



Currituck County BOARD OF COMMISSIONERS AGENDA

Monday, October 21, 2024, 6:00 PM
Historic Currituck Courthouse Board Room
153 Courthouse Road
Currituck, North Carolina 27929

Pages

Work Session - 5:00 PM

1. Wastewater Discussion

Call to Order - 6:00 PM

1. Invocation & Pledge of Allegiance
Pastor Adam Taylor, Powells Point Baptist Church
2. Ethics Awareness and Conflicts of Interest Reminder
3. Approval of Agenda

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Public Comment

Please limit comments to matters other than those appearing on this agenda as a Public Hearing. Public comments are limited to 3 minutes.

Commissioner's Report

County Manager's Report

County Attorney's Report

Public Hearings

1. **PB 87-56 Monteray Shores, Phase 3, Corolla Bay**
The property owner and applicant, SF Corolla Bay, LLC, is requesting a preliminary plat/special use permit for a two-lot phase (proposed lots 61 and 62) for property located on Cruz Bay Court, Corolla, Tax Map 115E, Parcel RFD, Poplar Branch Beach Township.
2. **PB 24-19: Flora Farm C-MXR**
Request for an amended conditional rezoning to remove Conditional General Business zoning district and amend Conditional Mixed Residential zoning district for 224.18 acres, to add up to 252 multi-family units, modify the commercial parcel configuration and construct a roundabout at Survey Road. The application will result in overall density of 2.49 dwelling units per acre. The request will amend the Imagine Currituck 2040 Vision Plan Future Land Use Map from G-2 to G-3. The property is located on Survey Road, Tax Map 15, Parcels 85D and 85E, Moyock Township.

4

63

New Business

1. Consent Agenda

a.	Budget Amendments	124
b.	Project Ordinance-CCHS Weatherproofing	129
c.	2024 Order of Tax Collections	131
d.	Minutes Approval-October 7, 2024	133

Closed Session

Pursuant to NC G.S. 143-318.11(a)(6) to discuss personnel matters; and, NC G.S. 143-318.11(a)(3) to consult with the County Attorney and preserve the attorney-client privilege in the matter entitled 85 and Sunny, LLC v. Currituck County.

Adjourn

ETHICS AWARENESS AND CONFLICTS OF INTEREST REMINDER:

Pursuant to G.S. 153A-44, a commissioner has a duty to vote on matters coming before the board but may be excused from voting on issues involving the commissioner's own financial interest, official conduct or on matters on which the commissioner is prohibited from voting under G.S. 14-234 or 160D-109. In accordance with Chapter 2, Division 3 of the Currituck County Code of Ordinances, it is the duty of every commissioner to avoid both conflicts of interest and appearances of conflict.

Does any commissioner have any known conflict of interest or appearance of conflict with respect to any matters coming before the Board of Commissioners in this meeting? If so, please identify the conflict or appearance of conflict.



STAFF REPORT
PB 87-56 MONTERAY SHORES PUD
COROLLA BAY PRELIMINARY
PLAT/SPECIAL USE PERMIT
BOARD OF COMMISSIONERS
OCTOBER 21, 2024

APPLICATION SUMMARY

Property Owner: SF Corolla Bay, LLC c/o Prem Gupta PO Box 90 Kill Devil Hills, NC 27948	Applicant: Same
Case Number: PB 87-56	Application Type: Preliminary Plat/Special Use Permit
Parcel Identification Number: 115E-000-0RFD-0000	Existing Use: Vacant Land
Imagine Currituck Land Use Plan Classification: G-2 Controlled Growth	Parcel Size (Acres): .76 acres
Request: Preliminary Plat/Special Use Permit	Zoning: SFO with PUD Overlay

SURROUNDING PARCELS

	Land Use	Zoning
North	Single-Family Dwellings	SFO with PUD Overlay
South	Vacant (Proposed Mid-Currituck Bridge Landing Area)	SFO with PUD Overlay
East	Single-Family Dwellings & Community Sound Access	SFO with PUD Overlay
West	Single-Family Dwellings	SFO with PUD Overlay

STAFF ANALYSIS

The applicant, SF Corolla Bay, LLC, is requesting preliminary plat/special use permit (PP/SUP) approval for the establishment of two (2) lots. The subject property is part of Corolla Bay, a Type II Major Subdivision within the Monterey Shores Planned Unit Development. Prior phases of Corolla Bay have been recorded including Corolla Bay Section 1 which contains 36 recorded lots and Section 2 which contains 10 recorded lots.

The previously recorded lots received Amended Sketch Plan (ASP) and PP/SUP approval. The proposed lots (Lots 61 & 62) received ASP approval but have not received PP/SUP approval. To create Lots 61 & 62, PP/SUP approval is required. If approved, these lots will bring the subdivision lot total to 48.

The proposed lots meet the bulk and dimensional standards of UDO Section 1.8 for minimum lot area, width, and setbacks. The subdivision meets the required open space provision. Sidewalks will be installed around the existing cul-de-sac in front of the proposed lots. County water and private wastewater are available to serve the proposed development.

On February 2, 2015, the BOC heard a request for PP/SUP approval of 36 lots in Section 2. The BOC approved only 10 of the requested 36 lots because the North Carolina Department of Transportation was in the process of obtaining right of way for the Mid Currituck Bridge near the southern extension of Cruz Bay Lane. At the time the BOC was concerned about approving all 36 lots because allowing improvements and development on the property would increase the value of the land and thereby raise costs for taxpayers.

COMMUNITY MEETING

A community meeting is not required for this preliminary plat.

INFRASTRUCTURE

Water	Southern Outer Banks Water System (SOBWS)
Sewer	Carolina Water Service (Private)

REVIEW AND COMMENT

TECHNICAL REVIEW COMMITTEE

The Technical Review Committee provides the following review comments regarding the proposed Preliminary Plat/Special Use Permit:

1. Prior to recordation of the Final Plat, a payment in lieu of recreation area is required.

Imagine Currituck 2040 Vision Plan

The *Imagine Currituck 2040 Vision Plan* classifies this site as **G-2: Controlled Growth**. The G-2 classification contains medium-density residential developments and neighborhood-scale commercial nodes. This sector is characterized by an interconnected local road network, available water or wastewater, and walkable neighborhoods that connect to parks, open space, commercial nodes, and other neighborhoods.

Appropriate Land Uses and Development Types:

- Medium-density single family subdivisions
- All new development and redevelopment in G-2 shall connect to county water.
- Medium density residential, commercial and compatible industrial uses are encouraged to locate within the G-2 transect areas where both water and wastewater services are available.

The following policies of the plan may apply to the proposed request:

Land Use Goal 1: Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils, adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services.

Land Use Policy 1.3: Consider community character and established visions for the community.

Infrastructure and County Services Goal 1: Ensure sufficient provision of services to support associated growth and development and continue to enforce the adequate public facilities ordinance.

Infrastructure and County Services Policy 1.1: The costs of infrastructure, facilities, and services related to demand created by new growth and development shall be borne, in equitable proportion, by

those creating the additional demand. This may include but is not limited to: land transfer tax, development fees, upzoning fees, and user fees.

Infrastructure and County Services Policy 1.2: Actions concerning infrastructure shall direct new development first to targeted growth areas

Infrastructure and County Services Policy 3.1: New development shall connect to the County's water system at the expense of the developer. (Wherever available and in accordance with County standards.)

Infrastructure and County Services Goal 4: Improve stormwater management and mitigation throughout the County by continuing to implement a watershed-based approach to stormwater management.

Infrastructure and County Services Policy 7.2: Continue enforcement of adequate public facilities ordinance to ensure sufficient school capacity.

Infrastructure and County Services Goal 8: Ensure that all public services remain at a sufficient level to provide superior service to the growing Currituck County population.

Transportation Policy 2.1: New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.

Parks and Recreation Policy 2.1: Continue to require new development to construct pedestrian walkways and multi-use greenways that connect to external adjacent residential, commercial, recreation and open space areas.

Parks and Recreation Policy 3.2: Continue to require recreation and park area dedication or fee in lieu of providing recreation amenities.

Corolla G-2 Transect Policy 2.2: Encourage existing PUDs to continue to develop according to the master plan in order to achieve a more efficient use of land, a higher level of amenities and creative design.

