

Planning Board
Agenda Packet

January 9, 2018

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 December 12, 2017

Old Business

New Business

A) **PB 13-29 TFP, LLC:** The subject property located at 1149 Persimmon Street, Corolla, NC is zoned Conditional General Business subject to a conceptual development plan that allows construction of a 10 bedroom Inn. The applicant is requesting an amendment to the Conditional Zoning to allow construction of a 12 bedroom Inn.

B) **PB 16-17 SB&K Investments LLC:** Amended Conditional Rezoning (C-MXR) for 4.01 acres located on Moyock Landing Drive adjacent to the assisted living facility to the east, PIN 0009-000-029T-0000. The request is for a redesign of the multi-family development by deleting the detached garages, adding attached garages for each unit, and reorienting the buildings and infrastructure.

C) Election of Chairman and Vice-Chairman

Announcements

Adjournment

CURRITUCK COUNTY
NORTH CAROLINA

December 12, 2017
Minutes – Regular Meeting of the Planning Board

WORK SESSION

Planning Director, Laurie LoCicero held a work session at 6:00 PM in the conference room with staff and planning board members to review the items on tonight's agenda. The work session discussion concluded at 6:56 PM.

CALL TO ORDER

The Currituck County Planning Board met at 7:00 PM for their regular meeting in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina.

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

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

A. Pledge of Allegiance & Moment of Silence

Chairman Bell asked everyone to stand for the Pledge of Allegiance and a moment of silence.

B. Ask for Disqualifications

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

C. Announce Quorum Being Met

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

Communication: PB Minutes December 12, 2017 (Approval of Minutes for December 12, 2017)

D. Approval of Agenda

Chairman Bell asked if there were any changes to the agenda for tonight's meeting. With no changes noted, Mr. Craddock motioned to approve the agenda as presented. Mr. Whiteman seconded the motion and the motion was approved unanimously.

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

APPROVAL OF MINUTES FOR NOVEMBER 14, 2017

Chairman Bell asked if any changes were needed to the meeting minutes for November 14, 2017. With no changes noted, Mr. Whiteman motioned to approve the minutes as presented. Mr. O'Brien seconded the motion and the motion carried unanimously.

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

E. PB Minutes November 14, 2017

OLD BUSINESS

A. PB 17-07 Ponderosa Enterprises, Inc:

Assistant Planning Director, Donna Voliva presented the staff report. After the November Planning Board meeting, the planning staff met with David Sawyer, Ponderosa Enterprises, and discussed the conditional zoning process and procedures. Mr. Sawyer has decided to go forward with the original conventional zoning of his property. Ms. Voliva said staff is recommending denial of the conventional zoning since the request does not adequately address the compatibility elements and uses of the Maple-Barco Small area Plan and the 2006 Land Use Plan. A conditional zoning would address the compatibility elements and would have mutually agreed upon conditions with the county.

Board members asked Ms. Voliva questions concerning the applicants right to withdraw his rezoning request and the length of time the applicant would have to wait to resubmit his request if it is denied before he withdraws. Ms. Voliva stated he can withdraw if the legal notices have not been sent out. If Mr. Sawyer chooses to go forward with his request with the result of denial, he will have to wait one year to resubmit his application.

Communication: PB Minutes December 12, 2017 (Approval of Minutes for December 12, 2017)

Mr. Sawyer came before the board and said he just wants to know what to do so he doesn't restrict the rest of the property that is already zoning General Business.

Mr. Whiteman said he believes in property rights and asked Ms. Voliva what is the negative factor in his request. Mr. Voliva said staff is generally supportive of the zoning, but the problem is with the site design.

Mr. Whiteman asked if a convenience store was out of the question if rezoned and Ms. Voliva said no.

Mr. Sawyer said if that did happen, he would make the appearance of the building to match the rest of the county buildings, such as brick, etc.

Mr. Whiteman asked Mr. Sawyer if a franchise wouldn't consider this parcel unless its rezoned already and Mr. Sawyer said yes.

Discussion was held on conditional zoning following the property lines according to the General Statutes and a survey not being done when the county rezoned part of the property to General Business. Ms. Voliva said the county would work with the applicant's surveyor to identity the lines.

Mr. Sawyer withdrew his application and will start a new application of conditional rezoning.

Chairman Bell announced no action is necessary by the board since the Applicant withdrew his request.

RESULT:	**WITHDRAWN**

NEW BUSINESS

A. Public Hearing & Action: PB 15-15 Countryside Estates:

Assistant Planning Director, Donna Voliva presented the staff report. 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 four conditions. The property owner has requested amendments to the C-MXR district conditions that would remove Zoning Conditions 3 and 4 (farmland buffer) and 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. These changes are requested since the Moyock Mega Site Master Plan (Currituck Station) that was adopted by the Board of Commissioners June 2017 would change conditions that require the farmland buffer. 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. Staff recommends approval.

Chairman Bell asked the board members if they had any question for Ms. Voliva.

Discussion was held concerning the Community Meeting on October 9, 2017. Ms. Voliva said the property owners in attendance were from North Point subdivision and were concerned about drainage and construction of the proposed subdivision and that the reduction in buffer along the property line was not a concern.

Communication: PB Minutes December 12, 2017 (Approval of Minutes for December 12, 2017)

The applicant, Mr. Napolitano came before the board. Discussion was held on reducing the width of the Type A perimeter buffer along the North Point subdivision and the two options for the Type A perimeter buffer width. 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.

Board members agreed the 10' screening requirement would be better since the density would be greater. This would also be a higher cost since it requires more plantings.

Chairman Bell closed the public hearing and asked for a motion.

Mr. Craddock motioned to approve the request for conditional zoning modification by approving condition #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 and condition #2 The development will be in conformance with the attached land plan for Countryside Estates and changing condition #3 to Type A Buffer along the northern property line (North Point boundary) to "shall be installed".

Mr. Whiteman seconded the motion and the motion carried unanimously.

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

B. Public Hearing & Action: PB 17-09 Mainstay Construction, Inc:

Planner I, Jason Litteral presented the staff report. 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. Mr. Litteral stated the four conditions of the requested rezoning: Minimum building size of 1,800 square feet, wood frame construction only, farm animals are prohibited and individual mailboxes and individual roll out trash cans (The applicant is aware that cluster mailboxes may be required for this development).

Dylan Tillett, with Quible & Associates, P.C., came before the board. Mr. Tillett gave brief introduction of his request and explained they have submitted a waiver from the USPS for the mailbox requirement for cluster mailboxes.

Chairman Bell asked if board members had any questions and there were none.

Chairman Bell closed the public hearing and asked for a motion.

Communication: PB Minutes December 12, 2017 (Approval of Minutes for December 12, 2017)

Mr. Ballance motioned to recommend approval of the conditional rezoning request with the approved conditions of: Minimum building size of 1,800 square feet, wood frame construction only, and farm animals are prohibited. Condition #4 was removed - Individual mailboxes and individual roll out trash cans

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

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

C. Public Hearing & Action: PB 17-15 Currituck County:

Planner I, Jason Litteral presented the staff report for the Currituck County Text Amendment to to amend the Unified Development Ordinance to update Chapter 10: Definitions and Measurement, Subsection 10.3.6: Height, to clarify the size and placement of appurtenances including church spires, belfries, cupolas, and domes.

Chairman Bell asked the board members if they had questions for staff. Mr. O'Brien asked if there was a height requirement in addition to the placement and size of the appurtenances. Mr. Litteral said it was 200 feet according to the Unified Development Ordinance.

Discussion was held between staff and board members on the need for a lower height requirement.

Chairman Bell closed the public hearing and asked for a motion.

Mr. Craddock motioned to approve the text amendment with the suggested change of adding under E. 4) Total height of the appurtenance shall be no greater than 75 feet from the finished grade - due to its consistency with the 2006 Land Use Plan and that the request is reasonable and in the public interest and promotes orderly growth and development.

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

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

ANNOUNCEMENTS

Chairman Bell announced this was her last meeting as Chair to the Planning Board and that her second term as a board member will expire at the end of December. Although she will

Communication: PB Minutes December 12, 2017 (Approval of Minutes for December 12, 2017)

not continue as the Chair, she will continue as a board member until she receives her replacement from the Board of Commissioners. She expressed her gratitude to staff members and board members for helping her throughout the years and said she will truly miss participating on the board.

Mr. Craddock expressed his gratitude for being a part of the Land Use Plan Steering Committee and said they have now completed their duties.

Mr. Whiteman announced is running for District 5 Board of Commissioner.

ADJOURNMENT

Chairman Bell adjourned the meeting at 8:25 PM.

Communication: PB Minutes December 12, 2017 (Approval of Minutes for December 12, 2017)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2071)

Agenda Item Title

PB 13-29 TFP, LLC:

Brief Description of Agenda Item:

The subject property located at 1149 Persimmon Street, Corolla, NC is zoned Conditional General Business subject to a conceptual development plan that allows construction of a 10 bedroom Inn. The applicant is requesting an amendment to the Conditional Zoning to allow construction of a 12 bedroom Inn.

Board Action Requested

Action

Person Submitting Agenda Item

Jennie Turner,

Presenter of Agenda Item

Jennie Turner

STAFF REPORT
PB 13-29 TFP, LLC
PLANNING BOARD
JANUARY 9, 2018

APPLICATION SUMMARY	
Property Owner: TFP, LLC PO Box 369 Corolla, NC 27927	**Applicant:** TFP, LLC PO Box 369 Corolla, NC 27927
Case Number: PB 13-29	**Application Type:** Conditional Zoning Amendment
Parcel Identification Number: 0114-000-020A-0000	**Existing Use:** Vacant
Land Use Plan Classification: Full Service with partial Conservation	**Parcel Size (Acres):** 1.35 acres
Corolla Village Small Area Plan Classification: Mixed Use	**Zoning History:** Property zoned Residential prior to Conditional GB Zoning approved by BOC on January 6, 2014
Current Zoning: C-GB (10 bedroom Inn)	**Proposed Zoning:** C-GB (12 bedroom Inn)
Plan Request: Conditional Zoning 1st Amendment: Construction and operation of a12 bedroom Inn	

SURROUNDING PARCELS	Land Use	Zoning
North	Vacant	SFO w/ PUD overlay
South	Religious institution/Dwelling	SFO
East	Commercial Operations Building/ Water Treatment & Drain field Area	CD-GB / SFO w/ PUD overlay
West	Vacant	SFO

STAFF ANALYSIS

REQUEST

The applicant is seeking an amendment to the conditions of approval to construct a **12 bedroom Inn**. The subject property is zoned Conditional General Business. On January 6, 2014, the BOC approved the conditional zoning for construction of a **10 bedroom Inn** subject to the following conditions:

1. Provide pedestrian friendly circulation from buildings to street right-of-way.
2. Building construction to be reflective of the Corolla Village historic architecture.
3. The property shall be developed in accordance with the Conceptual Development Plans dated November 25, 2013.

Attachment: 1 PB 13-29 TFP, LLC Inn (PB) CZ 1st Amendment (PB 13-29 TFP, LLC)

Community Meeting

A community meeting was held on Monday, November 13, 2017. A community meeting summary prepared by the applicant is included in the agenda packet.

2006 Land Use Plan

The 2006 Land Use Plan (LUP) classifies the site as mostly Full Service with a small area of Conservation. The Conservation class is applied to areas that should not be developed at all (preserved), or if developed, done so in a very limited manner characterized by careful planning and cautious attention to the conservation of environmental features. The applicant has proposed to mitigate the conflict with the Land Use Plan by incorporating Low Impact Development techniques including the use of porous pavement, bio retention basins for stormwater collection, and preservation of existing, significant vegetation. The proposed conditional zoning amendment is consistent with Policy OB5 since it will help to preserve and protect the historic character and heritage of the COROLLA VILLAGE area by incorporating Historic Corolla Village architectural details.

Corolla Village Small Area Plan

The Corolla Village Small Area Plan (CVSAP) classifies the parcel as Mixed Use. The proposed conditional zoning amendment appears to be consistent with this plan as it provides a different type of lodging accommodation in the Village. The Mixed Use area of the plan provides for a diverse mix of land uses. The proposed amendment conforms to Policy LU1 by maintaining desirable building style characteristics, architectural features that promote the character of Corolla Village, and it conforms to Policy LU2 by promoting a small village feel by orienting the building entrance to the street, designing parking on the side, and incorporating front porches. The site also incorporates pedestrian oriented features.

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 requested amendment is consistent with the County's adopted plans including the Land Use Plan and Corolla Village Small Area Plan.
- Is in conflict with any provision of this ordinance, or the County Code of Ordinances;
    - The requested amendment is not in conflict with County ordinances.
- Is required by changed conditions;
    - According to the applicant, the additional rooms are required for the development to be successful.
- Addresses a demonstrated community need;
    - Staff is not aware of a demonstrated community need for the 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 is consistent with the surrounding land and is the appropriate zoning district for construction of a 12 bedroom Inn.
- Adversely impacts nearby lands.
    - Staff is not aware of adverse impacts to nearby lands; the site will include landscape buffers, screening of loading and refuse areas, the structure will incorporate the Historic Corolla Village Architecture and limited disturbance is proposed along the property lines that abut vacant property.
- Would result in a logical and orderly development pattern;

Attachment: 1 PB 13-29 TFP, LLC Inn (PB) CZ 1st Amendment (PB 13-29 TFP, LLC)

    - It is staff's opinion that the amendment to the rezoning will 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;
    - Staff is not aware of any adverse impacts on the natural environment because of the proposed rezoning amendment; changes to the previously approved conceptual development plan are minimal.
- 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 conflict with the public interest or harmony with the ordinance.

CONSISTENCY AND REASONABLENESS STATEMENT

The conditional zoning amendment request is consistent with the 2006 Land Use Plan because:

- It is located mostly in a Full Service Area and Low Impact Development techniques are proposed on the site.
- It will help to preserve and protect the historic character and heritage of the COROLLA VILLAGE area by incorporating Historic Corolla Village architectural details. (Policy OB5)

The conditional rezoning amendment request is consistent with the Corolla Village Small Area Plan because:

- It maintains desirable building style characteristics and architectural features that promote the character of Corolla Village. (Policy LU1)
- It promotes a small village feel by orienting the building entrance to the street, designing parking on the side and incorporating front porches and pedestrian oriented features. (Policy LU2)

The request is reasonable and in the public interest because:

- It provides diversity of lodging accommodations in the Corolla Village Area and a vibrant village area will help to promote the historic character and heritage of the area.

Attachment: 1 PB 13-29 TFP, LLC Inn (PB) CZ 1st Amendment (PB 13-29 TFP, LLC)

RECOMMENDATIONS

TECHNICAL REVIEW COMMITTEE

The TRC recommends conditional approval of the proposed request to amend the conditional zoning (C-GB).

CONDITIONS OF APPROVAL

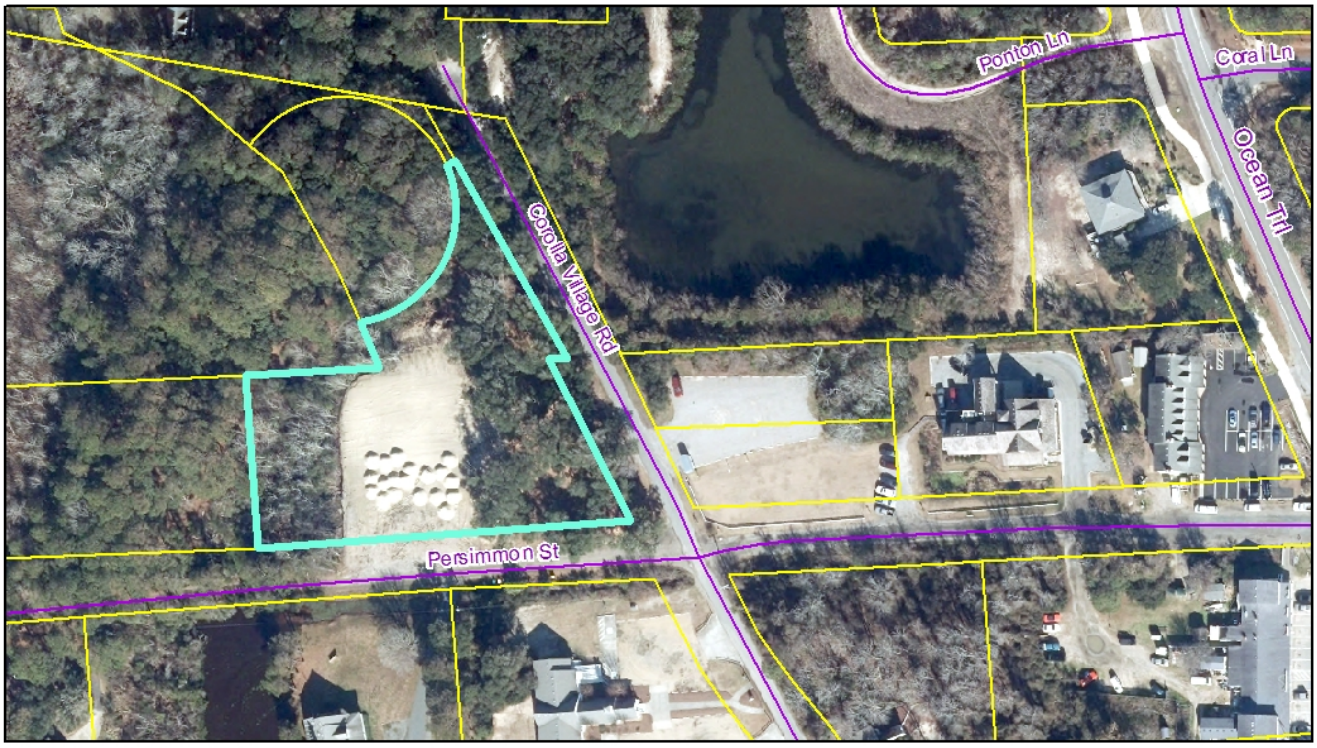
Only conditions mutually agreed to by the owner(s) may be approved as part of a conditional zoning district. Conditions shall be limited to those that address conformance of development and use of the site with county regulations and adopted plans and that address the impacts reasonably expected to be generated by the development or use. No condition shall be less restrictive than the standards of the parallel general use zoning district.

Conditions of approval:

1. Provide pedestrian friendly circulation from buildings to street right-of-way.
2. Building construction to be reflective of the Corolla Village historic architecture.
3. The property shall be developed in conformance with the site plan set prepared by Quible & Associates, P.C. dated November 22, 2017 and the architectural plans prepared by CPAA dated November 2, 2017 subject to Major Site Plan approval by the County's Technical Review Committee.

