



**Planning Board
Agenda Packet**

December 12, 2017

Work Session

6:30 PM

Call to Order

- A) Pledge of Allegiance & Moment of Silence
- B) Ask for Disqualifications
- C) Announce Quorum Being Met
- D) Approval of Agenda

Approval of Minutes for November 14, 2017**Old Business**

- A) **PB 17-07 Ponderosa Enterprises, Inc:** Request for a zoning map amendment to rezone approximately 12 acres from AG (Agricultural) to GB (General Business) conventional zoning district of property located on Shortcut Road adjacent to Ponderosa Mobile Home Park, Tax Map 52, Parcel 22A, Crawford Township.

New Business

- A) **PB 15-15 Countryside Estates (NCBC)** Request for a conditional zoning amendment on property zoned C-MXR to remove the farmland buffer, reduce the width of the Type A perimeter buffer and clarify the pedestrian improvements on 55.66 acres. The property is located in Moyock on the west side of Caratoke Highway (NC 168) south of North Point Boulevard, Tax Map 9, Parcel 79B, Moyock Township.
- B) **PB 17-09 Conditional Rezoning (Mainstay Construction, Inc.)** Request for conditional rezoning of 20.1 acres of from Agriculture to Conditional - Single Family Mainland for the purpose of developing a 13 lot traditional subdivision.
- C) **PB 17-15 UDO Text Amendment 2017** Request to amend the text of the UDO as it relates to the size and placement of cupolas and other appurtenances that exceed the height limit of the UDO.

Announcements**Adjournment****Communications**

- A) Minutes Acceptance



**CURRITUCK COUNTY
NORTH CAROLINA**

November 14, 2017
Minutes – Regular Meeting of the Planning Board

WORK SESSION

A work session was held from 6:00 PM until 7:00 PM. Staff members briefed the Planning Board members on the agenda cases for tonight's meeting.

CALL TO ORDER

Chairman Bell called the meeting to order at 7:00 PM.

Attendee Name	Title	Status	Arrived
Carol Bell	Chairman	Present	
Fred Whiteman	Vice Chairman	Absent	
C. Shay Ballance	Board Member	Present	
Steven Craddock	Board Member	Absent	
John McColley	Board Member	Present	
Jeff O'Brien	Board Member	Present	
Jane Overstreet	Board Member	Absent	
J. Timothy Thomas	Board Member	Present	
Laurie LoCicero	Planning and Community Department Director	Present	
Donna Voliva	Planning and Community Development Senior Planner	Present	
Tammy Glave	Planning and Community Development Senior Planner	Present	
Jennie Turner	Planning and Community Development Planner II	Present	
Jason Litteral	Planning and Community Development Planner I	Present	
Cheri Elliott	Clerk to the Board	Present	

A. Pledge of Allegiance & Moment of Silence

Everyone stood for the Pledge of Allegiance and a moment of silence.

B. Announce Quorum Being Met

Chairman Bell announced a quorum being met with five board members present.

C. Approval of Agenda

Chairman Bell asked if there were any changes to the agenda for tonight's meeting. No changes were noted. Mr. McColley motioned to approve the agenda as presented. Mr. O'Brien seconded

the motion and the motion carried unanimously.

RESULT: **APPROVED [UNANIMOUS]**
AYES: Carol Bell, Chairman, C. Shay Ballance, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, J. Timothy Thomas, Board Member
ABSENT: Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet, Board Member

D. Ask for Disqualifications

Chairman Bell read the State Government Ethics Act and asked if any board member had a conflict of interest with any matter coming before the board tonight. No conflicts were noted.

APPROVAL OF MINUTES FOR AUGUST 8, 2017

Chairman Bell asked if there were any changes needed to the meeting minutes for August 8, 2017. With no changes noted, Mr. O'Brien motioned to approve the minutes as presented. Mr. Ballance seconded the motion and the motion carried unanimously.

RESULT: **APPROVED [UNANIMOUS]**
AYES: Carol Bell, Chairman, C. Shay Ballance, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, J. Timothy Thomas, Board Member
ABSENT: Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet, Board Member

E. PB Minutes August 8, 2017

OLD BUSINESS

There was no old business discussed.

NEW BUSINESS

A. PB 17-06 Miller Homes & Building LLC:

Senior Planner, Tammy Glave presented the staff report. The applicant is requesting a conventional-rezoning from AG (Agricultural) to MXR (Mixed Residential). Since this is a rezoning to a standard zoning district and not a conditional district, no conditions can legally be placed on the property. Staff is concerned this could potentially be considered as illegal spot zoning. Based on the School of Government and General Statues, Ms. Glave gave reasoning for the staff's concern. Ms. Glave reviewed the five factors in validity in approving a potential spot zoning as well as the review standards to consider when adopting or denying the proposed map amendment. Ms. Glave said staff recommends denial and gave several inconsistencies to support that decision.

Chairman Bell asked if the board members had any questions for Ms. Glave and there were none.

Applicant, Sam Miller from Moyock appeared before the board. He presented notes to the Planning Board and members of the staff which were prepared by him and his Engineer, Mark Bissell. Mr. Miller also passed out emails from the former Planning Director, Ben Woody, showing his support for the MXR zoning. Mr. Miller said no adjacent property owners showed up in opposition on two occasions of community

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meetings. Mr. Bissell spoke on behalf of Mr. Miller saying MXR is intended to be a neighborhood serving district and the neighborhood will support this business. Mr. Miller passed out another paper showing zoning in the area.

Chairman Bell said not having conditions is bothersome.

Ms. Glave referenced Mr. Miller's comment that 85% of bakeries fail and asked Mr. Miller if he would put houses on the parcel in that situation. Mr. Miller said he has not considered putting houses on the property, but if that were to happen, all other surrounding property is zoned General Business and can do anything they want.

Mr. McColley said you purchased this property with eyes wide open knowing what it was zoned. Mr. McColley asked Mr. Miller's reasoning to not zone GB (General Business). Mr. Miller said he needs the flexibility to build a house if the business fails and said he should not be restricted.

Mr. Ballance asked Mr. Miller if he would be willing to put a condition to only build two houses on the property. Mr. Miller said he would agree to that condition. Ms. Glave said Mr. Miller would have to resubmit his application to change to Conditional Zoning.

Mr. O'Brien said he had a problem with the density increase and asked Mr. Miller if he would eliminate multi-family. Mr. Miller said he wanted to use this time to get the Planning Board's feelings on what would be allowed and gave his word to resubmit as Conditional Zoning with the conditions that are discussed tonight.

Mr. Ballance said he didn't have a problem with the possibility of three residential lots on the parcel.

Chairman Bell closed the public hearing.

Mr. McColley motioned to recommend denial as presented since it conflicts with General Statutes legal zoning. Mr. Thomas seconded the motion and the motion carried with a 3-2 vote, Mr. Ballance and Mr. O'Brien with nay votes.

RESULT:	RECOMMENDED DENIAL [3 TO 2]	Next: 12/4/2017 6:00 PM
AYES:	Carol Bell, Chairman, John McColley, Board Member, J. Timothy Thomas, Board Member	
NAYS:	C. Shay Ballance, Board Member, Jeff O'Brien, Board Member	
ABSENT:	Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet, Board Member	

B. PB 17-07 Ponderosa Enterprises, Inc:

Senior Planner, Donna Voliva presented the staff report. Ms. Voliva said the proposed rezoning of approximately 12+/- acres from AG (Agricultural) to GB (General Business) is presented to the board as a conventional zoning map amendment. The 41.35 acre property is currently zoned GB and AG. The existing mobile home park and the self-storage uses are located in the portion of the property zoned GB and the pasture use is located in the area zoned AG (area of the request). The applicant is seeking the rezoning to eliminate the split

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zoning district on the property. According to the applicant, a community meeting was held at Ponderosa Enterprises, Inc. on June 13, 2017 with no one in attendance. Ms. Voliva referenced the Maple/Barco Small Area Plan and the 2006 Land Use Plan. Ms. Voliva said the plans have compatibility conditions and these are of concern to staff with a conventional rezoning without conditions or a specific plan from Mr. Sawyer. Staff would like to work with the applicant towards a conditional rezoning application.

Chairman Bell asked if any board member had questions for staff. Mr. O'Brien asked if Mr. Sawyer would have to re-apply once he has a plan in place and Ms. Voliva said he would have to re-apply.

Mr. Sawyer from Barco came before the board. He said he has owned the property since 1973 and is requesting the rezoning since there should be some between the citizens and the county. He said he lives on the property so whatever we put on the property will affect us as well. Also, two-thirds of the property is already zoning GB.

Mr. Ballance asked if property is zoned GB and after business is planned does it return t the board for approval. Ms. Voliva said it would come back to the board as a Site Plan or a Use Permit.

Mr. McColley asked Mr. Sawyer if he would be willing to work with the county to come up with a cohesive plan that works on both sides of the road. Mr. Sawyer said he is willing to work with the county.

Mr. Ballance said if we went ahead with the zoning, wouldn't the conditions be addressed in a Site Plan and Ms. Voliva said some would be addressed, but not all.

Chairman Bell closed the public hearing and made a motion to table the applicant's request. Mr. O'Brien seconded the motion and the motion carried unanimously.

RESULT:	TABLED [UNANIMOUS]	Next: 12/12/2017 7:00 PM
AYES:	Carol Bell, Chairman, C. Shay Ballance, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, J. Timothy Thomas, Board Member	
ABSENT:	Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet, Board Member	

C. PB 17-08 Connect Currituck Pedestrian Master Plan:

Planning and Community Development Director, Laurie LoCicero presented the Connect Currituck Pedestrian Master Plan. Mr. LoCicero said the plan would serve as a guiding document and blueprint for implementation and funding of pedestrian facilities in the county. Ms. LoCicero said she and Tammy Glave have been working on the plan since April 2017 and we would like to get this to the Board of Commissioners as soon as possible. The plan is waiting on final approval from NCDOT after a few minor revisions.

Chairman Bell asked about the cost of the project and Ms. LoCicero said approximately \$18,000 with 30 percent of that funded by Currituck County and 70 percent funded by NCDOT. Ms. LoCicero said this plan will be a NCDOT approved plan which will allow us to get sidewalks and pedestrian crossings they are doing work in the county.

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Chairman Bell asked for a motion. Mr. O'Brien motioned to approve the Connect Currituck Pedestrian Master Plan, Mr. McColley seconded the motion and the motion carried unanimously.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 1/2/2018 6:00 PM
AYES:	Carol Bell, Chairman, C. Shay Ballance, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, J. Timothy Thomas, Board Member	
ABSENT:	Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet, Board Member	

D. PB 17-10 Currituck County Text Amendment:

Planner I, Jason Litteral presented the staff report for the text amendment submitted by the Currituck County Planning and Community Development Department intended to clarify and revise miscellaneous sections of the Unified Development Ordinance (UDO) as it relates to parking of up to two vehicles and one trailer in the Single Family Remote (SFR) zoning district on lots where no principal use has been established and revisions to the definition of *Addition*.

Ms. LoCicero clarified to the board that parking is an accessory use in the four wheel drive area.

Chairman Bell asked if any board members had questions. With no questions noted, Chairman Bell asked for a motion. Mr. McColley motioned to recommend conditional approval by changing "one trailer" to "one boat trailer". Mr. O'Brien seconded the motion and the motion carried unanimously.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 12/4/2017 6:00 PM
AYES:	Carol Bell, Chairman, C. Shay Ballance, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, J. Timothy Thomas, Board Member	
ABSENT:	Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet, Board Member	

E. PB 17-11 Currituck County:

ANNOUNCEMENTS

Ms. LoCicero thanked the board members and staff for coming to the Land Use Plan Work Session held on November 2nd.

ADJOURNMENT

Chairman Bell adjourned the meeting at 10:04 PM.

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)



**CURRITUCK COUNTY
NORTH CAROLINA**

August 8, 2017
Minutes – Special Meeting of the Planning Board

WORK SESSION

The Work Session was called to order by the Planning & Community Development Director, Laurie LoCicero, at 6:00 PM.

The following Planning Department members were in attendance: Laurie LoCicero and Cheri Elliott.

The following Planning Board Members were in attendance: Fred Whiteman, Jeff O'Brien, Carol Bell, Steven Craddock, Shay Balance and John McColley.

NEW BUSINESS

A. Pedestrian Plan

Ms. LoCicero gave a brief update on the Connect Currituck Master Pedestrian Plan. The draft plan should be received from consultants later this week. Public outreach meetings on the Pedestrian Plan are scheduled for:

8/31/2017 - Corolla Library - 2:30 PM to 4:30 PM
8/31/2017 - Senior Center, Barco - 6:30 PM to 8:30 PM

Ms. LoCicero informed the Planning Board Members about the scheduled Board of Commissioners' Work Session on 9/18/2017 for discussion on the Connect Currituck Master Pedestrian Plan. Planning Board Members are expected to attend.

B. Moyock Water-Shed Analysis

Ms. LoCicero gave a brief update on the Army Corps of Engineers' Moyock Water-Shed Analysis. A conference call is scheduled later this week and we will have more information at that time.

Mr. Whiteman asked if Academi would give access to Army Corps of Engineers and Ms. LoCicero said they were open to it at their last meeting onsite with Larry Lombardi, Economic Development Director.

C. Land Use Plan

Ms. LoCicero gave an update on the progress of the new Land Use Plan currently being developed. There is a total of 105 days after the draft is sent before the Land Use Plan can go to the Planning Board and Board of Commissioners for approval. This includes time for review of completeness and advertising requirements.

Ms. LoCicero said the twelve member Land Use Plan Steering Committee which was appointed by the Board of Commissioners have been working hard since their first meeting in January 2016.

Ms. LoCicero shared a PowerPoint Presentation created by Destination by Design out of Boone, North Carolina. The presentation contained the following:

1. Why Develop a Land Use Plan
2. The Planning Process
3. Demographic and Growth Trends - one interesting fact is 81% of people living in Currituck County commute outside of the county for work.
4. Public Engagement Tools, includes: Stake Holder Workshops, Focus Groups and Public Work Shops
5. Survey Results

Ms. LoCicero said the future Land Use Plan will consists of six land classifications. The current Land Use Plan has four classifications.

Ms. LoCicero showed conceptual renderings of subdivisions which consisted of Traditional, Residential Village, Rural, and Moyock Village to the Planning Board Members.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

The meeting adjourned at 8:15 PM.



STAFF REPORT
PB 17-06 MILLER HOMES &
BUILDING LLC
BOARD OF COMMISSIONERS
DECEMBER 4, 2017

APPLICATION SUMMARY

Property Owner: Miller Homes & Building LLC 111 Currituck Commercial Drive, Suite B Moyock NC 27958	Applicant: Miller Homes & Building LLC 111 Currituck Commercial Drive, Suite B Moyock NC 27958
Case Number: PB 17-06	Application Type: Zoning Map Amendment
Parcel Identification Number: 0015-000-047B-0000	Existing Use: Single-Family Dwelling and Outbuilding
Land Use Plan Classification: Full Service	Parcel Size (Acres): 1.05
Moyock SAP Classification: Full Service	
Zoning History: A-40 (1974); AG (1989)	Plan Request: N/A – Straight Rezoning
Current Zoning: AG	Proposed Zoning: MXR

SURROUNDING PARCELS

	Land Use	Zoning
North	Cultivated Farmland and Single-Family Dwelling	AG
South	Golf Course	AG
East	Cultivated Farmland	GB
West	Residential Subdivision (Lakeview)	SFM w/ PUD Overlay

STAFF ANALYSIS

That applicant is requesting a conventional-rezoning from AG (Agricultural) to MXR (Mixed Residential). Since this is a rezoning to a standard zoning district and not a conditional district, no conditions can legally be placed on the property. The property could potentially be used for all the uses and densities allowed in the MXR district. This conventional zoning map amendment (rezoning) is a legislative decision of the Board of Commissioners and is not controlled by any one factor. While not a condition of the rezoning, the applicant states that the rezoning is for a small bakery and possible residential use.

There is a legitimate concern that if approved, this rezoning could be considered illegal spot zoning. Based on information from the School of Government and General Statutes, below are concerns regarding the request:

- A zoning ordinance, or amendment, which singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to

impose upon the smaller tract greater restrictions than those imposed upon the larger area, or so as to relieve the small tract from restrictions to which the rest of the area is subjected, is called "illegal spot zoning." *Id.* at 549, 187 S.E.2d at 45

- Illegal spot zoning can be involved when the proposed new zoning requirements for the small area are either more or less strict than those for the surrounding area. The key element is that the proposed zoning is different from the other zoning, "thus projecting an inharmonious land use pattern." *Chrismon v. Guilford County*, 322 N.C. 611, 626, 370 S.E.2d 579, 588 (1988). See also *Dale v. Town of Columbus*, 101 N.C. App. 335, 399 S.E.2d 350 (1991).
- There are several uses allowed in a conventional MXR district that are not allowed in the existing AG district that may be incompatible with the neighborhood, including the commercial use lots approved for neighborhood serving commercial uses across the street at Lakeview Subdivision:

Uses Allowed in Conventional MXR that are not allowed in Conventional AG

UDO - Table 4.1.1: Summary Use Table

Potentially Incompatible Uses - based on size and intensity are **highlighted**

Duplex

Live/Work Dwelling

Upper Story Dwelling

Dormitory

Family Care Home

Rooming or Boarding House

Community Center

Cultural Facility

Library

Museum

Senior Center

Youth Club Facility

Adult Day Care Center

Child Care Center

High School

Cemetery, Columbaria, Mausoleum

Restaurant with Indoor or Outdoor Seating

Specialty Eating Establishment

Business and Sales Office

Professional Services Office

Fitness Center

Indoor Recreation

Theater

Athletic Facility

Golf Course

Golf Driving Range

Outdoor Recreation

Convenience Store

Drug Store/Pharmacy

Entertainment Establishment

Financial Institution

Laundromat

Personal Services Establishment

Bed and Breakfast Inn

- There are five factors in validity in approving a potential spot zoning.
 1. There is an emphasis on a very limited number of property owners being involved, “usually triggered by efforts to secure special benefits for particular property owners, without regard for the rights of adjacent landowners.”
 - If this small parcel is rezoned to MXR and the developer employs sustainable development practices, the density could triple on this property from one single-family dwelling unit per acre to three single-family dwelling units per acre. If each of the three lots builds accessory dwelling units, there could potentially be six single-family dwellings on the 1.05 acre parcel.
 - The majority of the property adjoining this parcel is zoned GB which has a minimum lot area of 40,000 sf which is much greater than the minimum lot area required if rezoned to MXR (approximately 15,250 sf lots).
 - The AG zoned property adjoining the lot is limited to 30,000 sf lots.
 - The planned development across the street has a density of 1.967 units/ acre.
 - The increase in density will relieve the small tract from restrictions to which the rest of the area is subject.
 2. Size of tract.
 - This zoning map amendment is for a single 1.05 acre parcel owned by a single property owner.
 - Staff is concerned that the 1.05 acre parcel of land is an invalid size for legal spot zoning. There are a variety of parcel sizes of the adjacent and abutting properties, from 0.17 acres to 23.56 acres.
 3. Compatibility with adopted plans.
 - The request appears to be incompatible with the Land Use Plan and compatible with the Moyock Small Area Plan as outlined below.
 - The rezoning is inconsistent with the Moyock Mega-Site Plan’s emphasis to cluster moderate to high residential density development within or near the Moyock Mega-Site boundaries. The closest MXR zoning is the applicant’s Conditional-MXR zoned property approximately 2.5 miles to the north of this property at the entrance of Shingle Landing Subdivision and across the highway from the Moyock Mega-Site.
 4. The balance of benefits and detriments.
 - The benefits to the single property owner are a detriment to adjoining properties. This rezoning will allow for smaller lots than allowed in the neighboring districts if the property is subdivided.
 5. Relationship of uses.
 - A residential use is consistent with the residential uses in the area.
 - Several of the non-residential uses (listed above) allowed in the MXR could be considered incompatible with the neighborhood.
- There is no set specific minimum or maximum size of an area that constitutes illegal spot zoning. However, the smaller the tract, the more likely the rezoning will be held invalid. (David Owens, UNC School of Government, May 2014)

REVIEW STANDARDS

In determining whether to adopt or deny a proposed map amendment, the Board of Commissioners may weigh the relevance of and consider whether and to the extent to which the proposed amendment:

1. Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of this ordinance;

- The density of three units per acre is consistent with the Land Use Plan and the Moyock Small Area Plan.
 - It is inconsistent with the following policies in the Land Use Plan:
 - POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location.
 - It is consistent with the following policies in the Moyock Small Area Plan:
 - POLICY IS1: The costs of infrastructure, facilities, and services related to new growth and development should be borne primarily by those creating the demand.
 - POLICY ST1: Promote the establishment of an area dedicated to community serving businesses that foster a small town, main street feel.
2. Is in conflict with any provision of this ordinance, or the County Code of Ordinances;
 - It is in conflict with the General Statute regulations regarding legal spot zoning.
 3. Is required by changed conditions;
 - Staff is not aware of conditions that changed to warrant the rezoning.
 4. Addresses a demonstrated community need;
 - Staff is not aware of a demonstrated community need for the rezoning.
 5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
 - Single-family residential use is compatible with surrounding single-family residential use.
 - A neighborhood serving commercial use is compatible with planned neighborhood serving commercial uses.
 - It is staff's opinion that this is not the appropriate zoning district for the land based on the illegal spot zoning and other concerns expressed above.
 6. Adversely impacts nearby lands.
 1. It is staff's opinion that this rezoning will adversely impact nearby lands because the increase in density will relieve the small tract from restrictions to which the rest of the area is subject (lot size/density).
 7. Would result in a logical and orderly development pattern;
 - An MXR zone would result in an illogical and disorderly development pattern as the MXR request is not remarkably similar to the C-PUD or the GB zoning in the area. The size of the requested zoning district (1.05 acres) is remarkably dissimilar to the C-PUD (74.34 acres) and GB zoned districts (64.79 acres) in the area. While the C-PUD has the most similar lot sizes, the zone's density (1.967 units per acre) and the inclusion of open space (35%), and amenities are also remarkably dissimilar to this MXR request.
 8. Would result in significant adverse impacts on the natural environment – including, but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
 - Staff is not aware of any adverse impacts on the natural environment because of the proposed rezoning.
 9. Would result in development that is adequately served by public facilities;
 - There are adequate public facilities to serve this development.
 10. Would not result in significantly adverse impacts on the land values in the surround area; and,
 - There has been no evidence presented as to the impacts on land values in the surrounding area.
 11. Would not conflict with the public interest and is in harmony with the purposes and intent of this ordinance.

- It is staff's opinion that the rezoning will conflict with the public interest and is not in harmony with the purpose and intent of this ordinance.

RECOMMENDATIONS

STAFF

Staff recommends denial of this rezoning subject to the following inconsistencies:

1. It is in conflict with the General Statute regulations regarding legal spot zoning.
2. It is in conflict with the Land Use Plan. (Policy HN1)
3. It is not required by changed conditions.
4. It does not address a demonstrated community need.
5. It is not the appropriate zoning district and uses for the land.
6. It adversely impacts nearby lands.
7. It conflict with the public interest and lack of harmony with the purposes and intent of this ordinance.

Note: The applicant's engineer has provided an opinion (Mark Bissell- October 24, 2017) that this request is legal spot zoning. That letter is attached to this staff report for your reference.

If the board finds the applicant's request is valid spot zoning, staff recommends the following statement of consistency and reasonableness:

1. It is consistent with the 2006 LUP including the following policies:
 - POLICY HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional sprawl: 2) COMPACT, MIXED USE DEVELOPMENTS, OR DEVELOPMENTS NEAR A MIXTURE OF USES that promote a return to balanced, self-supporting community centers generally served by centralized water and sewer. These types of development are contemplated for the Full Service area.
 - POLICY CD1: NEIGHBORHOOD SERVING COMMERCIAL DISTRICTS should be encouraged to locate where a collector or secondary street intersects with a street of equal or greater size. Appropriately designed, small-scale businesses may also be near other neighborhood serving facilities such as schools and parks.
2. It is consistent with the following policies in the Moyock Small Area Plan:
 - POLICY IS1: The costs of infrastructure, facilities, and services related to new growth and development should be borne primarily by those creating the demand.
 - POLICY ST1: Promote the establishment of an area dedicated to community serving businesses that foster a small town, main street feel.
3. It is a reasonable request compared with the existing and proposed uses surrounding the land subject to the application and is the appropriate zoning district and use for the land because MXR doesn't allow many potentially incompatible uses. MXR is intended to be of a neighborhood serving district. This parcel fits that description since it is off the highway and within walking distance of school/houses.

PLANNING BOARD

The Planning Board recommended denial of this rezoning subject to the following:

1. It is in conflict with the General Statute regulations regarding legal spot zoning.
2. It is in conflict with the Land Use Plan. (Policy HN1)
3. It is not required by changed conditions.
4. It does not address a demonstrated community need.
5. It is not the appropriate zoning district and uses for the land.

6. It adversely impacts nearby lands.
7. It conflict with the public interest and lack of harmony with the purposes and intent of this ordinance.

Planning Board Recommendation – November 14, 2017

Mr. McColley motioned to recommend denial as presented since it conflicts with NC General Statutes for legal zoning. Mr. Thomas seconded the motion and the motion carried with a 3-2 vote, Mr. Ballance and Mr. O'Brien with nay votes.

RESULT: RECOMMENDED DENIAL [3 TO 2] Next: 12/4/2017 6:00 PM

AYES: Carol Bell, Chairman, John McColley, Board Member, J. Timothy Thomas, Board Member

NAYS: C. Shay Ballance, Board Member, Jeff O'Brien, Board Member

ABSENT: Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet

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Chairman Bell said not having conditions is bothersome.

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Mr. O'Brien said he had a problem with the density increase and asked Mr. Miller if he would eliminate multi-family. Mr. Miller said he wanted to use this time to get the Planning Board's feelings on what would be allowed and gave his word to resubmit as Conditional Zoning with the conditions that are discussed tonight.

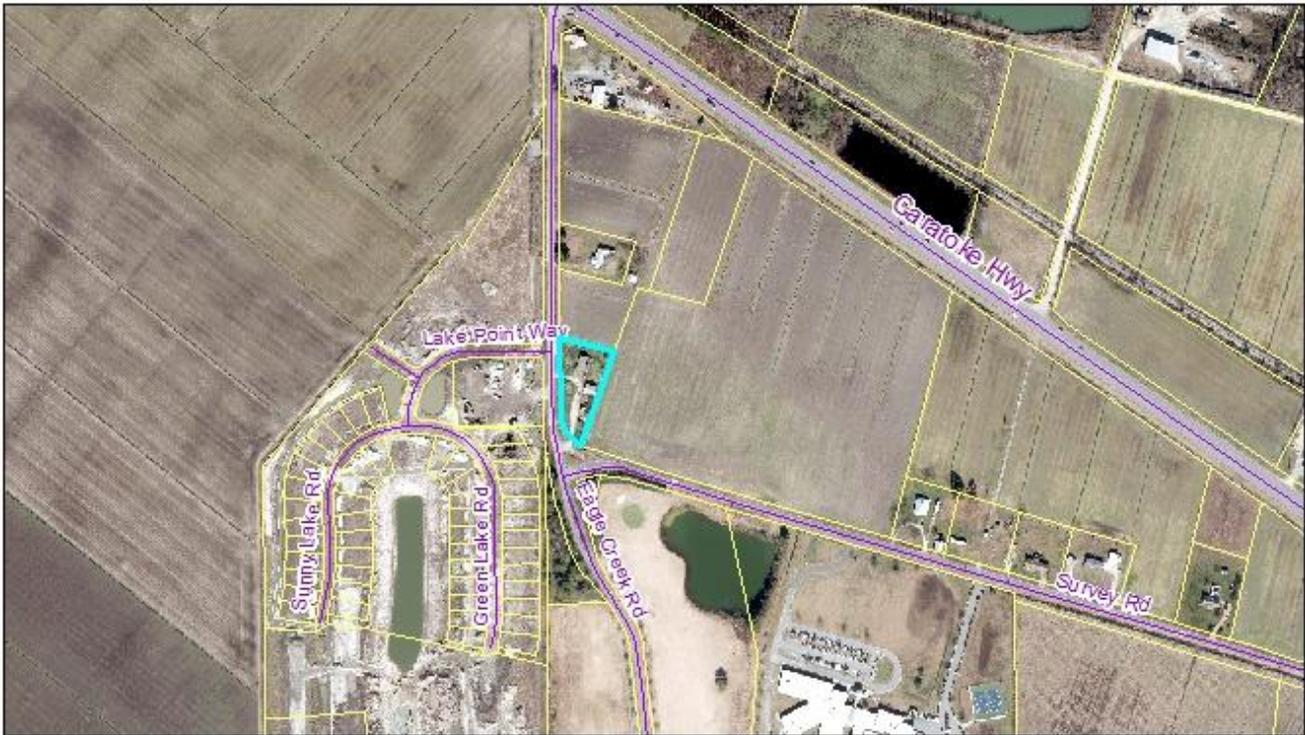
Mr. Ballance said he didn't have a problem with the possibility of three residential lots on the parcel.

Chairman Bell closed the public hearing.

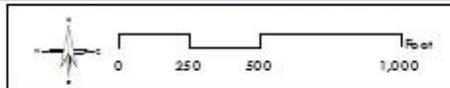
Mr. McColley motioned to recommend denial as presented since it conflicts with General Statutes for legal zoning. Mr. Thomas seconded the motion and the motion carried with a 3-2 vote, Mr. Ballance and Mr. O'Brien with nay votes.

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Planning Board: www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm

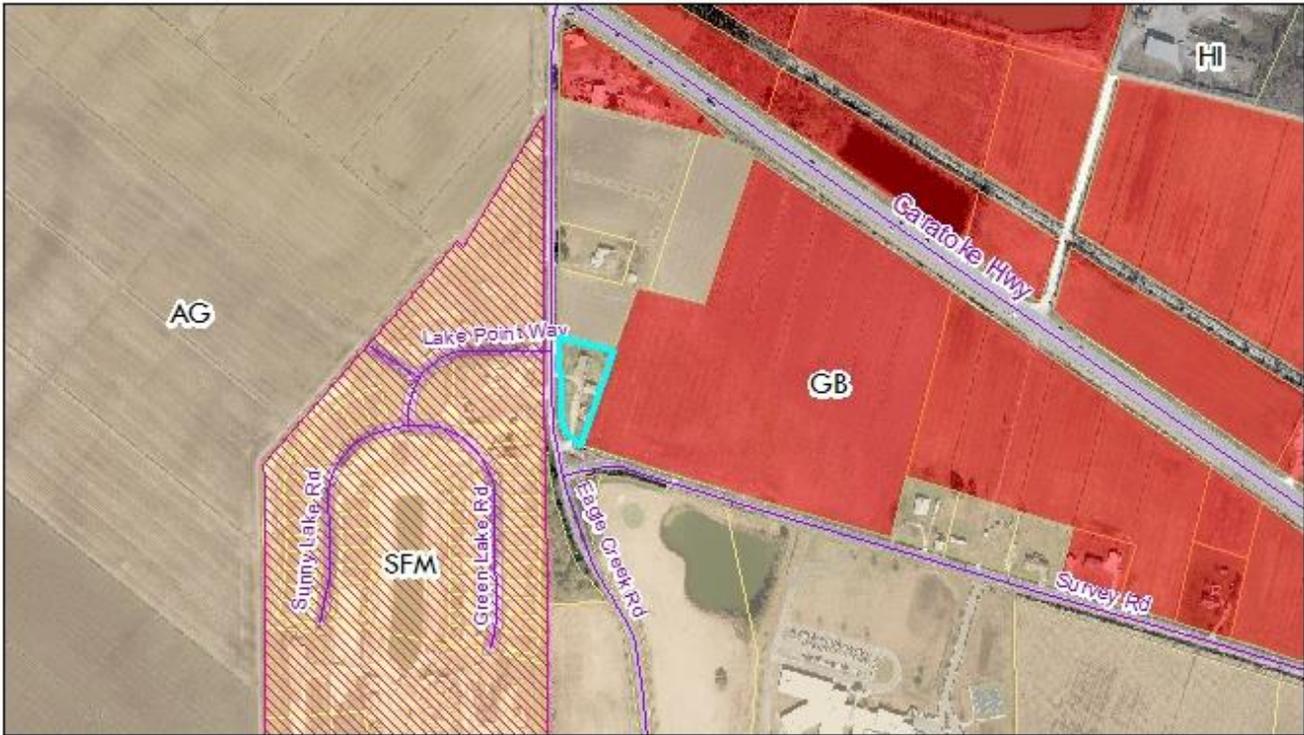
Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)



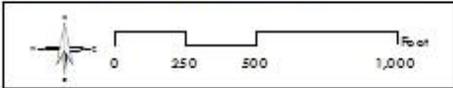
PB 17-06 Miller Homes & Building LLC
Zoning Map Amendment
Aerial Photography



Currituck County
Planning and
Community Development



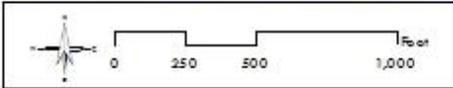
PB 17-06 Miller Homes & Building LLC
Zoning Map Amendment
Zoning



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PB 17-06 Miller Homes & Building LLC
Zoning Map Amendment
LUP Classification

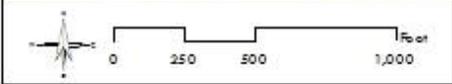


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Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)



PB 17-06 Miller Homes & Building LLC
 Zoning Map Amendment
 Moyock SAP Classification



Currituck County
 Planning and
 Community Development

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)



Zoning Map Amendment Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: Miller Homes & Building LLC
Address: 111 Currituck Commercial Drive, Suite B
Moyock, NC 27958
Telephone: (252) 435-6402
E-Mail Address: smiller@laurelwoodsestates.com

PROPERTY OWNER:

Name: Miller Homes & Building LLC
Address: 111 Currituck Commercial Drive, Suite B
Moyock, NC 27958
Telephone: (252) 435-6402
E-Mail Address: smiller@laurelwoodsestates.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Property Information

Physical Street Address: 155 Survey Road
Location: Moyock, NC
Parcel Identification Number(s): 0015-000-047B-0000
Total Parcel(s) Acreage: 1.05
Existing Land Use of Property: Residential

Request

Current Zoning of Property: AG Proposed Zoning District: MXR
Total Acreage for Rezoning: 1.05 Are you rezoning the entire parcel(s): Yes/No
Metes and Bounds Description Provided: Yes/No Plat

Community Meeting, if Applicable

Date Meeting Held: August 14, 2017 Meeting Location: Miller Homes & Building LLC

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Property Owner(s)/Applicant*

Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

August 24, 2017

Ms. Tammy Glave, Senior Planner
Currituck County Department of Planning & Community Development
153 Courthouse Road, Suite 110
Currituck, NC 27929

Reference: Application for Rezoning of Approximately 1.05 Acres on Survey Road

Dear Tammy:

On behalf of Miller Homes & Building, LLC we are submitting the attached application for the rezoning of a 1.05 acre parcel on Survey Road from agricultural (AG) to mixed residential (MXR). While the proposed use of the land after rezoning is for the opening of a small bakery, and for possible residential use, we believe it is appropriate to not limit the uses but to allow other uses that are permissible in the MXR zoning district, as MXR is a lower zoning district than much of the surrounding property, which is zoned General Business and allows a much broader range of uses than MXR allows. Also, the land directly across the street is the commercial part of a PUD, which also allows a broader range of uses.

Included along with the application is an application fee in the amount \$160.00, along with the record of a community meeting that was held on August 14, 2017, for which none of the adjacent property owners attended. Finally, we are including a recent survey of the property.

We look forward to the opportunity to discuss this with you and to present this case to the County at the next opportunity.

Sincerely,
BISSELL PROFESSIONAL GROUP



Mark S. Bissell, P.E.

cc: Mr. Sam Miller

Miller Homes – Survey Road Property Community Meeting- Outline of Presentation

A. Housekeeping –

- Please sign-in
- A record of the Community meeting will be provided to Currituck County. (any concerns raised/ attempts to address concerns)

B. What is the Request?

- Rezoning to MXR
- Not being zoned to a specific development plan but have a plan in mind.

C. The Process:

- Pre-application conference
- Community meeting (now)
- TRC review
- PB review
- BOC hearing/action

That's just the Re-zoning. Then:

- Site Plan application
- Const. Drawings & permits
- Final TRC Review

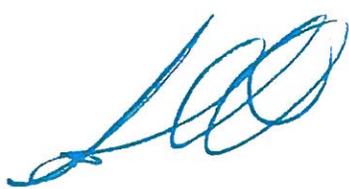
D. The Plan:

- 1.05 +/- acre tract
- Adjacent land use: Most is zoned commercial but is currently vacant
 - i. west is Lake View at Currituck Subdivision – commercial tract
 - ii. south is Eagle Creek Subdivision entrance & golf course
 - iii. east & north is farmland
- Opening a small bakery (and possible future residential use.)

START 6:05 pm

DEPART 6:22 pm

* NO ATTENDEES *



8/14/17

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Community Meeting Sign-In Sheet
8/14/17

Miller Homes – Survey Road Property

NAME	ADDRESS	TELEPHONE	EMAIL
Tammy Glave	Planning Dept	252-232-6025	tammyglave@currituck.com by PIC, JCS

From: [Ben Woody](#)
To: [Tammy Glave](#)
Subject: Re: Zoning Map Amendment
Date: Tuesday, May 09, 2017 8:00:08 AM

Since MXR allows a range of business uses similar to GB I think it's ok.

A few reasons:

- they don't want to pursue a conditional zoning. MXR doesn't allow many potentially incompatible uses.
- the MXR is intended to be more of a neighborhood serving district. This parcel fits that description since it is off the highway and within walking distance of school/houses.
- they mentioned subdividing the parcel and and/or converting to residential if the business idea flops. I think MXR makes this possible without another rezoning.

I'm fine if it ends up going GB. You can work through options at a pre-app conference and see what makes the most sense.

Good questions.

Ben

Sent from my iPhone

On May 8, 2017, at 1:29 PM, Tammy Glave <Tammy.Glave@CurrituckCountyNC.gov> wrote:

I'm showing my stupidity here, but why MXR? Could there be an issue with spot zoning since it is only an acre? (I realize spot zoning is not always a legal issue.) I would think they'd have a better case for extending the GB district that joins the back of the property.

Teach me o' great one!

Tammy D. Glave, CZO
Senior Planner
County of Currituck
Planning & Community Development
Phone: 252-232-6025
Fax: 252-232-3026
Email: tammy.glave@currituckcountync.gov
Website: www.currituckgovernment.com

From: Ben Woody
Sent: Thursday, May 04, 2017 12:02 PM
To: Tammy Glave
Subject: RE: Zoning Map Amendment

FYI – ice cream shop at 155 Survey Road. We talked about MXR zoning.

Ben E. Woody, AICP
Planning Director
County of Currituck
Planning & Community Development
Phone: 252-232-6029
Fax: 252-232-3026
Email: ben.woody@currituckcountync.gov
Website: www.currituckgovernment.com

From: Ben Woody
Sent: Thursday, May 04, 2017 12:02 PM
To: 'rebecca_miller11@yahoo.com'
Cc: Tammy Glave (Tammy.Glave@CurrituckCountyNC.gov);
'smiller@laurelwoodsestates.com'
Subject: Zoning Map Amendment

Rebecca,

Attached please find a rezoning application. After you review, please follow-up with Tammy to schedule a pre-application meeting. Looking forward to working with you on the project.

Thanks,

Ben E. Woody, AICP
Planning Director
County of Currituck
Planning & Community Development
Phone: 252-232-6029
Fax: 252-232-3026
Email: ben.woody@currituckcountync.gov
Website: www.currituckgovernment.com

<Tammy D Glave.vcf>

October 24, 2017

Ms. Tammy Glave, Senior Planner
Currituck County Department of Planning & Community Development
153 Courthouse Road, Suite 110
Currituck, NC 27929

Reference: Miller Homes Rezoning, TRC Comments

Dear Tammy:

Based on the TRC Comments and subsequent discussions that we had relative to this rezoning request, we have done additional research into the School of Government criteria regarding illegal spot zoning and based on that research do not believe that there is a significant concern that this zoning could be considered illegal spot zoning. The following discussion in support of the request is based principally on the "Spot Zoning" paper dated May 2014 prepared by David W. Owens, the UNC School of Government's senior land use attorney, and referenced case law.

Dave states, "as a general rule, legislative decisions regarding zoning...are presumed to be valid, and the judiciary largely defers to the judgment of local elected officials on such matters."

Even so, it is acknowledged that stricter judicial scrutiny can be given to smaller rezonings (those that affect only a small number of landowners or a small geographic area). However, a rezoning request would typically only be struck down if there was a problem with due process, a problem with the creation of a monopoly, or an equal protection issue, all of which appear to be absent in this case.

Illegal spot zoning can be defined by four criteria, which are discussed in the following paragraphs:

1. The size of the tract. The main issue appears to be not so much the size of the parcel but the size of the tract to be rezoned with respect "to the vast majority of the land immediately around it." (Reference Mahaffey vs. Forsyth County). A review of the Currituck County zoning map indicates that the vast majority of the land around this parcel is zoned GB, which allows for a higher intensity of development than is being requested for the current tract (MXR). The land directly across the street from the subject parcel is part of a PUD and is approved for commercial uses. With the exception of three relatively small parcels, all of the land to the north and west of the subject parcel, consisting of approximately 10 tracts and 230 acres, is zoned General Business, again a higher and more intense zoning classification than is being proposed for the subject property.

It is clear that it would be difficult to make a case for this being illegal spot zoning based on the size of the tract compared to the zoning of the surrounding properties.

2. Compatibility with existing comprehensive plans. The analysis for this criterion involves the regional planning documents and zoning documents for the community to determine whether the request would be consistent with existing comprehensive plans. The Currituck Land Use Plan, which is the primary comprehensive plan for the area, designates this area “Full Service”. Full Service Areas are defined on the future land use plan map as areas preferred for community centers, including “those parts of the county where a broad range of infrastructure and service investments have been provided or will be made available by the public and/or private sectors...which may include central wastewater treatment and disposal... With respect to residential development, base development density is contemplated to be 2 units per acre but could be increased to 3 to 4 units per acre through overlay rezoning... The non-residential uses may include clusters of businesses serving the immediate area...”.

It is clear that the proposed rezoning is consistent with the Full Service designation in the Currituck County Land Use Plan. The MXR zoning will allow residential development at the lower end of the range prescribed for the Full Service Areas, and the non-residential uses available are certainly compatible, and intended to serve the immediate community nearby.

The other existing document that guides land uses in the Moyock area is the Moyock Small Area Plan. The Future Land Use Map that was adopted in 2014 likewise shows the Survey Road property as designated for Full Service. The proposed rezoning is therefore consistent with this document as well.

It is clear that a case for illegal spot zoning cannot be made on the basis of inconsistency with adopted comprehensive plans. The uses that would be permitted with the MXR zoning are on the lower end of the intensity of uses that were envisioned in both the Moyock Small Area Plan and the Currituck County Land Use Plan.

3. The third factor is balancing benefits and detriments. This kind of analysis considers who would benefit from the rezoning and who if anyone would be harmed by the rezoning, and do any potential benefits outweigh any potential harms.

The landowner will certainly benefit from the rezoning, but so would part of the community at large, considering the large residential development existing at Eagle Creek and that under construction at Lake View, as well as the educational and other potential users of neighborhood commercial in the area. A service business envisioned in MXR would benefit all of these existing and potential users.

The analysis of who may be harmed by the rezoning must consider whether the treating this property differently than it is now would change the character of the existing neighborhood and therefore harm the neighbors as a result. It appears that this rezoning would have no discernible adverse impact on the neighbors or neighboring community, and in the absence of such a finding, it appears that a challenge to the rezoning would have a difficult if not an impossible time determining that this would be a case of illegal spot zoning based on detriments outweighing benefits.

4. Relationship of uses. If there is a great disparity in the relationship between the current uses of the adjacent properties and the proposed uses of the property to be rezoned, the rezoning could be considered to be illegal spot zoning. As Dave Owens stated, “the greater the disparity the more likely the rezoning is to be held illegal.” Case law which has been cited in relation to this criterion shows instances where rezoning was struck down in cases where zoning went from low density residential to high intensity industrial

use in a manner that could dramatically disturb the neighborhood.

It does not appear that a case could be made for the proposed rezoning to be illegal on the basis of relationship between the proposed uses and the current uses of the adjacent properties, as a disparity does not appear to be present. Furthermore, rezoning needs to take into consideration the way the character of an area is changing. The Survey Road area has been changing for a number of years based on the development has taken place and is taking place, the provision of County sewer to the area as well as the general business zoning of a large portion of the area that will result in further development along Survey Road and the adjacent properties.

A final point mentioned in the staff analysis was that the intent is to cluster “moderate to high residential density development” within the Currituck Station boundaries. A one acre lot that could conceivably be developed into two residential properties would not be considered a high residential density development, nor do we believe that a one acre development site would be something that the County or the current landowners within the Mega-site would entertain within the Moyock Mega-Site development area at this time.

Based on the above analysis, we believe that the proposed request for rezoning to MXR, while it might be considered spot zoning, it would not be considered illegal spot zoning, as it allows uses that are consistent with adjacent and surrounding development, is compatible with the comprehensive plans on file with the County, it will not produce detriments to the adjacent or surrounding properties, and is not disparate with the uses of adjacent and surrounding properties.

We believe that Currituck County has the ability to approve this rezoning request, and that such as decision would satisfy any foreseeable legal test.

Thank you for the opportunity to review and comment on this proposal. We look forward to discussing this further at your convenience.

Sincerely yours,

Bissell Professional Group



Mark S. Bissell, P.E.

cc: Mr. Sam Miller



**STAFF REPORT
PB 17-07 PONDEROSA
ENTERPRISES, INC.
PLANNING BOARD
NOVEMBER 14, 2017**

APPLICATION SUMMARY

Property Owner: Ponderosa Enterprises, Inc. 613 Shortcut Road Barco, NC 27917	Applicant: Ponderosa Enterprises, Inc. 613 Shortcut Road Barco, NC 27917
Case Number: PB 17-07	Application Type: Zoning Map Amendment
Parcel Identification Number: 0052000022A0000	Existing Use: Mobile Home Park, Self-Storage, and Agricultural
Land Use Plan Classification: Full Service	Parcel Size (Acres): 41.35 (entire parcel)
Maple/Barco SAP Classification: EII - Employment	Airport Compatibility Use Zone: 1, 2, and 3
Zoning History: A-40 (1974); A (1989)	Plan Request: N/A – Conventional Rezoning
Current Zoning: GB and AG with Airport Overlay District (AO)	Proposed Zoning: GB

SURROUNDING PARCELS

	Land Use	Zoning
North	Airport/Maple Campus	HI/GB
South	Woodland/Cultivated Farmland	HI
East	Cultivated Farmland	AG
West	Cultivated Farmland/Woodland	HI

STAFF ANALYSIS

REQUEST

The proposed rezoning of approximately 12+/- acres from AG to GB is presented to the board as a conventional zoning map amendment. The 41.35 acre property is currently zoned GB and AG. The existing mobile home park and the self-storage uses are located in the portion of the property zoned GB and the pasture use is located in the area zoned AG (area of the request). The applicant is seeking the rezoning to eliminate the split zoning district on the property. According to the applicant, a community meeting was held at Ponderosa Enterprises, Inc. on June 13, 2017 with no one in attendance.

UDO

In North Carolina, it is illegal to impose conditions on rezonings to conventional zoning districts; therefore, this conventional zoning map amendment is a legislative decision of the Board of

Commissioners and is not controlled by any one factor. Conditional zoning district applications may not contain bifurcated zoning districts where only a portion of the property is subject to a conditional zoning classification.

The area of the request is also located within the Airport Overlay District (AO) and Compatibility Use Zones 1, 2, and 3.

- Compatible Use Zone 1 limits uses to single-family detached dwellings, aviation related uses, nonresidential uses, nonresidential uses that do not exceed an occupancy of ten people per acre, or conservation.
- Compatible Use Zone 2 limits uses to single-family detached dwellings, agricultural, agriculture support and services uses, nonresidential uses that do not exceed an occupancy of 40 people per acre, or conservation.
- Compatible Use Zone 3 limits uses to those permitted in the base zoning district.

The ability to increase residential density with the GB zoning district is limited by Airport Overlay District (AO) that will remain on the property.

2006 Land Use Plan

The proposed rezoning to GB does not appear to be in direct conflict with the Full Service designation identified in the 2006 LUP. Since a new use or redevelopment plans are not being considered at this time, there are potential compatibility policies that cannot be addressed through conventional zoning districts. Conversely, approximately 29+/- acres of the parcel, zoned GB, with similar compatibility concerns exist on the remaining acreage of the property if rezoned.

Without agreed upon assurances applied through conditional zoning districts demonstrating general land uses and site features, it is difficult to determine consistency with the policies identified in the plans approved by the county such as LUP Policy CD2, CD4, CD9, ED1, and ED4.

The Maple-Barco Small Area Plan

The proposed rezoning to GB also does not appear to be in direct conflict with the Employment land use designation. However, the absence of a new use or redevelopment plans at this time makes it difficult to determine consistency with the MBSAP. The Future Land Use Map identifies the property as Employment, which anticipates land uses that will generate economic activity or job growth. The MBSAP suggests areas should be encouraged to develop in mixed use or campus like settings with generous, linked open space to maximize value, promote visual quality, and encourage pedestrian activity between employment areas and areas of supporting uses such as retail, restaurants, and residential. Without intended development plans it is difficult to determine consistency with plans approved by the county. The policies that are relative to development plans including site design are LU9 and TR4.

REVIEW STANDARDS

In determining whether to adopt or deny a proposed map amendment, the Board of Commissioners may weigh the relevance of and consider whether and to the extent to which the proposed amendment:

- Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of this ordinance;
 - The proposed GB zoning district does not appear to be in direct conflict with the 2006 Land Use Plan. Generally, the GB zoning is consistent with the following policies in the Land Use Plan:
 - POLICY CD1: NEIGHBORHOOD SERVING COMMERCIAL DISTRICTS should be encouraged to locate where a collector or secondary street intersects with a street of equal or greater size.

Appropriate designed, small-scale businesses may also be near other neighborhood serving facilities such as schools and parks.

- The request does not provide adequate information to determine compliance with the following policies in the Maple-Barco Small Area Plan:
 - LU9: Evaluate development proposals using the future land use map and policies for the Maple-Barco study area to determine the desired density, character of growth, and level of services appropriate for the study area.
 - TR4: Integrate infrastructure into new developments that promote multimodal transportation interconnecting employment centers, businesses, and neighborhoods.
- It is generally consistent with the following policy in the Maple-Barco Small Area Plan:
 - LU4: Encourage and allow small, locally owned businesses to locate in the area.
- Is in conflict with any provision of this ordinance, or the County Code of Ordinances;
 - Staff is not aware of any conflicts with the ordinance or the Code of Ordinances.
- Is required by changed conditions;
 - Staff is not aware of changed conditions that warrant the rezoning.
- Addresses a demonstrated community need;
 - Staff is not aware of a demonstrated community need for the rezoning.
- Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
 - The request, an extension of the GB zoning district, generally is an appropriate zoning district that would allow for the same uses on the remaining acreage of the property owned by the applicant.
- Adversely impacts nearby lands.
 - It is staff's opinion that this rezoning will not adversely impact nearby lands because it is an expansion of the GB zoning district on the same property owned by the applicant.
- Would result in a logical and orderly development pattern;
 - It is staff's opinion that the rezoning could result in a logical and orderly development pattern provided compatibility issues are adequately addressed during the site plan process.
- Would result in significant adverse impacts on the natural environment – including, but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
 - Staff is not aware of any adverse impacts on the natural environment because of the proposed rezoning.
- Would result in development that is adequately served by public facilities;
 - No development plans are proposed. Based on the Airport Overlay District requirements of the UDO that would limit the occupancy of the property, there are adequate public facilities to serve this development.
- Would not result in significantly adverse impacts on the land values in the surrounding area; and,
 - It is staff's opinion that the expansion of the GB zoning district will not result in significantly adverse impacts on the land values in the surrounding area.
- Would not conflict with the public interest and is in harmony with the purposes and intent of this ordinance.
 - It is difficult for conventional zoning districts to adequately address the goals, objectives, and plans adopted by the county. However, given the fact that more

than two-thirds of the property contains the GB zoning district, an extension of the zoning line to encompass the entire lot that is identified as Employment in the MBSAP offers this request to be in general harmony with the purpose and intent of this ordinance.

RECOMMENDATIONS

STAFF

The 2006 Land Use Plan and the Maple-Barco Small Area Plan generally support the proposed zoning map amendment to GB. However, both plans further describe business generating uses and compatibility through site design that will prevent strip development and incorporate access controls, pedestrian circulation, signage, buffers, and scale of development. It is staff's opinion that the applicant's request does not adequately address the compatibility elements of the MBSAP and the 2006 LUP which could be better addressed through a conditional zoning district. Conditional zoning districts require the landowner to initiate the application and develop mutually agreed upon conditions with the county. At this time, staff recommends the applicant initiate a request that could more adequately address the compatibility elements of the MBSAP and the 2006 LUP including but not limited to access control, pedestrian elements, signage, buffers, scale, and design features of neighborhood serving commercial uses consistent with the AO overlay district and the compatibility use zones.

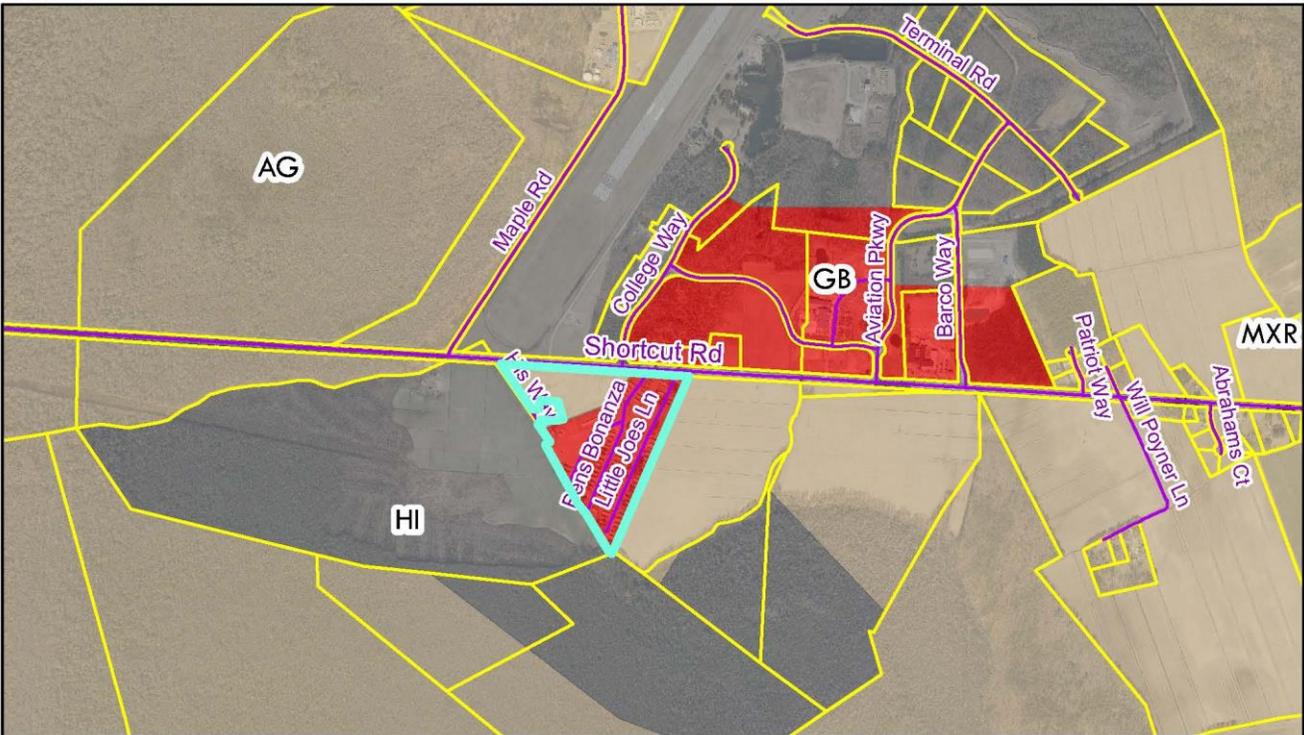
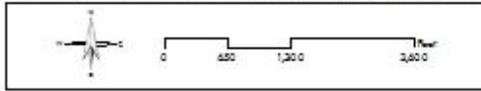
However, if the board determines that compatibility can adequately be addressed through the site plan review process, staff recommends the following statement of consistency and reasonableness:

1. It is consistent with the 2006 LUP Policy CD1 based on the fact that more than two-thirds of the property is located in the GB zoning district. This request is an expansion of the GB district and is located across HWY 158 from the Maple Campus that could offer Employment opportunities.
2. It is compatible with the existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land based on the existing zoning of the property and the property is located within the Full Service land use classification of the 2006 LUP and the Employment land use classification of the MBSAP.

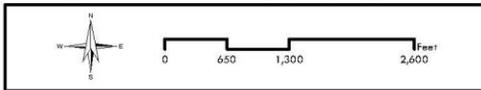
THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
 Planning Board: www.co.currituck.nc.us/planning-board-minutes-current.cfm



PB 17-07
 PONDEROSA ENTERPRISES, INC.
 Aerial Map



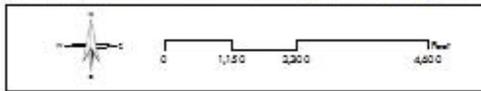
PB 17-07
 PONDEROSA ENTERPRISES, INC.
 Zoning Map



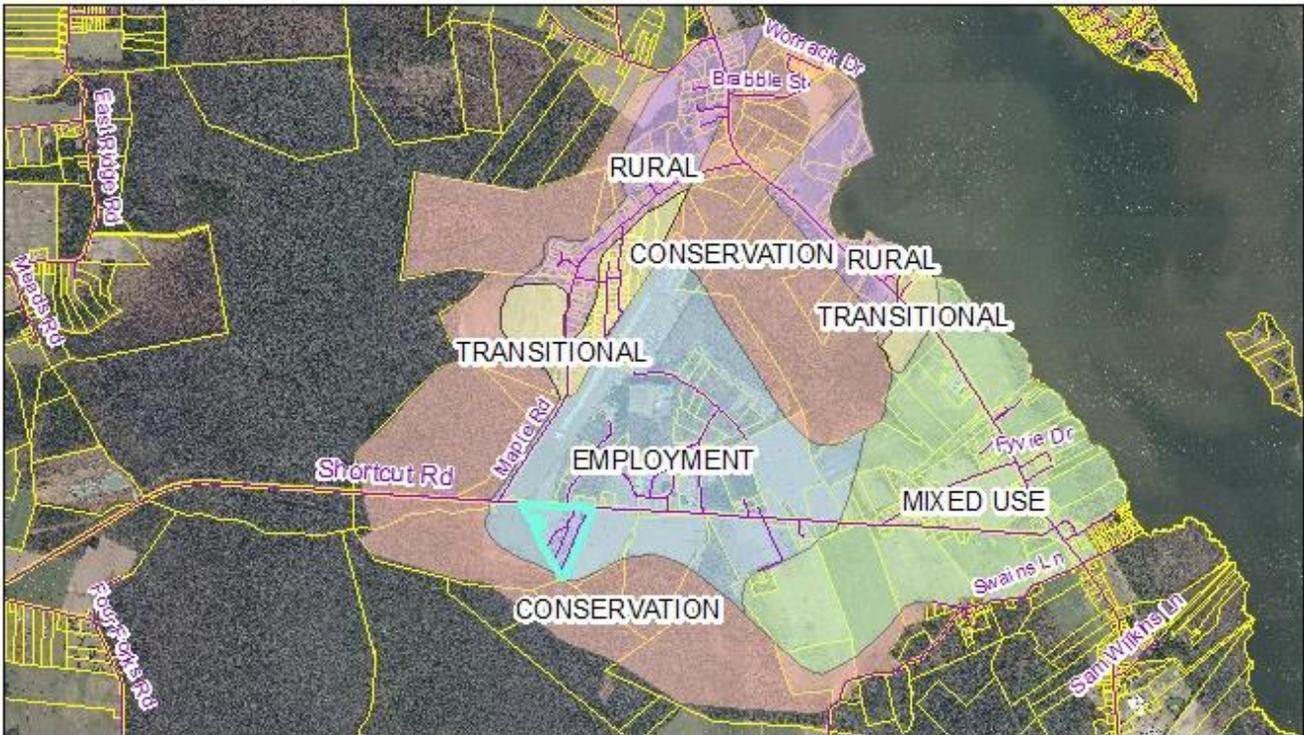
Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)



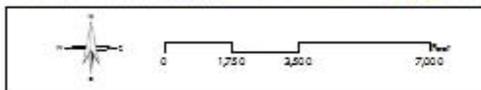
PB 17-07
 PONDEROSA ENTERPRISES, INC.
 Compatible Use Zones



 Currituck County
 Planning and Community
 Development



PB 17-07
 PONDEROSA ENTERPRISES, INC.
 Maple-Barco Small Area Plan



 Currituck County
 Planning and Community
 Development

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Ponderosa Enterprises, Inc.

613 Shortcut Road

Barco, NC 27917

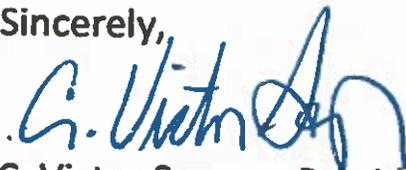
August 30, 2017

Ref. Rezoning request for part of parcel 0052000022A0000

To Whom It Concerns:

The request for rezoning the parcel in question is from agriculture to general business. The majority of this parcel is already zoned general business and Ponderosa Enterprises is requesting the remaining 10 to 12 acres be rezoned. All properties surrounding the subject property are zoned general business or manufacturing. We have contacted the adjacent property owners and held the required community meeting. We look forward in working with the Planning and Zoning staff in completing this task. David Sawyer will be the contact person and we invite you to call David at 202-4661 if you have any questions.

Sincerely,



C. Victor Sawyer, President



Zoning Map Amendment Application

OFFICIAL USE ONLY:
 Case Number: _____
 Date Filed: _____
 Gate Keeper: _____
 Amount Paid: _____

Contact Information

APPLICANT:	PROPERTY OWNER:
Name: <u>PONDEROSA ENTERPRISES, INC</u>	Name: _____
Address: <u>613 Shortcut Rd</u>	Address: <u>Same</u>
<u>Barco NC 27917</u>	_____
Telephone: <u>252-202-4661</u>	Telephone: _____
E-Mail Address: <u>davidsonwyerrealty@gmail.com</u>	E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: _____

Property Information

Physical Street Address: Acreage between His Way and Ben's Bonanza

Location: Hwy US 158 Across from Airport property (College Way)

Parcel Identification Number(s): 00520000 22A0000

Total Parcel(s) Acreage: 40 - Approx. 12 to be rezoned

Existing Land Use of Property: Agriculture

Request

Current Zoning of Property: Agriculture Proposed Zoning District: General Business

Total Acreage for Rezoning: Approx 12 Are you rezoning the entire parcel(s): Yes/No

Metes and Bounds Description Provided: Yes/No

Community Meeting, if Applicable

Date Meeting Held: June 13th 2017 Meeting Location: Ponderosa Ent. Office
613 Shortcut Rd
Barco NC 27917

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Davidson Wyer for PONDEROSA ENT. INC. 8/31/17
 Property Owner(s)/Applicant* _____ Date _____

***NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

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July 24, 2017

Summary of Community Meeting

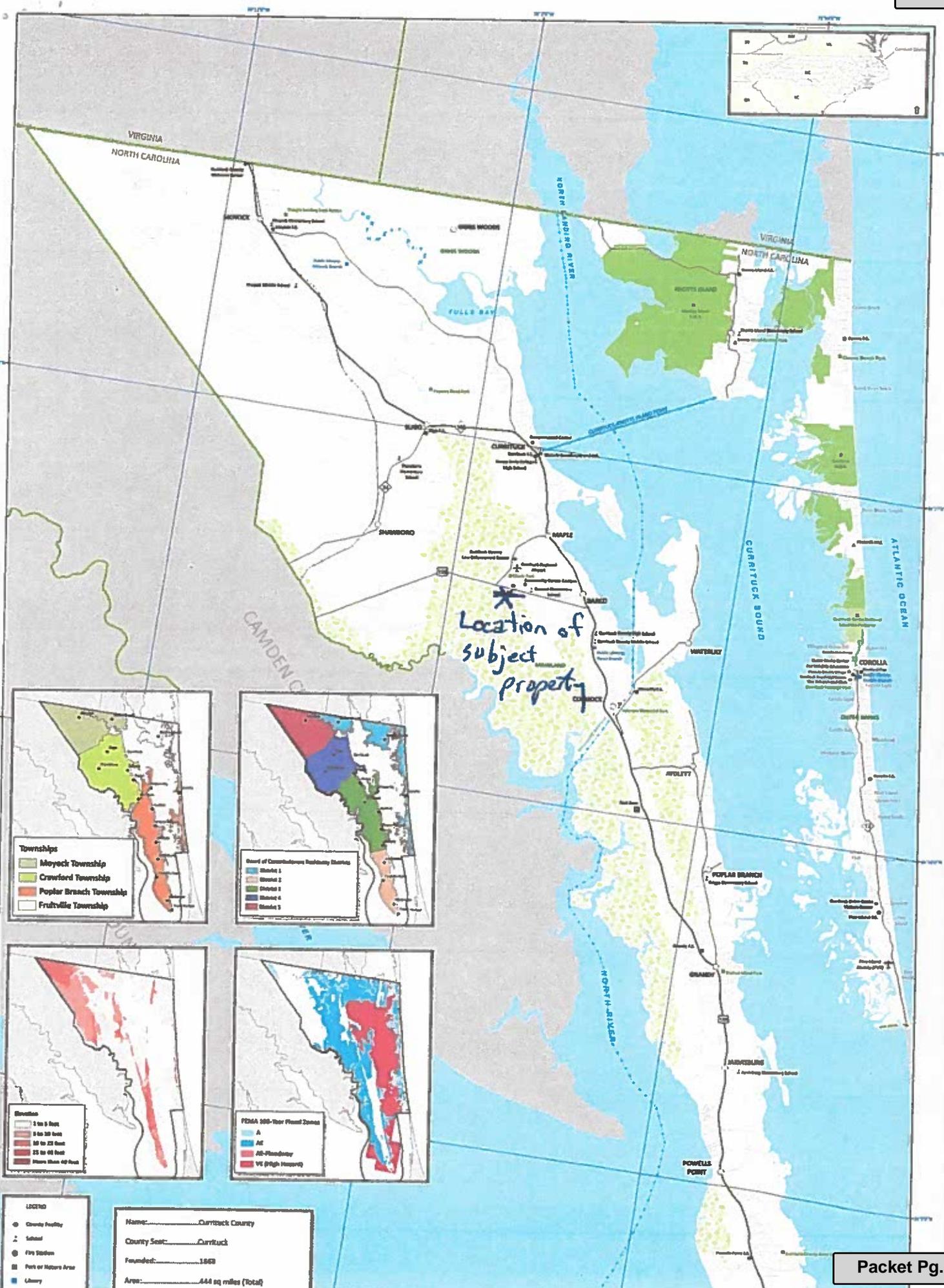
The community meeting was held at the office of Ponderosa Enterprises, Inc. at 6:30 pm on Tuesday June 13th to discuss any concerns to the re-zoning request. David Sawyer waited until 6:50 pm and then left as no one showed up for the meeting.

Let it be noted that Joe Etheridge contacted David by phone prior to the meeting and informed David he would not be in attendance. He asked David what the meeting was about and upon explanation of the re-zoning request Joe stated he was in no way opposed to the request.