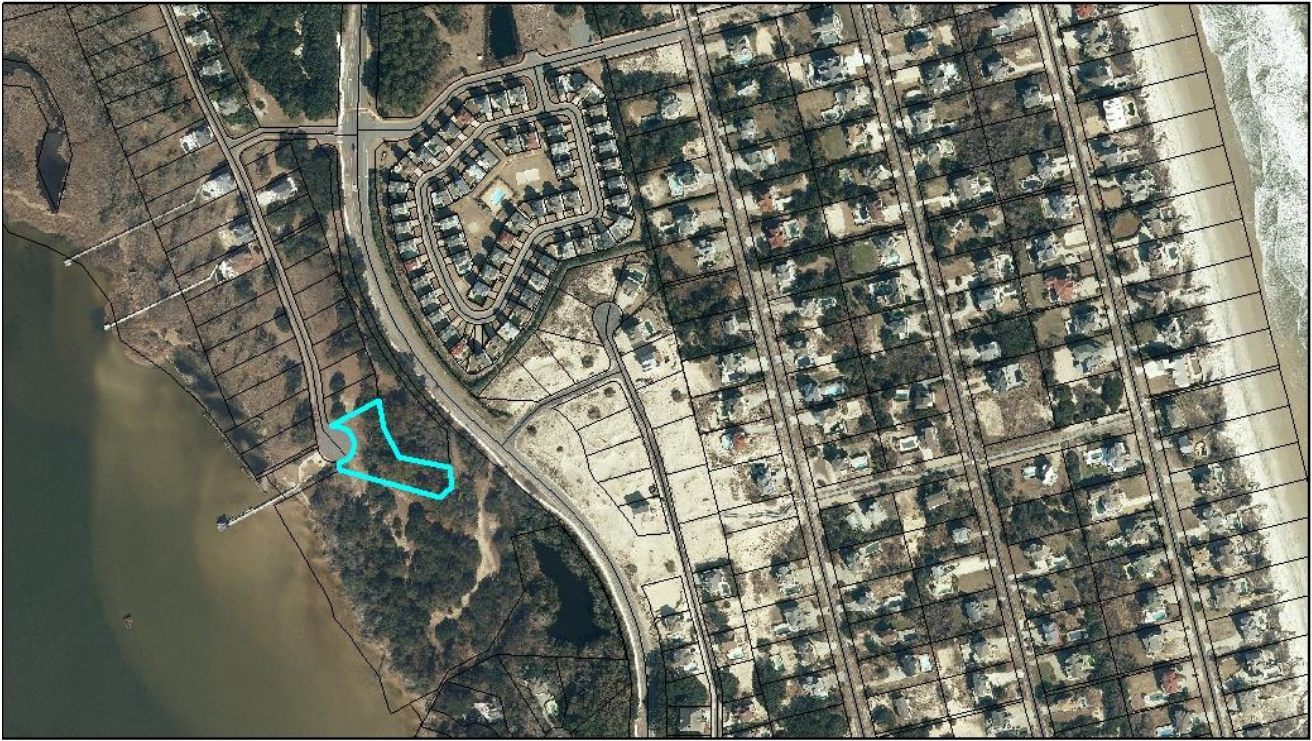
SPECIAL USE PERMIT REVIEW STANDARDS

Following an evidentiary hearing, the board shall decide if the application is in accordance with Section 2.3.10, Decision-Making Body Review and Decision, and Section 2.4.6.D, Special Use Permit Review Standards.

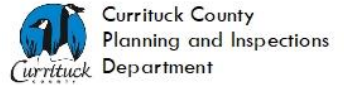
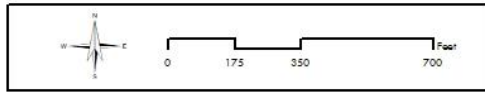
Special Use Permit Review Standards

A special use permit shall be approved on a finding that the applicant demonstrates the proposed use is in compliance with the provisions of the Unified Development Ordinance and will:

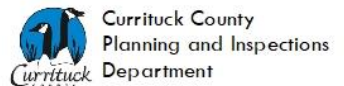
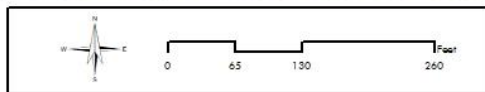
1. Not endanger the public health or safety.
2. Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.
3. Be in conformity with the Land Use Plan or other officially adopted plan.
4. Not exceed the county's ability to provide adequate public school facilities.

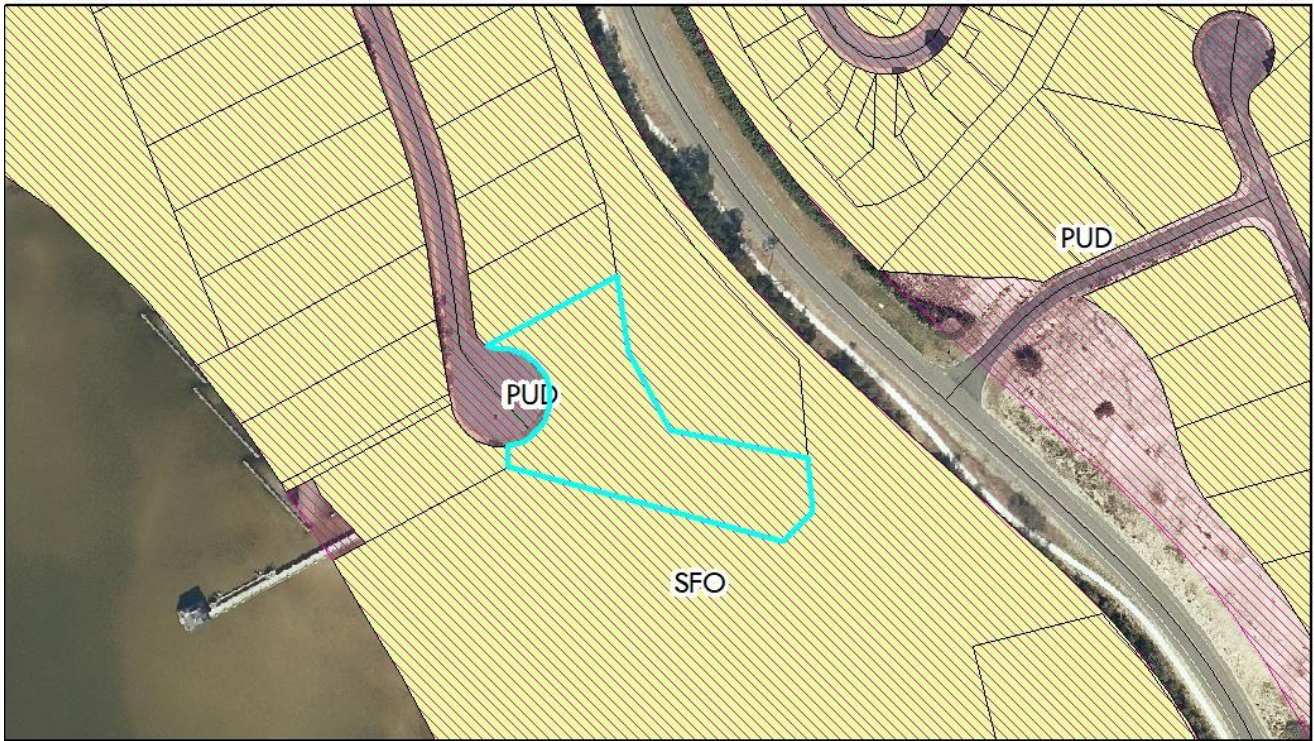


PB 87-56 Monterey Shores PUD
 Corolla Bay PP/SUP
 Context Map

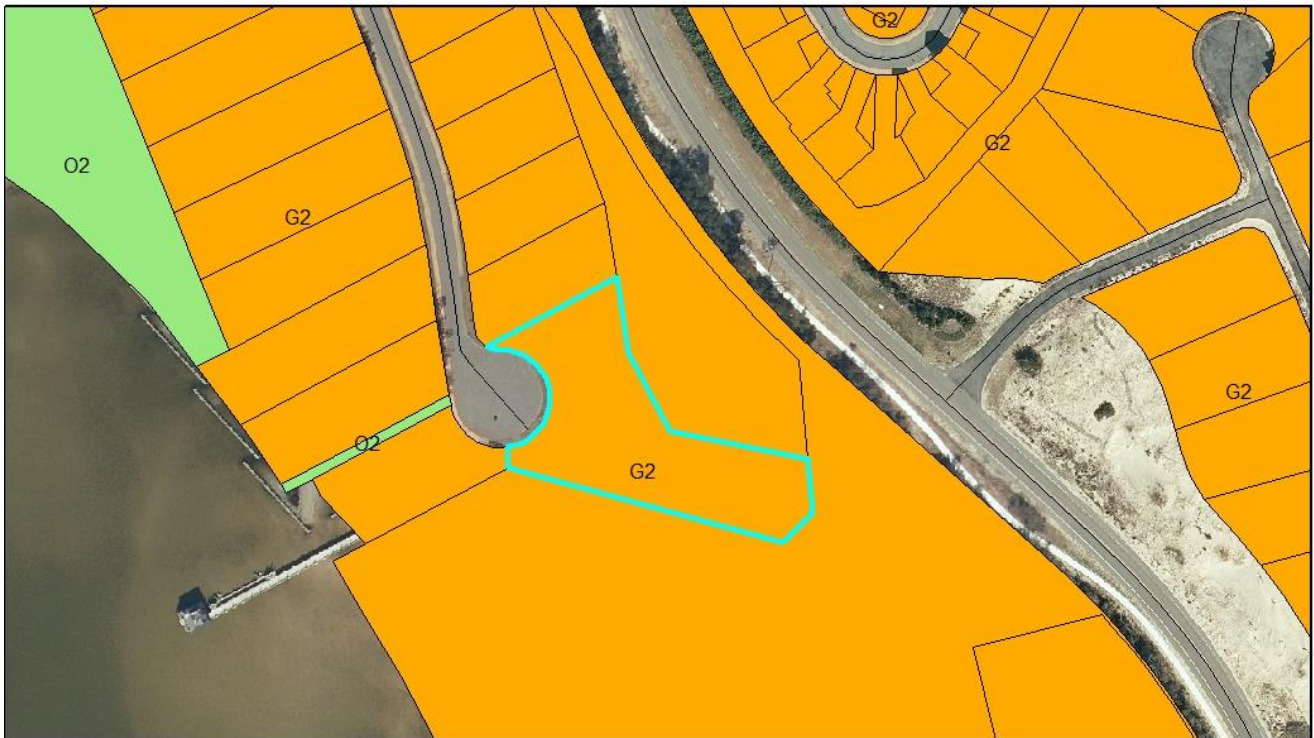
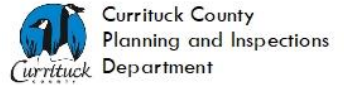
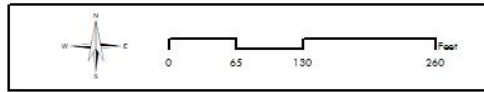