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Planning Board: http://currituckcountync.iqm2.com/Citizens/Detail_Meeting.aspx?ID=2086

Attachment: 1 PB 13-29 TFP, LLC Inn (PB) CZ 1st Amendment (PB 13-29 TFP, LLC)



PB 13-29 TFP, LLC (Inn)
Conditional Zoning Amendment
Aerial

0 55 110 220 Feet

Currituck County
Planning and Community
Development

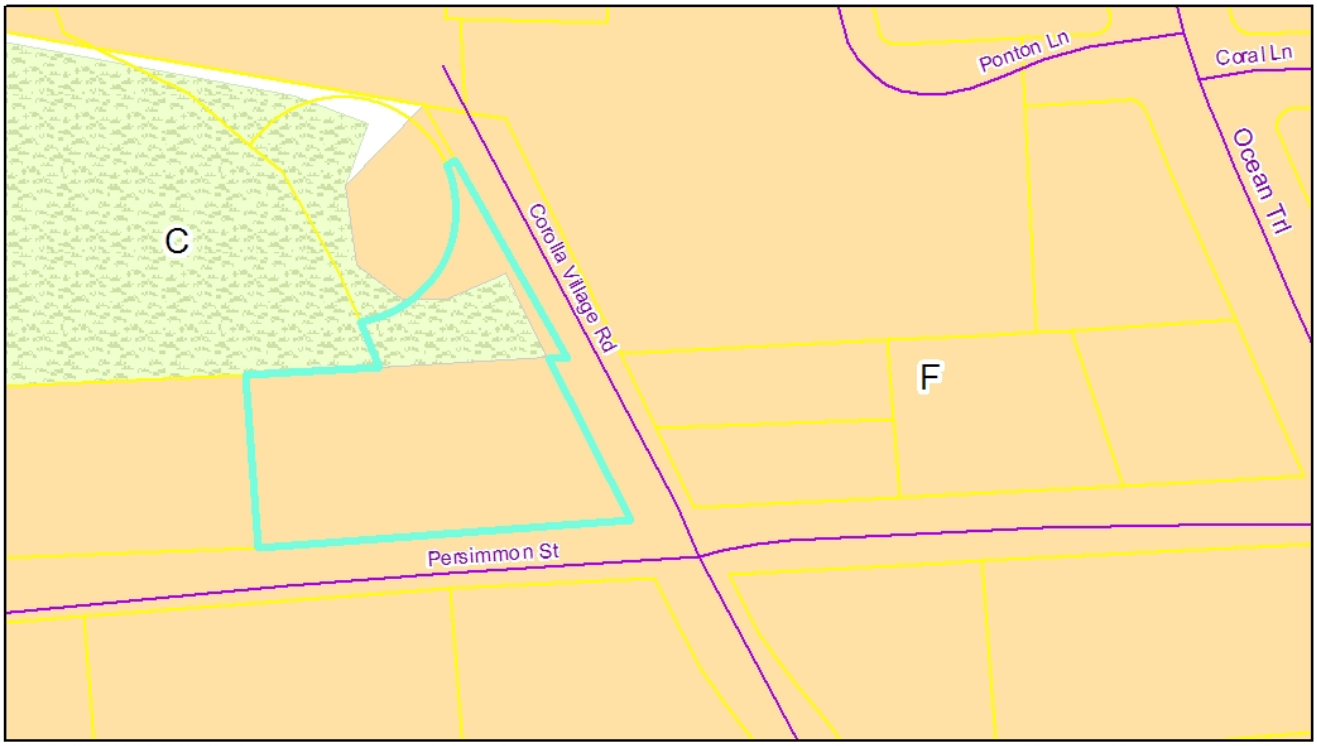


PB 13-29 TFP, LLC (Inn)
Conditional Zoning Amendment
Zoning

0 55 110 220 Feet

Currituck County
Planning and Community
Development

Attachment: 1 PB 13-29 TFP, LLC Inn (PB) CZ 1st Amendment (PB 13-29 TFP, LLC)



PB 13-29 TFP, LLC (Inn)
Conditional Zoning Amendment
LUP Classification

0 55 110 220 Feet

Currituck County
Planning and Community
Development

Attachment: 1 PB 13-29 TFP, LLC Inn (PB) CZ 1st Amendment (PB 13-29 TFP, LLC)

Conditional Rezoning
Application

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

Contact Information

APPLICANT:
Name: TFP, LLC
Address: P.O. Box 369
Corolla, NC 27927
Telephone: 252-457-1177
E-Mail Address: dtwiddy@twiddy.com

PROPERTY OWNER:
Name: TFP, LLC
Address: P.O. 369
Corolla, NC 27927
Telephone: 252-457-1177
E-Mail Address: dtwiddy@twiddy.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: same

Property Information

Physical Street Address: 1149 Persimmon Street
Location: Northwest corner of Corolla Village Rd & Persimmon Street intersection, Corolla
Parcel Identification Number(s): 0114000020A0000
Total Parcel(s) Acreage: 1.34
Existing Land Use of Property: vacant

Request

Current Zoning of Property: C-GB
Proposed Zoning District: C-GB

Community Meeting

Date Meeting Held: 11/13/17
Meeting Location: Currituck County Office

Attachment: 2 Conditional RezoningApp (PB 13-29 TFP, LLC)

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):

Village Inn (hotel use); estimated 12 bedrooms

Proposed Zoning Condition(s):

1 - Mature trees are identified and preserved where practical and commercially reasonable.

2 - Pedestrian friendly circulation from the building to the street right-of-way is provided.

3 - Building construction to be reflective of the Corolla Village historic architecture.

An application has been duly filed requesting that the property involved with this application be rezoned from: C-GB to: C-GB

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) — Date: 11/21/17

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: 2 Conditional RezoningApp (PB 13-29 TFP, LLC)

GENERAL NOTES

1. OWNER/APPLICANT: TWIDDY FAMILY PARTNERSHIP, LLC
   PO BOX 369
   COROLLA, NC 27927
2. ENGINEER: QUIBLE & ASSOCIATES, P.C.
   P.O. DRAWER 870
   KITTY HAWK, NC
   TEL: (252) 491-8147
2. PROPERTY INFO: PID: 0114000020A0000
   PIN: 9837-22-0341
3. PROPERTY ADDRESS: 1149 PERSIMMON STREET
4. RECORDED REFERENCE: PC "N", SL 48
   D.B. 1279, PG. 230
5. ZONE: CONDITIONAL GENERAL BUSINESS (C-GB)
6. PARCEL AREA: 58,496.41 sqft / 1.34 acres
7. PROPERTY IS LOCATED IN NFIP FLOOD AE (5') AND SUBJECT TO CHANGES. BASED ON COMMUNITY CID NO. 370078; PANEL 9937; SUFFIX J. (MAP NUMBER 3720993700J); PANEL EFFECTIVE DATE: 12/16/05
8. BOUNDARY AND INFORMATION BASED ON P.C N, SL. 48.
9. TOPOGRAPHIC INFORMATION BASED ON SURVEYS BY QUIBLE & ASSOCIATES, DATED 4/2016 THROUGH 10-2017. VERTICAL INFORMATION BASED ON NAVD 88.
10. PROJECT SCOPE: PERMITTING AND CONSTRUCTION OF A 12 UNIT INN WITH ASSOCIATED PARKING AND APPURTENANCES. (CONDITIONAL ZONING)
11. MAXIMUM BUILDING HEIGHT: 35'
12. PROPOSED LOT COVERAGE:

BUILDING, EAVES, & COV'D. DECKS	= 7,738.9 SQ.FT.
HVAC PADS	= 300 SQ.FT.
PERMEABLE PARKING	= 3,684.8 SQ.FT.
ASPHALT & CONC.	= 6,906.8 SQ.FT.
TOTAL	= 18,630.5 sq.ft. (31.8%) 65% ALLOWABLE

13. SETBACKS:

	REQUIRED	PROVIDED
FRONT:	20'	39.8'
SIDE (NORTH):	15'	54.3'
SIDE (SOUTH):	20'	42.8'
REAR:	25'	72.6'

13. PARKING REQUIREMENTS: (BED AND BREAKFAST INN)
    2 SPACES + 1 SPACE PER GUEST ROOM
    12 GUEST ROOMS = 12 SPACES
    + 2 SPACES = 2 SPACES
    TOTAL PARKING REQUIRED = 14 SPACES

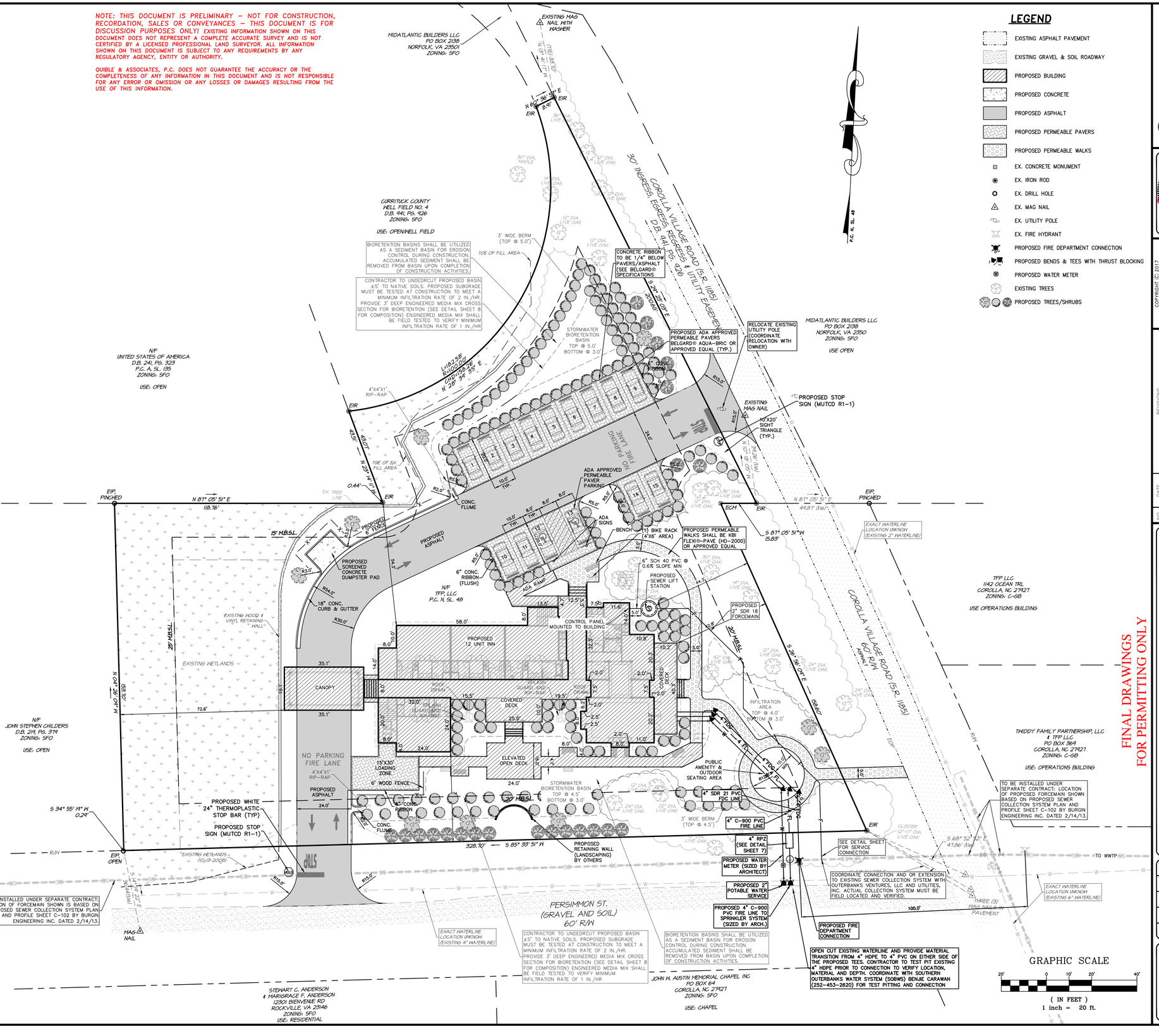
    TOTAL PARKING PROVIDED = 15 SPACES
14. ALL DIMENSIONS ARE TO FACE CURB UNLESS OTHERWISE NOTED.
15. ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND.
16. STORMWATER MANAGEMENT:
    RUNOFF FROM ALL PROPOSED IMPROVEMENTS WILL BE COLLECTED AND CONVEYED INTO TWO (2) SEPARATE BIORETENTION BASINS LOCATED ON THE NORTH AND SOUTH SIDES OF THE DEVELOPMENT.
17. THIS PLAN SET TO BE UTILIZED FOR THE INSTALLATION OF SITE LAYOUT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO GRADING & DRAINAGE, INSTALLATION OF SEDIMENT CONTROL MEASURES, WASTEWATER IMPROVEMENTS, AND WATER SYSTEM. FOR BUILDING DESIGN AND ASSOCIATED PLUMBING, SEE APPROPRIATE SEPARATE PLANS.
18. BUFFERYARDS:

	PROVIDED:
NORTH:	ALTERNATIVE 25' TYPE B BUFFER (UTILIZE EXISTING VEGETATION & HERITAGE TREES + 20 SHRUBS PROVIDED)
SOUTH:	25' TYPE B BUFFER (UTILIZE EXISTING VEGETATION, HERITAGE TREES & MITIGATED LIVE OAKS + 15 UNDERSTORY TREES + 34 SHRUBS PROVIDED WITHIN BIORETENTION BASIN)
EAST:	ALTERNATIVE 25' TYPE B BUFFER (UTILIZE EXISTING VEGETATION, HERITAGE TREES & MITIGATED LIVE OAKS + 6 UNDERSTORY TREES + 30 SHRUBS PROVIDED)
WEST:	ALTERNATIVE 25' TYPE B BUFFER (UTILIZING +70' WIDE EXISTING VEGETATION, WETLANDS & TREES)

19. THIS PLAN SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
20. ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH CHAPTER 5.4 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. LIGHTING PLAN PROVIDED UNDER SEPARATE COVER.
21. REMOVE TREES, GRASSES, SHRUBS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
22. PRIOR TO LAND DISTURBANCE, A STATE APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED.
23. BUILDING CONSTRUCTION SHALL COMPLY WITH ALL ASPECTS OF THE NORTH CAROLINA BUILDING AND FIRE CODE.
24. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY MONUMENTS DURING CONSTRUCTION. DISTURBED OR REMOVED PROPERTY MONUMENTS SHALL BE REPLACED BY A NORTH CAROLINA LICENSED PROFESSIONAL LAND SURVEYOR.
25. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS, APPLICABLE CURRITUCK COUNTY CODES AND ORDINANCES, AND NCDEQ DIVISION OF ENERGY, MINERAL AND LAND RESOURCES REGULATIONS. FILL IS NOT PROPOSED OR ALLOWED WITHIN 10' OF THE PROPERTY LINE.
26. THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING STRUCTURES, PIPING, AND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE DATA AND ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DATA IN THE FIELD PRIOR TO CONSTRUCTION TO HIS/HER OWN SATISFACTION. THE CONTRACTOR SHALL PERFORM ANY TEST PIT WORK OR PROVIDE LOCATION SERVICES AS REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES. CONTACT NORTH CAROLINA ONE-CALL AT TELEPHONE NO. 1-800-632-4949, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION TO HAVE UTILITIES MARKED.
27. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
28. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT. ALL WORK WITHIN NCDOT R/W SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
29. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
30. ALL PAVEMENT MARKINGS, TEXT AND DIRECTIONAL ARROWS SHALL BE PAINTED WHITE. ALL LETTERING SHALL BE 2ft. IN HEIGHT. LINES SHALL BE 4" WIDE. CROSSWALK AND LOADING AREAS, SET 4" WHITE LINES ON A 45° ANGLE.
31. PROOF ROLL ALL NEW PAVED AREAS. NOTIFY OWNER AND ENGINEER OF ANY UNACCEPTABLE AREAS.
32. WATER IS PROVIDED VIA CURRITUCK COUNTY WATER SYSTEM. ALL WATER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRITUCK COUNTY STANDARD WATER SPECIFICATIONS AND DETAILS.
33. SEWAGE TO BE COLLECTED INTO AN ONSITE PUMP STATION AND CONVEYED INTO AN EXISTING CENTRAL SEWAGE INFRASTRUCTURE.
34. PROPOSED WASTEWATER FLOW:
    12 UNIT INN WITHOUT COOKING FACILITIES @ 120 GPD/ UNIT = 1,440 GALLONS PER DAY
    UTILITY PUMP STATION AND ASSOCIATED FORCEMAIN UNDER SEPARATE COVER.

NOTE: THIS DOCUMENT IS PRELIMINARY - NOT FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES - THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY! EXISTING INFORMATION SHOWN ON THIS DOCUMENT DOES NOT REPRESENT A COMPLETE ACCURATE SURVEY AND IS NOT CERTIFIED BY A LICENSED PROFESSIONAL LAND SURVEYOR. ALL INFORMATION SHOWN ON THIS DOCUMENT IS SUBJECT TO ANY REQUIREMENTS BY ANY REGULATORY AGENCY, ENTITY OR AUTHORITY.

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LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL & SOIL ROADWAY
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED PERMEABLE PAVERS
- PROPOSED PERMEABLE WALKS
- EX. CONCRETE MONUMENT
- EX. IRON ROD
- EX. DRILL HOLE
- EX. MAG NAIL
- EX. UTILITY POLE
- EX. FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED BENDS & TEES WITH THRUST BLOCKING
- PROPOSED WATER METER
- EXISTING TREES
- PROPOSED TREES/SHRUBS

Know what's below. Call before you dig.

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.

GRAPHIC SCALE
20' 0 10' 20' 40'
(IN FEET)
1 inch = 20 ft.

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
NC License#: C-0208
PO Drawer 870, Kitty Hawk, NC 27949
Phone: (252) 491-8147 Fax: (252) 491-8146
E-Mail: administrator@quible.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040181 CATHLEEN A. SHEA — CERTIFICATION

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IF THIS DOCUMENT IS NOT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER, IT SHALL BE CONSIDERED PRELIMINARY, NOT A CERTIFIED DOCUMENT AND SHALL NOT BE USED FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES UNLESS OTHERWISE NOTED.

