMY ANDREW	WOLCOTT AMANDA SHAWN	104 TRENOR LN	POWELLS POINT	NC
WOTRING ROBERT R JR	WOTRING PAMELA A	PO BOX 1692	KITTY HAWK	NC
YODER LOUANN	YODER ALLEN W	4305 OAK RIDGE RD NW	SUGARCREEK	OH
ZYKA GRISELDA		122 TRENOR LN	POWELLS POINT	NC





January 10, 2025

Re: Notice of Community Meeting
Conditional Rezoning and Land Use Plan Amendment – Currituck Way
Powells Point, Currituck County, NC

Dear Property Owner(s),

Please be advised that WithersRavenel and Currituck Way, LLC FKA ITAC 423 LLC (Applicant) will conduct a community meeting on January 22ND, 2025 at 6:00 p.m. at BJ's Carolina Café Restaurant & Catering located at 7069 Caratoke Hwy, Jarvisburg, NC

The purpose of the meeting is to inform the community of Currituck Way, LLC FKA ITAC 423 LLC's intention to apply for a Conditional Rezoning from AG to C-MXR and Land Use Plan Amendment to allow for 10 2-story residential multifamily buildings, including community clubhouse, community pool, walkways, garden and playground. The subject parcels are identified as Parcel Numbers 012300000950000 and 0123000095A000 and are located at 8149 Caratoke Highway in Powells Point, Currituck County.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed Conditional Rezoning and Land Use Plan Amendment may be obtained by contacting Michael Strader of WithersRavenel by phone at 252-491-8147 or by email at mstrader@withersravenel.com.

Sincerely,
WithersRavenel

A handwritten signature in black ink that reads "Nadeen".

Nadeen Dashti



January 27, 2025

Re: Notice of Community Meeting
Conditional Rezoning and Land Use Plan Amendment – Currituck Way
Powells Point, Currituck County, NC

Dear Property Owner(s),

Please be advised that WithersRavenel and Currituck Way, LLC FKA ITAC 423 LLC (Applicant) will conduct a community meeting on February 6th, 2025 at 6:00 p.m. at BJ's Carolina Café Restaurant & Catering located at 7069 Caratoke Hwy, Jarvisburg, NC

The purpose of the meeting is to inform the community of Currituck Way, LLC FKA ITAC 423 LLC's intention to apply for a Conditional Rezoning from AG to C-MXR and Land Use Plan Amendment to allow for 10 2-story residential multifamily buildings, including community clubhouse, community pool, walkways, garden and playground. The subject parcels are identified as Parcel Numbers 012300000950000 and 0123000095A000 and are located at 8149 Caratoke Highway in Powells Point, Currituck County.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed Conditional Rezoning and Land Use Plan Amendment may be obtained by contacting Michael Strader of WithersRavenel by phone at 252-491-8147 or by email at mstrader@withersravenel.com.

Sincerely,
WithersRavenel

Nadeen Dashti