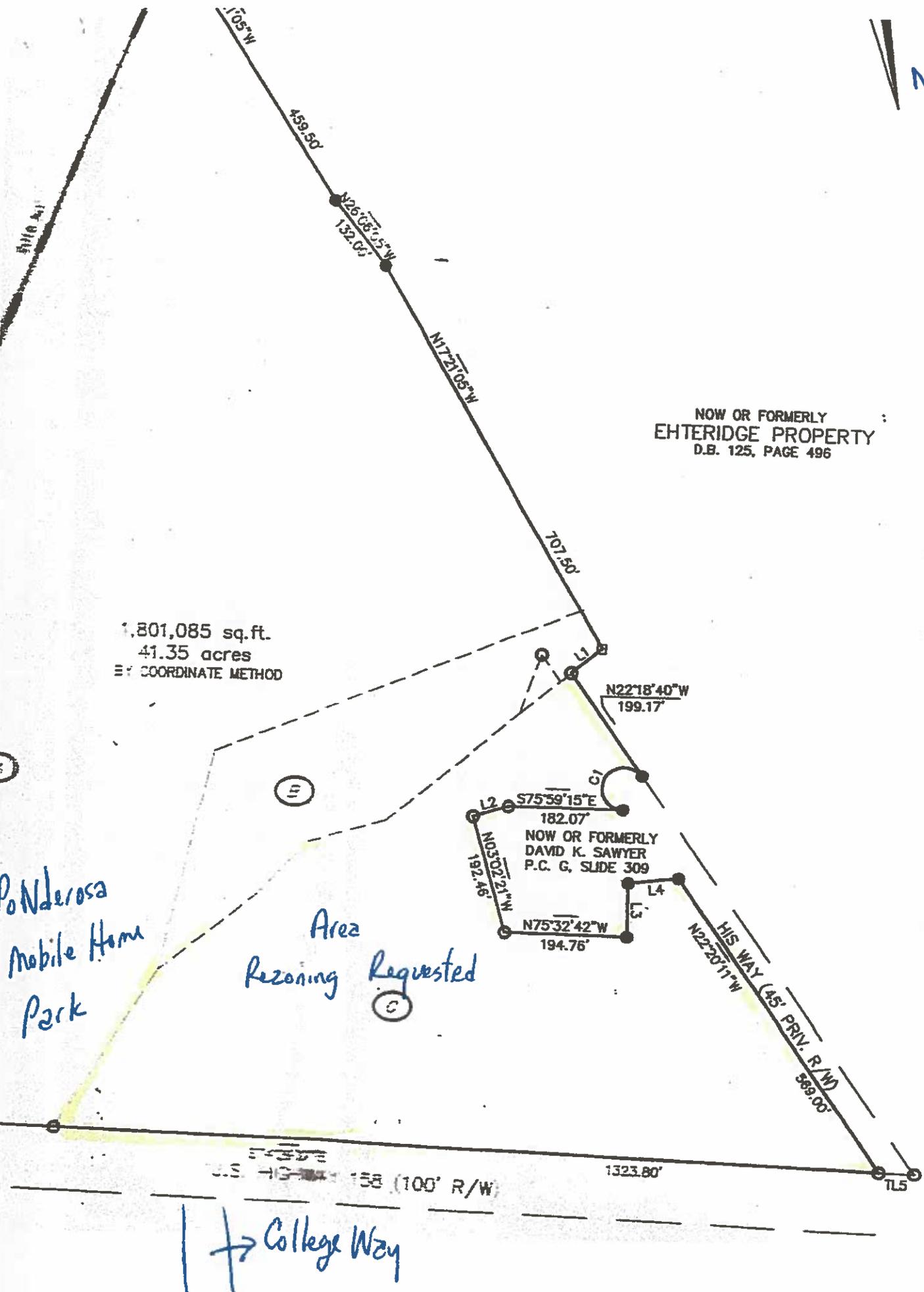
Respectfully Submitted by:



David Kim Sawyer

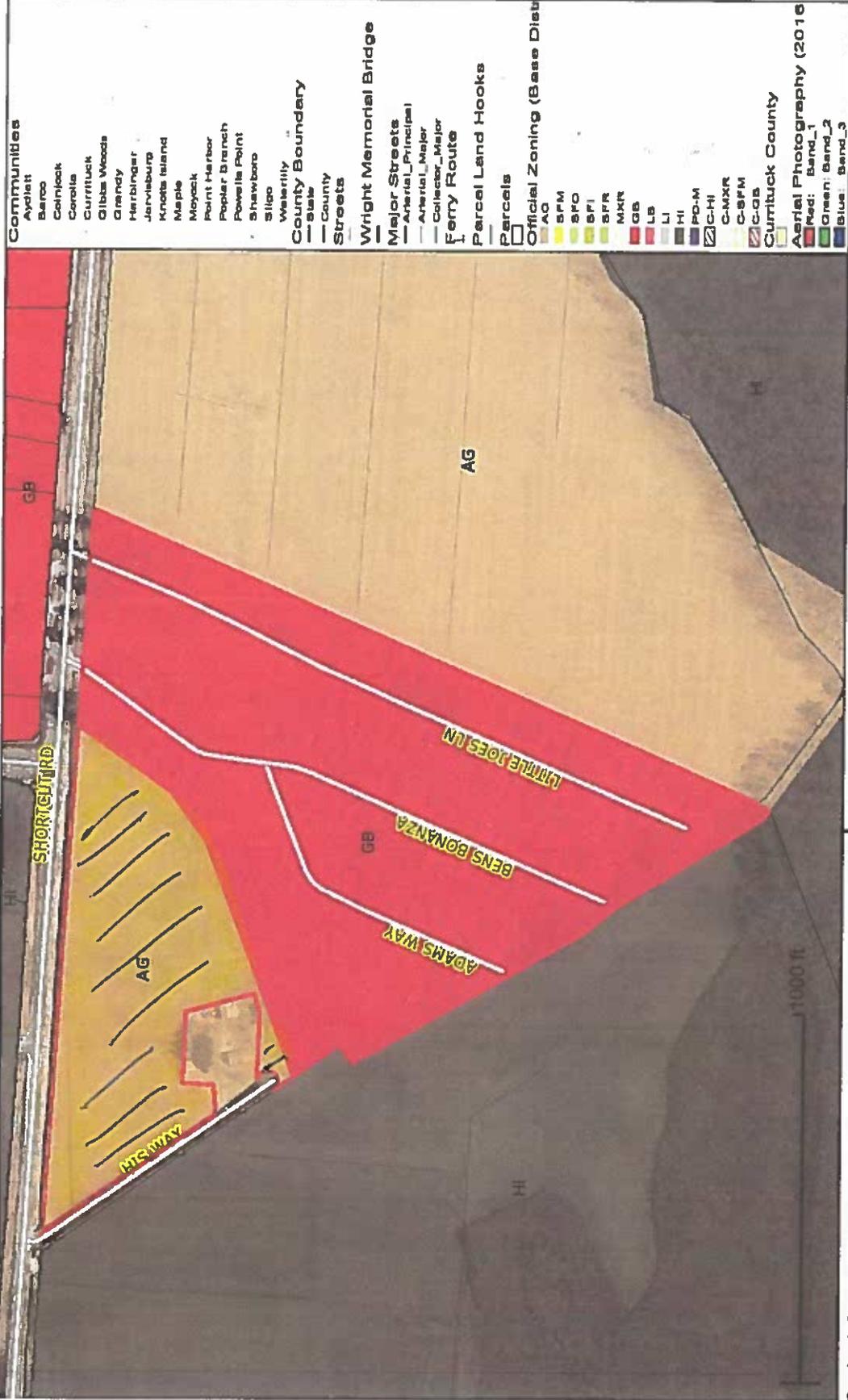


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Currituck County GIS Online Mapping



- Communities**
 - Ayolett
 - Barco
 - Coinjock
 - Corolla
 - Currituck
 - Olbia Woods
 - Grandy
 - Herbinger
 - Jervisburg
 - Knotts Island
 - Maple
 - Moyock
 - Point Harbor
 - Poplar Branch
 - Powell Point
 - Shawboro
 - Silgo
 - Waverly
- County Boundary**
 - State
 - County
- Streets**
- Wright Memorial Bridge**
- Major Streets**
 - Arterial_Principal
 - Arterial_Major
 - Collector_Major
- Ferry Route**
- Parcel Land Hooks**
- Parcels**
- Official Zoning (Base Dist)**
 - AG
 - SFM
 - SFO
 - SFI
 - SFR
 - MXR
 - GB
 - LB
 - LI
 - HI
 - PO-M
 - C-HI
 - C-MXR
 - C-SFM
 - C-GB
- Currituck County**
- Aerial Photography (2016)**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

This map should be used for general reference purposes only. Currituck County assumes no legal liability for the information shown on this map.

Currituck County GIS
 (252)232-2034
www.co.currituck.nc.us/Geographic-Information-Services.cfm

CONNECT

CURRITUCK PEDESTRIAN MASTER PLAN



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DRAFT



Acknowledgements

Thanks to the local residents, business leaders, community leaders, and government staff who participated in the development of this study through meetings, events, volunteering, interviews, and review. Special thanks to those stakeholders who participated as steering committee members, listed below.

Steering Committee Members

Amy Underhill, Healty Carolinians of the Albemarle, Albemarle Regional Health Services
 Angela Welsh, Planning Director/RPO Coordinator, Albemarle Commission/Albemarle Rural Planning Org
 Caleb Hanke, Recent UNCG Grad
 Carlos Gomes, President/Engineer, Coastal Engineering
 Dana Scarborough, Project Manager, Carolina Marine Structures
 Eileen Wirth, Project Coordinator, Currituck County
 Gloria J. Spence, Retired
 Gretchen Byrum, Division Planning Engineer, NCDOT
 Jaliene Morelen, Escape Massage and Yoga, Chamber Rep
 Jason Banks, Lieutenant, Currituck County Sheriff's Department
 Jason Weeks, Director, Currituck Parks and Rec
 Joe Govoni, Retired
 Jon Frederick, Realtor NC/VA, Long and Foster Realtors (VA Beach)
 Kitty Etheridge, Member, Board of Commissioners
 Leah Mayo, Active Routes to School Coordinator, Region 9, Albemarle Regional Health Services
 Marion Gilbert, Member, Board of Commissioners
 Natalie Garrett, ASLA, Landscape Architect, Coastal Engineering, Part-Time
 Olivia Jones, Family and Consumer Sciences Agent, NC Cooperative Extension
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Project Consultants

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Project Contacts:

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EXECUTIVE SUMMARY

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“Currituck County is a **destination** where pedestrian **connectivity** and access is provided to people of all **ages, abilities, and socioeconomic backgrounds** and where walking is encouraged and supported to create a **healthy, prosperous, and livable** Currituck for residents and visitors alike.” - Vision Statement

Vision

The Connect Currituck Pedestrian Master Plan aims to identify new opportunities and ongoing initiatives that will create a pedestrian environment that connects people of all ages and abilities to where they live, work, play, and learn.

GOALS

-  *Improve access*
-  *Protect the environment*
-  *Promote equity*
-  *Enhance health*
-  *Increase safety*
-  *Create a positive economic impact*

Community Support

Community input and support for this project was gathered from a steering committee, public outreach events, a public input survey, and a public charrette that included focus groups from mainland Currituck and Corolla.

Through this input, priorities for projects, programming, and policies were identified for improving the pedestrian experience from both an environmental and cultural perspective through infrastructure investments, education, and other strategies. These priorities are outlined on the following pages.

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Worn grass reveals existing pedestrian activity along Caratoke Highway between Walnut Island Boulevard and Poplar Branch Road.

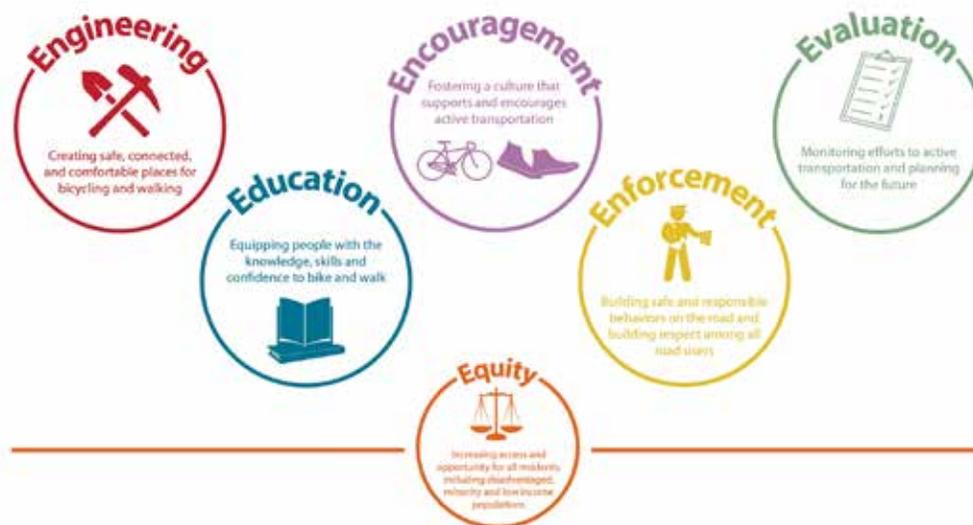
Projects

Given the large geographical scope and relatively rural setting of the project area, pedestrian network recommendations were focused within four major pedestrian “hubs” (Moyock, Barco-Maple-Currituck, Grandy, and Corolla) and two minor “sub-hubs” (Knotts Island and Jarvisburg to Point Harbor). These locations were selected based off their existing and potential pedestrian demand. These network recommendations included new sidewalks in residential neighborhoods, new sidepaths/trails along major corridors, “quiet street” improvements where the right-of-way is insufficient for separated facilities, multimodal bridge elements, and intersection improvements.

Six project priorities were identified through the various public input processes described on the previous page. It was critical that these projects were developed for both the mainland and coastal communities in Currituck County.

The following six featured projects are highlighted in the implementation chapter:

- » **Moyock:** Improve the crossing infrastructure at the intersection of Caratoke Hwy. and Shingle Landing Rd./Camellia Dr.
- » **Barco:** Install high-visibility crosswalk at intersection of Shortcut Rd. (US-158) and College Way to facilitate pedestrian access to the Currituck Community Park complex.
- » **Grandy:** Improve the crossing infrastructure at Walnut Island Blvd. and Poplar Branch Rd., and add a sidepath along Caratoke Highway between the two intersections.
- » **Grandy:** Create a pedestrian lane along the shoulder of Walnut Island Blvd. to improve safety for existing pedestrian traffic.
- » **Corolla:** Complete critical gaps in the Corolla Greenway and improve crossings along NC-12.
- » **Corolla:** Create a pair of one-way roads on Whalehead Dr. and Lighthouse Dr., and convert one lane of traffic on each road to pedestrian and bike lanes.



Programs

A comprehensive pedestrian program is often centered around what is known as the 5 E's: Engineering, Education, Encouragement, Enforcement, and Evaluation (see diagram above). Equity is added here as the non-traditional 6th E to ensure a focus on communities with mobility limitations.

In order to effectively implement the recommended pedestrian programming in Currituck County, coordination amongst diverse groups of stakeholders is necessary. Key partners to involve may include: the Active Routes to School program, Currituck County Schools, Currituck County Parks & Recreation, business associations, the Sheriff's Office, disability or senior service agencies, and health agencies.

A program toolkit was developed to address the community's needs in terms of education, encouragement, enforcement, and evaluation. The programs included in this toolkit are:

- » Watch For Me, NC awareness campaign
- » Safe Routes to School programs
- » Let's Go NC pedestrian and bicycle safety skills curriculum
- » Walking School Bus and Bike Trains
- » Walk-at-School Programs
- » Speed Feedback Signs
- » Enforcement Activities

Policies

One of the most cost effective implementation strategies for Currituck County is to establish land development regulations and street design policies that promote walkable new development and capital projects. A review and analysis of the county ordinances, development standards, and policies was used to identify general issues and opportunities impacting the pedestrian environments across the county.

Model regulatory and policy language from around North Carolina and the U.S. was identified and should be adopted to strengthen Currituck's development regulations to improve land use/ transportation integration, connectivity, and the provision of pedestrian infrastructure and amenities.

It is also recommended that Currituck County adopt **Complete Streets** and **Vision Zero** policies to support safe pedestrian travel in the county.



1. INTRODUCTION

Currituck County is located on the Atlantic Coast in the northeast corner of North Carolina. Bordered by Virginia to the north, Camden County to the west, and Dare County to the south, it has a unique geographic layout, with its mainland communities and coastal community separated by the Currituck Sound and each served primarily by a single, longitudinal road corridor. Creating safe pedestrian connections within and between these distinct communities requires strategies tailored to their specific contexts.

Overview

The Connect Currituck Pedestrian Master Plan serves as a guiding document and blueprint for implementation and funding of pedestrian facilities in the county. The plan was made possible by joint funding from Currituck County and the North Carolina Department of Transportation (NCDOT). The planning process kicked off in April 2017 and included a variety of methods to gather public input. This chapter outlines the vision and goals of the project based on that initial public input, as well as the planning process, schedule, and background information on the project.

The Vision

The Connect Currituck Pedestrian Master Plan aims to identify new opportunities and ongoing initiatives that will create a pedestrian environment that connects people of all ages and abilities to where they live, work, play, and learn.

The purpose of the Currituck Pedestrian Master Plan is to improve all aspects of the pedestrian experience and increase pedestrian activity. It addresses how to make the streets safe for Currituck’s youngest and oldest pedestrians, how to improve the connections between neighborhoods, and how an improved pedestrian environment can create healthier and more livable communities. The following is the plan’s vision statement:

“Currituck County is a destination where pedestrian connectivity and access is provided to people of all ages, abilities, and socio-economic backgrounds and where walking is encouraged and supported to create a healthy, prosperous, and livable Currituck for residents and visitors alike.”

PLAN GOALS



Improve access



Promote equity



Create a positive economic impact



Enhance health



Protect the environment



Increase safety

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Planning Process



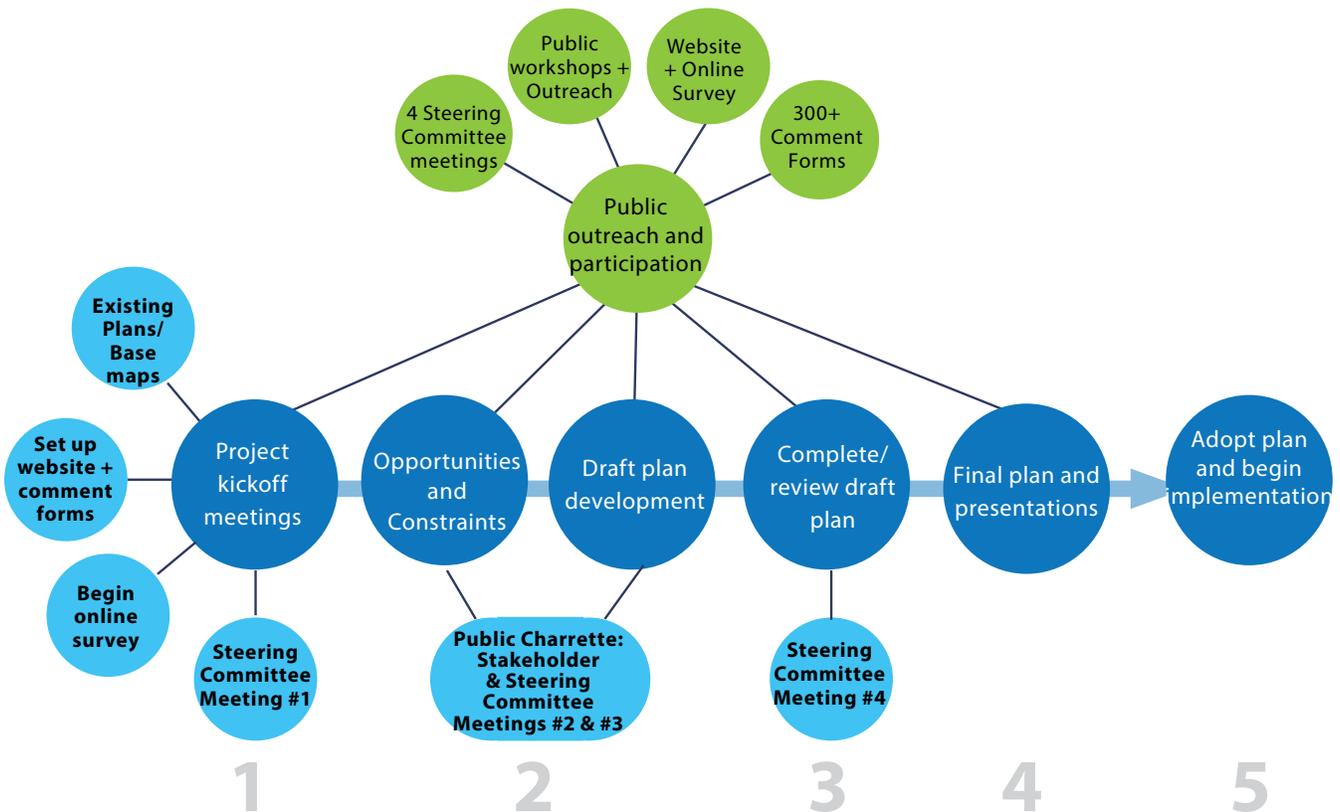
Steering Committee members gathered around a base map of Currituck County to discuss existing conditions during the kickoff meeting in April 2017.

The planning process for the Connect Currituck Pedestrian Master Plan started in Spring 2017 with the initial Steering Committee meeting and concluded in late 2017. Key steps in the planning process are highlighted in the diagram below.

PROJECT STEERING COMMITTEE

Key tasks of the Steering Committee included guiding the overall vision of the plan, identifying existing opportunities and constraints for walking, leveraging resources for an expanded public outreach effort, and providing feedback on plan recommendations. The Steering Committee included representatives of the following groups (the names of the Steering Committee members are listed on the Acknowledgments page on p.2):

- » Local residents & Business owners
- » Albemarle Regional Health Services
- » Albemarle Rural Planning Organization
- » NCDOT
- » Chamber of Commerce
- » Currituck County Sheriff's Office
- » Currituck Parks and Recreation
- » Currituck County Board of Commissioners
- » NC Cooperative Extension
- » Currituck County Schools
- » Active Routes to School (NCDOT)
- » NCDOT Division of Bicycle & Pedestrian Transportation



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Public Input Opportunities

In addition to Steering Committee meetings, the planning process included several other methods of public outreach and involvement.

PROJECT WEBSITE

The website featured information about the plan and a link to the comment online survey. The county purchased a user-friendly url to host the project site on the county's website using the following link: www.connectcurrituck.com

PUBLIC COMMENT FORM

The public comment form was offered on-line and in hard copy format. The form asked questions about walking destinations, barriers to walking, and potential funding sources in Currituck County.

PUBLIC CHARRETTE

In June, the project team hosted a public workshop and charrette at the Currituck Courthouse and at the Corolla Branch Library to develop network recommendations and to gather further input from the public.

FINAL PLAN PRESENTATIONS

The plan was finalized in late 2017. A final report was presented to the Currituck County Board of Commissioners and the Planning Board.



An image of the on-line public survey that allowed the public to report preferences for improvements to pedestrian facilities where they prefer to walk.



A group exercise during the charrette was an opportunity for stakeholders to rank criteria for prioritizing pedestrian projects.



Joggers running along Yaupon Lane, the location of the Currituck County Southern Public Beach Access.

Why is This Plan Important?

Extensive research has highlighted the multitude of economic, health, mobility, environment, safety, and quality of life benefits of having a pedestrian-friendly community.

The following sections highlight the many benefits of planning for and creating more walkable communities in Currituck County. Resources drawn upon in this discussion are listed at the end of this chapter.

Key Benefits of Pedestrian-Friendly Communities



SAFETY

Trends and Challenges

According to a survey of 16,000 North Carolina residents for the 2011 North Carolina Bicycle and Pedestrian Safety Summit, the most commonly reported safety issue for walking in North Carolina is inadequate infrastructure (75%).¹ A lack of pedestrian facilities, such as sidewalks, trails, and safe crossings, lead to unsafe walking conditions for pedestrians.

- » Each year on average (2011-2015), 178 pedestrians are killed in collisions with motor vehicles on North Carolina roads, with 2,181 more injured.²
- » North Carolina is ranked as one of the least safe states for walking (41st).³
- » 14% of all North Carolina traffic fatalities in 2015 were pedestrians.
- » During the five-year period from 2011 to 2015, a total of 10,656 pedestrian-motor vehicle crashes were reported to North Carolina authorities.
- » Research by The University of North Carolina Highway Safety Research Center found that Currituck County had 26 crashes involving pedestrians from 2010 to 2014.



SAFETY

*From 2007-2014,
there were 9
pedestrian fatalities
in Currituck County.*

IMPROVING SAFETY

Separate studies conducted by the Federal Highway Administration and the University of North Carolina Highway Safety Research Center demonstrate that installing pedestrian and bicycle facilities directly improves safety by reducing the risk and severity of pedestrian-automobile and bicycle-automobile crashes. For example, installing a sidewalk along a roadway reduces the risk of a pedestrian “walking along roadway” crash by 88 percent. Furthermore, according to the aforementioned survey, 70% of North Carolina respondents said they would walk or bicycle more if these safety issues were addressed.¹

Pedestrian Crash Countermeasures ⁴	Pedestrian Crash Reduction Factor
» Install pedestrian overpass/underpass	90%
» Install sidewalk (to avoid walking along roadway)	88%
» Provide paved shoulder (of at least 4 feet)	71%
» Install raised median at unsignalized intersection	46%
» Install pedestrian refuge island	36%
» Install pedestrian countdown signal heads	25%

The following web addresses link to more comprehensive research on active transportation and safety:

- » <https://www.ncdot.gov/bikeped/walkbikenc/>
- » www.pedbikeinfo.org/data/factsheet_crash.cfm

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MOBILITY

1.1% of Currituck County residents currently walk to work

MOBILITY

Opportunity to Increase Walking Rates

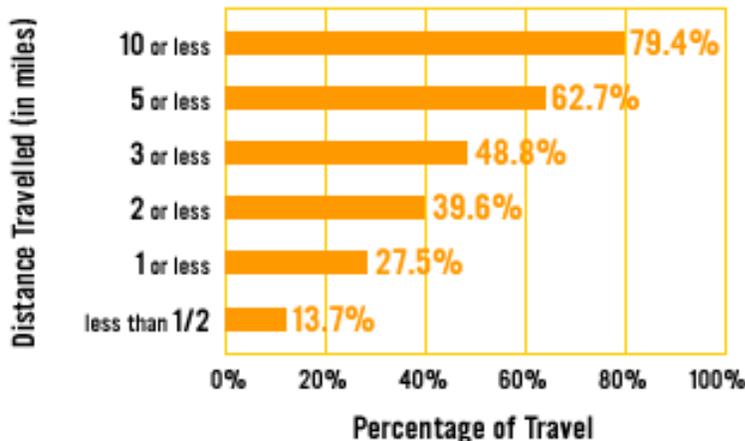
According to the 2011 Bicycle and Pedestrian Safety Survey, at least 70 percent of North Carolinians would walk or bike more for daily trips if walking (and bicycling) conditions were improved.¹ With appropriate accommodations, walking can provide alternatives to driving for short trips, including trips to work, school, running errands, or other short trips. And even for trips that are made via driving or transit, every trip involves walking at either end of the trip, whether it is across a parking lot or down the street to catch a taxi, bus, or train.

Unfortunately, in many parts of North Carolina, the conditions for walking are unsafe, even for short distances. Over 30% of the respondents to the Bicycle and Pedestrian Safety Survey felt that walking for any purpose was somewhat or very dangerous. These respondents cited inadequate infrastructure for walking (75%) and lack of pedestrian connectivity between residential neighborhoods and activity/commercial centers (70%).¹

Commute rates for walking in North Carolina currently fall below the national average, with just 1.8% walking to work, compared to 2.9% walking nationwide. This places North Carolina 42nd for walking commute rates in nationwide state rankings.³

In many communities, the walking commute rate is used as an indicator of overall walking. An estimated 40% of all trips (commute and non-commute) taken by Americans each and every day are less than two miles, equivalent to a walking trip of 30-40 minutes or a 10-minute bike ride; however, just 13% of all trips are made by walking or bicycling nationwide.³ To put these numbers into perspective, 34% of all trips are made by walking or bicycling in Denmark and Germany, and 51% of all trips in the Netherlands are by foot or by bike.¹⁷ Germany, Denmark, and the Netherlands are wealthy countries with high rates of automobile ownership, just like the United States. Yet, an emphasis has been placed on providing quality walking and bicycling environments which has alleviated the reliance on motor vehicles for short trips.

Daily Trip Distances



Most driving trips are for a distance of five miles or less. Chart from the Bicycle and Pedestrian Information Center website, www.pedbikeinfo.org

STEWARDSHIP

Stewardship addresses the impact that transportation decisions (both at the government/ policy level and individual level) can have on the land, water, and air that Currituck residents and visitors enjoy.

Providing safe accommodations for walking can help to reduce automobile dependency, which in turn leads to a reduction in vehicle emissions – a benefit for residents and visitors and the surrounding environment. As of 2003, 27 percent of U.S. greenhouse gas emissions are attributed to the transportation sector, and personal vehicles account for almost two-thirds (62 percent) of all transportation emissions.¹⁷ Primary emissions that pose potential health and environmental risks are carbon dioxide, carbon monoxide, volatile organic compounds, (VOCs), nitrous oxides (NOx), and benzene. Children and senior citizens are particularly sensitive to the harmful affects of air pollution, as are individuals with heart or other respiratory illnesses. Increased health risks such as asthma and heart problems are associated with vehicle emissions.

Below are some key trends and challenges related to stewardship and transportation in North Carolina:

- » Even a modest increase in walking (in place of motor vehicle trips) can have significant positive impacts. For example, replacing two miles of driving each day with active travel (walking or biking), in one year, prevents 730 pounds of carbon dioxide from entering the atmosphere.¹⁸
- » According to the National Association of Realtors and Transportation for America, 89% of Americans believe that transportation investments should support the goal of reducing energy use.²⁰
- » North Carolina’s 2009-2013 Statewide Comprehensive Outdoor Recreation Plan (SCORP) found “walking for pleasure” to be the most common outdoor recreational activity, enjoyed by 82% of respondents.²¹
- » The natural buffer zones that occur along greenways protect streams, rivers, and lakes, preventing soil erosion and filtering pollution caused by agricultural and roadway runoff.²²

The following web addresses link to more comprehensive research on active transportation and stewardship.

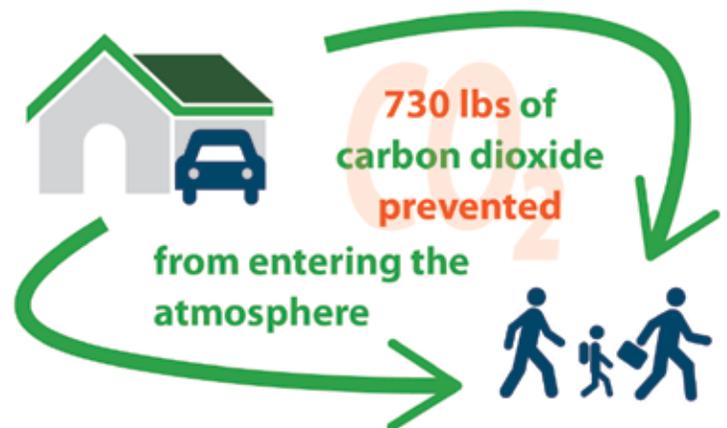
- » www.ncdot.gov/bikeped/planning/walkbikenc/
- » www.pedbikeinfo.org/data/factsheet_environmental.cfm



STEWARDSHIP

Currituck County has 5 miles of multi-use trails, all of which are in Corolla. There is strong support for more greenways and/or multi-use paths on the mainland.

Replace 2 miles of driving with walking or biking x 365 days =



* Federal Highway Administration. (1992). Benefits of bicycling and walking to health



HEALTH

33% of adults in Currituck County are obese, compared to the state average of 29%, and the national average of 25¹⁰

HEALTH

Health Trends and Challenges

North Carolina's transportation system is one of the most important elements of our public environment, and it currently poses barriers to healthy living through active transportation. In 2012, NCDOT's Board of Transportation revised its mission statement to include "health and well-being" and passed a "Healthy Transportation Policy," which declares the importance of a transportation system that supports positive health outcomes. Below are some key findings and challenges related to health and transportation in North Carolina:

- » 65% of adults in North Carolina are either overweight or obese.⁵ The state is also ranked 5th worst in the nation for childhood obesity.⁶
- » Recent reports have estimated the annual direct medical cost of physical inactivity in North Carolina at \$3.67 billion, plus an additional \$4.71 billion in lost productivity.⁷ However, every dollar invested in pedestrian and bicycle trails can result in a savings of nearly \$3 in direct medical expenses.⁸
- » Of North Carolinians surveyed, 60% would increase their level of physical activity if they had better access to sidewalks and trails.⁵
- » A Charlotte study found that residents who stopped driving to work, and started walking to the light rail station and taking light rail to work, weighed an average of 6.5 pounds less than those who continued to drive to work.⁹

Better Health Through Active Transportation

Using active transportation to and from school, work, parks, restaurants, and other routine destinations is one of the best ways that children and adults can lead measurably healthier lives. Increasing one's level of physical activity through walking and bicycling reduces the risk and impact of cardiovascular disease, diabetes, chronic disease, and some cancers. It also helps to control weight, improves mood, and reduces the risk of premature death.¹¹

Active Transportation: Pathway to Health



The graphic above is from the Health Appendix of Walk Bike NC, North Carolina's statewide bicycle and pedestrian plan from 2013, available at <https://www.ncdot.gov/bikeped/walkbikenc/pictures/Health-Appendix.pdf>. It illustrates the relationship between improvements in the active transportation system (i.e., better walking and bicycling facilities) and health, both in terms of human health and environmental health.

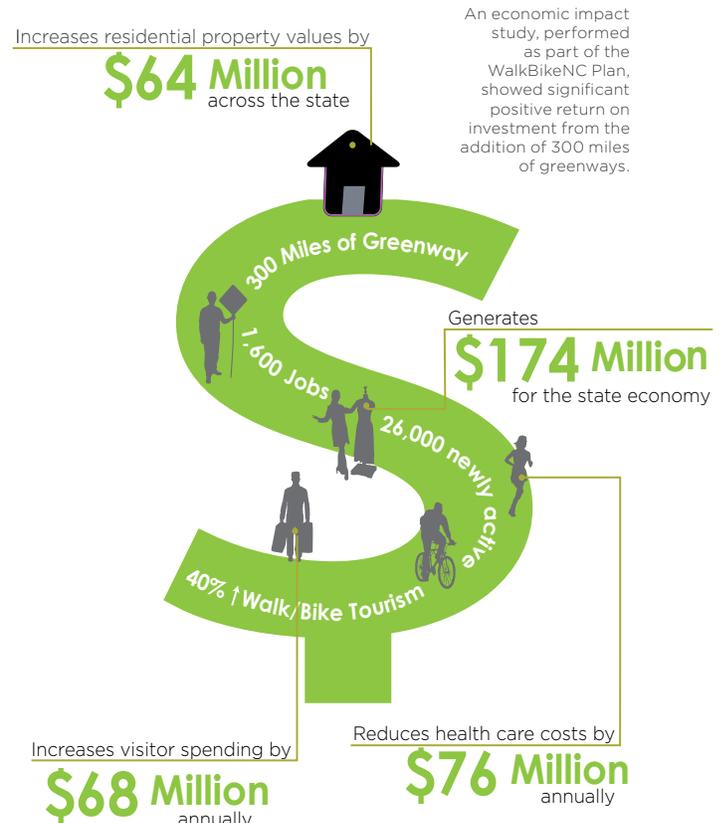
ECONOMICS

Facilities for pedestrians generate economic returns through improved health, safety, and environmental conditions, **raise property values**, and attract visitors. Below are some key economic trends related to walking in North Carolina and surrounding areas:

- » North Carolina is the 6th most visited state in the United States; visitors spend as much as \$18 billion a year, many of whom partake in activities related to walking (and biking).¹²
- » According to the report, “The Potential Economic Impacts of the Proposed Carolina Thread Trail,” property values of homes in the vicinity of the Carolina Thread Trail alignment are expected to **increase by approximately 4%**, representing **an increase in \$1.7 billion**, which translates into approximately **\$17 million in annual property tax revenues**.³⁰
- » In a three-year study of trails in North Carolina, the Institute for Transportation Research and Education is examining the economic and public health impacts of trails throughout the state. Initial findings found that approximately 20% of trail users make purchases related to their trail use. When completed, this study will also evaluate the impacts of trails on property values and tax benefits.¹³
- » Businesses in Travelers Rest, SC, have reported a 10% to 85% increase in sales and revenues following the construction of the Swamp Rabbit Trail.¹⁴ Trails in Virginia, like the Creeper Trail and the New River Trail have also been found to have significant positive impacts on their local economies.¹⁵
- » Walking is an economically efficient transportation mode. Many North Carolinians cannot afford to own a vehicle and are dependent on walking for transportation (2.5% of occupied housing units in North Carolina do not have a vehicle; 1.9% of households in Currituck County do not have a vehicle).¹⁶
- » The report, “Walking the Walk: How Walkability Raises Housing Values in U.S. Cities”, analyzed data and found that in 13 of the 15 markets, higher levels of walkability, as measured by Walk Score, were directly linked to higher home values.



The annual return to local businesses, and state and local governments on bicycle path development in the Outer Banks is approximately nine times higher than the initial investments.³¹



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REFERENCES

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2. EXISTING CONDITIONS

This chapter summarizes the existing pedestrian environment in Currituck County. A summary of the detailed mapping analysis and the public comments received during the planning process is also included.

Overview

The landscape and conditions for walking on the mainland versus the beach are very different. Mainland Currituck has virtually no sidewalks or other pedestrian facilities (greenways, multi-use paths, crosswalks), while the coastal community of Currituck County, which consists of Corolla on the Outer Banks, has a robust network of sidewalks and multi-use trails (existing conditions are shown in maps 2.1 through 2.4).

Mainland Currituck is connected from its northern border to its southern peninsula by Caratoke Highway (NC 168) running through its center. This 5-lane undivided highway serves vehicular traffic, at 55 m.p.h., with a limited number of traffic lights at major intersections and shopping centers. There are no sidewalks or other pedestrian facilities

along the highway.

A number of new residential developments in the county have been built that include sidewalks, but there are no connecting facilities outside of these developments.

Corolla is similarly oriented as the mainland as a north-south corridor with a highway (NC Highway 12) running down its center. This highway is a 2-lane road for the majority of its length, with limited 3-lane sections in more densely trafficked areas. A 10-foot multi-use path or 5-foot sidewalk runs alongside approximately 5-miles of its 12-mile length. Spurs connect the path to the beach at major access points, and additional sidewalk connections exist within neighborhoods. Marked crossings provide access across NC-12 in some areas with high pedestrian traffic.

“I think the county is too spread out to make sidewalks accessible everywhere. BUT, there are some areas that do need it. Moyock could use sidewalks to the main shopping areas from Eagle Creek down to the Hardees. The area in Jarvisburg near the gas station could use one since they keep hav[ing] pedestrians killed. Also the Grandy shopping area.”

-Currituck County Resident

Planning Context

In 2015, NCDOT changed its guidelines to allow counties to apply for its Pedestrian Planning Grant, which has allowed Currituck County to be eligible for the initiative. The countywide scale of this plan comes with its challenges, however, since pedestrian travel by its very nature requires a smaller scale of planning. To accomplish that level of planning across the entire county’s span is neither feasible or effective, especially given the rural nature of much of the mainland part of the county.

As a result, the project team has identified hubs of pedestrian activity--three on the mainland, one on the coast, and two sub-hubs--where the analysis and recommendations are focused (see map on facing page). The development of these pedestrian hubs allowed project planners to focus their efforts in areas of high pedestrian demand and need with the most potential for impacting pedestrian safety and access. The sub-hubs were selected to highlight parts of the county that may have more pedestrian demand in the future with land use changes, but don't have existing demand to warrant a hub designation. Planning efforts were focused equally across the mainland and coastal hubs.



The map above outlines Currituck County’s mainland (medium blue) and the coastal communities (dark blue). Planning efforts were focused in four pedestrian hubs, and two sub-hubs, as depicted in the map on the facing page.

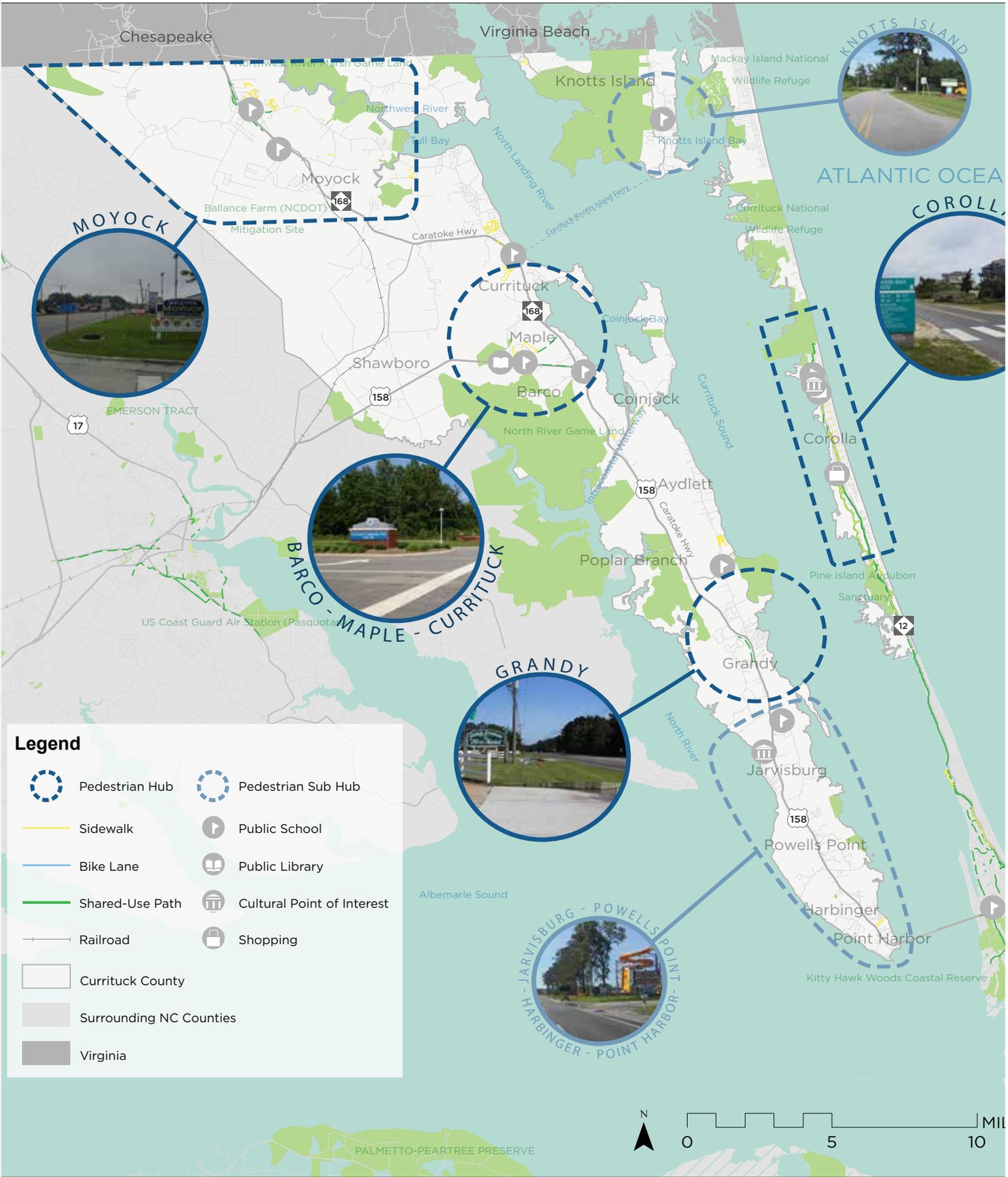
PEDESTRIAN HUBS:

- » Moyock
- » Barco-Maple-Currituck
- » Grandy
- » Corolla

PEDESTRIAN SUB-HUBS

- » Jarvisburg-Powells Point-Harbinger-Point Harbor
- » Knotts Island

Map 2.0 Pedestrian Hubs and Sub-Hubs (Existing Infrastructure)



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Mainland Characteristics

HUB DESCRIPTIONS

The mainland pedestrian hubs of **Moyock, Grandy, and Barco-Maple-Currituck** were formulated around high-activity centers and residential neighborhoods where the current and potential demand for pedestrian travel is highest.

Moyock and **Grandy** have experienced increased pedestrian traffic as residential development has accelerated. Both of these communities are divided by the US 158/NC 168 highway that hinders pedestrian access. Walnut Island and Waterview Shores are lower income neighborhoods in **Grandy**, whose residents often walk to the nearby commercial areas.

Within the **Barco-Maple-Currituck** hub, the Currituck Community Park on Shortcut road— with its YMCA facility, Senior Center, and other community centers— is a major draw for recreation and social activity. The Currituck County Government Center on Caratoke Highway, as well as the Old Currituck Courthouse are large employment centers for the county.

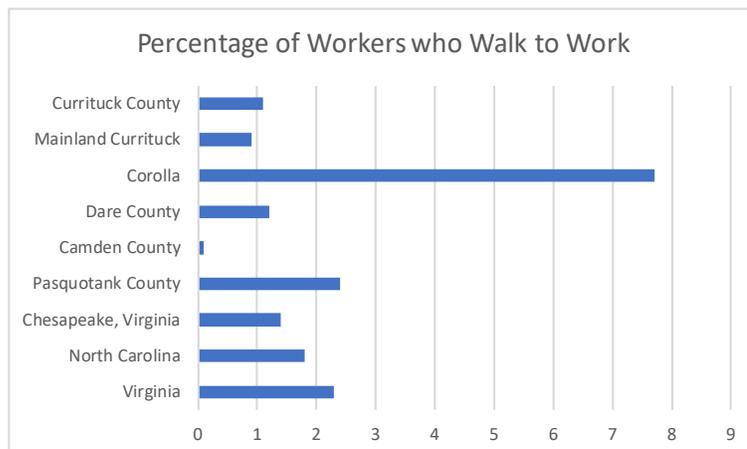
A well-connected sidewalk network with improved crossings at key intersections will give residents and visitors of **Moyock, Grandy, and Barco-Maple-Currituck** a viable transportation alternative, especially during the high traffic tourist season. The ability to access community resources and destinations safely via foot will allow more equitable access for those who do not, cannot, or prefer not to drive.

A mainland sub-hub was also defined for the southern end of the peninsula, which includes **Jarvisburg, Powells Point, Harbinger, and Point Harbor**. While the density of population and destinations in this area is lower than that of the hubs, the potential for growth and development, given its proximity to Dare County, warrants attention in order to anticipate future pedestrian connectivity as growth occurs.

WALKING RATES*

The percentage of mainland residents who report that they walk to work ranges from zero in Currituck to 1.7% in the southwestern part of the Mainland, including Barco, Maple, Sligo, and the western and southern extents of the peninsula.

Compared to surrounding communities, Currituck County falls right in the middle. The average rate for the state of North Carolina is 1.8%. Virginia's is 2.3%. Surrounding counties' averages are depicted in the graphic to right. In the long-term, Currituck's mainland should aspire to achieve a walking rate comparable to Pasquotank County, NC.



Coastal Characteristics

HUB DESCRIPTION

The coastal hub is defined as the Outer Banks beach community of **Corolla**. This includes the entire length of the beach community, from the Dare County/Currituck County border to the northern terminus of NC-12 at the off-road beach access. Corolla is a busy tourist community that has only 800 permanent residents, but the Outer Banks — which also includes Dare County communities to the south— sees as many as 60,000 visitors every week during the summer. Tourism is the primary economic driver in this hub.

Pedestrian activity in Corolla is much higher than that of the mainland, with visitors and seasonal workers alike walking to restaurants, shopping, outlets, entertainment venues, and of course the beach. Until recently, there was little provision of pedestrian facilities to safely support this activity— however, there were pedestrian fatalities along NC-12 between 2007 and 2014. In response, four-and-a-half miles of sidewalks and wider sidepaths had been built, with the goal of extending this to 12 miles along the entire length of NC-12. This multi-use path will greatly improve pedestrian safety along the corridor and increase access for the many people who want to be able walk and enjoy the beauty of the coast.

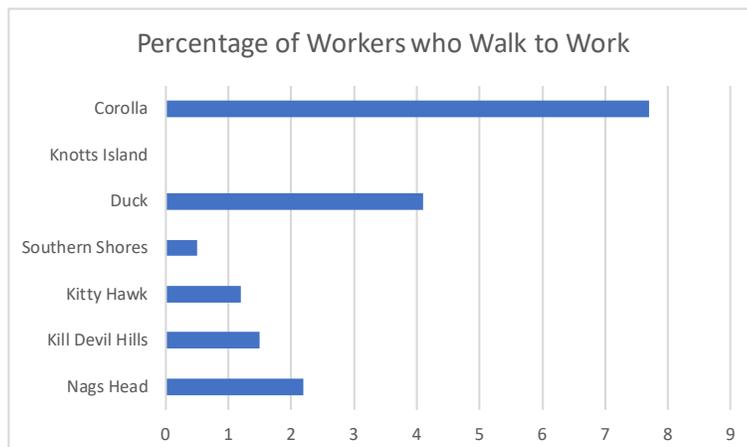
A coastal sub-hub was also identified for **Knotts Island**, as this community has unique pedestrian concerns related to school age children accessing the bus and ferry, and tourism related pedestrian activity accessing the ferry, Mackay Island National Wildlife Refuge, and area farms.



WALKING RATES*

Nearly 8% of workers in Corolla report that they walk to work. This rate is well above those of other Outer Banks communities in Dare County, and may be a reflection of the geographic isolation of the area that limits access to jobs to those in the immediate vicinity.

On Knotts Island, on the other hand, zero workers report walking to work. This is not unusual, given the rural, agriculture, and remote nature of that area.



*It is important to note that these walking statistics only represent commute-to-work trips, and that many other forms of walking are not accounted for, including shopping, running errands, trips to school, and recreational walking. Providing pedestrian facilities, like sidewalks and sidepaths, will both support existing pedestrian activity as well as encourage more of it by making it a safer, more comfortable, and more convenient way to both travel and recreate.

Existing Condition Map Series

The existing conditions maps on the following pages provide insight into the demographic, environmental, and existing pedestrian network of Currituck County. These maps display existing opportunities and constraints in the county.

MAP 2.1-2.6 EXISTING PEDESTRIAN FACILITIES

As described on p. 23, existing pedestrian facilities include pockets of sidewalks in new neighborhood developments in Moyock and other mainland communities, as well as a more linear network of sidewalks and wide sidepaths along NC-12 in Corolla.

MAP 2.7 KEY PEDESTRIAN DESTINATIONS

Key destinations include:

- Government buildings
- Educational centers and schools
- Health agencies and facilities
- Shopping centers
- Cultural points of interest
- Natural points of interest
- Ferry terminals
- Currituck County Public Library
- Historic Jarvisburg Colored School Association & Museum
- Audubon Pine Island Sanctuary and Center
- Mackay Island National Wildlife Refuge
- Outer Banks Visitor's Center

MAP 2.8 PEDESTRIAN DEMAND

Pedestrian demand in Currituck is approximated by using attractors and generators for where people live, work, play, and learn. Data inputs include population data, employment data, and presence of parks, trails, and retail stores. The results for each category (live, work, play, etc.) were then overlaid to create a composite pedestrian demand map. This composite map was used by the project team to identify potential projects and prioritize investments.

MAP 2.9 EQUITY ANALYSIS FINDINGS

When evaluating the need for pedestrian infrastructure and improvements, it is important to understand the areas of Currituck County where there is a greater concentration of need. A well-connected pedestrian network should be accessible to everyone, especially to populations that rely on walking or transit as modes of transportation. Inputs for the equity analysis were analyzed at the census tract level. The inputs are: households with no vehicle, households living below the poverty level, limited English proficient populations, and non-white populations. Findings from the equity analysis were used to inform the pedestrian network recommendations.

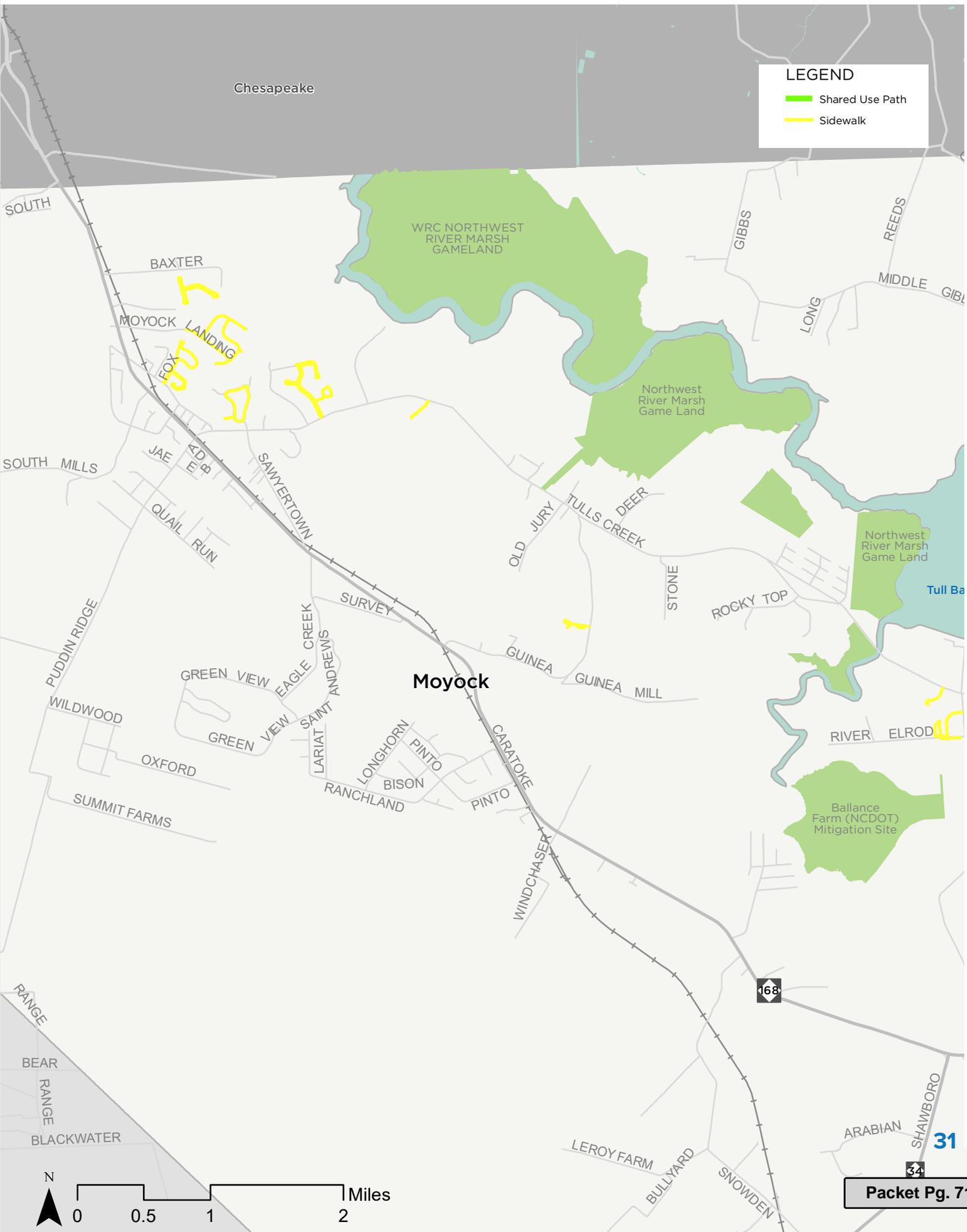
MAP 2.10 PEDESTRIAN CRASHES (2007-2014)

From 2007 to 2014, there were 26 pedestrian crashes in Currituck County, 9 of which were fatal. High crash corridors include Caratoke Highway, Shortcut Road, Puddin Ridge Road, NC-615, and NC-12, with multiple collisions including fatalities occurring on all five corridors.

ROADWAY OWNERSHIP

Knowledge of roadway ownership is important for determining the types of facilities that can be recommended along a roadway, the agency in charge of maintaining the roadway and implementing pedestrian facility recommendations, and how improvements are scheduled, funded, and constructed. In Currituck County, there are no incorporated municipal jurisdictions or county-maintained roadways. Therefore, most roadways are maintained by NCDOT, with a few exceptions that are under private ownership. These few private roadways in Currituck County are limited to more recent developments in the Moyock area and the Monterey Shores neighborhood in Corolla.

Map 2.1 Existing Pedestrian Facilities: Moyock



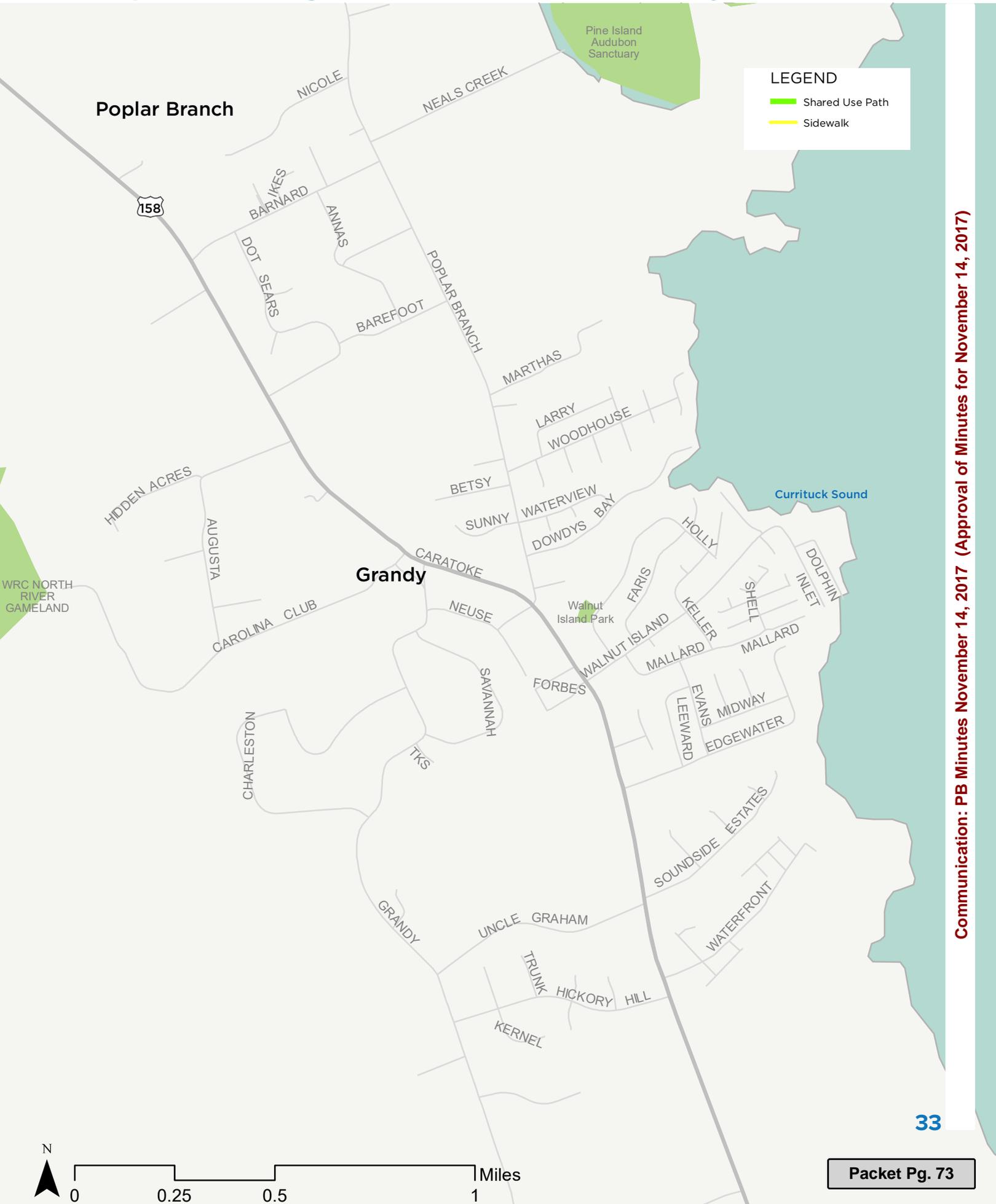
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Map 2.2 Existing Pedestrian Facilities: Barco-Maple-Currituck



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Map 2.3 Existing Pedestrian Facilities: Grandy



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Map 2.4 Existing Pedestrian Facilities: Corolla

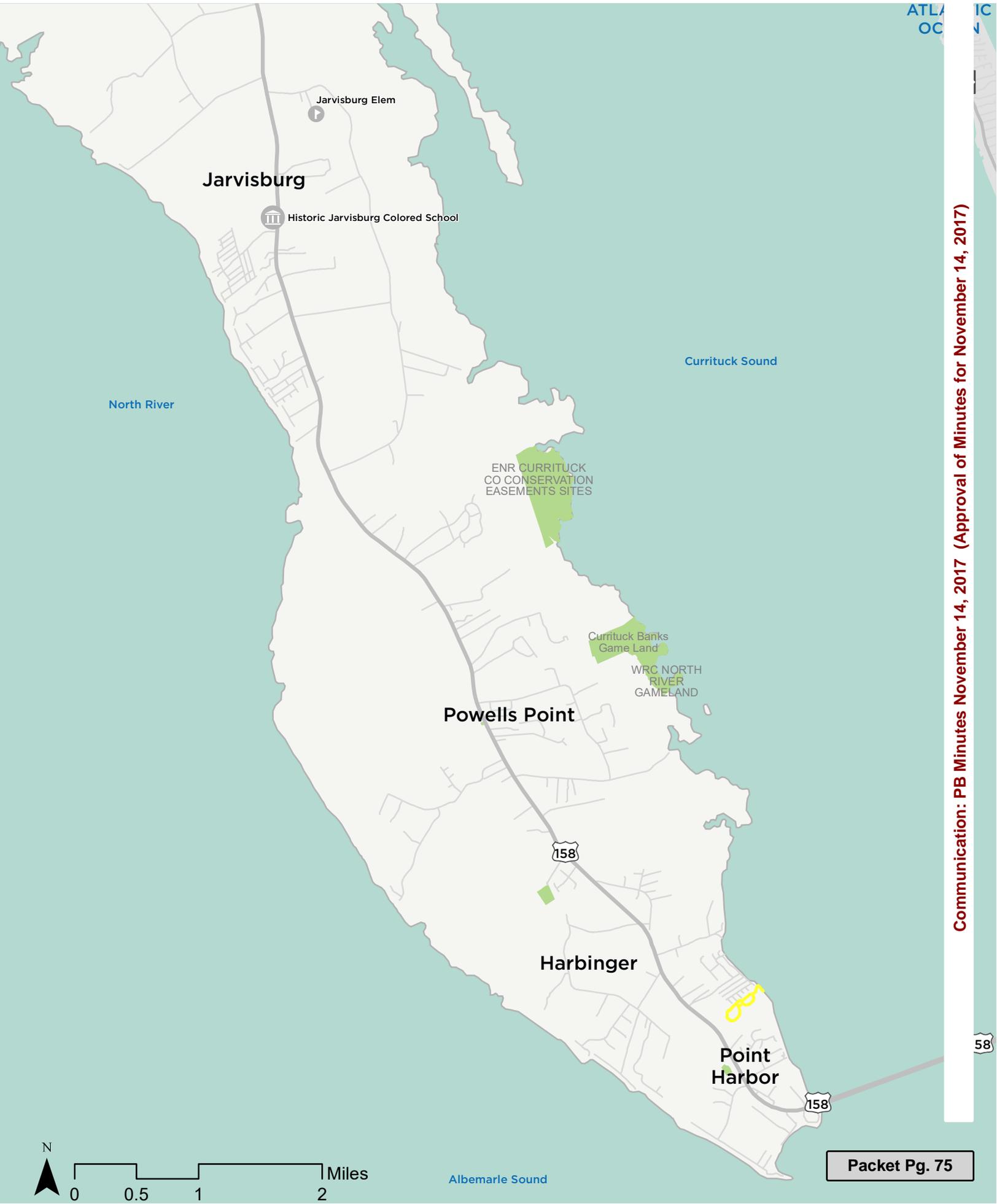


LEGEND

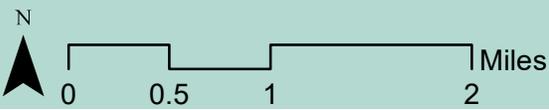
- Shared Use Path
- Sidewalk

34 Map continues top-right...

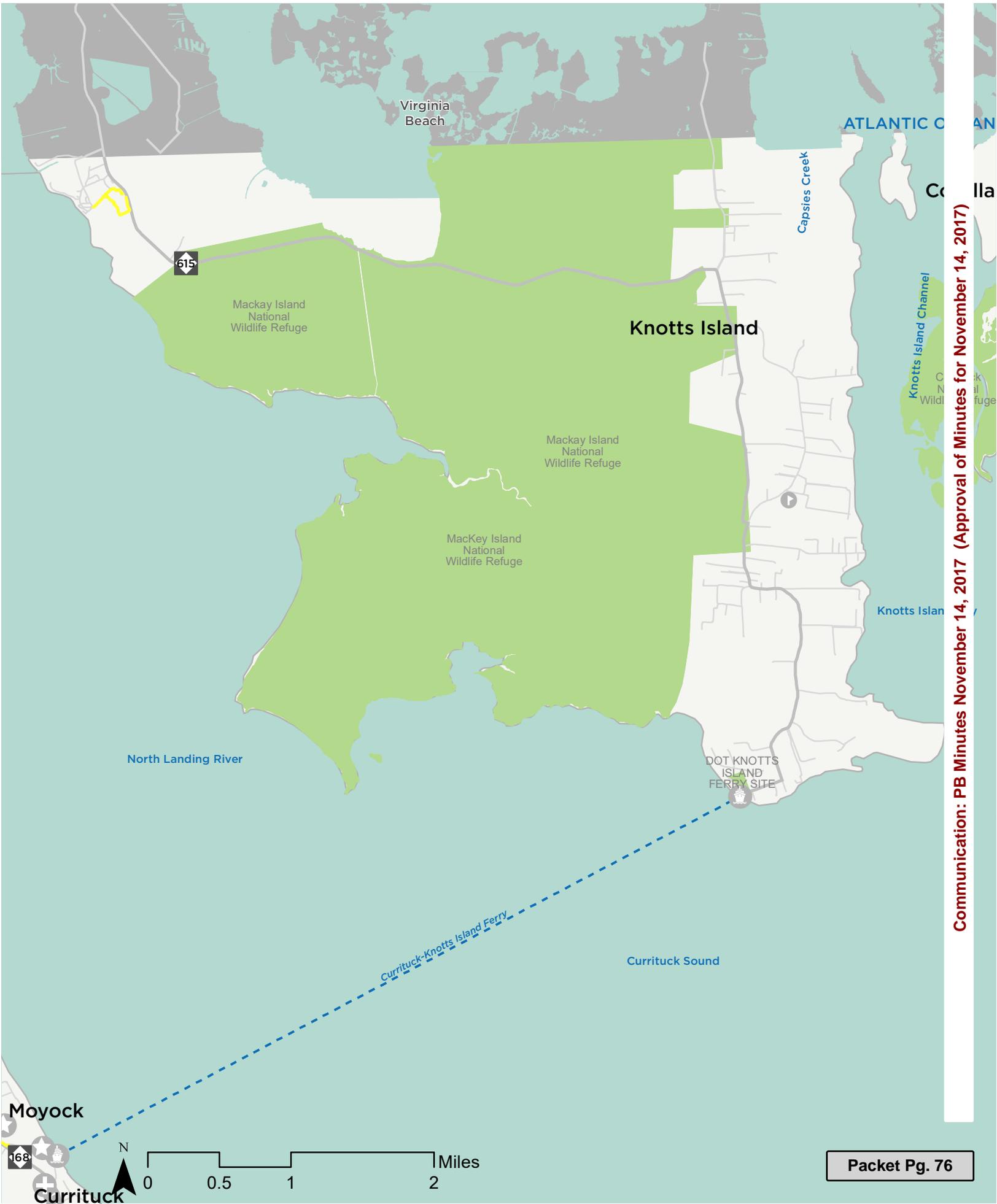
Map 2.5 Existing Pedestrian Facilities Jarvisburg to Point Harbor



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Map 2.6 Existing Pedestrian Facilities: Knotts Island



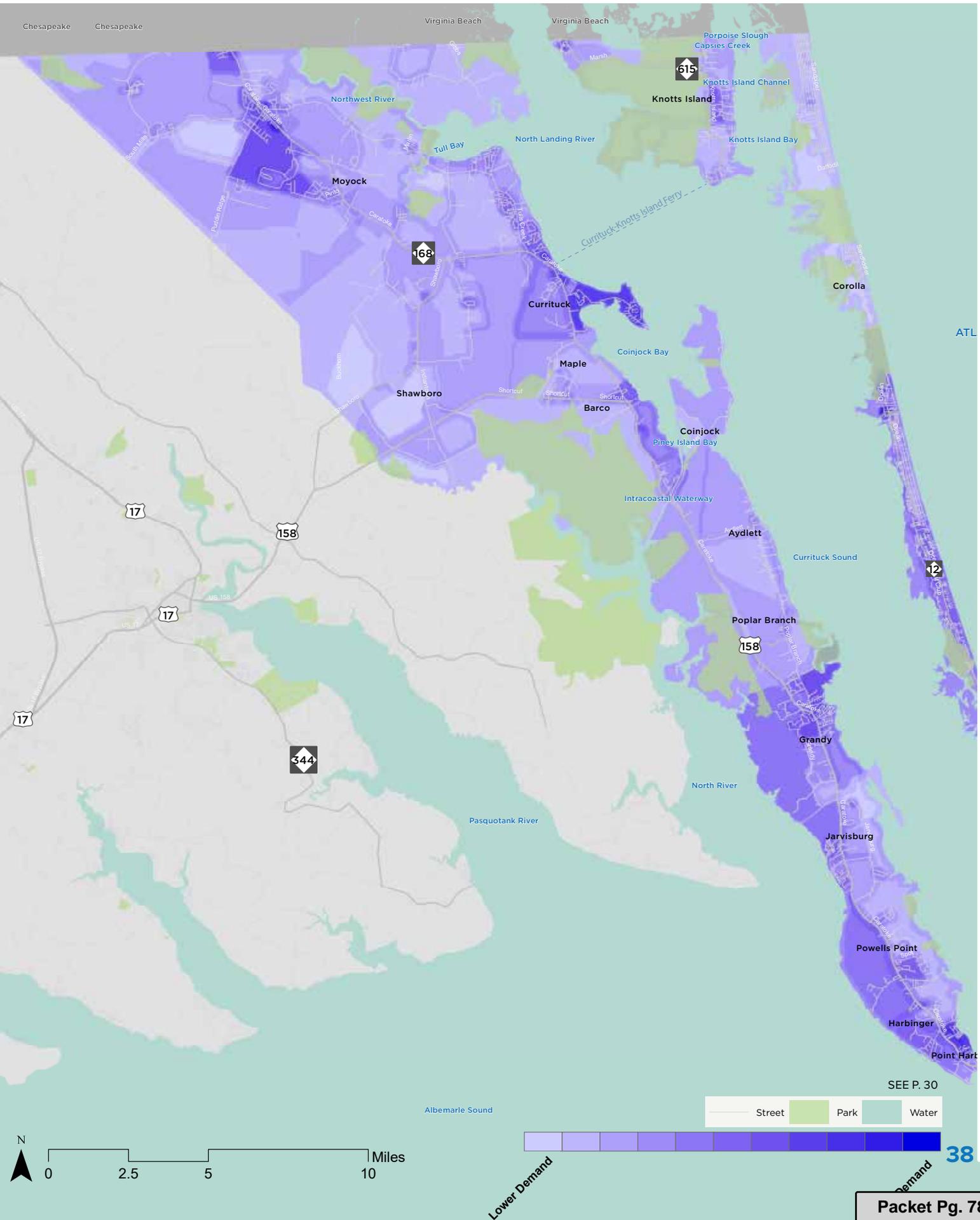
Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Map 2.7 Key Pedestrian Destinations



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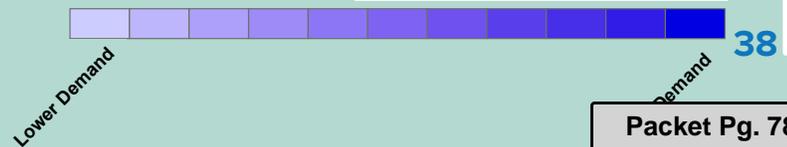
Map 2.8 Pedestrian Demand Analysis



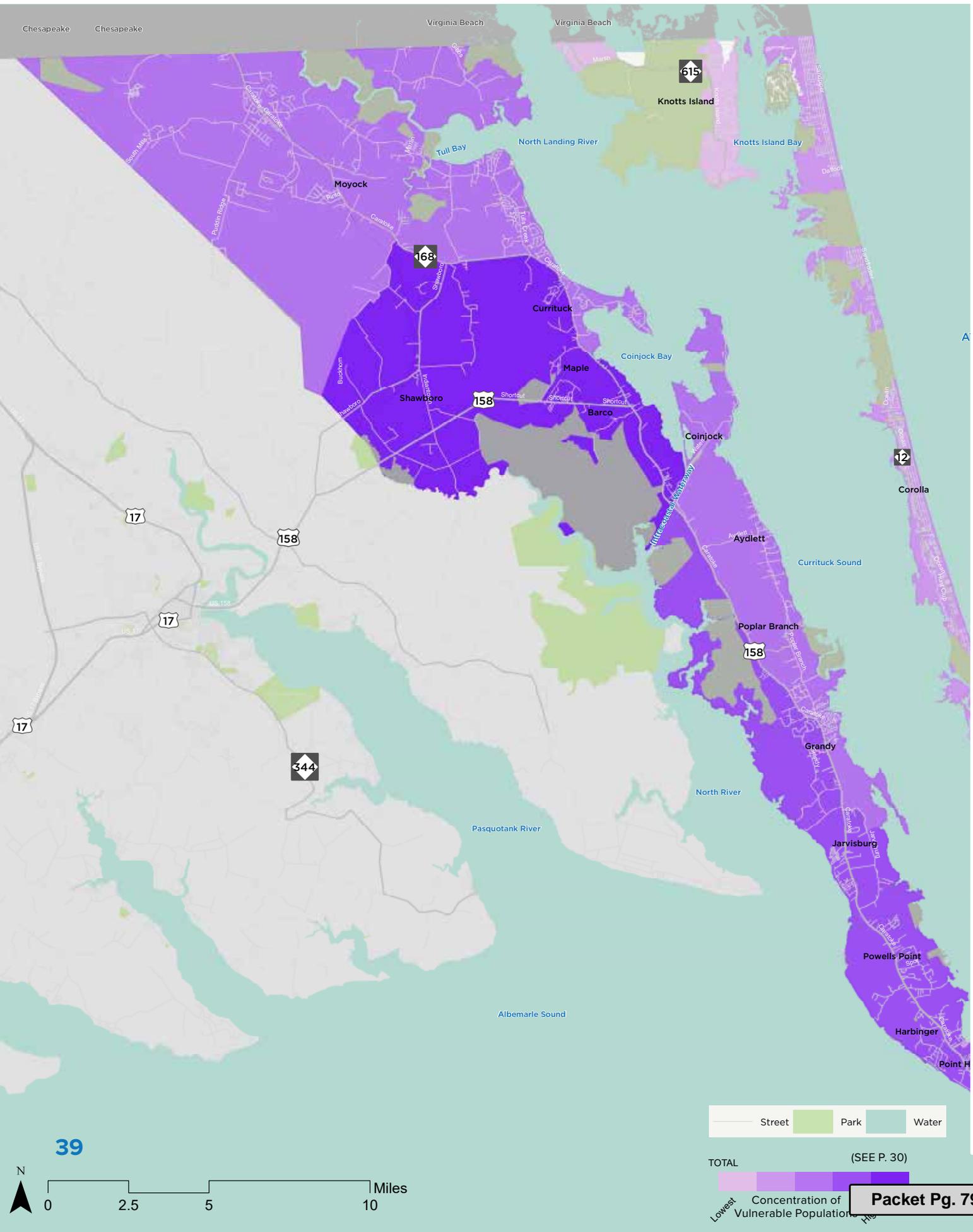
Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

SEE P. 30

Street	Park	Water
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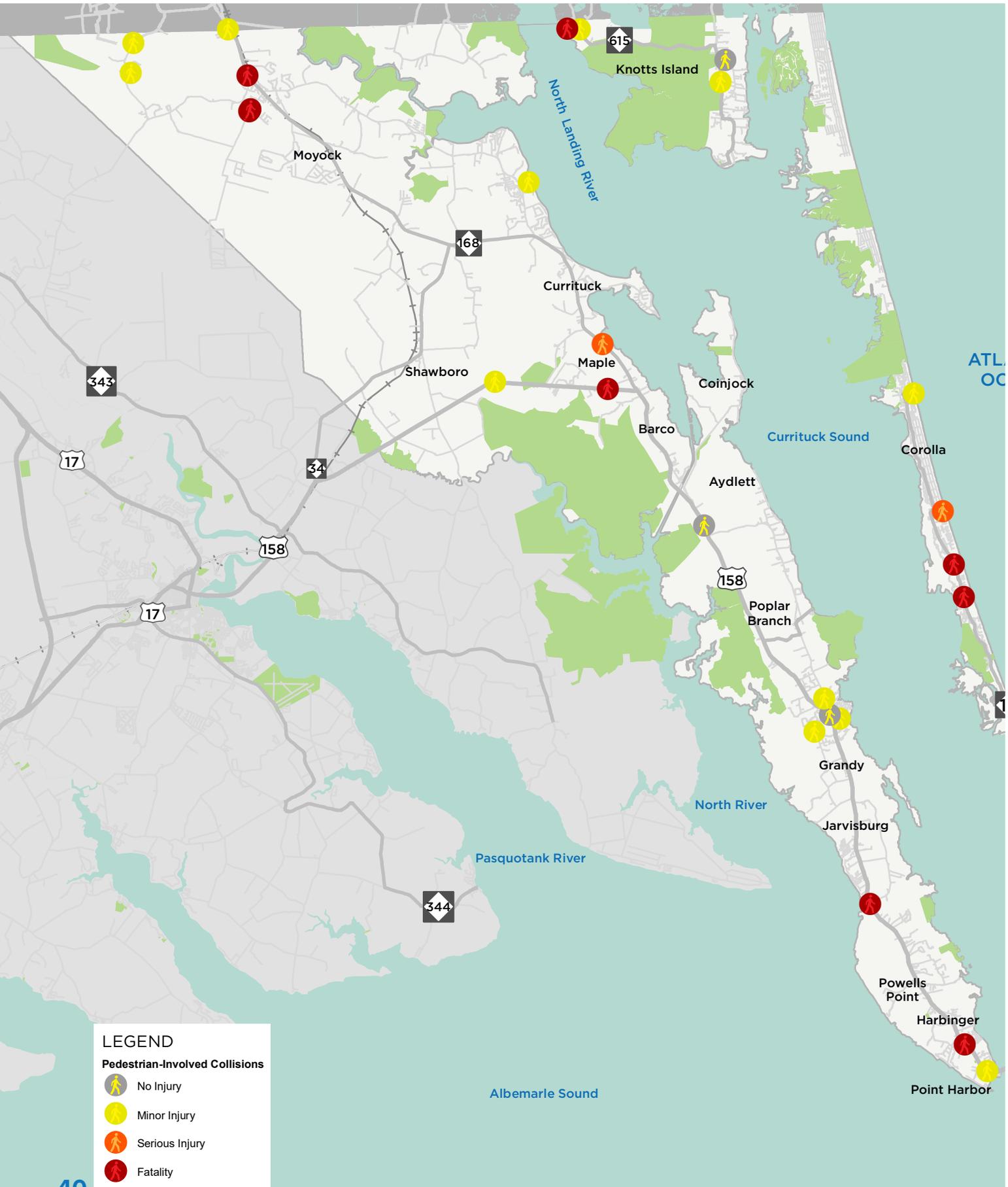


Map 2.9 Equity Analysis



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Map 2.10 Pedestrian Collisions (2007-2014)



LEGEND
Pedestrian-Involved Collisions

-  No Injury
-  Minor Injury
-  Serious Injury
-  Fatality

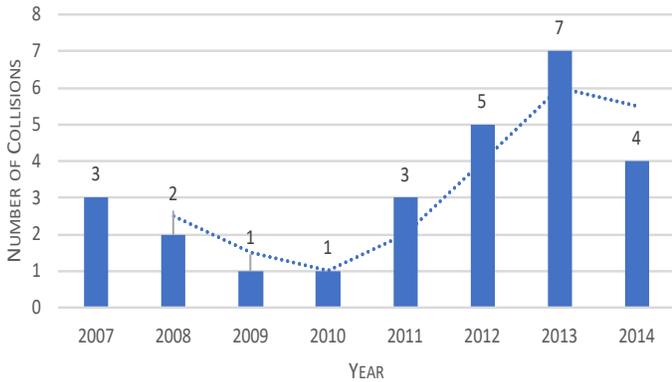


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Pedestrian Collisions (2007-2014)

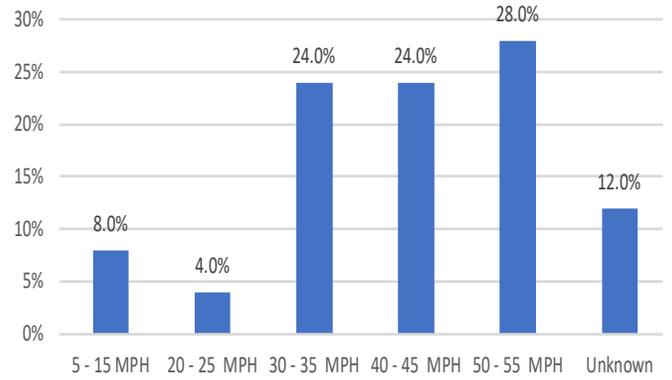
The charts below highlight the major trends of the 26 pedestrian crashes that were reported from 2007 to 2014 in Currituck County.