NO.	DATE	REVISIONS
1	12/21/2017	REVISIONS PER CURRITUCK COUNTY PLANNING

SITE & UTILITY PLAN

COROLLA VILLAGE INN
TFP, LLC - P.C. N, SL. 48
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO.	P08065.5
DESIGNED BY	TAS/OTH
DRAWN BY	TAS
CHECKED BY	CMS
ISSUE DATE	11/22/17

SHEET NO. 2 OF 9 SHEETS

Attachment: 3 Site Plan - Conceptual Development Plan (PB 13-29 TFP, LLC)

G:\2006\P08065\Drawings\P08065.5-SHEET.dwg 12/21/2017 12:53 PM Tavarez

cpaa
PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
6445 N. CROATAN HWY., STE. A KITTY HAWK, NC 27949
PHONE: 252-715-4780 FAX: 252-715-4782

H1 RESERVED

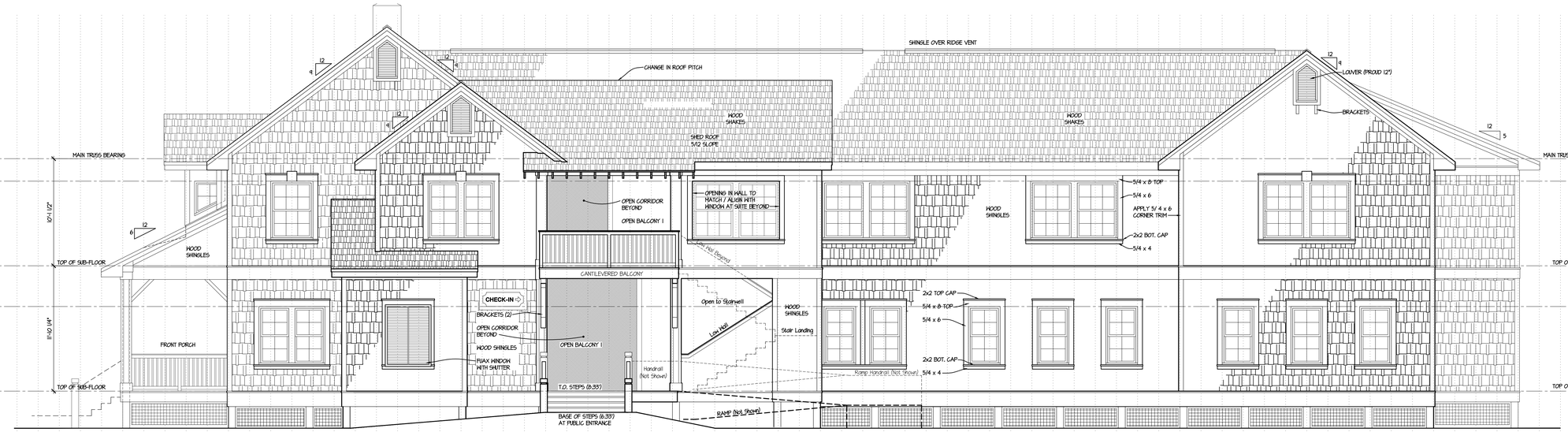
H10 elev FRONT (EAST) ELEVATION

1/4" = 1'-0"



A1 elev RIGHT SIDE (NORTH) ELEVATION

1/4" = 1'-0"



COROLLA VILLAGE INN

Old Corolla Village
Corolla, NC

REVISIONS

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remain in the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

COMMUNITY PLANNING & ARCHITECTURAL ASSOCIATES, PROFESSIONAL LIMITED LIABILITY COMPANY, CERT. NO. 3174, KITTY HAWK, NORTH CAROLINA, MANTEO, NORTH CAROLINA

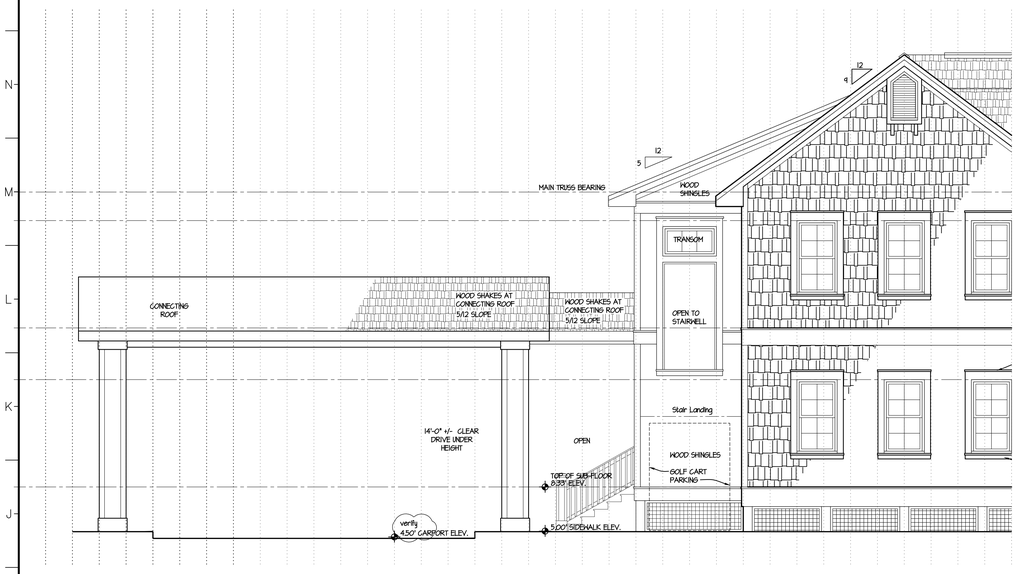
EXTERIOR ELEVATIONS

DATE	11/2/17
DESIGN	RRL
DRAWN	RWW
PROJECT NO.	1826
FILE #	1826A201
SCALE	AS NOTED

DRAWING NO. A201 of

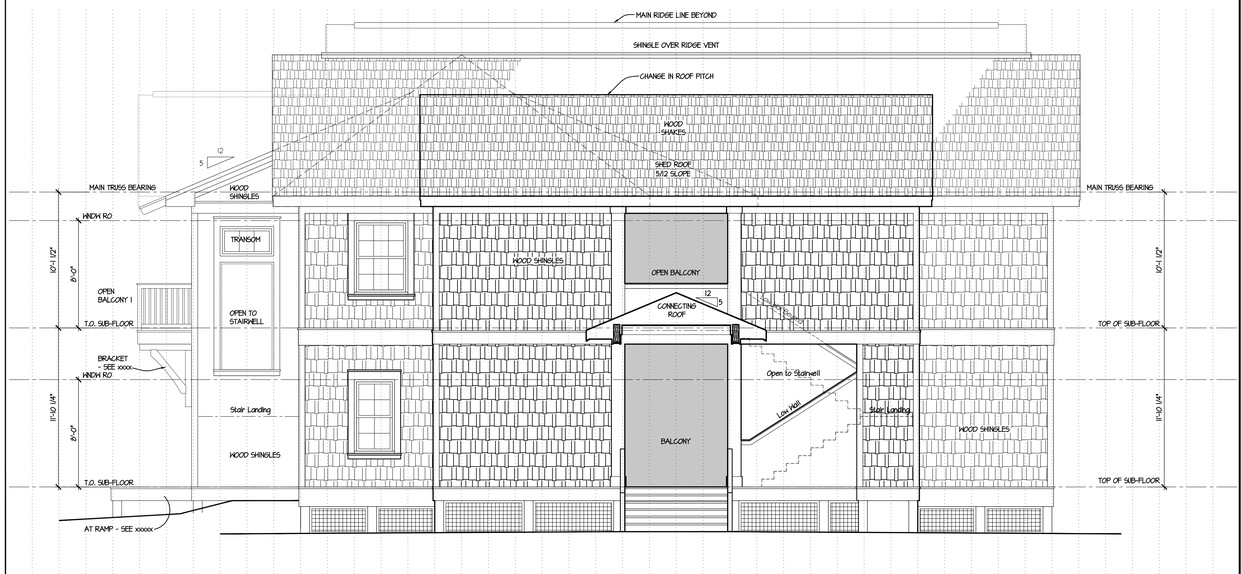
Attachment: 4 Architectural Elevations (PB 13-29 TFP, LLC)

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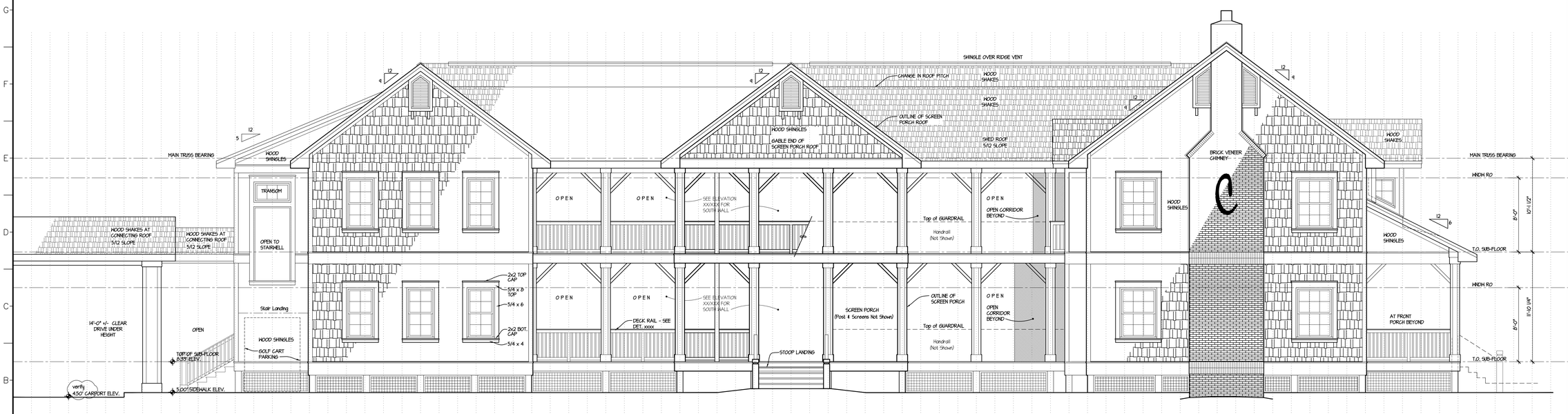
H1 elev — PARTIAL LEFT SIDE (SOUTH) ELEVATION AT DRIVE UNDER

1/4" = 1'-0"



H10 elev — REAR (WEST) ELEVATION

1/4" = 1'-0"



A1 elev — LEFT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
6445 N. CROATAN HWY., STE. A KITTY HAWK, NC 27949
PHONE: 252-715-4780 FAX: 252-715-4782

COROLLA VILLAGE INN

Old Corolla Village
Corolla, NC

REVISIONS

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COMMUNITY PLANNING & ARCHITECTURAL ASSOCIATES, INCORPORATED, LIMITED LIABILITY COMPANY, NORTH CAROLINA, CERT. NO. 30764

EXTERIOR ELEVATIONS

DATE	11/2/17
DESIGN	RRL
DRAWN	RWW
PROJECT NO.	1826
FILE #	1826A202
SCALE	AS NOTED

DRAWING NO. A202 of

Attachment: 4 Architectural Elevations (PB 13-29 TFP, LLC)

J:\1826D\Tyvaldy\Cad\1826.A202.dwg, 11/2/2017 1:43:36 PM, 1:1

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

MEMORANDUM

To: Doug Twiddy, TFP, LLC
Clark Twiddy, TFP, LLC
Cathleen Saunders, Quible & Associates, P.C.
Michael Strader, Quible & Associates, P.C.

From: Jennie Turner, Planner II

Date: December 14, 2017

Re: TFP, LLC (Corolla Village Inn) Conditional Rezoning Amendment and Major Site Plan Application

---

The following comments have been received for the December 20, 2017 TRC meeting. TRC comments are valid for six months from the date of the TRC meeting.

Planning, Jennie Turner 252-232-6031

1. Provide use of adjacent properties.
2. Provide bike parking facilities.
3. UDO Section 5.8.3 Nonresidential design standards apply.
4. UDO Section 5.10. Community compatibility standards apply.
    a. Loading and refuse areas shall be screened using materials that are the same as or of equal quality to, the materials used for the principal building.
5. All exterior lighting shall be full cut-off. Please show illumination levels at property lines.
6. Please detail each specific landscaping requirement on the Site Landscaping Plan. Provide pictures of existing vegetation to be credited towards landscaping requirements.
    a. Verify that a canopy tree exists within 60' of each parking space.
    b. Note that Vehicular Perimeter Landscaping Strips shall be at least 5' wide and include appropriate ground cover.
7. Removal of six existing live oaks (heritage trees) with cumulative diameter of 129" requires replacement of 64" ACI and ½ of replacement trees must be live oaks.
8. Dumpster pad shall meet 15' side setback and shall be at least a six inch deep concrete pad.
9. Proposed sidewalks shall be at least 5' wide.
10. If ground elevation at building is at or above base flood elevation, consider a LOMR-F application.

Currituck County Engineer, Eric Weatherly 252-232-6035
Approved

Attachment: 5 TFP, LLC (TRC) 12.20.2017 - Conditional Rezoning & Major Site Plan (PB 13-29 TFP, LLC)

Currituck Soil and Water, Will Creef 252-232-3360
Approved

Currituck County Fire and Emergency Management, James Mims 252-232-6641
While I approved a fire hydrant location it appears that there needs to be more clarity on how that will happen.

Currituck County GIS, Harry Lee, 252-232-2034
Reviewed
None

Currituck County Building Inspections, Bill Newns 252-232-6023
Reviewed
Bed & Breakfast with more than 8 guest sleeping rooms must be constructed to R-1 standards. If = to or less than 8 will require R-3 standards of the Building Code for construction. (Sprinkler and Fire Alarm systems)Building designer will also need to look at accessibility requirements of chapter 11 of the NCBC and ANSI 117 for accessible units and other features.

NC Division of Coastal Management, Charlan Owens 252-264-3901
No Comment

Currituck County Parks and Recreation, Jason Weeks, 252-232-3007
No Comment

Currituck County Code Enforcement, Stacey Smith, 252-232-6027
No Comment

Albemarle Regional Health Services, Joe Hobbs 252-232-6603
Reviewed
*NOTE: PLEASE CONSULT WITH JOE HOBBS RS ARHS/CURRITUCK CONCERNING THIS PROPOSED ESTABLISHMENT. HEALTH DEPT. WILL NEED A WASTEWATER TREATMENT AND DISPOSAL AGREEMENT APPROVAL LETTER FROM A NC APPROVED WASTEWATER TREATMENT FACILITY.

QUESTION: WILL THIS ESTABLISHMENT BE DEFINED AS A LODGE(HOTEL/MOTEL) OR A BED AND BREAKFAST INN(WILL HAVE FULL KITCHEN AND SERVE FOOD TO GUEST) ?

SUBMIT INTERIOR BUILDING DESIGN TO HEALTH DEPT. FOR REVIEW. HEALTH DEPT. WILL REQUIRE A PERMIT APPLICATION TO BE FILLED OUT BY OWNER ($200.00 FEE)A MINIMUM 30 DAYS BEFORE START OF CONSTRUCTION.

HEALTH DEPT. WILL BE REQUIRED TO DUE PERIODIC INSPECTIONS ONCE OR TWICE A YEAR DEPENDING ON ESTABLISHMENT TYPE.

Southern Outer Banks Water, Benjie Carawan 252-453-2620
Approval with corrections
The location of the "proposed water service" and "proposed 6" C-900 fire line to sprinkler system" will not work in this location. The water line on Persimmon is a 4" HPDE directional bore of

Attachment: 5 TFP, LLC (TRC) 12.20.2017 - Conditional Rezoning & Major Site Plan (PB 13-29 TFP, LLC)

unknown depth. I recommend the contractor do these taps on the new 6" line prior to the new hydrant. Also the new 6" line could be wet tapped into the existing 6" on Corolla Village Rd.

NC Department of Transportation, Randy Midgett, 252-331-4737

Reviewed

Encroachment and Driveway Permits will be required for driveway and utility connections within Department Right of Way.

NC Office of State Archaeology, Mary Beth Fitts 919-807-6554

Reviewed

There are no recorded archaeological sites located in the project area. However, this area has not been surveyed to identify such resources. The project area is located within the Corolla Historic District, which has been determined eligible for listing in the National Register of Historic Places. The 1923 USDA soils map shows buildings along Corolla Village Road in the vicinity of the project area, and underground remains associated with these structures may be present in the parcel.

We recommend that prior to the initiation of any ground disturbing activities within the project area, a comprehensive archaeological survey of the project area be conducted by an experienced archaeologist. The purpose of this survey will be to identify and evaluate the significance of archaeological sites that may be damaged or destroyed by the proposed project. Two copies of all resulting archaeological reports, as well as one copy of the North Carolina site form for each site recorded, should be forwarded to the Office of State Archaeology through this office for review and comment as soon as they are available and in advance of any construction or ground disturbance activities.

A list of archaeological consultants who have conducted or expressed an interest in contract work in North Carolina is available at www.archaeology.ncdcr.gov/ncarch/resource/consultants.htm. The archaeologists listed, or any other experienced archaeologist, may be contacted to conduct the recommended survey.

Thank you for your cooperation in helping us protect North Carolina's historical resources.

Attachment: 5 TFP, LLC (TRC) 12.20.2017 - Conditional Rezoning & Major Site Plan (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

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

December 21, 2017

Ms. Jennie Turner
Currituck County Planning and Community Development
P.O. Box 73
Currituck, NC 27927

Re: **Conditional Rezoning Application and Major Site Plan Application for Corolla Village Inn**
1149 Persimmon Street
Corolla, Currituck County, North Carolina

Dear Ms. Turner,

On behalf of TFP, LLC, Quible & Associates, P.C. hereby submit for your review the enclosed revised application package for the Corolla Village Inn Conditional Zoning Permit and Major Site Plan, in response to the review comments provided by the Technical Review Committee. Please find our responses to the review comments listed below. Responses have been provided in red for ease of review.

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

1. Three (3) Full-Size (24"x36") copies of the revised Site Plan;
2. Three (3) copies of NC Department of Cultural Resources Review Response;
3. One (1) 8.5"x11" copy of the revised Site Plan;
4. One (1) CD containing a pdf copy of the revised Site Plan and associated documents;

Planning, Jennie Turner 252-252-6031

1. Provide use of adjacent properties.
   The current use of all adjacent properties is listed on Sheet 2 of 9.
2. Provide bike parking facilities.
   One (1) bike parking space will be provided for every 5,000-sq. ft. of non-residential floor space. One (1) space total will be provided for the site. These bike spaces are shown on Sheet 2 of 9.
3. UDO Section 5.8.3 Nonresidential design standards apply.
   Section 5.8.3 Nonresidential design standards are met:
   a) No more than 50% of the required off-street parking is located between the building façade and Corolla Village Road.
   b) Service facilities are oriented away from public view and screened. The required loading zone has been proposed furthest from Corolla Village Road and a 6' wooden fence is proposed.
   c) Three of the provided six design feature options will be provided along the building façade. These options will be specified within the building plans.
4. UDO Section 5.1 0. Community compatibility standards apply.
   a) Loading and refuse areas shall be screened using materials that are the same or of equal quality to, the materials used for the principal building.

