



CURRITUCK COUNTY NORTH CAROLINA

January 10, 2017
Minutes – Regular Meeting of the Planning Board

WORK SESSION

A work session was held prior to the regular meeting.

CALL TO ORDER

Chairman Cooper called the meeting to order.

Attendee Name	Title	Status	Arrived
John Cooper	Chairman	Present	
Carol Bell	Vice Chairman	Absent	
Robert (Bobby) Bell	Board Member	Present	
Clay Cartwright	Board Member	Absent	
Mike Cason	Board Member	Absent	
Steven Craddock	Board Member	Present	
John McColley	Board Member	Present	
Jane Overstreet	Board Member	Absent	
Fred Whiteman	Board Member	Present	

Ben Woody, Planning Director, Tammy Glave, Senior Planner and Cheri Elliott, Clerk to the Board were also present.

A) Pledge of Allegiance & Moment of Silence

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

B) Announce Quorum Being Met

Chairman Cooper announced a quorum has been met with five members present.

C) Approval of Agenda

Chairman Cooper asked if there were any changes to the agenda tonight. Tammy Glave requested New Business, Item C) PB 16-24 Blue Water Development Corporation moved to the next Planning Board Meeting on February 14, 2017. Steven Craddock requested Item E) Election of Officers for Chairman and Vice-Chairman moved to New Business, Item D. Bobby Bell moved to approve the agenda as amended. Fred Whiteman seconded the motion and motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	John Cooper, Chairman, Robert (Bobby) Bell, Board Member, Steven Craddock, Board Member, John McColley, Board Member, Fred Whiteman, Board Member

D) Ask for Disqualifications

Chairman Cooper asked if any board member had a conflict of interest with respect to any matters coming before the board tonight. None.

APPROVAL OF MINUTES FOR NOVEMBER 8, 2016

Mr. Bell moved to approve the minutes for November 8, 2016 as presented. Mr. McColley seconded the motion and motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	John Cooper, Chairman, Robert (Bobby) Bell, Board Member, Steven Craddock, Board Member, John McColley, Board Member, Fred Whiteman, Board Member

OLD BUSINESS

None.

NEW BUSINESS

Mr. Craddock asked Chairman Cooper and Mr. Bell to stand and come forward.

Mr. Craddock, on behalf of the remaining Planning Board members, presented Recognition of Appreciation plaque to Mr. Bell in appreciation of his two terms of service from January 1, 2012 until December 31, 2016.

Mr. Craddock, on behalf of the remaining Planning Board members, presented a Recognition of Appreciation plaque to Chairman Cooper in appreciation of his service from January 1, 2012 until December 31, 2016, of which, the last two years were served as Planning Board Chairman. Mr. Craddock also presented Chairman Cooper with a basket from the Currituck Tourism department in appreciation of his service at chairman.

A. PB 16-17 E.T. Hyman Conditional Rezoning: Request for conditional rezoning of 4.01 acres from GB (General Business) to C-MXR (Conditional-Mixed Residential) on Moyock Landing Drive adjoining Currituck House assisted living facility to the east, Tax Map 9, Parcel 29T, Moyock Township.

Tammy Glave presented the staff report with the recommendation from the Technical Review Committee (TRC) for approval of the conditional rezoning subject to the conditions set by the TRC. The request for the rezoning of 4.01 acre parcel 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 is required from GB (General Business) to C-MXR (Conditional-Mixed Residential) for the construction of a 16 unit town- home development, 1 accessory structure, and 12 detached garages. There is also a proposed county park approximately three-tenths of a mile east of this development and the development will be connected to the park via a series of sidewalks. The request is reasonable because the C-MXR (Conditional-Mixed Residential) district has a wide variety of residential use types at moderate densities, including multi-family dwellings. This will also provide the much needed

moderate cost housing for county residents within well-designed neighborhoods. Also, the policy emphasis of the 2006 Land Use Plan for Moyock is on properly managing the increased urban level growth this area is experiencing, residential densities should be medium to high based on the availability of county services of water, sewer, schools, etc. County water and sewage are available for this project. The conditions set by the TRC are summarized as Open space set-asides with active recreation features for at least 35 percent of the open space, the 5 ft side walks must connect to the 6.5 ft sidewalk to the east, detailed landscaping plan for approval, storm water design meets requirements of Section 7.3 of the UDO, develop your hydraulic model and design standards for the county sewage, fire hydrants required and the Needed Fire Flow cannot be greater than what is available at this location.

Eddie Hyman appeared before the board. Mr. Hyman said the C-MXR zoning was needed to fit into the community and to have a good transition from Shingle Landing into the community.

Fred Whitman asked for the price point for the townhouses. Mr. Hyman said the 1,000 to 1,200 square feet homes will rent for \$1,000 per month.

Steven Craddock stated this request will not have a negative effect. Multifamily uses are a positive for our county and this will not be a problem with Section 8 since a different client are looking for this.

