

Pine Island Commercial Community Meeting

November 12, 2025

**Scheduled Time/Place: 3:00pm, Pine Island
Lodge**

A community meeting was held for the proposed Pine Island Commercial Development at the Pine Island Lodge.

The following persons were in attendance:

Community residents (refer to attached sign-in sheet)

**Also: Millicent Ott and Jo Hood representing
Currituck County
Brantley Tillman and Kate Brown
representing the Developer
Rolf Blizzard representing the land owner
Mark Bissell representing the engineering firm**

The meeting started a few minutes after 3:00pm and lasted until about 4:00pm.

Mark Bissell presented an overview of the S.U.P proposal, including:

- A review of the approval process.
- The history of the property.
- The context of the site within the surrounding area.
- Specifics of the development proposal, including site plan details and preliminary building design.

A number of questions were asked and comment and responses to the questions are outlined below

Comments from the Community	How Addressed
What will be the height and material of the proposed fence?	That will be determined with final design.
Is there capacity in the Pine Island WWTP?	Yes, there is sufficient capacity.
Can a walkway be run to the residential neighborhood?	We can run a walkway up to NC12, but someone else would need to extend it further.
Would like to see a fence adjacent to Audubon property.	We will consider that.
Concerned about lighting impacts.	All lighting will be full cut-off and a photometric plan will be developed to assure there is no light spillage.
What will the timing be?	The goal is to have the store open by the end of 2026.
How many contractor service units will be there?	Probably 7, but that is still under design.

Will they be sold or leased?	They will be leased.
How much frontage do you have on NC 12?	About 750'.

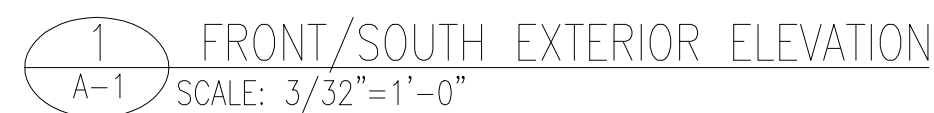
The meeting attendees were generally supportive of the proposal.

Conclusion:

The meeting was adjourned at about 4:00pm. A few residents stayed for additional discussions.

Community Meeting Sign-In
Pine Island Commercial
November 12, 2025, @3:00PM

NAME	ADDRESS	TELEPHONE	E-MAIL
Mark Bissell	PO 1068 Kitty Hawk	252-261-3266	mark@bissellprofessionalgroup.com
Kate Brown	1004 Wake Forest Rd ^{Rd 1} ^{NC 27987}	919-872-5702	Kate@Commprop.net
Ross & Stacy McNitt	400 Deep Neck Rd ^{Corolla, NC}	937-581-9970	STACY @ PSS-1.COM MCNITT @ PSS-1.COM
Jeff Shields	Pine Island	252-207-5627	jeff@seaside-management.com
Matt Hennes	PO Box 422 Corolla NC ²⁷⁹²⁷	252-202-3866	matt@corollapq.com
Brenda Giragosian	393 Deep Neck	703-328-4169	bgiragosian@aol.com
CRAIG ATWATER	528 Historic Loop	610-283-2518	atwater@temple.edu
Robbie Fearn	339 Audubon Dr	252-256-2825	robert.fearn@audubon.org
Millicent OH	County		
Jovita Hood	County		
ROGER S. MACKAY	458 NORTH COVE RD ^{COROLLA}	301-750-4555	ROGERSMACKAY45@GMAIL.COM
ROGER CRAFT	442 Myrine	412-389-6030	ndene@commprop.net



- Christopher Patrick**
Architect

4517 KNIGHTSBRIDGE WAY, RALEIGH NC, 27604
(919) 665-1490

FOOD LION
STORE NO. P-####
NC HIGHWAY 12
POPULAR BRANCH TOWNSHIP, NORTH CAROLINA

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

No.	Revision	Date
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A	Elevations for Review	11/6/20
No.	Issued	Date
Pine Island A-1_A Exterior Elevations.dwg		GSD
File Name:	Drawn By	