Attachment: 6 TRC Response (PB 13-29 TFP, LLC)

A proposed 6-ft wooden fence is proposed around the required loading zone and dumpster pad. This fencing will be the same or of equal quality to the Inn building materials. The material selection will complement the chosen building facade.

5. All exterior lighting shall be full cut-off. Please show illumination levels at property lines.
Acknowledged. A note has been provided on the site plan indicated all lighting to conform to the Currituck County UDO (Note 20, Sheet 2). A photometric plan will be provided during building permit submittal.
6. Please detail each specific landscaping requirement on the Site Landscaping Plan. Provide pictures of existing vegetation to be credited towards landscaping requirements. *A call out for each landscape buffer has been provided on Sheet 3 of 9. Existing canopy, understory, and shrubs to remain have been specified. Photos of the existing vegetation have been included within this response to attest to the existing trees available on the site.*



Photo of the existing heritage trees closest to Corolla Village Rd. (Dated 11/02/17)

Attachment: 6 TRC Response (PB 13-29 TFP, LLC)



Photo towards the existing trees adjacent to John Stephen Childers property taken from Persimmon St. (Dated 10/25/17)



Photo towards the existing trees adjacent to the United States of America property (Dated 10/25/17).

Attachment: 6 TRC Response (PB 13-29 TFP, LLC)



Photo towards the existing trees adjacent to Currituck County Well Field No. 4. (Dated 11/02/17)

a) Verify that a canopy tree exists within 60' of each parking space.
A canopy tree exists within 60' of each parking space. Existing live oaks that will be protected and maintained during construction have been counted towards this requirement. A supplemental canopy tree is proposed adjacent to the existing wetlands.

b) Note that vehicular Perimeter Landscaping Strips shall be at least 5' wide and include appropriate ground cover.
5' wide perimeter landscape strips have been provided around the proposed parking area. These landscape strips are proposed to be planted with shrubs 5' on center as shown on Sheet 3 of 9.

7. Removal of six existing live oaks (heritage trees) with cumulative diameter of 129" requires replacement of 64" ACI and 1/2 of replacement trees must be live oaks.
The current landscape plan proposes the installation of six (6) live oaks as canopy trees. These canopy trees would replace the removed live oaks one for one. Assuming live oaks are equal to 12.5-inch ACI at maturity, this would provide 75-inch ACI, which exceeds the required 64-inch ACI.
8. Dumpster pad shall meet 15' side setback and shall be at least a six-inch-deep concrete pad. *The concrete pavement section on Sheet 6 of 9 shall be used for concrete pad installation, this will provide a 6-inch thick concrete pad. The concrete*

Attachment: 6 TRC Response (PB 13-29 TFP, LLC)

pad meets the accessory structure setback of 10-ft.

9. Proposed sidewalks shall be at least 5' wide. *All sidewalks used for ADA building access provide a minimum of 5' wide access. In addition, all sidewalks throughout the site have been expanded to 5' wide access per Currituck County UDO 5.6.10 B.(1).*
10. If ground elevation at building is at or above base flood elevation, consider a LOMR-F application.
Acknowledged. The applicant will consider a LOMR-F under separate cover. The proposed building finished floor elevation is 8.33' as shown on Sheet 4 of 9. The property is located within NFIP Flood AE (5') Elevation.

Currituck County Engineer, Eric Weatherly 252-232-3360 – Approved

Currituck Soil and Water, Will Creef 252-232-3360 – Approved

Currituck County Fire and Emergency Management, James Mims 252-232-6641
While I approved a fire hydrant location it appears that there needs to be more clarity on how that will happen. *Per the TRC meeting 12/20/17, it is understood that the FDC located within 100' of the existing hydrant is acceptable. This FDC placement has been reviewed to confirm hose length can reach within 600-ft of all parts of the proposed structure.*

Currituck County GIS, Harry Lee, 252-232-2034 – None

Currituck County Building Inspections, Bill Newns 252-232-6023 Reviewed
Bed & Breakfast with more than 8 guest sleeping rooms must be constructed to R-J standards. If = to or less than 8 will require R-3 standards of the Building Code for construction. (Sprinkler and Fire Alarm systems) Building designer will also need to look at accessibility requirements of chapter 11 of the NCBC and ANSI 117 for accessible units and other features.
These requirements are acknowledged and will be addressed with building design/permitting. There are 12 Sleeping Units designed to R-1 Occupancy standards.
There is 1 required "Accessible" Sleeping Unit provided on the ground floor level designed per NCBC Chapter 11 & ANSI 117. Ground Floor Main Entrance from the parking lot is Accessible via an "Accessible" Ramp. A NFPA 13R Sprinkler System will be designed throughout the building. Fire Alarm System will be provided per Building Code.

NC Division of Coastal Management, Charlan Owens 252-264-3901
No Comment

Currituck County Parks and Recreation, Jason Weeks, 252-232-3007
No Comment

Currituck County Code Enforcement, Stacey Smith, 252-232-6027
No Comment

Albemarle Regional Health Services, Joe Hobbs 252-232-6603 Reviewed
*NOTE: PLEASE CONSULT WITH JOE HOBBS RS ARHS CURRITUCK CONCERNING THIS PROPOSED ESTABLISHMENT. HEALTH DEPT. WILL NEED A WASTEWATER TREATMENT AND DISPOSAL AGREEMENT APPROVAL LETTER FROM A NC APPROVED WASTEWATER TREATMENT FACILITY.
Currently, the site is proposed to have an onsite pump station and an associated 2" force main that

Attachment: 6 TRC Response (PB 13-29 TFP, LLC)

will tie into the 2" Sanitary Sewer force main within Persimmon Street. A commitment to serve letter has been obtained from Carolina Water Service, Inc. Wastewater flows will ultimately be treated at Monteray Shores WWTP (WQ0009772) via a flow transfer request from Corolla Light #1 (WQ0039159).

QUESTION- WILL THIS ESTABLISHMENT BE DEFINED AS A LODGE(HOTEL/MOTEL) OR A BED AND BREAKFAST INN (WILL HAVE FULL KITCHEN AND SERVE FOOD TO GUEST) ?

The proposed site will apply as a Lodge with 12 units that will not have a full kitchen or serve food to guests.

SUBMIT INTERIOR BUILDING DESIGN TO HEALTH DEPT. FOR REVIEW. HEALTH DEPT. WILL REQUIRE A PERMIT APPLICATION TO BE FILLED OUT BY OWNER ($200.00 FEE) A MINIMUM 30 DAYS BEFORE START OF CONSTRUCTION. *Acknowledged.*

HEALTH DEPT. WILL BE REQUIRED TO DUE PERIODIC INSPECTIONS ONCE OR TWICE A YEAR DEPENDING ON ESTABLISHMENT TYPE. *Acknowledged.*

Southern Outer Banks Water, Benjie Carawan 252-453-2620

Approval with corrections

The location of the" proposed water service" and "proposed 6" C-900 fire line to sprinkler system will not work in this location. The water line on Persimmon is a 4" HDPE directional bore of unknown depth. I recommend the contractor do these taps on the new 6" line prior to the new hydrant. Also, the new 6" line could be wet tapped into the existing 6" on Corolla Village Rd. *Per phone call with Benjie Carawan 12/21, the line within Corolla Village Road is a 2" waterline. Based on the required fire line size, this line is not anticipated to adequately provide the required pressure at a 4" connection. The water service and fire line connection have been left at the 4" HDPE within Persimmon Street. Test pitting of the line will take place prior to construction to determine location/depth for connection.*

NC Department of Transportation, Randy Midgett, 252-331 -4737 – Reviewed

Encroachment and Driveway Permits will be required for driveway and utility connections within Department Right of Way. *Acknowledged. An NCDOT encroachment agreement and driveway access application have been submitted.*

NC Office of State Archaeology, Mary Beth Fitts 919-807-6554

The site has previously been reviewed for the purpose of obtaining an Army Corp of Engineer's Permit. Land disturbance has previously taken place under the previously obtained permit and NEPA review. Attached are two review responses from the NC Department of Cultural Resources dated March 3, 2015 and January 22, 2015. As of January 22nd, 2015 the State Historic Preservation Office recommended that no archaeological investigation be conducted in connection with this project. The current scope of work is similar to that which was previously reviewed and addressed. Additional review and archaeological analysis are not proposed at this time.

Please do not hesitate to contact Michael W. Strader, Jr., P.E. or myself at 252.491.8147 should you have any questions and/or concerns.

Sincerely,
Quible & Associates, P.C.

Cathleen M. Saunders, P.E.
Encl.: as stated
Cc: TFP, LLC, File

Attachment: 6 TRC Response (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

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

November 15, 2017

Jennie Turner
Currituck County Planning and Community Development
P.O. Box 73
Currituck, NC 27927

RE: **Community Meeting Report**
Conditional Zoning
for Corolla Village Inn
Parcel 9837-22-0341,
1149 Persimmon Street
Corolla, Currituck County, NC

Ms. Turner,

A community meeting for the proposed Conditional Rezoning of the above referenced parcel at 1149 Persimmon Street was held on Monday, November 13th, 2017 at 10:00 a.m. in the Satellite Currituck County Office located in Corolla, NC. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of The Twiddy Family Partnership, LLC, (TFP,LLC) with representatives from Quible & Associates, P.C., Twiddy Family Partnership, LLC, Community Planning & Architectural Associates (CPAA), and Currituck County were in attendance.

Purpose

The purpose of the meeting was to inform the community in the vicinity of the subject parcel of the intent to apply for an update to the current conditional zoning to allow for a 12-unit Inn facility. The existing site consists of a vacant lot without existing improvements. The current conditional zoning allows for a 10-unit Inn facility.

Meeting synopsis

The Satellite office, was opened to the public prior to the meeting and attendees began arriving prior to 10:00 am. Preliminary building renderings and elevations were available to attendees prior to the meeting on the conference table. The proposed Preliminary Site Plan and Conditional Rezoning Exhibit were available for review on an easel. Other items including agendas and comment cards were provided on the table for attendees.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet. Attendees were also advised that comments could be received by Quible & Associates, P.C. either by email or telephone.

At 10:00 am a presentation of the project history was provided by Clark Twiddy. Quible & Associates then provided a summary of the required conditional rezoning. A copy of the agenda was distributed to everyone in attendance and the sign-in sheet was routed throughout

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

the room. The presentation followed the Agenda (Exhibit 1) that was provided to the attendees and is summarized in the following sections.

The parcel proposed for conditional rezoning was described and identified on the exhibits. The Preliminary Site Plan and conditional rezoning permit application were described as being in compliance with the current Currituck County UDO requirements. The attendees were told that the proposed site plan will be submitted and reviewed through the Currituck County Technical Review Committee.

Questions were allowed from the audience during the presentation. Comments and questions received during the meeting were as follows:

1. A resident inquired about the maintenance of Persimmon and what entity owned the Street and was responsible for maintenance. *Clark Twiddy indicated that the TFP, LLC will work with the County to review maintenance concerns.*
2. An adjacent resident asked about the hardening of Persimmon. *It was indicated that at this time hardening of Persimmon is not proposed.*
3. A resident asked about the fire truck access down Persimmon. *It was indicated that the proposed property would have fire access through the site. Fire trucks could access the site from Corolla Village Road.*
4. An attendee asked about beach access for visitors. *Hadley Twiddy provided the response that access to the oceanfront will be provided via golf carts operated by the Inn. Golf carts will hold approximately 6 visitors and they will be delivered to the beach via the deeded access or the new access adjacent to the Lighthouse. It was further clarified that visitors would not be driving to the beach or allowed to park on private property at surrounding residences.*
5. Scott W. Austin requested information on what would be built adjacent to his property (along the North of the site). *It was indicated that a bioretention basin along with 20' landscape buffering will be provided along this project boundary. Landscaping/screening will be provided as required by the Currituck County UDO.*
6. Adjacent residents had concerns about events taking place at the Inn. *Hadley Twiddy indicated that the intention is not to maintain an event house, but to have hotel-like operations.*
7. Adjacent residents asked about potential noise and if there would be staff available 24/7. *Hadley Twiddy indicated that specifics for the Inn have not yet been determined. Guests may be able to access their room without someone onsite for the entire 24 hours, which allows for reduced staffing. If this is the chosen facility set-up noise complaints would need to be directed to the police department. The TFP, LLC does not anticipate issues with noise based on the expected guests (the proposed price point is in between $250-$350 per night). Hot tubs and/or pools are not proposed onsite and should help alleviate some outdoor noise concerns.*
8. A resident asked during what season(s) would the Inn be in operation. *Hadley Twiddy indicated that the Inn would be operated all year, however, this may change based on response/demand.*
9. A resident asked about lighting on the site. *The response given was that spillover lighting will not be allowed per the County UDO requirements (0 footcandles at the property line). Security lighting only is anticipated at this time.*

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

10. A resident asked about the room size within the Inn. *The TFP, LLC indicated that the current design allows for two guests in each bedroom.*
11. A resident requested additional information about the schedule. *The TFP, LLC indicated they anticipate opening in May 2019; Construction is anticipated to be handled Gibbs Construction.*

An overview of the conditional rezoning process was provided to the residents in attendance after questions were concluded. Attendees were again reminded that any further questions or comments not addressed at the meeting can be forwarded to Quible & Associates and the meeting was adjourned.

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

Please do not hesitate to contact Michael W. Strader, Jr. or myself at (252) 491-8147 or csaunders@quible.com should you have any questions and/or concerns.

Sincerely,
Quible & Associates, P.C.



Cathleen M. Saunders, P.E.

cc:

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

COMMUNITY MEETING EXHIBITS

EXHIBIT 1 : Meeting Agenda

EXHIBIT 2 : Presentation Posters

EXHIBIT 3 : Attendance Sign-In Sheet

EXHIBIT 4 : Letters to Property Owners

EXHIBIT 5 : Photos of Meeting

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

EXHIBIT 1 : Meeting Agenda

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
Phone: (252) 491-8147
Fax: (252) 491-8146
Web: www.quible.com

Community Meeting for the Conditional Zoning –
1149 Persimmon Street
Parcel Identification Numbers 9937-22-0341
Corolla, Currituck County, NC

November 13th, 2017

AGENDA

1. **General Introduction**
   a. Quible & Associates, P.C.
   b. Community Planning & Architectural Associates
   c. Twiddy Family Partnership, LLC
   d. Currituck County

2. **Existing Information**
   a. Location:
      i. 9937-22-0341
   b. Current Land Use: Vacant
   c. Site Zoning: C-GB; Conditional General Business
   d. The existing site consists of a vacant lot without existing improvements.

3. **Discussion**
   a. Update the current conditional zoning to allow for a 12 unit Inn facility. The current conditional zoning allows for a 10 unit Inn facility.

4. **Site Development**
   a. All site development will be in conformance with the County's Unified Development Ordinance.
   b. The site development will be in general conformance with the County's Future Land Use Plan.

5. **Questions & Comments**
   a. Quible & Associates and representatives from Twiddy Family Partnership, LLC are available to answer questions and comments.
   b. Comments can be provided in writing on Comment Forms provided or they can be sent to Cathleen Saunders. P.E. of Quible & Associates, P.C. by email at csaunders@quible.com or by phone at 252-491-8147.

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Community Meeting for Conditional Rezoning
Parcel Identification Number 0114000020A0000
1149 Persimmon Street, Corolla, Currituck County, NC

Comments: _____

Contact Information:_____

Comments can be sent to Cathleen Saunders of Quible & Associates, P.C. by email at csaunders@quible.com

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

EXHIBIT 2 : Presentation Posters

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

LEGEND

- C-GB ZONE – CONDITIONAL GENERAL BUSINESS
- GB ZONE – GENERAL BUSINESS
- SFO ZONE – SINGLE FAMILY RESIDENTIAL OUTER BANKS
- 200' OFFSET
- SUBJECT PROPERTY

SCOTT W. AUSTIN ET. UX. CATHERINE & JERRY S. AUSTIN ET. UX. SANDRA
110 CAPTAIN HOBBS CT
KITTY HAWK, NC 27949
SFO ZONE

SCOTT W. AUSTIN ET. UX. CATHERINE & JERRY S. AUSTIN ET. UX. SANDRA
110 CAPTAIN HOBBS CT
KITTY HAWK, NC 27949
SFO ZONE

MIDATLANTIC BUILDERS LLC
PO BOX 2138
NORFOLK, VA 23501
SFO ZONE

CURRITUCK COUNTY
PO BOX 9
CURRITUCK, NC 27929
SFO ZONE

MIDATLANTIC BUILDERS LLC
PO BOX 2139
NORFOLK, VA 2350
SFO ZONE

UNITED STATES OF AMERICA
PO BOX 39
KNOTTS ISLAND, NC 27950
SFO ZONE

P.E. N. SR. 48

COROLLA VILLAGE RD

200' OFFSET

JOHN STEPHEN CHILDERS
1375 WATERLILY RD
COINJOCK, NC 27923
SFO ZONE

TWIDDY FAMILY PARTNERSHIP, LLC
& TFP LLC
PO BOX 369
COROLLA, NC 27927
C-GB ZONE

TFP LLC
1142 OCEAN TRL
COROLLA, NC 27927
C-GB ZONE

TWIDDY FAMILY PARTNERSHIP, LLC
& TFP LLC
PO BOX 369
COROLLA, NC 27927
C-GB ZONE

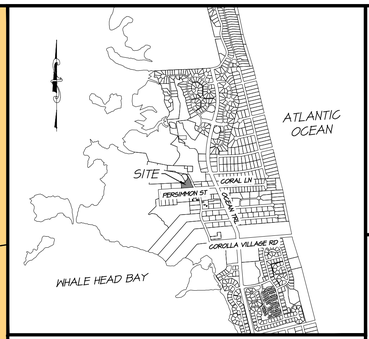
PERSIMMON ST

TFP LLC
1142 OCEAN TRL
COROLLA, NC 27927
SFO ZONE

STEWART C. ANDERSON
& MARYGRACE F. ANDERSON
12301 BIENVENUE RD
ROCKVILLE, VA 23146
SFO ZONE

JOHN W. AUSTIN MEMORIAL CHAPEL INC
PO BOX 64
COROLLA, NC 27927
SFO ZONE

NORFOLK & CAROLINA TEL. & TEL. CO.
PROPERTY TAX DEPT
PO BOX 12413
SHAWNEE MISSION, KS 66212
GB ZONE



VICINITY MAP (COROLLA)
N.T.S.