PB 87-56 Monterey Shores PUD
 Corolla Bay PP/SUP
 2020 Aerial Photography

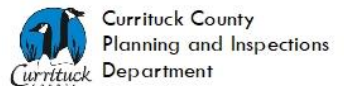
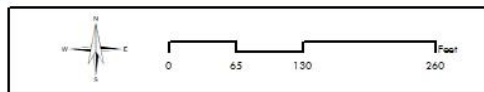




PB 87-56 Monterey Shores PUD
 Corolla Bay PP/SUP
 Official Zoning Map



PB 87-56 Monterey Shores PUD
 Corolla Bay PP/SUP
 Imagine Currituck FLUM





Major Subdivision Application

OFFICIAL USE ONLY: PB 87-56
 Case Number: _____
 Date Filed: 9/21/2023
 Gate Keeper: C. [Signature]
 Amount Paid: \$ 200.00

SW Review Fee
\$ 5,750.00

Contact Information

APPLICANT:

Name: SF Corolla Bay, LLC C/O Prem Gupta
 Address: P.O. Box 90
Kill Devil Hills, NC 27948
 Telephone: 252-441-9003
 E-Mail Address: info@homesbysaga.com

PROPERTY OWNER:

Name: Same Entity
 Address: _____
 Telephone: _____
 E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same Entity

Request

Physical Street Address: Cruz Bay Court, Lots 61 & 62

Parcel Identification Number(s): 115E0000RFD0000

Subdivision Name: Corolla Bay

Number of Lots or Units: 2

Phase: 3

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
 - Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

I hereby authorize county officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

[Signature]
 Property Owner(s)/Applicant*

8/21/23
 Date

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

Community Meeting, if applicable

Date Meeting Held: N/A Meeting Location: _____

Use Permit Review Standards, if applicable

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed): _____
See transmittal for summary

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

Project will not endanger public health or safety. Sanitary sewer is provided,
roadway has been build to NCDOT standards and lots are already part of
existing stormwater permit to collect and manage to state and county standards.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Lots 61 and 62 of this development is consistent with the Phase I and II portions
completed previously in that lot sizes and density is similar and in harmony with
the adjoining lands.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

The 2040 land use plan classifies this site as a full service within the Corolla
Sub-Area. Conforms with policy #HN1 - Density and policy
#HN3 - mixed use development/openspace

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

The two additional households will not exceed public facilities. Utilities were
master planned and designed to incorporate additional lots.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.



Property Owner(s)/Applicant*

8/21/23

Date

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

Major Subdivision Application

Page 6 of 12

Revised 7/1/2019

Major Subdivision Submittal Checklist – Construction Drawings

Staff will use the following checklist to determine the completeness of your application for construction drawings within ten business days of submittal. Please make sure all of the listed items are included. The Planning Director shall not process an application for further review until it is determined to be complete.

Major Subdivision Submittal Checklist – Construction Drawings

Date Received: 9/28/2023

TRC Date: 10/11/2023

Project Name: Corolla Bay Lots 61 & 62

Applicant/Property Owner: SF Corolla Bay LLC

Construction Drawings Submittal Checklist		
1	Complete Major Subdivision application or fee for amended drawings (\$250)	✓
2	Construction drawing with engineer's seal	✓
3	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	✓
4	Final stormwater management narrative and grading plan, if changed since preliminary plat	✓
5	Proposed construction drawings (road, stormwater management infrastructure, utilities)	✓
6	NCDEQ wastewater line extension permit, if applicable	N/A
7	NCDEQ wastewater plant construction permit, if applicable	N/A
8	NCDEQ waterline extension permit, if applicable	N/A
9	NCDEQ stormwater permit including application, plan, and narrative with calculations	✓
10	NCDEQ soil erosion and sedimentation control permit	N/A
11	NCDEQ CAMA major permit, if applicable	N/A
12	NCDOT driveway permit and encroachment agreement, if applicable	N/A
13	Wetland fill permit(s), if applicable - will determine during review	?
14	3 copies of plans	✓
15	1- 8.5" x 11" copy of plan	✓
16	2 hard copies of ALL documents	✓
17	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	✓

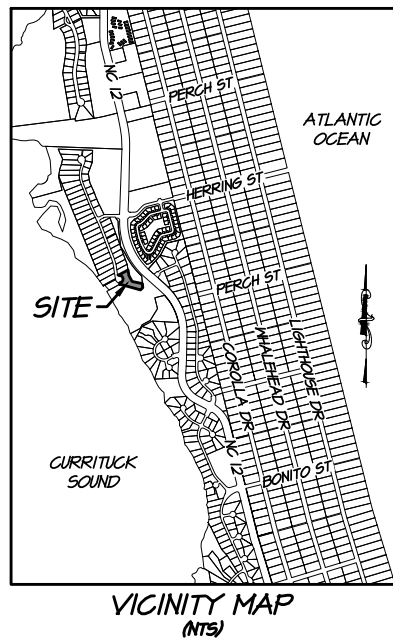
For Staff Only

Pre-application Conference (Optional)

Pre-application Conference was held on N/A and the following people were present:

Comments

9/28/2023 Jenni Tam



COROLLA BAY, SECTION 2 (LOTS 61-62)

OWNERSHIP & DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, UTILITIES, ALLEYS, WALKS, RECREATION AND PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY OR HOME OWNER'S ASSOCIATION. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

OWNER _____ DATE _____

NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC OF _____ COUNTY NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC _____ DATE _____

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE CURRITUCK COUNTY REGISTER OF DEEDS WITHIN NINETY (90) DAYS OF THE DATE BELOW.

ADMINISTRATOR _____ DATE _____

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, _____, REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

PRIVATE STREETS OWNER CERTIFICATE

I HEREBY CERTIFY THAT THE PRIVATE STREETS SHOWN ON THIS PLAT ARE INTENDED FOR PRIVATE USE AND WILL REMAIN UNDER THE CONTROL, MAINTENANCE AND RESPONSIBILITY OF THE DEVELOPER AND/OR A HOMEOWNER'S ASSOCIATION AND ACKNOWLEDGE THAT SOME PUBLIC SERVICES MAY NOT BE PROVIDED DUE TO THE PRIVATE NATURE OF THE ROAD.

OWNER _____ DATE _____

WETLANDS STATEMENT

PROPERTY ON THIS PLAT CONTAIN 404 WETLANDS AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.

EASEMENT ESTABLISHMENT STATEMENT

A 10 FOOT EASEMENT ALONG REAR AND SIDE PROPERTY LINES AND A 15 FOOT EASEMENT ALONG THE FRONT PROPERTY LINE IS HEREBY ESTABLISHED FOR UTILITIES AND DRAINAGE.

FLOODWAY/FLOODPLAIN STATEMENT

USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 1 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

ENVIRONMENTAL CONCERN CERTIFICATE

THIS SUBDIVISION (OR PORTIONS THEREOF) IS LOCATED WITHIN AN AREA OF ENVIRONMENTAL CONCERN

LOCAL PERMIT OFFICER _____ DATE _____

IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY QUIBLE & ASSOCIATES, P.C., AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

PROFESSIONAL ENGINEER _____ DATE _____

STORMWATER STATEMENT

NO MORE THAN 35% OF LOTS 61 & 62 SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK, STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKINGS OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER SNT050220 ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SHALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

SURVEYOR'S CERTIFICATE

I, JOHN M. HURDLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE NOTES); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 2-CENTIMETERS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 6.5. 41-30 AS AMENDED.

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 2-CENTIMETERS
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: FEB 2020 & JULY 2023
DATUM/EPOCH: NC GRID - NAD 83 / EPOCH 2011
PUBLISHED/FIXED-CONTROL USE: NC NC65 MON HERBERT
GEOID MODEL: 2012B
COMBINATION GRID FACTOR(S): 1.00005384
UNITS: US SURVEY FEET

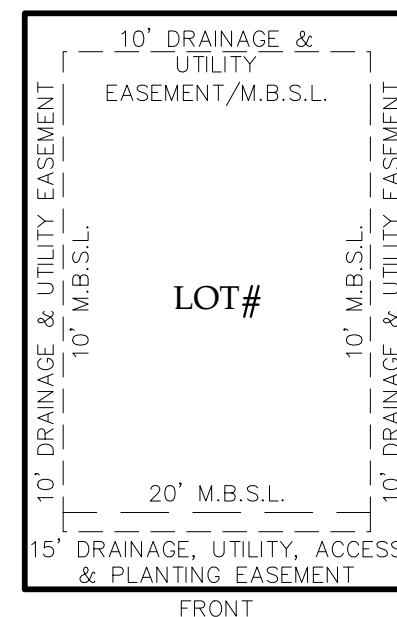
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF JULY, 2023.