FOOD LION AND SHOPS

NC Highway 12
Popular Branch Township, North Carolina

Sheet Title

EXTERIOR ELEVATIONS

Project No.
25000

Revision	Drawing No.
A	A-1

October 30, 2025

RE: Community Meeting to discuss Site Plan for the Pine Island Commercial Tract

Dear Community Members,

The purpose of this letter is to bring you some news about a new plan for the approximately 10-acre commercial tract owned by Turnpike Properties, located on Ocean Trail at the north end of Pine Island P.U.D., Tax Parcel No. 0127-000-003M-0000.

This property has previously obtained a Use Permit for 7.45 Acres of Commercial Development, and we are now in the process of preparing a site plan for that development.

We are planning to have a community meeting on Wednesday, November 12, 2025 at 3:00 PM at the Pine Island Lodge, 345 Audubon Drive, Corolla, NC and would like to invite you to join us for a presentation.

The purpose of this meeting is to present an overview of the plan, along with its potential benefits to the community, and to obtain community feedback while we are still in the planning stages for this development. Your inquiries, concerns, and ideas are important for us to hear and we will make an effort to incorporate them into the plan for this development.

Please mark the date and time on your calendar and join us. We look forward to this opportunity to hear from you and to get your input on how we can make his development one that we are all proud to be a part of.

Respectfully,
BISSELL PROFESSIONAL GROUP

Mark S. Bissell, P.E.

Cc: Currituck Planning and Inspections Department

Conceptual Stormwater Management Narrative

Pine Island Commercial

Corolla, NC

November 13, 2025

General

The Pine Island Commercial project is a proposed commercial development to be located on a +/- 10 acre parcel located on the west side of NC12, immediately south of Old Stoney Road and immediately north of the Pine Island Corolla Fire & Rescue. Within the project, a grocery store and office / contractor services buildings are proposed and are the subject of Currituck County's SUP process. This Narrative is intended for submission as a part of that SUP process and it will address the preliminary stormwater plan for the entire development.

Summary of Existing Conditions

The subject property is currently undeveloped (wooded) with no discernable stormwater management infrastructure. The land is relatively flat and per the NRCS Soils Report, the soils in this area consist primarily of fine sand. If adequate depth to the seasonal high water table (SHWT) is available, these soil conditions lend themselves to the installation of stormwater infiltration systems. There is no discernable existing stormwater infrastructure on the site and due to the existing soils conditions, ground cover, and topography, there will be very little runoff from the site except in larger stormwater events. In very large rainfall events, runoff from the site is spread to the adjoining NC 12 R/W drainage system to the east as well as into the open woods of the Pine Island Audubon Preserve to the west.

Summary of Proposed Conditions

As noted above, the existing site conditions infiltrate the bulk of the runoff from smaller rainfall events and the proposed development will enhance this infiltration condition and honor the existing drainage patterns, thereby complying with Currituck County's Stormwater Management Ordinance. The drainage design will also meet the requirements of the NCDEQ SCM Manual via a tiered infiltration approach.

To meet NCDEQ Stormwater Management requirements, the first 1.5 inches of runoff from the developed site will be captured and infiltrated via dry infiltration systems. We anticipate that this requirement will be met within the Built-Up Area (BUA) and immediately adjacent to the BUA via a series of permeable pavement storage & infiltration beds as well as adjacent dry infiltration swales and basins built adjacent to the parking areas in areas where the geometry of the site allows. All rainfall events up to 1.5 inches of rainfall, representing approximately 95% of the rainfall events in this area, will be captured and infiltrated in their entirety within this dry system.