NUMBER OF PEDESTRIAN CRASHES PER YEAR (2007-2014)



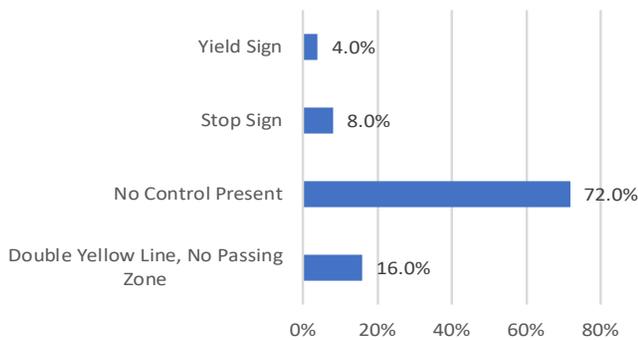
The number of pedestrian crashes in Currituck County saw an increase between 2011 and 2013, but dropped to 4 in 2014.

SPEED OF MOTOR VEHICLES AT THE TIME OF CRASH



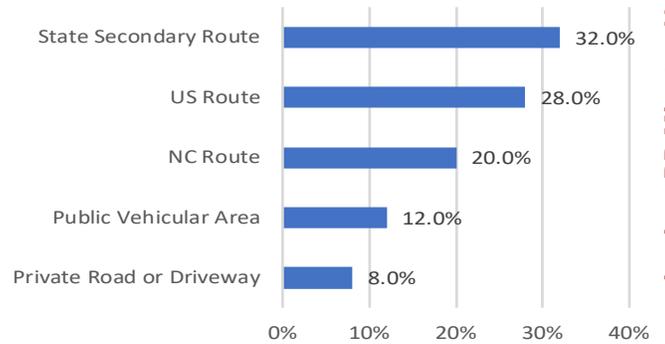
The majority of pedestrian crashes occurred when motor vehicles were traveling at 30 mph or more. Nearly 30% of all pedestrian crashes during this time period occurred when motor vehicles were traveling between 50-55 mph.

PRESENCE OF TRAFFIC CONTROLS



A large majority of pedestrian crashes (72.0%) occurred when there were no traffic controls present.

TYPES OF ROADS WHERE PEDESTRIAN COLLISIONS OCCURRED



Most crashes (32.0%) occurred on secondary roads in Currituck County. Eight occurred along Caratoke Highway (NC-168/US-158). Two occurred on NC-12.

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Current Conditions Assessment

Tables 2.1 and Maps 2.1-2.3 that follows describe key opportunities and challenges in Currituck County related to current conditions for walking and provides a basic inventory of existing facilities, destinations, and conditions. It is based on input from the Steering Committee, general public, field review, and available data.

Table 2.1 Current Conditions Assessment

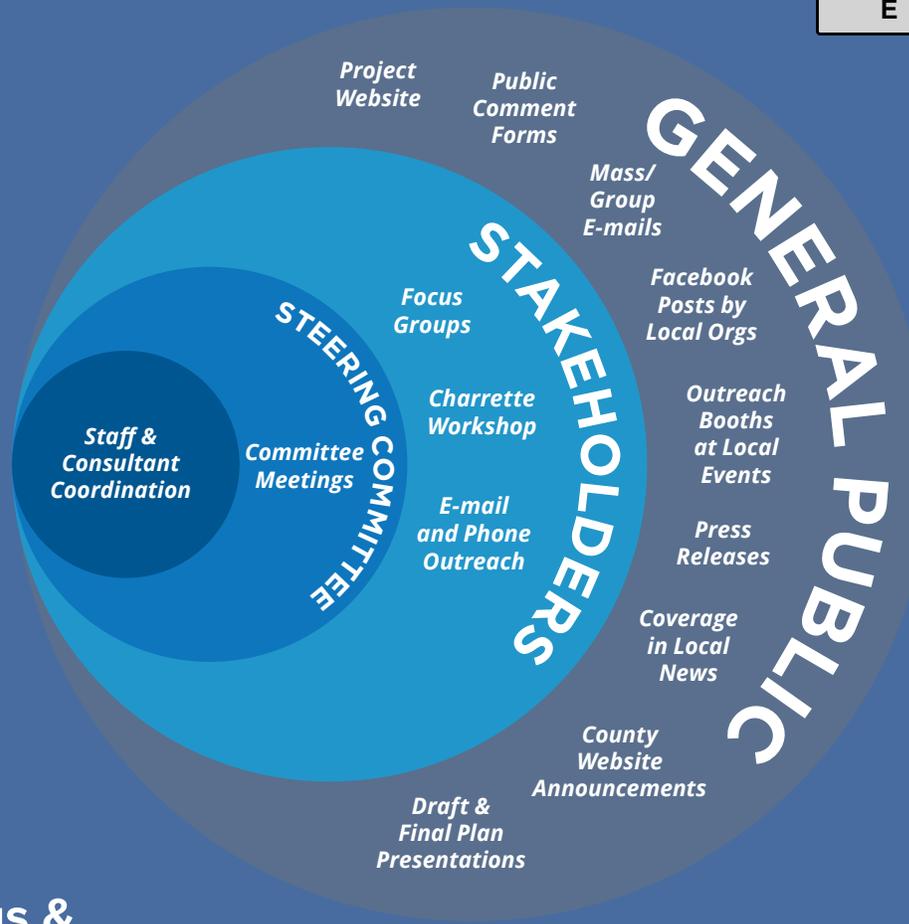
Opportunities and Challenges	Assessment
<i>General Considerations</i>	
<p><i>Overall Transportation Network</i></p>	<p>The main transportation corridor on mainland Currituck is Caratoke Highway (US-158/NC-168) that runs north-south through the center of the county. Caratoke Highway is a 5-lane highway, with a speed limit of 55 mph in most sections, which reduces to 45 mph through busy commercial nodes. During the summer months, traffic levels increase on weekends as visitors travel through to reach the Outer Banks. In addition to this main corridor, Shortcut Road (NC-158) provides an east-west connection to Camden County, west of Currituck County.</p> <p>In Corolla, on the Outer Banks, NC-12 is the main corridor running north-south through the center of the entire coastal community. This 2-lane state highway has a speed limit of 45 mph, with a middle left turn lane at busy intersections. This road sees heavy traffic on weekends during the summer months as visitors travel to and from the beach. During these summer months, the speed limit is reduced to 35 mph from Black Pine Road to 3/4 miles south of Shad Street.</p>
<p><i>Existing On- and Off-street Pedestrian Facilities</i></p> <p>(Also refer to Maps 2.1-2.4, on pages 29-32)</p>	<p>Pedestrian facilities on the mainland are limited to sidewalks within a small number of developments.</p> <p>In Corolla, a 10-foot wide sidepath runs along the east side of NC-12 from 100 feet south of Ocean Way to Albacore Street, for a total of 4.5 miles. On the west side of NC-12, a sidepath runs another 3.0 miles from Club Road to the end of NC-12 at the 4x4 beach access. A 5-foot wide sidewalk runs along 2.4 miles of NC-12 on the west side between Club Road and Monterey Drive, and on the east side from the south end of Deep Neck Road to the north end of Longfellow Cove. Hunt Club Drive also has a sidewalk along its entire 4-mile length. Other small sidewalk connections provide connections between neighborhoods and across to the beach</p>
<p><i>Current connectivity/ Gaps</i></p>	<p>There is limited connectivity for walking on the mainland, as indicated above with the small amount of existing facilities. For example, the sidewalks in Shingle Landing end at Caratoke Hwy, and there are no connecting facilities along the highway. Sidewalk connections are being built with development to connect to adjacent neighborhoods.</p> <p>Connectivity in Corolla is more consistent. Two key gaps in the sidepath along NC-12 exist between Monterey Dr. and Albacore and south of Ocean Way to the Dare County border.</p>
<p><i>Safety Hazards and Problematic Street Crossings/ Intersections:</i></p> <p>(Also refer to Map 2.6, on page 34)</p>	<p>Map 2.6 shows pedestrian and bicycle crashes in Currituck County that were reported to the NCDOT between 2007 and 2014. There were six pedestrian crashes, three of which were fatal in Moyock. Three collisions occurred in the Barco-Maple-Currituck area, one of which was fatal. A large majority of the crashes occurred along Caratoke Hwy (US-158/NC-168), with a small cluster of crashes occurring at the intersection of Caratoke Hwy and Walnut Island Blvd. in Grandy. Lack of safe crossings on Caratoke Hwy. is a barrier to safe pedestrian travel between residential neighborhoods and destinations along the highway, such as shopping/employment areas.</p> <p>Two fatal pedestrian collisions have occurred along NC-12 in Corolla between 2007 and 2014. The newly built sidepath has helped provide save pedestrian travel along the corridor, but critical gaps (described above) and crossing NC-12 still present hazards to pedestrians.</p>
<p><i>Ownership of Public Road Right-of-Ways</i></p>	<p>The roadway network in Currituck County is mostly state-owned roads with a small percentage of privately owned roads. The ownership of the public right-of-way is important for determining the types of facilities that can be constructed in or along a roadway, the agency in charge of maintaining the roadway and implementing pedestrian recommendations, and how improvements are scheduled, funded, and constructed. The county will need to coordinate with NCDOT Division 1 and the Division of Bicycle and Pedestrian Transportation to implement this plan's recommended improvements along these roadways.</p>

Table 2.1 Current Conditions Assessment (Continued)

Opportunities and Challenges	Assessment
<i>Opportunities</i>	
<i>Density of Key Destinations</i>	<p>The coastal area of the county is rich with public and private destinations, including the beach along the entire eastern shore, the historic Currituck Beach Lighthouse and Whalehead Club, and the Timbuck II shopping center. The density of restaurants and activity centers in these areas is supportive of significant pedestrian and bicycle traffic.</p> <p>On the mainland, the shopping centers in Moyock and Grandy are major destinations where many residents access grocery stores, restaurants, and services. Pedestrian traffic is high between the Walnut Island neighborhood and the Food Lion shopping center in Grandy. The low density of destinations outside of Grandy and Moyock is not supportive of easy pedestrian access.</p>
<i>Future Development</i>	<p>Development projects are currently underway in the Moyock area, mainly toward the Virginia border. The Moyock Mega-Site development on the west side of NC-168 will potentially include 3000 residential units that are geared towards families. New development will need sidewalks and bike lanes, and the county has an opportunity if it acts now to ensure that the facilities are constructed as the area grows.</p>
<i>Regional Planning</i>	<p>A portion of the Atlantic Coast Bike Route, a trail connecting the entire east coast, is proposed to run through the mainland of Currituck through Shawboro, Barco, and south through the peninsula to Dare County. Connecting to these regional trails has the potential to increase tourism and economic development in Currituck County.</p>
<i>Challenges</i>	
<i>Natural Barriers</i>	<p>Low-lying land: Much of the land lies within the floodplain. Presence of steep ditchbanks along many of the roads may pose challenges for constructing pedestrian facilities. Currituck Sound on the east and the North River on the west create wetlands that limit the available right-of-way that is necessary to provide separate pedestrian facilities on the mainland.</p>
<i>Man-made Barriers/ Substandard Design</i>	<p>Bridges can present barriers to pedestrian travel. In Currituck, Joseph P. Knapp Bridge over the Intracoastal Waterway and the Wright Memorial Bridge over Currituck Sound both present significant barriers to pedestrians, as they lack separated pedestrian facilities and the shoulders are too narrow to safely accommodate walking.</p>
<i>Special Populations</i>	<p>Currituck County's demographic make-up includes military families, aging residents, school-aged children, transplants from larger communities, foreign student-workers, family farmers, and part-time residents. The addition of sidewalks and crosswalks along key corridors would increase safety for those with limited access to vehicles.</p>

Public Process

Public input was an overarching component of this plan and was gathered through multiple avenues and outlets. This plan will not only affect those who reside in Currituck County, but also those who work, own businesses, play, enjoy leisure activities, and vacation in the area. Feedback from the public guided this plan's recommendations. A full summary of public outreach can be found in Appendix A.



Key Types of Meetings & Public Input:

- 20+** STEERING COMMITTEE MEMBERS
- 4** STEERING COMMITTEE MEETINGS
- 20+** FOCUS GROUP ATTENDEES
- 4** PUBLIC INPUT STATIONS SET UP THROUGHOUT COUNTY
- 2** PUBLIC OUTREACH SESSIONS AT LOCAL EVENTS
- 4** DRAFT AND FINAL PLAN PRESENTATIONS
- 350+** USER SURVEYS COMPLETED

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Public Outreach Events



Images from the public outreach events during the 2017 planning process.

PUBLIC CHARRETTE PROCESS

The project team set a goal to reach as many residents as possible and to hear from diverse communities. To do this, the team hosted a public charrette during the week of June 12th. The charrette gave the public multiple opportunities to participate, provided avenues for detailed project review, and produced draft recommendations that were reviewed by the steering committee.

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SURVEY RESULTS

69% of survey respondents live on mainland Currituck, and 7% live in Corolla. Others either work, own property, or visit Currituck for shopping, local services, or vacation.

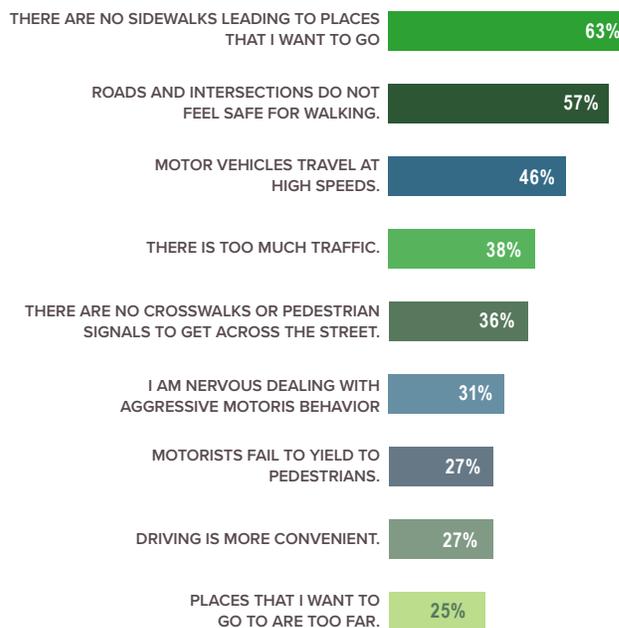
This summary section highlights key findings:

- » 72% percent of respondents rated current walking conditions on mainland Currituck as poor; 24% rated the conditions as fair.
- » 35% percent of respondents rated current walking conditions in Corolla as excellent; 56% rated conditions in Corolla as fair.
- » 98% of respondents indicated that improving walking conditions is either very important (80%) or somewhat important (18%).

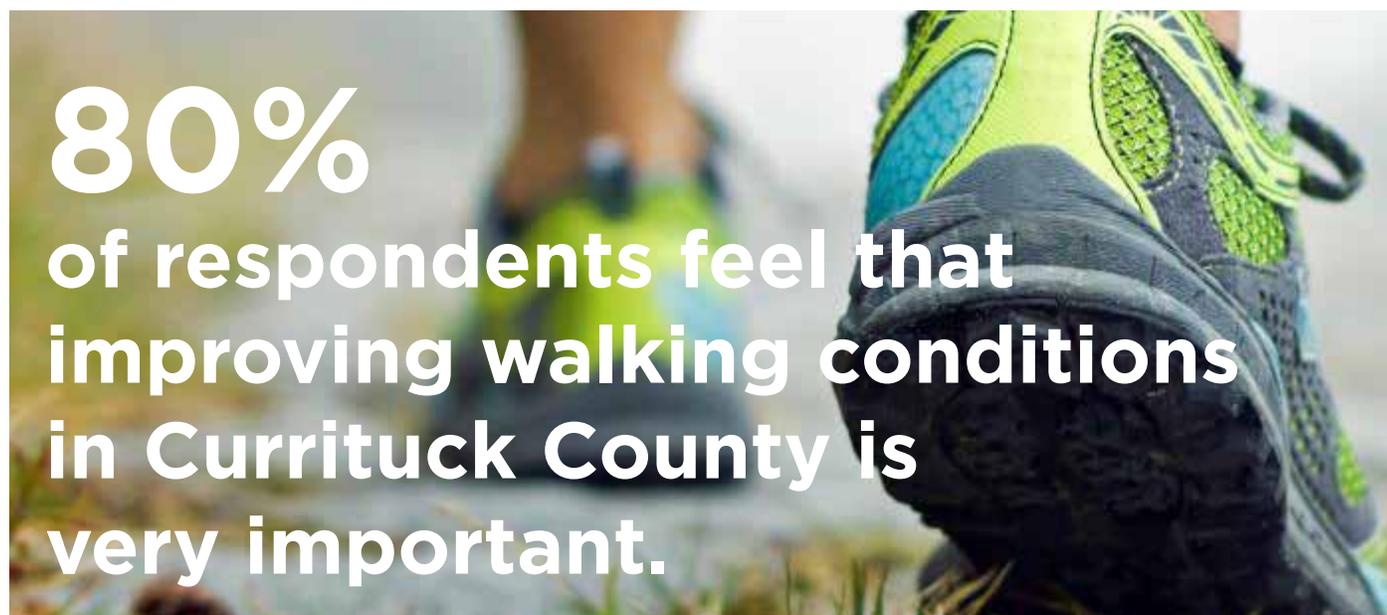
Respondents were asked to indicate the primary purpose of their walking trips and were allowed to select more than one response. The following are the top 3 trip purposes:

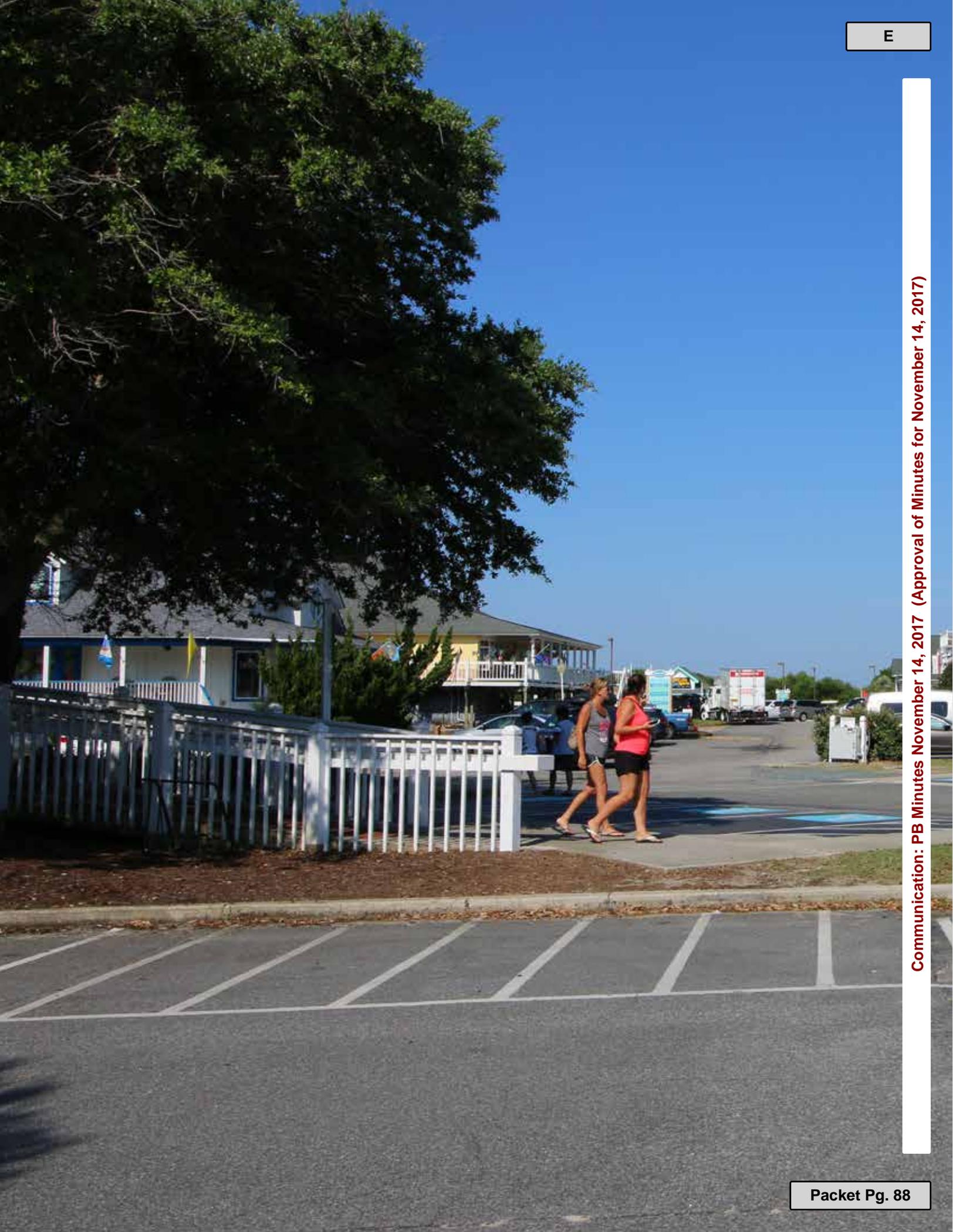
- » Exercise or recreation (85%)
- » To socialize with others (27%)
- » To shop (17%)

What should be the most important goals and outcomes of the Connect Currituck Plan?



It is important to note that unsafe street crossings and lack of pedestrian signals and crosswalks are strongly interrelated while heavy/fast motor vehicle traffic and motorists failing to yield to pedestrians are strongly linked to one another.







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The Timbuck II shopping center is a hub of pedestrian activity throughout the summer months. Improving safe pedestrian access to this and other shopping destinations is key to improving overall pedestrian safety in Corolla.



3. PROGRAMS

Simply adding pedestrian infrastructure alone does not create a pedestrian friendly community. Rather, it takes a comprehensive effort to create a culture around safe walking. This chapter outlines potential partners to assist in the implementation of programs recommended in the program toolkit.

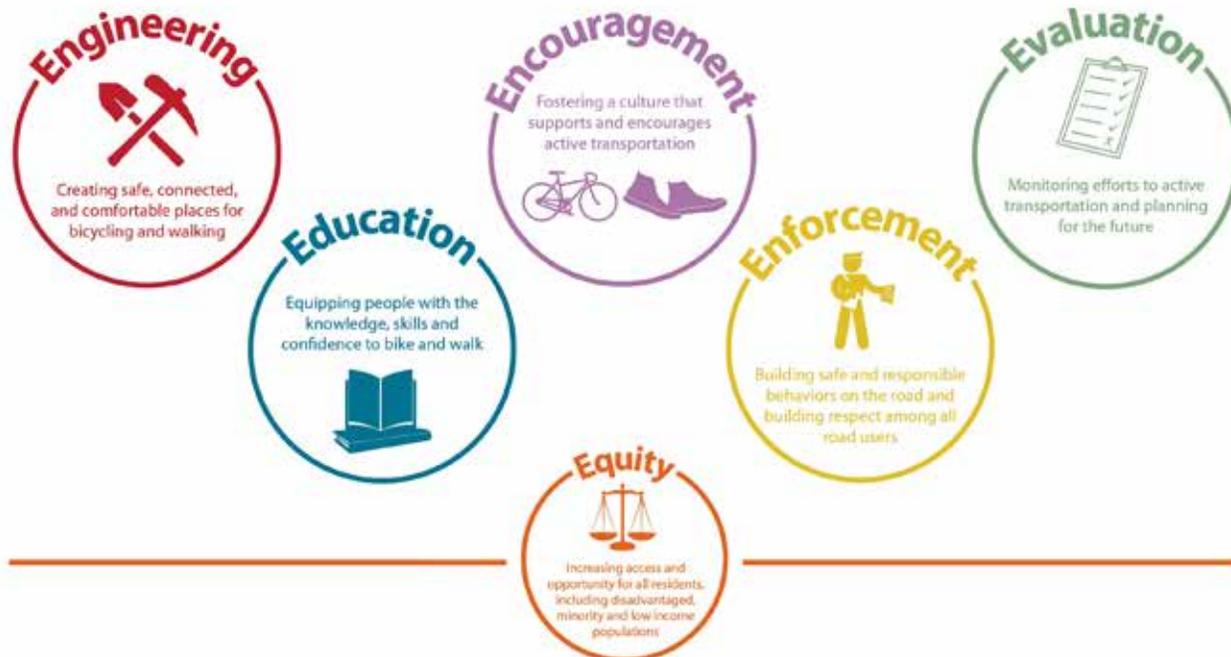
Overview

A comprehensive program is often centered around what is known as the 5 E's: Engineering, Education, Encouragement, Enforcement, and Evaluation (see diagram on following page). Equity is added here as the non-traditional 6th E to ensure a focus on underserved communities.

Programs will help people of all ages and abilities realize the full potential of Currituck's new and proposed pedestrian infrastructure. These types of programs help people learn how to use the county's roads safely, whether traveling as a pedestrian, in an automobile, or on a bicycle.

A range of strategies and actions, including broad policy and outreach efforts, will help the county meet the goals and objectives of this Plan.

The programmatic strategies in this chapter aim to improve safety, increase access to walking, and encourage community and economic development. The actions will increase the visibility of people who walk, communicate that all road users are expected to look out for each other no matter how they travel, create safer streets, and develop a common understanding of traffic safety.



Potential Stakeholders

Existing and potential partners for the pedestrian programs described in this chapter include:

ACTIVE ROUTES TO SCHOOL

Active Routes to School is a North Carolina Safe Routes to School (SRTS) Project supported by a partnership between the N.C. Department of Transportation and the N.C. Division of Public Health. The Active Routes to School Project creates opportunities for youth to walk and bike to or at school. Active Routes to School Coordinators are available to provide technical assistance and support to schools and communities in planning Walk and Bike to School day events, building ongoing walk and bike to or at school programs, offering trainings on Safe Routes to School, building policy support for Safe Routes to School, and addressing safety features near schools. The goal of the project is to increase the number of elementary and middle school students who safely walk and bike to school.

Ten regional coordinators are based at local health departments across the state. Currituck County is in

Region 9, which includes all of Currituck County and several neighboring counties. For more information, visit www.communityclinicalconnections.com/What_We_Do/Active_Routes_To_School/index.html

CURRITUCK COUNTY SCHOOL DISTRICT

The Currituck County School District is an important partner for creating safe pedestrian environments and programming for schools. Safe Routes to School programming is a vital component of successful pedestrian plans so partnering with the school district, as well as individual member schools, is important to creating programs that are appropriate and coordinated with schools' curricula.

PARKS & RECREATION DEPARTMENT

The Currituck Parks & Recreation Department is a center of physical activity for the community, and can be a key partner in creating programs targeted at specific age groups and populations for increasing walking and other forms of physical activity. As a busy hub of community activity, it can also be a centralized location for awareness campaigns and disseminating information related to pedestrian programs and events going on in



the community. The Parks & Recreation Department can be an important partner for creating educational and encouragement programs for walking in Currituck.

BUSINESS ASSOCIATIONS

The Currituck County Chamber of Commerce and the Currituck Economic Development Department are key partners for creating relationships with local businesses and community leaders in order to have buy-in of the county's pedestrian programming.

SHERIFF'S OFFICE

The Currituck County Sheriff's Office is a key partner for creating an enforcement campaign that encourages safe driving practices and pedestrian activity. Enforcement campaigns can reduce speeding in pedestrian zones, encourage proper yielding to pedestrians in crosswalks, and generally promote a sense of respect for all travelers regardless of whether one drives, walks, or bikes in Currituck. Law enforcement officer training is a focus of the Watch For Me program offered through the

Division of Bicycle and Pedestrian Transportation and described on the next page.

DISABILITIES OR SENIOR SERVICE AGENCIES/ ORGANIZATIONS

Partnering with agencies and organizations that advocate for the needs of those with disabilities or senior citizens is important for ensuring that the needs of the most vulnerable walkers in the community are being represented and accommodated. Elderly residents and those with mobility issues are vulnerable to limited transportation options and access, and it is important to keep these issues at the forefront of the pedestrian planning process.

HEALTH AGENCIES

Health agencies that serve the county, such as the Currituck County Health Department and Albemarle Regional Health Services, can be key partners for providing health information, education programs, and encouragement to citizens.

Program Toolkit

WATCH FOR ME, NC

Watch for Me, NC is an awareness campaign aimed at reducing the number of bicyclists and pedestrians hit and injured in crashes with vehicles. Piloted in the Triangle area, Raleigh was one of the first cities to launch the campaign in 2013. The campaign includes education during the months of October and November, and has been followed by targeted enforcement efforts by police and sheriff's departments. Free safety equipment for bicyclists and pedestrians is also offered to local governments through the program. Communities across North Carolina are encouraged to apply to implement the program on an annual basis.

Corolla was a Watch For Me program participant in the past (see photo below). Extending the program to mainland communities of Currituck is a logical next step in spreading the message for safer pedestrian travel.

For more information, visit: <http://watchformenc.org/>

Why Implement?

Corolla was a Watch for Me program participant in the past. Extending the program to the mainland communities of Currituck is a logical next step in spreading the message for safer pedestrian travel.

SAFE ROUTES TO SCHOOL (SRTS)

Safe Routes to School (SRTS) programs make walking and bicycling to school more accessible to children and encourage more children to walk and bicycle to school. This typically involves examining conditions around public schools and providing programs to improve bicycle/pedestrian safety, accessibility, and use. North Carolina's Safe Routes to School program is managed by the NCDOT Division of Bicycle and Pedestrian Transportation. Safe Routes to School infrastructure projects are eligible to compete for funding through North Carolina's Strategic Transportation Investment (STI) program and other sources of funding for bike and pedestrian projects.

For more information, visit: www.ncdot.gov/bikeped/

Why Implement?

Children are one of the most vulnerable users of the pedestrian network. Improving safe and efficient access to schools can have several benefits (health, environment, education, etc.).



Safety information and gear were distributed to international students during the Corolla Watch for Me, NC campaign.



LET'S GO NC!

Let's Go NC!, a Pedestrian and Bicycle Safety Skills Program for Healthy, Active Children, is an all-in-one educational package of lesson plans, materials, activities, and instructional videos that encourages children in grades K-5 to learn about and practice fundamental skills that build safe habits.

This program was developed for the NCDOT's Division of Bicycle and Pedestrian Transportation and Safe Routes to School Program by NC State University's Institute for Transportation Research and Education. The curriculum aligns with NC Essential Standards and is endorsed by the NC Department of Public Instruction.

All lesson plans and materials are available for free online at www.ncdot.gov/bikeped/safetyeducation/letsگونc/.

Why Implement?

This package provides key guidance and materials to assist instructors in teaching bicycle and pedestrian safety to children at a young age.



Jackson County Public Schools have integrated Let's GO NC! Curriculum and provided teachers with guidance on how to implement the program.

WALKING SCHOOL BUS

Walking School Buses and Bike Trains allow students to walk or bicycle to school as a group, often with an adult volunteer. These could be daily, weekly, or monthly events. These programs encourage walking in school aged children as well as the adult chaperones.

Schools in North Carolina that have walking school buses include Olive Chapel Elementary in Apex and Langston Farms Elementary in eastern North Carolina.

For more information, visit www.walkingschoolbus.org.

Why Implement?

This group program encourages more walking to school and community fellowship through volunteering.



Walking school bus programs across the country allow kids and parents to enjoy their commute while also coordinating within their busy schedules.

SPEED FEEDBACK SIGNS

A speed feedback sign can be used to display the approaching vehicle speeds and the posted speed limits on roadways. Newer speed feedback signs record speed data which jurisdictions can use to evaluate roadway conditions.

These feedback loops remind drivers to obey the speed limit and can be used in areas where traffic calming is needed to create a safe pedestrian environment.

Why Implement?

These interactive signs increase speed limit compliance and pedestrian comfort level along high volume corridors.



Speed feedback signs can be an effective and low cost tactic to reduce speed along corridors with high pedestrian activity.

WALK-AT-SCHOOL PROGRAMS

Through this program, children are given the opportunity and are encouraged to increase how much they walk during school hours through competitions, prizes, goal setting, and other activities. This type of program is especially important for schools that do not have good walking or biking routes, or if students live too far to walk or ride bikes.

Best Practice Programs:

- » Tigers on the Prowl is a popular walking program at Davidson Elementary School in Davidson, NC.
- » The Creative Walking website provides resources and materials to create school walking wellness programs.
- » WalkBike to School also provides examples and resources.

Why Implement?

Programs to encourage safe walking practices and physical activity during the school day is an equitable way to ensure all students benefit from Safe Routes to School programming



Walking activities during school provides equitable access for all students to participate in SRTS programming.

CURRITUCK COUNTY CENTER - NC STATE UNIVERSITY COOPERATIVE EXTENSION

The Center has run the “Eat Smart, Move More” campaign locally and the “Get Fit Currituck” initiative with several health programs: the Currituck Run Club, Holiday Maintain Don’t Gain Challenge, Seat to Feet Challenge, and the recent Run @ Work 5k and 1 Mile event. The Cooperative Extension also offers healthy cooking, healthy eating programs, and has a solid working relationship with the county. Currituck County participates in the Partnerships to Improve Community Health, a program of the Northeastern North Carolina Partnership for Public Health.

- » For further information: <http://www.nencpph.net> and <https://currituck.ces.ncsu.edu/2013/02/get-fit-currituck/>.

ENFORCEMENT ACTIVITIES

These programs can cover a wide range of focuses including crosswalk stings, speeding, distracted driving, and distracted walking/bicycling. Increasing the presence/enforcement at back-to-school times and/or daylight savings is also advised.

Best Practice Programs:

- » Greenville, NC participated in a distracted driving research project, neighborhood speed watch program, installed speed feedback signs, and increased law enforcement before and after school.
- » Volunteers in Arizona conducted a Neighborhood Speed Watch routine detection event which assisted law enforcement efforts, putting serial speeders on notice and bringing down average speeds.

Why Implement?

Pedestrian programming could compliment the existing programs offered at the extension and encourage more residents to walk as a form of healthy, active transportation.

Why Implement?

Enforcement of all traffic laws will improve safety for all users, especially the most vulnerable user, the pedestrian.



Texas Agrilife Extension Service hosts an annual competition to see who can walk across Texas first by tracking their steps using a pedometer provided by the extension office.



Pedestrian enforcement operations can help to improve yielding rates at marked pedestrian crossings.

TABLE 3.1 PROGRAM ACTION STEPS

TASK	LEAD	SUPPORT	DETAILS	PHASE
Establish a Pedestrian Advisory Committee.	Community Stakeholders, Planning & Community Development	County Board of Commissioners	An active Pedestrian Advisory Committee will be instrumental in implementing this plan. The Plan Steering Committee could be converted to a standing committee to serve this purpose.	Short-term/ Ongoing (2017- onward)
Initiate a Program task force.	Community Stakeholders, Planning & Community Development	NCDOT Bike/Ped Division, Currituck County Sheriff's Office	A task force should be formed specifically of key stakeholders who have a vested interest in developing pedestrian safety programs in Currituck County. A suggested list of potential stakeholders can be found on pages 48-49.	Short-term/ Ongoing (2017- onward)
Implement one new pedestrian safety program.	Programs Task Force	Planning & Community Development, Communications & Public Engagement	Using the information listed in Chapter 4, one program, such as Walking School Bus or an enforcement event, should be implemented to serve as Currituck's pilot pedestrian safety program. This event will bring key stakeholders together and help initiate the Program Task Force.	Short-term/ Ongoing (2017- onward)
Distribute pedestrian safety information.	Communications & Public Engagement, Program Task Force	NCDOT Bike/Ped Division, Currituck County Sheriff's Office	NCDOT has print material with safety tips for motorists and pedestrians available for download at www.ncdot.gov/bikeped/safetyeducation/materials/ . Participation in the Watch For Me program is also a good way to get to get print materials (see p. 50). Other methods of distribution could include social media, websites, and 'on-the-ground' in park kiosks.	Short-term (2017- onward)
Consider reducing speed limits within school zones and along corridors where new pedestrian facilities have been added.	County Board of Commissioners	NCDOT, Planning & Community Development	Consider lowering the speed limits along key corridors once improvements have been made. Installing temporary speed feedback signs is another traffic calming strategy.	Short-term/ Ongoing (2017 onward)
Conduct communication & outreach campaigns related to walking.	Communication & Public Engagement, Program Task Force	Local newspapers, City website & social media managers	Establish a communication campaign to celebrate successes as progress is made. A key first task is to establish a page on the county's website dedicated to driver and pedestrian education and project updates (see Watch for Me, NC on p. 50).	Mid-term (2018- onward)
Seek designation as a Walk-Friendly Community.	Program Task Force	Planning & Community Development, County Board of Commissioners	The development and implementation of this plan is an essential first step toward becoming a designated Walk-Friendly Community. With progress on program, policy, and infrastructure recommendations, the county or individual communities, should be in a position to apply for and receive recognition by 2021.	Mid- to Long- term (2020- 2021)

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4. POLICY

One of the most cost effective implementation strategies for Currituck County is to establish land development regulations and street design policies that promote walkable new development and capital projects. As part of a comprehensive and “6 E’s” approach to developing recommendations for a more walkable Currituck, the consultant team reviewed the county ordinances, development standards, and policies to identify general issues and opportunities impacting the pedestrian environments across the county.

Overview

The consultant team has identified model regulatory and policy language from around North Carolina and the U.S. for elements including land use/transportation integration, connectivity, Complete Streets, and Vision Zero. These policy changes will help the county to maximize pedestrian and greenway improvements in conjunction with new development, redevelopment, and corridor improvement projects.

NOTE: All references are pulled from [Currituck County UDO](#) as amended 09/26/2016.

Development Ordinance Review

The following tables outline existing regulatory and policy language found in the Unified Development Ordinance. When applicable, recommendations were made to improve and/or strengthen policies to promote walkability in Currituck County.



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Table 4.1 Development Ordinance Review

Topic	Recommendations	
	Existing Regulatory & Policy Language (and Section found)	Comments
PEDESTRIAN FACILITY REQUIREMENTS		
Pedestrian Requirements	<p>5.6.10. Sidewalks and Pedestrian Circulation</p> <p>A. Location</p> <p>Sidewalks shall be required on both sides of all streets, except: (1) In the SFR and SFI districts, and in subdivisions of five or fewer lots (where no sidewalks are required); (2) Along alleys (where no sidewalks are required); (3) In residential subdivisions where the average lot area is greater than one acre in size, or there are fewer than 20 lots (in these instances, pedestrian pathways or trails are required that provide an equivalent level of pedestrian circulation); (4) On cul-de-sacs less than 500 feet in length (where sidewalks are required only on one side of the street); (5) Where an existing or proposed sidewalk or pedestrian pathway paved with asphalt, concrete, or other hard-surface material located outside a street right-of-way trail can provide an equivalent level of pedestrian circulation to all lots in the subdivision; and (6) In cases where environmental or topographic conditions make such provision prohibitive and no practicable alternative design is available.</p> <p>C. Credit for Trails</p> <p>Hard-surfaced, ADA-accessible trails within open space set-asides may be credited towards these sidewalk requirements when trails connect developments or connect open space set-asides to schools, shopping areas, or other recreation areas.</p>	<p>Excellent requirements for sidewalk provisions generally.</p> <p>Consider the following additions to sidewalk requirements:</p> <ol style="list-style-type: none"> 1. In areas of higher density and mixed-use development and in commercial areas, the minimum required width for sidewalks should be six feet or more. The land use context and density of development necessitates a greater level of requirement for sidewalk specifications. In mixed-use, pedestrian oriented areas with buildings at the back of the sidewalk and ground level retail, sidewalks should be as wide as 10-18 feet wide. See the NCDOT Complete Street Planning and Design Guidelines for contextually-based streetscape and sidewalk design requirements. 2. For low-density developments and/or developments in contexts where sidewalks would contribute negatively to the county's water quality and stormwater goals, consider allowing Advisory Shoulders or Pedestrian Lanes on lower volume roadways to serve as pedestrian facilities. See FHWA's Small Town and Rural Multimodal Guide for more information on these treatments. 3. To facilitate safer crossing along major highway corridors (i.e. US-158/NC-168 and NC-12), explore opportunities for installing crosswalks and pedestrian signals even where sidewalks or other pedestrian facilities are not yet in place.
Greenway Requirements	<p>While there are no specific requirements for development of provisions of greenways, they would count towards park and recreation and open space requirements in Chapters 6 and 7.</p>	<p>Consider expanding requirements for greenway reservation, dedication, or provision in new developments where a greenway or trail is shown on an adopted plan or where a property connects to an existing or proposed greenway. Where greenway construction cannot politically or legally be required, consider offering incentives in the form of reduced fees, cost sharing, density bonuses, or reduction in other open space requirements when adopted greenways are constructed through private development.</p> <p>See the incentives offered by the City of Asheville to promote public policy goals; For example: http://www.ashevilenc.gov/Portals/0/city-documents/sustainability/Planning%20incentives%20new%20marketing%20packet.pdf</p> <p>For additional examples of incentives, see also: https://www.law.ufl.edu/_pdf/academics/centers-clinics/clinics/conservation/resources/incentive_strategies.pdf</p> <p>Ideally, development regulations should require the construction and maintenance of greenways to local standards unless a maintenance agreement is established with a local government.</p> <p>See requirements in Wake Forest, NC UDO, Section 6..8.2 Greenways: "When required by Wake Forest Open Space & Greenways Plan or the Wake Forest Transportation Plan, greenways and multi-use paths shall be provided according to the provisions [that follow in the section cited above]." https://www.wakeforestnc.gov/udo.aspx</p>
Pedestrian Scale Lighting	<p>5.4.5. Street Lighting A. Private streets, public streets dedicated to the North Carolina Department of Transportation, sidewalks, and other common areas or facilities in developments may be illuminated to ensure the security of land and the safety of persons using such roads, sidewalks, and other common areas or facilities. When provided, illumination shall be in accordance with a plan designed by the utility company. [emphasis added]</p>	<p>There are no requirements or design standards for pedestrian-scale or sidewalk lighting along sidewalks or at intersections. This should be included. All pedestrian lighting should comply with dark skies standards. Consider incorporating pedestrian-scale lighting (<15' tall) requirements for neighborhood and commercial streets based on context-appropriate street design standards. See Town of Wendell UDO, Sections 11.10 and 11.11 for pedestrian-scaled lighting requirements by zoning district and for lighting requirements for greenways and walkways: http://files.wendell.ghethifi.com/departments/planning/zoning/udo-unified-development-ordinance/Chapter_11_-_amended_071410.pdf</p>
Block size	<p>6.2.1.E. Cul-de-Sacs and Dead End Streets</p> <p>All cul-de-sacs and dead end streets shall comply with the following standards: (1) A cul-de-sac shall not be less than 150 feet in length, as measured from the closest street intersection centerline.</p>	<p>Chapter 6 has good standards for minimum intersection spacing based on street type.</p> <ol style="list-style-type: none"> 1. Consider adding maximums for block lengths in addition to minimums. Block lengths should relate to land use densities and land use typologies. Small block size is important to intersection density and interconnectivity which serve to enhance walking, bicycling, and transit-access opportunities. Ideally, block length should not exceed 1000'-1200' feet for low density residential development. In higher density areas, blocks can be as long as 200-600' wide. Block length should be tied to density of development. <p>Consider allowing larger blocks – up to a maximum, such as 800 feet – where development densities are expected be lower (> 4 du/a). See City of Charlotte Subdivision Ordinance, Section 20-23 for example of connectivity requirements and block standards based on land use context: http://www.charmeck.org/Planning/Subdivision/SubdivisionOrdinanceCounty.pdf</p> <p>Consider maximum intersection spacing in minimum design standards – use LEED for Neighborhood Development as a guide.</p> <ol style="list-style-type: none"> 2. Blocks of 800 feet or longer should be required to have a pedestrian cut through. 3. Consider maximum cul-de-sac lengths in addition to the minimum. A maximum of 300 feet would be appropriate in low-density developments. <p>See the example table on page 59 of the NCDOT Complete Streets Planning and Design Guidelines for a context-based approach to block size.</p>
Street Connectivity	<p>5.6.4. D. Pedestrian Connections Required (1) A right-of-way eight-feet-wide for pedestrian/bicycle access between a cul-de-sac head or street turnaround and the sidewalk system of the closest adjacent street or pedestrian pathway (as shown in Figure 5.6.4.B, Pedestrian Connections) shall be required whenever the Planning Director determines a proposed cul-de-sac or street turnaround: (a) Is in close proximity with significant pedestrian generators or destinations such as schools, parks, trails, employment centers, or similar features; or (b) Creates an unreasonable impediment to pedestrian circulation.</p>	<p>The UDO has good connectivity requirements in Chapter 5.</p> <p>Street interconnectivity is critical to successful pedestrian networks. Furthermore, long dead-end streets and cul-de-sacs create challenges for pedestrians, cyclists, and effective transit and other public services.</p>

Topic	Recommendations	
	Existing Regulatory & Policy Language (and Section found)	Comments
OTHER DESIGN STANDARDS RELATED PEDESTRIAN-ORIENTED COMMUNITY DESIGN		
Street Trees & Planting Strips	<p>6.2.1 K. <i>Street Trees</i> <i>Street trees shall be required to serve all development in the county in accordance with the following standards:</i></p> <p>(1) <i>Where Required</i> <i>Except along alleys, street trees shall be required along both sides of all streets constructed after January 1, 2013.</i></p> <p>(2) <i>Location</i> <i>Street trees shall be located within 50 feet of the centerline of the street they serve, and may be located within front and corner side setbacks when there is insufficient space within the right-of-way.</i></p>	<p>These are good requirements. In addition to their value for improving the air quality, water quality, and beauty of a community, street trees can help slow traffic and improve comfort for pedestrians. Trees add visual interest to streets and narrow the street's visual corridor, which may cause drivers to slow down. When planted in a planting strip between the sidewalk and the curb, street trees also provide a buffer between the pedestrian zone and the street.</p> <p>Consider adding additional detail on the types of trees that are acceptable and the desired size of planting strips. Ideally, planting strips should be 8 feet wide for large maturing shade trees.</p> <p>See NCDOT Complete Streets Planning and Design Guidelines (Chapter 4) for context-based pedestrian and "green" zone recommendations: http://www.completestreetsnc.org/wp-content/themes/CompleteStreets_Custom/pdfs/NCDOT-Complete-Streets-Planning-Design-Guide-lines.pdf</p> <p>See also, Town of Wendell UDO Chapter 8, especially section 8.8, Street Trees: http://files.wendell.ghifi.com/departments/planning/zoning/udo-unified-development-ordinance/Chapter_8_-_amended_092611.pdf</p>
Bicycle parking requirements	<p>5.1.7. <i>Bicycle Parking</i> <i>Lots located within a Full Service area (as depicted in the Land Use Plan), used for residential development with 30 or more dwelling units and nonresidential development with 5,000 or more square feet of gross floor area shall provide individual or shared bicycle parking facilities in accordance with the following standards. Nonresidential uses of up to 30,000 square feet in size may share bicycle parking facilities in accordance with this section.</i></p> <p>A. <i>General Standards</i></p> <p>(1) <i>Bicycle parking facilities shall be conveniently located, but in no case shall such facilities be located more than 150 feet from the primary building entrance.</i></p> <p>(2) <i>Bicycle parking spaces shall be provided at the rate of one bicycle parking space for every 30 residential dwelling units and/or every 5,000 square feet of nonresidential floor area. (3) <i>Bicycle facilities shall include a rack or other device to enable bicycles to be secured.</i></i></p>	<p>In general, parking requirements are low compared to state and national best practices and do not provide sufficient detail or range of options on the type and design of bicycle parking, especially for coastal community context with lots of tourists. Consider the following changes:</p> <ol style="list-style-type: none"> 1. Consider increasing and requiring bike parking for all multi-family and non-residential uses. Charlotte-Mecklenburg's (NC) Zoning Ordinance requires bicycle parking for most land uses regardless of zoning context: http://www.charmeck.org/Planning/ZoningOrdinance/ZoningOrdCountyChapter12.pdf 2. Include standards for short term and long term bicycle parking for visitors and employees/residents/students respectively. Charlotte, NC's zoning ordinance provides a relevant example: http://www.charmeck.org/Planning/ZoningOrdinance/ZoningOrdCountyChapter12.pdf. 3. Bicycle parking design requirements should be made more specific and quantifiable requirements with illustrated design guidance, preferably, including providing required bike parking nearby (within 50 feet of the primary entrance) or in parking structure or other shaded space. 4. Unless bicycle parking requirements are increased, shared bike parking should not be allowed, except when provided at a district level such as in a mixed-use development or in a business district. <p>See also:</p> <ul style="list-style-type: none"> • Association of Bicycle and Pedestrian Professionals Bicycle Parking Guidelines: http://www.apbp.org/?page=publications • Bicycle Parking Model Ordinance, Change Lab Solutions: http://changelabsolutions.org/publications/bike-parking • City of SF Zoning Administrator Bulletin for designs/layout/etc. The bulletin is in itself a great document that includes limits on hanging racks, how to park family bikes, and various configurations: http://208.121.200.84/ftp/files/publications_reports/bicycle_parking_reqs/Leg_BicycleParking_ZABulletinNo.9.pdf

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Additional Pedestrian Friendly Policies to Consider

In addition to the modifications to the existing code of ordinances, there are two policies to consider implementing in Currituck to support safe pedestrian travel— a Complete Streets Policy and a Vision Zero Policy.

COMPLETE STREETS POLICY

A Complete Street is a roadway that, in addition to general purpose vehicular travel lanes, includes items such as sidewalks, bike lanes or shoulders, bus lanes, transit stops, crosswalks, median refuges, curb bulb-outs, appropriate landscaping, and other features that add to the usability and livability of the street as determined by context.

This Plan recommends that Currituck County adopts a Complete Streets Policy. In addition to adopting a Complete Streets Policy, the county should develop and adopt street design guidelines to support the policy and communicate desired street treatments.

According to the National Complete Streets Coalition, an ideal Complete Streets Policy should include the following elements:

- » Includes a vision for how and why the community wants to complete its streets.
- » Specifies that “all users” includes pedestrians, bicyclists, and transit users of all ages and abilities, as well as trucks, buses, and automobiles.
- » Applies to both new and retrofit projects, including design, planning, maintenance, and operations, for the entire right-of-way.
- » Makes any exceptions specific and sets a clear procedure that requires high-level approval of exceptions.
- » Encourages street connectivity and aims to create a comprehensive, integrated, and connected network for all modes.
- » Is adoptable by all agencies or departments to cover all roads.
- » Directs the use of the latest and best design criteria

and design guidelines while recognizing the need for flexibility in balancing user needs.

- » Directs that complete streets solutions will complement the context of the community.

ADDITIONAL RESOURCES:

FDOT Complete Streets Policy: <http://www.fdot.gov/roadway/csi/default.shtm>

National Complete Streets Coalition: <http://www.smartgrowthamerica.org/complete-streets/changing-policy>

BRING IT TO CURRITUCK COUNTY!

STRATEGY

Currituck County should take the following steps to develop a Complete Streets Policy:

1. Build a coalition
2. Undertake extensive outreach
3. Identify a policy champion
4. Develop the policy
5. Adopt the policy

Building a coalition will require identifying a broad and diverse base of supporters from multiple jurisdictions and disciplines. This group can be an extension of existing coalitions like the Steering Committee assembled for this Plan. Outreach should educate the public and stakeholders on the benefits of Complete Streets and utilize resources such as the National Complete Streets Coalition. The policy itself should be built around the “10 Essential Elements of a Complete Streets Policy” and should also reflect local needs. A clear implementation plan, with a timeline and oversight committee should be established.

KEY IMPLEMENTERS + STAKEHOLDERS

Currituck County Planning & Community Development Department, Albemarle RPO, County government officials

Bicycle & Pedestrian advocacy groups

Public Health Officials

The business community

VISION ZERO POLICY AND PLAN

Vision Zero is the concept that no loss of life is acceptable on our roadways. It acknowledges that human life takes priority over transportation mobility and that government bodies, roadway designers, and road users share responsibility for traffic safety.

A formalized Vision Zero policy and plan would signify that Currituck is committed to improving road safety for all users. A county-wide Vision Zero effort would be a concerted effort between various communities, county and regional agencies, advocacy groups, schools, businesses, and nonprofit organizations. Implementing Vision Zero in Currituck would require education, enforcement, and design components in order to make a broad scale impact. Strategies for implementation could include enforcement efforts to target behaviors that endanger all types of road users, outreach efforts to community members, and safety improvements where there are the largest numbers of pedestrians and bicyclists.

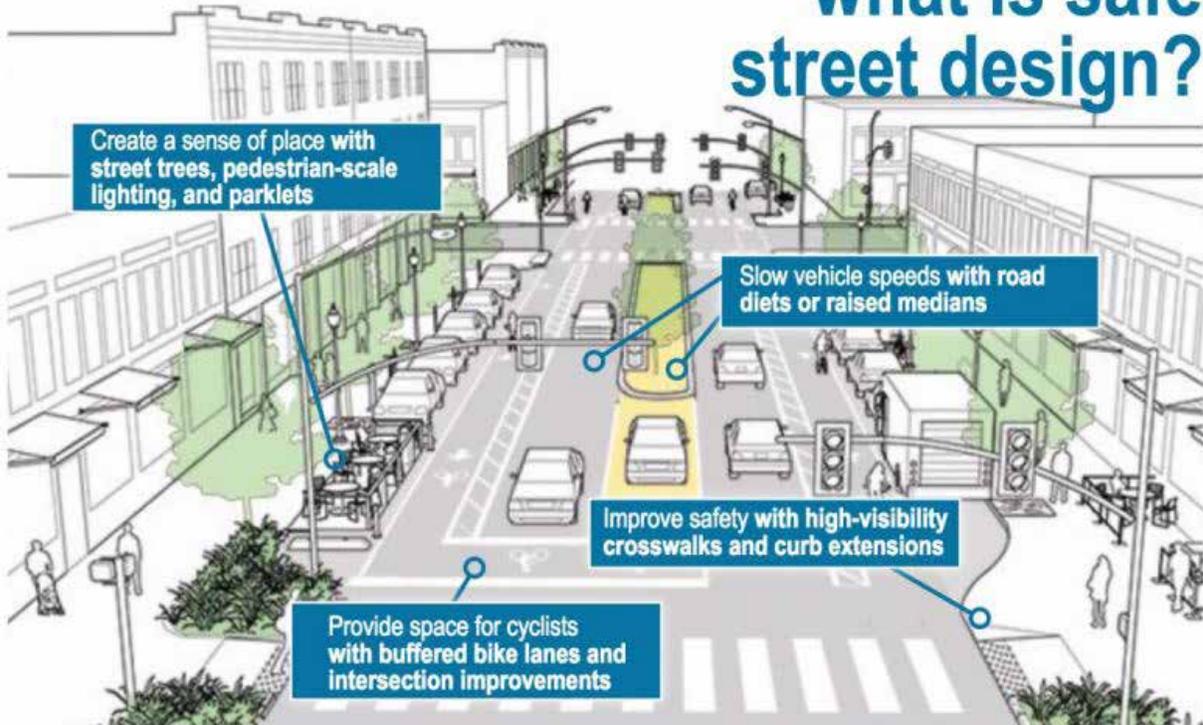
For more information on developing a Vision Zero policy, go to visionzeronetwork.org

BRING IT TO CURRITUCK COUNTY!

STRATEGY
Assemble a Vision Zero steering committee to identify high crash locations and recommend improvements.

KEY IMPLEMENTERS + STAKEHOLDERS
Currituck County Planning Department, Albemarle RPO, Public Works, County Commission
Public Schools, Health Department, Office & Fire Departments
Nonprofit organizations, Advocacy groups

what is safe street design?



Many communities across the country have adopted Vision Zero policies and have committed to designing and implementing safer streets for all users.

Credit: City of San Diego and Circulate San Diego.

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TABLE 4.2 POLICY ACTION STEPS				
TASK	LEAD	SUPPORT	DETAILS	PHASE
Develop new policies & approaches for implementation.	Planning & Community Development	Board of Commissioners (BOC), Planning Board	Establish land right-of-way acquisition mechanisms, expand sidewalk fee in-lieu options, coordinate development plans, & implement driveway access management.	Short-term/ Ongoing (2018 onward)
Adopt a Complete Streets Policy.	Planning & Community Development	County Manager, Board of Commissioners	Partner across county departments to draft, adopt, and implement a comprehensive Complete Streets Policy with targeted performance measures and implementation steps.	Short-term/ Ongoing (2018 onward)
Be aware of the laws related to walking and bicycling in North Carolina and help educate others.	Currituck County Law Enforcement	NCDOT Bike/Ped Division, Planning & Community Development	<p>Law enforcement should be familiar with state bicycle and pedestrian policies and laws, including best practices for reporting on crashes involving people walking or bicycling: https://www.ncdot.gov/bikeped/lawspolicies/</p> <p>Also, the National Highway Traffic Safety Administration has made available a 2-hour self-paced interactive video training for all law enforcement officers: http://www.nhtsa.gov/Driving+Safety/Bicycles/Enhancing+Bicycle+Safety:+Law+Enforcement's+Role</p>	Short-term (2018)
Update zoning and development ordinances to better support a walk friendly community.	Planning & Community Development	BOC, Planning Board	See the recommended policies for the Currituck UDO in Chapter 4 on Policies.	Mid-term (2019)
Develop illustrated design standards for pedestrian friendly development and infrastructure.	Planning & Community Development	NCDOT	<p>Using NCDOT standard details as guidance, develop new and update existing design standards relating to pedestrian access and infrastructure. Examples include curb ramp standard details, crosswalk marking standards, sidewalk standards, etc.</p> <p>On non-NCDOT streets, the county can use NACTO standards (available at https://nacto.org/publication/urban-street-design-guide) and/or the design guidance in the "FHWA Small Towns and Rural Multi-Modal Networks" (http://ruraldesignguide.com).</p>	Mid-term (2019 onward)

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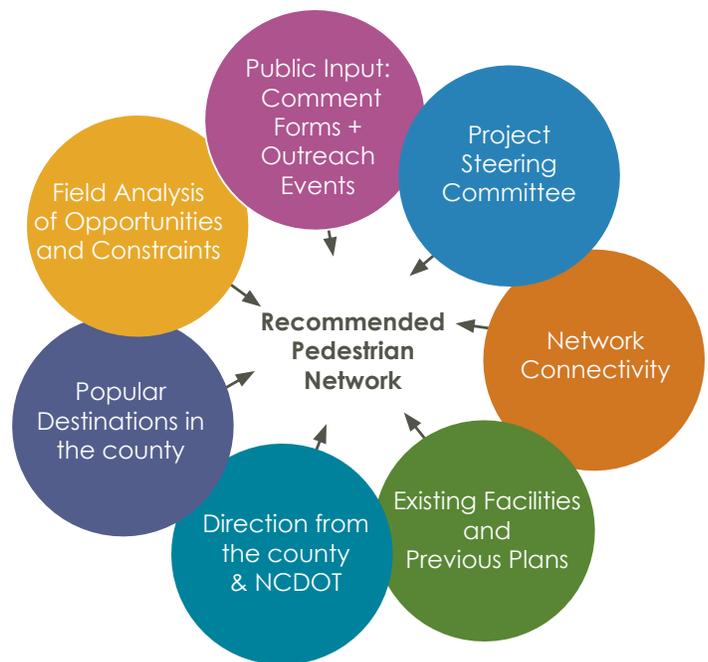
5. RECOMMENDATIONS

This chapter details the infrastructure improvements that are recommended to create a safe, accessible, and connected pedestrian network in Currituck County. A mix of facilities and implementation strategies are recommended to create this network, that includes sidewalks, sidepaths, trails, pavement markings, traffic calming, and crossing improvements.

Overview

Recommendations were developed based on information from several sources, as highlighted in the graphic at right. Fieldwork examined the potential and need for pedestrian facilities along and across key roadway corridors to make connections between popular destinations in Currituck. The pedestrian hubs identified through stakeholder input served as focus areas for recommendations on a pedestrian scale.

All facility recommendations along NCDOT-maintained roadways will require review and approval by NCDOT Highway Division 1 prior to implementation.



Sidewalk Recommendations

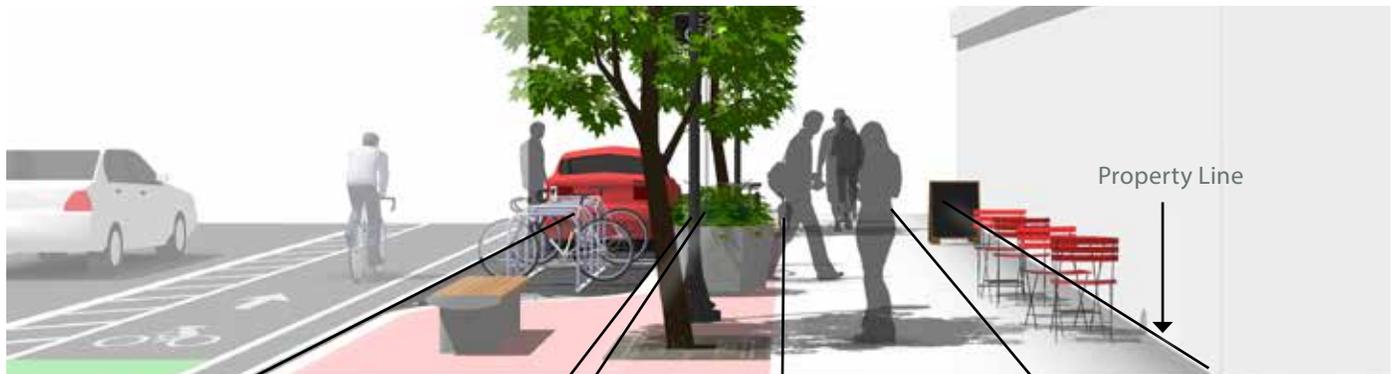
The sidewalks recommended for Currituck County are shown by the dashed orange lines in the map series on pages 78 through 83 (with existing sidewalks shown in solid yellow lines). Table 5.1 provides details on each recommended sidewalk project. While these sidewalk recommendations don't represent the entire missing sidewalk network, these recommendations were chosen to expand the existing sidewalk network, address safety concerns, and to better connect destinations and neighborhoods.