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811 Know what's **below.** **Call** before you dig.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
NC License#: C-0208
PO Drawer 870, Kitty Hawk, NC 27949
(252) 261-3267 FAX (252) 261-3146
Phone: (252) 480-4644 E-Mail: administrator@quible.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036962 CHRISTOPHER M. STEWART
CERTIFICATION

PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCES

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NO.	DATE	REVISIONS

CONDITIONAL REZONING EXHIBIT

1149 PERSIMMON ST
TWIDDY FAMILY PARTNERSHIP LLC

NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH TOWNSHIP

COMMISSION NO.	P08065.5
DESIGNED BY	CMS
DRAWN BY	DAC
CHECKED BY	CMS
ISSUE DATE	11/13/17

SHEET NO. 1 OF 1 SHEETS

P:\JOBS\P08065\Drawings\P08065 VS P08065.8 - ZONING EXHIBIT.DWG 11/13/2017 4:37 PM Dcoyers

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

GENERAL NOTES

1. OWNER/APPLICANT: TWIDDY FAMILY PARTNERSHIP, LLC
PO BOX 369
COROLLA, NC 27927

2. ENGINEER: QUIBLE & ASSOCIATES, P.C.
P.O. DRAWER 870
KITTY HAWK, NC
TEL: (252) 491-8147

2. PROPERTY INFO: PID: 0114000020A0000
PIN: 9837-22-0341

3. PROPERTY ADDRESS: 1149 PERSIMMON STREET

4. RECORDED REFERENCE: PC "N", SL 48
D.B. 1279, PG. 230

5. ZONE: CONDITIONAL GENERAL BUSINESS (C-GB)

6. PARCEL AREA: 58,496.41 sqft / 1.34 acres

7. PROPERTY IS LOCATED IN NFIP FLOOD AE (5') AND SUBJECT TO CHANGES. BASED ON COMMUNITY CID NO. 370078; PANEL 9937; SUFFIX J. (MAP NUMBER 3720993700J); PANEL EFFECTIVE DATE: 12/16/05

8. BOUNDARY AND INFORMATION BASED ON P.C N, SL. 48.

9. TOPOGRAPHIC INFORMATION BASED ON SURVEYS BY QUIBLE & ASSOCIATES, DATED 4/2016 THROUGH 10-2017. VERTICAL INFORMATION BASED ON NAVD 88.

10. PROJECT SCOPE: PERMITTING AND CONSTRUCTION OF A 12 UNIT INN WITH ASSOCIATED PARKING AND APPURTENANCES. (CONDITIONAL USE)

11. MAXIMUM BUILDING HEIGHT: 35'

12. PROPOSED LOT COVERAGE:

BUILDING	= 7,179.9 SQ.FT.
ASPHALT	= 6,435.3 SQ.FT.
NON-PERMEABLE CONCRETE	= 839.1 SQ.FT.
CURB & GUTTER	= 285.1 SQ.FT.
PERMEABLE WALK	= 2,066.2 SQ.FT.
PERMEABLE PAVERS	= 2,879.1 SQ.FT.
TOTAL	= 19,684.7 sq.ft. (33.7%) 65% ALLOWABLE

13. SETBACKS:

	REQUIRED	PROVIDED
FRONT:	20'	41.0'
SIDE (NORTH):	15'	50.2'
SIDE (SOUTH):	20'	45.1'
REAR:	25'	72.3'

13. PARKING REQUIREMENTS: (BED AND BREAKFAST INN)
2 SPACES + 1 SPACE PER GUEST ROOM
12 GUEST ROOMS = 12 SPACES
+ 2 SPACES = 2 SPACES
TOTAL PARKING REQUIRED = 14 SPACES

TOTAL PARKING PROVIDED = 15 SPACES

14. ALL DIMENSIONS ARE TO FACE CURB UNLESS OTHERWISE NOTED.

15. ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND.

16. STORMWATER MANAGEMENT:
RUNOFF FROM ALL PROPOSED IMPROVEMENTS WILL BE COLLECTED AND CONVEYED INTO TWO (2) SEPARATE INFILTRATION BASINS LOCATED ON THE NORTH AND SOUTH SIDES OF THE DEVELOPMENT.

17. THIS PLAN SET TO BE UTILIZED FOR THE INSTALLATION OF SITE LAYOUT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO GRADING & DRAINAGE, INSTALLATION OF SEDIMENT CONTROL MEASURES, WASTEWATER IMPROVEMENTS, AND WATER SYSTEM. FOR BUILDING DESIGN AND ASSOCIATED PLUMBING, SEE APPROPRIATE SEPARATE PLANS.

18. BUFFERYARDS: REQUIRED
NORTHEAST: N/A
SOUTHEAST: N/A
NORTHWEST: N/A
SOUTHWEST: N/A

19. THIS PLAN SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

20. ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH CHAPTER 5.4 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

21. REMOVE TREES, GRASSES, SHRUBS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.

22. PRIOR TO LAND DISTURBANCE, A STATE APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED.

23. BUILDING CONSTRUCTION SHALL COMPLY WITH ALL ASPECTS OF THE NORTH CAROLINA BUILDING AND FIRE CODE.

24. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY MONUMENTS DURING CONSTRUCTION. DISTURBED OR REMOVED PROPERTY MONUMENTS SHALL BE REPLACED BY A NORTH CAROLINA LICENSED PROFESSIONAL LAND SURVEYOR.

25. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS, APPLICABLE CURRITUCK COUNTY CODES AND ORDINANCES, AND NCDEQ DIVISION OF ENERGY, MINERAL AND LAND RESOURCES REGULATIONS. FILL IS NOT PROPOSED OR ALLOWED WITHIN 10' OF THE PROPERTY LINE.

26. THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING STRUCTURES, PIPING, AND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE DATA AND ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DATA IN THE FIELD PRIOR TO CONSTRUCTION TO HIS/HER OWN SATISFACTION. THE CONTRACTOR SHALL PERFORM ANY TEST PIT WORK OR PROVIDE LOCATION SERVICES AS REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES. CONTACT NORTH CAROLINA ONE-CALL AT TELEPHONE NO. 1-800-632-4949, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION TO HAVE UTILITIES MARKED.

27. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.

28. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT. ALL WORK WITHIN NCDOT R/W SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.

29. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

30. ALL PAVEMENT MARKINGS, TEXT AND DIRECTIONAL ARROWS SHALL BE PAINTED WHITE. ALL LETTERING SHALL BE 2ft. IN HEIGHT. LINES SHALL BE 4" WIDE. CROSSWALK AND LOADING AREAS, SET 4" WHITE LINES ON A 45° ANGLE.

31. PROOF ROLL ALL NEW PAVED AREAS. NOTIFY OWNER AND ENGINEER OF ANY UNACCEPTABLE AREAS.

32. WATER IS PROVIDED VIA CURRITUCK COUNTY WATER SYSTEM. ALL WATER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRITUCK COUNTY STANDARD WATER SPECIFICATIONS AND DETAILS.

33. SEWAGE TO BE COLLECTED INTO AN ONSITE PUMP STATION AND CONVEYED INTO AN EXISTING CENTRAL SEWAGE INFRASTRUCTURE.

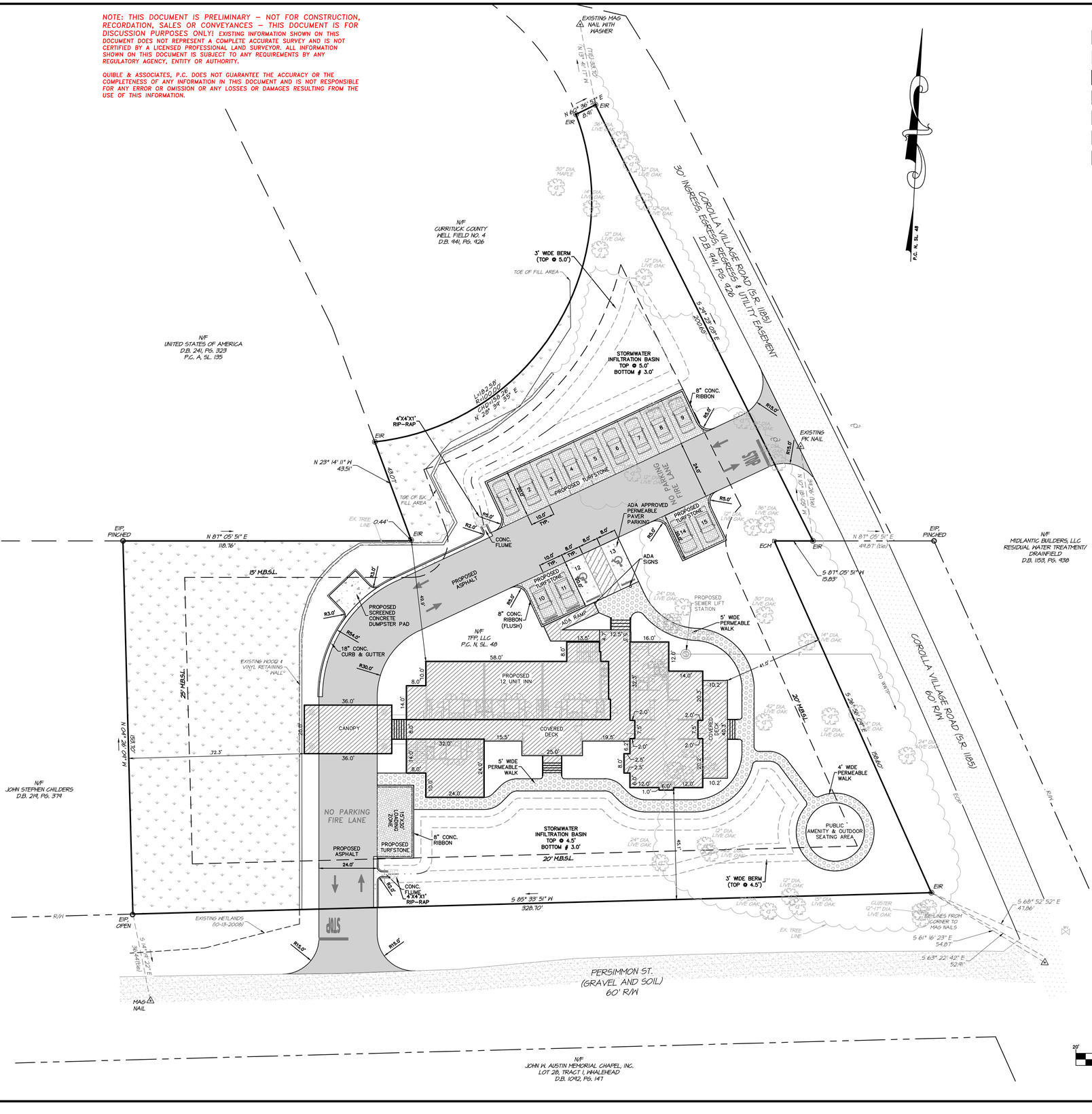
34. PROPOSED WASTEWATER FLOW:
12 UNIT INN WITH COOKING FACILITIES @ 175 GPD/ UNIT = 2,100 GALLONS PER DAY

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LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL & SOIL ROADWAY
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED PERMEABLE PAVERS
- PROPOSED PERMEABLE WALKS
- EX. CONCRETE MONUMENT
- EX. IRON ROD
- EX. DRILL HOLE
- EX. MAG NAIL
- EX. UTILITY POLE
- EX. FIRE HYDRANT



GRAPHIC SCALE
20' 0 10' 20' 40'
(IN FEET)
1 inch = 20 ft.

Know what's **below.** **Call** before you dig.

NOTE:
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ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
NC License#: C-0208
PO Drawer 870, Kitty Hawk, NC 27949
Phone: (252) 491-8147 Fax: (252) 491-8146
E-Mail: admin@quible.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040787 CHRISTOPHER M. SMITH
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CERTIFICATION

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NO.	DATE	REVISIONS

SITE & UTILITY PLAN

COROLLA VILLAGE INN
TFP, LLC - P.C. N, SL. 48

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO.	P08065.5
DESIGNED BY	TAS/OTH
DRAWN BY	TAS
CHECKED BY	CMS
ISSUE DATE	11/07/17

SHEET NO. 2 OF 8 SHEETS

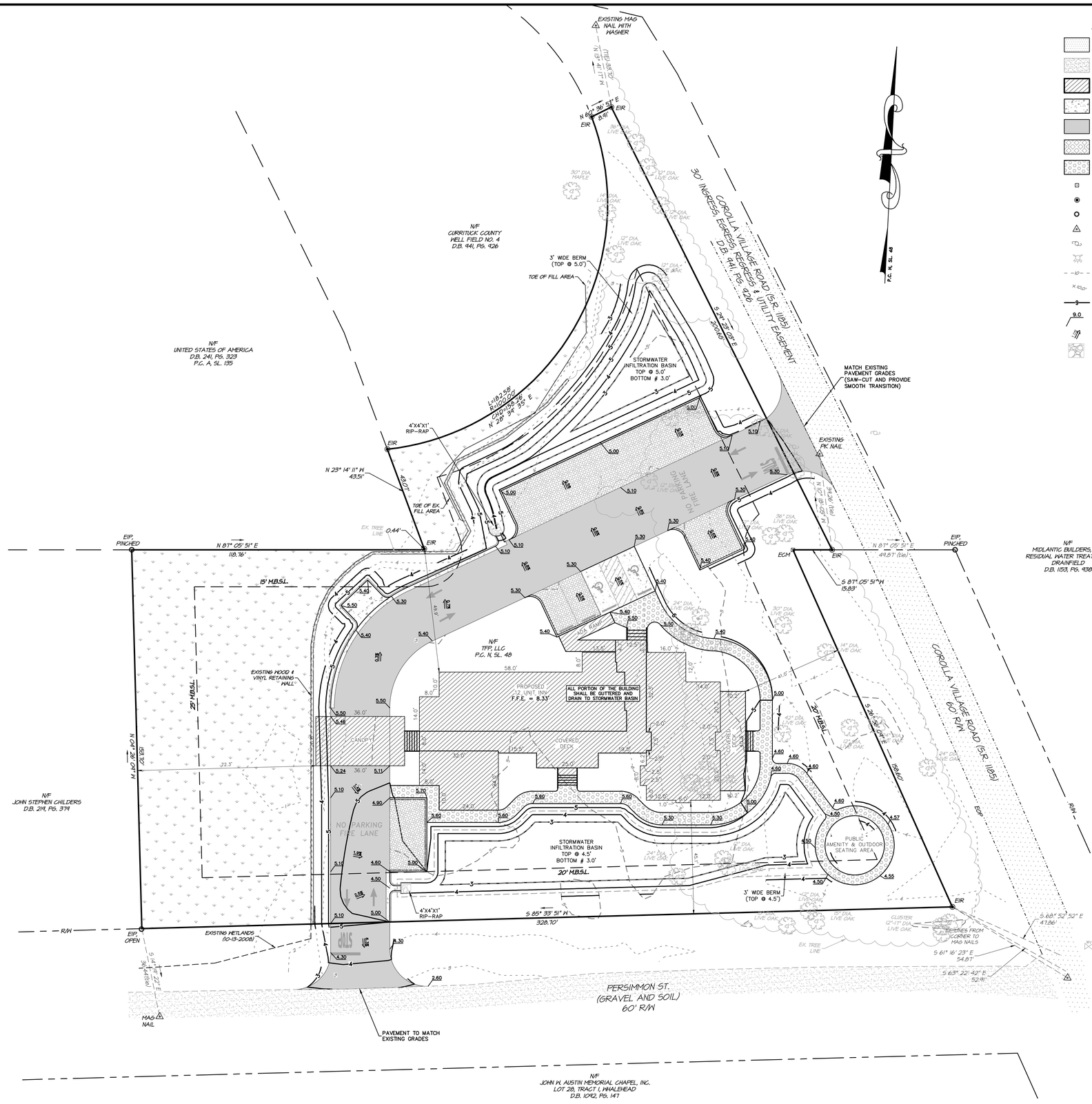
Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

NOTES

1. OWNER/APPLICANT: TWDDY FAMILY PARTNERSHIP, LLC
   PO BOX 369
   COROLLA, NC 27927
2. ENGINEER: QUIBLE & ASSOCIATES, P.C.
   P.O. DRAWER 870
   KITTY HAWK, NC
   TEL: (252) 491-8147
2. PROPERTY INFO: PID: 0114000020A0000
   PIN: 9837-22-0341
3. PROPERTY ADDRESS: 1149 PERSIMMON STREET
4. RECORDED REFERENCE: PC "N", SL. 48
   D.B. 1279, PG. 230
5. ZONE: CONDITIONAL GENERAL BUSINESS (C-GB)
6. PARCEL AREA: 58,496.41 sqft / 1.34 acres
7. PROPERTY IS LOCATED IN NFIP FLOOD AE (5') AND SUBJECT TO CHANGES. BASED ON COMMUNITY CID NO. 370078; PANEL 9937; SUFFIX J. (MAP NUMBER 3720993700J); PANEL EFFECTIVE DATE: 12/18/06
8. BOUNDARY AND INFORMATION BASED ON P.C N, SL. 48.
9. TOPOGRAPHIC INFORMATION BASED ON SURVEYS BY QUIBLE & ASSOCIATES, DATED 4/2016 THROUGH 10-2017. VERTICAL INFORMATION BASED ON NAVD 88.
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17. THIS PLAN SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
18. ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND.
19. HANDICAP PARKING SPACES SHALL NOT EXCEED 2% GRADE.
20. AREAS OF FILL SHALL BE EXCAVATED TO COMPACTED SUBGRADE AND BACKFILLED IN 6" LIFTS.
21. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND PROTECT ALL UNDERGROUND & ABOVE GROUND UTILITIES, EXISTING PAVEMENT SURFACES, EXISTING CULVERTS AND EXISTING PROPERTY MONUMENTS DURING CONSTRUCTION. DISTURBED OR REMOVED PROPERTY MONUMENTS SHALL BE REPLACED BY A NORTH CAROLINA LICENSED PROFESSIONAL LAND SURVEYOR.
22. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS, APPLICABLE CURRITUCK COUNTY CODES AND ORDINANCES, AND NCDEQ DIVISION OF ENERGY, MINERAL AND LAND RESOURCES REGULATIONS.
23. THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE DATA. THE CONTRACTOR SHALL VERIFY ALL DATA IN THE FIELD PRIOR TO CONSTRUCTION TO HIS/HER OWN SATISFACTION. THE CONTRACTOR SHALL PERFORM ANY TEST PIT WORK OR PROVIDE LOCATION SERVICES AS REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES. CONTACT NORTH CAROLINA ONE-CALL AT TELEPHONE NO. 1-800-632-4949, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION TO HAVE UTILITIES MARKED.
24. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
25. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
26. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
27. PROOF ROLL ALL NEW PAVED AREAS. NOTIFY OWNER AND ENGINEER OF ANY UNACCEPTABLE AREAS.
26. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN SPOT ELEVATION GRADES AND MAINTAIN POSITIVE DRAINAGE.
27. REMOVE TREES, GRASSES, SHRUBS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
28. PRIOR TO LAND DISTURBANCE, A STATE APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED.

LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL & SOIL ROADWAY
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED PERMEABLE PAVERS
- PROPOSED PERMEABLE WALKS
- EX. CONCRETE MONUMENT
- EX. IRON ROD
- EX. DRILL HOLE
- EX. MAG NAIL
- EX. UTILITY POLE
- EX. FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- 9.0 PROPOSED SPOT GRADE (TOP OF ASPHALT UNLESS OTHERWISE NOTED)
- PROPOSED FLOW DIRECTION AND SLOPE
- PROPOSED RIP-RAP/GRAVEL



GRAPHIC SCALE
20' 0 10' 20' 40'
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.

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.

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
NC License#: C-0208
PO Drawer 870, Kitty Hawk, NC 27949
Phone: (252) 491-8147 Fax: (252) 491-8146
E-Mail: admin@quible.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036181 CATHERINE M. SCHMITT — CERTIFICATION

COPYRIGHT © 2017
QUIBLE & ASSOCIATES, P.C.
THIS DOCUMENT IS THE PROPERTY OF QUIBLE & ASSOCIATES, P.C. ANY ALTERATION OF THIS DOCUMENT IS PROHIBITED.
IF THIS DOCUMENT IS NOT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER, IT SHALL BE CONSIDERED PRELIMINARY, NOT A CERTIFIED DOCUMENT AND SHALL NOT BE USED FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCE PURPOSES UNLESS OTHERWISE NOTED.

REVISIONS

NO.	DATE

GRADING & DRAINAGE PLAN

COROLLA VILLAGE INN
TFP, LLC - P.C. N, SL. 48

NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH TOWNSHIP

COMMISSION NO. P08065.5
DESIGNED BY TAS/OTH
DRAWN BY TAS
CHECKED BY CMS
ISSUE DATE 11/07/17

SHEET NO. 4 OF 8 SHEETS

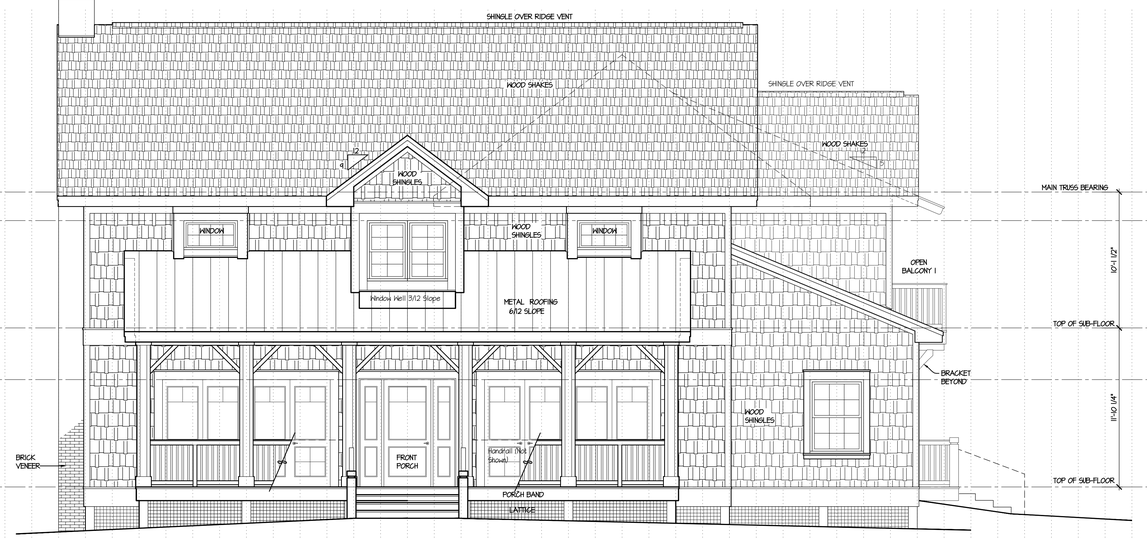
Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

O:\P08065.P\DWG\Drawings\P08065.5 PHASE 1.dwg 11/13/2017 4:39 PM Rbowyer

H1 RESERVED

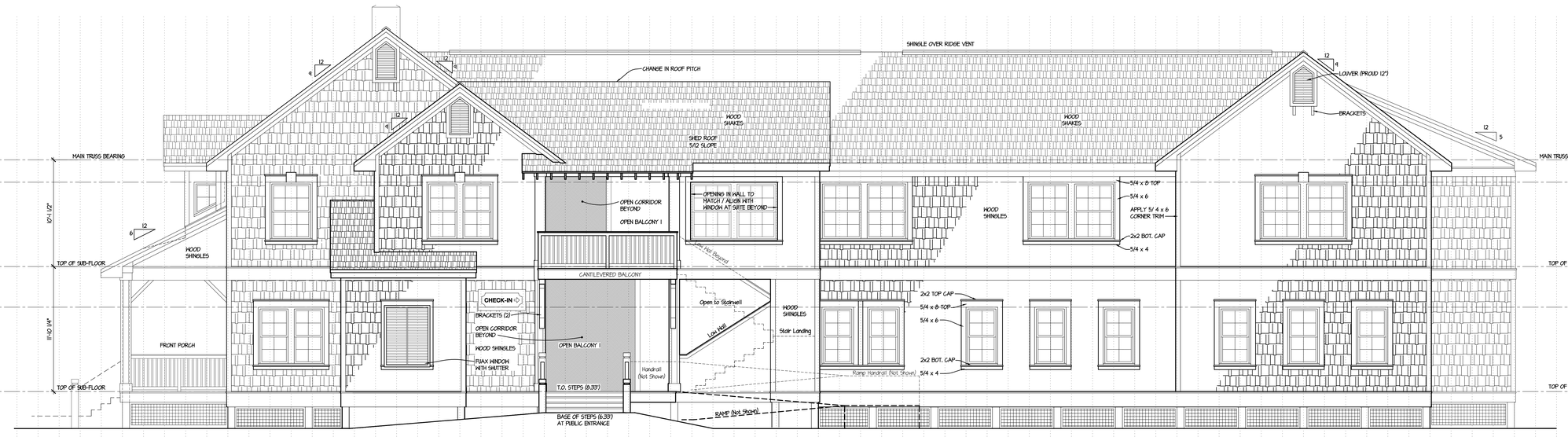
H10 FRONT (EAST) ELEVATION

1/4" = 1'-0"



A1 RIGHT SIDE (NORTH) ELEVATION

1/4" = 1'-0"



PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
6445 N. CROATAN HWY., STE. A KITTY HAWK, NC 27949
PHONE: 252-715-4780 FAX: 252-715-4782

COROLLA VILLAGE INN

Old Corolla Village
Corolla, NC

REVISIONS

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remain in the architect without prejudice. Visual contact with these plans and specifications shall constitute prima face evidence of the acceptance of these restrictions.

COMMUNITY PLANNING & ARCHITECTURAL ASSOCIATES PROFESSIONAL LIMITED LIABILITY COMPANY NORTH CAROLINA DARE COUNTY CERT. NO. 30764

EXTERIOR ELEVATIONS

DATE	11/2/17
DESIGN	RRL
DRAWN	RWW
PROJECT NO.	1826
FILE #	1826A201
SCALE	AS NOTED

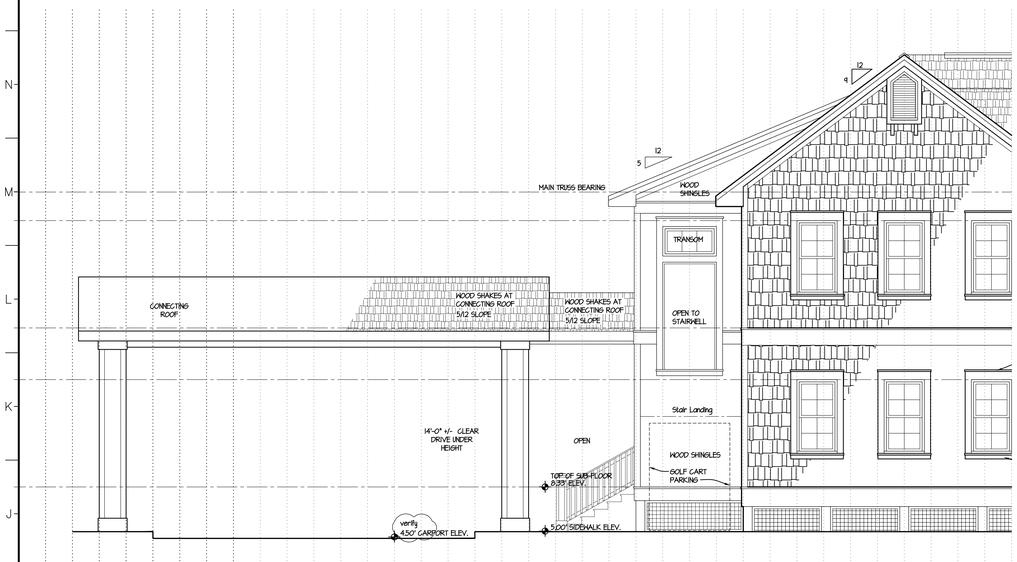
DRAWING NO.

A201

of

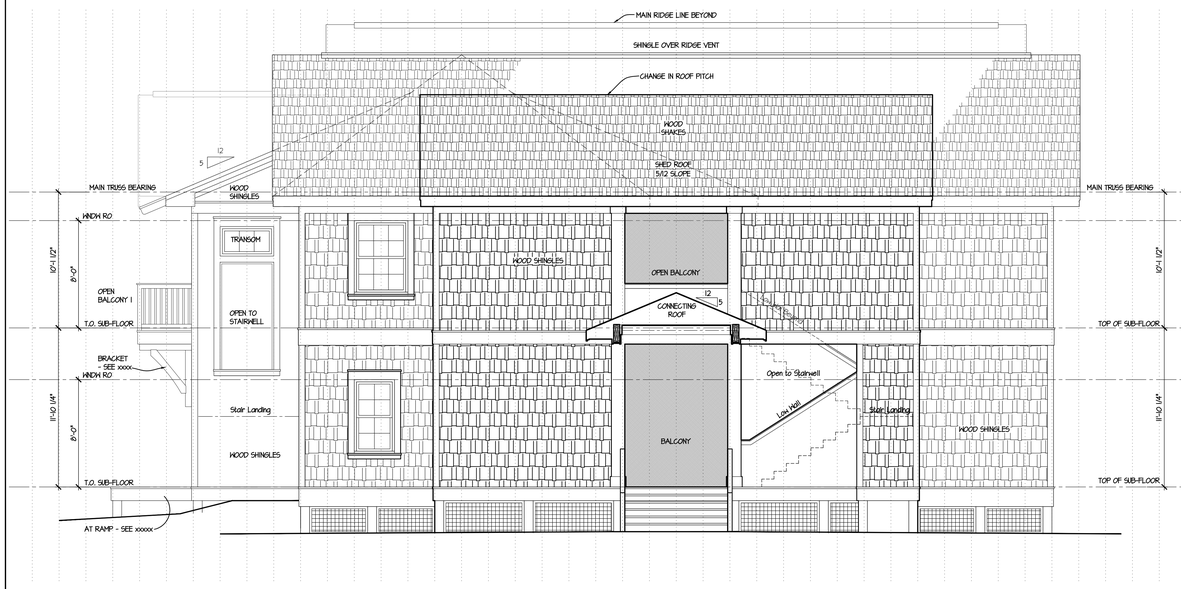
J:\1826DTwaldy\Cad\1826 A201.dwg, 11/2/2017 1:42:58 PM, 11

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)



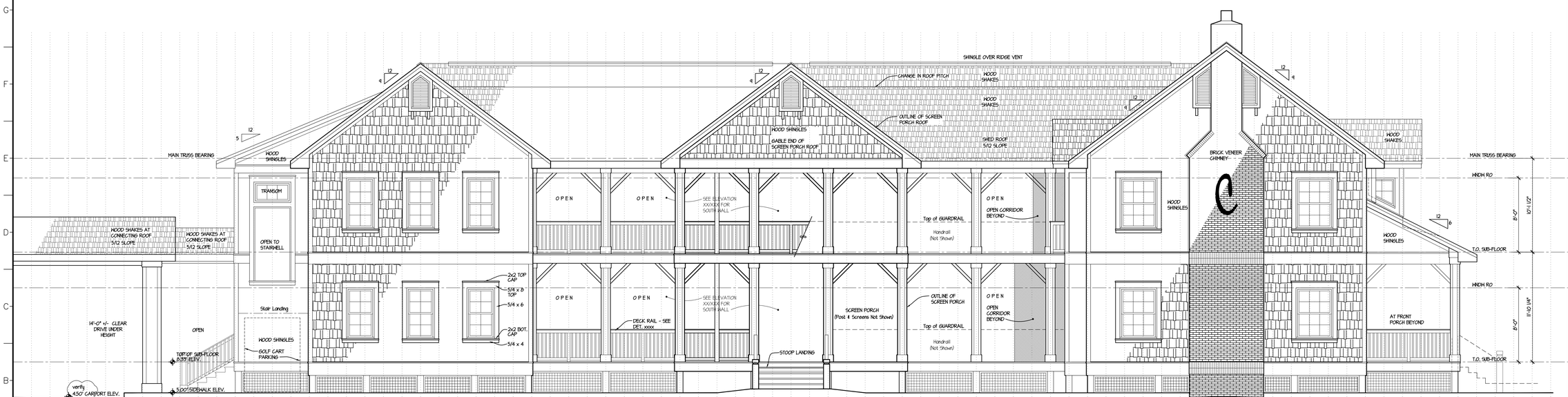
H1 elev — PARTIAL LEFT SIDE (SOUTH) ELEVATION AT DRIVE UNDER

1/4" = 1'-0"



H10 elev — REAR (WEST) ELEVATION

1/4" = 1'-0"



A1 elev — LEFT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

cpaa
PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
6445 N. CROATAN HWY., STE. A KITTY HAWK, NC 27949
PHONE: 252-715-4780 FAX: 252-715-4782

COROLLA VILLAGE INN

Old Corolla Village
Corolla, NC

REVISIONS

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remain in the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CERT. NO. 00764

EXTERIOR ELEVATIONS

DATE	11/2/17
DESIGN	RRL
DRAWN	RWW
PROJECT NO.	1826
FILE #	1826A202
SCALE	AS NOTED

DRAWING NO. A202 of

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

J:\1826\Drawdy\Cad\1826.A202.dwg, 11/2/2017 1:43:36 PM, 1:1









EXHIBIT 3 : Attendance Sign-In Sheet

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible & Associates, P.C.
ENGINEERING • CONSULTING • PLANNING
ENVIRONMENTAL SCIENCES • SURVEYING
Phone: (252) 261-3300
Fax: (252) 261-1260
Web: www.quible.com

Conditional Rezoning
Corolla, Currituck County, North Carolina
Quible & Associates Project No. 08065.5
Community Meeting Sign In: Monday, November 13th, 2017 at 10:00 AM

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	Cathleen Saunders, P.E.	Quible & Associates, P.C.	(252) 491-8147	(252) 491-8146	csaunders@quible.com
2.	Michael Strader, P.E.	Quible & Associates, P.C.	(252) 491-8147	(252) 491-8146	mstrader@quible.com
3.	Barry Cerri	1111 Persimmon	757) 871-6187		bcerri@cox.net
4.	Tony Cerri	" "	" 876-4643		Tcerri@cox.net
5.	Karen Becker	1100 Persimmon	804-720-4201		Starmanwb@aol.com
6.	MG ANDERSON	1150 Persimmon St	804 814 1246		MGANDERSON513@YAH
7.	Heather Twiddy	1125 Croatan Dr TFP	252 202 8580		
8.	RALPH LASATER	CPAA	252-715-4780		klasater@cpaa.net
9.	Victor Mitchell	CPAA	252-715-4780	252-715-4782	Vmitchell@cpaa-usa
10.	Robert S Meybohm	Attend Corolla Chapel	949-400-1082	Same	RSMeybohm@out
11.	Scott Austin	1203 Corolla Village Rd	252 207 2513		
12.	Clark Twiddy	TFP, LLC			
13.	Jennie Turner	Currituck County			
14.					
15.					
16.					
17.					
18.					

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

EXHIBIT 4 : Letters to Property Owners

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

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

November 2, 2017

Norfolk & Carolina Tel. &
Tel. Co. Property Tax Dept
PO Box 12913
Shawnee Mission, KS 66212

Re: Notice of Community Meeting
Conditional Zoning – 1149 Persimmon Street
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that on behalf of Twiddy Family Partnership, LLC, Quible & Associates, P.C. will conduct a community meeting on Monday, November 13th, 2017 at 10:00 a.m. at the Satellite Currituck County office, located at 1123 Ocean Trail Corolla, NC 27927.

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The subject parcel is identified by Parcel ID Number 9937-22-0341. This parcel is adjacent to the intersection of Persimmon Street and Corolla Village Road in Currituck County.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the development may be obtained by contacting Cathleen Saunders, P.E. or Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at csaunders@quible.com.

Sincerely,

Quible & Associates, P.C.
Cathleen Saunders, P.E.

cc: TFP, LLC

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

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

November 2, 2017

John W Austin
Memorial Chapel Inc
PO Box 64
Corolla, NC 27927

Re: Notice of Community Meeting
Conditional Zoning – 1149 Persimmon Street
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,

Quible & Associates, P.C.
Cathleen Saunders, P.E.

cc: TFP, LLC

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

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

November 2, 2017

Anderson, Stewart C
Anderson, Marigrace F
12301 Bienvenue Rd
Rockville, VA 23146

Re: Notice of Community Meeting
Conditional Zoning – 1149 Persimmon Street
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.
Cathleen Saunders, P.E.

cc: TFP, LLC

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.

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SINCE 1959

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

November 2, 2017

Austin, Scott W Etux Catherine
Austin, Jerry S Etux Sandra
110 Captain Hobbs Ct
Kitty Hawk, NC 27949

Re: Notice of Community Meeting
Conditional Zoning – 1149 Persimmon Street
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,

Quible & Associates, P.C.
Cathleen Saunders, P.E.

cc: TFP, LLC

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.