For larger rainfall events, and to meet Currituck County peak flow reduction requirements, three infiltrating wet ponds will be utilized (shown on the plan on the east end and west end of the project). The combined storage of these wet ponds and the "upstream" dry infiltration systems will ensure that the peak runoff from the developed area in the post-construction 5-yr, 24 hr rainfall event does not exceed the pre-construction runoff from the 2-yr, 24 hr rainfall event for the pre-construction wooded site. This complies with the Currituck County Stormwater Ordinance requirements.

Engineering Design

Once the Preliminary plat is approved, the Engineer will model runoff from the pre-construction wooded site under a 2-yr, 24 hr rainfall event and that will establish target flows for the proposed design for the 5-yr, 24 hr rainfall post-construction condition. The dry and wet infiltration systems will then be designed & sized to meet the joint goals of complying with NCDEQ requirements (1.5 inch rainfall captured and treated in the dry infiltration system) and the Currituck County requirement of peak flow reduction. The entire proposed drainage network will be modeled to establish 2-yr, 5-yr, and 10-yr peak flows and Hydraulic Grade Lines (HGL's) which will guide the sizing of drainage infrastructure and the setting of infrastructure and building elevations. This design will then be presented to Currituck County for review as is customary in the Construction Plans phase of the approval process.



November 10, 2025

Brantley Tillman, CCIM
Commercial Properties, Inc.
1004 Wake Forest Road
Raleigh, NC 27604
Phone: (919) 872-5702
Email: Brantley@commprop.net

Reference: Pine Island Commercial – Corolla, North Carolina

Subject: Traffic Impact Statement

Dear Mr. Tillman:

RFK Engineers PLLC (RFK) has evaluated the proposed land use for the 9.13-acre site located on NC 12 in Corolla (Currituck County), North Carolina. According to the proposed development plan (attached), the proposed site is to consist of two (2) office/contractor services buildings totaling 16,538 square feet and a 41,973 square foot grocery store with access provided via a full movement connection on NC 12. This letter summarizes the trip generation for the proposed development as well as the perceived impact to NC 12.

Trip Generation

Average weekday daily as well as AM and PM peak hour site trips were calculated utilizing methodology contained within the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Traffic was generated utilizing equations for the peak hour of adjacent street traffic based on the square footage as the independent variable for the ITE land use Office Building (ITE Code 710) and rates for the peak hour of the generator based on the square footage as the independent variable for the ITE land use Supermarket (ITE Code 850). Refer to Table 1 for a summary of the trip generation results.

Table 1: Trip Generation Summary

ITE Land Use (Code)	Independent Variable	Average Daily Traffic (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Office Building (710)	16,538 square feet	242	31	4	6	31
Supermarket (850)	41,973 square feet	3,938	148	137	197	189
Subtotal		4,180	179	141	203	220
Pass-By Trips ¹			-	-	46	46
Primary (New) Trips			179	141	157	174

1. Pass-By Rate for Supermarket: PM Peak Hour Only – 24%

The development is expected to generate 4,180 total daily trips (half entering and half exiting), with 320 trips (179 entering and 141 exiting) occurring during the AM peak hour and 423 trips (203 entering and 220 exiting) during the PM peak hour. However, not all trips are expected to be new trips.

Pass-by trips are intermediate stops on the way from an origin to a primary destination. Pass-by trips are attracted from traffic passing the site on an adjacent street, when the adjacent street provides direct access to the generator. An example of a pass-by trip is a stop at the proposed grocery store by a vehicle on the way home from work. Pass-by trips do not add to the overall traffic volumes on the adjacent roadways but do add to the turning traffic at the site's access. With adjustments made to account for pass-by trips, the proposed development is expected to generate 320 primary (new) trips (179 entering and 141 exiting) during the AM peak hour and 331 primary trips (157 entering and 174 exiting) during the PM peak hour.