JOHN M. HURDLE, PLS _____ NC L-5204

NOTES:

- CURRENT OWNERS: SF COROLLA BAY LLC
PO BOX 90
KILL DEVIL HILLS, NC 27948
- PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS WUPD OVERLAY (SFO)
- TOTAL PARCEL AREA = 33,042.71 SF / 0.76 AC (AREAS BY COORDINATE METHOD) TO BE SUBDIVIDED INTO TWO (2) LOTS
- SUBJECT REFERENCES: DB 1526, PG 348; PG Q, SL 9.
- ADDITIONAL REFERENCES: PG J, SL 126 & 148.
- FIELD SURVEY DATE: JULY 2023.
- HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC NC65 MONUMENT HERBERT. NO NC65 MONUMENT FOUND WITHIN 2000'. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES, BASED ON COMMUNITY CID NO. 370078; PANEL 9936; SUFFIX K. (MAP NUMBER 3120493600K) EFFECTIVE DATE: 12/21/2018
- THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- SOIL TYPES: COROLLA FINE SAND (CoB) & OSIER FINE SAND (Os). (SOILS BOUNDARY SHOWN IS APPROXIMATE).
- NO NEW ROADWAYS PROPOSED.
- MINIMUM BUILDING PAD ELEVATION (MBPE) = 6.0'
- BASED ON THE 2007 AMENDED SKETCH PLAN ASSOCIATED WITH THIS PRELIMINARY PLAT, THE MINIMUM LOT SIZE IS 1500 SF WITH 3,750 SF ALLOWED TO BE WETLANDS.
- ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND.
- RECREATIONAL PAYMENT IN LIEU IS REQUIRED PRIOR TO RECORDATION OF THE FINAL PLAT. PAYMENT WILL BE CALCULATED AT THE TIME OF FINAL PLAT PREPARATION BASED ON TABLE 6.5.1 RECREATION AND PARK AREA DEDICATION REQUIREMENTS.



TYPICAL LOT
SETBACKS & EASEMENTS
*CORNER LOTS SHALL HAVE 20' SIDE M.B.S.L.

NC License# C-0208
SINCE 1959
Quible & Associates, P.C.
ENGINEERING** * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING**
ENGINEERING/SURVEYING NOT OFFERED AT BLACK MTN. OFFICE
8466 CAROLINE HWY
POWELL'S POINT, NC 27966
Phone: (252) 491-8147
Fax: (252) 491-8146
administrator@quible.com



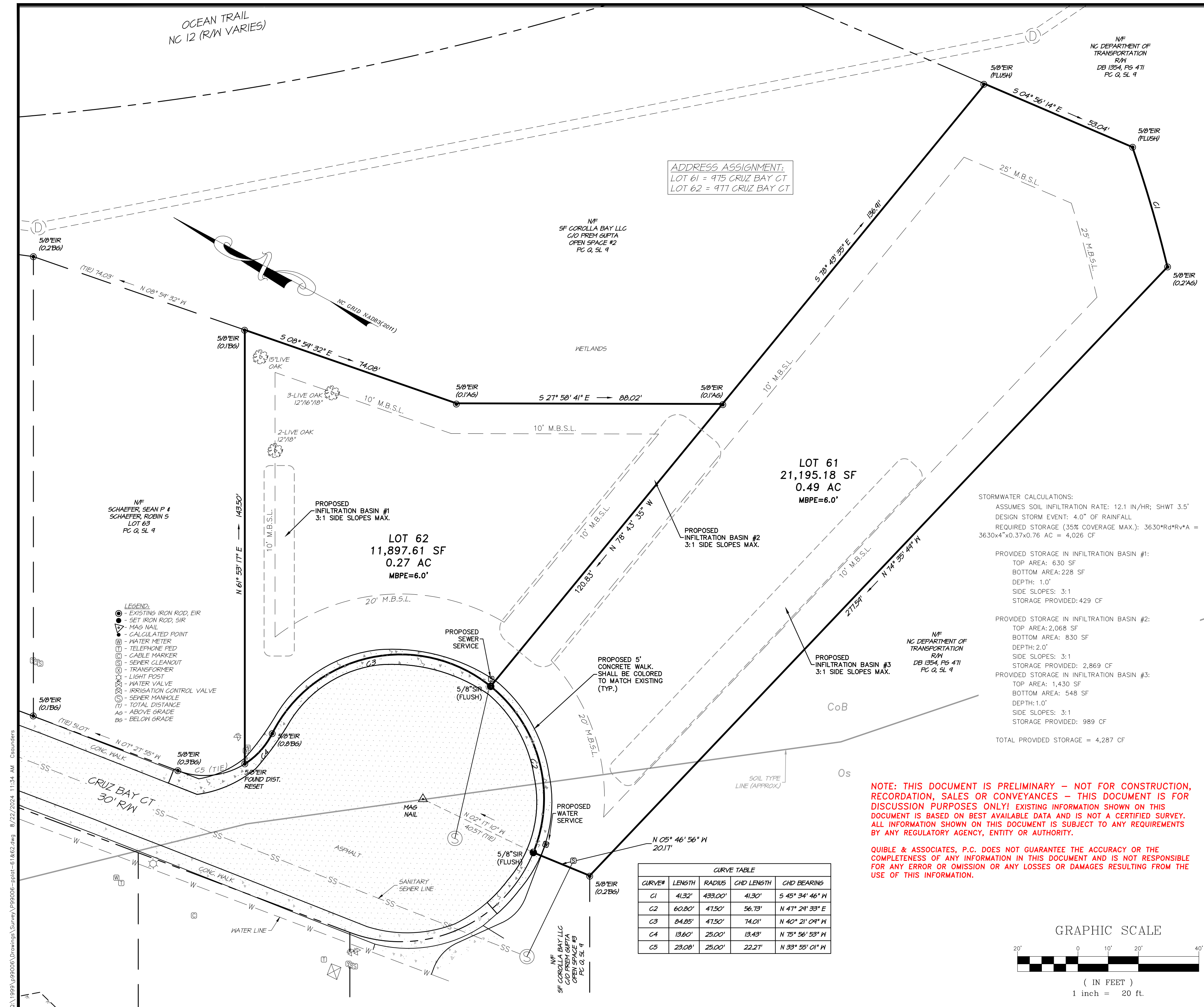
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IF THIS DOCUMENT IS NOT SIGNED AND SEALED BY A LICENSED PROFESSIONAL THEN THIS DOCUMENT SHALL BE CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCES OR SALES OR LAND CONVEYANCES, UNLESS OTHERWISE NOTED.

PRELIMINARY PLAT (1 of 2)
COROLLA BAY, SECTION 2
SF COROLLA BAY LLC
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	P99006.1
DRAWN BY	JMH
CHECKED BY	DLT/JMH
SCALE	1"=20'
ISSUE DATE	08/22/24

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ADDRESS ASSIGNMENT:
 LOT 61 = 975 CRUZ BAY CT
 LOT 62 = 977 CRUZ BAY CT

NF
 SCHAEFER, SEAN P &
 SCHAEFER, ROBIN S
 LOT 63
 PG Q, SL 9

LOT 62
 11,897.61 SF
 0.27 AC
 MBPE=6.0'

LOT 61
 21,195.18 SF
 0.49 AC
 MBPE=6.0'

STORMWATER CALCULATIONS:
 ASSUMES SOIL INFILTRATION RATE: 12.1 IN/HR; SHWT 3.5'
 DESIGN STORM EVENT: 4.0" OF RAINFALL
 REQUIRED STORAGE (35% COVERAGE MAX.): $3630 \times Rd \times Rv \times A =$
 $3630 \times 4 \times 0.37 \times 0.76 \text{ AC} = 4,026 \text{ CF}$

PROVIDED STORAGE IN INFILTRATION BASIN #1:
 TOP AREA: 630 SF
 BOTTOM AREA: 228 SF
 DEPTH: 1.0'
 SIDE SLOPES: 3:1
 STORAGE PROVIDED: 429 CF

PROVIDED STORAGE IN INFILTRATION BASIN #2:
 TOP AREA: 2,068 SF
 BOTTOM AREA: 830 SF
 DEPTH: 2.0'
 SIDE SLOPES: 3:1
 STORAGE PROVIDED: 2,869 CF

PROVIDED STORAGE IN INFILTRATION BASIN #3:
 TOP AREA: 1,430 SF
 BOTTOM AREA: 548 SF
 DEPTH: 1.0'
 SIDE SLOPES: 3:1
 STORAGE PROVIDED: 989 CF