General characteristics include:

- » Sidewalks in Currituck County should be at least five-foot wide, and where possible, should include a buffer between the sidewalks and the roadway.
- » Drainage improvements may be necessary additions to a sidewalk project based on engineering judgment and existing conditions.
- » Areas of higher pedestrian volume may require greater width, and sidewalks serving as part of the multi-use path system should be at least 10' in width.

DESIGN GUIDANCE

Sidewalks should contain adequate width to accommodate the high volumes and different walking speeds of pedestrians. The Americans with Disabilities Act requires a 4 foot clear width in the pedestrian zone plus 5 foot passing areas every 200 feet. Recommended dimensions shown below are based on NCDOT Complete Streets Planning and Design Guidelines. Exact dimensions should be selected in response to local context and expected/desired pedestrian volumes.



STREET CLASSIFICATION	PARKING LANE/ ENHANCEMENT ZONE	FURNISHING/ GREEN ZONE	PEDESTRIAN THROUGH ZONE	FRONTAGE ZONE	TOTAL SIDEWALK AREA
Local Streets	7 feet	4 - 8 feet	5 - 6 feet	N/A	9 - 12 feet
Commercial Areas	8 - 10 feet	6 - 8 feet	10 - 18 feet	2 - 8 feet	18- 34 feet
Arterials and Collectors	8 - 10 feet	6 - 8 feet	6 - 12 feet	2 - 4 feet	14 -24 feet

Note: View the FHWA Rural Design Guide for examples of facilities more tailored to rural and low-density settings.

↑
Six feet enables two pedestrians (including wheelchair users) to walk side-by-side, or to pass each other comfortably

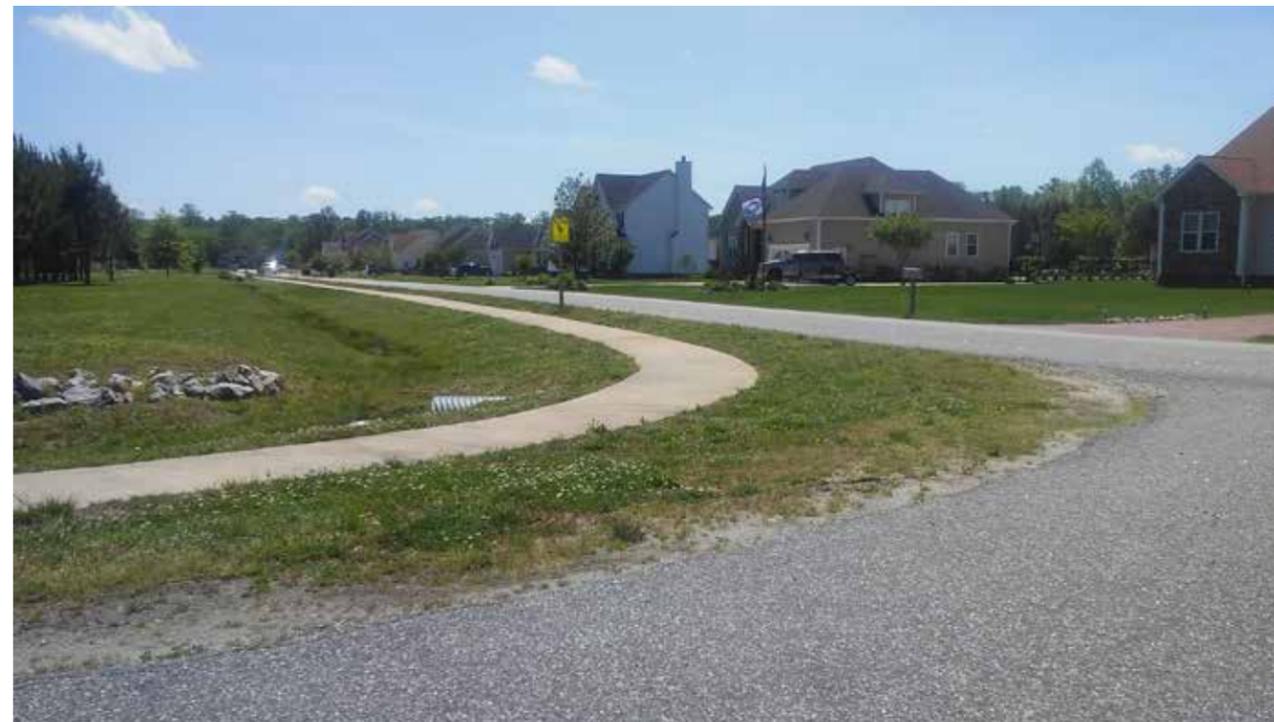
↑
Total sidewalk area excludes parking dimensions

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Table 5.1 New Sidewalk Project List (see Maps 5.1-5.6)

Roadway	From	To	Length (mi.)	Cost*	Safety	Population Density	Equity Analysis	Connectivity	Destinations	Greenways	Ease of Implementation/ Low Cost
Moyock Landing Dr.	Caratoke Hwy.	new neighborhood connection	0.5	\$165,836							√
New neighborhood connection	Moyock Landing Dr.		0.3	\$99,502							√
Shingle Landing Rd.	Caratoke Hwy.	Tulls Creek Rd.	0.9	\$298,505							
Shingle Landing Rd	Camellia Dr.	Shingle Landing Rd.	0.2	\$66,334							√
Tulls Creek Rd.	Caratoke Hwy. at Puddin Ridge Rd	Caratoke Hwy at N. Currituck Rd.	10.8	\$3,582,058							
Smew Ct.	Surf Scoter Loop	eastern terminus	0.1	\$33,167							√
New neighborhood connection	Smew Ct.	NW River Dr.	0.2	\$66,334							√
NW River Dr.	Mac Jones Rd.	Cypress Landing	0.2	\$66,334							√
Sawyer Town Rd.	Surf Scoter Loop	Caratoke Hwy.	1.1	\$364,839							
Survey Rd.	Caratoke Hwy.	Caratoke Hwy.	1.1	\$364,839.							
Courthouse Rd.	Caratoke Hwy.	Caratoke Hwy.	0.6	\$199,003							√
Worth Guard Rd.	Caratoke Hwy.	Hampton Rd.	0.6	\$199,003							√
Poplar Branch Rd.	Macedonia Church Rd.	Caratoke Hwy.	2.6	\$862,347							
Poplar Branch Rd.	Caratoke Hwy.	Neuse Rd.	0.1	\$33,167							√
Food Lion driveway (north & south)	Caratoke Hwy.	Food Lion storefront	0.2	\$66,334							√
Sound Park driveway	Caratoke Hwy.	eastern terminus	0.3	\$99,502							√

* Calculated using the average planning level cost for sidewalks of \$331,672/mile, based on the figures reported in Table on page 89. Ramps and other elements are not included in these costs.



New development in Currituck County is required to install sidewalks.

Table 5.2 Sidepath/Trail Project List (see Maps 5.1-5.6)

Roadway	From	To	Length (mi.)	Cost*	Safety	Population Density	Equity Analysis	Connectivity	Destinations	Greenways	Ease of Implementation/ Low Cost
Caratoke Hwy.	Virginia border	Wright Memorial Bridge.	42.3	\$11,888,669							
Maple Rd.	Caratoke Hwy.	Shortcut Rd	2.3	\$646,429							
Shortcut Rd.	Caratoke Hwy.	Currituck County/ Camden County Border	8.4	\$2,360,870							
Ocean Trail (NC-12)-east side	Cadwall Rd. (southern terminus)	Cadwall Rd. (northern terminus)	0.1	\$28,106							√
Ocean Trail (NC-12)-east side	Salt House Rd. (southern terminus)	Salt House Rd. (northern terminus)	0.4	\$112,422							√
Ocean Trail (NC-12)-east side	Cottage Cove Rd. (southern terminus)	Cottage Cove Rd. (northern terminus)	0.01	\$2,811							√
Ocean Trail (NC-12)-east side	Hicks Bay Ln. (southern terminus)	Hicks Bay Ln. (northern terminus)	0.4	\$112,422							√
Ocean Trail (NC-12)-east side	Longfellow Cove (southern terminus)	sidewalk 600 ft north of Longfellow Cove	0.3	\$84,317							√
Ocean Trail (NC-12)-east side	sidewalk near s. terminus of Deep Neck Rd.	sidepath 600 ft south of Ocean Way	1.7	\$477,795							
Ocean Trail (NC-12)-both sides	Albacore St.	Monteray Dr./Dolphin St.	0.3	\$84,317							√
Ocean Trail (NC-12)-east side	Dolphin St.	Bonito St.	1.0	\$281,056							
Ocean Trail (NC-12)-east side	150 ft north of Bonito St.	northern terminus of NC-12	3.6	\$1,011,802							
Ocean Trail (NC-12)-west side	Currituck County/Dare County Border	Monteray Dr.	7.6	\$2,136,026							
Ocean Trail (NC-12)-west side	Monteray Dr.	Towne Bank driveway north of Monteray Dr.	0.04	\$11,242							√
Ocean Trail (NC-12)-west side	The Grass Course property line	Ocean Forest Ct.	1.0	\$281,056							

* Calculated using the average planning level cost for shared use path of \$281,056, based on figures reported in Table on page 89. Ramps and other elements are not included in these costs.



Corolla Light is an example of a trail separated far from the roadway for increased pedestrian comfort.

Sidepath/Trail Recommendations

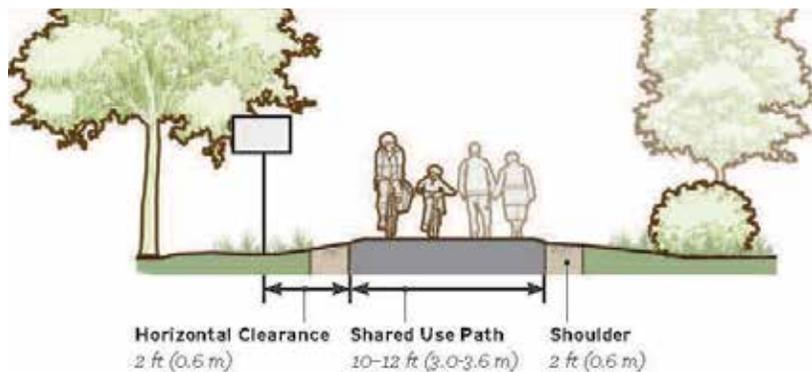
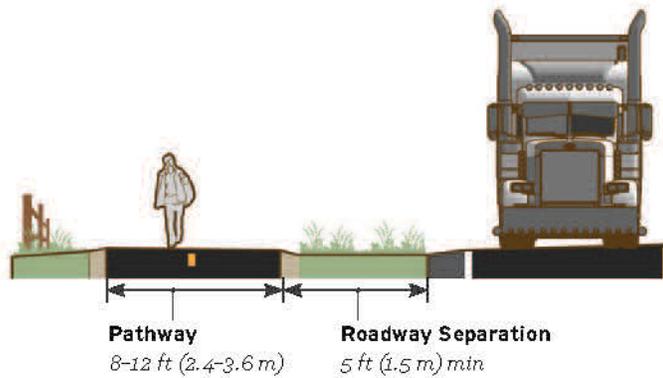
The Sidepath/Trail recommendations for Currituck County are shown by the dashed green lines in the map series on pages 78 through 83 (with existing trails shown in solid green). Table 5.2 on the following page provides details on each recommended sidepath or trail project.

A sidepath is a low-stress shared use path for pedestrians and bicyclists that is completely separate from the roadway. Sidepaths are parallel to the adjacent roadway and provide a protected, comfortable space for users of all ages and abilities. Because sidepaths encourage walking and biking in areas where motor vehicle volumes and speeds are high, they can fill in network gaps where other active transportation facilities are precluded due to traffic conditions.

Trails are facilities separated from roadways for use by bicyclists and pedestrians. Similar to a two-way separated bike lane, a trail adjacent to a roadway provides for two way travel separated from motor vehicle traffic.

DESIGN GUIDANCE

- » The preferred width of a sidepath is 12-feet. The minimum preferred width is 10 feet, and in constrained conditions, the absolute minimum width is 8-feet.
- » Preferred minimum separation between the sidepath and the roadway is 6.5 feet and the absolute minimum separation is 5 feet. If space is available, separation widths up to 25 feet (and greater) are recommended, particularly along high speed corridors.
- » Sidepaths are most appropriate on roads with high traffic volumes (greater than 4,000 average daily traffic) and moderate to high traffic speeds (25 - 50 mph).



Images From: Small Town and Rural Multimodal Networks; US department of Transportation Federal Highway Administration

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Quiet Streets "Toolbox"

At this master plan level, the quiet street designation is a broad category highlighting the need for an improved pedestrian experience. There are several different tools available in the Quiet Street "Toolbox". Pedestrian Lanes, Yield Roadways, and Speed Management are described below.

Pedestrian Lanes

A pedestrian lane is an on-road facility designated for exclusive use of pedestrians. Pedestrian lanes provide interim or temporary pedestrian accommodation on roadways lacking sidewalks. These can often be an alternative to sidewalks and often will fill short gaps between other higher quality facilities. A pedestrian lane may be on one or both sides of the roadway and can fill gaps between important destinations in a community.

As part of the planning process, agencies should explore issues and the potential challenges a pedestrian lane may face, including:

- » Detectability by people with vision disabilities
- » Undesired use by bicyclists
- » Accessible cross-slope requirements
- » Maintenance strategies, such as sweeping and snow removal

DESIGN GUIDANCE

- » Pedestrian lanes should be designed to support and promote side-by-side walking within the lane. Because of the lack of physical separation, additional width beyond this should be included for added comfort.
- » 8 ft (2.4 m) width is preferred
- » 5 ft (1.5 m) width is the minimum to allow for side-by-side walking and maneuverability by users of mobility devices.
- » Pedestrian lanes are intended for use by pedestrians and must meet accessibility guidelines for a pedestrian access route. This includes:
 - » The grade of pedestrian access routes shall not exceed the general grade established for the adjacent street or highway.
 - » The cross slope of pedestrian access routes shall be 2 percent maximum.
 - » The surface of pedestrian access routes shall be firm, stable, and slip resistant.

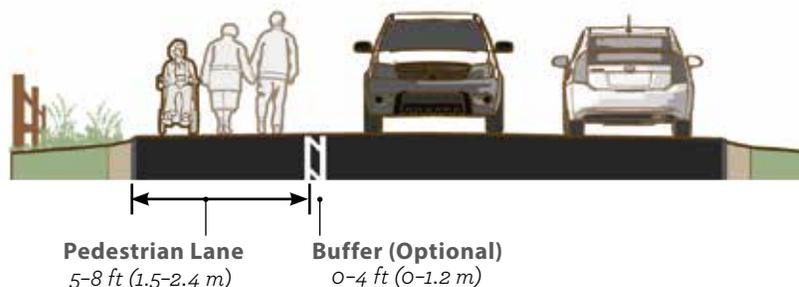


Image From: *Small Town and Rural Multimodal Networks Guide*; US Department of Transportation Federal Highway Administration

Quiet Streets

A quiet street applies different design elements to improve the pedestrian experience and encourage drivers to slow down and expect pedestrian traffic. The quiet streets recommended for Currituck County are shown by the dashed pink lines in the map series on pages 78 through 83. Table 5.3 below provides details on each recommended quiet street. This category of recommendations targets neighborhood streets that either don't have the available right-of-way for sidewalks or the cost to implement sidewalks are too high.

Table 5.3 Quiet Street Project List (see Maps 5.1-5.6)

Roadway	From	To	Length (mi.)	Cost*	Safety	Population Density	Equity Analysis	Connectivity	Destinations	Greenways	Ease of Implementation/ Low Cost
Eagle Creek Rd.	Survey Rd.	Green View Rd.	0.9	\$136,184							√
Green View Rd.	Eagle Creek Rd.	St. Andrews Rd.	0.2	\$30,263							√
New neighborhood connection	Green View Rd.	Mustang Trail	0.1	\$15,132							√
Mustang Trail	norern terminus	Ranchland Dr.	1.9	\$287,500							
Ranchland Dr.	Mustang Trail	Caratoke Hwy.	1.7	\$257,237							
Barnard Rd.	Caratoke Hwy.	Poplar Branch Rd.	1.1	\$166,448							√
Dot Sears Dr.	Caratoke Hwy.	Barefoot Ln.	0.5	\$75,658							√
Barefoot Ln.	Dot Sears Dr.	Poplar Branch Rd.	0.6	\$90,790							√
Augusta Dr.	Caratoke Hwy.	Carolina Club Dr.	0.7	\$105,921							√
Carolina Club Dr.	Augusta Dr.	Drive Way	0.5	\$75,658							√
Drive Way	Carolina Club Dr.	Grandy Rd.	0.09	\$13,618							√
Grandy Rd.	Drive Way	Neuse Rd.	0.05	\$7,566							√
Neuse Rd.	Grandy Rd.	Food Lion driveway	0.4	\$60,526							√
Larry Ave.	Woodhouse Dr.	Goosewing Ct.	0.3	\$45,395							√
Woodhouse Dr.	Poplar Branch Rd.	Mallard Ct.	0.5	\$75,658							√
Waterview Dr.	Caratoke Hwy.	Dowdy's Bay Rd.	0.3	\$45,395							√
Dowdy's Bay Rd.	Caratoke Hwy.	eastern terminus	0.5	\$75,658							√
Holly Crescent Dr.	Walnut Island Blvd.	Gregory Ct.	0.6	\$90,790							√
Faris Dr.	Walnut Island Blvd.	Holly Crescent Dr.	0.3	\$45,395							√
Walnut Island Blvd.	Caratoke Hwy.	eastern terminus	0.7	\$105,921							√
Keller Ln.	Holly Crescent Dr.	Mallard St.	0.3	\$45,395							√
Mallard St.	Walnut Island Blvd.	eastern terminus	0.5	\$75,658							√
Evans St.	Mallard St.	Edgewater Dr.	0.2	\$30,263							√
Leeward Dr.	Evans St.	Edgewater Dr.	0.2	\$30,263							√
Midway Dr.	Evans St.	Edgewater Dr.	0.2	\$30,263							√
Edgewater Dr.	Caratoke Hwy.	Midway Dr.	0.5	\$75,658							√
Soundside Estates Dr.	Caratoke Hwy.	eastern terminus	0.5	\$75,658							√
Camp Ground Rd.	Caratoke Hwy.	eastern terminus	0.5	\$75,658							√
Uncle Graham Rd.	Caratoke Hwy.	Grandy Rd.	0.6	\$90,790							√
Hickory Hill Dr.	Caratoke Hwy.	Grandy Rd.	0.6	\$90,790							√
Fisher Landing Rd.	Caratoke Hwy.	western terminus	1.4	\$211,842							
Forbes Rd.	Caratoke Hwy.	Jarvisburg Rd.	0.4	\$60,526							√
Jarvisburg Rd.	Forbes Rd.	Buster Newbern Rd.	2.0	\$302,632							
South Bay View Rd.	Buster Newbern Rd.	Caratoke Hwy.	1.7	\$257,237							
Newbern Rd.	South Bay View Rd.	eastern terminus	0.5	\$75,658							√
Whalehead Dr.	Shad St.	Albacore St.	2.9	\$438,816							
Lighthouse Dr.	Shad St.	Albacore St.	2.9	\$438,816							

* Calculated using the average planning level cost for shared use path of \$281,056, based on figures reported in Table on page 89.

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Yield Roadway

Yield roadways can effectively serve local travel needs, maintain aesthetic preferences, and is a common form for low-volume local rural roads. When operating at very-low volumes and at low speeds, pedestrians and bicyclists are comfortable walking within the travel area of the roadway. Yield roadways are designed with narrow roadway dimensions to prioritize local access and community livability. There are no specific recommendations in this plan but this facility can be considered in the future.

DESIGN GUIDANCE

- » The paved two-way travel lane should be narrow to encourage slow travel speeds and require courtesy yielding when vehicles traveling in opposite directions meet.
- » No markings are necessary to implement a yield roadway. Do not mark a center line within the travel area. The single two-way lane introduces helpful traffic friction and ambiguity, contributing to a slow-speed operating environment.
- » Total traveled way width may vary from 12 ft (3.6 m)–20 ft (6.0 m).
- » Traveled way width at 15 ft (4.5 m) or below function as a two-way single-lane roadway and should follow the guidance of the AASHTO Low Volume Roads 2001.
 - » When width is 15 ft (4.5 m) or narrower, provide pull-out areas every 200–300 ft to allow for infrequent meeting and passing events between motor vehicles.
- » Trees may be planted within the roadside area at regular intervals to visually and physically narrow the corridor, add to the aesthetic environment, and encourage slow speeds.
- » Use signs to warn road users of the special characteristics of the street. Potential signs include:
 - » A PEDESTRIAN (W11-2) warning sign with ON ROADWAY legend plaque.
 - » Use a Two-Way Traffic warning sign (W6-3) to clarify two-way operation of the road if any confusion exists.

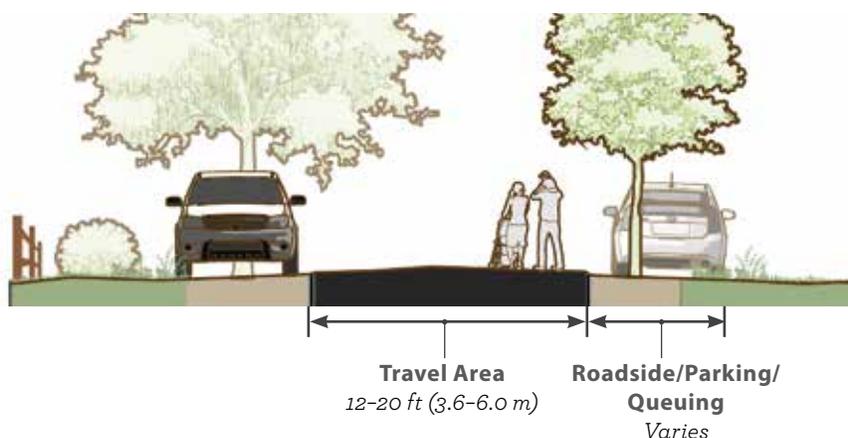


Image From: *Small Town and Rural Multimodal Networks Guide*; US Department of Transportation Federal Highway Administration

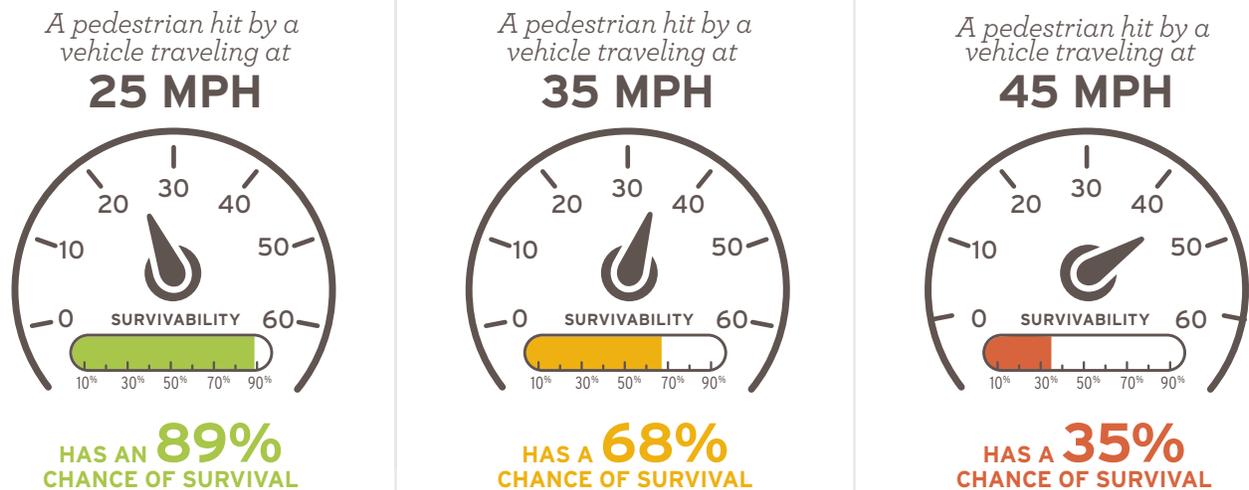
W11-2



W6-3



Speed Management



Speeding is a major contributing factor in crashes of all types and increases severity in the event of a crash. Faster speeds also increase the likelihood of a pedestrian being hit as reaction time and the higher speed of the vehicle increase stopping distance. At higher speeds, motorists are less likely to see and react to a pedestrian and are even less likely to be able to stop in time to avoid hitting one.

Speed management can play an important part of creating multimodal networks in rural areas. There are three general types of speed reduction measures:

- » Physical measures, such as vertical deflections, horizontal shifts, and roadway narrowings, intended to reduce speed and enhance the street environment for non-motorists.
- » Nonphysical measures using signs and markings are intended to raise awareness and reduce speed through visual indications. However, these regulatory measures are not as effective in reducing actual speeds as the physical design measures mentioned above.
- » Diversion treatments reduce cut-through traffic by obstructing or otherwise preventing traffic movements in one or more directions.

DESIGN GUIDANCE

- » Measures should generally be applied frequently and in concert to create continuous slow conditions along the road.
- » Infrequent use of speed reduction measures will fail to effectively manage speed along a roadway corridor. Slow points should be no more than 300 to 400 ft apart to maintain midpoint speeds of 25 mi/h.
- » Details on the effectiveness and application of various speed reduction measures can be found in FHWA reference "A Desktop Reference of Potential Effectiveness in Reducing Speed 2014." Detailed design drawings for physical traffic-calming measures can be found in the U.S. Traffic Calming Manual 2009.

Multimodal Bridge Elements

Multimodal bridge elements recommended for Currituck County are shown by the dashed orange lines on maps 5.2 through 5.4. Table 5.4 provides details on each recommended multimodal bridge. Bridges are critical connections in any transportation network. Due to the high cost of bridge replacement or upgrades and the various existing and constrained bridge designs that exist, it is not always possible to have continuity in design approaches for multimodal facilities on bridges. It may take decades for older bridges to be replaced with a design that supports walking and bicycling. Rehabilitation of existing bridges presents opportunities for reconfiguring bridge decks and structures to better accommodate all the modes that need to use the connection in the network. The overall strategy for accommodating people walking and bicycling on bridges may vary depending on whether the bridge is being reconfigured, retrofitted, or replaced.



Separation

Bridges are constrained areas where pedestrians and bicyclists have less flexibility to operate. As such, separation becomes more important than along roadway segments.



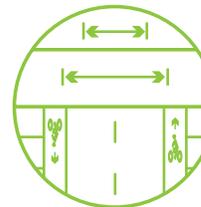
Prioritize

A single major barrier such as a narrow bridge can render an otherwise attractive bikeway or pedestrian route undesirable.



Future Proof

People bicycling and walking should be assumed users of any new or replacement bridge structure. A bridge replacement or rehabilitation project may create an opportunity to provide a new pedestrian and/or bicycle facility that does not necessarily connect to existing facilities. Provide temporary connections from the roadway to the new bridge facilities until the roadway can be permanently upgraded. Providing facilities during construction is less expensive than retrofitting them later.



Flexibility

Retrofitting pedestrian and bicycle facilities on bridges presents special challenges because it may be impractical to widen an existing bridge. Evaluate options that can provide space for people walking and/or bicycling without roadway widening.

Table 5.4 Multimodal Bridge Project List (see Maps 5.1-5.6)*

Roadway	Bridge	Waterway	Length (mi.)
US-158	Joseph P. Knapp Bridge	Intracoastal Waterway	0.5
Aydlett Rd.	proposed northern Currituck Bridge	Currituck Sound	approx. 6.9
US-158	Wright Memorial Bridge	Currituck Sound	3.1

*Any future bridge replacement project should accomodate pedestrian travel in each direction per pedestrian facility design guidance in AASHTO at a minimum.



A view from the top of Joseph P. Knapp Bridge reveals limited space to provide pedestrian facilities across the Intracoastal Waterway.

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Crossing Improvements

Intersection improvements recommended for Currituck County are shown by crosswalk symbols in the map series on pages 78 through 83. Table 5.5 provides details on each recommended intersection improvement.

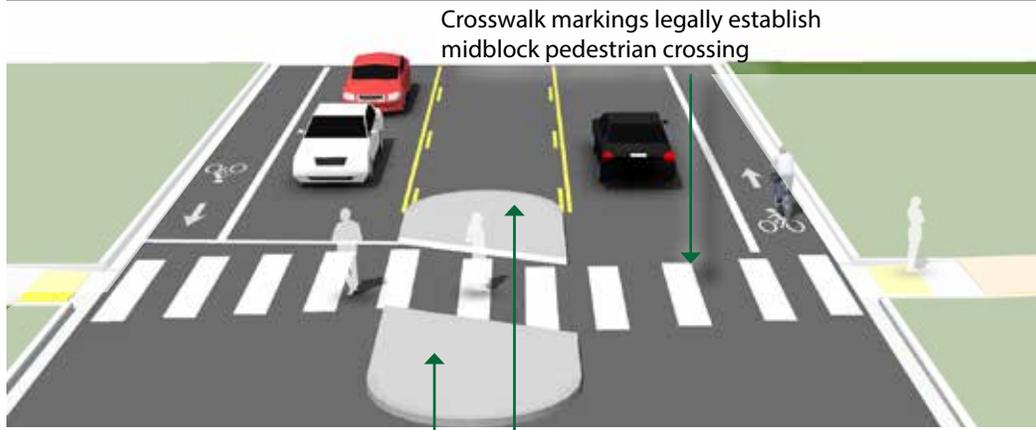
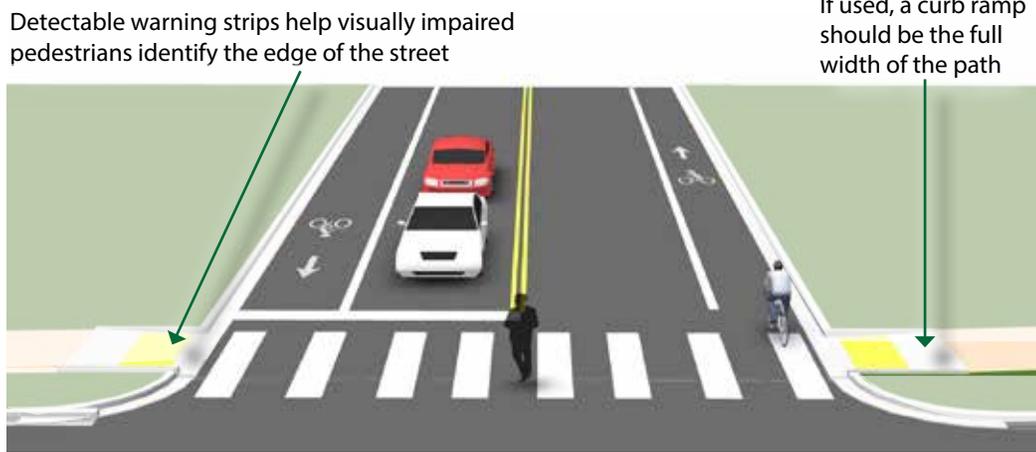
An intersection facilitates the interchange between motorists, pedestrians, and other modes of transportation in order to advance traffic flow in a safe and efficient manner. The configuration of a safe intersection for pedestrians may include elements such as color, signage, medians, signal detection and timing, and pavement markings. The type of intersection treatment required for pedestrians depends on the facility types, whether different facilities are intersecting, and the adjacent street function and land use.

CROSSWALKS

Crosswalks should be installed at grade and across all legs of a signalized intersection, unless pedestrians are prohibited. To increase accessibility, crosswalks should be paired with curb ramps, detectable warnings, and pedestrian countdown signals. Where crosswalks traverse multi-lane roads, they should be paired with a median refuge island that separates motor vehicle travel directions and shortens the crossing distance for pedestrians.

Adjacent land use, present and future crossing demand, safety, crash history, and traffic speeds and volumes should also be considered when identifying crosswalk locations. In all cases, high-visibility ladder, zebra, and continental crosswalk markings are preferred to standard parallel or dashed pavement markings.

For further guidance, see the NCDOT Pedestrian Crossing Assessment tool at https://connect.ncdot.gov/resources/safety/Teppi/TEPPL%20All%20Documents%20Library/Pedestrian_Crossing_Guidance.pdf.

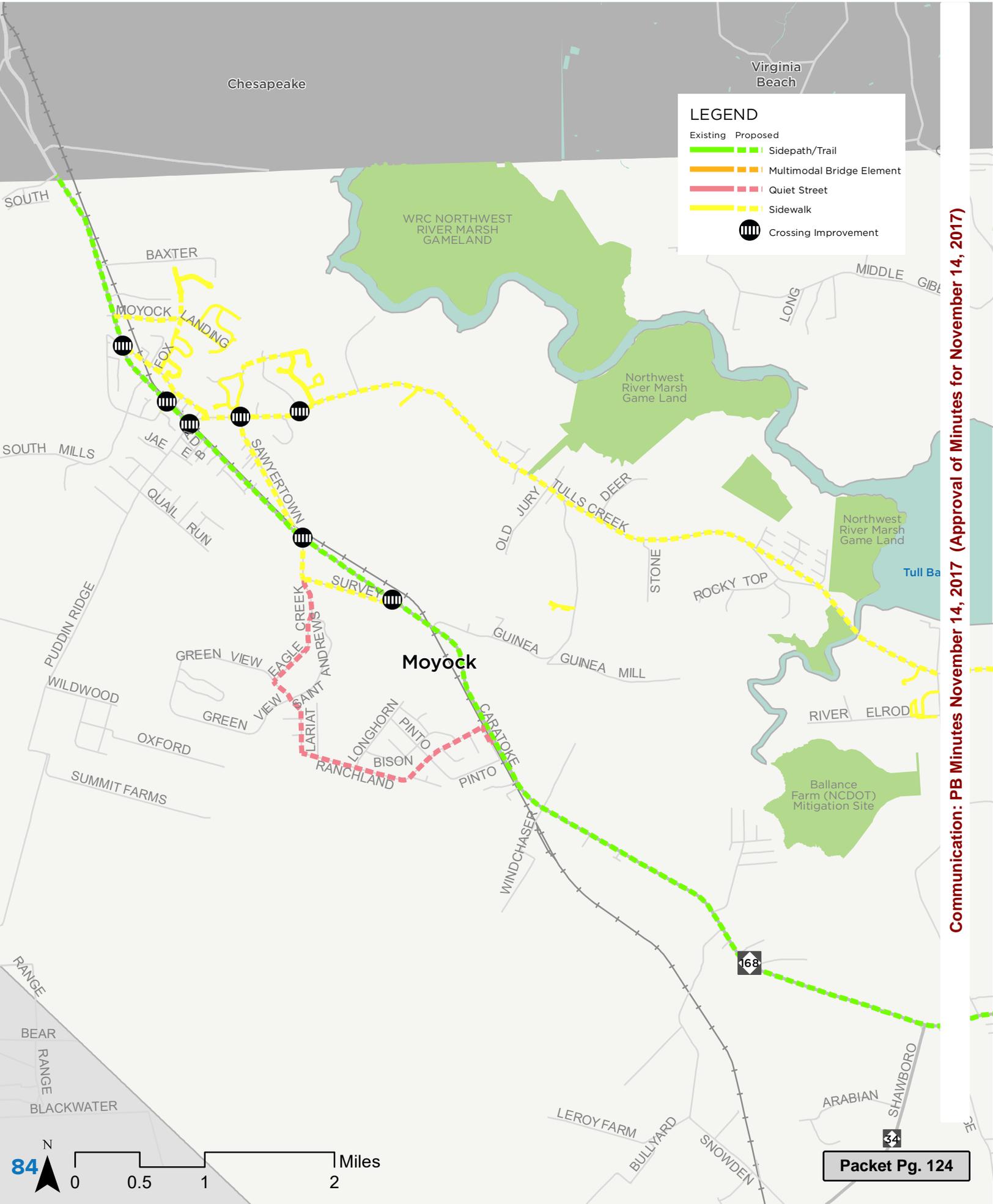


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Table 5.5 Intersection/Crossing Improvement Project List (see Maps 5.1-5.6)

Street 1	Street 2	Traffic Control	Recommendation
Caratoke Hwy. (NC-168)	Shingle Landing Rd.	Unsignalized	High-Visibility Crosswalk
Caratoke Hwy. (NC-168)	S. Landing Rd. / Shingle Landing Rd.	Signalized	High-Visibility Crosswalk
Caratoke Hwy. (NC-168)	Puddin Ridge Rd.	Signalized	High-Visibility Crosswalk
Tulls Creek Rd.	Sawyer Town Rd.	Unsignalized	High-Visibility Crosswalk
Tulls Creek Rd.	Mack Jones Rd.	Unsignalized	High-Visibility Crosswalk
Caratoke Hwy. (NC-168)	Survey Rd. (north)	Unsignalized	High-Visibility Crosswalk
Caratoke Hwy. (NC-168)	Survey Rd. (south)	Unsignalized	High-Visibility Crosswalk
Caratoke Hwy. (NC-168)	Tulls Creek Rd.	Signalized	High-Visibility Crosswalk
Caratoke Hwy. (NC-168)	Courthouse Rd. (north)	Unsignalized	High-Visibility Crosswalk
Caratoke Hwy. (NC-168)	Courthouse Rd. (south)	Unsignalized	High-Visibility Crosswalk
Caratoke Hwy. (NC-168)	Laurel Woods Blvd.	Unsignalized	High-Visibility Crosswalk
Caratoke Hwy. (NC-168)	Maple Rd.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (NC-168)	Shortcut Rd. (US-158)	Signalized	Crosswalk with Future Development
Shortcut Rd. (US-158)	College Way	Unsignalized	High-Visibility Crosswalk/RRFB
Caratoke Hwy. (US-158)	Worth Guard Rd.	Unsignalized	High-Visibility Crosswalk
Caratoke Hwy. (US-158)	Aydlett Rd.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	Barnard Rd.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	Dot Sears Dr.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	Augusta Dr.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	Poplar Branch Rd.	Signalized	High-Visibility Crosswalk; Pedestrian Signal; Refuge Median
Caratoke Hwy. (US-158)	Walnut Island Blvd.	Signalized	High-Visibility Crosswalk; Pedestrian Signal; Refuge Median
Caratoke Hwy. (US-158)	Edgewater Dr.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	Uncle Graham Rd. / Soundside Estates Dr.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	Hichory Hill Dr. / Camp Ground Rd.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	Fisher Landing Rd.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	Forbes Rd.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	S. Bay View Rd.	Unsignalized	Crosswalk with Future Development
Caratoke Hwy. (US-158)	Sound Park driveway	Unsignalized	Crosswalk with Future Development
Ocean Trail (NC-12)	Ocean Hill Ct.	Unsignalized	High-Visibility Crosswalk
Ocean Trail (NC-12)	Schoolhouse Ln.	Unsignalized	High-Visibility Crosswalk
Ocean Trail (NC-12)	Devils Bay / Herring St.	Unsignalized	High-Visibility Crosswalk
Ocean Trail (NC-12)	Ocean Forest Ct.	Unsignalized	High-Visibility Crosswalk
Ocean Trail (NC-12)	Harbor View	Unsignalized	High-Visibility Crosswalk
Ocean Trail (NC-12)	Super Wings driveway	Unsignalized	High-Visibility Crosswalk
Ocean Trail (NC-12)	Albacore St.	Signalized	High-Visibility Crosswalk; Pedestrian Signal
Ocean Trail (NC-12)	Orions Way	Unsignalized	High-Visibility Crosswalk
Ocean Trail (NC-12)	midblock north of Harris Teeter	Unsignalized	High-Visibility Crosswalk/RRFB
Ocean Trail (NC-12)	Audobon Dr.	Unsignalized	High-Visibility Crosswalk

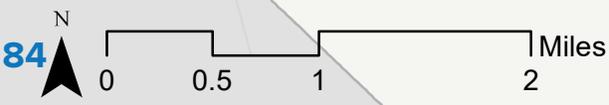
Map 5.1 Recommendations: Moyock Hub



LEGEND

Existing	Proposed
Sidepath/Trail	
Multimodal Bridge Element	
Quiet Street	
Sidewalk	
Crossing Improvement	

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Map 5.2 Recommendations: Barco-Maple-Currituck Hub



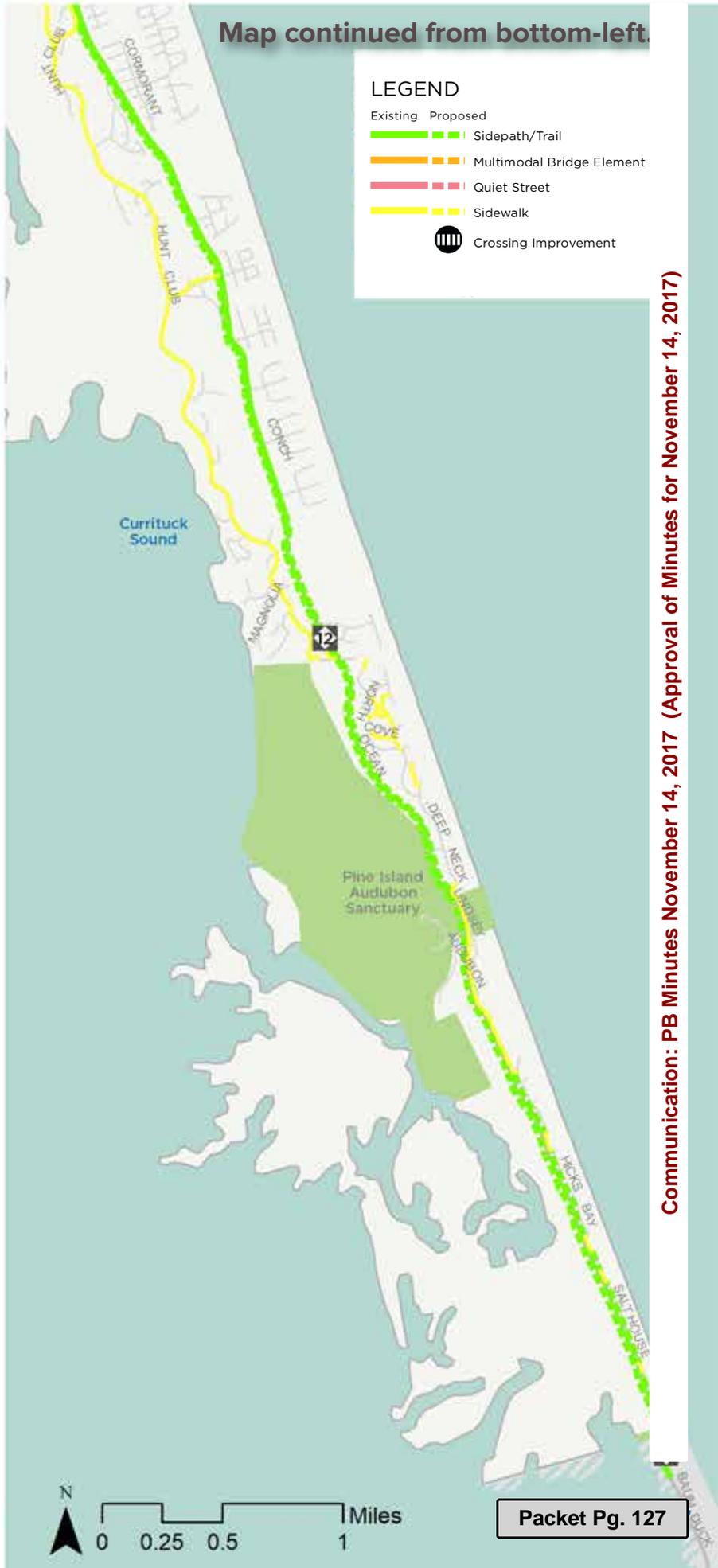
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Map 5.3 Recommendations: Grandy Hub



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Map 5.4 Recommendations: Corolla Hub



Map continued from bottom-left.

LEGEND

- Existing Proposed
- Sidepath/Trail
- Multimodal Bridge Element
- Quiet Street
- Sidewalk
- Crossing Improvement

Map continues top-right...

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Map 5.5 Recommendations: Jarvisburg Sub-Hub



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Map 5.6 Recommendations: Knotts Island Sub-Hub



Crossings should safely accommodate pedestrians and bicyclists, and ferry terminals should include safe waiting areas.

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LEGEND

- | | | |
|----------|----------|---------------------------|
| Existing | Proposed | |
| | | Sidepath/Trail |
| | | Multimodal Bridge Element |
| | | Quiet Street |
| | | Sidewalk |
| | | Crossing Improvement |

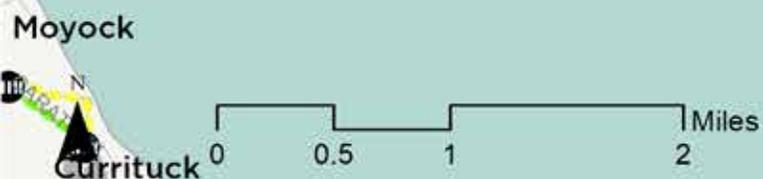


TABLE 5.6 INFRASTRUCTURE NETWORK & FUNDING ACTION STEPS

TASK	LEAD	SUPPORT	DETAILS	PHASE
Implement pedestrian facility design training for key staff.	County Manager, Planning & Community Development, Public Works	NCDOT Division 1	Become familiar with the design resources listed in Appendix A and available through NCDOT.	Short-term (2018)
Seek multiple funding sources and facility development options.	County Manager	Board of Commissioners, Planning & Zoning, ARPO, NCDOT Division 1	Chapter 6 contains project cost estimates and Appendix B contains potential funding opportunities. Explore available funding options and facilitate conversations with key stakeholders to identify potential partnerships. Leverage local funds or private investment towards federal funding opportunities, especially for larger investments such as priority intersection projects.	Short-term/Ongoing (2018 onward)
Develop a long-term funding strategy	County Manager & Board of Commissioners	Planning & Community Development, ARPO, NCDOT Division 1	To allow continued development of the project recommendations, capital funds for pedestrian facility construction should be set aside every year. Powell Bill funds should be programmed for facility construction. Funding for an ongoing maintenance program should also be included in the county's operating budget. Consideration for a transportation bond to fund priority projects should be given.	Short-term/Ongoing (2018 onward)
Ensure that priority projects are incorporated in NCDOT's prioritization process.	ARPO	County Manager, Planning & Community Development, NCDOT Division 1	ARPO, Currituck County, and NCDOT Division 1 should coordinate to fund this plan's network recommendations over time. Use the plan cut-sheets and recommendation maps to communicate project details.	Mid-term (2019)
Improve crossing facilities across Caratoke Hwy (US-158/NC-168)	Planning & Community Development, and NCDOT Division 1	County Manager, NCDOT Bike/Ped Division	County and NCDOT Division 1 should coordinate on design of future improvements to Caratoke Hwy (US-158/NC-168) to ensure they accommodate pedestrian movement across the intersections.	Mid-term (2019-2020)
Maintain pedestrian facilities.	Public Works	County Manager, General Public (for reporting maintenance needs)	Currituck County should maintain existing and future pedestrian facilities, working with NCDOT where necessary. Adequate funding should be provided for maintenance activities every time a new pedestrian project or crossing improvement is design, funded, or implemented.	Ongoing (2018 onward)
Maintain awareness of restriping and repaving opportunities that could advance plan recommendations.	Public Works	NCDOT Division 1	Local point person should maintain awareness of NCDOT repaving schedule, checking in quarterly for updates to stay abreast of project marking opportunities.	Ongoing (2018 onward)

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6. IMPLEMENTATION

This chapter defines the priorities and structure for managing the implementation of the Connect Currituck Pedestrian Plan. Implementing the recommendations within this plan will require leadership and dedication to pedestrian facility development on the part of a variety of agencies.

Overview

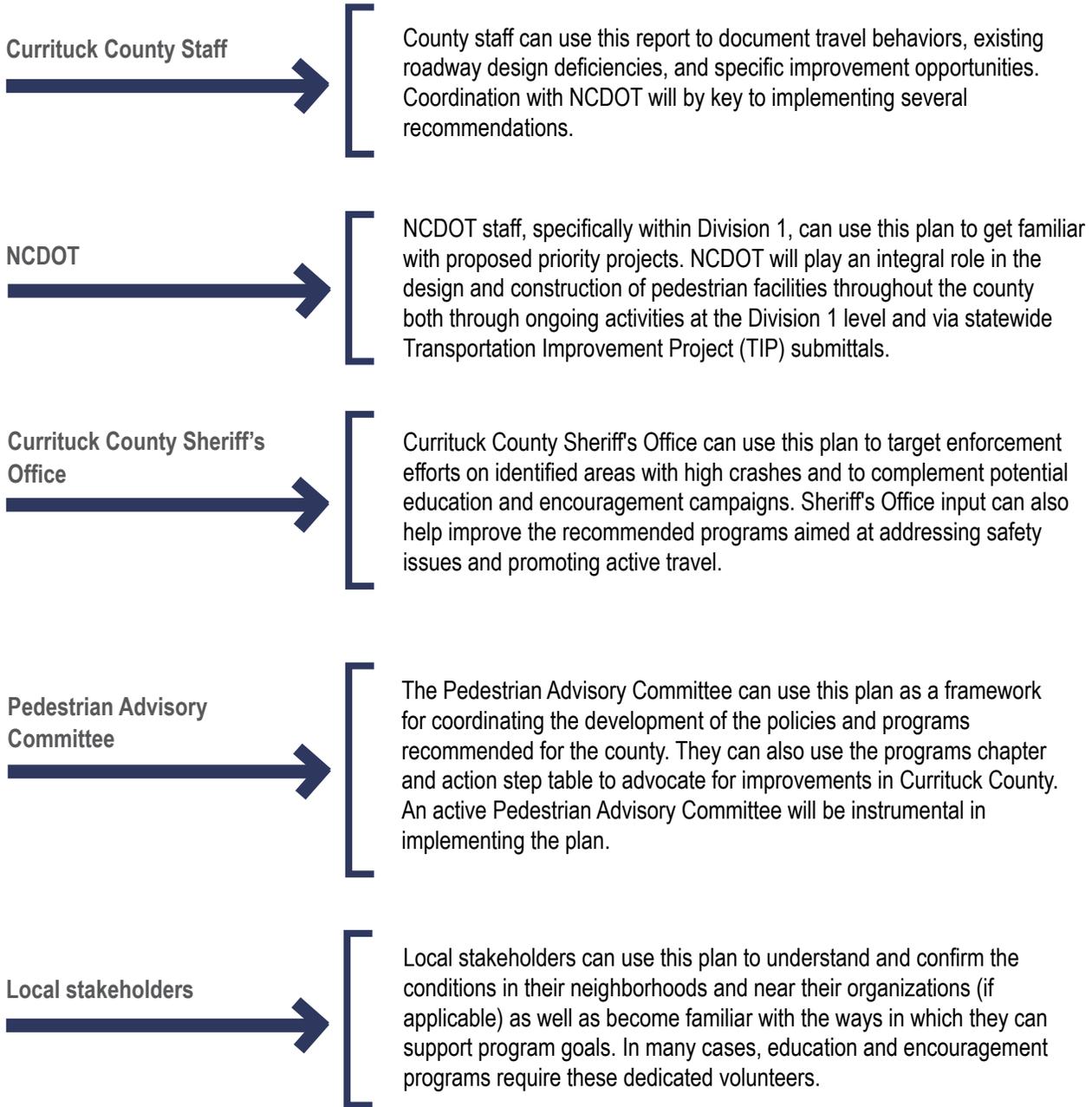
Equally critical, and perhaps more challenging, will be meeting the need for a recurring source of revenue. Even small amounts of local funding could be very useful and beneficial when matched with outside sources. Most importantly, the county need not accomplish the recommendations of this plan by acting alone; success will be realized through collaboration with regional and state agencies, the private sector, and non-profit organizations. Funding resources that may be available to Currituck County are presented in Appendix A of this plan.

Given the present day economic challenges faced by local governments (as well as their state, federal, and private sector partners), it is difficult to know what financial resources will be available at different time frames during the implementation of this plan. However, there are still important actions to take in advance of major investments, including key organizational steps, the initiation of education and safety programs, and the development of strategic, lower-cost sidewalk and crossing facilities. Following through on these priorities will allow the key stakeholders to prepare for the development of larger pedestrian and trail projects over time, while taking advantage of strategic opportunities as they arise.

How to Use This Plan

At the heart of every successful pedestrian plan is a coordinated effort by county staff, law enforcement, and other partners to support safe travel on foot. Everyone has a key role to play in implementing this plan.

Currituck County staff should use this report to establish programs and policies that educate, encourage, and prioritize infrastructure investments proposed throughout the county.



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Planning Level Cost Estimates

Planning level cost estimates can be calculated based on the average quarter-mile cost estimates from the 2016 report out of UNC-Charlotte on the “Cost of Independent Bicycle and Pedestrian Facilities in North Carolina,” shown in the graphic below.

Minimum, Average and Maximum Construction Costs

Construction Costs	Facility Type							
	Sidewalk (0.25-mile)	Bicycle Lane (0.25-mile)	Shared Use Path (0.25-mile)	Mid-block Xwalk (1)	Paved Shoulder (0.25-mile)	Ped. Intersection Treatments (1)	Bicycle / Ped. Bridge (100 ft)	Shared Lane Markings (0.25-mile)
Minimum Cost	\$25,760	\$33,153	\$12,393	\$3,340	\$20,532	\$14,343	\$122,992	\$7,781
Percentile (10)	\$50,320	\$54,366	\$25,380	\$3,542	\$29,324	\$16,133	\$124,934	\$11,528
Percentile (25)	\$65,571	\$77,505	\$32,236	\$3,809	\$41,226	\$20,081	\$126,062	\$16,355
Percentile (50)	\$89,364	\$112,490	\$46,152	\$4,323	\$64,468	\$24,546	\$128,121	\$26,185
Average Cost	\$82,918	\$105,099	\$70,264	\$4,940	\$84,092	\$25,923	\$130,120	\$37,829
Percentile (75)	\$121,661	\$156,596	\$72,398	\$5,132	\$93,438	\$28,563	\$130,972	\$41,919
Percentile (90)	\$164,125	\$203,395	\$108,479	\$5,966	\$126,145	\$32,629	\$135,146	\$57,410
Maximum Cost	\$534,578	\$552,659	\$437,238	\$14,167	\$438,737	\$56,897	\$162,890	\$209,319

Source: Pulugurtha, S. (2017). “Cost of Independent Bicycle and Pedestrian Facilities.” a Presentation to the Participants of GLC MPO Training Session, March 2, 2017. Available at <https://connect.ncdot.gov/projects/BikePed/Documents/Bicycle%20and%20Pedestrian%20Facility%20Cost%20Tool%20-%20Report.pdf>

Based on the table above, the average cost to build a 5’ sidewalk is \$331,662/mile, and the cost to build a 10’-12’ wide sidepath is \$281,056/mile. However, it is important to note that costs for pedestrian and bicycle infrastructure vary greatly from city to city and site to site. All cost estimates should be used only for estimating purposes and not necessarily for determining actual bid prices for a specific infrastructure project. These cost estimates do not include right-of-way acquisition, utility conflicts, and other potential costs. Project cost estimates derived from these unit cost estimates should always be reevaluated by an engineer or project designer prior to implementation.

Cost estimates can be used to anticipate and identify funding sources. The order in which the projects are implemented will depend on a number of factors, including maintenance/resurfacing schedules, funding availability/schedules. Other factors that should be considered when prioritizing an implementation schedule are:

- » Near-term feasibility, such as facilities implemented through proposed or on-going projects or roadways slated for resurfacing
- » Equity: meeting the mobility needs of people throughout the county, especially those with limited mobility or access to other forms of transportation
- » Safety: safety from trip hazards, inadequate crossing facilities, deteriorating facilities, etc.
- » Previous plan recommendations
- » Connectivity: projects that bridge critical gaps in the network and connect to popular destinations, such as schools, parks, and commercial centers
- » Existing pedestrian demand, as evidenced through the public input process of this plan and the equity analysis

Basis of Recommendations

As part of the planning process, project consultants, county staff and steering committee members identified key inputs to identify projects. These seven factors, illustrated below, are listed in order of priority and should be considered every time the county or NCDOT selects projects for implementation. Prioritizing individual projects helps local agencies oversee the steady growth of the pedestrian network.



SAFETY (CRASHES)



POPULATION DENSITY



EQUITY ANALYSIS



CONNECTIVITY



DESTINATIONS



GREENWAYS



EASE OF IMPLEMENTATION/
Low Cost

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Project Cutsheets

On the following pages, six projects are outlined in plan view concepts and photosimulations, depicting recommended pedestrian improvements for improving mobility, access, and safety for pedestrians in Currituck County. These projects were identified through public input from the online survey, during the open house and charrette events, in consultation with the steering committee and county staff, and in order to meet on-going pedestrian facility and greenway development goals.



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COROLLA: TRAIL + CROSSING IMPROVEMENTS

Corolla Greenway

The Corolla Greenway is used by many tourists and residents of the island to go shopping, recreate, and access the beach.

THE VISION

Currituck County has already completed several sections of the greenway along the west side of Highway 12. However, there are four remaining sections that need to be complete.

The ultimate vision is for a shared-use path on both sides of Highway 12. The first phase in achieving this ultimate vision is by completing the greenway along the entire Highway 12.

RECOMMENDED ACTION STEPS

The following map series (page 95-103) provides a closer look at the Corolla Greenway and outlines potential improvements, such as trail enhancements, new trail connections, and Highway 12 crossing improvements. The maps also summarize opportunities and constraints of implementation.

- Public Schools
- Public Library
- Cultural POI
- Shopping
- Commercial Nodes
- Residential Nodes
- Open Space Nodes
- Existing Trail
- Trail Gap
- Public Land or Privately Owned Natural Land
- Commercially Owned Property
- Residential Property



South Public Beach Access



Harris Teeter



Visitors Center & Beach Rentals



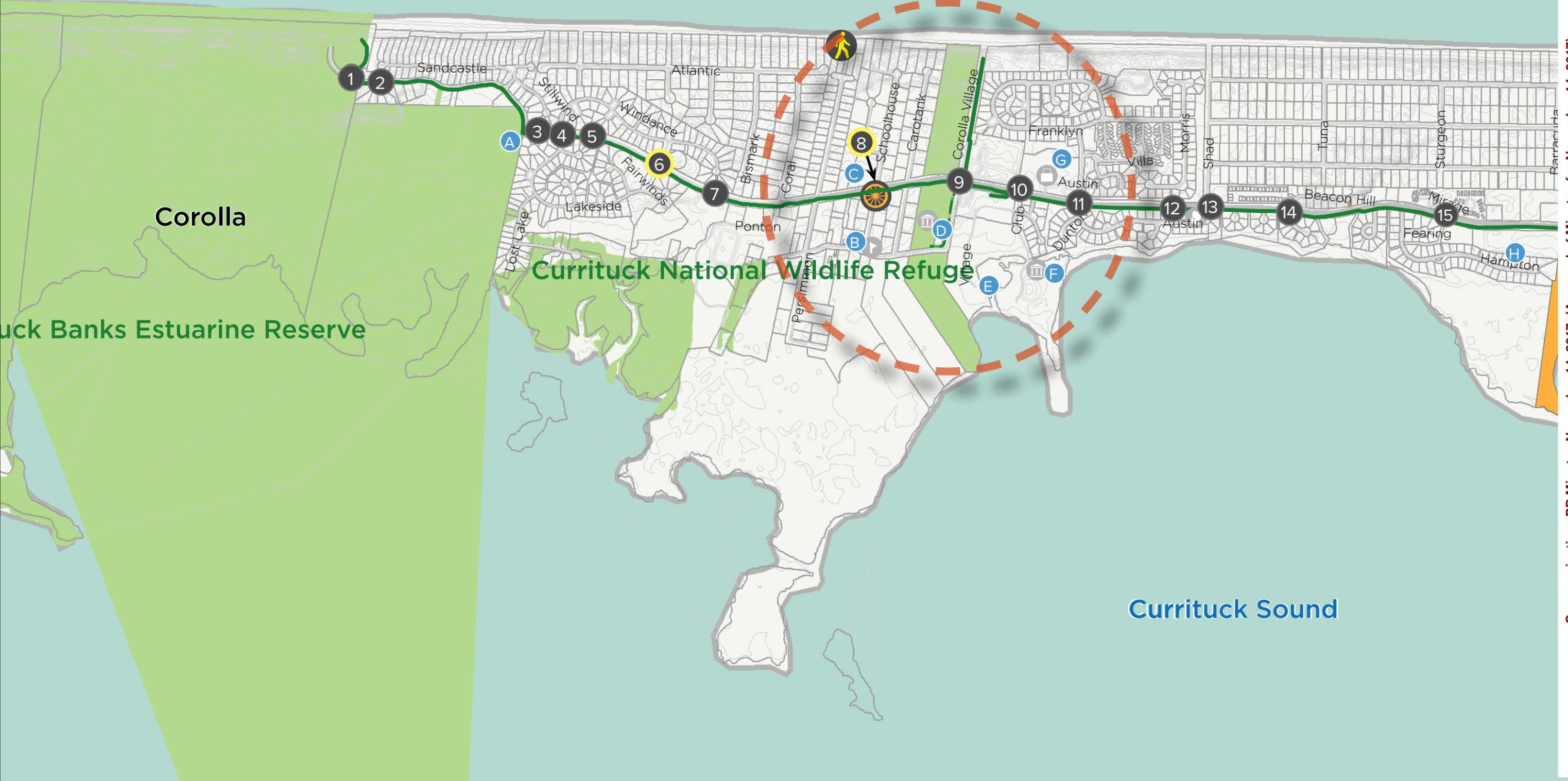
Timbuck II

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ATLANTIC OCEAN



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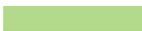


COROLLA: TRAIL + CROSSING IMPROVEMENTS

Corolla Greenway:

Currituck National Wildlife Refuge to Barracuda Street

MAP LEGEND

-  Existing Trail
-  Park, open space, or nature reserve
-  Intersection/Crossing Improvement
-  Pedestrian Collision
-  Bicycle Collision

-  Commercial Nodes
-  Residential Nodes
-  Open Space Nodes

HIGHWAY 12 INTERSECTIONS

#	LOCATION	TYPE	EXISTING CROSSWALK	PROPOSED CROSSWALK
1.	Northern terminus	Unsignalized	High Visibility	
2.	High Dune Loop	Unsignalized	High Visibility	
3.	Pedestrian connection to Stillwind Ct.	Unsignalized	High Visibility	
4.	Lakeside Dr./ Windance Ln.	Unsignalized	High Visibility	
5.	Pedestrian connection to Homeport Ct.	Unsignalized	High Visibility	
6.	Ocean Hill Ct.	Unsignalized	None	High Visibility
7.	Pedestrian connection to Windance Ln.	Unsignalized	High Visibility	
8.	Schoolhouse Ln.	Unsignalized	None	High Visibility
9.	Corolla Village Rd.	Unsignalized	High Visibility	
10.	Club Rd.	Unsignalized	High Visibility	
11.	Austin St.	Unsignalized	High Visibility	
12.	Pedestrian connectino to Morris Dr.	Unsignalized	High Visibility	
13.	Shad St.	Unsignalized	High Visibility	
14.	Baum Ct./Beacon Hill Dr.	Unsignalized	High Visibility	
15.	Corolla Light Sports Complex driveway	Unsignalized	High Visibility	

* Yellow denotes proposed improvement

KEY DESTINATIONS

-  Public Schools
-  Public Library
-  Cultural POI
-  Shopping
- A** Currituck Banks Maritime Forest Trail Head
- B** Waters Edge Village School
- C** Corolla Branch Library
- D** Currituck Beach Lighthouse
- E** Outer Banks Center for Wildlife Education
- F** Whalehead Club
- G** Corolla Light Town Center
- H** Corolla Light Sports Center

COMPLETING the CURRITUCK GREENWAY:

ENHANCE THE TRAIL:

The trail is complete in this section along the west side of Highway 12. Trail amenities, such as signage, landscaping, and lighting could be considered.

IMPROVE CROSSINGS:

Ocean Hill Court: Install High Visibility Crosswalks

Schoolhouse Lane: Install High Visibility Crosswalks



COROLLA: TRAIL + CROSSING IMPROVEMENTS

Corolla Greenway: Barracuda Street to Seabird Way

MAP LEGEND

- Existing Trail
- Trail Gap
- Park, open space, or nature reserve
- Intersection/Crossing Improvement
- Pedestrian Collision
- Bicycle Collision
- Commercial Nodes
- Residential Nodes Open
- Space Nodes

HIGHWAY 12 INTERSECTIONS

#	STREET	TYPE	EXISTING CONDITIONS	PROPOSED CONDITIONS
1.	Devils Bay/Herring St.	Unsignalized	None	High Visibility
2.	Ocean Forest Ct.	Unsignalized	None	High Visibility
3.	Harbor View	Unsignalized	None	High Visibility
4.	Bonita St.	Unsignalized	High Visibility	
5.	Dolphin St	Unsignalized	High Visibility	
6.	Super Wings Driveway	Unsignalized	None	High visibility crosswalk; Sidewalk on north side
7.	Malia Drive	Unsignalized	High Visibility	High visibility crosswalk; Sidewalk on north side
8.	Albacore St.	Signalized	Stamped Concrete	High Visibility Crosswalk; Pedestrian Signal
9.	Orions Way	Unsignalized	Crosswalk across Orions Way- faded; crosswalk across NC 12	High visibility Crosswalk
10.	Crown Point Rd.	Unsignalized	None	Crosswalk with Development

* Yellow denotes proposed improvement

KEY DESTINATIONS

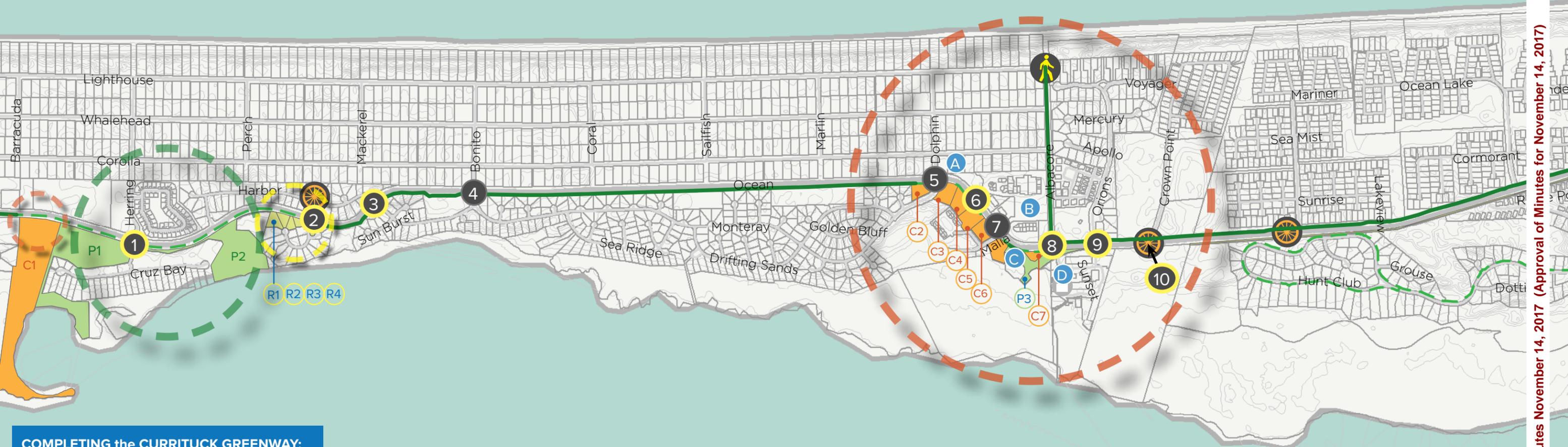
- Public Schools
- Public Library
- Cultural POI
- Shopping
- A** Ace Hardware
- B** Monterey Plaza
- C** Corolla Adventure Golf
- D** Timbuck II Shopping Village

PROPERTY OWNERS

I.D.	OWNER
C1	Food Lion LLC
P1	Currituck County
P2	NC Department of Transportation
R1-R4	Residential Properties at Monterey Shores
C2	Towne Bank
C3	Super Wings
C4	G Holdings LLC
C5	OB Gas LLC
C6	Farmer's Daughters Gifts
C7	Joe to Go
P3	NC Department of Transportation

* Colors correspond to the nodes in the map

ATLANTIC OCEAN



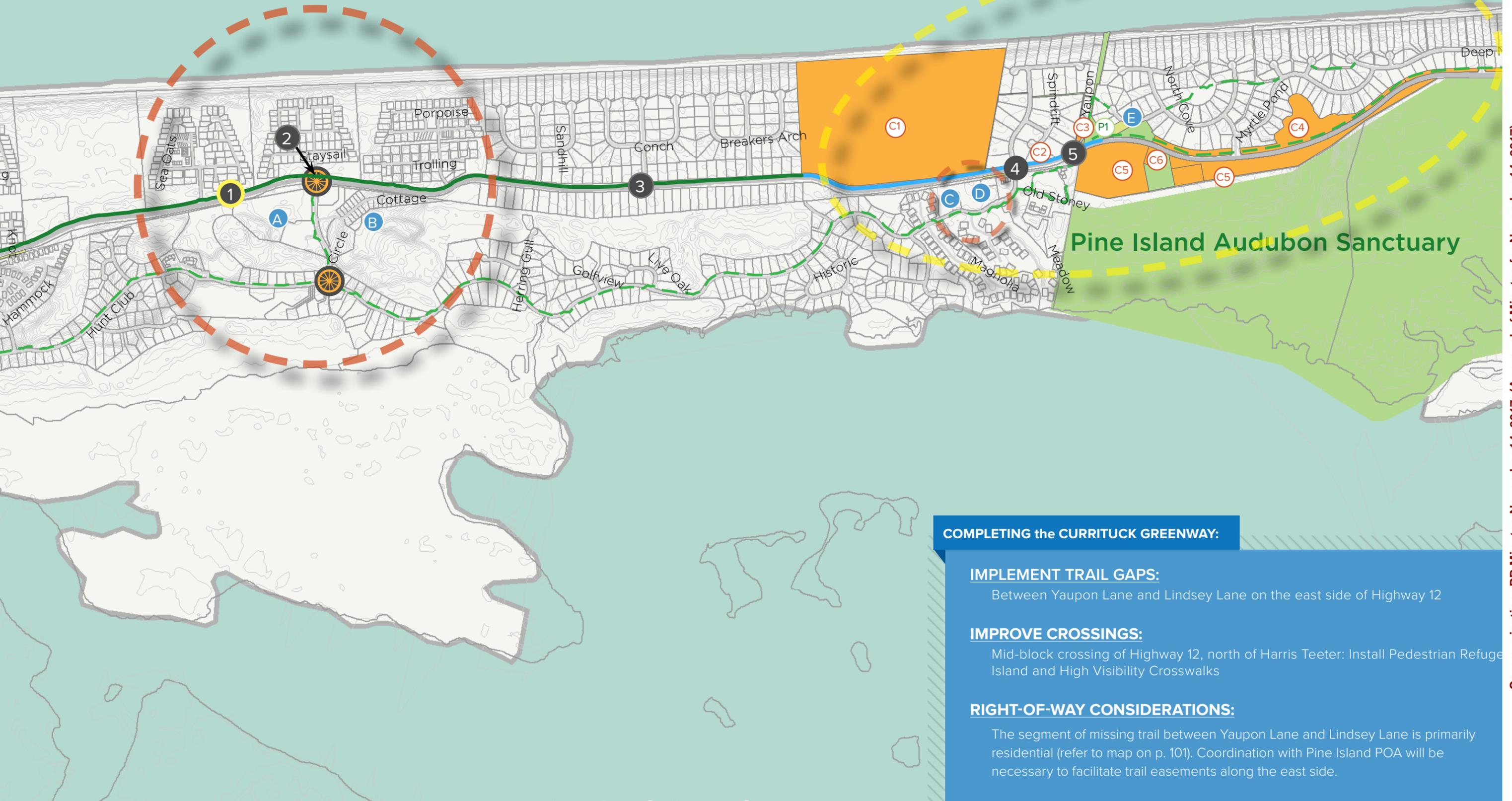
COMPLETING the CURRITUCK GREENWAY:

- IMPLEMENT TRAIL GAPS:**
- Between the Grass Course miniature golf course and Ocean Forest Court to the south
 - Between Towne Bank north of Monterey Drive and Albacore Street to the south
- IMPROVE CROSSINGS:**
- Albacore St at Highway 12: Pedestrian signals + High Visibility Crosswalks
 - Orions Way at Highway 12
- RIGHT-OF-WAY CONSIDERATIONS:**
- The two proposed shared-use path sections on this page will have sufficient room within the road-right-of-way for construction. However the commercial area along the southern section is elevated from the roadway. The greenway would be better located in the elevated position along the commercial frontage than alongside the roadway, meaning easements must be made with these commercial land owners.