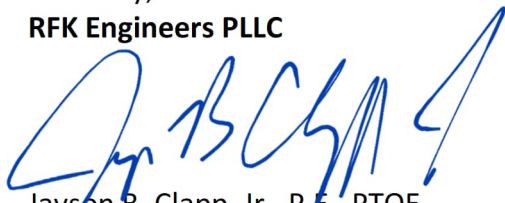
Conclusion

According to the North Carolina Department of Transportation (NCDOT) Annual Average Daily Traffic (AADT) data for the year 2025, NC 12 carries 6,806 vehicles per day (vpd) north of the site and 7,180 vpd south of the site. Based on these traffic volumes, there should be sufficient capacity to accommodate the additional traffic generated by the proposed development. In closing, the main access located on NC 12 is anticipated to operate at acceptable levels of services during the weekday AM and PM peak hours with left and right turn lanes provided on NC 12 that are expected to be warranted at this intersection.

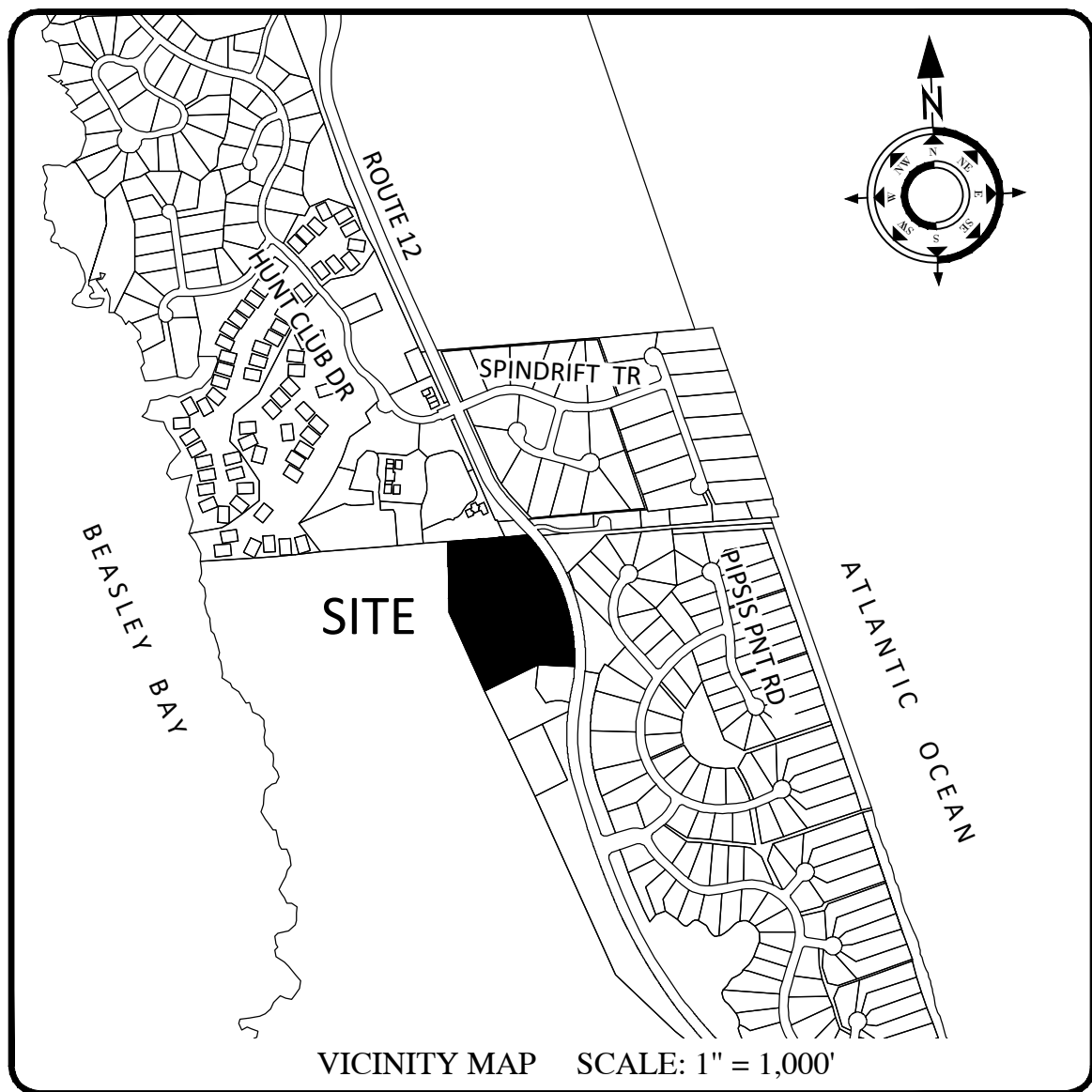
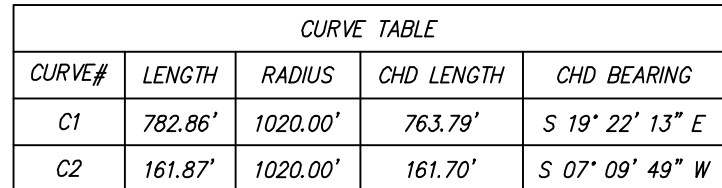
If you should have any questions regarding this correspondence, please contact me via email (jclapp@rfkengineers.com) or at (336) 202-0629.