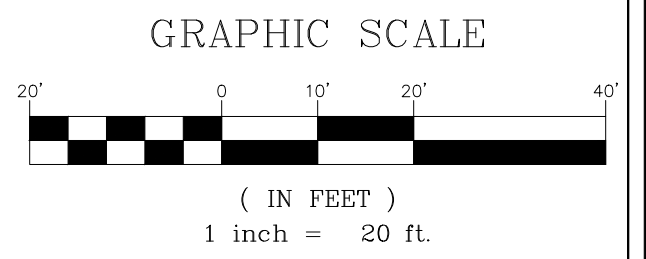
TOTAL PROVIDED STORAGE = 4,287 CF

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- LEGEND:
- - EXISTING IRON ROD, EIR
 - - SET IRON ROD, SIR
 - ▲ - MAG NAIL
 - - CALCULATED POINT
 - - WATER METER
 - - TELEPHONE PED
 - - CABLE MARKER
 - - SEWER CLEANOUT
 - - TRANSFORMER
 - - LIGHT POST
 - - WATER VALVE
 - - IRRIGATION CONTROL VALVE
 - - SEWER MANHOLE
 - (T) - TOTAL DISTANCE
 - AG - ABOVE GRADE
 - BG - BELOW GRADE

CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	41.32'	433.00'	41.30'	S 45° 34' 46" W
C2	60.80'	47.50'	56.73'	N 47° 21' 33" E
C3	84.85'	47.50'	74.01'	N 40° 21' 09" W
C4	13.60'	25.00'	13.43'	N 75° 56' 53" W
C5	23.08'	25.00'	22.21'	N 33° 55' 01" W



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Quible & Associates, P.C.
 ENGINEERING** * CONSULTING * PLANNING
 ENVIRONMENTAL SCIENCES * SURVEYING**
 ENGINEERING/SURVEYING NOT OFFERED AT BLACK MTN. OFFICE**
 8466 CAROLINE HWY
 BLACK MOUNTAIN, NC 28711
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 Fax: (252) 491-8146
 administrator@quible.com



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PRELIMINARY PLAT (2 of 2)

COROLLA BAY, SECTION 2
SF COROLLA BAY LLC

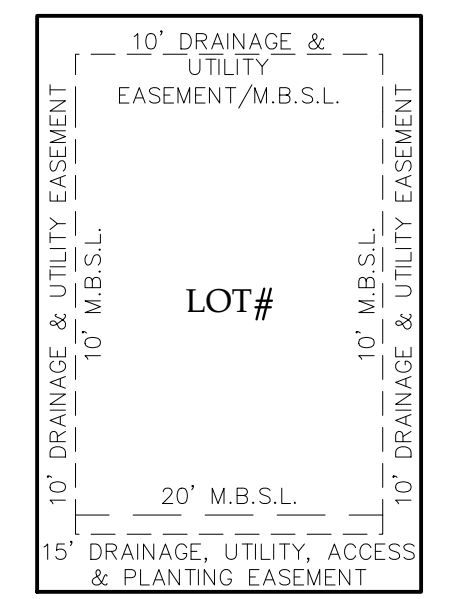
NORTH CAROLINA
 CURRITUCK COUNTY
 POPLAR BRANCH TOWNSHIP

PROJECT NO.	P99006.1
DRAWN BY	JMH
CHECKED BY	DLT/JMH
SCALE	1"=20'
ISSUE DATE	08/22/24

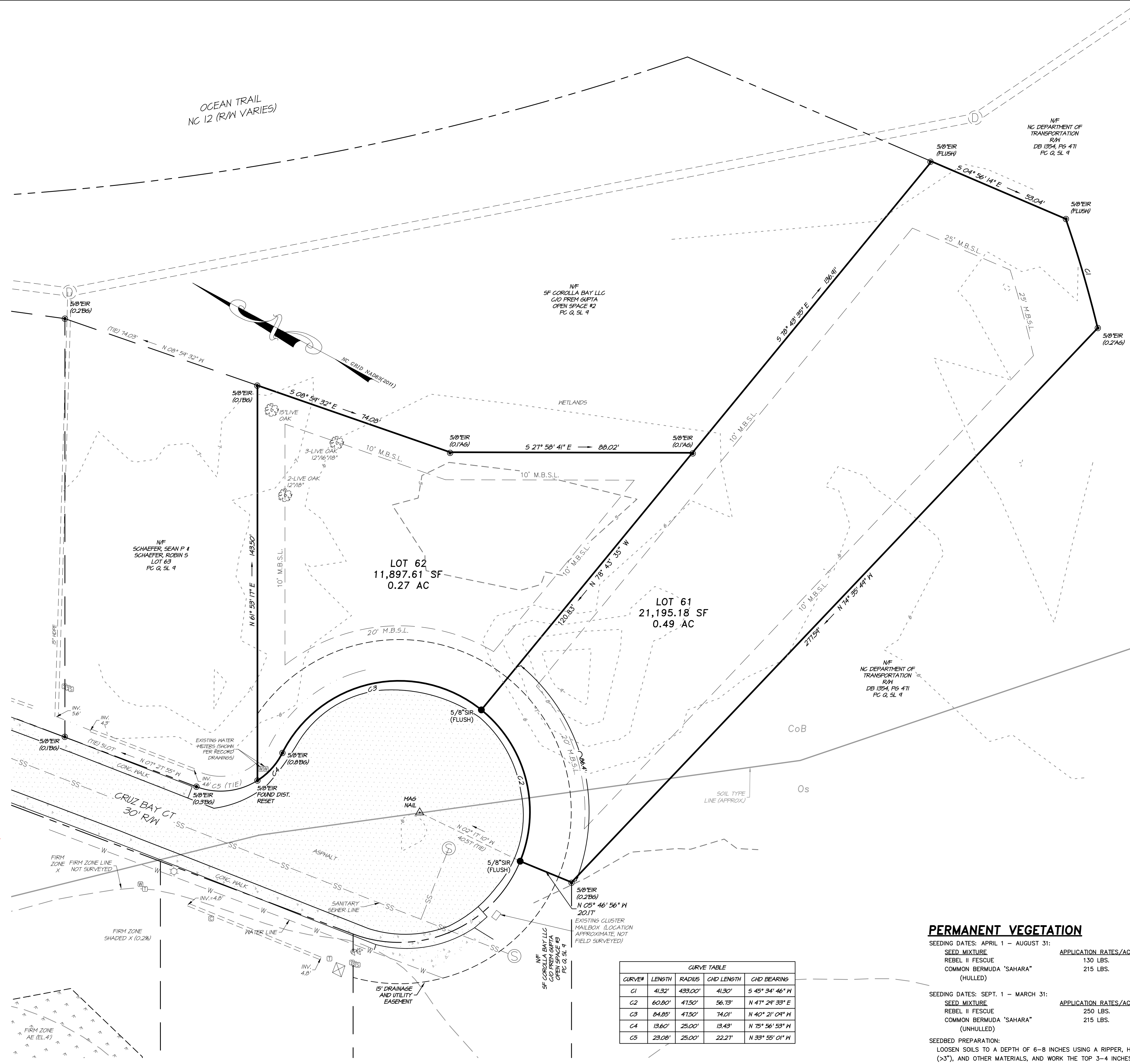
- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - EXISTING IRON ROD
 - CALCULATED POINT
 - EXISTING TELEPHONE
 - EXISTING CABLE
 - EXISTING TRANSFORMER
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING CONTOUR
 - FIRM ZONE BOUNDARY
 - EXISTING STORMWATER PIPE
 - EXISTING WATERLINE
 - EXISTING FOREMAIN
 - EXISTING TELEPHONE
 - EXISTING CABLE
 - EXISTING FIBER OPTIC
 - EXISTING DITCH

SHEET INDEX

1 OVERALL LAYOUT
2 UTILITY PLAN



TYPICAL LOT SETBACKS & EASEMENTS
*CORNER LOTS SHALL HAVE 20' SIDE M.B.S.L.



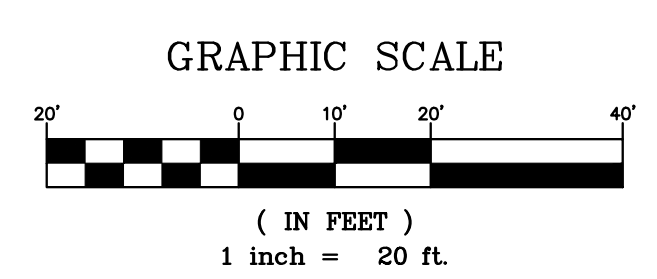
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Know what's below.
Call before you dig.

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 ENGINEER'S NOTICE TO PROCEED.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	41.32'	493.00'	41.30'	S 49° 34' 46" W
C2	60.00'	4150'	56.73'	N 41° 24' 33" E
C3	84.88'	4150'	74.01'	N 40° 21' 04" W
C4	13.60'	25.00'	13.49'	N 79° 56' 53" W
C5	23.08'	25.00'	22.27'	N 39° 55' 01" W

PERMANENT VEGETATION

SEEDING DATES: APRIL 1 - AUGUST 31:

SEED MIXTURE	APPLICATION RATES/ACRE
REBEL II FESCUE	130 LBS.
COMMON BERMUDA "SAHARA" (HULLED)	215 LBS.

SEEDING DATES: SEPT. 1 - MARCH 31:

SEED MIXTURE	APPLICATION RATES/ACRE
REBEL II FESCUE	250 LBS.
COMMON BERMUDA "SAHARA" (UNHULLED)	215 LBS.