Currituck Sound



ATLANTIC OCEAN



COMPLETING the CURRITUCK GREENWAY:

IMPLEMENT TRAIL GAPS:

Between Yaupon Lane and Lindsey Lane on the east side of Highway 12

IMPROVE CROSSINGS:

Mid-block crossing of Highway 12, north of Harris Teeter: Install Pedestrian Refuge Island and High Visibility Crosswalks

RIGHT-OF-WAY CONSIDERATIONS:

The segment of missing trail between Yaupon Lane and Lindsey Lane is primarily residential (refer to map on p. 101). Coordination with Pine Island POA will be necessary to facilitate trail easements along the east side.

Currituck Sound





COROLLA: TRAIL + CROSSING IMPROVEMENTS

Corolla Greenway: Seabird Way to Pine Gate

MAP LEGEND

- Existing Trail
- Trail Gap
- Funded Trail Project
- Park, open space, or nature reserve
- Intersection/Crossing Improvement
- Pedestrian Collision
- Bicycle Collision
- Commercial Nodes
- Residential Nodes
- Open Space Nodes

HIGHWAY 12 INTERSECTIONS

#	STREET	TYPE	EXISTING CONDITIONS	PROPOSED CONDITIONS
1.	Midblock (north end of Harris Teeter)	Unsignalized	None	Pedestrian Refuge Island + High-Visibility Crosswalks
2.	Currituck Clubhouse/ Schooner Ridge	Signalized	Stamped Concrete	
3.	Sea Shell Lane	Unsignalized	High-Visibility	
4.	Hunt Club Dr/ Spindrift Trail	Unsignalized	Stamped Concrete	
5.	Old Stoney/ Yaupon	Unsignalized	High-Visibility	

* Yellow denotes proposed improvement

PROPERTY OWNERS

I.D.	OWNER
C1	Coastland Properties LLC
C2	Spindrift Property Owners Assoc Inc
C3	Currituck Club Property Owners Assoc Inc
P1	Currituck County
C4	Pine Island POA Inc
C5	Turnpike Properties LLC
C6	CFR real Estate LLC

* Colors correspond to the nodes in the map legend

KEY DESTINATIONS

- Public Schools
- Public Library
- Cultural POI
- Shopping
- Harris Teeter
- Currituck Golf Club
- ABC Store
- Just for the Beach Rentals
- Currituck County Southern Public Beach Access

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COROLLA: TRAIL + CROSSING IMPROVEMENTS

Corolla Greenway: Pine Gate to Duck/County Line

MAP LEGEND

- Existing Trail
- Trail Gap
- Park, open space, or nature reserve
- Intersection/Crossing Improvement
- Pedestrian Collision
- Bicycle Collision
- Commercial Nodes
- Residential Nodes
- Open Space Nodes

HIGHWAY 12 INTERSECTIONS

#	STREET	TYPE	EXISTING CONDITIONS	PROPOSED CONDITION
1.	Audubon Dr	Unsignalized	None	High Visibility Crosswalk

* Yellow denotes proposed improvement

KEY DESTINATIONS

- Public Schools
- Public Library
- Cultural POI
- Shopping
- A** Hampton Inn & Suites Outer Banks Cor
- B** Pine Island Racquet & Fintess Center

COMPLETING the CURRITUCK GREENWAY:

IMPLEMENT TRAIL GAPS:

Between existing trail that connects to Longfellow Cove to Duck's existing trail at the Currituck County line

IMPROVE CROSSINGS:

Audubon Drive: Install a high visibility crosswalk to facilitate access to the Pine Island Audubon Sanctuary

Along this section of the Corolla Greenway corridor, property to the west is either dedicated open space or the National Audubon Society. As such, there is not enough pedestrian traffic to warrant additional crossings of Highway 12. If an internal trail system is developed along the west or new pedestrian generators, the need for crossings should be re-evaluated.

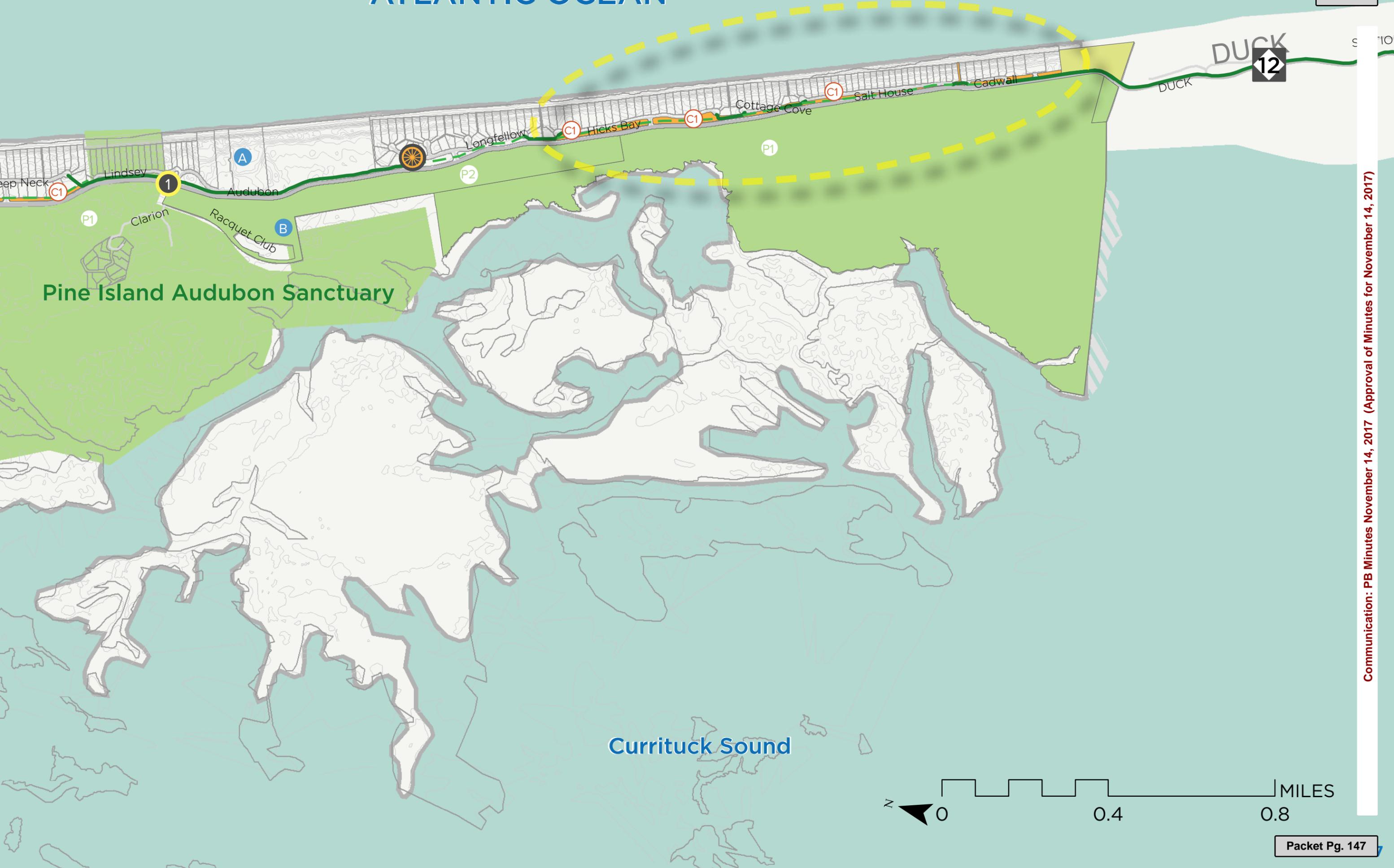
PROPERTY OWNERS

I.D.	OWNER
C1	Pine Island POA Inc
P1	National Audubon Society
P2	National Audubon Society

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ATLANTIC OCEAN

E



Pine Island Audubon Sanctuary

Currituck Sound



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MOYOCK: INTERSECTION IMPROVEMENT at CARATOKE HIGHWAY (NC-168) & SHINGLE LANDING ROAD

Moyock is the fastest growing area of Currituck County and existing pedestrian facilities are limited. Intersections, where pedestrians and vehicles come together, can be the most challenging part of a pedestrian network. If pedestrians cannot cross safely, mobility is limited and walking as a mode of transportation is discouraged. Providing clear crossing areas and times for pedestrians and motor vehicles creates predictability and consistency that can help improve the safety of all travelers.

The intersection of Caratoke Highway (NC-168) and Shingle Landing Road provides a critical connection in Moyock between residential development (both existing and planned) and commercial destinations.

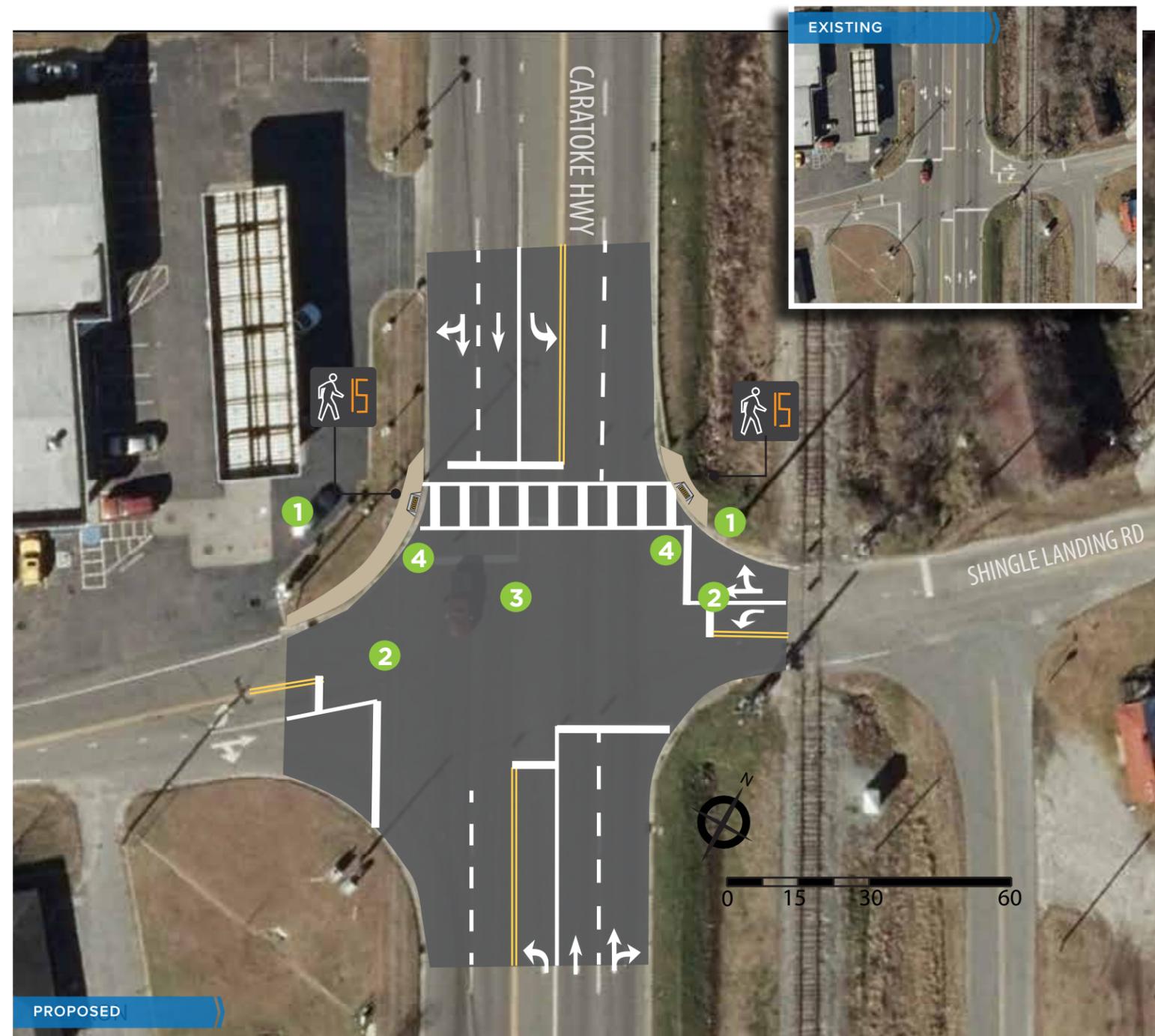
See Map 5.1 (p. 78) for recommendations in the area.

KEY DESTINATIONS

- » Moyock Mega-Site (Mixed-use)
- » Arringdale
- » Restaurants, Shopping, and Services
- » Residential Housing
- » Moyock Elementary School
- » Currituck House

DESIGN CONSIDERATIONS

- 1 Pedestrian countdown signals at each end of the high-visibility crosswalks should be installed at each corner of the intersection.
- 2 Potential for median refuge at two corners, depending on space and truck turning movements.
- 3 A high-visibility crosswalk should be installed across Caratoke Highway allowing for residents to safely access the gas station.
- 4 ADA-accessible ramps connecting to sidewalk at each end of the high-visibility crosswalks should be installed at each corner of the intersection.
- 5 Add Pedestrian Warning Signs (MUTCD W11-2).



This is not a design plan; precise locations and elements should be designed in accordance with engineering standards and NCDOT review.



BARCO/MAPLE/CURRITUCK: INTERSECTION IMPROVEMENT at SHORTCUT ROAD (US-158) & COLLEGE WAY

The intersection of Shortcut Road (US-158) and College Way, near the Currituck Community Park complex, provides direct access to many community resources within the complex, which is vital for people's ability to lead healthy active lives. Pedestrian access to such resources is especially important for populations with limited mobility and/or access to a vehicle.

A high-visibility crosswalk and a sidepath connection along Shortcut Road is recommended to help facilitate safe pedestrian access to the complex.

See map 5.2 (p. 79) for network recommendations in the area.

KEY DESTINATIONS

- » Currituck Community Park Complex
 - » Currituck Family YMCA
 - » Currituck Cooperative Extension Services
 - » Central Elementary School
 - » Maple Park & Baseball Fields
 - » College of the Albemarle Facility

DESIGN CONSIDERATIONS

- 1 ADA-accessible ramps connecting to sidewalk at each end of the high-visibility crosswalk should be installed at each end of the intersection.
- 2 Potential for central median to be extended toward intersection as a median refuge for pedestrians while crossing.
- 3 A high-visibility crosswalk should be installed across College Way allowing for residents to safely access the YMCA.
- 4 Add Pedestrian Warning Signs (MUTCD W11-2).



This is not a design plan; precise locations and elements should be designed in accordance with engineering standards and NCDOT review.



GRANDY: INTERSECTION IMPROVEMENTS at CARATOKE HIGHWAY (US-158) & POPLAR BRANCH ROAD

The intersections of Caratoke Highway (US-158) and Poplar Branch Road and Walnut Island Boulevard attract significant pedestrian traffic from the neighborhoods on the east side of the highway who are traveling to key destinations on the west.

Currently, there are no sidewalks or crossing facilities at these intersections and as a result there have been **four pedestrian collisions reported between 2007 and 2014**.

See Map 5.3 (p. 80) for recommendations in the area.

KEY DESTINATIONS

- » Walnut Island Park
- » The Carolina Club
- » Restaurants, Shopping, and Services
- » Residential Housing



DESIGN CONSIDERATIONS

- 1 Pedestrian countdown signals and ADA-accessible ramps connecting to sidewalk at each end of the high-visibility crosswalks should be installed at each corner of the intersection.
- 2 Potential for median refuge island on Caratoke Highway given travel lane widths approaching the intersection.
- 3 A high-visibility crosswalk should be installed across Caratoke Highway allowing for residents to safely access the fast food restaurants.
- 4 A shared-use path along the east side of Caratoke Highway will give pedestrians a much needed access to restaurants along that strip.
- 5 To provide neighborhood access, a shared use path connection should be explored from Walnut Island Park to this intersection.
- 6 Add Pedestrian Warning Signs (MUTCD W11-2).



This is not a design plan; precise locations and elements should be designed in accordance with engineering standards and NCDOT review.



GRANDY: INTERSECTION IMPROVEMENTS at CARATOKE HIGHWAY (US-158) & WALNUT ISLAND BOULEVARD

As described on the previous page, the intersection of Caratoke Highway (US-158) and Walnut Island Boulevard attracts significant pedestrian traffic. This intersection is critical to connect residents to the Food Lion grocery store, post office, and Family Dollar.

See Map 5.3 (p. 80) for recommendations in the area.

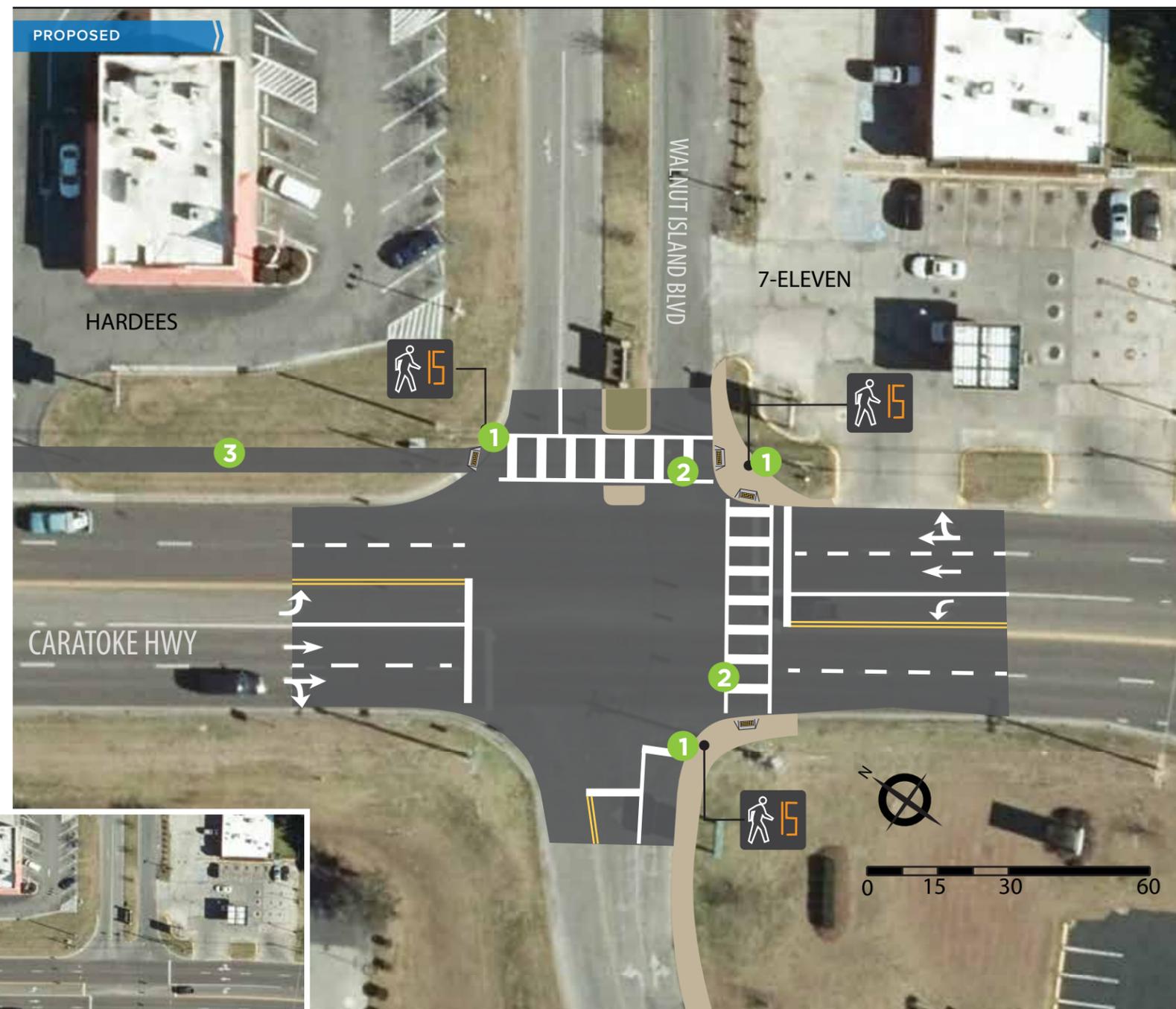
KEY DESTINATIONS

- » Walnut Island Park
- » The Carolina Club
- » Restaurants, Shopping, and Services
- » Residential Housing



DESIGN CONSIDERATIONS

- 1 Pedestrian countdown signals and ADA-accessible ramps connecting to sidewalk at each end of the high-visibility crosswalks should be installed at each corner of the intersection.
- 2 A high-visibility crosswalk should be installed across Caratoke Highway allowing for residents to safely access the fast food restaurants.
- 3 A shared-use path along the east side of Caratoke Highway will give pedestrians a much needed access to restaurants along that strip.
- 4 Add Pedestrian Warning Signs (MUTCD W11-2).



This is not a design plan; precise locations and elements should be designed in accordance with engineering standards and NCDOT review.

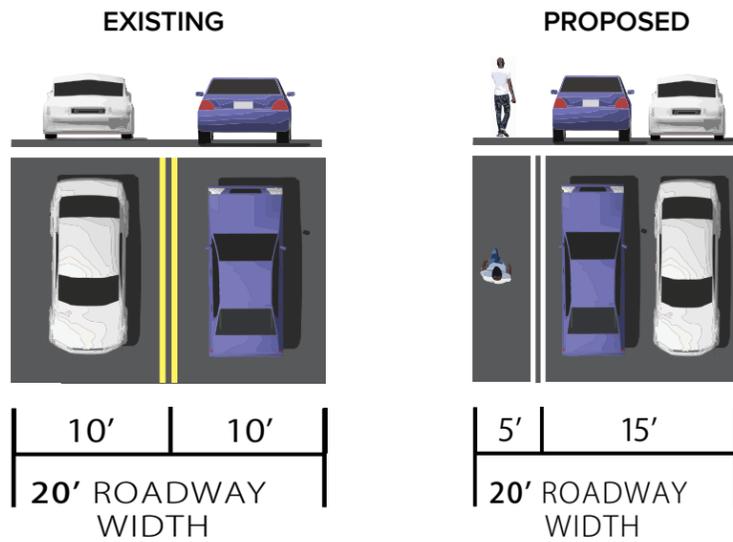


GRANDY: QUIET STREET- WALNUT ISLAND BOULEVARD

Walnut Island Boulevard is the main street that connects the residents living in Walnut Island to the Grandy commercial hub. Several residents and steering committee members stated that there is already heavy pedestrian traffic along this corridor in the county-maintained network. Pedestrians are forced to walk in the street as there are no sidewalks present.

Walnut Island Boulevard has been designated a quiet street and a pedestrian lane is recommended. This is a low-cost solution to facilitate safer pedestrian access within a constrained space.

See Map 5.3 (p. 80) for recommendations in the area.



DESIGN CONSIDERATIONS

By removing the centerline, a shared space is introduced to motorists. While passing may require a vehicle to encroach into the pedestrian lane, the traffic volumes on Walnut Island Boulevard are low, so a voluntary yield is practical to serve bidirectional motor vehicle travel on this residential street.

A pedestrian lane is an on-roadway facility intended for use by pedestrians and must meet accessibility guidelines for walkways. Any deficiencies in meeting ADA guidelines during implementation as a restriping project should be identified in the ADA transition plan and be corrected in the next resurfacing.



EXISTING



PROPOSED

This is not a design plan; precise locations and elements should be designed in accordance with engineering standards and NCDOT review.

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Performance Measures

The performance measures in the plan are important for assessing whether the plan is meeting its goals over time. Data on these measures should be collected on a routine basis to help track progress. This information will allow for adjustments to help ensure that plan goals are achieved.

The plan performance measures are based on the goals of the plan (see Page 1-2 in Chapter 1). The performance measures are generally outcome-based, and the intent is to prioritize investments that do the best job of achieving desired plan outcomes. The performance measures were selected based on Currituck County's ability to collect relevant data. Data and performance measures outlined in the following tables represent the way that Currituck County can track achievement of plan goals over time.

Table 6.2. Pedestrian Plan Performance Measure Targets

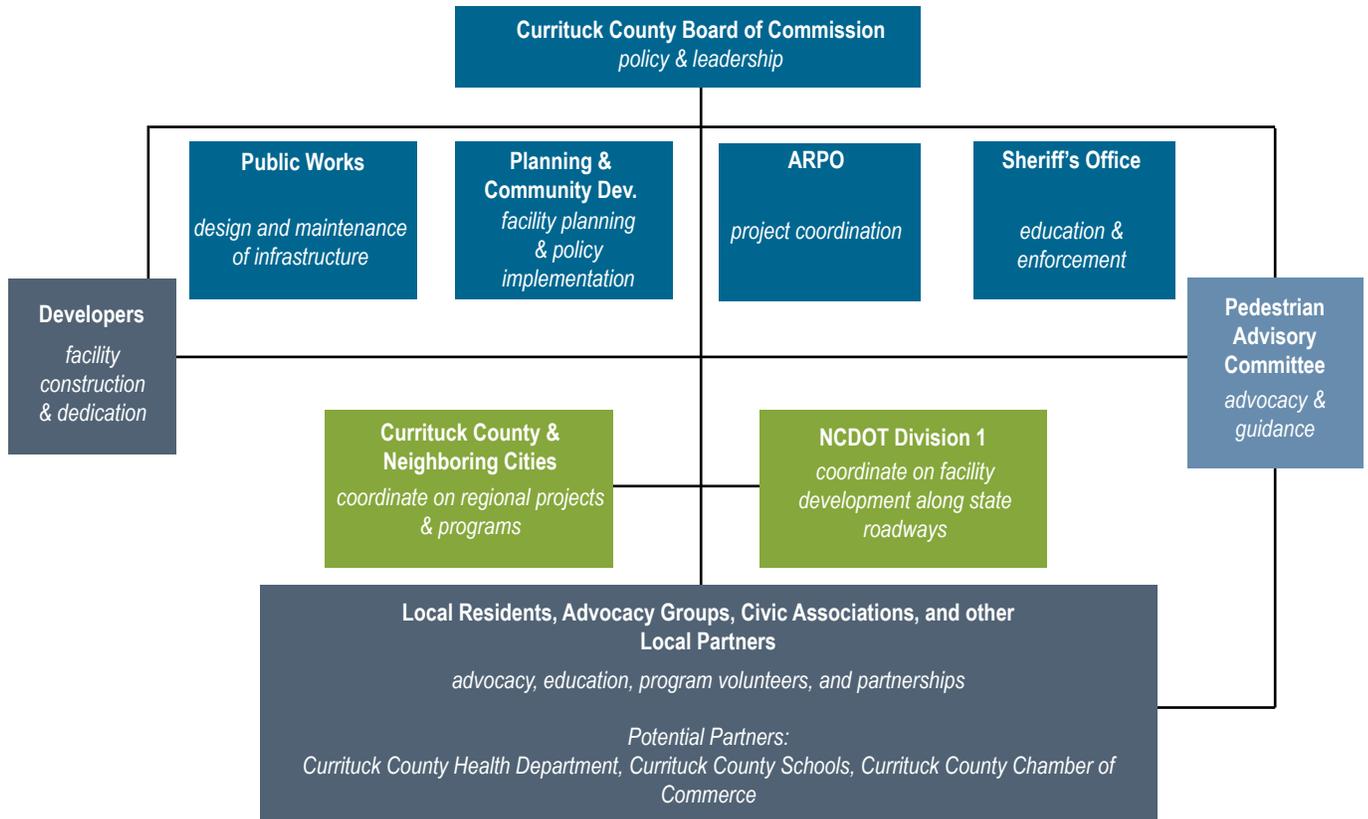
Goal	Performance Measure	Baseline Measurement	Performance Target
Safety	Pedestrian collision rate	2014 rate	Reduce pedestrian collision rate by half between 2018 and 2030
	Number of fatalities and serious injuries	2014 number	Zero fatalities by 2030
Connectivity	Percentage of pedestrian facility network completed	2017 percentage (calculate percentage based on final network map)	100 percent of pedestrian system constructed by 2030
Park Access	Percentage of pedestrian facility network completed within 1/4 mile of all Currituck County Parks & Recreation facilities	2017 percentage	100 percent of pedestrian system within 1/4 mile of Parks & Recreation facilities constructed by 2025
Livability & Well-being	Percentage of children and adults who meet physical activity recommendations	2016 percentage (according to Currituck County Health Department)	Increase childhood physical activity level by 5% and increase adult physical activity level by 5% by 2020

Table 6.3 Pedestrian Plan Performance Measure Trends

Goal	Performance Measure	Baseline Measurement	Desired Trend
Safety	Per capita pedestrian collision rate	2014 rate	Decrease
Connectivity	Key travel sheds completed	2017 percentage of key travel sheds completed	Increase
Park Access	Pedestrian network complete near P&R facilities	2017 percentage	Increase
Livability & Well-being	Self-reported physical activity	2015 Currituck County's Community Health Assessment	Increase

Organizational Framework for Implementation

The key players and steps involved in implementation are summarized in this organizational framework and described in more detail within the action step tables in Chapters 3, 4, 5, and 6.



Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

TABLE 6.4 IMPLEMENTATION ACTION STEPS

TASK	LEAD	SUPPORT	DETAILS	PHASE
Communicate the goals of this plan and its top priority projects to other local and regional groups.	County Manager, PAC	Planning & Community Development Department, ARPO	The purpose of this step is to network with potential project partners and to build support for implementing the top projects. Possible groups to receive a presentation: ARPO, Currituck County Health Department, Currituck County Schools Health Advisory Committee, Currituck County Chamber of Commerce, NCDOT Planning Branch, etc.	Short-term/ Ongoing (Beginning 2018)
Designate an advisory committee for the implementation of this plan.	Board of Commissioners	County Manager, Project Steering Committee	Using the steering committee formed to oversee the development of this plan, a standing Pedestrian Advisory Committee (PAC) should be formed to focus on implementation of this plan. For the purpose of these action steps, this group will be referred to as "PAC" below.	Short-term (2018)
Begin annual meeting with key project partners.	County Manager, PAC	NCDOT, and local & regional stakeholders	Key project partners (see org. chart on previous page) should meet on an annual basis to evaluate the implementation of this plan. Meetings could also include on-site tours of priority project corridors.	Short-term/ Ongoing (Beginning Fall 2018)
Monitor NCDOT resurfacing program, and STIP allocations, as well as county resurfacing/road maintenance schedule.	Planning & Community Development Department	ARPO, Public Works Department, NCDOT Division 1	Provisions should always be made to include a walking and bicycling facility as a part of street resurfacing projects. A determination of providing sidewalks on one or both sides is made during the planning process.	Short-term/ Ongoing (Fall 2018)
Conduct a project review meeting.	Planning & Community Development Department	County Manager and all Departments, ARPO	Review all existing Currituck County plans and priorities to identify overlap and shared goals. Look for opportunities to combine resources, leverage funding, and facilitate a more efficient project development process.	Short-term/ Ongoing (Fall 2018)
Implement high priority projects.	Planning & Community Development Department, Public Works Department	County Manager, NCDOT Division 1	By quickly moving forward on priority projects, Currituck County will demonstrate its commitment to carrying out this plan and will better sustain the enthusiasm generated during the public outreach stages of the planning process. Refer to Chapter 5: Recommendations for priority project ranking and the prioritization methodology.	Mid-term/ Ongoing (2019 onward)

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

TABLE 6.4 IMPLEMENTATION ACTION STEPS (CONTINUED)

TASK	LEAD	SUPPORT	DETAILS	PHASE
Implement a Wayfinding Program.	Planning & Community Development Department	Public Works Department, ARPO	A relatively low-cost, mid-term action that Currituck County can pursue immediately is to develop and adopt a wayfinding signage style, policy, and procedure, to be applied throughout the mainland pedestrian hubs, similar to the wayfinding that is already in place in Corolla, to make it easier for people to find destinations. Posting signage that includes walk travel times to major destinations can help to increase awareness of the ease and efficiency of pedestrian travel.	Mid-term (2019 onward)
Monitor plan performance measures.	Planning & Community Development Department	Board of Commissioners, County Manager	The performance measures should be stated in an official report within two years after the plan is adopted.	Mid-term (2019-2020)
Secure Priority Greenway Trail Easements.	Parks & Recreation	County Manager, Planning & Community Development Department	Explore opportunities to revise existing easements to accommodate public access greenway trail facilities. Similarly, as new easements are acquired in the future, the possibility of public access should be considered. Sewer easements are very commonly used for this purpose, offering cleared and graded corridors that easily accommodate trails. This approach avoids the difficulties associated with acquiring land, and it better utilizes the County's resources.	Mid-term (2019 onward)
Update Plan.	Board of Commissioners & Pedestrian Advisory Committee	Planning & Community Development Department	This plan should be updated by 2023 (roughly five years from adoption). If many projects and programs have been completed by then, a new set of priorities should be established. If not, a new implementation strategy should be established.	Long-Term (2023)
Establish a dedicated funding source in the county for pedestrian infrastructure improvements.	Planning & Community Development Department, Board of Commissioners	County Manager	This funding source may be established through annual budgetary allocation, user/in-lieu fees, or another desired method. Having a dedicated funding source will enable the county to have matching funds available to take advantage of funding opportunities such as 80% federal funding through STIP since state funds cannot be used for stand-alone pedestrian infrastructure projects.	Mid-term (2019 onward)

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)



A. FUNDING

Funding sources can be used for a variety of activities, including: programs, planning, design, implementation, and maintenance. This section outlines the most likely sources of funding from the federal, state, and local government levels as well as from the private and non-profit sectors.

Overview

When considering possible funding sources for Currituck pedestrian projects, it is important to remember that not all construction activities or programs will be accomplished with a single funding source. It will be necessary to consider several sources of funding that together will support full project completion. Note that the following summary reflects the funding available at the time of writing. Funding amounts, cycles, and the programs themselves may change over time.

FEDERAL FUNDING SOURCES

The federal funding opportunities listed below are subject to change given the recent change in federal administration in January 2017. It is recommended that the status and availability of any federal funding listed here is confirmed through the provided links, or other appropriate channels.

Federal funding is typically directed through state agencies to local governments either in the form of grants or direct appropriations. Federal funding typically requires a local match of five percent to 50 percent, but there are sometimes exceptions. The following is a list of possible Federal funding sources that could be used to support construction of pedestrian and bicycle improvements.

FIXING AMERICA'S SURFACE TRANSPORTATION (FAST) ACT

In December 2015, President Obama signed the FAST Act into law. The Act provides a long-term funding source of \$305 billion for surface transportation and planning for FY 2016-2020. Overall, the FAST Act retains eligibility for major formula programs – the Surface Transportation Block Grant Program (STBG, formerly the Surface Transportation Program), Transportation Alternatives (TA), the Highway Safety Improvement Program (HSIP), and the Congestion Mitigation and Air Quality Improvement Program (CMAQ) – and proportionate funding increases for both highways and transit. In North Carolina, federal monies are administered through the North Carolina Department of Transportation (NCDOT) and Metropolitan Planning Organizations (MPOs). Most, but not all, of these programs are oriented toward transportation versus recreation, with an emphasis on reducing auto trips and providing inter-modal connections. Federal funding is intended for capital improvements and safety and education programs, and projects must relate to the surface transportation system.

For more information, visit: <https://www.transportation.gov/fastact>.

SURFACE TRANSPORTATION BLOCK GRANT PROGRAM

The FAST Act provides an annual average of \$11.7 billion for the STBG program. The STBG provides states with flexible funds which may be used for a variety of highway, road, bridge, transit, and non-motorized transportation projects. A wide variety of pedestrian improvements are eligible, including trails, sidewalks, crosswalks, pedestrian signals, and other ancillary facilities. Modification of sidewalks to comply with the requirements of the Americans with Disabilities Act (ADA) is also an eligible activity. Unlike most highway projects, STBG-funded pedestrian facilities may be located on local and collector roads which are not part of the Federal-Aid Highway System. Funding for Transportation Alternatives (TA) is set aside from the overall STBG funding allocation, as is funding for bridges not on Federal-aid highways, after which a percentage of a State's STBG funds is sub-allocated based on population (51 percent in FY 2016 growing to 55 percent by FY 2020) and the remaining funds can be used in any area of the state. Additional new features of the FAST Act STBG include: the ability to use funds to create and operate a state office tasked with designing, implementing, and overseeing public-private partnerships eligible for Federal highway or transit funding, and to pay a stipend for unsuccessful public-private partnership bidders; the ability to use a State's STBG funding, upon request, to pay a subsidy and administrative costs for TIFIA credit assistance for an STBG-eligible project.

For more information, visit: <http://www.fhwa.dot.gov/fastact/factsheets/stbgfs.cfm>

TRANSPORTATION ALTERNATIVES

Transportation Alternatives (TA) is a set-aside funding source from the STGB fund. TA provides monetary assistance for pedestrian and bicycle facilities, recreational trails, safe routes to school projects, historic preservation, vegetation management, and specific environmental mitigation projects. The FAST Act allocates an average of \$844 million per year for TA, which may be used for a variety of pedestrian, bicycle, and streetscape projects including sidewalks, bikeways, multi-use paths,

and rail-trails. Unless states opt out, a specified portion of TA funding must go towards the State's Recreational Trails Program. TA funds may also be used for selected education and encouragement programming, such as Safe Routes to School, despite the fact that TA does not provide a guaranteed set-aside for this activity as SAFE-TEA-LU did. TA funds are sub-allocated based on population and the remaining funds may be used in any area of the state. For funds that can be used anywhere in the state, State's have the new ability to transfer up to 50 percent of those funds to other Federal-aid apportioned programs, including the National Highway Performance Program (NHPP), the National Highway Freight Program (NHFP), the STBG Program, the HSIP, and CMAQ.

Also new under TA, nonprofit entities responsible for the administration of local transportation safety programs are eligible to apply for funding; the "flexibility of excess reserved funding" provision that previously allowed excess TAP funds to be used for any TAP or CMAQ project is eliminated; and urbanized areas with a population over 200,000 can use up to 50 percent of sub-allocated TA funds for any STBG-eligible purpose.

For more information, visit: <https://www.fhwa.dot.gov/fastact/factsheets/transportationalternativesfs.cfm>

HIGHWAY SAFETY IMPROVEMENT PROGRAM

HSIP provides an annual average of \$2.3 billion annually for projects and programs that help communities achieve significant reductions in traffic fatalities and serious injuries on all public roads, bikeways, and walkways. Bicycle and pedestrian safety improvements, enforcement activities, traffic calming projects, and crossing treatments for non-motorized users in school zones are eligible for these funds. Funding for HSIP is apportioned to each State based on a percentage in the law, and now due to program updates in the FAST Act, up to 50 percent of HSIP funds each year may be transferred to NHPP, NHFP, STBG, and CMAQ based on a State's discretion. Also new to HSIP, funding is limited to projects described in the statute, which include a number of pedestrian infrastructure improvements.

For more information: <http://www.fhwa.dot.gov/fastact/factsheets/hsipfs.cfm>

CONGESTION MITIGATION/AIR QUALITY IMPROVEMENT PROGRAM

The Congestion Mitigation/Air Quality Improvement Program (CMAQ) provides an estimated \$2.4 billion in average annual funding for projects and programs in air quality non-attainment and maintenance areas for ozone, carbon monoxide, and particulate matter which reduce transportation-related emissions. States with no nonattainment areas may use their CMAQ funds for any CMAQ- or STBG-eligible project. These federal dollars can be used to build bicycle and pedestrian facilities that reduce travel by automobile. Purely recreational facilities generally are not eligible. Communities located in attainment areas who do not receive CMAQ funding apportionments may apply for CMAQ funding to implement projects that will improve air quality. New to CMAQ funding under the FAST Act, a State may transfer up to 50 percent of annual CMAQ funds to the NHPP, NHFP, STBG, and HSIP, excluding set-asides.

For more information: <http://www.fhwa.dot.gov/fastact/factsheets/cmaqfs.cfm>

FEDERAL TRANSIT ADMINISTRATION ENHANCED MOBILITY OF SENIORS AND INDIVIDUALS WITH DISABILITIES

This program can be used for capital expenses that support transportation to meet the special needs of older adults and persons with disabilities, including providing access to an eligible public transportation facility when the transportation service provided is unavailable, insufficient, or inappropriate to meeting these needs.

For more information: <https://www.transit.dot.gov/funding/grants/enhanced-mobility-seniorsindividuals-disabilities-section-5310>

TIGER DISCRETIONARY GRANTS

The U.S. Department of Transportation's (DOT) Transportation Investment Generating Economic Recovery (TIGER) discretionary grants are intended to fund capital investments in surface transportation infrastructure.

The grant program focuses on “capital projects that generate economic development and improve access to reliable, safe, and affordable transportation for disconnected both urban and rural, while emphasizing improved connection to employment, education, services and other opportunities, workforce development, or community revitalization.” Infrastructure improvement projects such as recreational trails and greenways with an emphasis on multi-modal transit qualify for this grant. While the deadline has passed for 2016, it is likely that the program will continue in 2017.

For more information: <https://www.transportation.gov/tiger>

ECONOMIC DEVELOPMENT ADMINISTRATION

Under Economic Development Administration’s (EDA) Public Works and Economic Adjustment Assistance programs, grant applications are accepted for construction, non-construction, technical assistance, and revolving loan fund projects. “Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities.” Application deadlines are typically in March and June.

For more information: <https://www.eda.gov/grants/>

PARTNERSHIP FOR SUSTAINABLE COMMUNITIES

Founded in 2009, the Partnership for Sustainable Communities is a joint project of the Environmental Protection Agency (EPA), the U.S. Department of Housing and Urban Development (HUD), and the U.S. Department of Transportation (USDOT). The partnership aims to “improve access to affordable housing, more transportation options, and lower transportation costs while protecting the environment in communities nationwide.” The

Partnership is based on five Livability Principles, one of which explicitly addresses the need for bicycle and pedestrian infrastructure (“Provide more transportation choices: Develop safe, reliable, and economical transportation choices to decrease household transportation costs, reduce our nation’s dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health”).

The Partnership is not a formal agency with a regular annual grant program. Nevertheless, it is an important effort that has already led to some new grant opportunities (including both TIGER I and TIGER II grants). North Carolina jurisdictions should track Partnership communications and be prepared to respond proactively to announcements of new grant programs. Initiatives that speak to multiple livability goals are more likely to score well than initiatives that are narrowly limited in scope to pedestrian improvement efforts.

For more information:

<http://www.sustainablecommunities.gov/>

<http://www.epa.gov/smartgrowth/partnership/>

Resource for Rural Communities:

http://www.sustainablecommunities.gov/pdf/Supporting_Sustainable_Rural_Communities_FINAL.PDF

LAND AND WATER CONSERVATION FUND

The Land and Water Conservation Fund (LWCF) provides grants for planning and acquiring outdoor recreation areas and facilities, including trails. Funds can be used for right-of-way acquisition and construction. The program is administered by the Department of Environment and Natural Resources as a grant program for states and local governments. Maximum annual grant awards for county governments, incorporated municipalities, public authorities, and federally recognized Indian tribes are \$250,000. The local match may be provided with in-kind services or cash.

For more information: http://www.ncparks.gov/About/grants/lwcf_main.php

RIVERS, TRAILS, AND CONSERVATION ASSISTANCE PROGRAM

The Rivers, Trails, and Conservation Assistance Program (RTCA) is a National Parks Service (NPS) program providing technical assistance via direct NPS staff involvement to establish and restore greenways, rivers, trails, watersheds and open space. The RTCA program provides only planning assistance—there are no implementation funds available. Projects are prioritized for assistance based on criteria including conserving significant community resources, fostering cooperation between agencies, serving a large number of users, encouraging public involvement in planning and implementation, and focusing on lasting accomplishments. This program may benefit trail development in North Carolina locales indirectly through technical assistance, particularly for community organizations, but is not a capital funding source.

For more information: <http://www.nps.gov/rtca/> or contact the Southeast Region RTCA Program Manager Deirdre “Dee” Hewitt at (404) 507-5691

NATIONAL SCENIC BYWAYS DISCRETIONARY GRANT PROGRAM

The National Scenic Byways Discretionary Grants program provides merit-based funding for byway-related projects each year, utilizing one or more of eight specific activities for roads designated as National Scenic Byways, All-American Roads, State scenic byways, or Indian tribe scenic byways. The activities are described in 23 USC 162(c). This is a discretionary program; all projects are selected by the US Secretary of Transportation.

Eligible projects include construction along a scenic byway of a facility for pedestrians and bicyclists and improvements to a scenic byway that will enhance access to an area for the purpose of recreation. Construction includes the development of the environmental documents, design, engineering, purchase of right-of-way, land, or property, as well as supervising, inspecting, and actual construction.

For more information: <http://www.bywaysonline.org/grants/>

FEDERAL LANDS TRANSPORTATION PROGRAM (FLTP)

The FLTP funds projects that improve access within federal lands (including national forests, national parks, national wildlife refuges, national recreation areas, and other Federal public lands) on federally owned and maintained transportation facilities. \$300 million per fiscal year was allocated to the program for 2013 and 2014.

Eligible activities:

- » Program administration, transportation planning, research, preventive maintenance, engineering, rehabilitation, restoration, construction, and reconstruction of Federal lands transportation facilities
- » Adjacent vehicular parking areas;
- » Acquisition of necessary scenic easements and scenic or historic sites;
- » Provision for pedestrians and bicycles;
- » Environmental mitigation in or adjacent to Federal land open to the public to (1) improve public safety and reduce vehicle-caused wildlife mortality while maintaining habitat connectivity; and (2) to mitigate the damage to wildlife, aquatic organism passage, habitat, and ecosystem connectivity, including the costs of constructing, maintaining, replacing, or removing culverts and bridges, as appropriate;
- » Congestion mitigation; and other appropriate public road facilities as determined by the Secretary.

For more information: <http://www.fhwa.dot.gov/map21/fltp.cfm>

ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANTS

The Department of Energy’s Energy Efficiency and Conservation Block Grants (EECBG) may be used to reduce energy consumptions and fossil fuel emissions and for improvements in energy efficiency. Section 7 of the funding announcement states that these grants provide opportunities for the development and implementation of transportation programs to conserve energy used in transportation including development of infrastructure

such as bike lanes and pathways and pedestrian walkways. Although the current grant period has passed, more opportunities may arise in the future.

For more information: <http://www1.eere.energy.gov/wip/eecbg.html>

EPA'S BROWNFIELDS PROGRAM

With the possibility of a brownfield reclamation site along the greenway, funding could be acquired through EPA's brownfield program for site assessment and/or cleanup. To facilitate the leveraging of public resources, EPA's Brownfields Program collaborates with other federal partners, and state agencies to identify and make available resources that can be used for brownfield activities. Types of applicable programs include:

Area-Wide Planning Pilot Program:

The grant funding and direct assistance for an area-wide plan which will inform the assessment, cleanup and reuse of brownfields properties and promote area-wide revitalization.

Assessment Grants:

Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites.

Cleanup Grants:

Cleanup grants provide funding for a grant recipient to carry out cleanup activities at brownfield sites.

Multi-Purpose Pilot Grants:

The EPA is piloting a new grant program that will provide a single grant to an eligible entity for both assessment and cleanup work at a specific brownfield site owned by the applicant.

EPA Brownfields and Land Revitalization: http://www.epa.gov/brownfields/grant_info/

For a detailed funding matrix and more information about federal programs and funds that can be applied to pedestrian and bicycle projects, please visit: http://www.fhwa.dot.gov/environment/bicycle_pedestrian/funding/funding_opportunities.pdf

State Funding Sources

There are multiple sources for state funding of bicycle and pedestrian transportation projects. However, the status of future funding sources at this level is subject to change. The availability of these funding resources should be confirmed during the implementation of a project.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STATE TRANSPORTATION IMPROVEMENT PROGRAM

The NCDOT's State Transportation Improvement Program is based on the Strategic Transportation Investments bill, signed into law in 2013. The Strategic Transportation Investments (STI) initiative introduces the Strategic Mobility Formula, a new way to fund and prioritize transportation projects to ensure they provide the maximum benefit to our state. It allows NCDOT to use its existing revenues more efficiently to fund more investments that improve North Carolina's transportation infrastructure, create jobs, and help boost the economy.

The new Strategic Transportation Investments initiative identifies projects in the 2016-2025 State Transportation Improvement Program, which identifies projects that will receive funding during that period. This is the first 10-year plan developed under the 2013 Strategic Transportation Investments law. The new Strategic Mobility Formula assigns projects for all modes into one of three categories: Statewide Mobility, Regional Impact, and Division Needs. All independent bicycle and pedestrian projects are placed in the "Division Needs" category, and are ranked on the following five criteria:

- » Safety
- » Access
- » Demand or density
- » Constructibility
- » Benefit/cost ratio

This ranking largely determines which projects will be included in the department's State Transportation Improvement Program (STIP). The STIP is a federally

mandated transportation planning document that details transportation improvements prioritized by stakeholders for inclusion in the Work Program over the next ten years. The STIP is updated every two years. Recognizing the need to increase investment in the state's transportation infrastructure, the General Assembly took steps in the 2015-2017 state budget (House Bill 97) – passed in September 2015 – that will result in an estimated additional \$1.6 billion for transportation construction.

Since the 2016-2025 STIP was developed based on the 10-year revenue forecast in August 2014, NCDOT is amending the STIP to account for the additional funding – just over \$685 million for projects at the statewide level and more than \$500 million for projects at each the regional and division levels. Following requirements set forth in the Strategic Transportation Investments law and the Strategic Mobility Formula, NCDOT engineers used the same scoring weights and criteria used to develop the current STIP to re-evaluate proposed projects that were not originally funded. The STIP is the primary method for allocating state and federal transportation funds.

For more information on STIP: www.ncdot.gov/strategic-transportationinvestments/

To access the STIP: <https://connect.ncdot.gov/projects/planning>

For more about the STIP process: <http://www.ncdot.org/performance/reform/>

SPOT SAFETY PROGRAM

The Spot Safety Program is a state funded public safety investment and improvement program that provides highly effective low cost safety improvements for intersections, and sections of North Carolina's 79,000 miles of state maintained roads in all 100 counties of North Carolina. The Spot Safety Program is used to develop smaller improvement projects to address safety, potential safety, and operational issues. The program is funded with state funds and currently receives approximately \$9 million per state fiscal year. Other monetary sources (such as Small Construction or Contingency funds) can assist in funding Spot Safety projects, how-

ever, the maximum allowable contribution of Spot Safety funds per project is \$250,000.

The Spot Safety Program targets hazardous locations for expedited low cost safety improvements such as traffic signals, turn lanes, improved shoulders, intersection upgrades, positive guidance enhancements (rumble strips, improved channelization, raised pavement markers, long life highly visible pavement markings), improved warning and regulatory signing, roadside safety improvements, school safety improvements, and safety appurtenances (like guardrail and crash attenuators).

A Safety Oversight Committee (SOC) reviews and recommends Spot Safety projects to the Board of Transportation (BOT) for approval and funding. Criteria used by the SOC to select projects for recommendation to the BOT include, but are not limited to, the frequency of correctable crashes, severity of crashes, delay, congestion, number of signal warrants met, effect on pedestrians and schools, division and region priorities, and public interest.

For more information: <https://connect.ncdot.gov/resources/safety/Pages/NC-Highway-Safety-Program-and-Projects.aspx>

HIGHWAY HAZARD ELIMINATION PROGRAM

The Hazard Elimination Program is used to develop larger improvement projects to address safety and potential safety issues. The program is funded with 90 percent federal funds and 10 percent state funds. The cost of Hazard Elimination Program projects typically ranges between \$400,000 and \$1 million. A Safety Oversight Committee (SOC) reviews and recommends Hazard Elimination projects to the Board of Transportation (BOT) for approval and funding. These projects are prioritized for funding according to a safety benefit to cost (B/C) ratio, with the safety benefit being based on crash reduction. Once approved and funded by the BOT, these projects become part of the department's State Transportation Improvement Program (STIP).

For more information: <https://connect.ncdot.gov/resources/safety/Pages/NC-Highway-Safety-Program-and-Projects.aspx>

GOVERNOR'S HIGHWAY SAFETY PROGRAM

The Governor's Highway Safety Program (GHSP) funds safety improvement projects on state highways throughout North Carolina. All funding is performance-based. Substantial progress in reducing crashes, injuries, and fatalities is required as a condition of continued funding. This funding source is considered to be "seed money" to get programs started. The grantee is expected to provide a portion of the project costs and is expected to continue the program after GHSP funding ends. State Highway Applicants must use the web-based grant system to submit applications.

For more information: <http://www.ncdot.org/programs/ghsp/>

EAT SMART, MOVE MORE NORTH CAROLINA COMMUNITY GRANTS

The Eat Smart, Move More (ESMM) NC Community Grants program provides funding to local communities to support their efforts to develop community-based interventions that encourage, promote, and facilitate physical activity. The current focus of the funds is for projects addressing youth physical activity. Funds have been used to construct trails and conduct educational programs.

For more information: <http://www.eatsmartmovemorenc.com/Funding/CommunityGrants.html>

NC PARKS AND RECREATION TRUST FUND (PARTF)

The Parks and Recreation Trust Fund (PARTF) provide dollar-for-dollar matching grants to local governments for parks and recreational projects to serve the general public. Counties, incorporated municipalities, and public authorities, as defined by G.S. 159-7, are eligible applicants.

A local government can request a maximum of \$500,000 with each application. An applicant must

match the grant dollar-for-dollar, 50 percent of the total cost of the project, and may contribute more than 50 percent. The appraised value of land to be donated to the applicant can be used as part of the match. The value of in-kind services, such as volunteer work, cannot be used as part of the match.

For more information: http://www.ncparks.gov/About/grants/partf_main.php

NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES – RECREATIONAL TRAILS AND ADOPT-A-TRAIL GRANTS

The State Trails Program is a section of the N.C. Division of Parks and Recreation. The program originated in 1973 with the North Carolina Trails System Act and is dedicated to helping citizens, organizations and agencies plan, develop and manage all types of trails ranging from greenways and trails for hiking, biking and horseback riding to river trails and off-highway vehicle trails. The Recreation Trails Program awards grants up to \$75,000 per project. The Adopt-A-Trail Program awards grants up to \$5,000 per project.

NORTH CAROLINA DEPARTMENT OF COMMERCE RURAL ECONOMIC DEVELOPMENT DIVISION

The North Carolina Economic Development Competitive Grant Program for Underserved and Limited Resource Communities (the "Underserved and Limited Resource Communities Grant Program" or "ULRC Program") provides grants to local governments and/or nonprofit organizations to encourage the development of economic development activities, services, and projects (hereinafter referred to collectively as "program(s)") that benefit underserved populations and limited resource communities across the State.

Form more information: <http://www.nccommerce.com/Portals/2/Documents/RuralDev/ULRC%20Guidelines%20FY2015.pdf>

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Community Development Block Grant (CDBG) funds are available to local municipal or county governments that qualify for projects to enhance the viability of communities by providing decent housing and suitable living environments and by expanding economic opportunities, principally for persons of low and moderate income. State CDBG funds are provided by the U.S. Department of Housing and Urban Development (HUD) to the state of North Carolina. Some urban counties and cities in North Carolina receive CDBG funding directly from HUD. Each year, CDBG provides funding to local governments for hundreds of critically-needed community improvement projects throughout the state. These community improvement projects are administered by the Division of Community Assistance and the Commerce Finance Center under eight grant categories. Two categories might be of support to pedestrian and bicycle projects in 'entitlement communities': Infrastructure and Community Revitalization.

CLEAN WATER MANAGEMENT TRUST FUND (CWMTF)

This fund was established in 1996 and has become one of the largest sources of money in North Carolina for land and water protection, eligible for application by a state agency, local government, or non-profit. At the end of each year, a minimum of \$30 million is placed in the CWMTF. The revenue of this fund is allocated as grants to local governments, state agencies, and conservation non-profits to help finance projects that specifically address water pollution problems. Funds may be used for planning and land acquisition to establish a network of riparian buffers and greenways for environmental, educational, and recreational benefits.

For more information: <http://www.cwmtf.net/#appmain.htm>

URBAN AND COMMUNITY FORESTRY GRANT

The North Carolina Division of Forest Resources Urban and Community Forestry grant can provide funding for a

variety of projects that will help toward planning and establishing street trees as well as trees for urban open space. The goal is to improve public understanding of the benefits of preserving existing tree cover in communities and assist local governments with projects which will lead to a more effective and efficient management of urban and community forests. Grant requests should range between \$1,000 and \$15,000 and must be matched equally with non-federal funds. Grant funds may be awarded to any unit of local or state government, public educational institutions, approved non-profit 501(c)(3) organizations, and other tax-exempt organizations. First-time municipal applicant and municipalities seeking Tree City USA status are given priority for funding.

For more about Tree City USA status, including application instructions, visit: http://ncforestservice.gov/Urban/urban_grant_overview.htm

Local government funding sources

Municipalities often plan for the funding of pedestrian facilities or improvements through development of Capital Improvement Programs (CIP) or occasionally, through their annual Operating Budgets. In Raleigh, for example, the greenways system has been developed over many years through a dedicated source of annual funding that has ranged from \$100,000 to \$500,000, administered through the Recreation and Parks Department. CIPs should include all types of capital improvements (water, sewer, buildings, streets, etc.) versus programs for single purposes. Typical capital funding mechanisms include the capital reserve fund, capital protection ordinances, municipal service district, tax increment financing, taxes, fees, and bonds. Each category is described below. A variety of possible funding options available to North Carolina jurisdictions for implementing pedestrian and bicycle projects are also described below. However, many will require specific local action as a means of establishing a program, if not already in place.

CAPITAL RESERVE FUND

Municipalities have statutory authority to create capital reserve funds for any capital purpose, including pedestrian facilities. The reserve fund must be created through ordinance or resolution that states the purpose of the fund, the duration of the fund, the approximate amount of the fund, and the source of revenue for the fund. Sources of revenue can include general fund allocations, fund balance allocations, grants, and donations for the specified use.

CAPITAL PROJECT ORDINANCES

Municipalities can pass Capital Project Ordinances that are project specific. The ordinance identifies and makes appropriations for the project.

LOCAL IMPROVEMENT DISTRICT (LID)

Local Improvement Districts (LIDs) are most often used by cities to construct localized projects, such as streets, sidewalks, or bikeways. Through the LID process, the costs of local improvements are generally spread out among a group of property owners within a specified area. The cost can be allocated based on property frontage or other methods such as traffic trip generation.

MUNICIPAL SERVICE DISTRICT

Municipalities have statutory authority to establish municipal service districts, to levy a property tax in the district additional to the town-wide property tax, and to use the proceeds to provide services in the district. Downtown revitalization projects are one of the eligible uses of service districts, and can include projects such as street, sidewalk, or bikeway improvements within the downtown taxing district.

TAX INCREMENT FINANCING

Project Development Financing bonds, also known as Tax Increment Financing (TIF) is a relatively new tool in North Carolina, allowing localities to use future gains in taxes to finance the current improvements that will create those gains. When a public project (e.g., sidewalk improvements) is constructed, surrounding property values generally increase and encourage surrounding development or redevelopment. The increased tax revenues are then dedicated to finance the debt created by the original public improvement project. Streets, streetscapes, and sidewalk improvements are specifically authorized for TIF funding in North Carolina.

Tax Increment Financing typically occurs within designated development financing districts that meet certain economic criteria that are approved by a local governing body. TIF funds are generally spent inside the boundaries of the TIF district, but they can also be spent outside the district if necessary to encourage development within it.

OTHER LOCAL FUNDING OPTIONS

- » Bonds/Loans
- » Taxes
- » Impact fees
- » Exactions
- » Installment purchase financing
- » In-lieu fees
- » Partnerships

Private and Non-profit Funding Sources

Many communities have solicited funding assistance for pedestrian projects from private foundations and other conservation- and health-minded benefactors. Below

are several examples of private funding opportunities available.

THE ROBERT WOOD JOHNSON FOUNDATION

The Robert Wood Johnson Foundation was established as a national philanthropy in 1972 and today it is the largest U.S. foundation devoted to improving the health and health care of all Americans. Grant making is concentrated in four areas:

- » To ensure that all Americans have access to basic health care at a reasonable cost
- » To improve care and support for people with chronic health conditions
- » To promote healthy communities and lifestyles
- » To reduce the personal, social, and economic harm caused by substance abuse: tobacco, alcohol, and illicit drugs

For more specific information about what types of projects are funded : <http://www.rwjf.org/en/how-we-work/grants-and-grant-programs.html>

NORTH CAROLINA COMMUNITY FOUNDATION

The North Carolina Community Foundation, established in 1988, is a statewide foundation seeking gifts from individuals, corporations, and other foundations to build endowments and ensure financial security for non-profit organizations and institutions throughout the state. Based in Raleigh, the foundation also manages a number of community affiliates throughout North Carolina, that make grants in the areas of human services, education, health, arts, religion, civic affairs, and the conservation and preservation of historical, cultural, and environmental resources. The foundation also manages various scholarship programs statewide.

For more information: <http://nccommunityfoundation.org/>

WALMART STATE GIVING PROGRAM

The Walmart Foundation financially supports projects that create opportunities for better living. Grants are awarded for projects that support and promote education, workforce development/economic opportunity, health and wellness, and environmental sustainability. Both programmatic and infrastructure projects are eligible for funding. State Giving Program grants start at \$25,000, and there is no maximum award amount. The program accepts grant applications on an annual, state by state basis January 2nd through March 2nd.

For more information: <http://foundation.walmart.com/apply-for-grants/state-giving>

Z. SMITH REYNOLDS FOUNDATION

This Winston-Salem-based Foundation has been assisting the environmental projects of local governments and non-profits in North Carolina for many years. They have two grant cycles per year and generally do not fund land acquisition. However, they may be able to offer support in other areas of open space and greenways development.

For more information: www.zsr.org

BANK OF AMERICA CHARITABLE FOUNDATION, INC.

The Bank of America Charitable Foundation is one of the largest in the nation. The primary grants program is called Neighborhood Excellence, which seeks to identify critical issues in local communities. Another program that applies to greenways is the Community Development Programs, and specifically the Program Related Investments. This program targets low and moderate income communities and serves to encourage entrepreneurial business development.

For more information: www.bankofamerica.com/foundation

DUKE ENERGY FOUNDATION

Funded by Duke Energy shareholders, this non-profit organization makes charitable grants to selected non-profits or governmental subdivisions. Each annual grant must have:

- » An internal Duke Energy business “sponsor”
- » A clear business reason for making the contribution

The grant program has three focus areas: Environment and Energy Efficiency, Economic Development, and Community Vitality. Related to this project, the Foundation would support programs that support conservation, training, and research around environmental and energy efficiency initiatives.

For more information: <http://www.duke-energy.com/community/foundation.asp>

DUKE ENERGY WATER RESOURCES FUND

The fund supports science-based, research-supported projects and programs that provide direct benefit to at least one of the following focus areas:

- » Improve water quality, quantity and conservation
- » Enhance fish and wildlife habitats
- » Expand public use and access to waterways
- » Increase citizens’ awareness about their roles in protecting these resources

For more information: www.duke-energy.com/waterresourcesfund

AMERICAN GREENWAYS EASTMAN KODAK AWARDS

The Conservation Fund’s American Greenways Program has teamed with the Eastman Kodak Corporation and the National Geographic Society to award small grants (\$250 to \$2,000) to stimulate the planning, design, and development of greenways. These grants can be used for activities such as mapping, conducting ecological assessments, surveying land, holding conferences, developing brochures, producing interpretive displays, incorporating land trusts, and building trails. Grants cannot be used for academic research, institutional support, lobbying, or political activities.

For more information: www.conservationfund.org

NATIONAL TRAILS FUND

American Hiking Society created the National Trails Fund in 1998, the only privately supported national grants program providing funding to grassroots organizations working toward establishing, protecting and maintaining foot trails in America. 73 million people enjoy foot trails annually, yet many of our favorite trails need major repairs due to a \$200 million backlog of badly needed maintenance. National Trails Fund grants help give local organizations the resources they need to secure access, volunteers, tools and materials to protect America’s cherished public trails. To date, American Hiking has granted more than \$240,000 to 56 different trail projects across the U.S. for land acquisition, constituency building campaigns, and traditional trail work projects. Awards range from \$500 to \$10,000 per project.

Projects the American Hiking Society will consider include:

- » Securing trail lands, including acquisition of trails and trail corridors, and the costs associated with acquiring conservation easements.
- » Building and maintaining trails which will result in visible and substantial ease of access, improved hiker safety, and/or avoidance of environmental damage.
- » Constituency building surrounding specific trail projects - including volunteer recruitment and support.

For more information: <http://www.americanhiking.org/national-trails-fund/>

THE CONSERVATION ALLIANCE

The Conservation Alliance is a non-profit organization of outdoor businesses whose collective annual membership dues support grassroots citizen-action groups and their efforts to protect wild and natural areas. Grants are typically about \$35,000 each. Since its inception in 1989, The Conservation Alliance has contributed \$4,775,059 to environmental groups across the nation, saving over 34 million acres of wild lands. The Conser-

vation Alliance Funding Criteria:

- » The Project should be focused primarily on direct citizen action to protect and enhance our natural resources for recreation.
- » The Alliance does not look for mainstream education or scientific research projects, but rather for active campaigns.
- » All projects should be quantifiable, with specific goals, objectives, and action plans and should include a measure for evaluating success.
- » The project should have a good chance for closure or significant measurable results over a fairly short term (one to two years).
- » Funding emphasis may not be on general operating expenses or staff payroll.

For more information: <http://www.conservationalliance.com/grants>

NATIONAL FISH AND WILDLIFE FOUNDATION (NFWF)

The National Fish and Wildlife Foundation (NFWF) is a private, non-profit, tax-exempt organization chartered by Congress in 1984. The National Fish and Wildlife Foundation sustains, restores, and enhances the Nation's fish, wildlife, plants, and habitats. Through leadership conservation investments with public and private partners, the Foundation is dedicated to achieving maximum conservation impact by developing and applying best practices and innovative methods for measurable outcomes.

The Foundation awards matching grants under its Keystone Initiatives to achieve measurable outcomes in the conservation of fish, wildlife, plants, and the habitats on which they depend. Awards are made on a competitive basis to eligible grant recipients, including federal, tribal, state, and local governments, educational institutions, and non-profit conservation organizations. Project proposals are received on a year-round, revolving basis with two decision cycles per year. Grants generally range from \$50,000-\$300,000 and typically require a minimum 2:1 non-federal match.

Funding priorities include bird, fish, marine/coastal, and wildlife and habitat conservation. Other projects that are considered include controlling invasive species, enhancing delivery of ecosystem services in agricultural systems, minimizing the impact on wildlife of emerging energy sources, and developing future conservation leaders and professionals.

For more information: <http://www.nfwf.org/pages/grants/home.aspx>

NATIONAL FISH AND WILDLIFE FOUNDATION: FIVE STAR & URBAN WATERS RESTORATION PROGRAM

The Five Star & Urban Waters Restoration Grant Program seeks to develop community capacity to sustain local natural resources for future generations by providing modest financial assistance to diverse local partnerships for wetland, riparian, forest and coastal habitat restoration, urban wildlife conservation, stormwater management as well as outreach, education and stewardship. Projects should focus on water quality, watersheds and the habitats they support. NFWF may use a mix of public and private funding sources to support any grant made through this program.

For more information: <http://www.nfwf.org/fivestar/Pages/2015RFP.aspx#.VGtMIPnF93W>

ENVIRONMENTAL SOLUTIONS FOR COMMUNITIES GRANT PROGRAM

Wells Fargo and the National Fish and Wildlife Foundation (NFWF) seek to promote sustainable communities through Environmental Solutions for Communities by supporting highly-visible projects that link economic development and community well-being to the stewardship and health of the environment. Approximately \$2,500,000 is available nationwide for 2015 projects.