Sincerely,

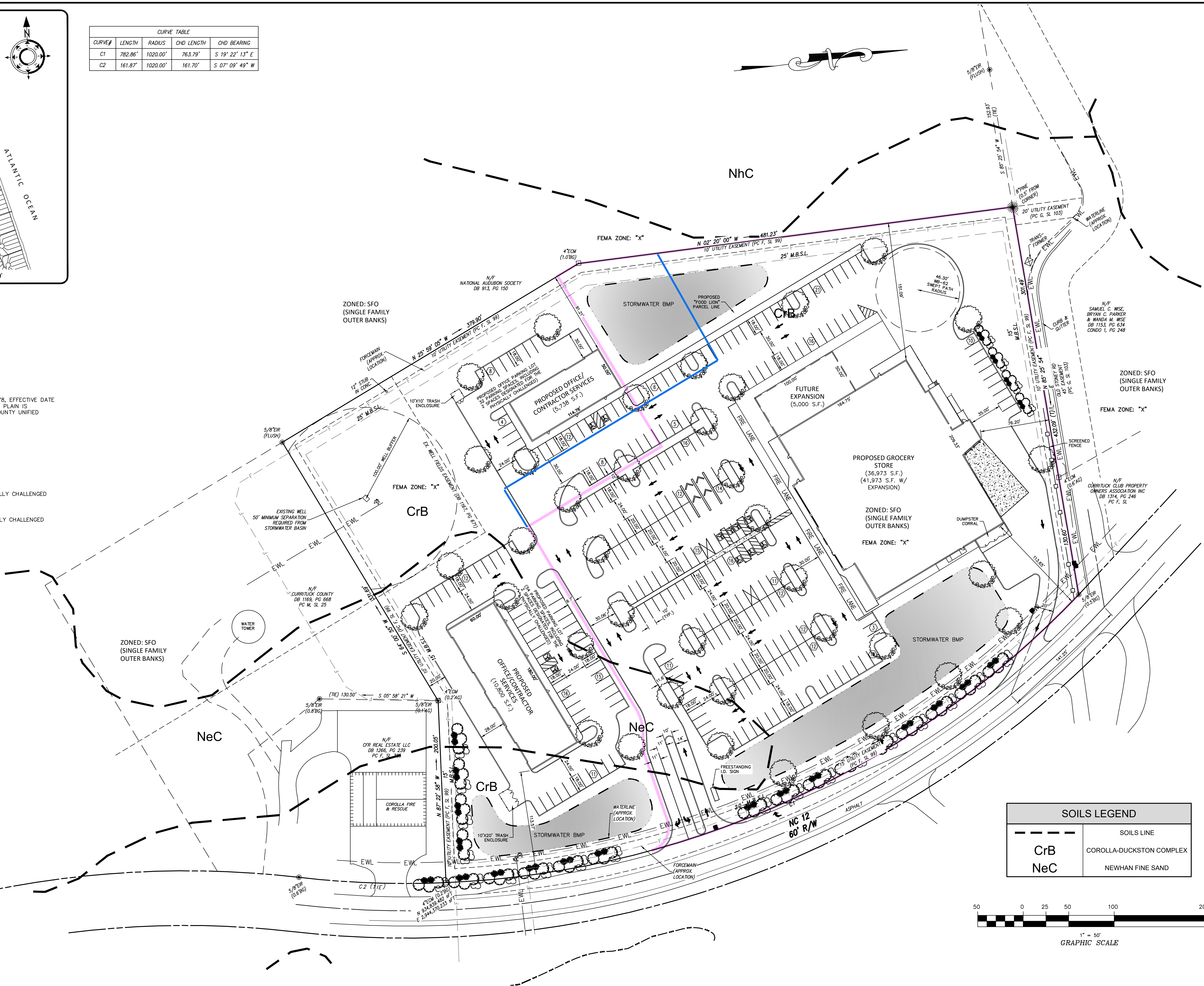
RFK Engineers PLLC



Jayson B. Clapp, Jr., P.E., PTOE
Principal



- GENERAL NOTES:**
1. APPLICANT: COMMERCIAL PROPERTIES, INC.
1004 WAKE FOREST ROAD
RALEIGH, NC 27604
 2. OWNER: TURNPIKE PROPERTIES, LLC
106 YORK WAY, SUITE 201
ADVANCE, NC 27006
 3. PROPERTY DATA:
PARCEL ID# 0127-000-003M-0000
RECORDED REFERENCES: D.B. 268, PG. 840
 4. PROPERTY ZONING: GB (GENERAL BUSINESS)
 5. F.I.R.M. DATA:
ZONE "X": F.E.M.A. F.I.R.M. MAP PANEL 3720994300 K, CID 370078, EFFECTIVE DATE
DECEMBER 21, 2016. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS
SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED
DEVELOPMENT ORDINANCE.
 6. DEVELOPMENT DATA:
TRACT AREA: 9.13 AC.
(FOOD LION TRACT: 6.18 AC.)
(OFFICE/RETAIL TRACT: 2.95 AC.)
TOTAL LOT COVERAGE: 5.77 AC. (63.2%)
ALLOWED COVERAGE: 65.0%
 7. PARKING:
GROCERY STORE:
REQUIRED: 41,973 S.F. @ 1 SPACE/300 S.F. = 139.9 SPACES