SEEDING SPECIFICATIONS

SEEDBED PREPARATION:
LOOSEN SOILS TO A DEPTH OF 6-8 INCHES USING A RIPPER, HARROW, OR CHISEL PLOW. BREAK UP CLODS, REMOVE UNACCEPTABLE GROWTH (STICKS, ROOTS), STONES (>3"), AND OTHER MATERIALS, AND WORK THE TOP 3-4 INCHES OF THE SOIL INTO A SEEDBED. THE AREA TO BE SEEDBED SHALL BE RE-COMPACTED UTILIZING A CULTIPACKER ROLLER AND A SMOOTH EVEN SOIL SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE SHALL BE THE FINISHED GRADE.

SOL AMENDMENTS:
OBTAIN A SOIL TEST TO DETERMINE APPLICATION RATES AND FOLLOW RECOMMENDATIONS OF SOIL TESTS. WHEN A SOIL TEST IS NOT POSSIBLE, APPLY 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 STARTER FERTILIZER.

MULCHING:
APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, ROVING OR BY CRIMPING WITH A MULCH ANCHORING TOOL.

MAINTENANCE:
SATISFACTORY STABILIZATION AND EROSION CONTROL REQUIRES A COMPLETE VEGETATIVE COVER. EVEN SMALL BREACHES IN VEGETATIVE COVER CAN EXPAND RAPIDLY AND, IF LEFT UNATTENDED, CAN ALLOW SERIOUS SOIL LOSS FROM AN OTHERWISE STABLE SURFACE. A SINGLE HEAVY RAIN IS OFTEN SUFFICIENT TO GREATLY ENLARGE BARE SPOTS, AND THE LONGER REPAIRS ARE DELAYED, THE MORE COSTLY THEY BECOME. PROMPT ACTION WILL KEEP SEDIMENT LOSS AND REPAIR COSTS DOWN. NEW SEEDLINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF RILLS AND GULLIES DEVELOP, THEY MUST BE FILLED IN, RE-SEEDDED, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.

MAINTENANCE REQUIREMENTS EXTEND BEYOND THE SEEDING PHASE. (COMPLETE VEGETATIVE COVER IS REQUIRED REGARDLESS OF COUNTY ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND FINAL PAYMENT WILL NOT BE AWARDED UNTIL COMPLETE ESTABLISHMENT OF VEGETATIVE COVER.) WEAK OR DAMAGED SPOTS MUST BE RELIEM, FERTILIZED, MULCHED, AND RESEEDED AS PROMPTLY AS POSSIBLE. REFERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

SOIL EROSION & SEDIMENTATION CONTROL NOTES:

- AREA TO BE DISTURBED: ±550 sq.ft. (±0.01 ac.)
- PROVIDE A GROUND COVER STABILIZATION (TEMPORARY OR PERMANENT) ON ALL DENUDED DOWNSTREAM SURFACES FOLLOWING THE COMPLETION OF LAND DISTURBING ACTIVITIES PER THE CRITERIA LISTED BELOW.
 - PERIMETER DIKES, BERMS, SWALES, DITCHES AND SLOPES SHALL BE STABILIZED IN 7 DAYS.
 - HIGH QUALITY WATER (HOW) ZONES SHALL BE STABILIZED IN 7 DAYS.
 - DOWNSTREAM SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IN 7 DAYS. IF SLOPES ARE 10' OR LESS AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
 - DOWNSTREAM SLOPES 3:1 OR FLATTER AND LESS THAN 50' IN LENGTH SHALL BE STABILIZED IN 14 DAYS. SLOPES 3:1 OR FLATTER EXCEEDING 50' IN LENGTH SHALL BE STABILIZED IN 7 DAYS.
 - ALL OTHER DOWNSTREAM AREAS WITH SLOPES 4:1 OR FLATTER SHALL BE STABILIZED WITHIN 14 DAYS.
- IF LAND DISTURBING ACTIVITIES OCCUR OUTSIDE THE PERMANENT VEGETATION SEEDING DATES (APR. 1 - SEP. 30) THEN TEMPORARY VEGETATION SEEDING SPECIFICATIONS SHALL BE FOLLOWED FOR PLANTING UNTIL THE NEXT APPROPRIATE PERMANENT SEEDING PERIOD, AT WHICH TIME PERMANENT VEGETATION SHALL BE ESTABLISHED ACCORDING TO PERMANENT VEGETATION SEEDING SPECIFICATIONS (SEE PERM. & TEMP. SEEDING SPECIFICATIONS).
- IF EXCESSIVE WIND EROSION OR STORMWATER RUNOFF EROSION DEVELOPS DURING TIME OF CONSTRUCTION ANY LOCATION ON THE PROJECT SITE, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AS DIRECTED BY THE ENGINEER TO ADDRESS THE PROBLEM AREA AND PREVENT DAMAGE TO ADJACENT PROPERTIES.
- SOIL EROSION AND SEDIMENTATION CONTROLS TO BE INSPECTED, MAINTAINED AND REPAIRED AS NECESSARY UNTIL PERMANENT CONTROLS ARE ESTABLISHED.
 - A RAIN GAUGE MUST BE KEPT ON SITE.
 - DEDICATED DEMOLITION AND OTHER WASTE AREAS AND EARTHEN MATERIAL STOCKPILES MUST BE LOCATED AT LEAST 50 FEET FROM DRAINS OR STREAMS UNLESS NO ALTERNATIVE IS FEASIBLE.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN A HALF INCH (DURING A 24 HOUR PERIOD). IMMEDIATE CORRECTIVE ACTION MUST BE TAKEN FOR ANY DEVICE FAILURE.
 - INSPECT ALL OUTLETS WHERE RUNOFF LEAVES SITE AND EVALUATE EFFECT ON NEARBY STREAMS. TAKE CORRECTIVE ACTION IF NECESSARY.
 - MAINTAIN RECORDS OF INSPECTIONS AND CORRECTIVE ACTIONS.

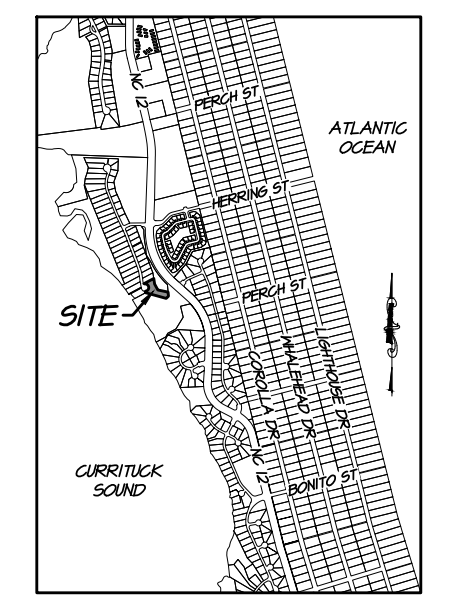
TEMPORARY VEGETATION

SEEDING DATES: AUG. 16 - APRIL 15:

SEED MIXTURE	APPLICATION RATES/ACRE
RYE GRASS	120 LBS.

SEEDING DATES: APRIL 16 - AUG. 15:

SEED MIXTURE	APPLICATION RATES/ACRE
GERMAN MILLET	40 LBS.



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Quible & Associates, P.C.

ENGINEERS, ARCHITECTS, SURVEYORS
ENVIRONMENTAL SCIENCES & SURVEYING**

8446 GARDNER HWY
90 CHURCH STREET
BLACK MOUNTAIN, NC 27686
Phone: (828) 682-9427
Fax: (828) 682-9428
www.quible.com

CERTIFICATION

REVISIONS

NO.	DATE	DESCRIPTION
1	09/25/23	ADDED USACE METLAND LINE CONFIRMATION DATE OF 9/12/23
2	07/19/24	REVISED PER COUNTY COMMENTS
3	08/22/24	REVISED PER COUNTY COMMENTS
4	08/11/24	REVISED PER COUNTY COMMENTS