For more information: http://www.nfwf.org/environmentalsolutions/Pages/2015rfp.aspx#.VG11_fnF8gR

THE TRUST FOR PUBLIC LAND

Land conservation is central to the mission of the Trust for Public Land (TPL). Founded in 1972, the TPL is the only national non-profit working exclusively to protect land for human enjoyment and well-being. TPL helps conserve land for recreation and spiritual nourishment and to improve the health and quality of life of American communities.

For more information: <http://www.tpl.org>

BLUE CROSS BLUE SHIELD OF NORTH CAROLINA FOUNDATION (BCBS)

In North Carolina, Blue Cross Blue Shield has funded the construction of parts of trail systems and other facilities in three different cities as part of their Get Outside North Carolina! program. This initiative was created to help reduce obesity and health problems related to physical inactivity. In 2012, Blue Cross Blue Shield supported over \$1 million worth of trail projects in Wilmington, Raleigh, and Charlotte.

For more information: <http://www.bcbsncfoundation.org/>

ALLIANCE FOR BIKING & WALKING: ADVOCACY ADVANCE GRANTS

Bicycle and pedestrian advocacy organizations play the most important role in improving and increasing biking and walking in local communities. Advocacy Advance Grants enable state and local bicycle and pedestrian advocacy organizations to develop, transform, and provide innovative strategies in their communities. With sponsor support, the Alliance for Biking & Walking has awarded more than \$500,000 in direct grants, technical assistance, and scholarships to advocacy organizations across North America since the Advocacy Advance Grant program's inception. In 2009 and 2010, these one-year grants were awarded twice annually to startup organizations and innovative campaigns to dramatically increase biking and walking. The Advocacy Advance Partnership with the League of American Bicyclists also provides necessary technical assistance, coaching, and

training to supplement the grants.

For more information, visit www.peoplepoweredmovement.org

ACTIVE ROUTES TO SCHOOL

Active Routes to School is a North Carolina Safe Routes to School (SRTS) Project supported by a partnership between the N.C. Department of Transportation and the N.C. Division of Public Health. The Active Routes to School Project creates opportunities for youth to walk and bike to or at school. Active Routes to School Coordinators are available to provide technical assistance and support to schools and communities in planning Walk and Bike to School day events, building ongoing walk and bike to or at school programs, offering trainings on Safe Routes to School, building policy support for Safe Routes to School, and addressing safety features near schools. The goal of the project is to increase the number of elementary and middle school students who safely walk and bike to school.

Ten regional ARTS coordinators are based at local health departments across the state. Currituck County is in Region 9, which also includes Bertie, Camden, Chowan, Dare, Edgecombe, Gates, Hertford, Hyde, Martin, Northampton, Pasquotank, Perquimans, Tyrrell and Washington counties.

For more information, visit www.communityclinicalconnections.com/What_We_Do/Active_Routes_To_School/index.html

LOCAL TRAIL SPONSORS

A sponsorship program for trail amenities allows smaller donations to be received from both individuals and businesses. Cash donations could be placed into a trust fund to be accessed for certain construction or acquisition projects associated with the greenways and open space system. Some recognition of the donors is appropriate and can be accomplished through the placement of a plaque, the naming of a trail segment, and/or special recognition at an opening ceremony. Types of gifts other than cash could include donations of services, equip-

ment, labor, or reduced costs for supplies.

CORPORATE DONATIONS

Corporate donations are often received in the form of liquid investments (i.e. cash, stock, bonds) and in the form of land. Municipalities typically create funds to facilitate and simplify a transaction from a corporation's donation to the given municipality. Donations are mainly received when a widely supported capital improvement program is implemented.

PRIVATE INDIVIDUAL DONATIONS

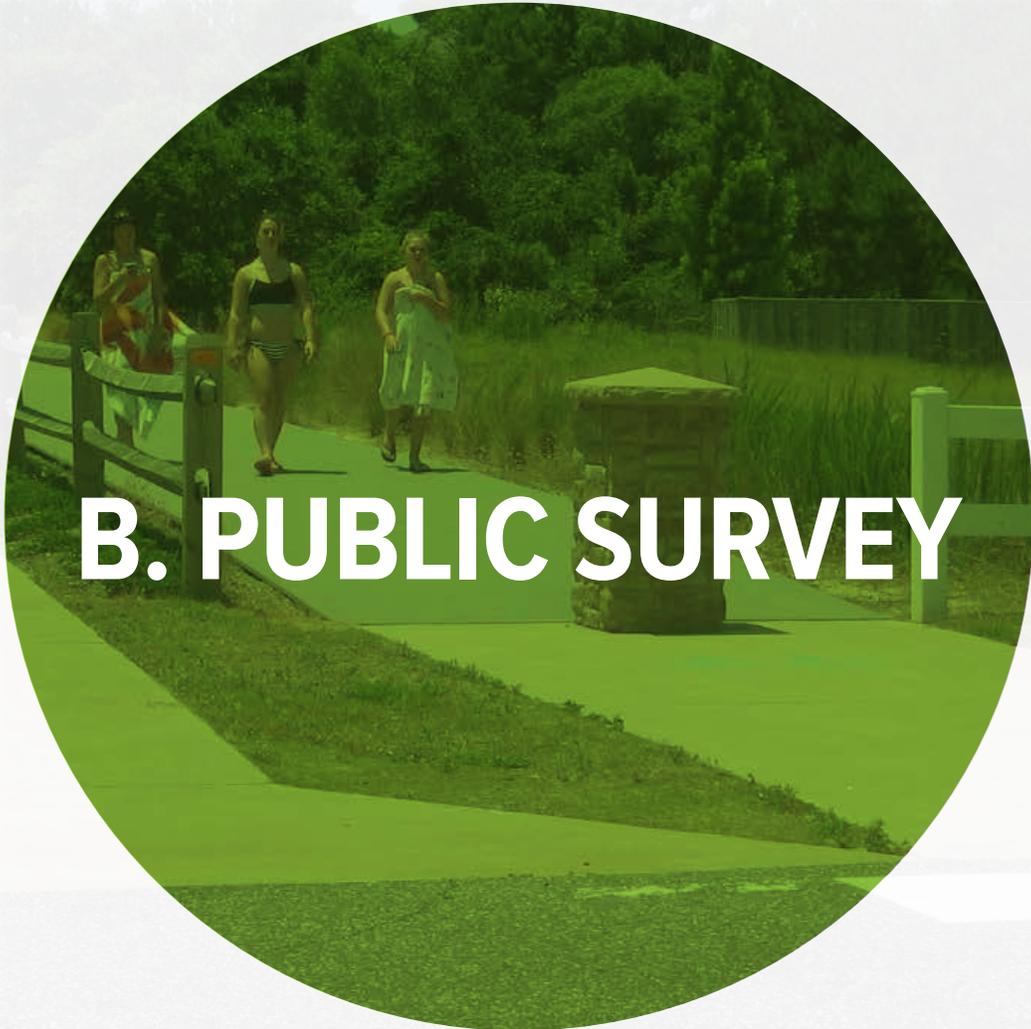
Private individual donations can come in the form of liquid investments (i.e. cash, stock, bonds) or land. Municipalities typically create funds to facilitate and simplify a transaction from an individual's donation to the given municipality. Donations are mainly received when a widely supported capital improvement program is implemented.

FUNDRAISING/CAMPAIGN DRIVES

Organizations and individuals can participate in a fundraiser or a campaign drive. It is essential to market the purpose of a fundraiser to rally support and financial backing. Often times fundraising satisfies the need for public awareness, public education, and financial support.

VOLUNTEER WORK

It is expected that many citizens will be excited about the development of a greenway corridor. Individual volunteers from the community can be brought together with groups of volunteers from church groups, civic groups, scout troops and environmental groups to work on greenway development on special community workdays. Volunteers can also be used for fund-raising, maintenance, and programming needs.



B. PUBLIC SURVEY

The public comment form was open from April to July 2017. The survey was available through the website www.surveymonkey.com/r/ConnectCurrituck, and was also promoted on the City's website at <http://www.co.currituck.nc.us/connect-currituck.cfm>. A total of 368 responses was collected. The following charts display the survey results by question.

Q1 Which communities are you connected with in Currituck County? Select all that apply.

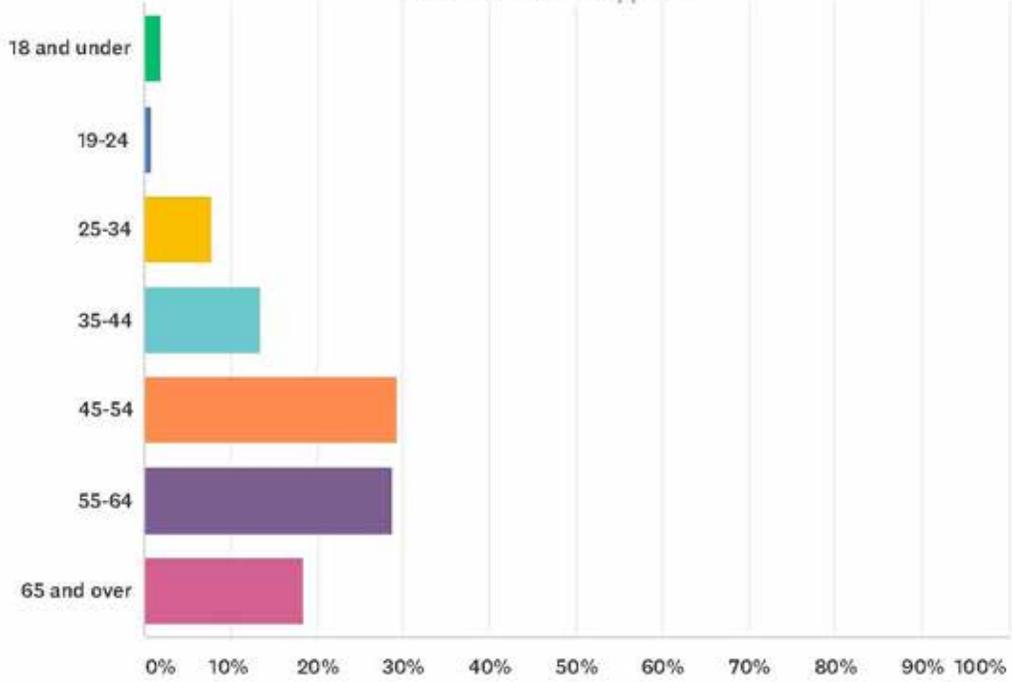
Answered: 365 Skipped: 3

	I live here:	I work here:	I own property here:	I visit/vacation here:	I shop/use services here:	Total Respondents
Aydlett	19.51% 8	36.59% 15	12.20% 5	43.90% 18	17.07% 7	41
Barco	4.20% 5	26.89% 32	2.52% 3	16.81% 20	73.95% 88	119
Coinjock	8.59% 11	12.50% 16	7.03% 9	19.53% 25	78.91% 101	128
Corolla	15.12% 26	24.42% 42	25.00% 43	54.07% 93	56.40% 97	172
Currituck	28.34% 53	41.18% 77	21.93% 41	15.51% 29	59.36% 111	187
Grandy	19.72% 28	15.49% 22	17.61% 25	16.20% 23	76.06% 108	142
Harbinger	7.84% 4	29.41% 15	3.92% 2	19.61% 10	52.94% 27	51
Jarvisburg	6.85% 5	26.03% 19	4.11% 3	20.55% 15	63.01% 46	73
Knotts Island	16.28% 7	25.58% 11	13.95% 6	53.49% 23	27.91% 12	43
Maple	10.00% 7	32.86% 23	5.71% 4	18.57% 13	58.57% 41	70
Moyock	44.22% 88	11.56% 23	25.63% 51	10.05% 20	72.86% 145	199
Point Harbor	13.04% 6	32.61% 15	10.87% 5	21.74% 10	54.35% 25	46
Poplar Branch	20.00% 9	33.33% 15	8.89% 4	26.67% 12	35.56% 16	45
Powells Point	9.26% 5	38.89% 21	7.41% 4	22.22% 12	46.30% 25	54
Shawboro	32.86% 23	31.43% 22	27.14% 19	21.43% 15	34.29% 24	70
Dare County	6.21% 10	10.56% 17	7.45% 12	55.28% 89	72.67% 117	161

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

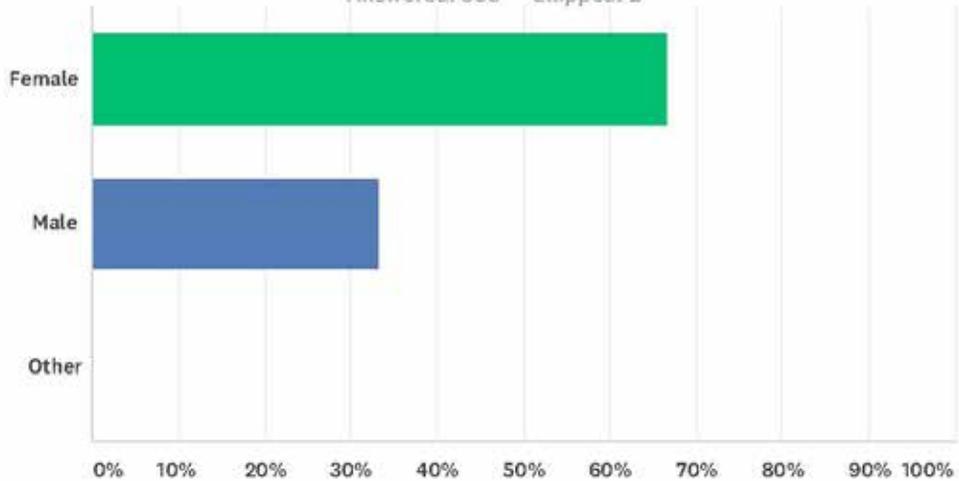
Q2 What age group are you in?

Answered: 366 Skipped: 2

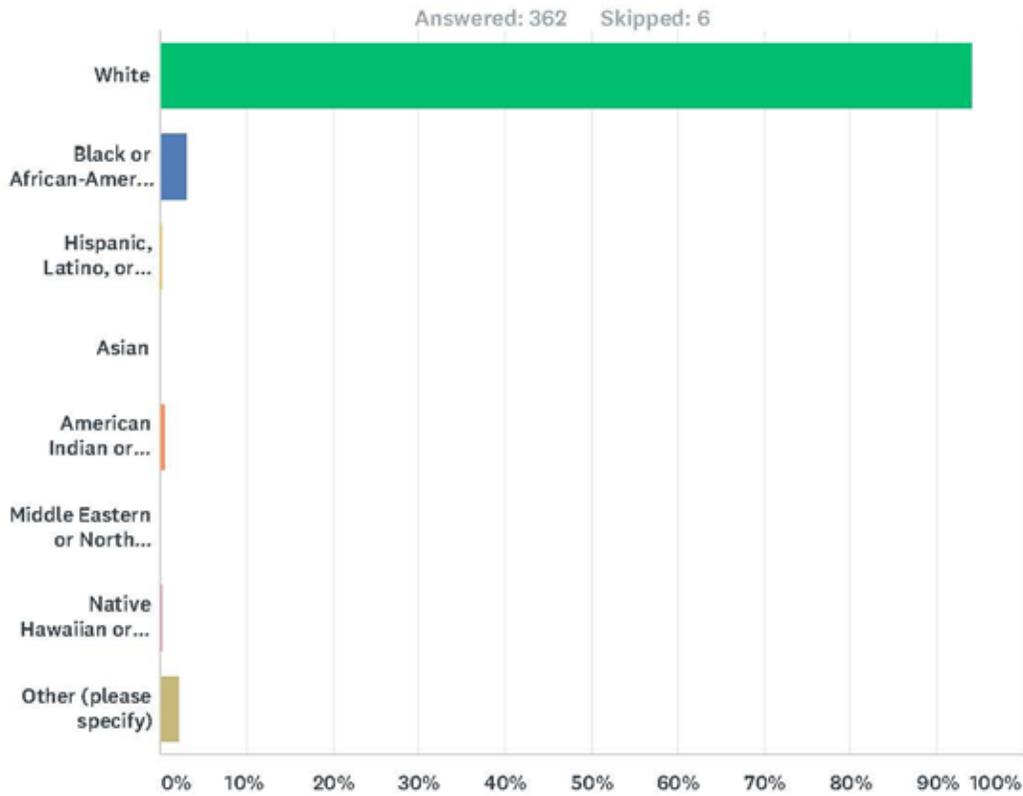


Q3 What is your gender?

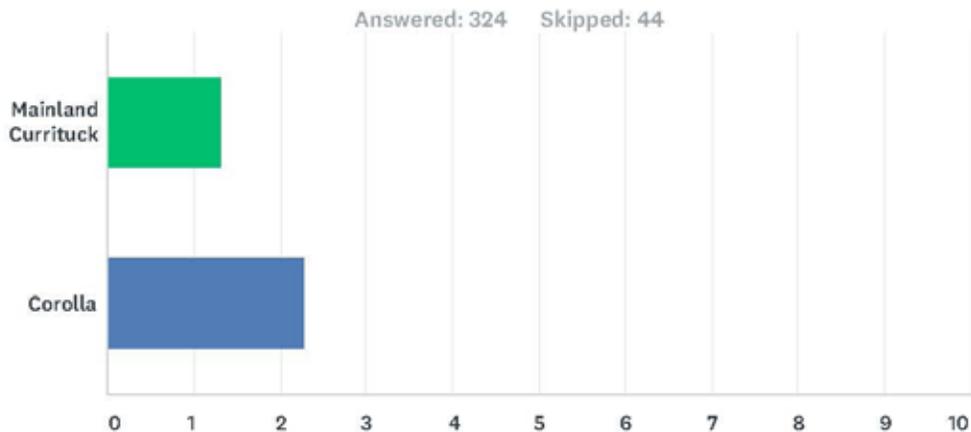
Answered: 366 Skipped: 2



Q4 What race/ethnicity do you identify as?

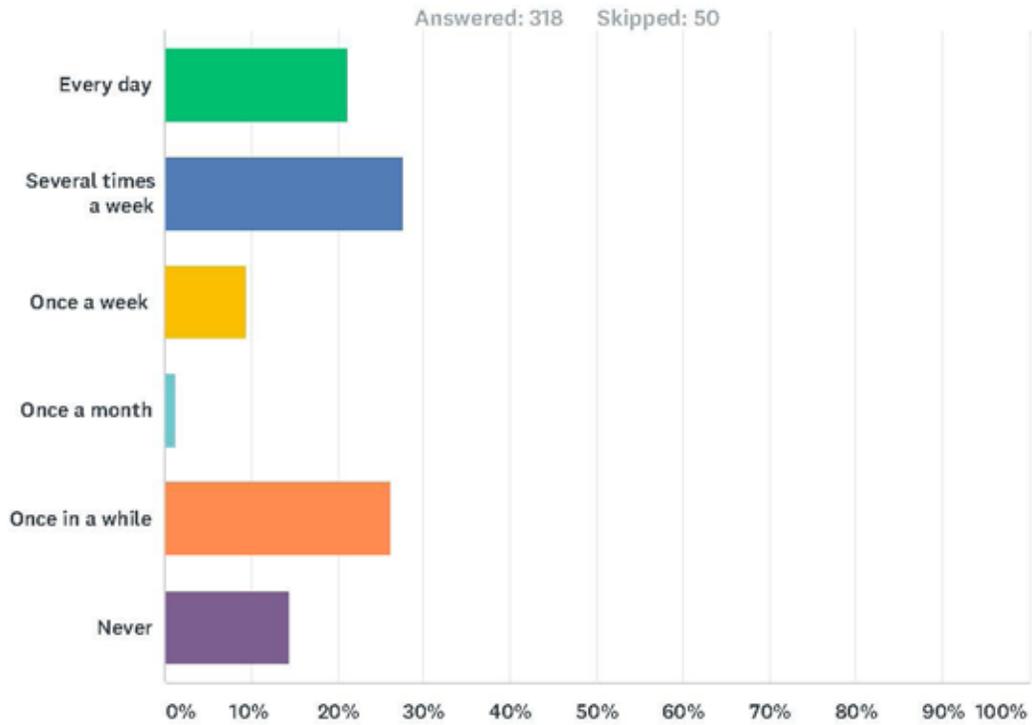


Q5 How do you rate the current walking conditions in Currituck County?



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Q6 How often do you currently walk in Currituck County?



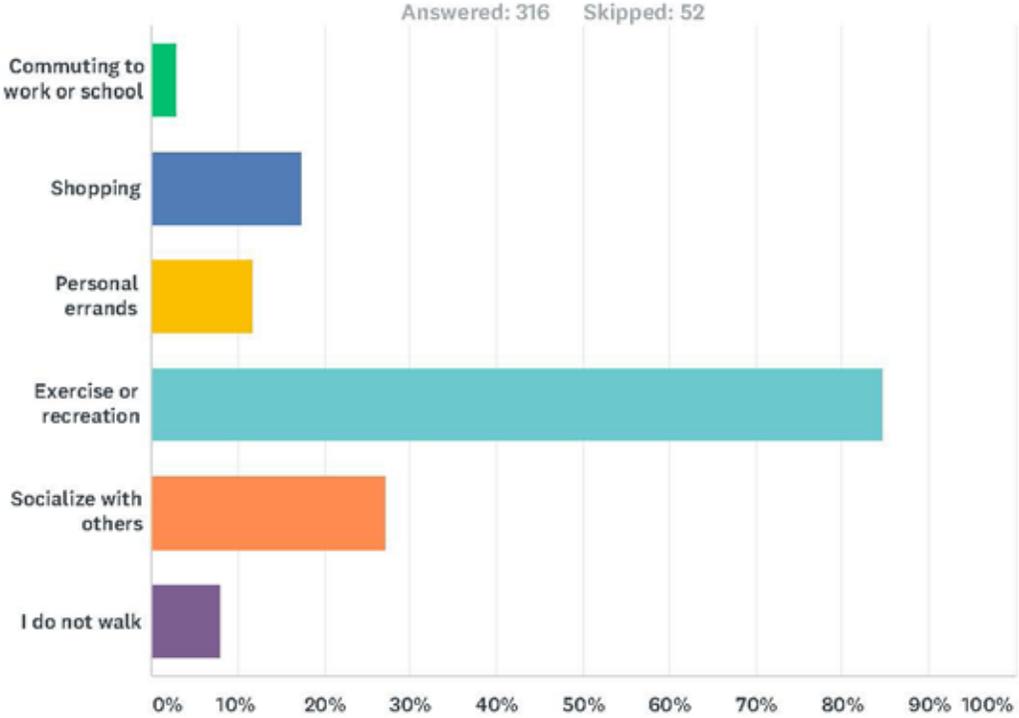
Q7 Where do you currently walk in Currituck County? You can name destination that you walk to, streets that you walk along, or neighborhoods that you walk in

Answered: 268 Skipped: 104

Park Community Grandy Island Whalehead Barco
 YMCA Shawboro Corolla Duck Club Lighthouse
 Currituck Lanes Moyock Harris Teeter
 Maple Poplar Branch Rd Estates Puddin Ridge Rd Currituck
 Route 12 Moyock Tuttle Creek Rd Corolla Whalehead
 Landing Riversedge Neighborhood
 Ocean Sands Island Courthouse Area Road
 Food Lion Beach Carolina Club YMCA Waterlily Rd Walk
 Eagle Creek
 Governmental Center Park
 Timbuck Sound Complex Shores Landing Drive
 Neighborhood Carolina Club Island Food Lion
 Steeple Chase YMCA Center Corolla
 Eagle Creek Moyock Whalehead Community Beach
 Court Road Shawboro Maple Tuttle Currituck Club
 Quail Run

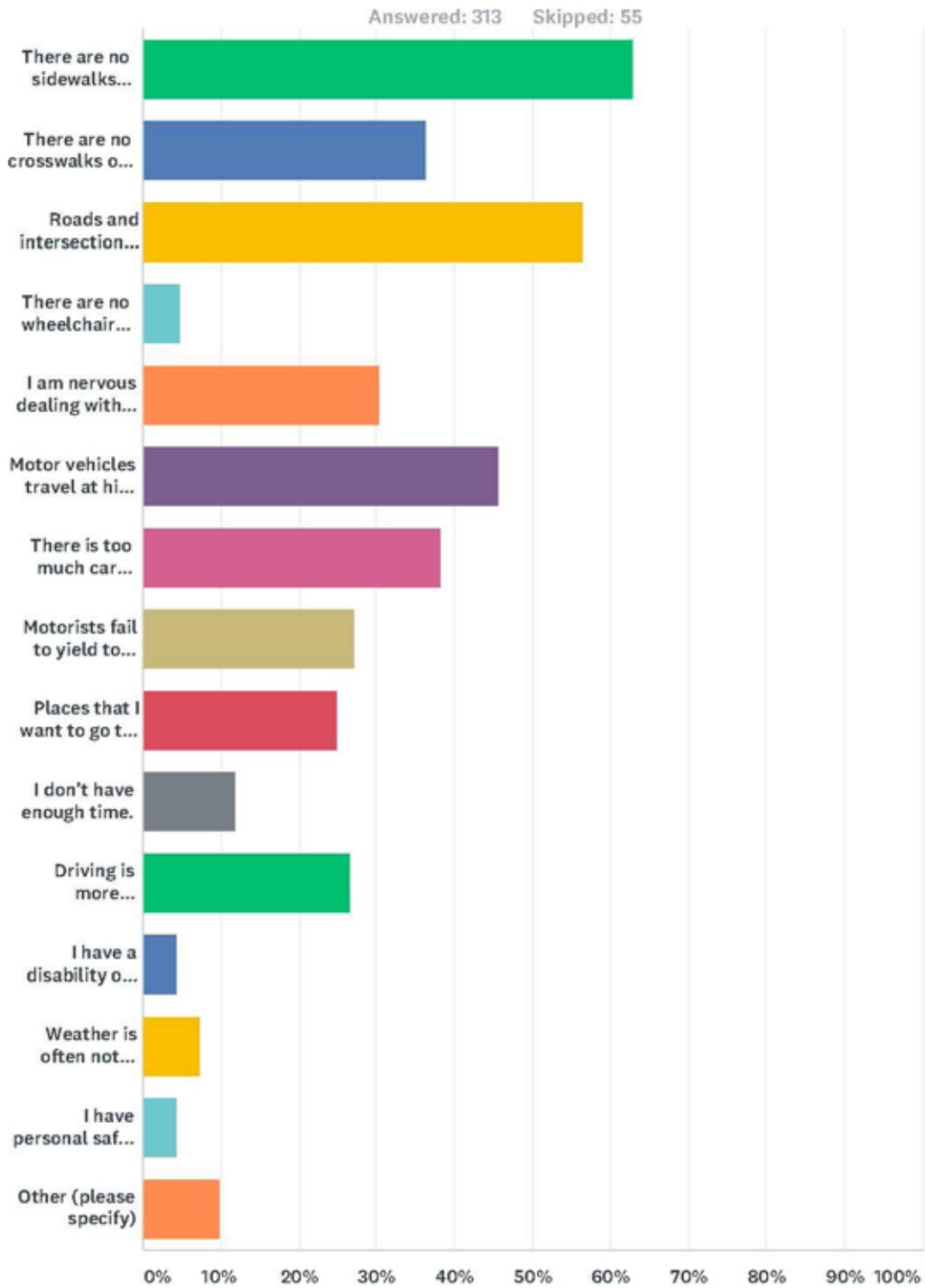
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Q8 When walking in Currituck County, what is the primary purpose of your trip? (check all that apply)



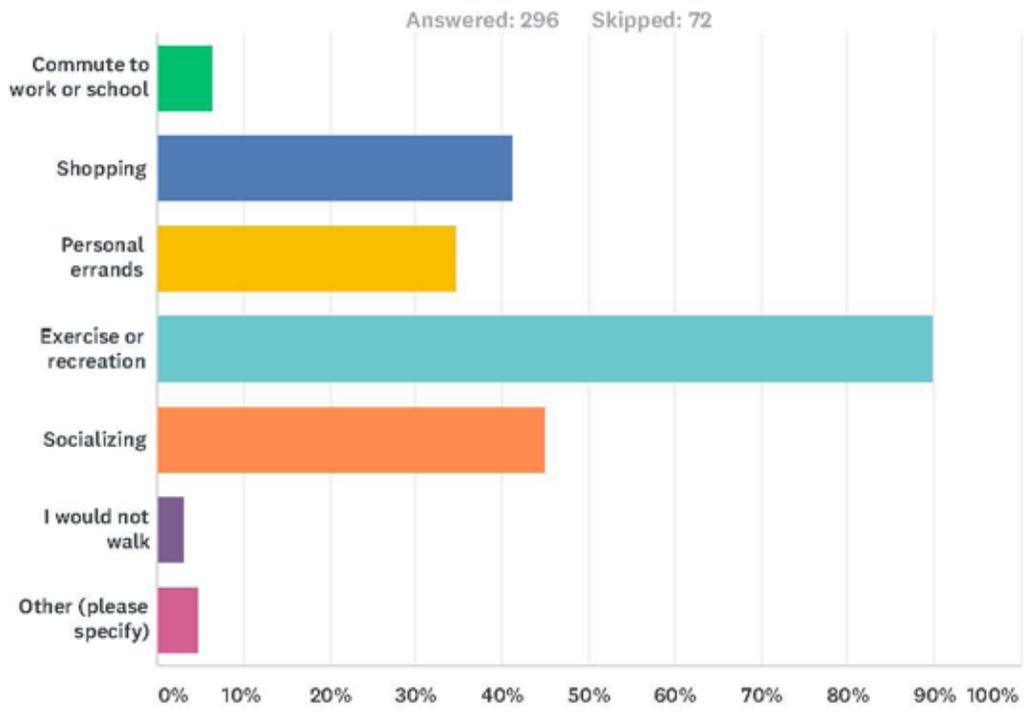
Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Q9 What prevents you from walking more often? Please select all that apply.



Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Q10 If you could walk safely, what types of walking trips would you like to be able to take? Select all that apply.



Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Q11 What would encourage you to walk more often?



1. Directional and Wayfinding Signage



2. More Sidelks



3. Wider Sidewalks..



4. Sidewalks Separated from Traffic.



5. Intersection Improvements (crosswalks, pedestrian signals, etc.)



6. Paved, Off-street Paths (greenways, shared-use paths)



7. Good Lighting and Other Security Features.



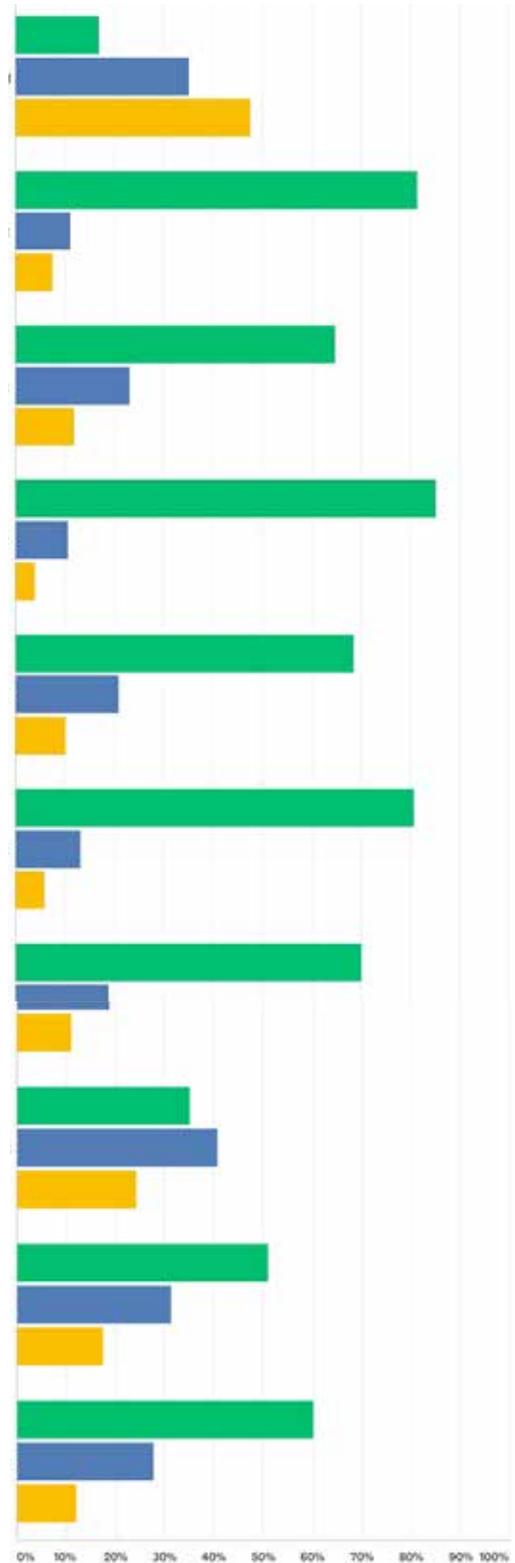
8. Better Accessibility (curb ramps, even surfaces, etc.)



9. Safer Traffic Conditions (e.g., slower vehicle speeds).



10. Safer motorist behavior (e.g., drivers yielding to pedestrians)



Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Q12 Please list up to 3 destinations in Currituck County that you would most like to be able to reach by walking. Please be specific (e.g., "Jarvisburg Elementary" rather than just "school") and provide street or intersections where possible.

Answered: 175 Skipped: 197

Eagle Creek Albacore Poplar Branch H2OBX
 Destination Harris Teeter Road Tulls Creek Rd
 Grandy JP Knapp Corolla Maple
 Food Lion Beach Moyock Walk
 Elementary Knotts Island Currituck
 Court
 Wright Memorial Bridge House Hwy 158
 Bells Island Landing Path Club Pine Island
 Corolla
 Dollar Lighthouse Road Bay Village
 Restaurant Food Lion YMCA Moyock
 Shopping Center Currituck Poplar Island Dozier
 Sound Landing Elementary
 Sound Shawboro Maple Waterway Road Market Park
 Ferry Area Shopping Ace Hardware
 Food Lion Water Moyock Carolina Club
 Grandy Hwy 158 Currituck YMCA Corolla
 Elementary Dollar Station Poplar Branch Bells Island

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

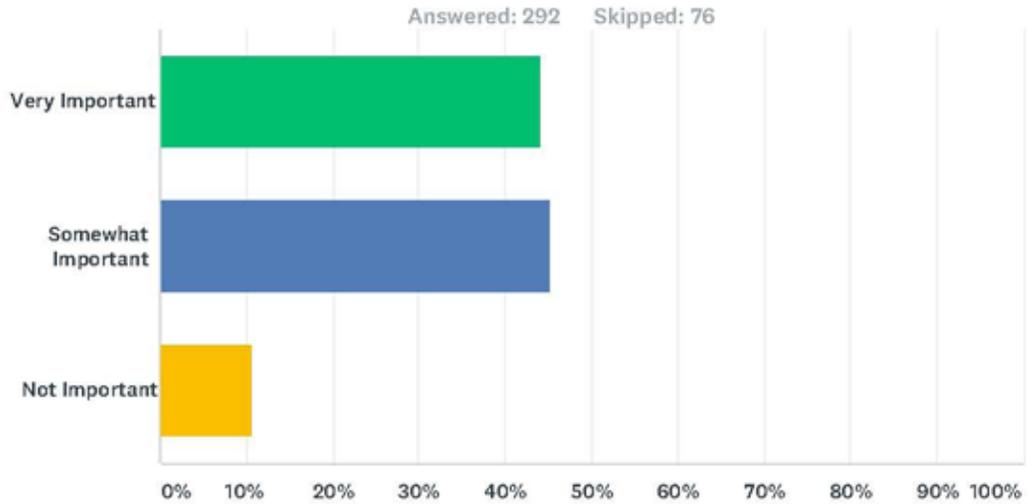
Q13 Please list up to 3 locations in Currituck County where pedestrian improvements (e.g., sidewalks, crosswalks, pedestrian crossing signals) are needed. Be specific- note intersections, locations, or destinations.

Answered: 153 Skipped: 219

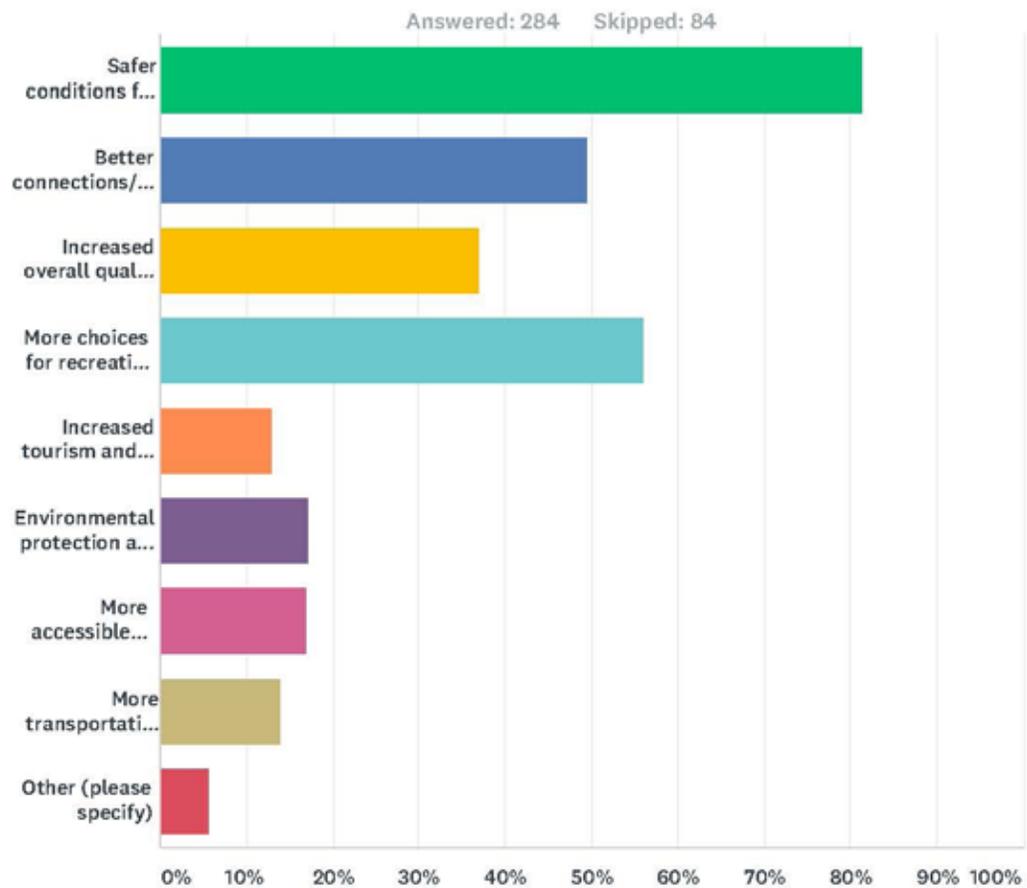
Park Ferry Highway Tulls Creek Poplar Branch
 HWY 158 Corolla Courthouse Food Lion Barco
 Moyock Edge Grandy Ridge Rd Island Rt 12
 Shingle Landing Pedestrian Currituck Crossing
 Route 12 Crossing Grandy Jarvisburg Moyock
 Tulls Creek Rd Road Community Corolla Island
 Courthouse YMCA Poplar Branch Southern Beach Access
 Caratoke
 Hwy Waterlily Rd Currituck Knotts Island
 Walnut
 Island Lighthouse Grandy Rt 12
 Road Ocean Sands Moyock Drive Corolla
 Whalehead Food Lion Memorial Bridge
 Intersection Puddin Ridge Rd Tulls Creek Rd
 Pine Island Eagle Creek Spindrif Caratoke Highway
 Neighborhoods

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Q14 How important to you is improving walking conditions in Currituck County?

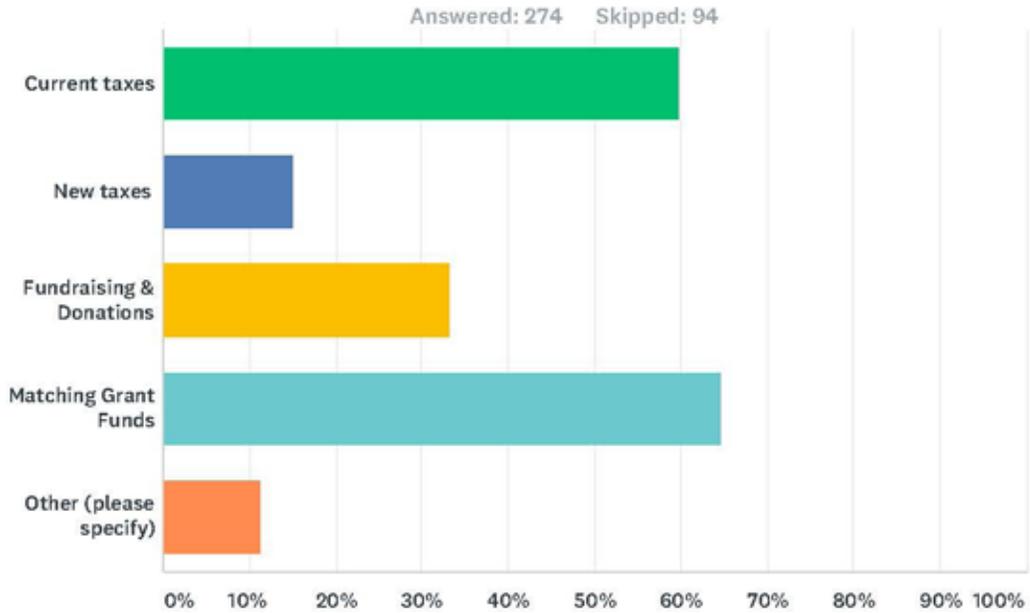


Q15 What should be the most important goals and outcomes for the Currituck County Pedestrian Plan? Please choose your Top 3 ONLY.

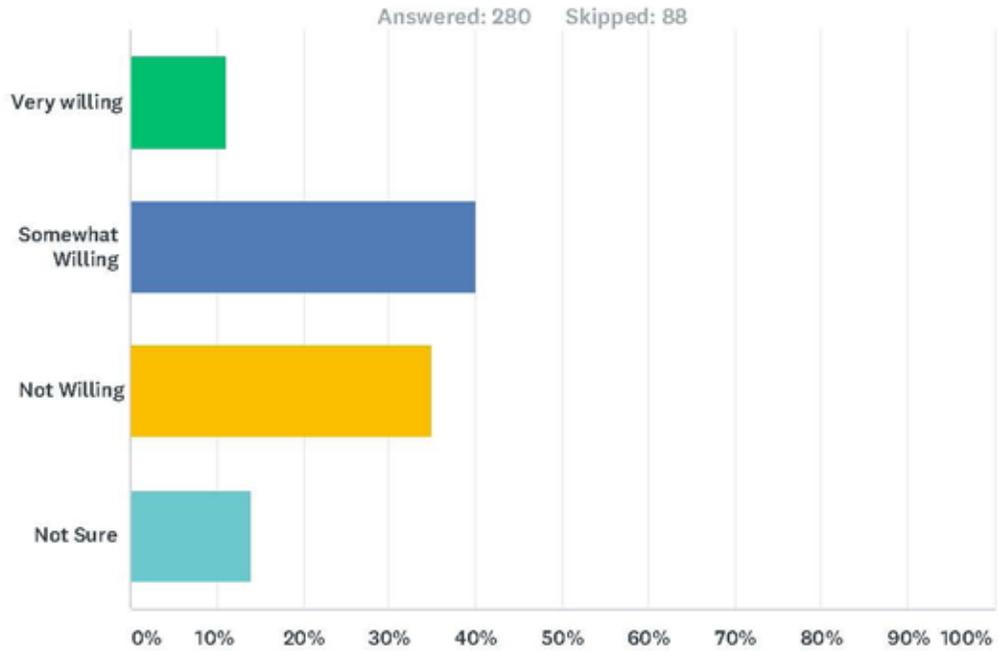


Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Q16 How should pedestrian facilities be funded in Currituck County? (Select all that apply.)

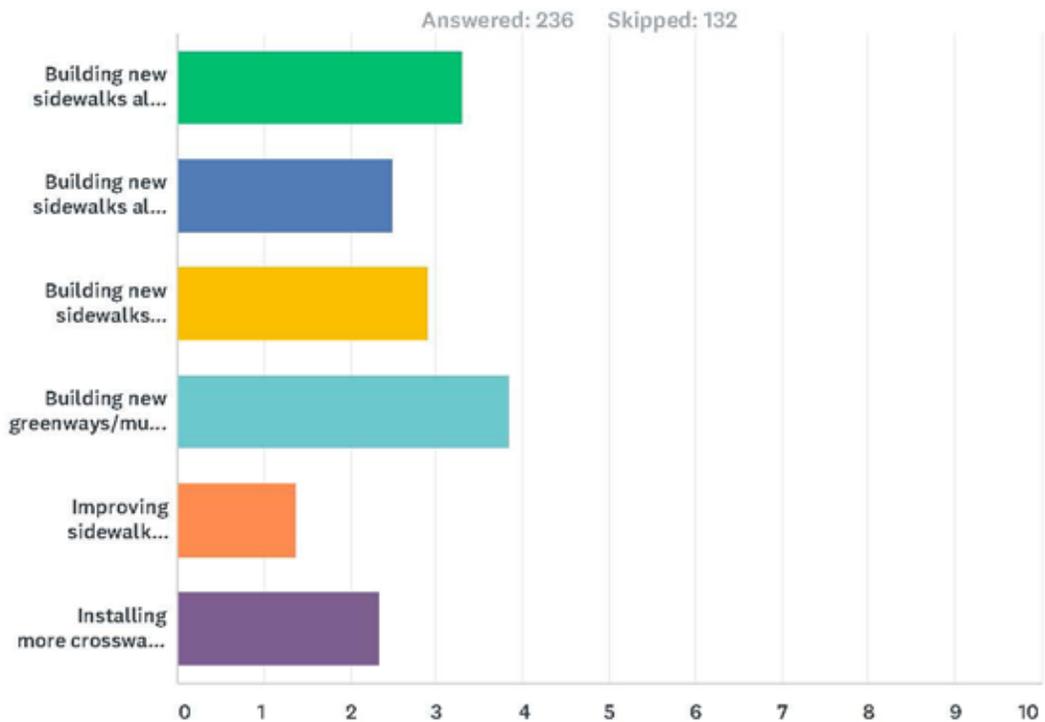


Q17 How willing would you be to pay some increase in taxes to fund pedestrian facilities in Currituck County?



Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)

Q18 Help us to prioritize future sidewalk projects. If you had \$10 to spend each year, how much would you spend on the following sidewalk funding needs? Write the dollar amount you would spend on each item below (just the number, do NOT write in the dollar sign \$). The total should add up to \$10.



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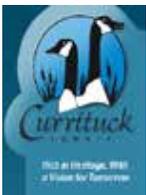
CONNECT

CURRITUCK

PEDESTRIAN MASTER PLAN

DRAFT

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)





Currituck County

Planning and Community Development Department
 Planning and Zoning Division
 153 Courthouse Road, Suite 110
 Currituck, North Carolina 27929
 252-232-3055 FAX 252-232-3026

To: Board of Commissioners
 From: Planning Staff
 Date: December 4, 2017
 Subject: PB 17-10 Currituck County – Text Amendment

The enclosed text amendment submitted by the Currituck County Planning and Community Development Department is intended to clarify and revise sections of the Unified Development Ordinance (UDO) as it relates to:

- Item 1 Parking of up to two vehicles and one trailer in the Single Family Remote (SFR) zoning district on lots where no principal use has been established.

The Unified Development Ordinance prohibits accessory uses on a property where no principle use has been established. Ordinance section 2.3.3.C. allows for certain exemptions to this rule including water dependent structures, a single storage shed for lot upkeep, ponds, borrow pits, etc. This text amendment proposes to add *parking or storage of up to two licensed and registered vehicles and one trailer in the SFR zoning district* to the list of exemptions.

Parking of vehicles on vacant lots in the SFR district has been common practice historically. The vehicles provide transportation for people accessing properties by boat in the SFR district. The planning board has recommended approval of the text amendment with a condition that the exemption specifies *one boat trailer*, further clarifying the intended use of the trailer, and perhaps preventing misinterpretation or misuse of the exemption.

Planning Board Recommendation – November 14, 2017

RESULT: RECOMMENDED APPROVAL [UNANIMOUS] Next: 12/4/2017 6:00 PM

AYES: Carol Bell, Chairman, C. Shay Ballance, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, J. Timothy Thomas, Board Member
ABSENT: Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet, Board Member

Planner I, Jason Litteral presented the staff report for the text amendment submitted by the Currituck County Planning and Community Development Department intended to clarify and revise miscellaneous sections of the Unified Development Ordinance (UDO) as it relates to parking of up to two vehicles and one trailer in the Single Family Remote (SFR) zoning district on lots where no principal use has been established

Ms. LoCicero clarified to the board that parking is an accessory use in the four wheel drive area.

Chairman Bell asked if any board members had questions. With no questions noted, Chairman Bell asked for a motion. Mr. McColley motioned to recommend conditional approval by changing "one trailer" to "one boat trailer". Mr. O'Brien seconded the motion and the motion carried unanimously.

**PB 17-10
CURRITUCK COUNTY**

Amendment to the Unified Development Ordinance Chapter 4 Use Standards.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That Chapter 4, Use Standards, is amended by adding the following underlined language and deleting the struck-through language:

4.3.2 General Standards and Limitations

C. Approval of Accessory Uses and Structures

(1) ~~Except for piers, docks, boat houses, boat lifts, dune decks or beach access ways, a single storage shed (for the upkeep of a lot), ponds or borrow pits, and community agriculture, the following~~ no accessory use shall be located on a lot prior to development of an associated principal use.

- a) Piers, docks, boathouses, boat lifts, dune decks or beach accessways;
- b) A single storage shed (for upkeep of a lot);
- c) Ponds or borrow pits;
- d) Community agriculture; or
- e) Parking or storage of up to two licensed and registered vehicles and one trailer in the SFR zoning district, provided the use does not constitute "Parking of Heavy Trucks, or Trailers" as regulated in Section 4.3.3.S.

Item 3: The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Item 4: This ordinance amendment shall be in effect from and after the ____ day of _____, 2017.

Board of Commissioners' Chairman
Attest:

Leeann Walton
Clerk to the Board

DATE ADOPTED: _____
MOTION TO ADOPT BY COMMISSIONER: _____
SECONDED BY COMMISSIONER: _____
VOTE: ____ AYES ____ NAYS

.....
PLANNING BOARD DATE: 11/14/2017
PLANNING BOARD RECOMMENDATION: Denial
VOTE: 5 AYES 0 NAYS
ADVERTISEMENT DATE OF PUBLIC HEARING: 11/22/2017 & 11/29/2017
BOARD OF COMMISSIONERS PUBLIC HEARING: 12/04/2017
BOARD OF COMMISSIONERS ACTION: _____
POSTED IN UNIFIED DEVELOPMENT ORDINANCE: _____
AMENDMENT NUMBER: _____

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)



COUNTY OF CURRITUCK

Planning and Community Development Department
Planning and Zoning Division
 153 Courthouse Road, Suite 110
 Currituck, North Carolina 27929
 Telephone (252) 232-3055 / Fax (252) 232-3026

Memorandum

To: Board of Commissioners, Planning Board

From: Planning Staff

Date: November 14, 2017

Re: PB 17-11 Currituck County -Discussion of 3 Potential Text Amendment Items.

Item 1: Cupolas

In recent months several building permit applications for new single family dwellings have been submitted with plans showing cupolas. These cupolas do not directly conflict with the ordinance, but also do not meet the intent. The applications in question propose “cupolas” which are either direct extensions of the exterior house walls or are only slightly inset from exterior walls. In addition, the size of the cupolas in relation to the overall size of the house is larger than would typically be proposed as a cupola. These “cupolas” are more of a vertical extension of the house walls than they are a decorative architectural feature and essentially exceed the maximum mean roof height of 35 feet. Examples of these cupolas will be shown at the meeting.

Currently, the UDO defines a cupola as “A domelike structure on top of a roof or dome, often used as a lookout or to admit light and air.

Staff is seeking guidance on creating regulations for cupolas that will not hinder architectural design, but that will keep applicants within building height limits and in line with the overall intent of the ordinance.

Staff has discussed controlling the size of cupolas by limiting there length and width to a certain percentage (25) of the roof dimensions (length and width). Staff also considered language requiring that cupolas extend upward directly from the roof and not be an extension of an exterior house wall.

Item 2: Accessory Structures

The ordinance requires that all accessory structures:

- (1) *Directly serve the principal use or structure;*
- (2) *Be customarily accessory and clearly incidental and subordinate to the principal use and structure;*
- (3) *Be subordinate in area, extent, and purpose to the principal use or structure;*
- (4) *Not exceed 25 percent of the heated floor or buildable area of the principal use, except structures typically associated with single family dwellings (garages, storage buildings), or where otherwise allowed by this Ordinance;*
- (5) *Be owned or operated by the same person as the principal use or structure (except that vending machines, automated teller machines, and similar features are exempted from this requirement);*
- (6) *Be located on the same lot as the principal use or structure;*
- (7) *Together with the principal use or structure, not violate the bulk, density, parking, landscaping, or open space standards of this Ordinance; and*
- (8) *Not constitute a combination use, which is the combination of two principal uses (combination uses will not meet the above standards in terms of being subordinate or providing service to the principal use).*

Standard number (4) exempts accessory structures typically associated with single family dwellings from the requirement that they not exceed 25 percent of the heated floor area of the principle structure and gives two examples (garages and storage buildings).

Standard number (3) requires that all accessory structures be subordinate in area, extent, and purpose to the principle structure or use, and standard number (2) requires that all accessory structures be clearly incidental and subordinate to the principle structure or use.

This means that while a residential accessory structure is not restricted to 25% of the size of the principle structure, it cannot be as large, or larger, than the principle structure or use.

Staff is seeking guidance as to whether this is a desired county wide policy considering the history of large accessory structures in the county. For example, if a citizen owns a 1000 square foot home, but wants a 1200 square foot garage for his personal wood working shop, the current ordinance would prohibit him/her from gaining zoning approval.

Staff is also considering changing standard number (4) to say “*including but not limited to*” where it gives the examples of garages and storage buildings, and may include accessory dwelling units in the listed examples.

Item 3: Stormwater Infrastructure Maintenance Requirements

There are longstanding, county-wide issues with regard to the maintenance of stormwater drainage features. Maintenance is an issue for both site specific drainage features within a subdivision, as well as major drainage outfalls that may be shared by multiple developments.

Staff is considering revisions to the UDO and the administrative manual that would bolster the required language in restrictive covenants with regard to drainage maintenance responsibilities. By adding specific language regarding the required maintenance of swales, ditches, and culverts, the HOA will have a clearer understanding of its future maintenance responsibilities. The HOA will also be more cognizant of the condition of these drainage features prior to accepting maintenance from the developer. Staff is considering a holistic approach to drainage in the future.

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Board of Commissioners: www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm

Communication: PB Minutes November 14, 2017 (Approval of Minutes for November 14, 2017)



Currituck County Agenda Item Summary Sheet

Agenda ID Number – (ID # 2032)

Agenda Item Title

PB 17-07 Ponderosa Enterprises, Inc:

Brief Description of Agenda Item:

Request for a zoning map amendment to rezone approximately 12 acres from AG (Agricultural) to GB (General Business) conventional zoning district of property located on Shortcut Road adjacent to Ponderosa Mobile Home Park, Tax Map 52, Parcel 22A, Crawford Township.

Board Action Requested

Action

Person Submitting Agenda Item

Donna Voliva,

Presenter of Agenda Item

Donna Voliva



**STAFF REPORT
PB 17-07 PONDEROSA
ENTERPRISES, INC.
PLANNING BOARD
DECEMBER 12, 2017**

APPLICATION SUMMARY

Property Owner: Ponderosa Enterprises, Inc. 613 Shortcut Road Barco, NC 27917	Applicant: Ponderosa Enterprises, Inc. 613 Shortcut Road Barco, NC 27917
Case Number: PB 17-07	Application Type: Zoning Map Amendment
Parcel Identification Number: 0052000022A0000	Existing Use: Mobile Home Park, Self-Storage, and Agricultural
Land Use Plan Classification: Full Service	Parcel Size (Acres): 41.35 (entire parcel)
Maple/Barco SAP Classification: EII - Employment	Airport Compatibility Use Zone: 1, 2, and 3
Zoning History: A-40 (1974); A (1989)	Plan Request: N/A – Conventional Rezoning
Current Zoning: GB and AG with Airport Overlay District (AO)	Proposed Zoning: GB

SURROUNDING PARCELS

	Land Use	Zoning
North	Airport/Maple Campus	HI/GB
South	Woodland/Cultivated Farmland	HI
East	Cultivated Farmland	AG
West	Cultivated Farmland/Woodland	HI

STAFF ANALYSIS

REQUEST

The proposed rezoning of approximately 12+/- acres from AG to GB is presented to the board as a conventional zoning map amendment. The 41.35 acre property is currently zoned GB and AG. The existing mobile home park and the self-storage uses are located in the portion of the property zoned GB and the pasture use is located in the area zoned AG (area of the request). The applicant is seeking the rezoning to eliminate the split zoning district on the property. According to the applicant, a community meeting was held at Ponderosa Enterprises, Inc. on June 13, 2017 with no one in attendance.

UDO

In North Carolina, it is illegal to impose conditions on rezonings to conventional zoning districts; therefore, this conventional zoning map amendment is a legislative decision of the Board of

Commissioners and is not controlled by any one factor. Conditional zoning district applications may not contain bifurcated zoning districts where only a portion of the property is subject to a conditional zoning classification.

The area of the request is also located within the Airport Overlay District (AO) and Compatibility Use Zones 1, 2, and 3.

- Compatible Use Zone 1 limits uses to single-family detached dwellings, aviation related uses, nonresidential uses, nonresidential uses that do not exceed an occupancy of ten people per acre, or conservation.
- Compatible Use Zone 2 limits uses to single-family detached dwellings, agricultural, agriculture support and services uses, nonresidential uses that do not exceed an occupancy of 40 people per acre, or conservation.
- Compatible Use Zone 3 limits uses to those permitted in the base zoning district.

The ability to increase residential density with the GB zoning district is limited by Airport Overlay District (AO) that will remain on the property.

2006 Land Use Plan

The proposed rezoning to GB does not appear to be in direct conflict with the Full Service designation identified in the 2006 LUP. Since a new use or redevelopment plans are not being considered at this time, there are potential compatibility policies that cannot be addressed through conventional zoning districts. Conversely, approximately 29+/- acres of the parcel, zoned GB, with similar compatibility concerns exist on the remaining acreage of the property if rezoned.

Without agreed upon assurances applied through conditional zoning districts demonstrating general land uses and site features, it is difficult to determine consistency with the policies identified in the plans approved by the county such as LUP Policy CD2, CD4, CD9, ED1, and ED4.

The Maple-Barco Small Area Plan

The proposed rezoning to GB also does not appear to be in direct conflict with the Employment land use designation. However, the absence of a new use or redevelopment plans at this time makes it difficult to determine consistency with the MBSAP. The Future Land Use Map identifies the property as Employment, which anticipates land uses that will generate economic activity or job growth. The MBSAP suggests areas should be encouraged to develop in mixed use or campus like settings with generous, linked open space to maximize value, promote visual quality, and encourage pedestrian activity between employment areas and areas of supporting uses such as retail, restaurants, and residential. Without intended development plans it is difficult to determine consistency with plans approved by the county. The policies that are relative to development plans including site design are LU9 and TR4.

REVIEW STANDARDS

In determining whether to adopt or deny a proposed map amendment, the Board of Commissioners may weigh the relevance of and consider whether and to the extent to which the proposed amendment:

- Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of this ordinance;
 - The proposed GB zoning district does not appear to be in direct conflict with the 2006 Land Use Plan. Generally, the GB zoning is consistent with the following policies in the Land Use Plan:
 - POLICY CD1: NEIGHBORHOOD SERVING COMMERCIAL DISTRICTS should be encouraged to locate where a collector or secondary street intersects with a street of equal or greater size.

Appropriate designed, small-scale businesses may also be near other neighborhood serving facilities such as schools and parks.

- The request does not provide adequate information to determine compliance with the following policies of the 2006 LUP:
 - 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 CD4: HIGHWAY ORIENTED COMMERCIAL USES should be clustered along segments of highways and contain land uses which are mutually compatible and reinforcing in use and design; they should be designed in such a way as to minimize signage, access points, and to prevent unsightly, dysfunctional STRIP DEVELOPMENT.
 - POLICY CD9: Business shall be encouraged to coordinate their SITE DESIGNS with other nearby businesses. Design factors should include, at a minimum, shared or connected parking and access, convenient pedestrian and vehicular movement, and consistent sign standards.
 - POLICY ED1: NEW AND EXPANDING INDUSTRIES AND BUSINESSES should be especially encouraged that: 1) diversify the local economy, 2) train and utilize a more highly skilled labor force, and 3) are compatible with the environmental quality and natural amenity-based economy of Currituck County.
- It is generally consistent with the following policy in the Maple-Barco Small Area Plan:
 - LU4: Encourage and allow small, locally owned businesses to locate in the area.
- The request does not provide adequate information to determine compliance with the following policies in the Maple-Barco Small Area Plan:
 - LU9: Evaluate development proposals using the future land use map and policies for the Maple-Barco study area to determine the desired density, character of growth, and level of services appropriate for the study area.
 - TR4: Integrate infrastructure into new developments that promote multimodal transportation interconnecting employment centers, businesses, and neighborhoods.
- Is in conflict with any provision of this ordinance, or the County Code of Ordinances;
 - Staff is not aware of any conflicts with the ordinance or the Code of Ordinances.
- Is required by changed conditions;
 - Staff is not aware of changed conditions that warrant the rezoning.
- Addresses a demonstrated community need;
 - Staff is not aware of a demonstrated community need for the rezoning.
- Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
 - The request, an extension of the GB zoning district, generally is an appropriate zoning district that would allow for the same uses on the remaining acreage of the property owned by the applicant.
- Adversely impacts nearby lands.

- It is staff's opinion that this rezoning will not adversely impact nearby lands because it is an expansion of the GB zoning district on the same property owned by the applicant.
- Would result in a logical and orderly development pattern;
 - It is staff's opinion that the rezoning could result in a logical and orderly development pattern provided compatibility issues are adequately addressed during the site plan process.
- Would result in significant adverse impacts on the natural environment – including, but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
 - Staff is not aware of any adverse impacts on the natural environment because of the proposed rezoning.
- Would result in development that is adequately served by public facilities;
 - No development plans are proposed. Based on the Airport Overlay District requirements of the UDO that would limit the occupancy of the property, there are adequate public facilities to serve this development.
- Would not result in significantly adverse impacts on the land values in the surrounding area; and,
 - It is staff's opinion that the expansion of the GB zoning district will not result in significantly adverse impacts on the land values in the surrounding area.
- Would not conflict with the public interest and is in harmony with the purposes and intent of this ordinance.
 - It is difficult for conventional zoning districts to adequately address the goals, objectives, and plans adopted by the county. However, given the fact that more than two-thirds of the property contains the GB zoning district, an extension of the zoning line to encompass the entire lot that is identified as Employment in the MBSAP offers this request to be in general harmony with the purpose and intent of this ordinance.

RECOMMENDATIONS

STAFF

The 2006 Land Use Plan and the Maple-Barco Small Area Plan generally support the proposed zoning map amendment to GB. However, both plans further describe business generating uses and compatibility through site design that will prevent strip development and incorporate access controls, pedestrian circulation, signage, buffers, and scale of development. It is staff's opinion that the applicant's request does not adequately address the compatibility elements and uses of the MBSAP and the 2006 LUP which could be better addressed through a conditional zoning district. Conditional zoning districts require the landowner to initiate the application and develop mutually agreed upon conditions with the county.

After the November Planning Board meeting, the planning staff met with David Sawyer, Ponderosa Enterprises, and discussed the conditional zoning process and procedures. In order to process a conditional zoning on the property, the request must include the entire property (including the mobile home park and self-storage facility), or the owner must subdivide the property in order to place the conditional zoning on a portion of the property created by the subdivision. The Ponderosa Enterprises' members are concerned by further restricting their property already zoned GB since they do not have an intended purchaser or leasee at this time. Upon further consideration, Ponderosa Enterprises is requesting board consideration of their conventional zoning map amendment.

In absence of the agreed upon assurances that could address the compatibility elements of the MBSAP and the 2006 LUP, staff recommends denial of the conventional zoning map amendment

since the request is not consistent MBSAP policies LU9 and TR4 and the 2006 LUP policies CD2, CD4, CD9, and ED1. It is not reasonable and in the public interest because the application does not adequately address site design in a method that will prevent strip development and incorporate access controls, pedestrian circulation, signage, buffers, and scale of the development through a conceptual plan and design features of neighborhood serving commercial uses consistent with the AO overlay district and the compatibility use zones.

CONSISTENCY AND REASONABLENESS STATEMENT

The conditional zoning request is not consistent with the 2006 Land Use Plan because:

- The request does not provide adequate information to determine compliance with the following policies of the 2006 LUP:
 - 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 CD4: HIGHWAY ORIENTED COMMERCIAL USES should be clustered along segments of highways and contain land uses which are mutually compatible and reinforcing in use and design; they should be designed in such a way as to minimize signage, access points, and to prevent unsightly, dysfunctional STRIP DEVELOPMENT.
 - POLICY CD9: Business shall be encouraged to coordinate their SITE DESIGNS with other nearby businesses. Design factors should include, at a minimum, shared or connected parking and access, convenient pedestrian and vehicular movement, and consistent sign standards.
 - POLICY ED1: NEW AND EXPANDING INDUSTRIES AND BUSINESSES should be especially encouraged that: 1) diversify the local economy, 2) train and utilize a more highly skilled labor force, and 3) are compatible with the environmental quality and natural amenity-based economy of Currituck County.

The conditional rezoning request is not consistent with the Maple-Barco Small Area Plan because:

- The request does not provide adequate information to determine compliance with the following policies in the Maple-Barco Small Area Plan:
 - LU9: Evaluate development proposals using the future land use map and policies for the Maple-Barco study area to determine the desired density, character of growth, and level of services appropriate for the study area.
 - TR4: Integrate infrastructure into new developments that promote multimodal transportation interconnecting employment centers, businesses, and neighborhoods.

The request is not reasonable and in the public interest because:

- The application does not adequately address site design in a method that will prevent strip development and incorporate access controls, pedestrian circulation, signage, buffers, and scale of the development through a conceptual plan and design features of neighborhood serving commercial uses consistent with the AO overlay district and the compatibility use zones

However, if the board determines that compatibility can adequately be addressed through the site plan review process, staff recommends the following statement of consistency and reasonableness:

1. It is consistent with the 2006 LUP Policy CD1 based on the fact that more than two-thirds of the property is located in the GB zoning district. The property is also located in the Full Service land use classification of the 2006 LUP and the Employment land use classification of the MBSAP
2. It is reasonable and in the public interest based on the fact that the zoning map amendment is an expansion of the GB district and is located across HWY 158 from the Maple Campus that could offer Employment opportunities.

PLANNING BOARD

Planning Board Meeting – November 14, 2017

Chairman Bell closed the public hearing and made a motion to table the applicant's request. Mr. O'Brien seconded the motion and the motion carried unanimously.

RESULT: TABLED [UNANIMOUS] Next: 12/12/2017 7:00 PM

AYES: Carol Bell, Chairman, C. Shay Ballance, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, J. Timothy Thomas, Board Member

ABSENT: Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet, Board Member

Senior Planner, Donna Voliva presented the staff report. Ms. Voliva said the proposed rezoning of approximately 12+/- acres from AG (Agricultural) to GB (General Business) is presented to the board as a conventional zoning map amendment. The 41.35 acre property is currently zoned GB and AG. The existing mobile home park and the self-storage uses are located in the portion of the property zoned GB and the pasture use is located in the area zoned AG (area of the request). The applicant is seeking the rezoning to eliminate the split zoning district on the property. According to the applicant, a community meeting was held at Ponderosa Enterprises, Inc. on June 13, 2017 with no one in attendance. Ms. Voliva referenced the Maple/Barco Small Area Plan and the 2006 Land Use Plan. Ms. Voliva said the plans have compatibility conditions and these are of concern to staff with a conventional rezoning without conditions or a specific plan from Mr. Sawyer. Staff would like to work with the applicant towards a conditional rezoning application.

Chairman Bell asked if any board member had questions for staff. Mr. O'Brien asked if Mr. Sawyer would have to re-apply once he has a plan in place and Ms. Voliva said he would have to re-apply. Mr. Sawyer from Barco came before the board. He said he has owned the property since 1973 and is requesting the rezoning since there should be some between the citizens and the county. He said he lives on the property so whatever we put on the property will affect us as well. Also, two-thirds of the property is already zoning GB.

Mr. Ballance asked if property is zoned GB and after business is planned does it return to the board for approval. Ms. Voliva said it would come back to the board as a Site Plan or a Use Permit.

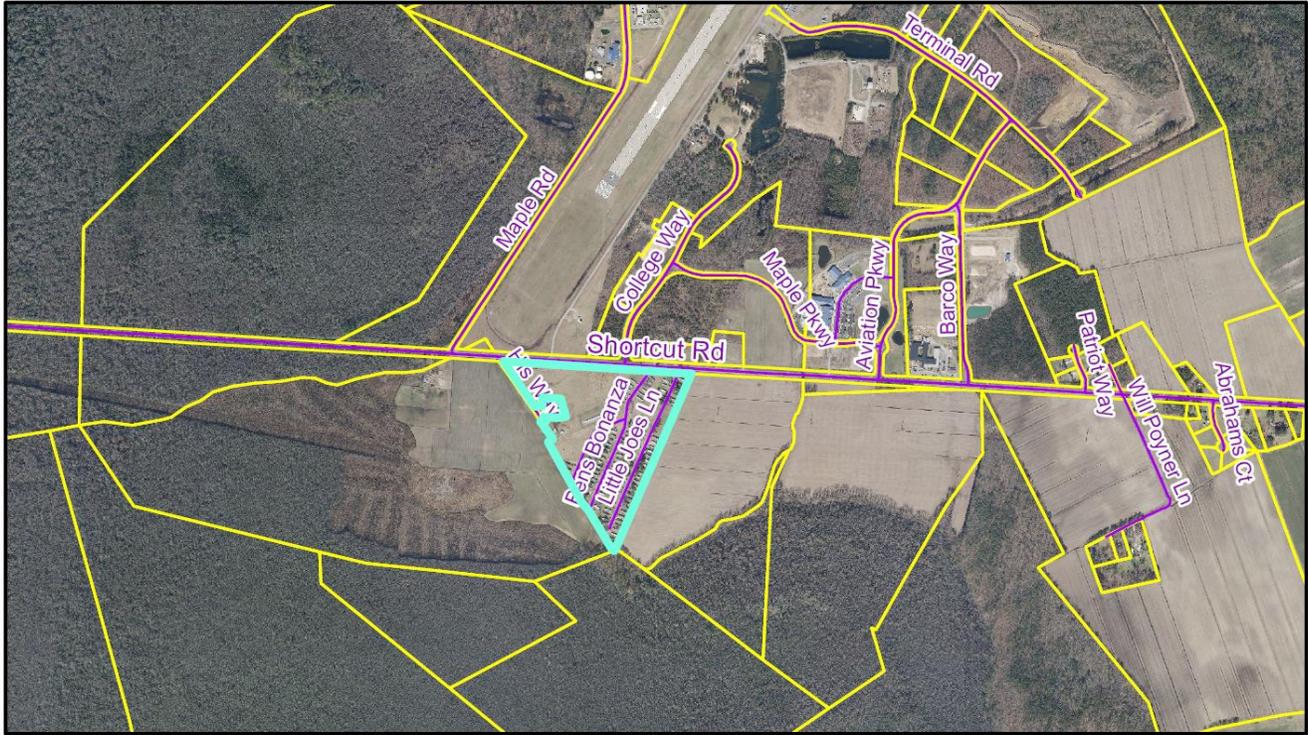
Mr. McColley asked Mr. Sawyer if he would be willing to work with the county to come up with a cohesive plan that works on both sides of the road. Mr. Sawyer said he is willing to work with the county.