PROVIDED: 210 SPACES, INCLUDING 7 SPACES FOR THE PHYSICALLY CHALLENGED
- OFFICE/CONTRACTOR SERVICES:
REQUIRED: 16,538 S.F. @ 1 SPACE/300 S.F. = 55.2 SPACES
PROVIDED: 86 SPACES, INCLUDING 4 SPACES FOR THE PHYSICALLY CHALLENGED



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8/08/25	PER CLIENT COMMENTS	KFL
2	8/14/25	PER CLIENT COMMENTS	KFL
3	8/14/25	PER CLIENT COMMENTS	KFL
4	10/17/25	PER CLIENT COMMENTS	KFL
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

DATE: 06/18/25	SCALE: 1" = 50'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET:	

1 OF 1
 CAD FILE:
 490400SK2
 PROJECT NO:
 4904

**COMMERCIAL GROCERY STORE
& CONTRACTOR SERVICES**

PROJECT:	PINE ISLAND COMMERCIAL	
	POPLAR BRANCH TOWNSHIP	CURRITUCK COUNTY
	NORTH CAROLINA	
	PROPOSED DEVELOPMENT PLAN	

BISSELL

PROFESSIONAL GROUP

Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
1000 North Carolina Highway
3512 North Carolina Highway
P.O. Box 1068
Durham, NC 27602
(252) 261-3206
FAX (252) 261-1760