OVERALL LAYOUT

CONSTRUCTION DRAWINGS

COROLLA BAY, SECTION 2

NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH TOWNSHIP

PROJECT NO. **P99006.1**

DESIGNED BY **CMS**

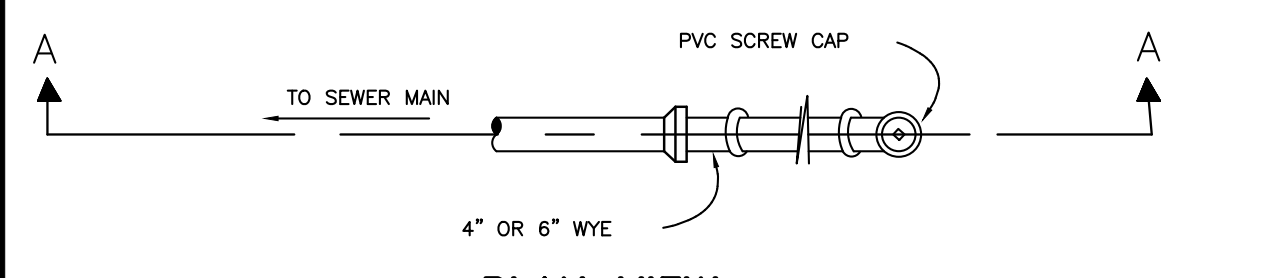
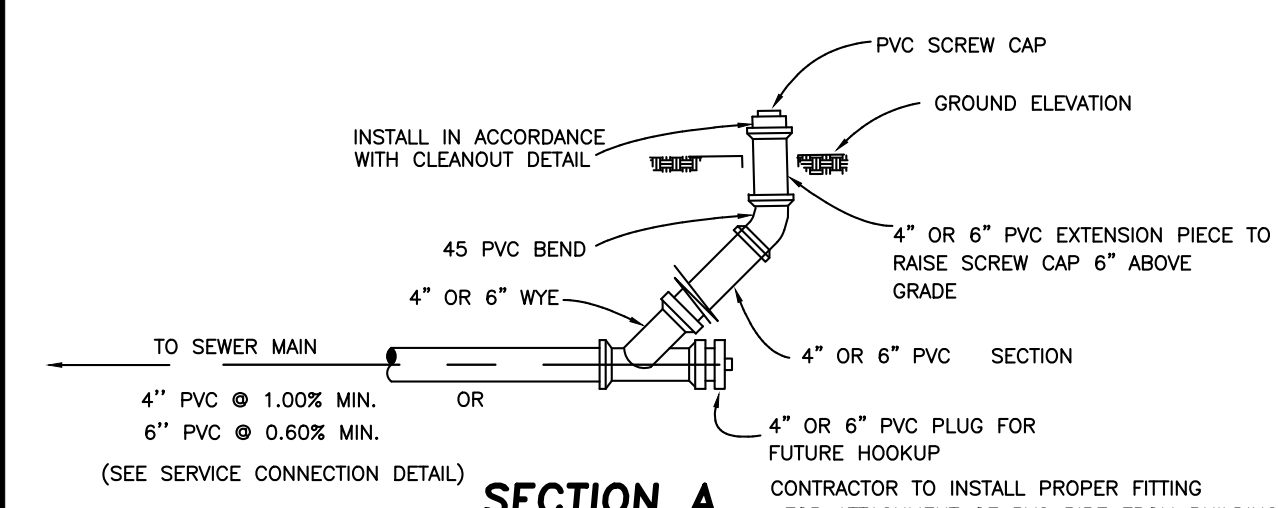
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CHECKED BY **MWS**

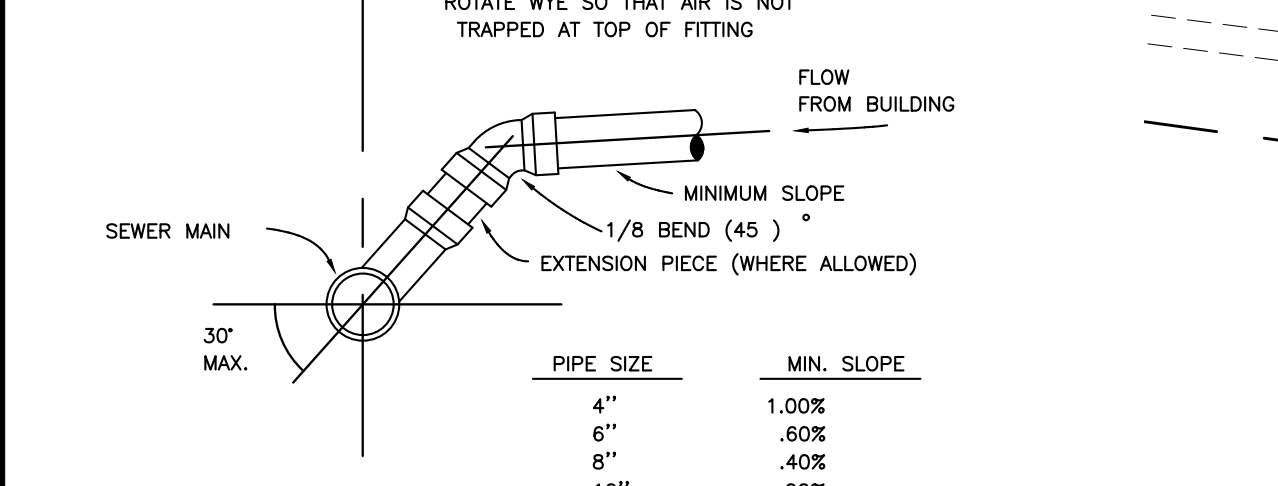
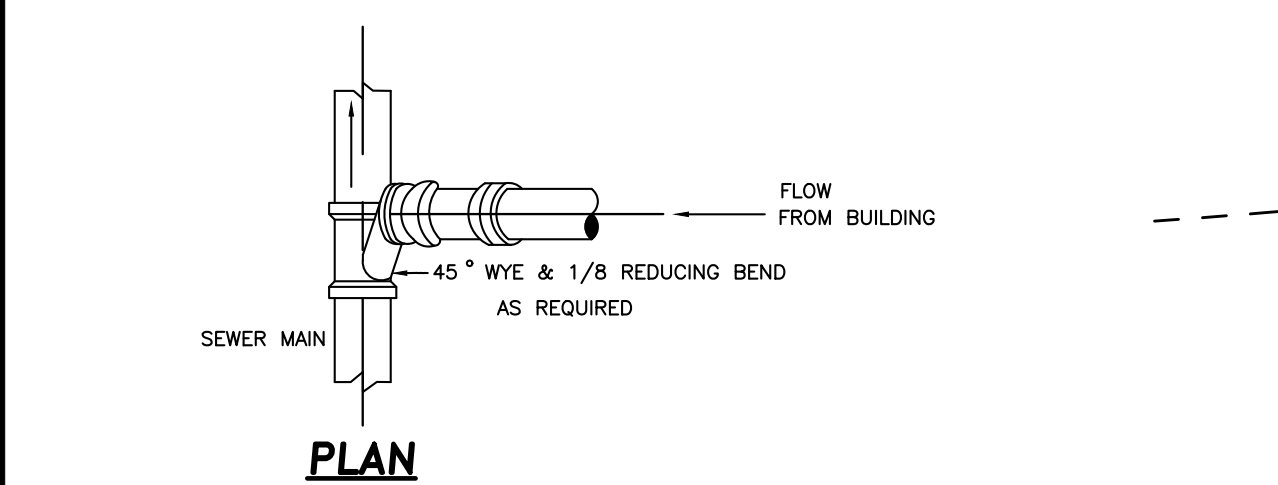
ISSUE DATE **08/23/23**