Mr. Ballance said if we went ahead with the zoning, wouldn't the conditions be addressed in a Site Plan and Ms. Voliva said some would be addressed, but not all.

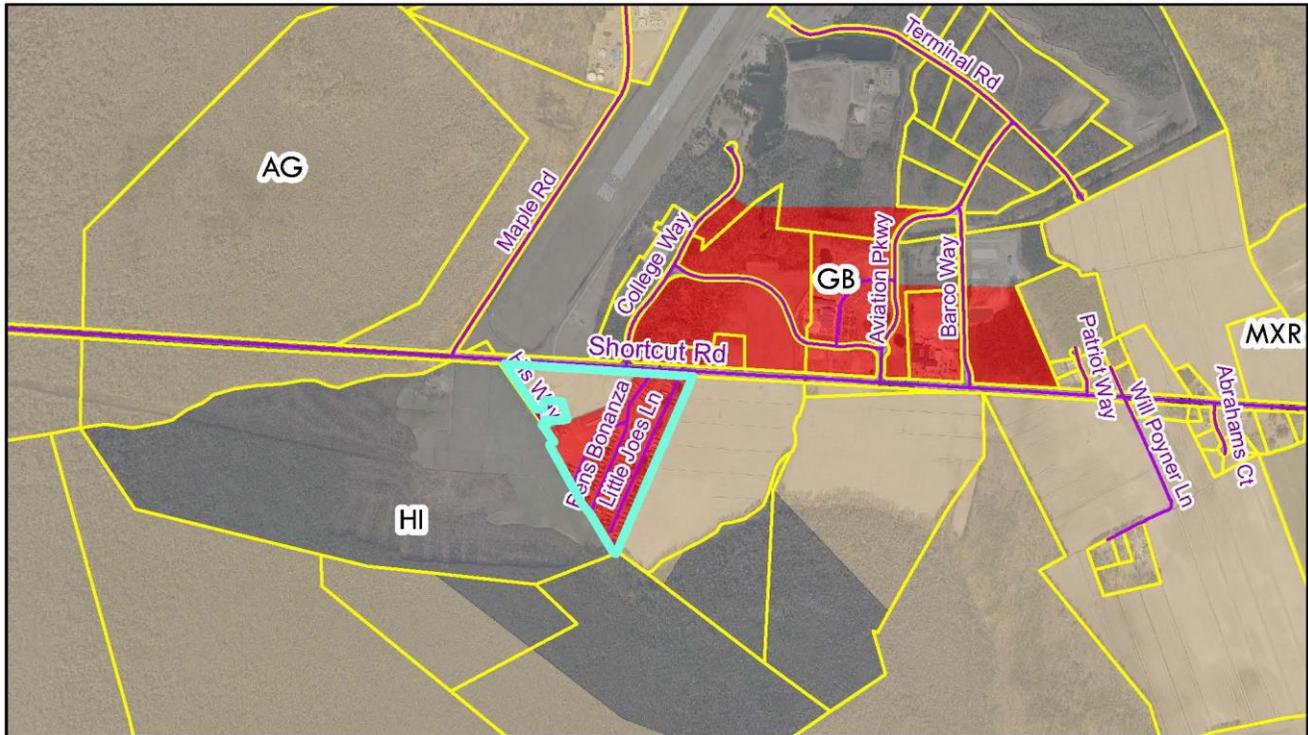
Chairman Bell closed the public hearing and made a motion to table the applicant's request.

Mr. O'Brien seconded the motion and the motion carried unanimously.

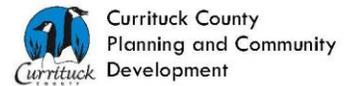
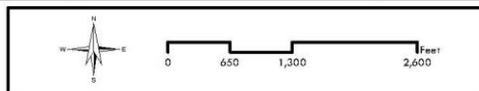
THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Planning Board: www.co.currituck.nc.us/planning-board-minutes-current.cfm



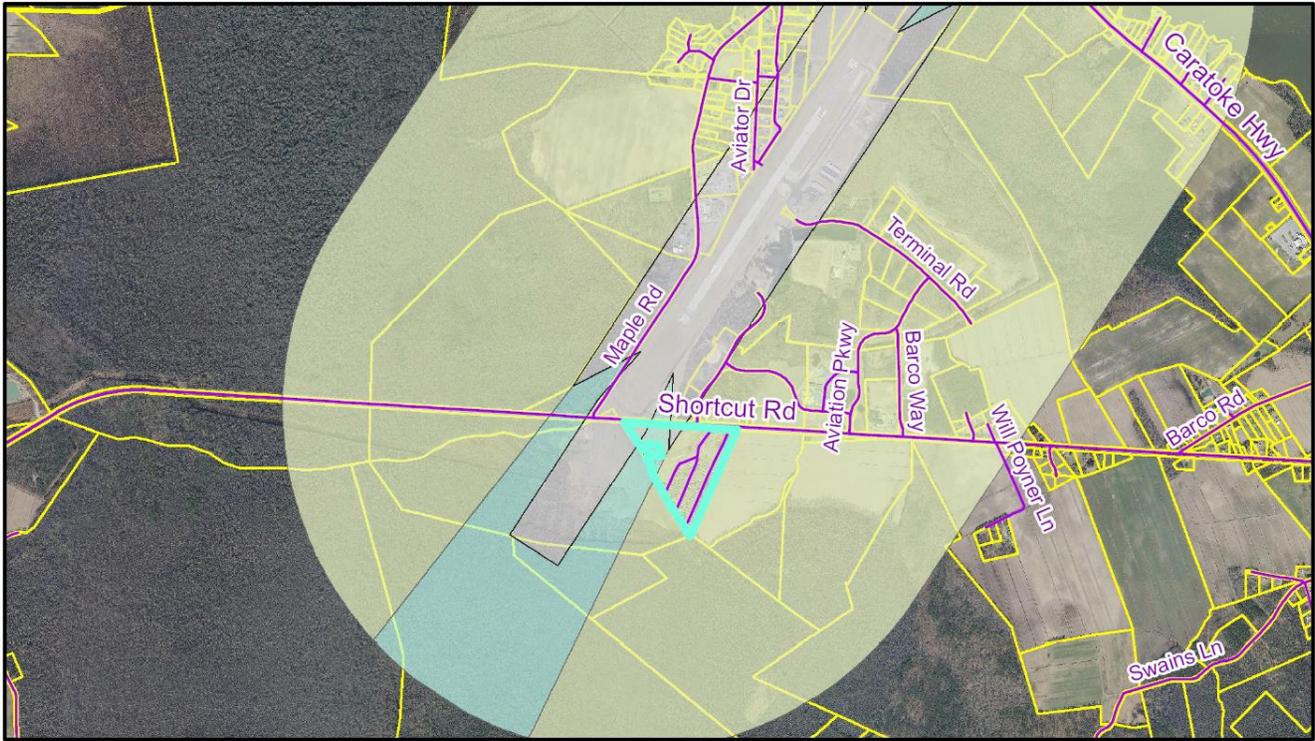
PB 17-07
 PONDEROSA ENTERPRISES, INC.
 Aerial Map



PB 17-07
 PONDEROSA ENTERPRISES, INC.
 Zoning Map



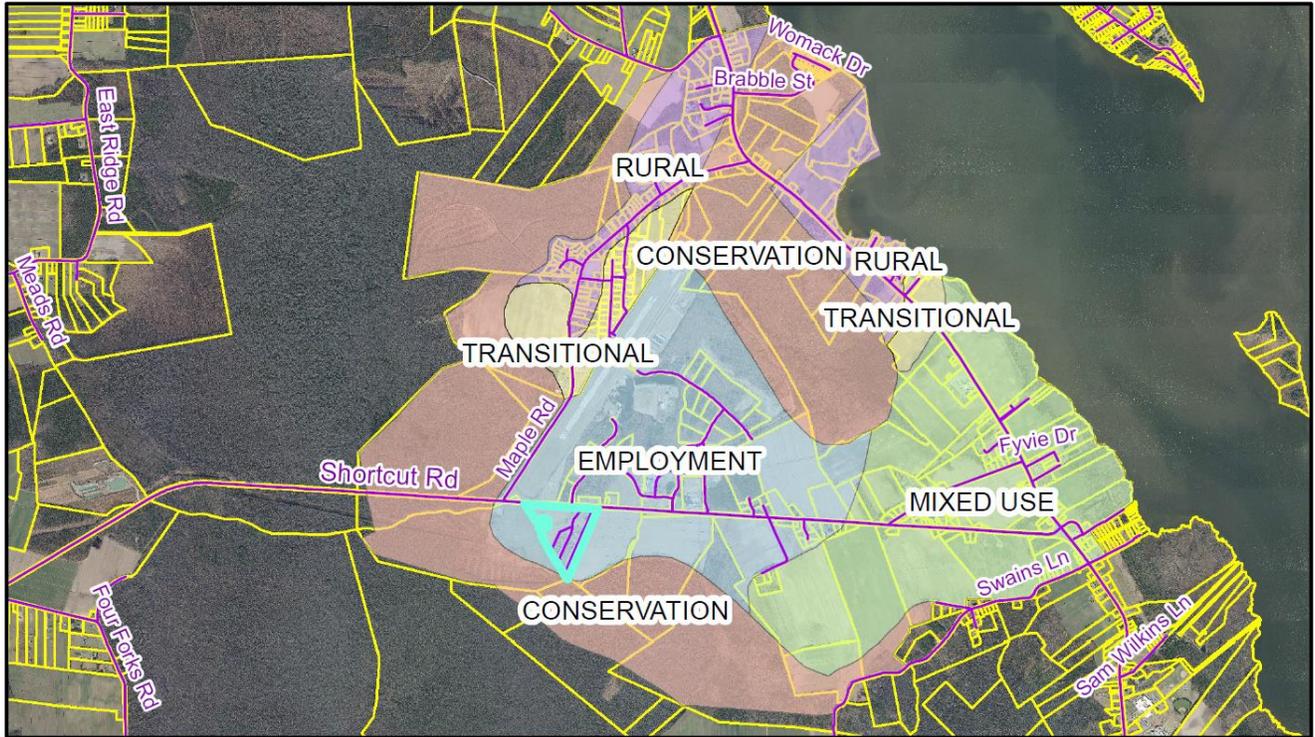
Attachment: 17-07 PONDEROSA Staff Report 121217 PB (PB 17-07 Ponderosa Enterprises, Inc.)



PB 17-07
 PONDEROSA ENTERPRISES, INC.
 Compatible Use Zones



 Currituck County
 Planning and Community
 Development



PB 17-07
 PONDEROSA ENTERPRISES, INC.
 Maple-Barco Small Area Plan



 Currituck County
 Planning and Community
 Development

Attachment: 17-07 PONDEROSA Staff Report 121217 PB (PB 17-07 Ponderosa Enterprises, Inc.)

Ponderosa Enterprises, Inc.

613 Shortcut Road

Barco, NC 27917

August 30, 2017

Ref. Rezoning request for part of parcel 0052000022A0000

To Whom It Concerns:

The request for rezoning the parcel in question is from agriculture to general business. The majority of this parcel is already zoned general business and Ponderosa Enterprises is requesting the remaining 10 to 12 acres be rezoned. All properties surrounding the subject property are zoned general business or manufacturing. We have contacted the adjacent property owners and held the required community meeting. We look forward in working with the Planning and Zoning staff in completing this task. David Sawyer will be the contact person and we invite you to call David at 202-4661 if you have any questions.

Sincerely,



C. Victor Sawyer, President



Zoning Map Amendment Application

OFFICIAL USE ONLY:
 Case Number: _____
 Date Filed: _____
 Gate Keeper: _____
 Amount Paid: _____

Contact Information

APPLICANT:	PROPERTY OWNER:
Name: <u>PONDEROSA ENTERPRISES, INC.</u>	Name: _____
Address: <u>613 Shortcut Rd</u>	Address: <u>Same</u>
<u>Barco NC 27917</u>	_____
Telephone: <u>252-202-4661</u>	Telephone: _____
E-Mail Address: <u>davidsonwycrrealty@gmail.com</u>	E-Mail Address: _____
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: _____	

Property Information

Physical Street Address: Acreage between His Way and Ben's Bonanza
 Location: Hwy US 158 Across from Airport property (College Way)
 Parcel Identification Number(s): 00520000 22A0000
 Total Parcel(s) Acreage: 40 - Approx. 12 to be rezoned
 Existing Land Use of Property: Agriculture

Request

Current Zoning of Property: Agriculture Proposed Zoning District: General Business
 Total Acreage for Rezoning: Approx 12 Are you rezoning the entire parcel(s): Yes/No
 Metes and Bounds Description Provided: Yes/No

Community Meeting, if Applicable

Date Meeting Held: June 13th 2017 Meeting Location: Ponderosa Ent. Office
613 Shortcut Rd
Barco NC 27917

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Davidson Wycr for PONDEROSA ENT. INC. 8/31/17
 Property Owner(s)/Applicant* _____ Date _____

***NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Attachment: Application (PB 17-07 Ponderosa Enterprises, Inc.)

July 24, 2017

Summary of Community Meeting

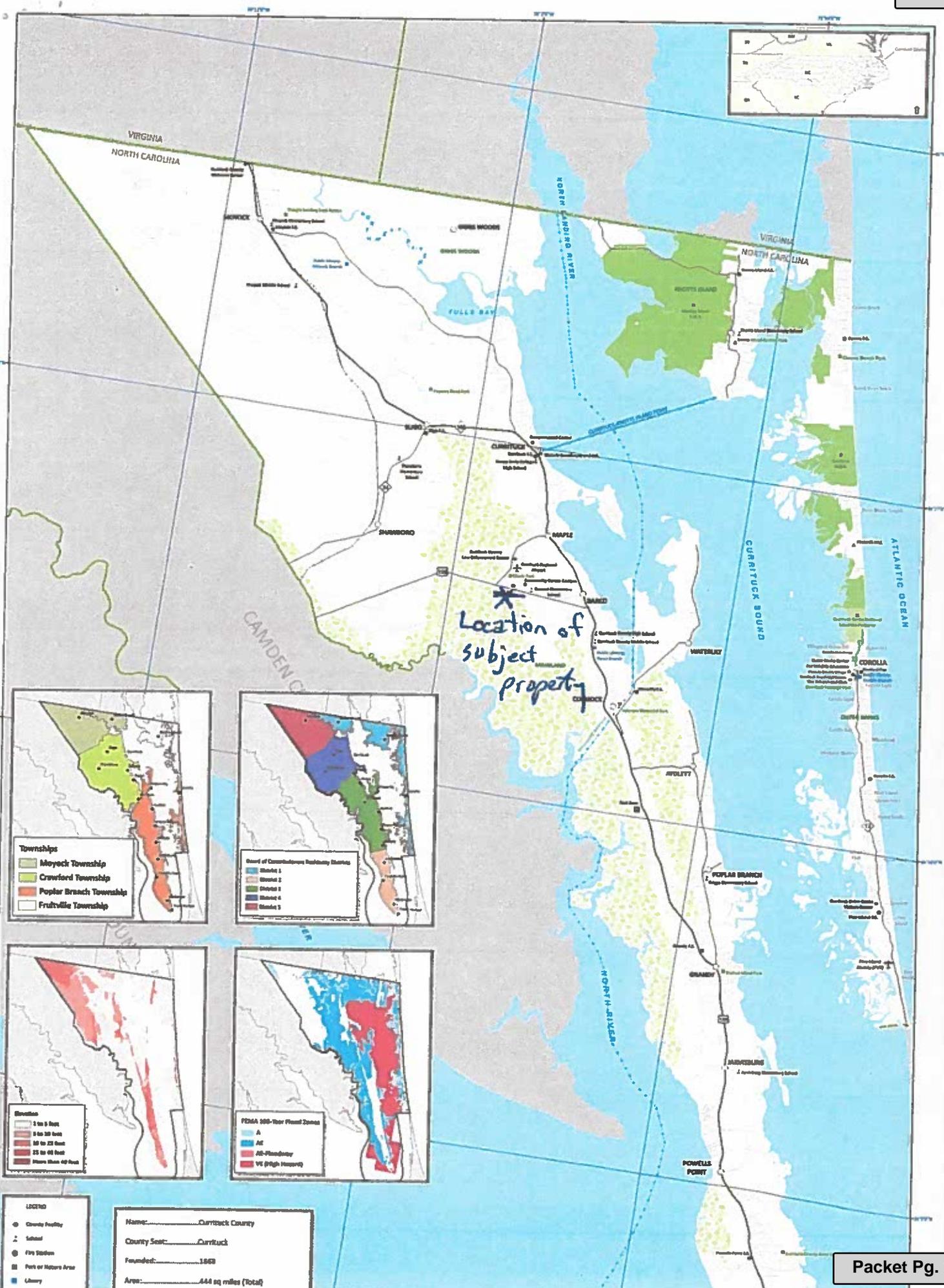
The community meeting was held at the office of Ponderosa Enterprises, Inc. at 6:30 pm on Tuesday June 13th to discuss any concerns to the re-zoning request. David Sawyer waited until 6:50 pm and then left as no one showed up for the meeting.

Let it be noted that Joe Etheridge contacted David by phone prior to the meeting and informed David he would not be in attendance. He asked David what the meeting was about and upon explanation of the re-zoning request Joe stated he was in no way opposed to the request.

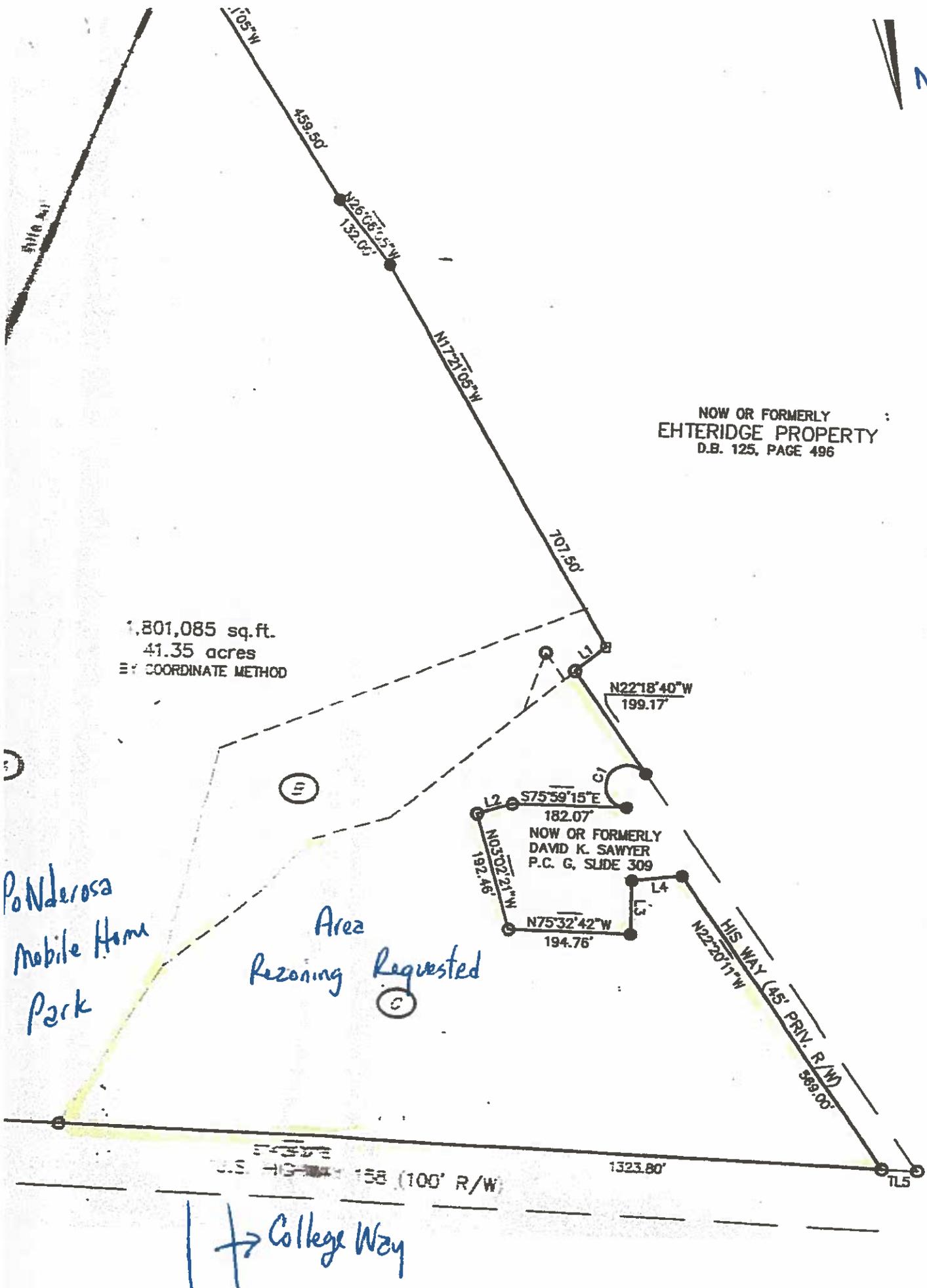
Respectfully Submitted by:



David Kim Sawyer

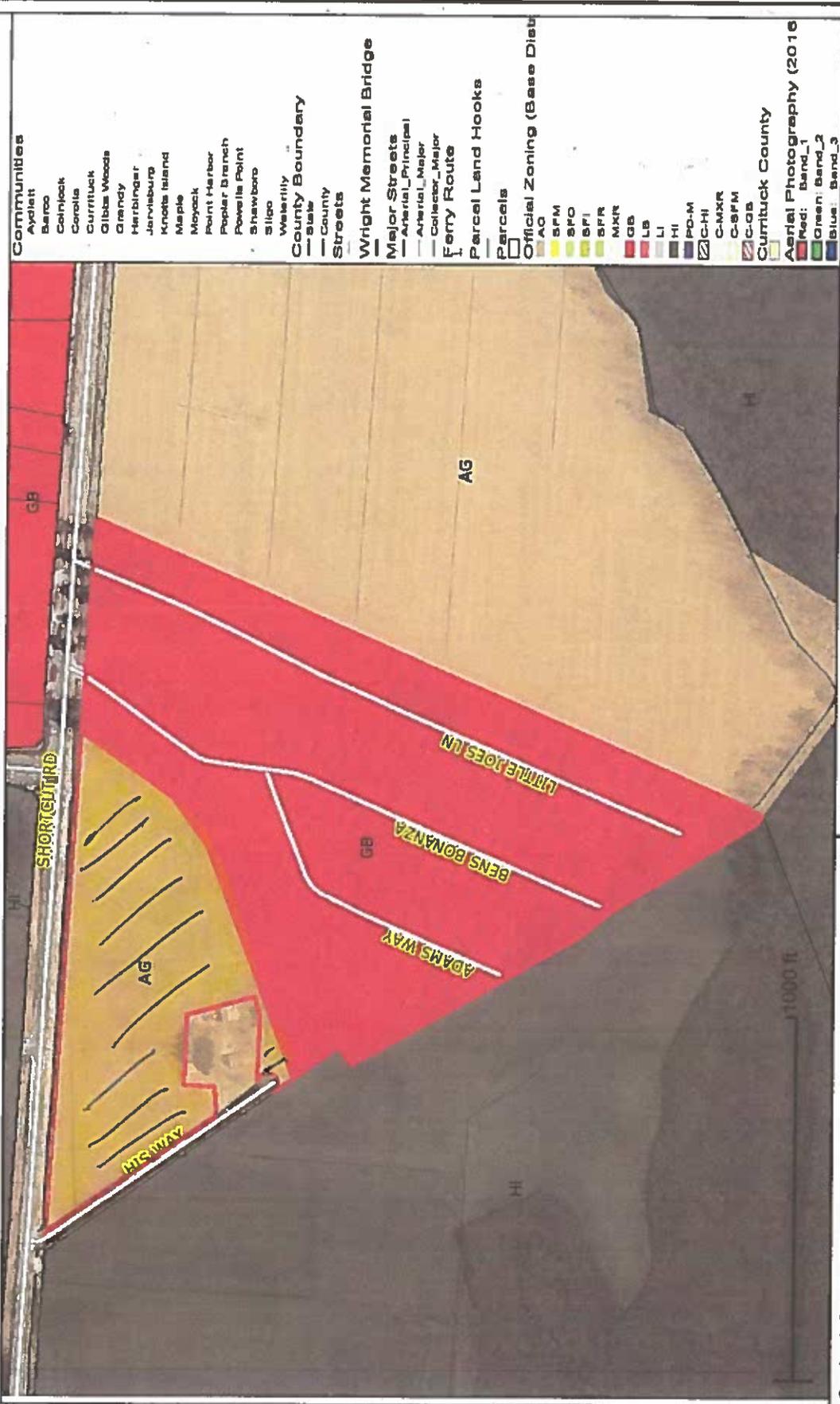


Attachment: Community Meeting Notes (PB 17-07 Ponderosa Enterprises, Inc.)



Attachment: Maps (PB 17-07 Ponderosa Enterprises, Inc.)

Currituck County GIS Online Mapping



- Communities**
- Ayolett
- Barco
- Coinjock
- Corolla
- Currituck
- Olbia Woods
- Grandy
- Herbinger
- Jervisburg
- Knotts Island
- Maple
- Moyock
- Point Harbor
- Poplar Branch
- Powells Point
- Shawboro
- Silgo
- Waverly
- County Boundary**
- State
- County
- Streets**
- Wright Memorial Bridge
- Major Streets**
- Arterial_Principal
- Arterial_Major
- Collector_Major
- Ferry Route
- Parcel Land Hooks**
- Parcels
- Official Zoning (Base Dist)**
- AG
- SFM
- SFO
- SFI
- SFR
- MXR
- GB
- LB
- LI
- HI
- PO-M
- C-HI
- C-MXR
- C-SFM
- C-GB
- Currituck County
- Aerial Photography (2016)**
- Red: Band_1
- Green: Band_2
- Blue: Band_3

This map should be used for general reference purposes only. Currituck County assumes no legal liability for the information shown on this map.

Currituck County GIS
 (252)232-2034
www.co.currituck.nc.us/Geographic-Information-Services.cfm



Currituck County Agenda Item Summary Sheet

Agenda ID Number – (ID # 2060)

Agenda Item Title

PB 15-15 Countryside Estates (NCBC)

Brief Description of Agenda Item:

Request for a conditional zoning amendment on property zoned C-MXR to remove the farmland buffer, reduce the width of the Type A perimeter buffer and clarify the pedestrian improvements on 55.66 acres. The property is located in Moyock on the west side of Caratoke Highway (NC 168) south of North Point Boulevard, Tax Map 9, Parcel 79B, Moyock Township.

Board Action Requested

Action

Person Submitting Agenda Item

Donna Voliva,

Presenter of Agenda Item

Donna Voliva



**STAFF REPORT
PB 15-15 COUNTRYSIDE
ESTATES (NCBC)
PLANNING BOARD
DECEMBER 12, 2017**

APPLICATION SUMMARY

Property Owner: Countryside Estates, LLC 1492 South Independence Boulevard Virginia Beach, VA 23462	Applicant: NCBC 1492 South Independence Boulevard Virginia Beach, VA 32462
Case Number: PB 15-15	Application Type: Conditional Rezoning, 1 st Amendment
Parcel Identification Number: 0009000079B0000	Existing Use: Residential Subdivision, under construction
Land Use Plan Classification: Full Service	Parcel Size (Acres): 55.363 acres
Moyock SAP Classification: Full Service	Moyock Mega-Site Master Plan: Low Density Residential (LDR)
Zoning History: AG and GB (1989); C-MXR (2015)	Plan Request: Residential Subdivision, Conditional Zoning 1 st Amendment
Current Zoning: C-MXR	Proposed Zoning: C-MXR

SURROUNDING PARCELS

	Land Use	Zoning
North	Residential/Undeveloped	AG/GB
South	Cultivated Farmland/ Undeveloped	MXR/GB
East	Undeveloped	GB
West	Cultivated Farmland	AG

STAFF ANALYSIS

REQUEST

The property is zoned Conditional-MXR (C-MXR) and is under construction for a 62 lot residential subdivision. The BOC approved the conditional zoning on November 2, 2015 with the following conditions:

1. Use: Subdivision of 62 residential lots containing a minimum of 20,000 square feet that will front on 50' public streets. All lots will be served by public water and sanitary sewage.
2. The development will be in conformance with the attached land plan for Countryside Estates.
3. The 50' vegetated farmland buffer shall be dedicated on the adjacent property to the south owned by Currituck F & W Land Company, LLC as an easement (recorded document).

4. In the event the property to the south (N/F Currituck F & W Land Company remains in active cultivation at the time of final plat approval for Countryside Estates, the farmland buffer and 50' easement on the Currituck F & W Land Company property shall be recorded.

After the conditional zoning was approved for the subject property, the Moyock Mega Site Master Plan (Currituck Station) was adopted by the Board of Commissioners (June 2017). The Master Plan identifies the Countryside Estate property as low density residential (LDR) and the property immediately adjacent to the south as medium density residential (MDR). The property to the south is owned by N/F Currituck F&W Land Company and has a higher development potential than the subject property. If N/F Currituck F&W Land Company's property is developed with densities designated in the Master Plan, the farmland buffer would not be required. N/F Currituck F & W Land Company property is in active cultivation and the property owner has provided a written acknowledgement to remove the farmland buffer.

The property owner has requested amendments to the C-MXR district conditions that would:

- Remove Zoning Conditions 3 and 4 (farmland buffer)
- Modify the plan to:
 - Reflect the removal of the farmland buffer located on the Currituck F & W Land Company property (southern);
 - Reduce the Type A buffer along the North Point property line from 25' to 20'; and,
 - Reflect the pedestrian circulation.

Community Meeting

A community meeting was held on October 9, 2017. The property owners in attendance were from North Point subdivision and were concerned about drainage and construction of the proposed subdivision. The reduction in buffer along the property line was a concern.

2006 Land Use Plan

The 2006 Land Use Plan (LUP) classifies the site as Full Service with the Moyock subarea. The policy emphasis for the Moyock subarea is properly managing the increased urban level of growth that this area is sure to experience over the next decade and beyond. Residential Development densities should be medium to high depending upon available services. In areas where on-site wastewater is proposed and other county services are limited, development density should be limited to 1-2 units per acre. However, in areas where central sewer is proposed or existing, additional services are available, and the character of the surrounding areas supports it, higher density ranging from 3-4 units per acre could be considered through the use of overlay zones.

The Moyock Small Area Plan

The Moyock Small Area Plan (MSAP) classifies the property as Full Service. Full Service designations are focal points in the community where high amounts of activity occur. Mixed use development with both residential and commercial components will be present in these areas. Typical densities in full service designations range from 1.5-3 units per acre depending on surrounding land uses. All development should encourage human scale development and interconnected transportation systems that support both vehicles and pedestrians.

The MSAP policy relevant to the request include:

POLICY FLU 1: Promote compatibility between new development and existing development to avoid adverse impacts to the existing community. This is achieved through design and includes larger setbacks, landscaped or forested strips, transition zones, fencing, screening, density and/or bulk step downs, or other architectural and site planning measures that encourage harmony.

UDO

The UDO allows two options for the Type A buffer:

BUFFER TYPE	DESCRIPTION	MINIMUM SCREENING REQUIREMENT [1] [2]		
		OPTION 1: MIN. WIDTH: 25 FEET	OPTION 2: MIN. WIDTH: 10 FEET	VC/CC DISTRICT MIN. WIDTH: 5 FEET
TYPE A: BASIC BUFFER				
	This perimeter buffer functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet.	6 ACI of canopy trees + 6 ACI of understory trees per 100 linear feet	2 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet	One 5-foot-high solid fence + 20 shrubs per 100 linear feet

Attachment: 15-15 NCNB 1st Amendment Staff Report PB (PB 15-15 Countryside Estates (NCBC))

Staff does have concerns reducing the width of the Type A perimeter buffer along the North Point subdivision. The UDO does allow two options for the Type A perimeter buffer width and the request is generally consistent with the UDO. The applicant shall demonstrate that adequate area can be provided for the continued maintenance of the drainage ditch located along the northern property line and the installed buffer will maintain the 10' screening requirement (species description) with an increased width to 20' (total width). If Option 2 is used, the buffer area will be reduced but more plantings are required.

REVIEW STANDARDS

In determining whether to adopt or deny a proposed map amendment, the Board of Commissioners may weigh the relevance of and consider whether and to the extent to which the proposed amendment:

- Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of this ordinance;
 - The removal of the farmland buffer along the southern property line appears to be consistent with the goals, objectives, and policies of the Land Use Plan, and other county adopted plans.
 - The farmland buffer on the adjacent southern property is located within the boundaries of the Currituck Station master plan. The master plan affords

- higher development densities on the adjacent southern property. A perimeter buffer, if required, will be provided as outlined by the UDO.
 - The request is consistent with the purpose and intent of the perimeter landscape buffer, and as proposed will mitigate and separate the Countryside Estate development zoned C-MXR from North Point development zoned AG.
- Is in conflict with any provision of this ordinance, or the County Code of Ordinances;
 - The UDO allows two options for the Type A perimeter buffer; Option 1: 25' width and Option 2: 10' width. A 20' width is not an option in the UDO. The project would be subject to 10' plant materials in the 20' width. The owner agrees to incorporate an additional 10' buffer for planting and drainage.
- Is required by changed conditions;
 - The adoption of the Moyock Mega Site (Currituck Station) master plan could allow for increased residential densities along the adjacent southern property line and no longer require the farmland buffer, once developed.
- Addresses a demonstrated community need;
 - Staff is not aware of a demonstrated community need for amendment to the conditional zoning.
- Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
 - The requested amendment appears to be consistent with the surrounding land and the appropriate zoning district and uses of the land.
- Adversely impacts nearby lands.
 - Staff is not aware of any adverse impacts to nearby lands provided adequate area for drainage and plants can be provided within the 20' proposed buffer along the northern property line.
- Would result in a logical and orderly development pattern;
 - It is staff's opinion that the amendment to the rezoning will result in a logical and orderly development pattern by continuing to provide the perimeter buffer along the northern property line (North Point).
- Would result in significant adverse impacts on the natural environment – including, but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
 - Staff is not aware of any adverse impacts on the natural environment because of the proposed rezoning amendment.
- Would result in development that is adequately served by public facilities;
 - The zoning amendment will not have an impact on adequate public facilities.
- Would not result in significantly adverse impacts on the land values in the surrounding area; and,
 - Staff is not aware of any significantly adverse impacts on the land values in the surrounding area.
- Would not conflict with the public interest and is in harmony with the purposes and intent of this ordinance.
 - Staff is not aware of any public interest conflict with the removal of the farmland buffer and appears to be in harmony with the intent of the ordinance.
 - The UDO allows two options for the Type A perimeter buffer; Option 1: 25' width and Option 2: 10' width. The project would be subject to 10' plant materials in the 20' width. The owner agrees to incorporate an additional 10' buffer for planting and drainage.

RECOMMENDATIONS

TECHNICAL REVIEW COMMITTEE

The TRC recommends approval of the proposed request to amend the conditional zoning (C-MXR) provided the plants and drainage can be located within the 20' buffer. The TRC shall review the revised plant and drainage areas.

CONSISTENCY AND REASONABLENESS STATEMENT

The conditional zoning request is consistent with the 2006 Land Use Plan because:

- It is at a density appropriate for the location. (Policy HN1)
- Adequate public facilities are available to service the project. (PP2)
- It is located in the fastest growing area of the county that continues to evolve as a Full Service community. (Moyock Policy Emphasis)

The conditional rezoning request is consistent with the Moyock Small Area Plan because:

- Infrastructure and service needs of the community are met. (IS2)
- Promotes compatibility between existing developments. (FLU1)

The request is reasonable and in the public interest because:

- It provides a perimeter buffer between the existing development (North Point) and the proposed development.

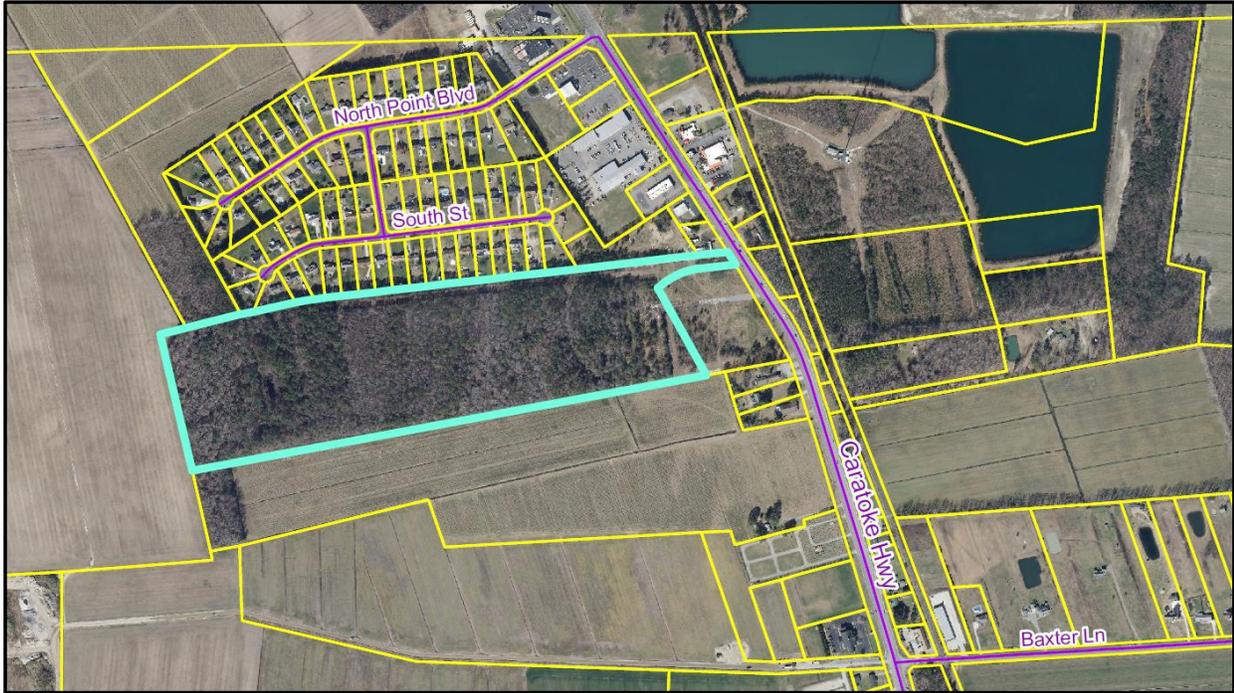
CONDITIONS OF APPROVAL

Only conditions mutually agreed to by the owner(s) may be approved as part of a conditional zoning district. Conditions shall be limited to those that address conformance of development and use of the site with county regulations and adopted plans and that address the impacts reasonably expected to be generated by the development or use. No condition shall be less restrictive than the standards of the parallel general use zoning district.

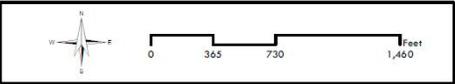
Suggested conditions of approval:

1. Use: Subdivision of 62 residential lots containing a minimum of 20,000 square feet that will front on 50' public streets. All lots will be served by public water and sanitary sewage.
2. The development will be in conformance with the attached land plan for Countryside Estates.
3. The Type A Buffer along the northern property line (North Point boundary) shall be installed in accordance with Option 1 (25' width), or a modified Option 2 (10' planting width with an additional 10' buffer that will provide a 20' total width).

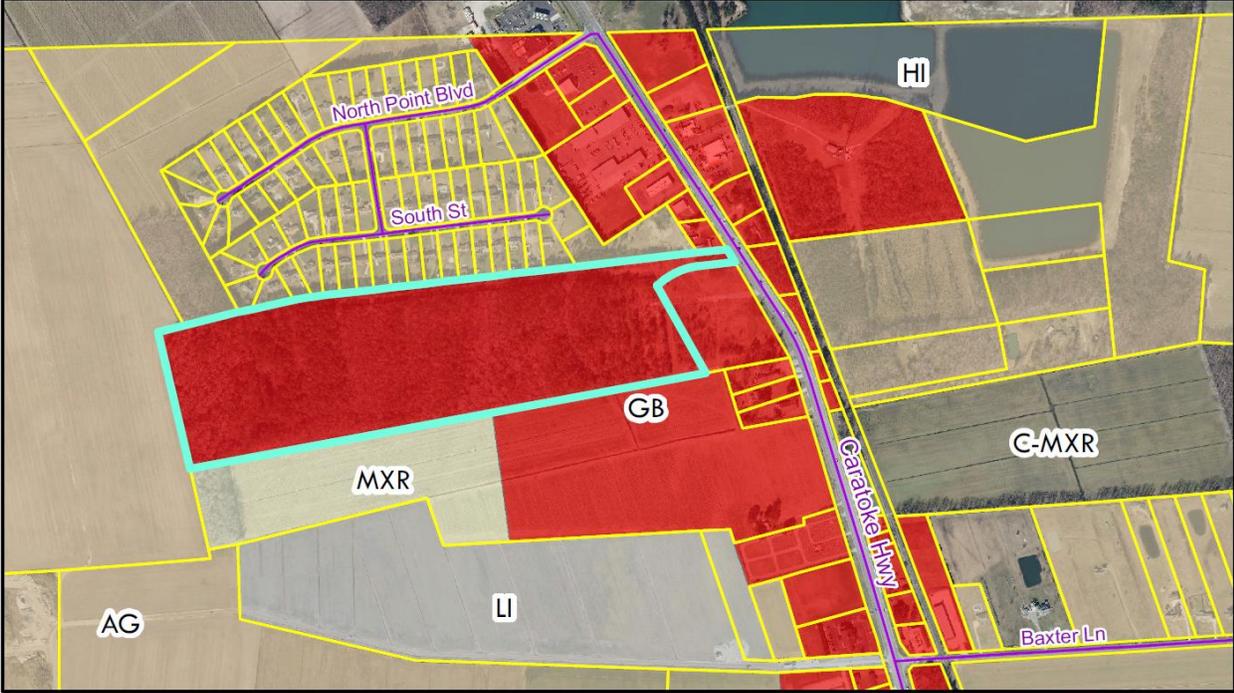
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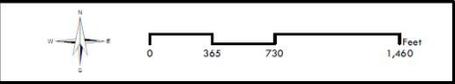
PB 15-15 Countryside Estates
Conditional Rezoning
Aerial



Currituck County
Planning and Community
Development

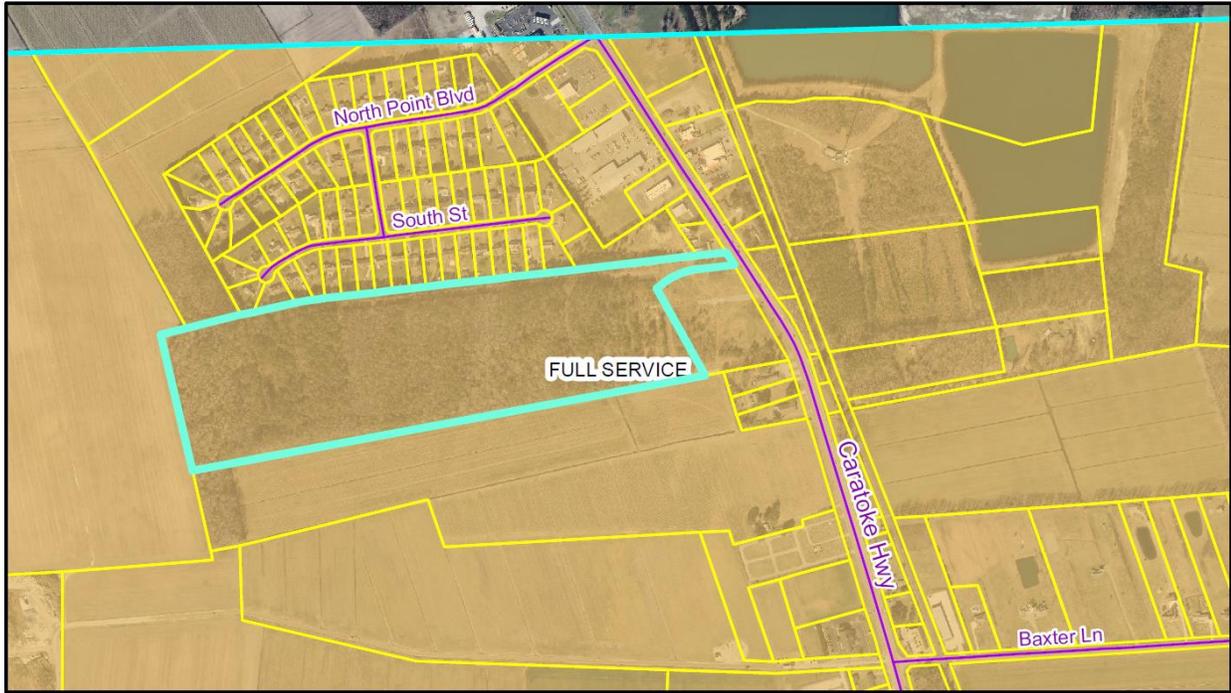


PB 15-15 Countryside Estates
Conditional Rezoning
Base Zoning

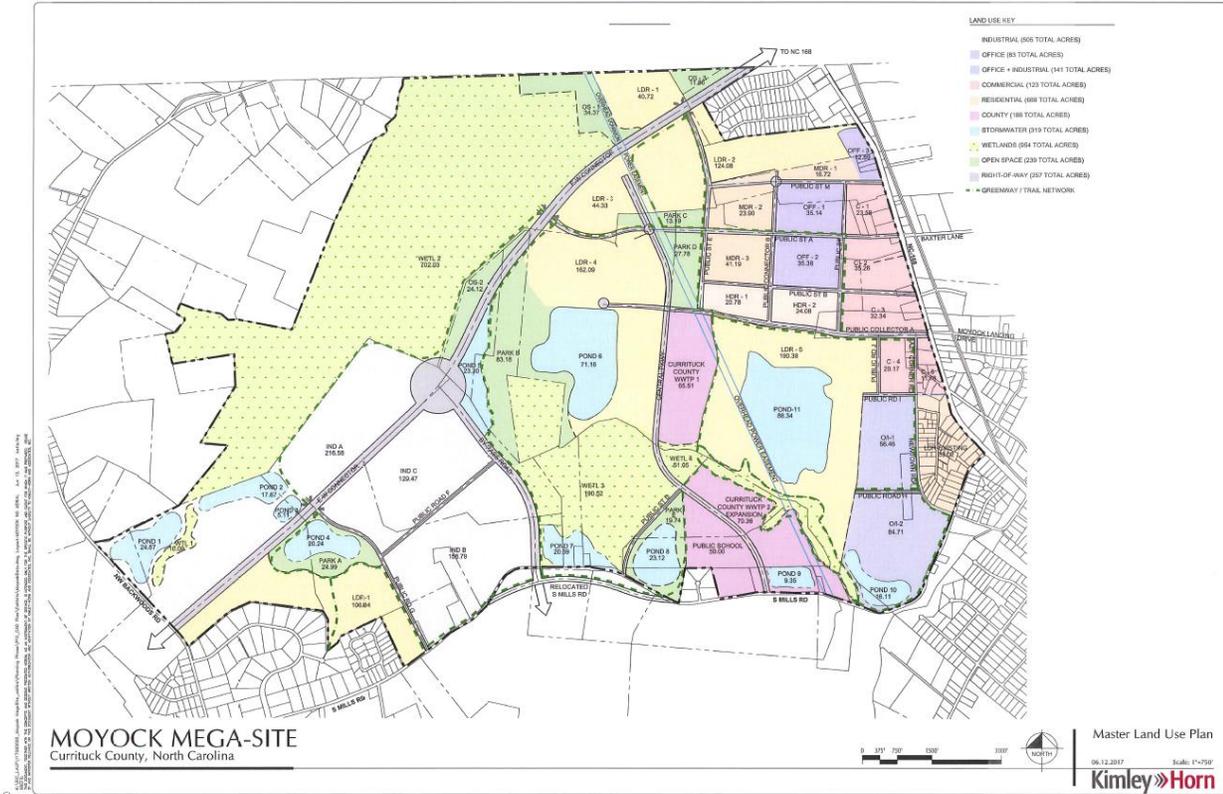


Currituck County
Planning and Community
Development

Attachment: 15-15 NCNB 1st Amendment Staff Report PB (PB 15-15 Countryside Estates (NCBC))



PB 15-15 Countryside Estates
 Conditional Rezoning
 Moyock SAP FLU Map



Attachment: 15-15 NCNB 1st Amendment Staff Report PB (PB 15-15 Countryside Estates (NCBC))



Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: NCBC
Address: 1492 S. Independence Blvd.
Virginia Beach, VA 23462
Telephone: 757-474-0888 ext. 24
E-Mail Address: jnapolitano@napolitanohomes.com

PROPERTY OWNER:

Name: Countryside Estates
Address: 1492 S. Independence Blvd.
Virginia Beach, VA 23462
Telephone: 757-474-0888 ext. 24
E-Mail Address: jnapolitano@napolitanohomes.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Property Information

Physical Street Address: 166 Caratoke Highway
Location: Moyock, North Carolina 23502
Parcel Identification Number(s): 0009000079B0000
Total Parcel(s) Acreage: contryside estates
Existing Land Use of Property: Residential

Request

Current Zoning of Property: MXR Proposed Zoning District: No Change

Community Meeting

Date Meeting Held: October 9,2017 Meeting Location: Moyock Library

Conditional Rezoning Request

To Chairman, Currituck County Board of Commissioners:

The undersigned respectfully requests that, pursuant to the Unified Development Ordinance, a conditional zoning district be approved for the following use(s) and subject to the following condition(s):

Proposed Use(s):

The pupose of this request is to eliminate the 50' farm buffer on the south border of the property.

The reason for the request is due to the fact that the Mega Site had not been approved and was still in the consideration stage. Now that it has been approved the buffer would eventually be town out when the the mega site is developed. The buffer was to be installed on Mr. Frank Williams Farm and that area is part of the Mega Site.

Proposed Zoning Condition(s):

Same as above

An application has been duly filed requesting that the property involved with this application be rezoned from: _____ to: _____

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the conceptual development plan, use(s) authorized, and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Currituck County Unified Development Ordinance. It is further understood and acknowledged that final plans for any development be made pursuant to any such conditional zoning district so authorized and shall be submitted to the Technical Review Committee.

Property Owner (s) [Signature]

10-15-17 Date

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

Attachment: countryside-estates-application-17Nov15 (PB 15-15 Countryside Estates (NCBC))

Conditional Rezoning Design Standards Checklist

The table below depicts the design standards of the conceptual development plan for a conditional rezoning application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

**Conditional Rezoning
Conceptual Development Plan Design Standards Checklist**

Date Received: _____ TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Conditional Rezoning Design Standards Checklist		
1	Property owner name, address, phone number, and e-mail address.	✓
2	Site address and parcel identification number.	✓
3	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.	✓
4	North arrow and scale to be 1" = 100' or larger.	✓
5	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	✓
6	Existing zoning classification of the property and surrounding properties.	✓
7	Approximate location of the following existing items within the property to be rezoned and within 50' of the existing property lines: Pathways, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.	✓
8	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."	✓
9	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.	✓
10	Proposed zoning classification and intended use of all land and structures, including the number of residential units and the total square footage of any non-residential development.	✓
11	Proposed building footprints and usages.	✓
12	Proposed traffic, parking, and circulation plans including streets, drives, loading and service areas, parking layout, and pedestrian circulation features.	✓
13	Approximate location of storm drainage patterns and facilities intended to serve the development.	✓
14	Proposed common areas, open space set-asides, anticipated landscape buffering, and fences or walls (if proposed).	✓
15	Architectural drawings and/or sketches illustrating the design and character of the proposed uses.	✓
16	Proposed development schedule.	✓

Conditional Rezoning Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Conditional Rezoning Submittal Checklist

Date Received: _____ TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Conditional Rezoning Submittal Checklist		
1	Complete Conditional Rezoning application	✓
2	Application fee (\$150 plus \$5 for each acre or part thereof)	✓
3	Community meeting written summary	✓
4	Conceptual development plan	✓
5	Architectural drawings and/or sketches of the proposed structures.	✓
6	5 copies of plans	✓
7	5 hard copies of ALL documents	✓
8	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	✓

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

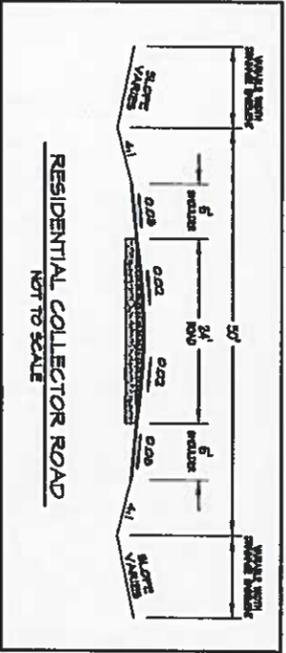
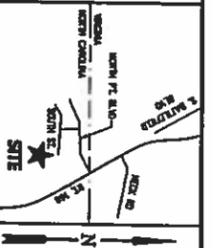
Comments

PROPOSED SITE LAYOUT PLAN OF
COUNTRYSIDE ESTATES
 CURRITUCK COUNTY, NORTH CAROLINA

1. NOTES:
 1. PARCEL 2 INFORMATION: PARCEL 2 IS 55.565 ACRES, 2,411,612 SF. THE TOTAL AREA OF THE SITE IS 166,094 ACRES, 723,488,800 SF. THE TOTAL AREA OF THE SITE IS 19,271 ACRES, 839,410,000 SF. THE TOTAL AREA OF THE SITE IS 383,606 SF, 0.88 ACRES. THE TOTAL AREA OF THE SITE IS 20,827 SF, 0.48 ACRES. THE TOTAL AREA OF THE SITE IS 55.565 ACRES, 2,411,612 SF. THE TOTAL AREA OF THE SITE IS 166,094 ACRES, 723,488,800 SF. THE TOTAL AREA OF THE SITE IS 19,271 ACRES, 839,410,000 SF. THE TOTAL AREA OF THE SITE IS 383,606 SF, 0.88 ACRES. THE TOTAL AREA OF THE SITE IS 20,827 SF, 0.48 ACRES.

Owner Information
 Calvary Temple Church
 Source Deeds Bk. 124 PG. 564
 5639 Bridwell Road
 Norfolk, Virginia 23502

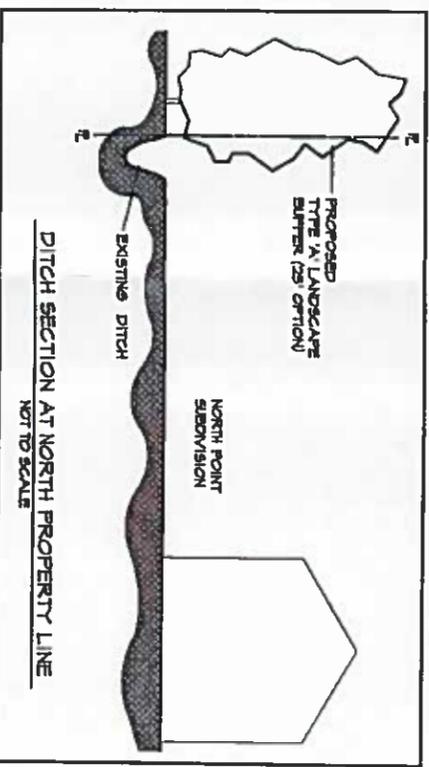
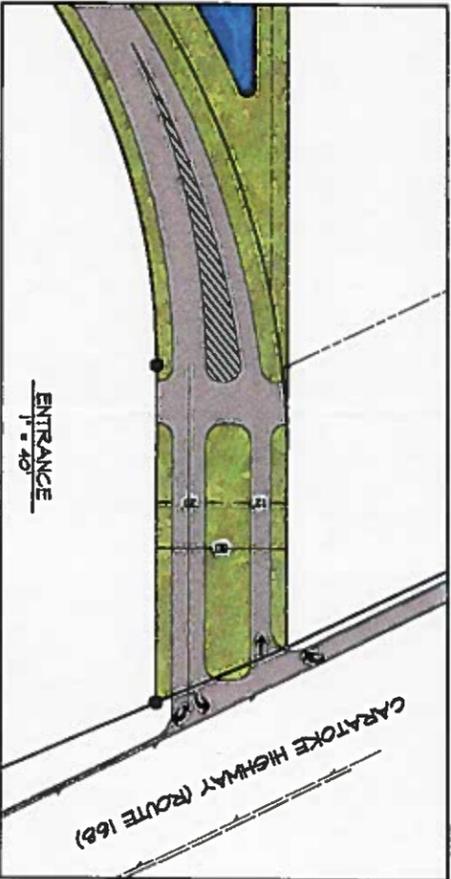
Parcel 2 Site Data
 Parcel ID: 000900007980000
 CPIN: 80223-9-5079
 Site Area: ± 55.563 AC
 Existing Zoning: CB
 Proposed Zoning: MVR
 Proposed Use: Residential



RESIDENTIAL SITE:

55.565 AC (2,411,612 SF)	OPEN SPACE REQUIRED (30%):	16,604 AC (723,488 SF)
	OPEN SPACE PROVIDED (34.8%):	19,271 AC (839,410 SF)
	EXISTING WETLANDS:	383,606 SF (0.88 ACRES)
	WETLANDS TO BE MITIGATED:	20,827 SF (0.48 ACRES)

DENOTES EXISTING WETLANDS
 DENOTES OPEN SPACE
 DENOTES WETLAND IMPACTS



NOTE: PEDESTRIAN PATH LAYOUT HAS BEEN REVISED DURING THE SITE PLAN DEVELOPMENT PROCESS. SEE ATTACHED SHEET C12 FOR NEW PEDESTRIAN PATH LAYOUT

DATE: 08/21/15
 EXHIBIT FOR REZONING
 REVISED 11/17/2017

NAPOLITANOHOMES



MSA, P.C.
 Environmental Sciences • Planning • Surveying
 Civil & Environmental Engineering • Landscape Architecture
 5013 Route Drive, Virginia Beach, VA 23462
 757-490-9268 (OHS) 757-490-0634 (Fax)
 www.msainc.com
 MSA PNC1 #15021



NAPOLITANO HOMES

~EST. 1977~

October 15, 2017

To: Currituck Planning

From: John Napolitano

RE: Community meeting for Countryside Estates

On October 9, 2017 a community meeting was held at the Moyock Library for the conditional rezoning request for Countryside Estates. There were very few people in attendance, but those who did attend were very vocal. (sign in sheet enclosed) Also in attendance from the County was Donna Voliva. They did not come to necessarily hear about the request, only to voice concerns over the drainage.

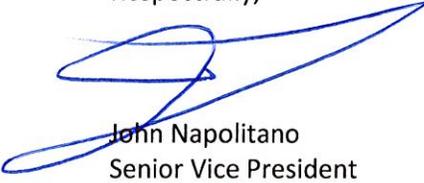
The topics that were discussed at the meeting:

1. That the ditch between North Point and Countryside was dry on Friday the 6th, but had water on the 7th and it had not rained. Upon investigation there had been a dam in the main active drainage ditch that was released on Friday the 6th in anticipation of rain and so the water did seek its own level and did put water in the dry ditch.
2. That there were some deposits from our community in the ditch. Upon investigating there was one area of the ditch with about a wheelbarrow of sand deposited. I assured everyone there that if we deposit anything into that area it will be removed. We will re-inspect as we complete our work.
3. At the North/West corner of the property the ditch was not draining. Upon investigation there had been some erosion into the new ditch that was dug along the West property line, and the ditch along the South property line had not yet been cleared, due to waiting on the farmer to pick his harvest. The contractor will go back and reshoot the grades and make sure the ditch is flowing in the proper direction.
4. There was concern that the running of equipment along the North property line may have injured tree roots. No equipment had been driven on the North side of our silt fence and the silt fence is a good 5-10 feet away from any mature trees. No equipment had been driven within the drip line of any mature trees.
5. We were able to talk briefly about the reduction of buffers, and while reducing the buffer from 20' to 10' on the Northern border will create a more vegetated buffer, the residence of North Point seemed to not be in favor of it. As for the 50' border on the South property line, they did not seem to have an issue with since it did not affect the.

Attachment: countryside-estates-community meeting (PB 15-15 Countryside Estates (NCBC))

In conclusion, we will request the elimination of the 50' buffer on the South property line and we will not request a change to the North property line. As for the drainage issues we have not yet made the final connection of the drainage pipe that will drain the majority of the North Point ditch. When that is connected most if not all issues should dissipate. As I have said from the beginning we will not make the drainage issues in North Point any worse than they were, and should in all likelihood help them. All other drainage issues mentioned above will be addressed as well.

Respectfully,



John Napolitano
Senior Vice President

NAME	ADDRESS	PHONE	EMAIL
Hudson + Darlene Joyner	137 South St.	252-435-2515	darjayner@gmail.com
Tennell C. Wright	122 South St	252-435-2238	tcw.wright@yahoo
Denni Cohen	125 11 11	757-288-8870	
Kristine Bierwirth	113 South St	252-435-6184	



Currituck County

Planning and Community Development Department
 Planning and Zoning Division
 153 Courthouse Road, Suite 110
 Currituck, North Carolina 27929
 252-232-3055 FAX 252-232-3026

To: John Napolitano, Napolitano Homes

From: Donna Voliva, Senior Planner

Date: November 13, 2017

Subject: PB 15-15 Countryside Estates Conditional Rezoning 1st Amendment TRC Comments

The following comments have been received for the TRC meeting on November 15, 2017 regarding the conditional rezoning amendment of Countryside Estates. TRC comments are valid for six months from the date of the TRC meeting.

Planning, Donna Voliva

Reviewed

1. The conceptual plan shall include the perimeter buffer along the northern boundary.
2. Provide a written document from the adjacent landowner acknowledging the removal of the buffer.

Currituck County Parks and Recreation, Jason Weeks (252-232-3007)

No Comment

Currituck County Engineer, Eric Weatherly (252-232-6035)

Approved

Currituck County Building Inspections, Bill Newns

No Comment

Currituck Soil and Water, Will Creef (252-232-3360)

No Comment

Currituck County Code Enforcement, Stacey Smith (252-232-6027)

No Comment

Currituck County Utilities, Benjie Carawan 252-453-2620)

No Comment

Currituck County Fire Marshal, James Mims

Reviewed

1. Not a fire code issue

Attachment: Countryside Estates REVISED TRC Comments 111517 (PB 15-15 Countryside Estates (NCBC))

Albemarle Regional Health Services, Joe Hobbs (252-232-6603)

Reviewed

1. NO COMMENT CONCERNING ELIMINATING A 50 FEET BUFFER REQUIREMENT.

NC DOT, Randy Midgett (252-331-4737)

No comment

NC State Archaeology, Mary Beth Fitts (919-807-6554)

No comment

1. An archeological survey is not recommended for this site.

US Postal Service, Moyock Postmaster

1. Please contact the local postmaster (Moyock) to determine the mode of delivery and type of delivery equipment.

The following items are necessary for resubmittal:

- 3 - full size copies of the revised plan
- 10 11" x 17" copies of the revised plan
- 1 - 8 ½" x 11" reduction of the revised plan
- 1- PDF digital copy of all new and revised documents and plans



Currituck County Agenda Item Summary Sheet

Agenda ID Number – (ID # 2063)

Agenda Item Title

PB 17-09 Conditional Rezoning (Mainstay Construction, Inc.)

Brief Description of Agenda Item:

Request for conditional rezoning of 20.1 acres of from Agriculture to Conditional - Single Family Mainland for the purpose of developing a 13 lot traditional subdivision.

Planning Board Recommendation:

<Planning Board Recommendation, IF NOT A PLANNING BOARD ITEM ERASE COMPLETELY>

Board Action Requested

Action

Person Submitting Agenda Item

Jason Litteral,

Presenter of Agenda Item

Jason Litteral



**STAFF REPORT
PB 17-09
PLANNING BOARD
DECEMBER 12, 2017**

APPLICATION SUMMARY	
Property Owner: Mainstay Construction	Applicant: Mainstay Construction
Case Number: PB 17-09	Application Type: Conditional Rezoning
Parcel Identification Number: 0014000018D0000 and 0014000018E0000	Existing Use: Farmland/Vacant
Land Use Plan Classification: Rural	Parcel Size (Acres): 20.1 acres combined
Moyock Small Area Plan Classification: Limited Service	Zoning History:
Current Zoning: Agriculture (AG)	Proposed Zoning: Conditional-Single Family Mainland (C-SFM)
Plan Request: 13 Lot Traditional Residential Subdivision	

STAFF ANALYSIS

REQUEST

The applicant is requesting a conditional rezoning of 20.1 acres from Agriculture to Conditional- Single Family Mainland (C-SFM). The property is vacant of structures but does contain farmland and woodland. The conceptual plan shows a 13 lot subdivision with all 13 lots being 40,000 square feet in area or greater. The two parcels are within the boundaries of the Moyock Small Area Plan and are classified as Limited Service.

The subject property is bordered on the west by Dustin Acres subdivision which has been rezoned from AG to C-SFM and has a similar layout.

Community Meeting

The Meeting was held on Friday, October 20, 2017 at 1:30 p.m. in the Moyock Public Library meeting room. Questions were raised concerning the future of the wooded portion of the lot and street lighting.

2006 Land Use Plan

The 2006 Land Use Plan (LUP) classifies the site as Rural within the Moyock subarea. The policy emphasis for the Moyock subarea is properly managing the increased urban level of growth that this area is sure to experience over the next decade and beyond. Residential Development densities should be medium to high depending upon available services. In areas where on-site wastewater is proposed and other county services are limited, development density should be limited to 1-2 units per acre.

The proposed Sketch Plan shows a density of 1.546 units per acre.

The Moyock Small Area Plan

The Moyock Small Area Plan (MSAP) classifies the site as Limited Service on the future land use map.

According to the MSAP, limited Service designations are less intensely developed than full service. Emphasis in this designation is focused on residential densities. Limited service designations are characterized by:

- limited availability to infrastructure (public water and wastewater)
- low to moderate residential densities that range between 1 -1.5 units per acre.
- reduced public services such as fire protection, emergency services, recreation
- Clustered residential and small neighborhood service commercial such as retail, office, basic services, and civic uses.

The proposed sketch plan is consistent with the MSAP designation of Limited Service.

The MSAP policies relevant to the request include:

Policy CC 1 Encourage and foster development that is compatible with rural atmosphere, transitional areas, and a small town, main street feel consistent with the vision, policies, and future land use map of this plan.

RECOMMENDATIONS

TECHNICAL REVIEW COMMITTEE

The conditional zoning process provides an opportunity for an applicant to propose use limitations or development conditions that ensure development proposals are consistent with the policies set forth in adopted plans. The TRC recommends approval of the proposed request. The conditional rezoning request is consistent with the goals, objectives, and policies of the 2006 Land Use Plan and the Moyock Small Area Plan. It is compatible with existing and proposed uses surrounding the land subject to the application, requests an appropriate zoning district, and proposes an appropriate use for the land.

SURROUNDING PARCELS

	Land Use	Zoning
North	Undeveloped/Residential	SFM
South	Undeveloped/Farmland (proposed subdivision)	SFM
East	Undeveloped/Residential	SFM / AG
West	Residential Subdivision (Dustin Acres)	C-SFM

Attachment: PB 17-09 Conditional Rezoning Staff Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

REVIEW STANDARDS

In determining whether to adopt or deny a proposed map amendment, the Board of Commissioners may weigh the relevance of and consider whether, and to the extent to which, the proposed amendment:

- Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of this ordinance;
 - The proposal appears to be consistent with the goals, objectives, and policies of the Land Use Plan, and other county adopted plans specifically concerning residential densities.
- Is in conflict with any provision of this ordinance, or the County Code of Ordinances;
 - The project appears to meet the minimum ordinance requirements.
 - Full subdivision review will occur upon submittal of a major subdivision application.
- Is required by changed conditions;
 - Staff is not aware of any changed conditions that would require the conditional rezoning.
- Addresses a demonstrated community need;
 - Staff is not aware of a demonstrated community need for the conditional rezoning.
- Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
 - The requested conditional rezoning appears to be consistent with the surrounding land and proposes an appropriate zoning district and use of the land.
- Adversely impacts nearby lands.
 - Staff is not aware of any adverse impacts to nearby lands.
- Would result in a logical and orderly development pattern;
 - It is staff's opinion that the rezoning will result in a logical and orderly development pattern. Dustin Acres subdivision is directly adjacent to the subject property and was approved for a similar conditional rezoning and subdivision layout.
- Would result in significant adverse impacts on the natural environment – including, but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
 - Staff is not aware of any adverse impacts on the natural environment because of the proposed conditional rezoning
- Would result in development that is adequately served by public facilities;
 - The zoning amendment will not have an impact on adequate public facilities.
- Would not result in significantly adverse impacts on the land values in the surrounding area; and,
 - Staff is not aware of any significantly adverse impacts on the land values in the surrounding area.
- Would not conflict with the public interest and is in harmony with the purposes and intent of this ordinance.
 - Staff is not aware of any public interest conflict with the conditional rezoning request and it appears to be in harmony with the intent of the ordinance.