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SINCE 1959

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

November 2, 2017

Midlantic Builders LLC
PO Box 2138
Norfolk, Va 23501

Re: Notice of Community Meeting
Conditional Zoning – 1149 Persimmon Street
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,

Quible & Associates, P.C.
Cathleen Saunders, P.E.

cc: TFP, LLC

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.
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SINCE 1959

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

November 2, 2017

Childers, John Stephen
1375 Waterlily Rd
Coinjock, NC 27923

Re: Notice of Community Meeting
Conditional Zoning – 1149 Persimmon Street
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,

Quible & Associates, P.C.
Cathleen Saunders, P.E.

cc: TFP, LLC

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

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

November 2, 2017

United States Of America
PO Box 39
Knotts Island, NC 27950

Re: Notice of Community Meeting
Conditional Zoning – 1149 Persimmon Street
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,

Quible & Associates, P.C.
Cathleen Saunders, P.E.

cc: TFP, LLC

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

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

November 2, 2017

Currituck County
PO Box 9
Currituck, NC 27929

Re: Notice of Community Meeting
Conditional Zoning – 1149 Persimmon Street
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.
Cathleen Saunders, P.E.

cc: TFP, LLC

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)

EXHIBIT 5 : Photos of Meeting

Attachment: 7 Community Meeting Summary (PB 13-29 TFP, LLC)





Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 2072)

Agenda Item Title

PB 16-17 SB&K Investments LLC:

Brief Description of Agenda Item:

Amended Conditional Rezoning (C-MXR) for 4.01 acres located on Moyock Landing Drive adjacent to the assisted living facility to the east, PIN 0009-000-029T-0000. The request is for a redesign of the multi-family development by deleting the detached garages, adding attached garages for each unit, and reorienting the buildings and infrastructure.

Board Action Requested

Action

Person Submitting Agenda Item

Tammy Glave,

Presenter of Agenda Item

Tammy Glave

STAFF REPORT
PB 16-17 SB&K INVESTMENTS LLC
PLANNING BOARD
JANUARY 9, 2017

APPLICATION SUMMARY

Property Owner: Hugh S Miller IV 111 Currituck Commercial Drive Moyock NC 27958	**Applicant:** SB&K Investments LLC 111 Currituck Commercial Drive Moyock NC 27958
Case Number: PB 16-17	**Application Type:** Amended Conditional Rezoning
Parcel Identification Number: 0009000029T0000	**Existing Use:** Vacant
Land Use Plan Classification: Full Service **Moyock SAP:** Full Service	**Parcel Size (Acres):** 4.01
Zoning History: RA20 (1975); A (1989);	**Plan Request:** 16 Unit Townhome Development with 1 accessory dwelling unit
Current Zoning: C-MXR (2017)	**Proposed Zoning:** C-MXR (Amended)
Community Meeting: January 2, 2018	

SURROUNDING PARCELS

	Land Use	Zoning
North	Vacant	C-SFM
South	Single Family Dwellings	GB
East	Assisted Living Facility	GB
West	Vacant	GB

STAFF ANALYSIS

This 4.01 acre parcel is located on Moyock Landing Drive, adjacent to the Currituck House assisted living facility to the east and the Rail Road right-of-way to the west. The parcel was rezoned to Conditional-MXR on February 6, 2017 (See Attached Order.) The original conditional rezoning was approved for a 16 unit townhome development, 1 accessory dwelling unit, and 12 detached garages. The new request incorporates the garages into the townhomes and eliminates the 12 detached garages. It also reorients the buildings and infrastructure on the property. The applicant has made this request in order to reduce the amount of impervious lot coverage for the project. Once the applicant proceeded with the engineering phase of the project, it was discovered that a High Density State Stormwater Permit would be required because of the proposed lot coverage (34%). The new proposal reduces lot coverage to 23.5% thus allowing for a more manageable and easier to maintain Low Density State Stormwater Permit.

Attachment: Sam Miller A-CZ Staff Report (PB 16-17 SB&K Investments, LLC)

It should be noted that although the side of two of the buildings will be oriented towards Moyock Landing Drive with this plan, the developer is proposing to add architectural features similar to traditional front façade of buildings such as windows and enhanced landscaping (see attached elevations). Staff is requesting the addition of covered, wrap-around porches for the two end units fronting the street as previously proposed by the applicant.

The amended Conditional-Mixed Residential (C-MXR) district request is reasonable because the district accommodates a wide variety of residential uses at moderate densities, including multi-family dwellings. The district is intended to provide much needed moderate cost housing for county residents within well-designed neighborhoods. The multi-family project is subject to appropriate community forms, compatibility, and design standards to ensure a well-designed neighborhood. This multi-family development will serve as a transition between General Business (GB) development along Caratoke Highway and the assisted living facility and neighborhood (Shingle Landing) to the east.

After amended conditional zoning approval, the development will proceed with site plan and subdivision approval. Each individual unit will be on its own lot similar to a condominium form of ownership. The developer plans to retain ownership of the units at this time with the option to sale in the future if the market dictates.

The policy emphasis of the 2006 Land Use Plan for Moyock is on properly managing the increased urban level of growth that this area is experiencing. Residential development densities should be medium to high (up to four units per acre) based on the availability of county services such as water, sewer, schools, etc. County water and sewer are available for this project and the other levels of service are appropriate.

RECOMMENDATIONS

TECHNICAL REVIEW COMMITTEE

The Technical Review Committee recommends approval of the amended conditional rezoning as presented.

CONSISTENCY STATEMENT

The amended conditional zoning request is consistent with the 2006 Land Use Plan because:

- County water and sewer are available to the site and this use will help grow these systems. (Policy ES1)
- 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 amended conditional rezoning request is consistent with the Moyock Small Area Plan because:

- There will be a sidewalk connection to the assisted living facility, park, and subdivision to the east. (TR2)
- Infrastructure and service needs of the community are met. (IS2)
- Impervious lot coverage is reduced and stormwater is properly managed. (IS4)
- It is compatible with a rural atmosphere, transitional areas, and a small town, main street feel. (CC1)

The amended request is reasonable and in the public interest because:

Attachment: Sam Miller A-CZ Staff Report (PB 16-17 SB&K Investments, LLC)

- It creates a new residential use type, multi-family, at an appropriate density for the area where county water and sewer are available.
- It provides a moderate cost housing opportunity for county residents within a well-design neighborhood.

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. The development shall be completed strictly in accordance with the conceptual development plan submitted to and approved by the Board of Commissioners.
2. The development will consist of a 16 unit townhome development (with attached garages), one detached garage/storage unit, and one detached accessory dwelling unit.
3. That covered, wrap-around porches be added to the end units with sides fronting the street to further enhance the front façade appearance from the street.
4. That the architectural rendering of the townhomes be incorporated into this approval and units constructed accordingly.

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

Attachment: Sam Miller A-CZ Staff Report (PB 16-17 SB&K Investments, LLC)



PB 16-17 E.T. Hyman Surveying
Conditional Rezoning
Aerial Photography

0 250 500 1,000 Feet

Currituck County
Planning and
Community Development



PB 16-17 SB&K Investments LLC
Amended Zoning Map Amendment
Zoning Classification

0 250 500 1,000 Feet

Currituck County
Planning and
Community Development

Attachment: Sam Miller A-CZ Staff Report (PB 16-17 SB&K Investments, LLC)



PB 16-17 E.T. Hyman Surveying
Conditional Rezoning
Land Use Plan Classification

0 250 500 1,000 Feet

Currituck County
Planning and
Community Development



PB 16-17 E.T. Hyman Surveying
Conditional Rezoning
Moyock SAP Classification

0 250 500 1,000 Feet

Currituck County
Planning and
Community Development

Attachment: Sam Miller A-CZ Staff Report (PB 16-17 SB&K Investments, LLC)

PB 16-17
E.T. Hyman Surveying (Sam Miller)

Amendment to the Official Zoning Map

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina:

Item 1: The Official Zoning Map is hereby amended by rezoning 4.01 acres from General Business (GB) to Conditional-Mixed Residential (C-MXR) district for property located on Moyock Landing Drive, adjoining Currituck House assisted living facility to the east, Tax Map 9, Parcel 29T, Moyock Township.

Item 2: The zoning map amendment for this property is consistent with the 2006 Land Use Plan because:

- County water and sewer are available to the site and this use will help grow these systems. (Policy ES1)
- 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:

- There will be a sidewalk connection to the assisted living facility, park, and subdivision to the east. (TR2)
- Infrastructure and service needs of the community are met. (IS2)
- Stormwater is properly managed. (IS4)
- It is compatible with a rural atmosphere, transitional areas, and a small town, main street feel. (CC1)

The request is reasonable and in the public interest because:

- It creates a new residential use type, multi-family, at an appropriate density for the area.
- It provides a moderate cost housing opportunity for county residents within a well-design neighborhood.

Item 3: This property shall be subject to the standards applicable to the general use zoning district, as modified by the conditions of approval. These standards and the following modifying conditions are binding on the land as an amendment to the Unified Development Ordinance and the Official Zoning Map:

1. Development shall be completed strictly in accordance with the conceptual development plans submitted to and approved by the Board of Commissioners, a copy of which is filed in the office of the Planning and Community Development Department.
2. The development will consist of a 16 unit townhome development with 1 accessory dwelling unit and 12 detached garages.
3. The architectural rendering of the townhomes be incorporated into this approval and units constructed accordingly.

Item 4: 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.

Attachment: Sam Miller A-CZ Staff Report (PB 16-17 SB&K Investments, LLC)

Item 5: This zoning map amendment shall be in effect from and after the 6th day of February, 2017.

IN WITNESS WHEREOF, the County has caused this zoning map amendment to be approved in its name.

ATTEST:

Clerk to the Board (Seal)

2.14.17
Date

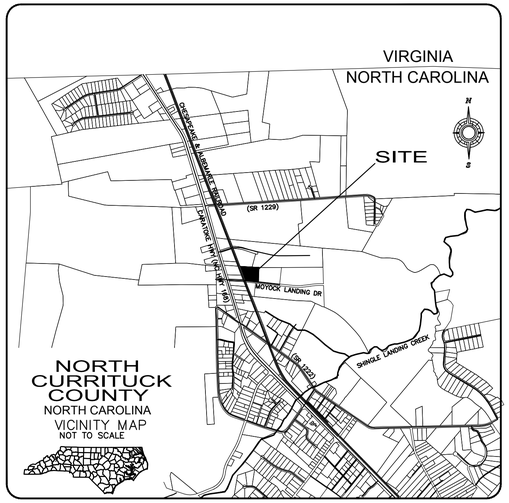
Chairman
Board of Commissioners

(NOT VALID UNTIL FULLY EXECUTED)

Attachment: Sam Miller A-CZ Staff Report (PB 16-17 SB&K Investments, LLC)

CONCEPTUAL DEVELOPMENT PLAN FOR
S B & K INVESTMENT, LLC

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



CONCEPTUAL DEVELOPMENT NOTES

1. APPLICANT: SB&K INVESTMENTS, LLC
   C/O SAM MILLER, MANAGING MEMBER
   111 CURRITUCK COMMERCIAL DR. SUITE B
   MOYOCK, NC 27958

2. OWNER: H. SAM MILLER, IV
   111 CURRITUCK COMMERCIAL DR. SUITE B
   MOYOCK, NC 27958

3. PROPERTY DATA:
   PIN: 0009-000-029T-0000
   REFERENCE: P.C. L, SL. 51; DB 1386, PG 284
   CURRENT ZONING: CONDITIONAL MIXED RESIDENTIAL (C-MXR)
   FLOOD ZONE: SITE IS LOCATED IN FLOOD ZONES AE (EL5.4) AND SHADED X PER F.I.R.M. PANEL NUMBER 3721802200J, 12-16-2005, CURRITUCK COUNTY, NC
   ADDRESS: MOYOCK LANDING ROAD, MOYOCK, NC 27958
   EXISTING USE: VACANT

4. CONCEPTUAL DEVELOPMENT DATA:
   THIS EXHIBIT INTENDS TO SUPPORT A REQUEST TO AMEND CONDITIONS OF THE PROPERTY'S EXISTING C-MXR ZONING AS THEY RELATE TO PROPOSED MODIFICATIONS TO THE PREVIOUSLY APPROVED CONCEPTUAL DEVELOPMENT PLAN FOR A RESIDENTIAL MULTI-FAMILY DEVELOPMENT.
   A. UNIT DENSITY DATA:
      ALLOWABLE DENSITY:
      MAX GROSS DENSITY, FULL SERVICE AREA, MULT-FAMILY: 3 DU/AC (TABLE 3.4.6.D)
      + SUSTAINABLE INCENTIVE DENSITY BONUS OF 1 DU/AC (TABLE 5.13.A)
      EQUALS A TOTAL OF 4 DU/AC.
      TOTAL SITE AREA: 4.01 ACRES
      MAX ALLOWABLE UNITS: 4.01 AC. * 4 DU/AC = 16 DWELLING UNITS
      PROPOSED DENSITY-
      (2) 4-UNIT ONE STORY BUILDINGS
      (2) 4-UNIT TWO STORY BUILDINGS
      (1) ACCESSORY UNIT
      EQUATES TO (16) TOTAL RESIDENTIAL MULTI-FAMILY UNITS + (1) ACCESSORY UNIT
   B. SUSTAINABLE DEVELOPMENT PRACTICES: (5.13)
      SCHEDULE A - 2 REQUIRED
      1. INCLUSION OF RAIN WATER RECAPTURE AND REUSE DEVICES SUCH AS CISTERNS
      2. USE OF CENTRAL AIR CONDITIONS THAT ENERGY STAR QUALIFIED
      SCHEDULE B - 4 REQUIRED
      1. INCLUSION OF SHADE FEATURES TO SHADE ALL WINDOWS AND DOORS ON THE SOUTHERN BUILDING FACADE.
      2. USE OF XERISCAPE LANDSCAPING TECHNIQUES WITHOUT IRRIGATION
      3. PROVISION OF ON-SITE TRANSIT FACILITIES SUCH AS A BUS SHELTER
      4. PROVISION OF AT LEAST ONE ENCLOSED RECYCLING STATION PER BUILDING
   C. BUILDING DATA:
      MAXIMUM BUILDING HEIGHT: 35'
      MINIMUM UNIT SIZE: 800 SF
      MAXIMUM UNIT SIZE: 1,600 SF
      MINIMUM SPACING BETWEEN BUILDINGS: 20' OR ISO NEEDED FIRE FLOW REQUIREMENTS, WHICHEVER IS GREATER
      BUILDING SETBACKS: AS SHOWN, INCLUDING RECORDED EASEMENTS.
   D. SITE COVERAGE DATA:
      LOT AREA: 174,817 SF+/- (4.01 AC.)
      PROPOSED COVERAGES:

(2) 1-STORY BUILDINGS W/ PORCHES:	9,472 SF±
(2) 2-STORY BUILDINGS W/ PORCHES:	7,824 SF±
STORAGE BUILDING:	240 SF±
ACCESSORY BUILDING:	400 SF±
PARKING AND DRIVES:	20,814 SF±
SIDEWALKS:	1,856 SF±
DUMPSTER & MAIL/BUS SHELTER:	422 SF±
TOTAL:	41,028 SF±
PERCENT COVERAGE:	23.5%

   E. PARKING DATA:
      MINIMUM PARKING REQUIRED:
      1.8 SPACES/DWELLING UNIT = 29 SAPCES
      PARKING PROVIDED:
      EXTERIOR PARKING SPACES = 45
      GARAGE PARKING SPACES = 16
      TOTAL = 61

5. ADDITIONAL CONDITIONS:
   - C-MXR ZONING CONDITIONS AS ADOPTED
   - MULTI-FAMILY AND TOWNHOUSE USE-SPECIFIC STANDARDS (4.2.2.5)
   - MULTI-FAMILY DESIGN STANDARDS (5.7)
   - COMMUNITY COMPATIBILITY STANDARDS (5.10)
   - UNITS ARE INTENDED TO BE SOLD AS INDIVIDUAL TOWNHOMES
   - STORMWATER MANAGEMENT, LANDSCAPING, SCREENING, BUFFERING, LIGHTING, FIRE PROTECTION, ETC.
   - SITE SHALL CONTAIN A COMMUNITY MAILBOX AS APPROVED BY US POSTAL SERVICE
   - CONNECTION TO EXISTING COUNTY WATER AND SEWER SYSTEMS.
   - SUBJECT TO OBTAINING STORMWATER MANAGEMENT PERMIT & EROSION CONTROL PLAN APPROVAL FROM NCDEQ

6. EXISTING SITE BOUNDARY AND CONDITIONS HAVE NOT BEEN CONFIRMED BY A PHYSICAL SURVEY PERFORMED BY BISSELL PROFESSIONAL GROUP AND SHALL BE CONSIDERED APPROXIMATE. THIS PLAN IS FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