Mr. Craddock made a motion to approve the request since it will be a positive to the public and it is not contrary to the Land Use Plan. Mr. Whiteman seconded the motion and the motion carried unanimously.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 2/6/2017 6:00 PM
AYES:	John Cooper, Chairman, Robert (Bobby) Bell, Board Member, Steven Craddock, Board Member, John McColley, Board Member, Fred Whiteman, Board Member	

B. PB 16-26 Currituck Waterfront Business Park - LUPA Full Service:

Ben Woody presented the staff report. Mr. Woody said it is not a common occurrence for an amendment to the Land Use Plan; it has only happened twice in his tenure. Aggregate will be moved via barge through the Intrecoastal waterway. The State will have to authorize if approved then the request will move to Industrial Zoning in the future. The lands are Conservation, Limited Service, and Full Service. The Land Suitability Map shows the east side of the highway is suitable and the west side is not suitable. The Flood Zone is AE6, but will change to AE4 with the new maps at the end of this year. The west side is wetlands and has a better soil quality. The main concerns are being visible from the bridge and the traffic. The staff recommends approval with Full Service being suitable for the east side. On the west side, planning staff thinks this is appropriate as Conservation since it is wetlands. The site will need a buffer and site design to preserve the area.

Gregory Conn appeared before the board. He stated this property was used in the same similar manner 80 years ago. This is our only deep water access and a buffer will hide the business from the Waterlily side.

Chairman Cooper asked what a normal business day would be. Mr. Conn said 200' x 35' barge will bring in the aggregate and a material handler will move the aggregate. The material handler is quiet and will minimize the dust. Also, the traffic will not be an issue due to the location off of the highway.

Chairman Cooper asked if the aggregate would be stockpiled and type of aggregate. Mr. Conn said it would be stockpiled and the aggregate would be mainly rock.

Mr. Whiteman asked if it would be a problem to delay the business two or three months and Mr. Conn said it would not be a problem.

Mr. Craddock said the Steering Committee is helping in creating the next Land Use Plan and we have recognized the under use of the Intrecoastal Waterway in Currituck. A delay of your request may help you since this area may become Full Service when the new Land Use Plan is approved.

Peter Thompson appeared before the board. He has been working with Mr. Conn on his request. Mr. Thompson said they did not have a lot of people in opposition to their proposal. They had sent out notices for a community meeting, held six months ago, to a two mile radius of the project to conclude this.

Mr. Craddock said there were only four people that showed up to the community meeting and this is not a good sampling of how the community feels.

Mr. Thompson said the four people were in opposition, but said he feels more people would have showed up to voice their opinion if they were in opposition.

Mr. Whiteman agreed it would be better to wait a few months so this does not interfere with the Land Use Plan being changed.

Chairman Cooper also agreed it would be better to wait for the new Land Use Plan and then move forward if needed since the Land Use Plan may be changing the zoning in this area and this would be one less step for the applicant.

Mr. Woody asked Mr. Conn if this was only going to be a temporary business to supply aggregate for the Mid Currituck Bridge or a permanent business. Mr. Conn said this would be a permanent business that is needed at this location since it is the only deep water access.

Discussion was held on the presentation that would be needed for the Board of Commissioners' Meeting; which would include having visual presentations, financial numbers.

Mr. Woody recommended the applicant table their request if wanting to wait on the new Land Use Plan. Mr. Conn said he would like to table his request.

Mr. Whiteman made a motion to table the request and Mr. Bell seconded and motion carried unanimously.

RESULT:	TABLED [UNANIMOUS]
AYES:	John Cooper, Chairman, Robert (Bobby) Bell, Board Member, Steven Craddock, Board Member, John McColley, Board Member, Fred Whiteman, Board Member

C. PB 16-24 Blue Water Development Corp.

Moved to next Planning Board Meeting on February 14, 2017.

RESULT:	CONTINUED WITH NO VOTE	Next: 2/14/2017 7:00 PM
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D) Election of Officers - Chairman and Vice-Chairman**Motion**

Mr. Whiteman nominated Carol Bell as Planning Board Chairman. Mr. Craddock seconded the motion and motion carried unanimously.

Mr. Cooper nominated Fred Whitman as Planning Board Vice Chairman. Mr. Bell seconded the motion and motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	John Cooper, Chairman, Robert (Bobby) Bell, Board Member, Steven Craddock, Board Member, John McColley, Board Member, Fred Whiteman, Board Member

ANNOUNCEMENTS

Mr. Craddock read the Resolution of Appreciation plaque that will be presented to Clay Cartwright for his two terms serving the Planning Board from January 1, 2012 until December 31, 2016.

Mr. McColley asked about the status of the Mid Currituck Bridge. Mr. Woody said it is a funded project for 2019.

Mr. Bell said he appreciated the privilege of serving on the Planning Board. Mr. Cooper said he feels the same and believes the Planning Board has improved within the last five years.

ADJOURNMENT**E. Motion to Adjourn**

Mr. Bell motioned to adjourn the meeting. Mr. Craddock seconded the motion and the motion carried unanimously at 8:25 pm.

RESULT:	APPROVED [UNANIMOUS]
AYES:	John Cooper, Chairman, Robert (Bobby) Bell, Board Member, Steven Craddock, Board Member, John McColley, Board Member, Fred Whiteman, Board Member