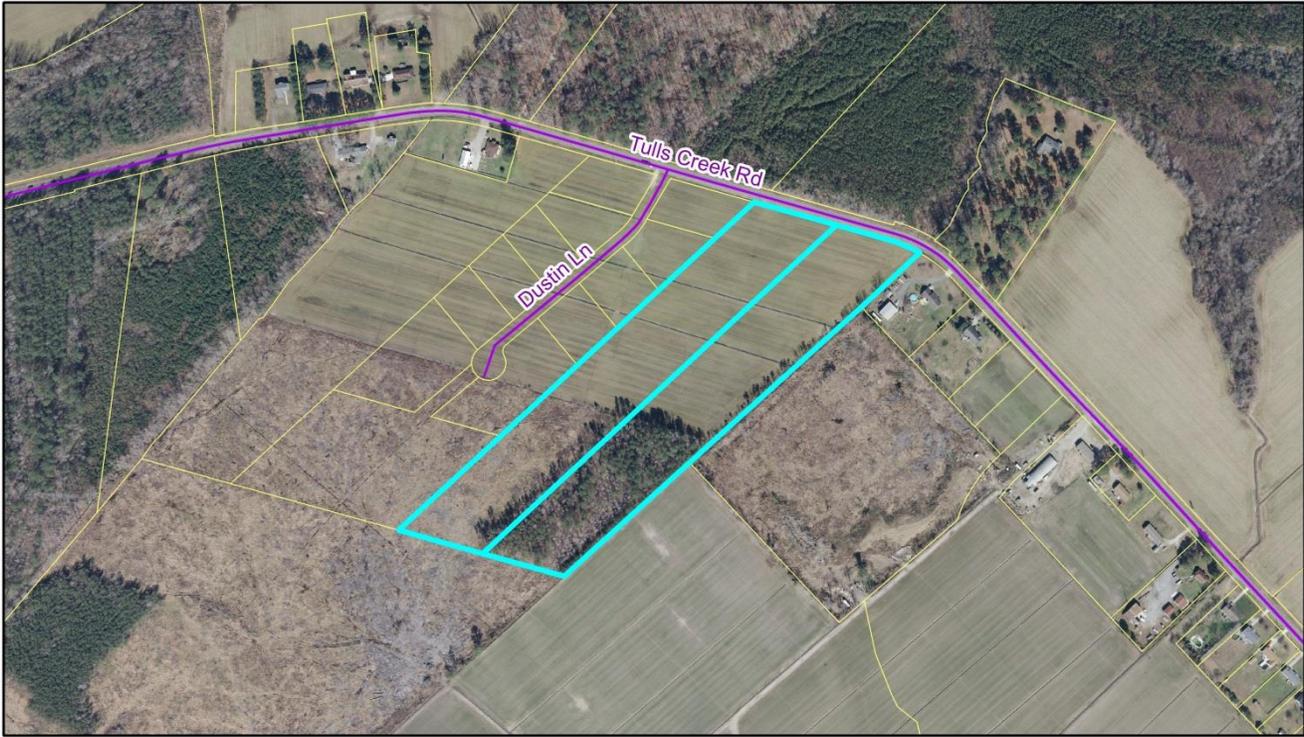
CONDITIONS OF APPROVAL

Only conditions mutually agreed to by the owner(s) may be approved as part of a conditional zoning district. Conditions shall be limited to those that address conformance of development and use of the site with county regulations and adopted plans and that address the impacts reasonably expected to be generated by the development or use. No condition shall be less restrictive than the standards of the parallel general use zoning district.

Agreed upon conditions of approval:

1. Minimum building size of 1,800 square feet.
2. Wood frame construction only.
3. Farm animals are prohibited
4. Individual mailboxes and individual roll out trash cans.

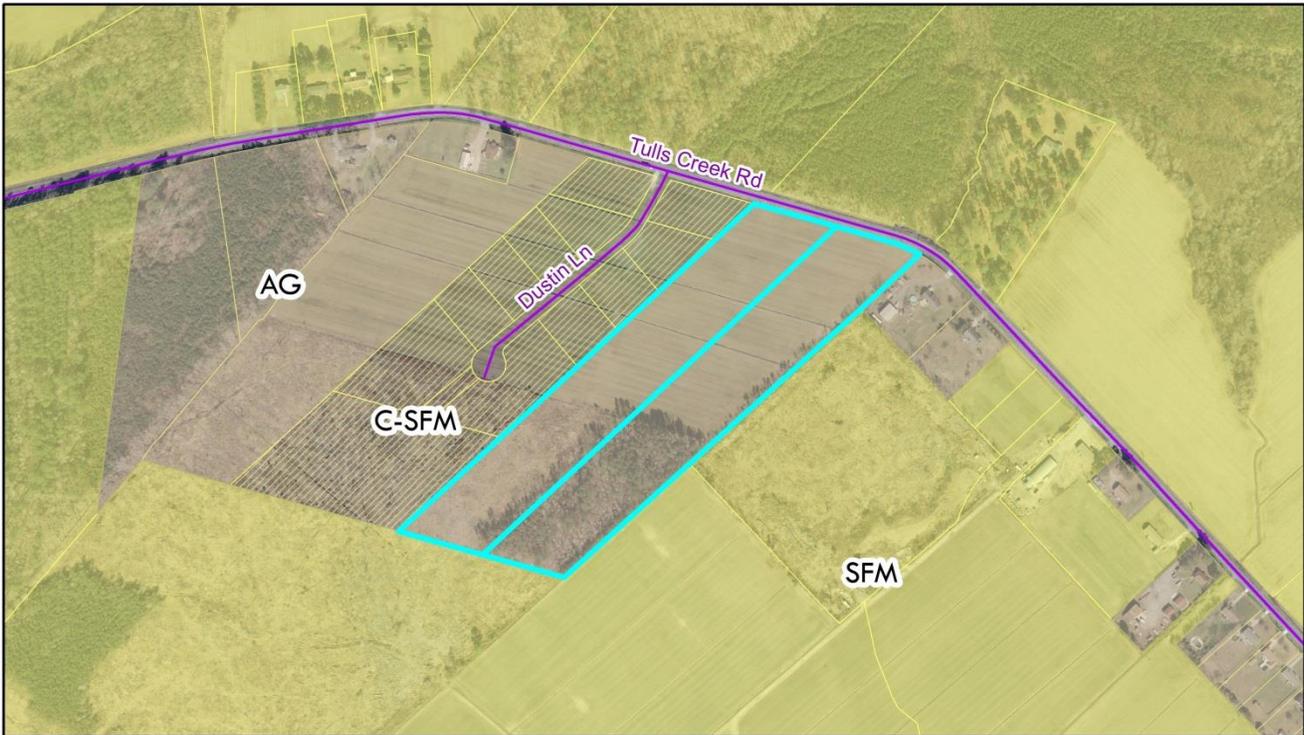
The applicant is aware that cluster mailboxes may be required for this development and is seeking a waiver from the USPS. This condition may need to be modified depending on the outcome.



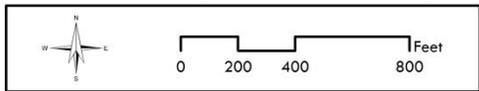
PB 17-09 Mainstay Construction, Inc.
Conditional Rezoning
Aerial



 Currituck County
Planning and
Community Development

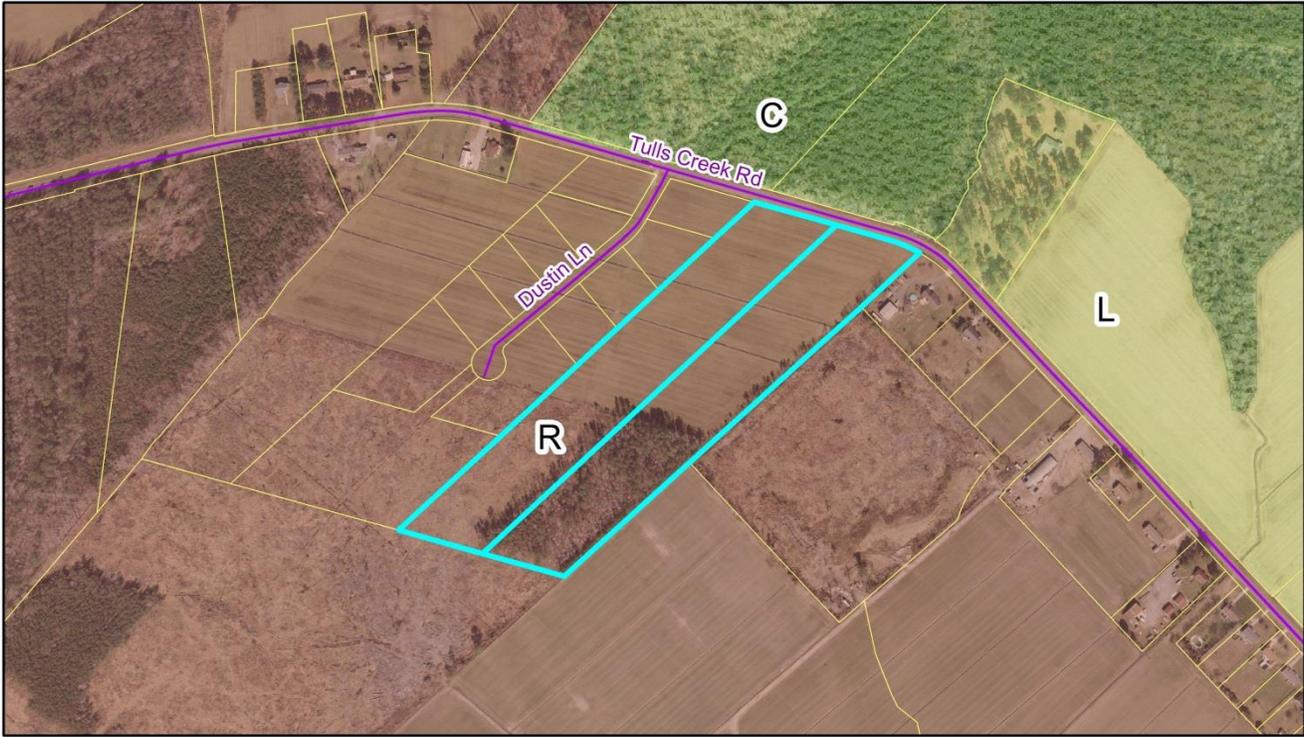


PB 17-09 Mainstay Construction, Inc.
Conditional Rezoning
Zoning

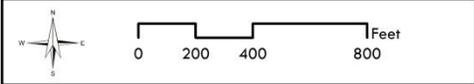


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Community Development

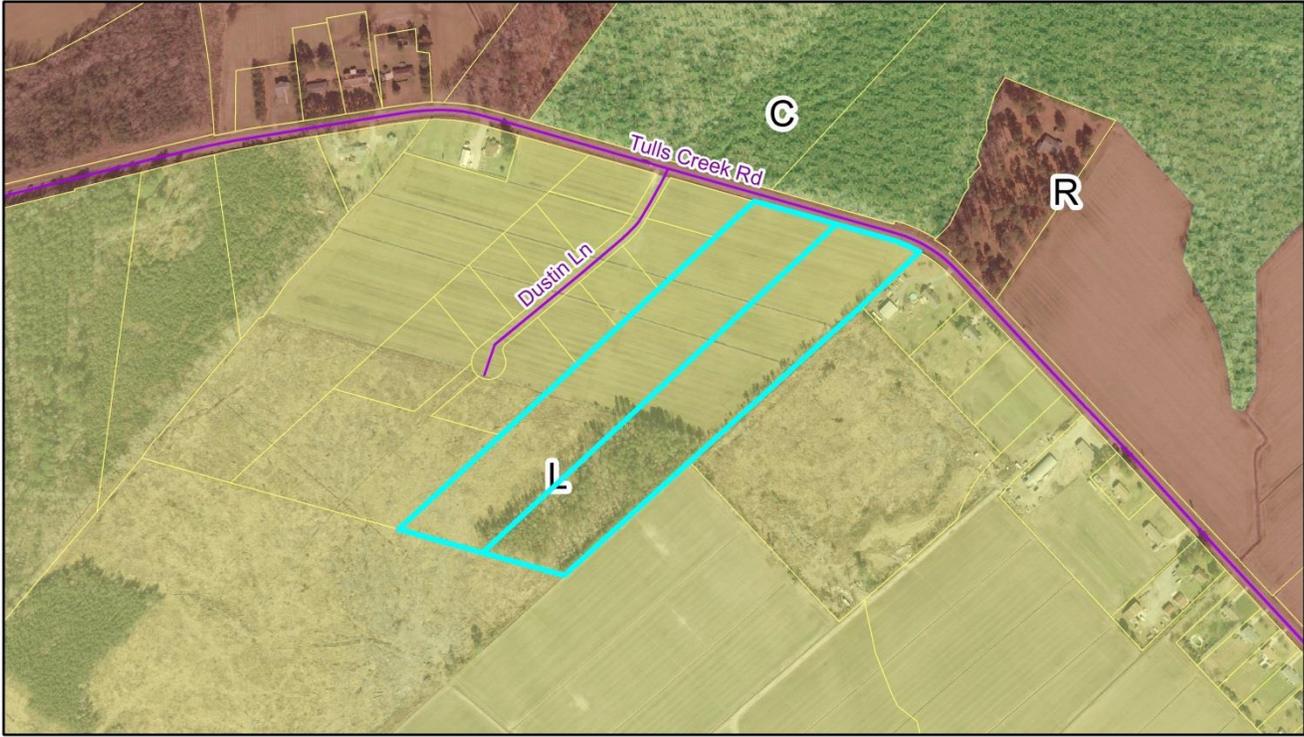
Attachment: PB 17-09 Conditional Rezoning Staff Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))



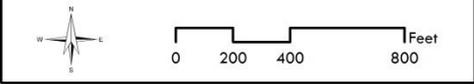
PB 17-09 Mainstay Construction, Inc.
 Conditional Rezoning
 LUP Classification



Currituck County
 Planning and
 Community Development



PB 17-09 Mainstay Construction, Inc.
 Conditional Rezoning
 Moyock SAP Future Land Use Classification



Currituck County
 Planning and
 Community Development

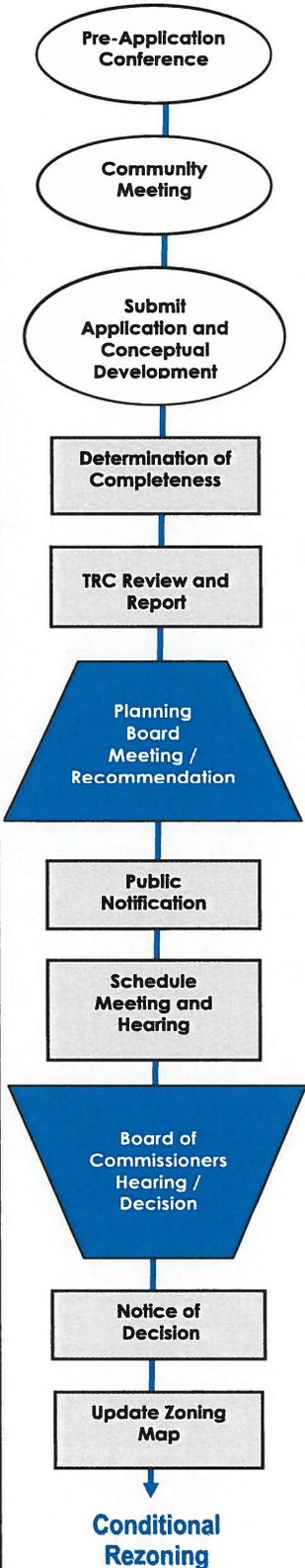
Attachment: PB 17-09 Conditional Rezoning Staff Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Board of Commissioners: www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm

Attachment: PB 17-09 Conditional Rezoning Staff Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))



Conditional Rezoning Review Process



Contact Information

Currituck County
 Planning and Community Development
 153 Courthouse Road, Suite 110
 Currituck, NC 27929

Phone: 252.232.3055
 Fax: 252.232.3026

Website: <http://www.co.currituck.nc.us/planning-community-development.cfm>

Step 1: Pre-application Conference

The purpose of a pre-application conference is to provide an opportunity for the applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated development application. A pre-application conference is also intended to provide an opportunity for county staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to the standards in the Unified Development Ordinance (UDO).

The applicant shall submit conceptual drawings that show the location, general layout, and main elements of the development to be proposed as part of the application to the Planning and Community Development Department at least three business days before the pre-application conference.

Step 2: Community Meeting

The purpose of the community meeting is to inform owners and occupants of nearby lands about the application for a conditional rezoning that is going to be reviewed under the UDO, and to provide the applicant an opportunity to hear comments and concerns about the application as a means of resolving conflicts and outstanding issues, where possible.

Community meetings are opportunities for informal communication between applicants and the owners and occupants of nearby lands, and other residents who may be affected by the application.

The community meeting shall comply with the following procedures:

- **Time and Place**
 - The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the proposed conditional rezoning.
- **Notification**
 - Mailed Notice
 - The applicant shall mail notice of the meeting a minimum of ten days in advance of the meeting to the Planning Director and to:
 - i. All owners of the land subject to the application;
 - ii. All owners of land within 200 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - iii. Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.

- Posted Notice
 - The applicant shall post notice of the community meeting on the land subject to the application for at least ten days before the date fixed for the meeting, in a form established by the Planning Director. Signs used for posted notice shall have a minimum size of six square feet per side.
- Notice Content
 - The notice shall state the time and place of the meeting and general nature of the conditional rezoning.
- **Conduct of Meeting**

At the meeting, the applicant shall explain the development proposal and application, inform attendees about the application review process, respond to question and concerns neighbors raise about the application, and propose ways to resolve conflicts and concerns.
- **Staff Attendance**

County staff shall attend the meeting for purpose of advising attendees about the applicable provisions of the UDO and the land use plan, but shall not serve as facilitators or become involved in discussions about the proposed conditional rezoning.
- **Written Summary of Community Meeting**

The applicant shall prepare a written summary of the meeting that includes a list of meeting attendees, a summary of attendee comments, discuss issues related to the conditional rezoning application, and any other information the applicants deems appropriate. The meeting summary shall be included with the application materials and be made available to the public for inspection.
- **Response to Summary**

Any person attending the community meeting may submit a written response to the applicant's meeting summary to the Planning Director within 30 days after the application is determined complete. The response may state their understanding of attendee comments, discuss issues related to the development proposal, and include any other information they deem appropriate. All written responses to the applicant's summary of the community meeting shall be transmitted to the applicant, included with the application materials, and made available to for public inspection.

Step 3: Application Submittal and Acceptance

The applicant must submit a complete application packet on or before the application submittal date. Conditional rezoning applications may not be initiated by anyone other than the landowner(s) of the subject land. A complete application packet consists of the following:

- Completed Currituck County Conditional Rezoning Application.
- Application Fee (\$150 plus \$5 for each acre)
- Written Summary of Community Meeting.
- A conceptual development plan drawn to scale. The plan shall include the items listed in the conceptual plan design standards checklist.
- Architectural drawings and/or sketches illustrating the design and character of the proposed structures.
- Number of Copies Submitted:
 - 5 Copies of conceptual site plans
 - 5 Hard copies of ALL documents
 - 1 PDF digital copy (ex. Compact Disk – e-mail not acceptable) of all plans AND documents

On receiving an application, staff shall, within ten business days, determine whether the application is complete or incomplete. A complete application contains all the information and materials listed above, and is in sufficient detail to evaluate and determine whether it complies with appropriate review standards. If an application is determined to be incomplete, the applicant may correct the deficiencies and resubmit the application for completeness determination. Failure to resubmit a complete application within 45 calendar days after being determined incomplete will result in the application being considered withdrawn.

Step 4: Staff Review and Action

Once an application is determined complete, it will be distributed to the Technical Review Committee (TRC). TRC shall review the application, prepare a staff report, and provide a recommendation on the application. The staff report may identify and recommend conditions of approval addressing how compliance deficiencies might be corrected and adverse effects of the application might be mitigated.

Step 5: Advisory Body Review and Recommendation

After the TRC prepares a staff report and provides a recommendation on the application, staff shall schedule the application for a public meeting with the Planning Board. At the public meeting, the Planning Board shall consider the application, relevant support materials, staff report, and any public comments. It may suggest revisions to the proposed conditions including the conceptual plan with only those revisions agreed to in writing by the applicant being incorporated into the application. It shall then recommend approval, approval subject to revised or additional conditions agreed to by the applicant, or denial, and clearly state that factors considered in making the recommendation. The Planning Board shall provide a recommendation on an application it reviews within two months from the date of its initial meeting to consider the application.

Step 6: Public Hearing Scheduling and Public Notification

After the Planning Board provides a recommendation on the application, staff shall ensure that the public hearing on it is scheduled for a regularly scheduled Board of Commissioners meeting or a meeting specially called for by the Board of Commissioners. The required public hearing with the Board of Commissioners shall be scheduled so there is sufficient time for a staff report to be prepared and for the public notification requirements to be satisfied under state law.

The application shall meet the following public notification requirements:

- **Published Notice**
Staff shall publish a notice of the hearing once a week for two successive calendar weeks in a newspaper having general circulation in the county. The first time notice is published, it shall not be less than 10 days nor more than 25 days before the date fixed for the hearing.
- **Mailed Notice**
Staff shall be responsible for preparing and mailing a written notice between 10 and 25 days before the public hearing. Notice shall be mailed to:
 - All owners of the land subject to the application;
 - The applicant, if different from the land owner;
 - All owners of land within 200 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.
- **Posted Notice**
At least 10 days before the public hearing, posted notice shall be made by staff. A sign shall be placed in a conspicuous location as to be clearly visible to the traveled portion of the respective street. Where the land subject to the notice does not have frontage on a public street, the sign shall be erected on the nearest street right-of-way with an attached notation generally indicating the direction and distance to the land subject to the application.

Step 7: Public Hearing Procedures, and Decision-Making Body Review and Decision

The applicant must be in attendance at the public hearing. During the public hearing, the Planning Director will present the staff report and any review body findings and recommendation to the Board. The applicant will then have the opportunity to present any information they deem appropriate. The burden of demonstrating that an application complies with applicable review and approval standards of the UDO is on the applicant. The public may be permitted to speak in accordance with the Board of Commissioners rules of procedure, or at their discretion, as appropriate, in support of or in opposition to the application. The applicant and Planning Director may respond to any comments, documents, or materials presented.

The Board of Commissioners shall make one of the following decisions on the application:

- Approval of the conditional rezoning subject to the conditions included in the application;
- Approval of the conditional rezoning subject to any revised or additional conditions agreed to by the applicant, in writing;
- Denial of the conditional rezoning; or
- Remand of the conditional rezoning application back to the Planning Board for further consideration.

A conditional rezoning is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny a conditional rezoning, the Board of Commissioners may weigh the relevance of and consider whether and the extent to which the application:

- Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of the UDO;
- Is in conflict with any provision of the UDO, or the County Code of Ordinances;
- Is required by changed conditions;
- Addresses a demonstrated community need;
- Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
- Adversely impacts nearby lands;
- Would result in a logical and orderly development pattern;
- Would result in significant adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
- Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities.);
- Would not result in significantly adverse impacts on the land values in the surrounding area; and
- Would not conflict with the public interest, and is in harmony with the purposes and intent of the UDO.



Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: Mainstay Construction, Inc.
Address: PO Box 429
Moyock, NC 27958
Telephone: 252-202-0741
E-Mail Address: cmainstay@aol.com

PROPERTY OWNER:

Name: Mainstay Construction, Inc.
Address: PO Box 429
Moyock, NC 27958
Telephone: 252-202-0741
E-Mail Address: cmainstay@aol.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Property Information

Physical Street Address: Tulls Creek Road
Location: Lots 1 & 2, Ward Acres Subd.; ~650' SE of int. of Tulls Creek Rd. & Dustin Ln.
Parcel Identification Number(s): 0014000018D0000 & 0014000018E0000
Total Parcel(s) Acreage: 20.01
Existing Land Use of Property: Vacant (Agricultural Fields & Wooded)

Request

Current Zoning of Property: AG Proposed Zoning District: C-SFM

Community Meeting

Date Meeting Held: 10/20/17 Meeting Location: Moyock Public Library
126 Campus Drive
Moyock, NC 27958

Attachment: P17088 - Conditional Rezoning Application - signed (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

Conditional Rezoning Request

To Chairman, Currituck County Board of Commissioners:

The undersigned respectfully requests that, pursuant to the Unified Development Ordinance, a conditional zoning district be approved for the following use(s) and subject to the following condition(s):

Proposed Use(s):

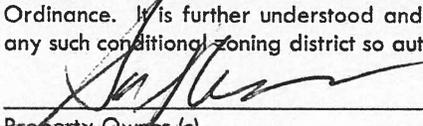
Traditional Subdivision

Proposed Zoning Condition(s):

Minimum building size of 1,800 square feet, wood frame construction only, no farm animals, individual mailboxes and individual roll out trash cans per lot.

An application has been duly filed requesting that the property involved with this application be rezoned from: AG to: C-SFM

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the conceptual development plan, use(s) authorized, and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Currituck County Unified Development Ordinance. It is further understood and acknowledged that final plans for any development be made pursuant to any such conditional zoning district so authorized and shall be submitted to the Technical Review Committee.



Property Owner (s)

10/25/17

Date

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

Conditional Rezoning Design Standards Checklist

The table below depicts the design standards of the conceptual development plan for a conditional rezoning application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Conditional Rezoning Conceptual Development Plan Design Standards Checklist

Date Received: _____ TRC Date: _____

Project Name: Lots 1 & 2, Ward Acres Subdivision - Conditional Rezoning Application

Applicant/Property Owner: Mainstay Construction, Inc.

Conditional Rezoning Design Standards Checklist		
1	Property owner name, address, phone number, and e-mail address.	✓
2	Site address and parcel identification number.	✓
3	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.	✓
4	North arrow and scale to be 1" = 100' or larger.	✓
5	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	✓
6	Existing zoning classification of the property and surrounding properties.	✓
7	Approximate location of the following existing items within the property to be rezoned and within 50' of the existing property lines: Pathways, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.	✓
8	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."	✓
9	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.	✓
10	Proposed zoning classification and intended use of all land and structures, including the number of residential units and the total square footage of any non-residential development.	✓
11	Proposed building footprints and usages.	N/A
12	Proposed traffic, parking, and circulation plans including streets, drives, loading and service areas, parking layout, and pedestrian circulation features.	✓
13	Approximate location of storm drainage patterns and facilities intended to serve the development.	✓
14	Proposed common areas, open space set-asides, anticipated landscape buffering, and fences or walls (if proposed).	✓
15	Architectural drawings and/or sketches illustrating the design and character of the proposed uses.	N/A
16	Proposed development schedule.	✓

Conditional Rezoning Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Conditional Rezoning Submittal Checklist

Date Received: _____ TRC Date: _____

Project Name: Lots 1 & 2, Ward Acres Subdivision - Conditional Rezoning Application

Applicant/Property Owner: Mainstay Construction, Inc.

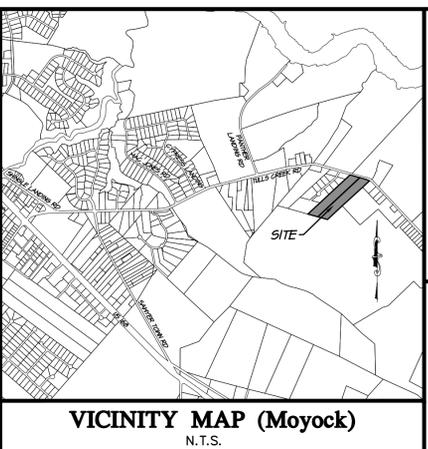
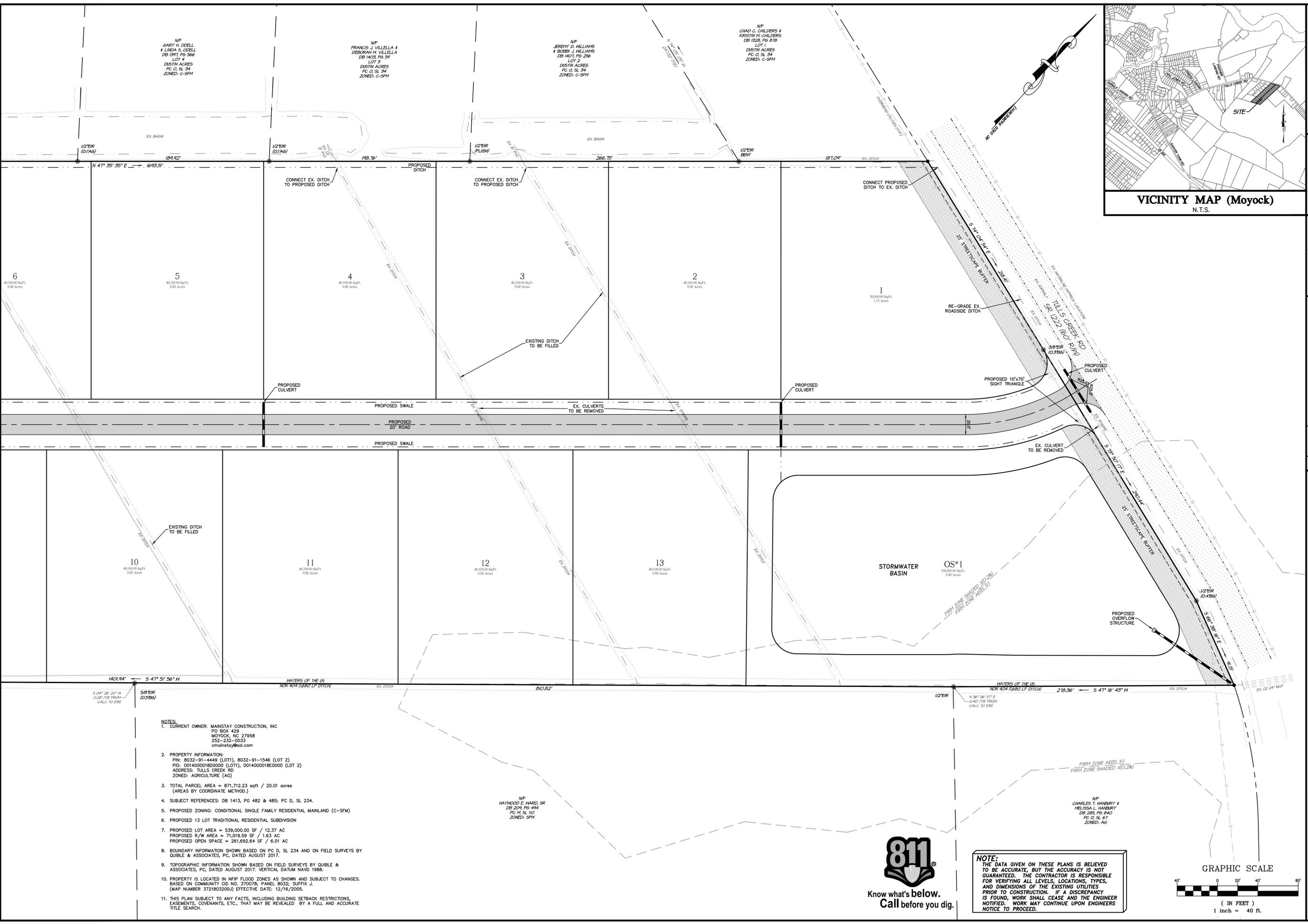
Conditional Rezoning Submittal Checklist		
1	Complete Conditional Rezoning application	✓
2	Application fee (\$150 plus \$5 for each acre or part thereof)	✓
3	Community meeting written summary	✓
4	Conceptual development plan	✓
5	Architectural drawings and/or sketches of the proposed structures.	N/A
6	5 copies of plans	✓
7	5 hard copies of ALL documents	✓
8	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	✓

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments



Quible & Associates, P.C.
SINCE 1959
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ENVIRONMENTAL SCIENCES • SURVEYING

1000 W. HARRIS ST. SUITE 100
MOYOCK, NC 27556
Phone: (252) 481-8146
Fax: (252) 481-8146
E-Mail: administrator@quible.com

Professional Engineer Seal: CHARLES T. HANBURY, No. 1222, State of North Carolina, expires 12/31/2018.

CERTIFICATION: PROFESSIONAL ENGINEER, CIVIL, STATE OF NORTH CAROLINA, No. 1222, expires 12/31/2018.

REVISIONS

NO.	DATE	DESCRIPTION

SKETCH PLAN

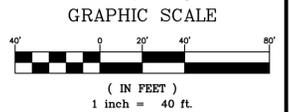
LOTS 1 & 2, WARD ACRES
MAINSTAY CONSTRUCTION, INC

MOYOCK TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

- NOTES:**
- CURRENT OWNER: MAINSTAY CONSTRUCTION, INC
PO BOX 428
MOYOCK, NC 27958
252-232-0033
cmainstay@aol.com
 - PROPERTY INFORMATION:
PIN: 8032-91-4449 (LOT1), 8032-91-1546 (LOT 2)
PID: 001400001800000 (LOT1), 001400001800000 (LOT 2)
ADDRESS: TULLS CREEK RD
ZONED: AGRICULTURE (AG)
 - TOTAL PARCEL AREA = 871,712.23 sqft / 20.01 acres
(AREAS BY COORDINATE METHOD.)
 - SUBJECT REFERENCES: DB 1413, PG 482 & 485; PC D, SL 234.
 - PROPOSED ZONING: CONDITIONAL SINGLE FAMILY RESIDENTIAL MAINLAND (C-SFM)
 - PROPOSED 13 LOT TRADITIONAL RESIDENTIAL SUBDIVISION
 - PROPOSED LOT AREA = 539,000.00 SF / 12.37 AC
PROPOSED R/W AREA = 71,019.59 SF / 1.63 AC
PROPOSED OPEN SPACE = 281,692.64 SF / 6.01 AC
 - BOUNDARY INFORMATION SHOWN BASED ON PC D, SL 234 AND ON FIELD SURVEYS BY QUIBLE & ASSOCIATES, PC, DATED AUGUST 2017.
 - TOPOGRAPHIC INFORMATION SHOWN BASED ON FIELD SURVEYS BY QUIBLE & ASSOCIATES, PC, DATED AUGUST 2017. VERTICAL DATUM NAVD 1988.
 - PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES BASED ON COMMUNITY CID NO. 370078; PANEL 8032; SUFFIX J. (MAP NUMBER 3721803200.) EFFECTIVE DATE: 12/16/2005.
 - THIS PLAN SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.



NOTE:
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.



COMMISSION NO. **P17088**

DESIGNED BY **JMH/DLT**

DRAWN BY **JMH**

CHECKED BY **MWS/DLT**

ISSUE DATE **10/25/17**

SHEET NO. **1**
OF 2 SHEETS

Quible

Quible & Associates, P.C.

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

November 20, 2017

Jason Litteral, CFM
Currituck County Planning and Community Development
153 Courthouse Rd.
Currituck, NC 27929

Re: **Conditional Rezoning Application TRC Comments Response Letter**
Lots 1 & 2, Ward Acres Subdivision
Moyock, Currituck County, North Carolina

Mr. Litteral:

Thank you for your review comments for the Conditional Rezoning received on November 13, 2017 for the November 15, 2007 TRC meeting for the above referenced project. On behalf of Mainstay Construction, Inc., Quible & Associates, P.C. hereby submits for your review the following documentation for the Conditional Rezoning Application of Lots 1 & 2, Ward Acres Subdivision.

- Three (3) Full-Size (24"x36") copies of the revised Conceptual Development Plan
- Ten (10) 11"x17" copies of the revised Conceptual Development Plan
- One (1) 8.5"x11" copy of the revised Conceptual Development Plan
- One (1) PDF digital copy of the revised Conceptual Development Plan

Please find our responses listed below in blue to your review comments. A copy of the TRC review comments is enclosed for your reference.

Planning, Jason Litteral

Approved with corrections,

1. The proposed road design does not meet the required street interconnectivity standards. Further discussion regarding the interconnectivity and pedestrian circulation may be necessary.
Response: Paragraph C. of Section 5.6.4 of the Currituck County UDO states that "The minimum connectivity index score may be reduced if the owner/developer demonstrates it is not possible to achieve due to topographic conditions, natural features, existing road configurations, or adjacent existing development patterns." The existing road configurations and layout of the adjacent existing developments create a situation that does not allow the achievement of the minimum connectivity index score. TRC meeting discussions led to recognizing this and determining that no further action will be required.
2. It is our understanding the post office may require clustered mailboxes. Please verify with the USPS that individual mailboxes will be approved. If clusters are required, please show on the plat.

Attachment: TRC Comments Transmittal - 11-20-17 (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

Lots 1 & 2, Ward Acres Subdivision – Conditional Rezoning
November 20, 2017

- Response: We have verified with the USPS that cluster mailboxes will be required unless the USPS approves a waiver. A waiver to allow individual mailboxes has been sent to the USPS. The response from the waiver application will determine whether cluster mailboxes or individual mailboxes get installed.
3. Please include the minimum lot size (40,000 square feet) in the proposed conditions.
Response: Discussions during the TRC meeting led to the disregard of this comment. No further action needed.
4. Please indicate any required farmland compatibility buffers.
Response: Discussions during the TRC meeting led to determining there are not adjacent farmlands due to the existing adjacent farmland going through the subdivision process concurrently with this project. No further action needed.

Currituck County Engineer, Eric Weatherly

Reviewed

* Regarding stormwater:

- the rerouted ditches draining from the north will need to be sized and appropriately constructed, including the roadside ditch along Tulls Creek since it is now carrying new runoff.

Response: Acknowledged. The rerouted ditches will be sized and constructed appropriately to include the added runoff. Sizing of the ditches will take place during the Preliminary Plat and/or Construction Drawing phase.

- provide stormwater narrative and calculations

Response: Acknowledged. The stormwater narrative and calculations will be provided during the Preliminary Plat and/or Construction Drawing phase.

- provide permits

Response: Acknowledged. The stormwater permit will be provided during the Preliminary Plat and/or Construction Drawing phase.

* Regarding water mains

- Water main shall be 8" up to the fire hydrant

Response: Acknowledged. All water mains will be designed to be 8" up to the fire hydrant. Water main design will take place during the Preliminary Plat and/or Construction Drawing phase.

- Provide water main permits

Response: Acknowledged. The water main extension permit will be provided during the Preliminary Plat and/or Construction Drawing phase.

* Specific comments will be provided at construction submittal

Response: Acknowledged.

Currituck County Emergency Management, James Mims

Reviewed,

Must be designed so as proposed construction will have a Needed Fire Flow no greater than the available fire flow.

Response: Acknowledged. Subdivision will be designed to have the Needed Fire Flow no

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Telephone (252) 491-8147 • Fax (252) 491-8146

Lots 1 & 2, Ward Acres Subdivision – Conditional Rezoning
November 20, 2017

greater than the Available Fire Flow (AFF = 1061 gpm @ 20 psi). This design will take place during the Preliminary Plat and/or the Construction Drawing phase.

Fire hydrants must be placed so no part of road frontage is greater than 500' from it.

Response: Acknowledged. Fire hydrants during design of Preliminary Plat and/or Construction Drawing will be placed so no part of road frontage is greater than 500 feet from it.

Need a detail as to the culdesac design.

Response: Acknowledged. Cul-de-sac design detail will be shown on the Preliminary Plat and/or Construction Drawing and will confirm the minimum turnaround standards.

Need a note: This subdivision is designed for single family dwellings 2 stories or less and effective fire area less than 4,800 sq.ft. and separation based on available fire flow of _____.

Response: Acknowledged. A note stating the above will be placed on the Preliminary Plat and/or Construction Drawing.

Currituck County Building Inspections, Bill News

Reviewed,

Clustered mailbox units if required must be ADA compliant

Response: Acknowledged. If cluster mailboxes will be required, access to them will be designed to be ADA compliant.

Albemarle Regional Health Services, Joe Hobbs

Reviewed,

NOTE: CONSULT WITH KEVIN CARVER RS AT 252-232-6603 TO DETERMINE SEPTIC SYSTEM APPROVAL FOR EACH LOT WHICH MAKES UP THIS PROPOSED SUB-DIVISION.

Response: Acknowledged. Quible & Associates, P.C. will consult with Kevin Carver, RS to determine septic system approval for each lot.

Currituck County GIS, Harry Lee

No, Comment

Currituck County Parks and Recreation, Jason Weeks

No Comment

NCDOT, Randy Midgett

No Comment

NC State Archaeology, Mary Beth Fitts

This project area was previously reviewed by this office as "Dustin Acres." There are no previously recorded archaeological sites noted in the project area. An archaeological survey is not recommended. No comment.

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Lots 1 & 2, Ward Acres Subdivision – Conditional Rezoning
November 20, 2017

Currituck Soil and Water, Will Creef

No Comment

Please review the enclosed documentation and confirm that all TRC review comments have been addressed adequately for a favorable recommendation for approval to the Planning Board. Please do not hesitate to contact me at 252.491.8147 or dtillett@quible.com should you have any questions, comments or requests for additional information.

Sincerely,
Quible & Associates, P.C.



Dylan L. Tillett, P.E.

Encl.: as stated

Cc: Mainstay Construction, Inc.
File

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

October 23, 2017

Donna Voliva
Currituck County Planning and Community Development
153 Courthouse Road, Suite 110
Currituck, NC 27929

RE: Community Meeting Report
Conditional Rezoning Application
Lots 1 & 2, Ward Acres Subdivision
Parcels 8032-91-4449 & 8032-91-1546
Moyock, Currituck County, NC

Ms. Voliva,

A community meeting for the proposed Conditional Rezoning Application of the above referenced parcels located in Moyock, Currituck County was held on Friday, October 20, 2017 at 1:30 p.m. in the Moyock Public Library's Meeting Room located at 126 Campus Drive, Moyock, NC. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of Mainstay Construction, Inc. (Applicant/Developer) with a representative of Mainstay Construction, Inc and Currituck County in attendance.

Purpose

The purpose of the meeting was to inform the community in the vicinity of the subject parcels of the intent to apply for a Conditional Rezoning to allow for a traditional subdivision design. The existing parcels consists of vacant land (agricultural fields and woods). The parcels are currently zoned AG (Agricultural) and the conditional rezoning application proposes them to be C-SFM.

Meeting synopsis

The Meeting Room was opened to the public prior to the meeting and guest/representatives started arriving at 1:25 p.m. Prior to beginning the community meeting, an "Open House" viewing of the Conditional Rezoning Exhibit, along with a blank Conditional Rezoning Application, a copy of the meeting agenda, print outs of the AG and SFM Zoning District Regulations from the Currituck County UDO, and blank Comment Sheets were available to the attendees on a table at the front of the room. A sign-in sheet with a provided pen was also next to these items.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the table in the front. Attendees were also advised that comments could be received by Quible either by email, telephone, or comment sheet provided at the meeting.

At 1:35 p.m. a presentation of the proposed conditional rezone and traditional subdivision was provided by Quible. Attendees were reminded to pick up a copy of the meeting agenda and to

Attachment: Community Meeting Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

fill out their information on the sign-in sheet. The presentation followed the outline on the Agenda that was provided (Attachment 1).

Quible (Dylan Tillett) introduced himself, the Applicant (Mainstay Construction, Inc.) and the County Representative (Donna Voliva) and began with a brief discussion about the County procedures for reviewing and approving the proposed project and the purpose for the community meeting requirement.

The parcels proposed for the Conditional Rezoning were described and identified on the exhibit. The surrounding zonings and land uses were also described and shown. The subject parcel was described as being surrounded by adjacent SFM or C-SFM zonings with the exception of one adjacent lot being zoned AG. A traditional subdivision sketch of the proposed subdivision design was then shown to the attendees. The proposed subdivision sketch was described as in compliance with the Bulk Dimensional requirements specified in the Currituck County UDO under the SFM district requirements.

At the conclusion of the presentation, the floor was opened for questions from the audience. Comments and questions received during the meeting were as follows:

1. An attendee asked what the applicant intends to do with the wooded portion of the property.
The applicant stated that the proposed lots with wooded areas would be cleared to build houses and construct onsite wastewater systems. The areas of lots not needing clearing and the open space would not be cleared unless required to do so.
2. An attendee asked what house sizes are intended to be built.
The applicant stated that the typical house sizes they built are no less than 1,800 square feet, but typically are larger.
3. An attendee asked if the road would be turned over to the State (NCDOT) after subdivision completion.
The applicant stated that the typical procedure to turn the right-of-way over to the State would take place at the appropriate time during or at the end of development, similar to the same process Dustin Acres will do.
4. An attendee asked if the proposed subdivision would have streetside lighting (indicating that they were not in favor of streetside lighting).
The applicant stated that they do not intend to install streetside lighting unless required to do so by the County. He stated that the County will require sidewalks and they will be shown once a design is complete.
5. An attendee asked if any by-laws or covenants were going to be proposed.
The applicant stated that if required to provide by-laws, then they would be in similar nature to the Dustin Acres subdivision.
6. An attendee asked what the timeframe for the project was.

Community Meeting Report
 Conditional Rezoning Application
 Lots 1 & 2, Ward Acres Subdivision
 October 23, 2017

Quible responded that the Conditional Rezoning Application process was currently going through the submittal process and the Preliminary Plat Application process would follow with expectation to overlap. Quible's schedule is to attend the February Board of Commissioner's meeting for the Preliminary Plat.

7. An attendee asked if the developer intends pre-sell the lots prior to construction. *The applicant/developer stated that their preferred process is to build pre-sold lots. They stated that if needed, they reserve the right to build a house that is not pre-sold in order to keep construction momentum.*
8. An attendee asked where are some nearby homes that have been built by the developer. *The developer/applicant gave several nearby addresses and communities that they had recently constructed residential homes in.*
9. An attendee asked if he would put a sign out at the beginning of the subdivision stating the sale of lots and having the lot configuration on it. *The developer/applicant stated that they would likely put a sign up for purposes of demonstrating available lots for sale and did not know if a lot configuration would be displayed on it or not. He stated that typically they would hand out copies of the Preliminary/Final Plat during inquiries on available lots to demonstrate lot layout.*

Upon the conclusion of the discussions, attendees were again reminded that any further questions or comments not addressed at the meeting could be forwarded to Quible and the meeting was adjourned. It was Quible's understanding that the attendees did not show any opposition to the proposed Conditional Rezoning. The questions and discussion that took place reflected curiosity more than anything else. The attendees, in fact, stated their satisfaction with the proposed process shortly before they left.

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

Please do not hesitate to contact me at (252) 491-8147 or dtillet@quible.com should you have any questions and/or concerns.

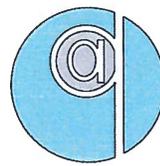
Sincerely,
Quible & Associates, P.C.



Dylan L. Tillett, P.E.

cc: Mainstay Construction, Inc.
 File

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 Telephone (252) 261-3300 • Fax (252) 261-1260



Quible SINCE 1959
& Associates, P.C.
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 Web: www.quible.com

**Community Meeting for Conditional Rezoning – To C-SFM For A Traditional
 Subdivision
 Lots 1 & 2, Ward Acres Subdivision
 Parcel Identification Numbers 8032-91-4449 & 8032-91-1546
 Moyock, Currituck County, NC**

October 20, 2017

AGENDA

1. General Introduction

- a. Quible & Associates, P.C.
- b. Mainstay Construction, Inc.
- c. Currituck County
- d. Sign In Sheet

2. Existing Information

- a. Location:
 - i. Lots 1 & 2, Ward Acres Subdivision
 - ii. Approximately 650 ft southeast of the intersection of Tulls Creek Rd. and Dustin Ln.
- b. Current Land Use: Vacant/Agricultural
- c. Site Zoning: AG; Agricultural
- d. The existing site consists of a vacant lot without existing improvements.

3. Discussion

- a. Apply for a Conditional Rezoning to C-SFM for a Traditional Subdivision. A community meeting to inform owners and occupants of nearby lands about the application for a Conditional Rezoning is required by the Currituck County Unified Development Ordinance.
- b. The Conditional Rezoning Exhibit shown demonstrates the existing neighboring zoning districts and reflect that the vast majority of adjacent property are currently SFM or C-SFM.
- c. The Sketch Plan shown demonstrates the proposed Traditional Subdivision design that will be proposed during Preliminary Plat submittal.

4. Questions & Comments

- a. Quible & Associates and representatives from Mainstay Construction, Inc. are available to answer questions and comments.
- b. Comments can be provided in writing on Comment Forms provided or they can be sent to Dylan L. Tillett, P.E. of Quible & Associates, P.C. by email at dtillett@quible.com or by phone at 252-491-8147.

Attachment: Community Meeting Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

SECTION 3.3: SPECIAL BASE ZONING DISTRICTS

Subsection 3.3.3: Agriculture (AG) District

3.3.3. Agriculture (AG) District

AG AGRICULTURAL DISTRICT



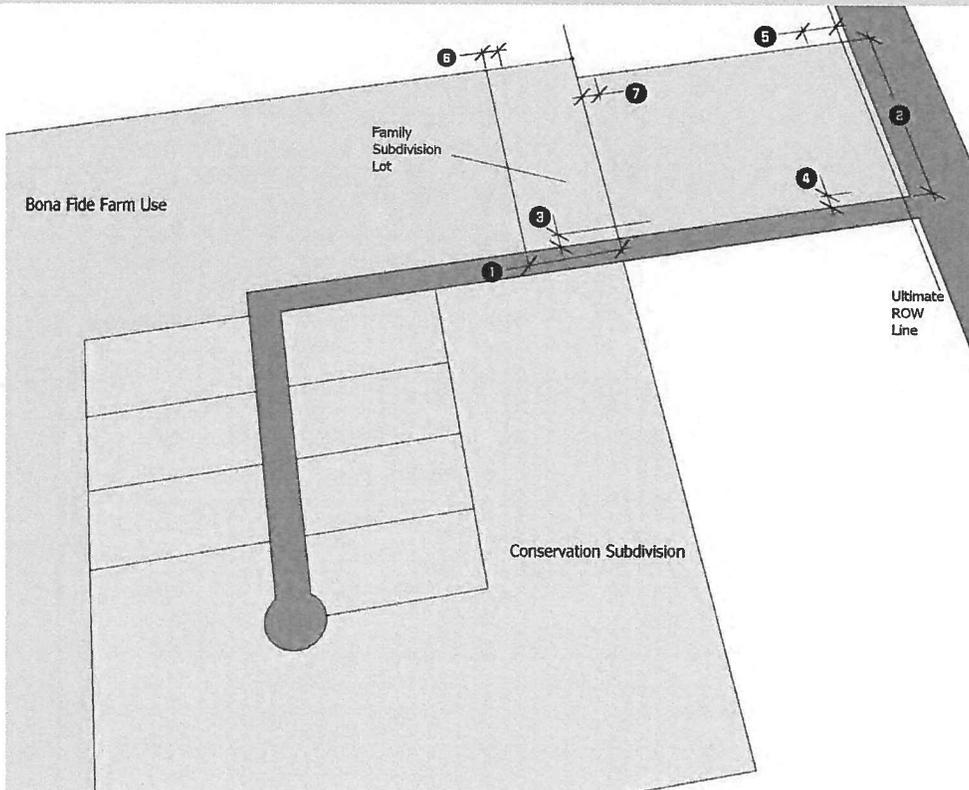
A. DISTRICT PURPOSE

The Agricultural (AG) district is established to accommodate agriculture and agriculturally-related uses (including residential development) at very low densities in rural portions of the county. The district is intended to preserve and protect active agricultural uses, farmlands, and other open lands for current or future agricultural use. The district accommodates small-scale residential uses and allows farmers to capture a portion of the land's development potential through special provisions for conservation subdivisions that allow a portion of a tract or site to be developed with single-family homes while the balance of the site is left as open lands available for continued agricultural use. The district accommodates a wide range of agricultural and agricultural-related uses like "agri-business" and "agri-entertainment", but prohibits uses that are not directly related to or that do not provide direct support for agricultural activities.

B. LOT PATTERNS



C. LOT CONFIGURATION



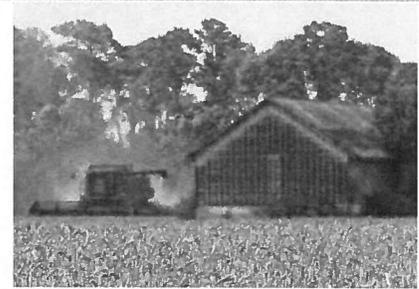
All subdivisions resulting in six or more lots shall be designed in accordance with the conservation subdivision standards in Section 6.4.

Attachment: Community Meeting Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

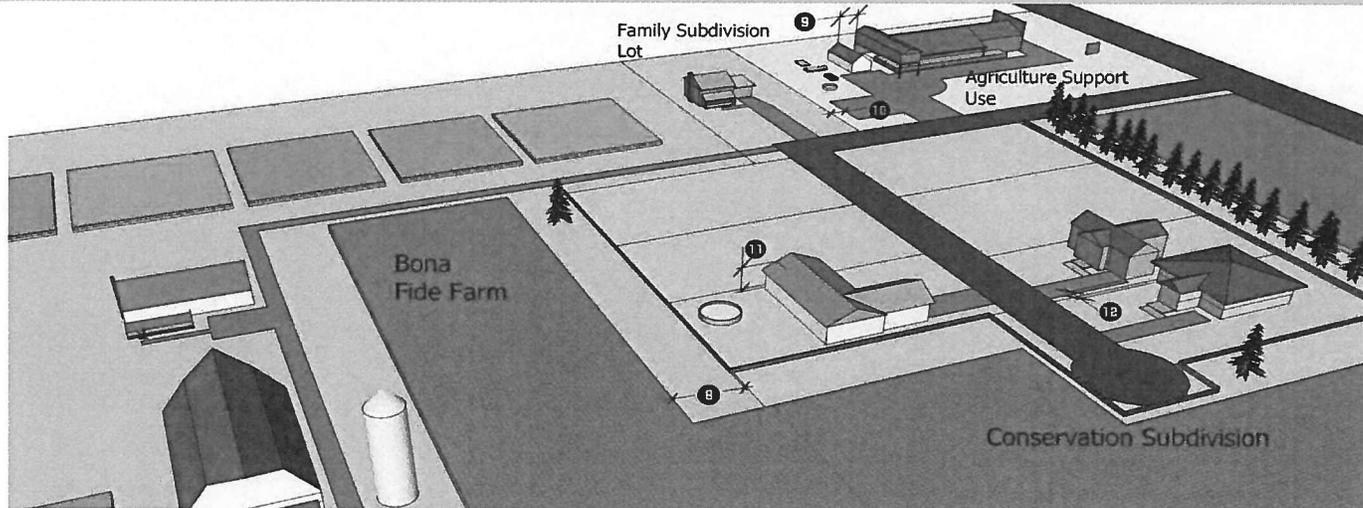
SECTION 3.3: SPECIAL BASE ZONING DISTRICTS

Subsection 3.3.3: Agriculture (AG) District

D. TYPICAL BUILDING FORMS



E. BUILDING CONFIGURATION



F. DIMENSIONAL STANDARDS

TD = Traditional Development CS = Conservation Subdivision Development

	TD	CS		TD	CS
Max. Gross Density (du/ac)	N/A	-	Max. Lot Coverage (%)	30	30
With 50% Open Space (du/ac)			Min. Front Setback (ft) [4]	20	N/A ③
County Water Supply		0.33	Min. Corner Side Setback (ft)	20	N/A ④
No County Water Supply [7]		0.15	Min. Major Arterial Street Setback (ft)	50	50 ⑤
With 60% Open Space (du/ac)	-	0.4	Min. Side Setback (ft)	15	15 ⑥
Max. Nonresidential FAR (%)	0.40	N/A	Min. Rear Setback (ft)	25	N/A ⑦
Min. Lot Area [1]			Min. Agriculture Setback (ft) [5]	N/A	50 ⑧
County Water Supply (square feet)		30,000	Min. Accessory Use Setback (ft)	10	10 ⑨
No County Water Supply (acres) [7]		2	Min. Driveway/Parking Setback (ft)	10	N/A ⑩
Max. Lot Area (acres)	N/A	N/A	Min. Fill Setback from all Lot Lines (ft)	10	10
Min. Lot Width, Interior Lot (ft) [2]	125	N/A ①	Min. Wetland/Riparian Buffer (ft) [5]	30	30
Min. Lot Width, Corner Lot (ft)	135	N/A ②	Max. Building Height (ft) [6]	35	35 ⑪
Max. Lot Depth	[3]	N/A	Min. Spacing Between Principal Buildings (ft)	10	10 ⑫

[1] Minor subdivision lots shall be at least 40,000 square feet in area on public water supply and, 3 acres in area when the proposed minor subdivision exceeds the county water supply connection distance formula

[2] All lots shall maintain a minimum street frontage of 35 feet

[3] Lot depth shall not exceed four times the lot width

[4] Front setbacks shall be measured from ultimate ROW line
 [5] Applied to major subdivisions platted after January 1, 2013 and site plans on lots 10 acres in area and greater
 [6] Not applied to farm structures meeting minimum setbacks plus an additional setback of one foot for each foot in height over 35 feet
 [7] Applied to subdivisions that exceed the county water supply connection distance formula in Chapter 6

Attachment: Community Meeting Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

3.4. RESIDENTIAL BASE ZONING DISTRICTS

3.4.1. General Purposes

The residential base zoning districts established in this section are intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and recreate. More specifically, they are intended to:

- A.** Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Land Use Plan and applicable small area plans;
- B.** Ensure adequate light, air, privacy, and recreational and open space areas for each dwelling, and protect residents from the negative effects of noise, excessive population density, traffic congestion, flooding, and other significant adverse environmental impacts;
- C.** Protect residential areas from fires, explosions, toxic fumes and substances, and other public safety hazards;
- D.** Provide for residential housing choice, affordability, and diversity with varying housing densities, types, and designs, including accessory dwelling units;
- E.** Provide for safe and efficient vehicular access and circulation and promote bicycle-, and pedestrian-friendly neighborhoods;
- F.** Provide for public services and facilities needed to serve residential areas and accommodate public and semi-public land uses that complement residential development or require a residential environment while protecting residential areas from incompatible nonresidential development;
- G.** Create neighborhoods and preserve existing community character while accommodating new development and redevelopment consistent with the county's goals and objectives; and
- H.** Preserve the unique character and historic resources of the traditional neighborhoods and the community.

Attachment: Community Meeting Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

Chapter 3: Zoning Districts

SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS

Subsection 3.4.1: General Purposes

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Attachment: Community Meeting Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS

Subsection 3.4.2: Single-Family Residential-Mainland (SFM) District

3.4.2. Single-Family Residential-Mainland (SFM) District

SFM SINGLE-FAMILY RESIDENTIAL MAINLAND



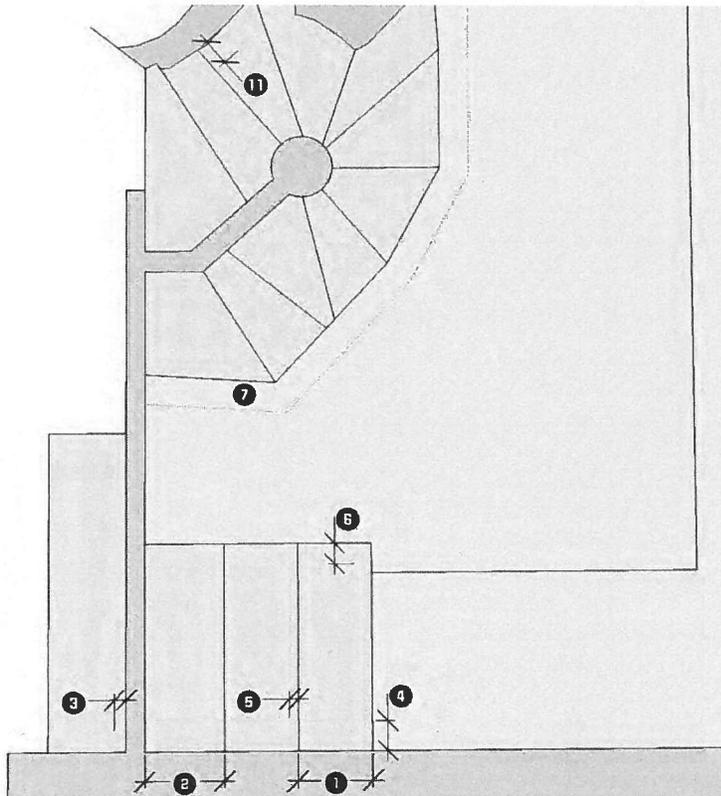
A. DISTRICT PURPOSE

The Single-Family Residential-Mainland (SFM) district is established to accommodate low density residential neighborhoods and supporting uses on mainland Currituck County. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity, interrupt scenic vistas from the Caratoke Highway, or place undue stress on the county's educational infrastructure. A variety of residential use types are allowed in the district, including single-family detached homes, manufactured homes on their own lots, detached accessory dwelling units, as well as duplexes. The district accommodates agriculture, equestrian uses, minor utilities, as well as various neighborhood-supporting institutional uses such as parks, open space, religious institutions, schools, and similar uses. This district also includes the conservation subdivision option with the ability to accommodate up to one unit per acre in Full Service areas designated on the future land use map of the Land Use Plan. Major utilities require approval of a use permit, while commercial, office, and industrial uses are prohibited.

B. LOT PATTERNS



C. LOT CONFIGURATION



Development established after January 1, 2013 that fronts or is within 1,000 feet of a major arterial street shall provide streetscape landscaping in accordance with Section 5.2.8.

Attachment: Community Meeting Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))

Chapter 3: Zoning Districts

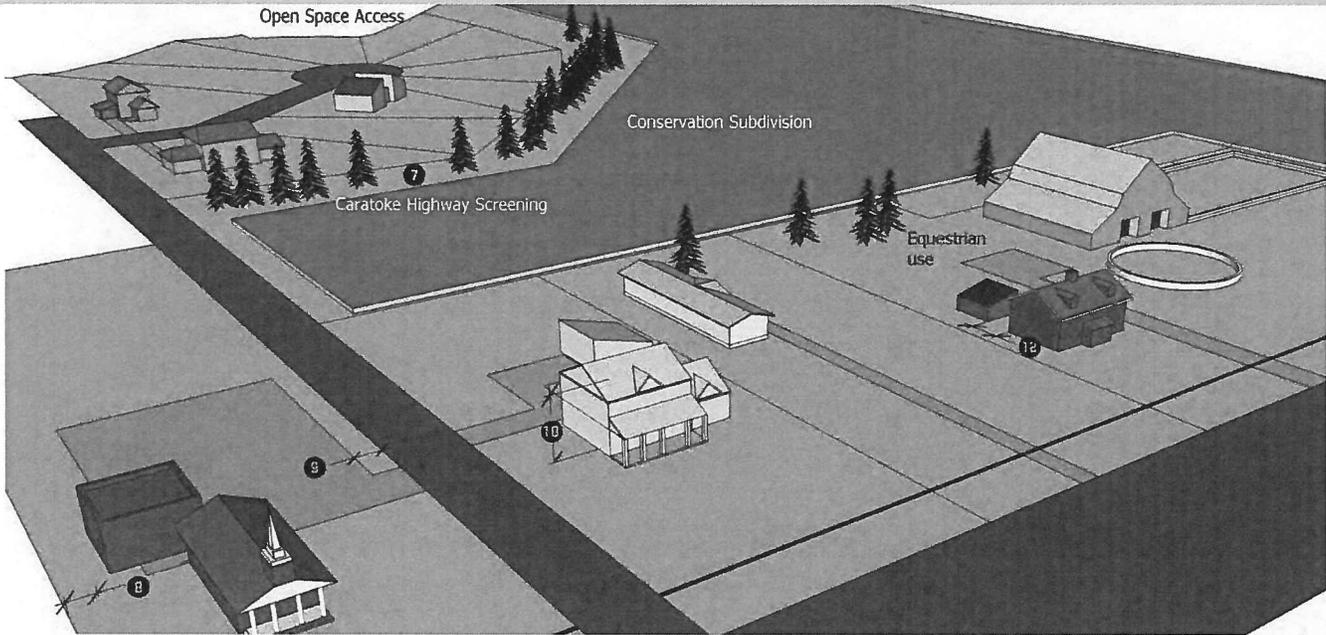
SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS

Subsection 3.4.2: Single-Family Residential-Mainland (SFM) District

D. TYPICAL BUILDING FORMS



E. BUILDING CONFIGURATION



F. DIMENSIONAL STANDARDS

TD = Traditional Development CS = Conservation Subdivision Development

	TD	CS		TD	CS
Max. Gross Density – Traditional Dev. (du/ac)	N/A	-	Min. Front Setback (ft)	20	N/A
Max. Gross Density – Conservation Sub.			Min. Corner Side Setback (ft) [4]	20	N/A ③
In Rural/Conservation Areas (du/ac)	-	0.33	Min. Major Arterial Street Setback (ft)	50	50 ④
In Limited Service Areas (du/ac)	-	0.75	Min. Side Setback (ft)	10	10 ⑤
In Full Service Areas (du/ac)	-	1.0	Min. Rear Setback (ft)	25	N/A ⑥
Max. Nonresidential FAR (%)	0.40	N/A	Min. Agriculture Setback (ft) [5]	50	50 ⑦
Min. Lot Area (sf ft)	40,000	25,000	Min. Accessory Use Setback (ft)	10	10 ⑧
Max. Lot Area (acres)	N/A	N/A	Min. Driveway/Parking Setback (ft)	10	N/A ⑨
Min. Lot Width, Interior Lot (ft) [1]	125	N/A ①	Min. Fill Setback from all Lot Lines (ft)	10	10
Min. Lot Width, Corner Lot (ft)	135	N/A ②	Max. Building Height (ft)	35	35 ⑩
Max. Lot Depth	[2]	N/A	Min. Wetland/Riparian Buffer (ft) [5]	30	30 ⑪
Max. Lot Coverage (%)	30 [3]	30	Min. Spacing Between Principal Buildings (ft)	10	10 ⑫

[1] All lots shall maintain a minimum street frontage of 35 feet
 [2] Lot depth shall not exceed four times the lot width
 [3] 35% for platted lots of 19,000 sf in area or less
 [4] Front setbacks shall be measured from ultimate ROW line

[5] Applied to major subdivisions platted after January 1, 2013 and site plans on lots 10 acres in area and greater

Attachment: Community Meeting Report (PB17-09 Conditional Rezoning (Mainstay Construction, Inc))



Community Meeting for Conditional Rezoning - Lots 1 & 2 Ward Acres
Moyock, Currituck County, North Carolina
Quible & Associates Project No. 17088
Community Meeting Sign In: Friday, October 20th, 2017 at 1:30 PM

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	Dylan L. Tillett, P.E.	Quible & Associates, P.C.	(252) 491-8147	(252) 491-8146	dtillett@quible.com
2.	John Mark London	110 Rustin Ln. Moyock	(757)-214-3829		
3.	John B. Hill	109 Dustin Ln.	757-377-2875		brad@chilkego.com
4.	Don Williams	Mainstay Const	252-202-0574		
5.	DONNA VOLIVA	CURRITUCK COUNTY			
6.					
7.					
8.					
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Currituck County Agenda Item Summary Sheet

Agenda ID Number – (ID # 2062)

Agenda Item Title

PB 17-15 UDO Text Amendment 2017

Brief Description of Agenda Item:

Request to amend the text of the UDO as it relates to the size and placement of cupolas and other appurtenances that exceed the height limit of the UDO.

Planning Board Recommendation:

<Planning Board Recommendation, IF NOT A PLANNING BOARD ITEM ERASE COMPLETELY>

Board Action Requested

Action

Person Submitting Agenda Item

Jason Litteral,

Presenter of Agenda Item

Jason Litteral



Currituck County

Planning and Community Development Department
 Planning and Zoning Division
 153 Courthouse Road, Suite 110
 Currituck, North Carolina 27929
 252-232-3055 FAX 252-232-3026

To: Planning Board
 From: Planning Staff
 Date: December 12, 2017
 Subject: PB 17-15 Currituck County – Text Amendment

The enclosed text amendment submitted by the Currituck County Planning and Community Development Department is intended to clarify and revise miscellaneous sections of the Unified Development Ordinance (UDO) as it relates to:

Item 1 Maximum cupola size when exceeding the UDO height limit.

Attachment: 17-15 Text Amendment (PB 17-15 UDO Text Amendment 2017)

PB 17-15

PB 17-15 Currituck County
 Text Amendment
 Page 1 of 3

CURRITUCK COUNTY

Amendment to the Unified Development Ordinance Chapter 10 Definitions and Measurement.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That Chapter 10. Definitions and Measurement is amended by adding the following underlined language and deleting the struck-through language:

10.3.6 Height

C. Exceptions

(1) General

Height limits shall not apply to bulk storage silos, grain elevators, barns, chimneys, elevator shafts, church spires, belfries, cupolas, domes, flag poles, monuments, water towers, rooftop dish antennas, solar equipment, skylights, fire escapes or roof access stairways, outdoor recreation uses subject to Section 4.2.4.F., mechanical equipment required to operate and maintain the building, or similar appurtenances, provided:

- (a) The appurtenance does not interfere with Federal Aviation Regulations, Part 77, Objects Affecting Navigable Airspace;
- (b) The appurtenance does not exceed a maximum height of 200 feet above grade;
- (c) The appurtenance is not constructed for the purpose of providing additional floor area in the building; and
- (d) The appurtenance complies with the screening requirements for mechanical equipment and appurtenances in this Ordinance.
- (e) The maximum area of appurtenances including church spires, belfries, cupolas, and domes shall be determined as follows:

- 1) The area of the base of appurtenances shall not singularly or collectively exceed 10 percent of the footprint of a structure's roof, or 200 square feet, whichever is less.
- 2) The appurtenance shall be situated on top of a roof and in no case shall it extend below the midpoint of a roof's ridge and eave.
- 3) The walls of the appurtenance shall not be directly in line with the any exterior walls of the structure.

Item 3: The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Item 4: This ordinance amendment shall be in effect from and after the ____ day of _____, 2017.

Board of Commissioners' Chairman
Attest:

Leeann Walton
Clerk to the Board

DATE ADOPTED: _____
MOTION TO ADOPT BY COMMISSIONER: _____
SECONDED BY COMMISSIONER: _____
VOTE: ____AYES ____NAYS

.....
PLANNING BOARD DATE: _____
PLANNING BOARD RECOMMENDATION: _____
VOTE: ____AYES ____NAYS
ADVERTISEMENT DATE OF PUBLIC HEARING: _____
BOARD OF COMMISSIONERS PUBLIC HEARING: _____
BOARD OF COMMISSIONERS ACTION: _____
POSTED IN UNIFIED DEVELOPMENT ORDINANCE: _____
AMENDMENT NUMBER: _____

Attachment: 17-15 Text Amendment (PB 17-15 UDO Text Amendment 2017)