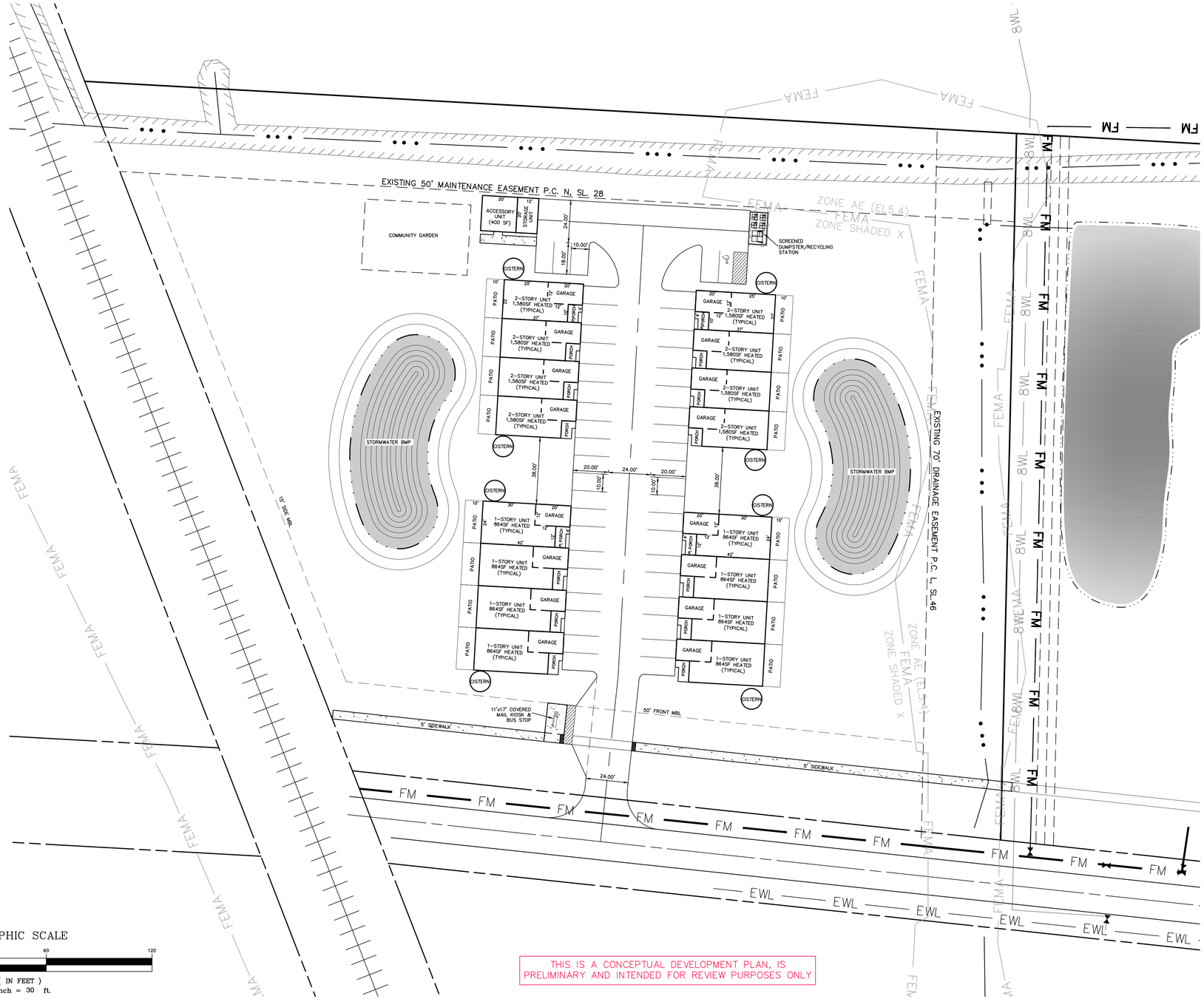
LEGEND

- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- ADJOINING PROPERTY
- EASEMENT LINE (AS NOTED)
- FEMA FLOOD ZONE (AS NOTED)
- EXISTING DITCH CENTERLINE (W/ FLOW DIR.)
- EXISTING RAILROAD TRACK
- EWL EWL EWL — EXISTING WATER MAIN (APPROX)
- FM FM FM — EXISTING SEWER FORCE MAIN (APPROX)
- EXISTING CULVERT PIPE

GRAPHIC SCALE

60 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



THIS IS A CONCEPTUAL DEVELOPMENT PLAN, IS PRELIMINARY AND INTENDED FOR REVIEW PURPOSES ONLY

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
Firm License # C-1269
3351 Virginia Dare Trail Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760
Engineers, Planners, Surveyors and Environmental Specialists

MULTI-FAMILY
CONDITIONAL ZONING EXHIBIT

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC. COPYRIGHT 2005

PROJECT: SB & K INVESTMENTS, LLC
MOYOCK CURRITUCK NORTH CAROLINA
CONCEPTUAL DEVELOPMENT PLAN

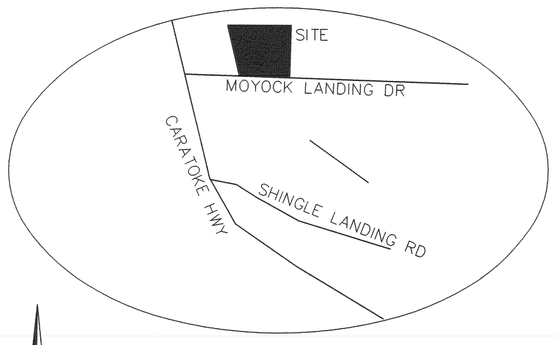
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-1-17	BCAD PER CLIENT COMMENTS	DMK
2	11-21-17	BCAD PER CLIENT	DMK

PRELIMINARY DO NOT USE FOR CONSTRUCTION

DATE: 10-27-17	SCALE: 1"=30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: MSB
SHEET: 1 OF 1	
CAD FILE: 449800B2	
PROJECT NO: 4498	

Attachment: 11-21-17 Conceptual Development Plan (PB 16-17 SB&K Investments, LLC)



VICINITY MAP

NTS



CURRITUCK COUNTY
PLANNING AND INSPECTIONS
-Site Plan Review-
Permit Number:_____

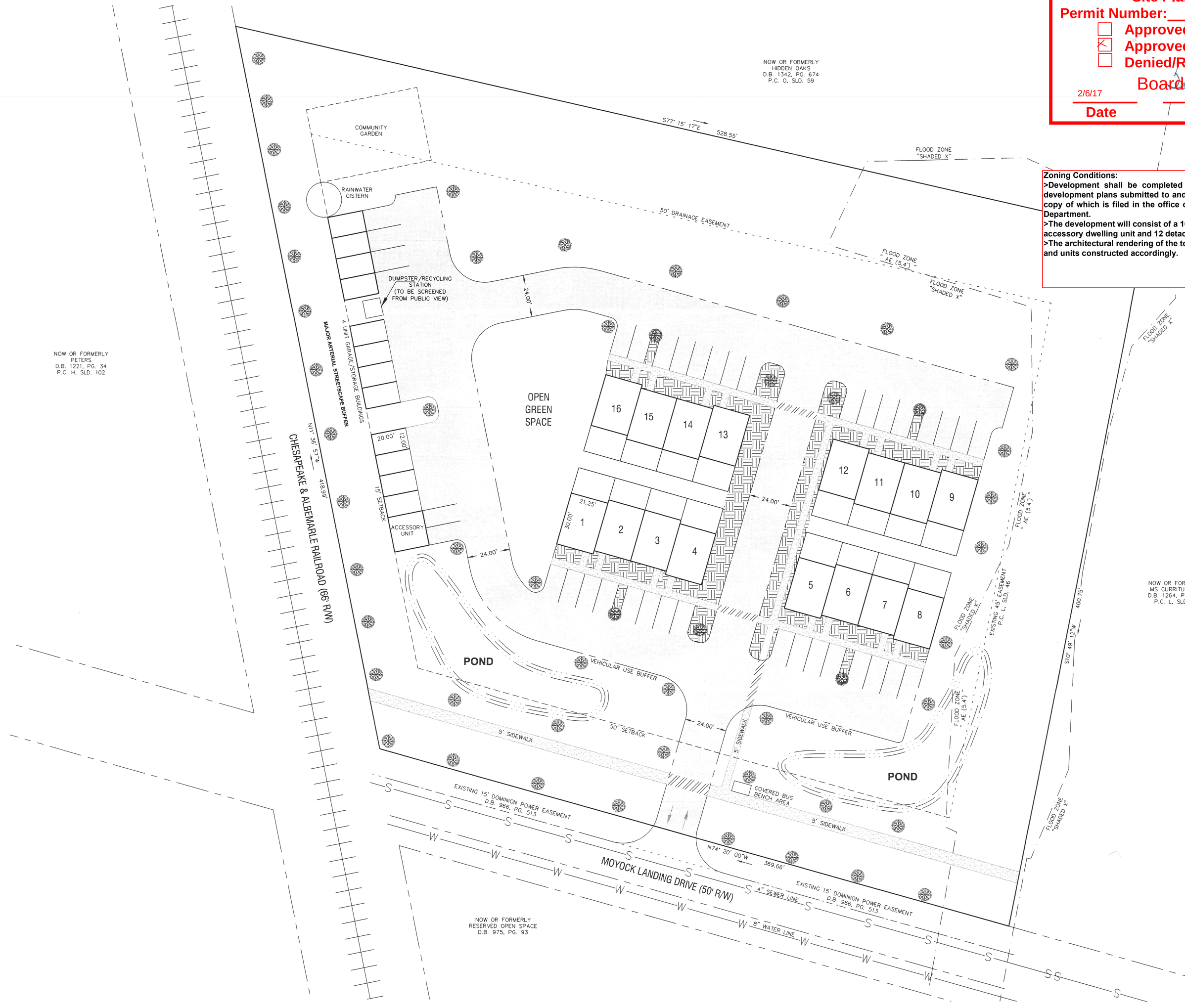
- ☐ Approved As Is
- ☒ Approved As Noted
- ☐ Denied/Resubmit

Board of Commissioners

2/6/17 — Date

Planning

Zoning Conditions:
>Development shall be completed strictly in accordance with the conceptual development plans submitted to and approved by the Board of Commissioners, a copy of which is filed in the office of the Planning and Community Development Department.
>The development will consist of a 16 unit townhome development with 1 accessory dwelling unit and 12 detached garages.
>The architectural rendering of the townhomes be incorporated into this approval and units constructed accordingly.



NOTE: THIS IS A CONCEPTUAL LAYOUT FOR REZONING. FINAL LAYOUT MAY HAVE MINOR CHANGES TO ADDRESS FINAL DRAINAGE AND DESIGN.

SITE DATA

1) CONTRACT PURCHASER: SB & K INVESTMENTS
C/O SAM MILLER
111 CURRITUCK COMMERCIAL DRIVE, SUITE B
MOYOCK, NC 27958

2) TOTAL SITE ACREAGE: 4.01 AC
3) PROPERTY PIN: 0009-000-029T-000
4) REFERENCE: P.C. L, SLD. 51
D.B. 629, PG. 84
5) CURRENTLY ZONED: GB
6) CURRENT USE: AGRICULTURE
7) PROPOSED ZONING: C-MXR
8) TOTAL UNITS ALLOWED: 16
MAXIMUM DENSITY IN FULL SERVICE AREA = 4 PER ACRE WITH DENSITY BONUS
9) TOTAL UNITS PROPOSED: 16 + 1 ACCESSORY UNIT

10) MAXIMUM BUILDING HEIGHT: 35 FEET
11) PROPOSED BUILDING HEIGHT: ±30 FEET

12) MINIMUM OPEN SPACE REQUIRED: 30%
13) MAXIMUM IMPERVIOUS AREA ALLOWED: 40%
14) OPEN SPACE PROPOSED: ±66%
15) IMPERVIOUS AREA PROPOSED: ±34%
NEW BUILDINGS: ±13,717 SQ. FT.
PARKING/DRIVE: ±35,150 SQ. FT.
SIDEWALKS: ±5,320 SQ.FT.

16) BUILDING UNIT SIZE
MINUMUM: 800 SQ. FT
MAXIMUM: 1000 SQ. FT

17) PARKING REQUIRED: 29
18) PARKING PROVIDED: 32

19) SUSTAINABLE DEVELOPMENT PRACTICES WILL BE UTILIZED FOR THIS DEVELOPMENT. THE DETAILS OF THESE PRACTICES ARE LISTED BELOW. THE OWNER WILL ADHERE TO SECTION 5.13 OF THE UDO.

SCHEDULE A:
1) INCLUSION OF RAIN WATER RECAPTURE AND REUSE DEVICES SUCH AS CISTERNS OR RAIN FILTER.
2) USE OF ENERGY STAR AIR CONDITIONERS.

SCHEDULE B:
1) USE OF XERISCAPE LANDSCAPE DESIGN.
2) USE OF (1) RECYCLING STATION PER BUILDING.
3) DESIGNATION OF "PARK AND RIDE" SPACES OR A BUS BENCH AND COVER.
4) CONFIGURATION OF EAST-WEST WITH +1.5 LENGTH TO DEPTH RATIO.

20) LANDSCAPING SHALL BE AS REQUIRED BY SECTION 5.2 OF CURRITUCK COUNTY'S UDO.

21) THESE UNITS ARE INTENDED TO BE SOLD AS INDIVIDUAL TOWNHOMES.

22) DRIVE ISLES AND STREETS WILL MEET DOT CONSTRUCTION STANDARDS.

23) THE PROPERTY IS LOCATED IN FLOOD ZONE "SHADED X" AND "AE(5.4')", AS SHOWN ON FLOOD MAP PANEL 3721802200J, DATED DECEMBER 16, 2016.

24) THE SITE, VEHICULAR USE, AND MAJOR ARTERIAL STREET SCAPE WILL MEET THE REQUIREMENTS OF THE CURRITUCK COUNTY UDO.

25) LIGHTS TO BE USED WILL MEET ALL REQUIREMENTS IN SECTION 5.4 OF THE CURRITUCK COUNTY UDO.

PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, MAXIMUM ILLUMINATION LEVELS AT GROUND LEVEL/PROPERTY LINE MUST NOT EXCEED 1 FOOTCANDLE.

26) STORMWATER DESIGN SHALL MEET THE REQUIREMENTS OF SECTION 7.3 OF THE CURRITUCK COUNTY UDO.

27) SITE PLAN WILL MEET FIRE HYDRANT REQUIREMENTS.

28) SITE SHALL CONTAIN 1 COMMUNITY MAILBOX FOR POSTAL SERVICES.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

LEGEND

- EXISTING CORNER
- PEDESTRIAN CROSSWALK
- DRIVE ISLE
- SIDEWALK
- XERISCAPE LANDSCAPE
- PROPERTY LINE
- PROPERTY EXTENSION
- RIGHT OF WAY LINE
- FEMA FLOOD ZONE LINE
- EASEMENT (AS NOTED)

A.E.T. HYMAN SURVEYING, PC
133 US Hwy 158 West, Suite E
Camden, NC 27921 License C-4161
(252) 338-2913 - (252) 338-5552 Fax

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-2890 EDWARD T.H. HYMAN III

12/21/16

CONCEPTUAL REZONING EXHIBIT FROM GB TO MXR
FOR
SB & K INVESTMENTS, LLC.
MOYOCK TOWNSHIP
CURRITUCK COUNTY, NORTH CAROLINA
BEING THE PROPERTY DESCRIBED IN D.B. 629, PG. 84 AND SHOWN IN P.C. N, SLD. 28
JULY 26, 2016

REVISIONS: 12/21/2016
TRC COMMENTS PER 9/7/2016

1

DRAWING #: 16-585
DRAWN: EITH
CHECKED: EITH
APPROVED: EITH
DATE: 07/26/16
FIELD BOOK: N/A
SCALE: 1" = 30'
PROJECT #: 16-585

Attachment: Approved Conceptual Site Plan (original) (PB 16-17 SB&K Investments, LLC)

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

MEMORANDUM

To: Sam Miller, SB & K Investments
Mark Bissell, Bissell Professional Group

From: Tammy Glave, CZO
Senior Planner

Date: December 14, 2017

Re: SB & K Investments, Amended Conditional Zoning (C-MXR)

The following comments have been received for the December 20, 2017 Technical Review Committee meeting. Modifications of the request must be submitted by December 22, 2017 in order to remain on the January 9th, 2018 Planning Board agenda. TRC comments are valid for six months from the date of the TRC meeting.

Planning, (Tammy Glave, 252-232-6025)
Approved with comments:
1. Please provide building elevations for all sides of the building.
2. Will all of the units be on one lot or are you going to go through the subdivision process to create a lot for each unit once the rezoning is approved?
3. Please identify open space location and the percentage provided. (UDO Section 3.4.6)
4. Note 5, Additional Conditions, says "C-MXR conditions as adopted." The conditions for the amended approval (1-3 on your application) must be called out on the plat.
5. The community meeting must be held prior to the January 9th Planning Board meeting.

Currituck County Building Inspections (Bill Newns, 252-232-6023)
Reviewed with comments:
1. Must meet accessibility and building code requirements as needed.

Currituck County Code Enforcement (Stacey Smith, 252-232-6027)
Reviewed without comment.

Currituck County Engineer (Eric Weatherly 252-232-6035)
Approved without comment.

Currituck County Fire Marshal (James Mims, 252-232-6641)
Reviewed without comment.

Currituck County GIS (Harry Lee, 252-232-4039)
Reviewed with comment:
1. Addresses will be assigned by GIS when the site plan is submitted. Building elevations may be needed at that time.

Attachment: Sam Miller CMXR TRC Comments 12-20-17 (PB 16-17 SB&K Investments, LLC)

Currituck County Parks and Recreation (Jason Weeks, 252-232-3007)
Reviewed without comment.

Currituck County Soil and Water (Will Creef, 252-232-3360)
Reviewed without comment.

Currituck County Public Utilities (Yama Jones, 252-232-6061)
Reviewed without comment.

Albemarle Regional Health Services (Joe Hobbs, 252-232-6603)
Reviewed with comment:

1. PLEASE CONSULT WITH KEVIN CARVER AT 252-232-6603 CONCERNING PROPOSED METHOD OF WASTEWATER TREATMENT AND DISPOSAL FOR THIS PROPOSED DEVELOPMENT.

NC Office of State Archeology (Mary Beth Fitts, 919-807-6554)
Reviewed with comment:

1. There are no previously recorded archaeological sites noted in the project area. An archaeological survey is not recommended.

NC Department of Transportation (Randy Midgett, 252-331-4737)
Reviewed without comment.

NC Division of Coastal Management (Charlan Owens, 252-264-3901)
Reviewed without comment.

US Postal Service, Local 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 revised plans.
- 1- 8.5”x11” copy of all revised plans.
- 1- PDF digital copy of all revised or new documents and plans.

Attachment: Sam Miller CMXR TRC Comments 12-20-17 (PB 16-17 SB&K Investments, LLC)













Conditional Rezoning
Application

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

Contact Information

APPLICANT:
Name: SB&K Investments, LLC
Address: 111 Currituck Commercial Drive
Moyock, NC 27958
Telephone: (252) 435-6402
E-Mail Address: smiller@laurelwoodsestates.com

PROPERTY OWNER:
Name: Hugh S. Miller, IV
Address: 111 Currituck Commercial Drive
Moyock, NC 27958
Telephone: (252) 435-6402
E-Mail Address: smiller@laurelwoodsestates.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Related Entity

Property Information

Physical Street Address: Moyock Landing Drive
Location: Moyock, NC
Parcel Identification Number(s): 0009000029T0000
Total Parcel(s) Acreage: 4.01
Existing Land Use of Property: Vacant

Request

Current Zoning of Property: C-MXR
Proposed Zoning District: C-MXR (Amended)

Community Meeting

Date Meeting Held: _____
Meeting Location: _____

Attachment: Conditional Rezoning Application (PB 16-17 SB&K Investments, LLC)

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):

16 unit townhome development with one detached garage/storage unit & one detached accessory dwelling unit.

Proposed Zoning Condition(s):

1. Development shall be completed strictly in accordance with the conceptual development plans submitted to and approved by the Board of Commissioners, a copy of which is filed in the office of the Planning and Community Development Department.
2. The development will consist of a 16-unit townhome development (with attached garages), one detached garage/storage unit and one detached accessory dwelling unit.
3. The architectural rendering of the townhomes be incorporated into this approval and units constructed accordingly.

An application has been duly filed requesting that the property involved with this application be rezoned from: C-MXR to: C-MXR (Amended)

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) _____ 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.

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