SHEET NO. **1**

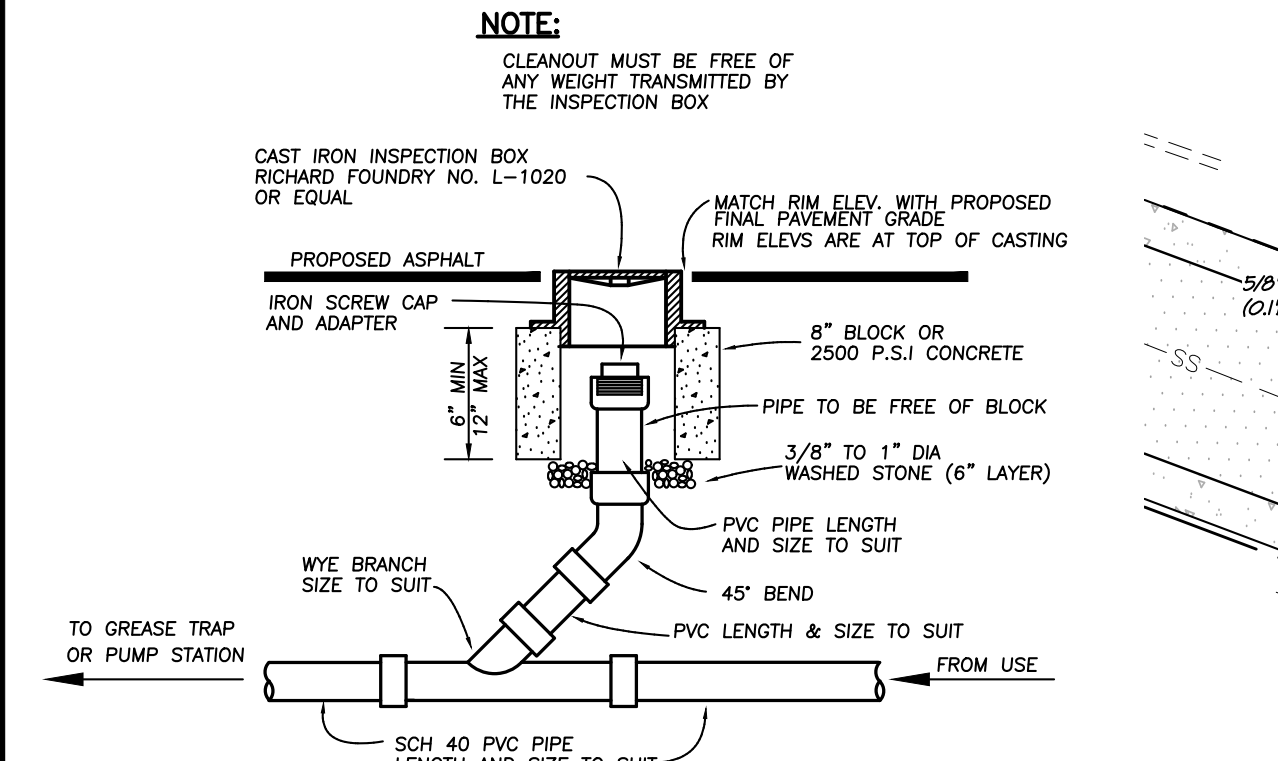
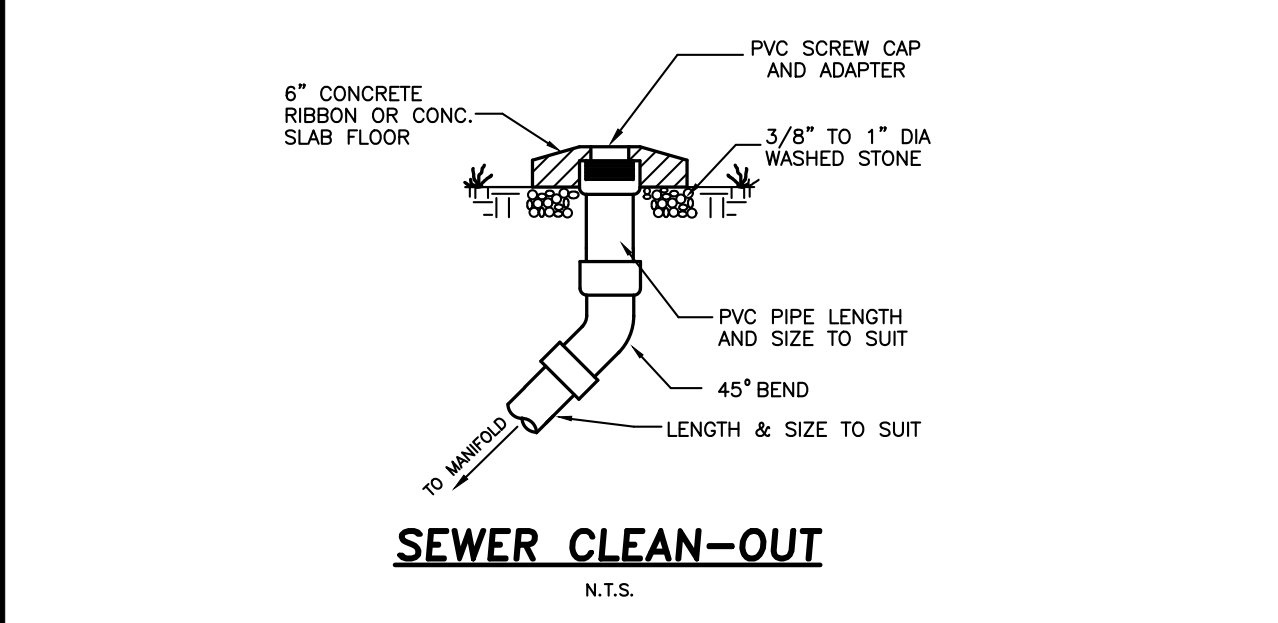
OF 2 SHEETS



SINGLE SERVICE LATERAL CONNECTION
N.T.S.



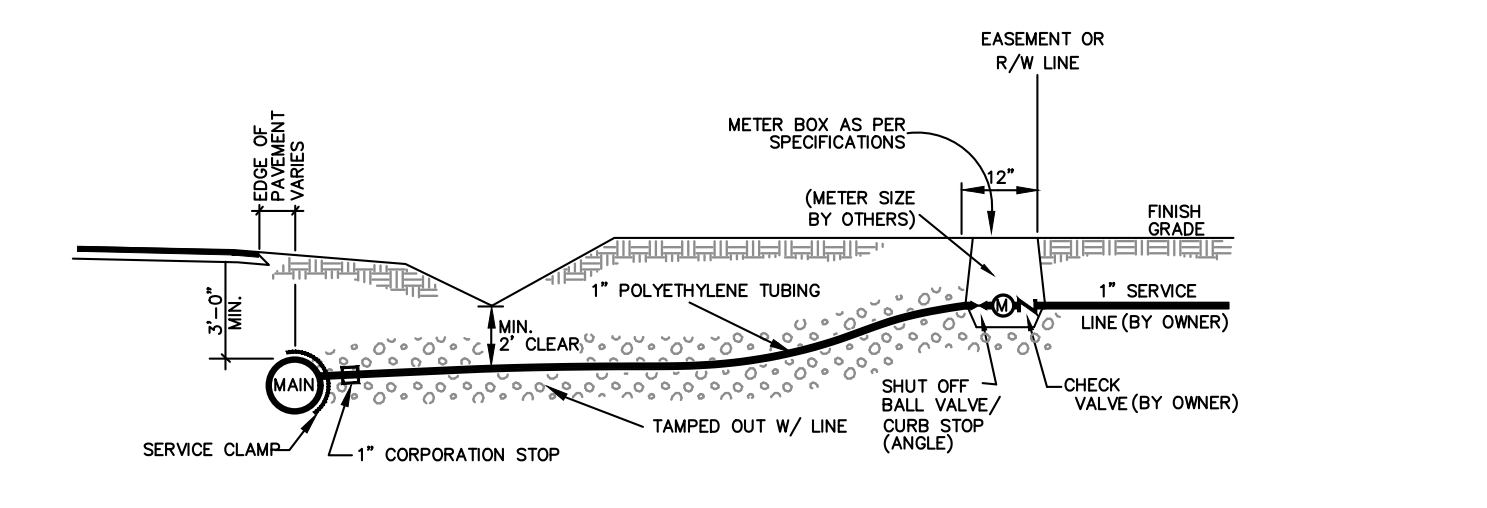
SEWER CLEAN-OUT WITHIN PAVEMENT
N.T.S.



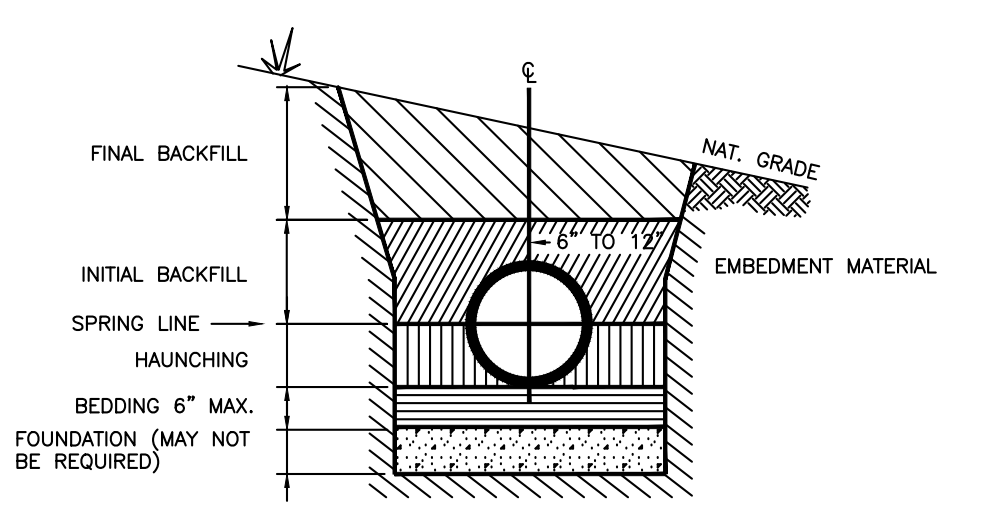
SEWER CLEAN-OUT
N.T.S.

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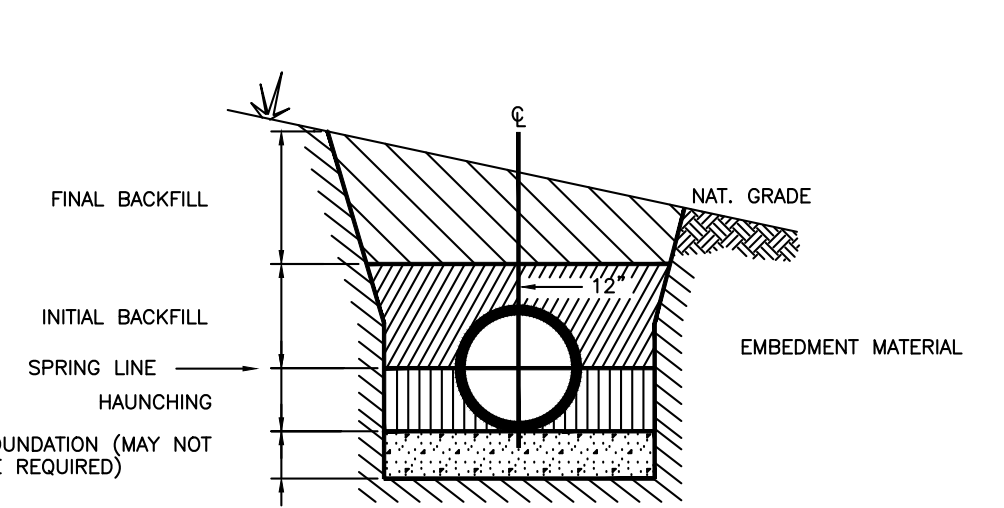
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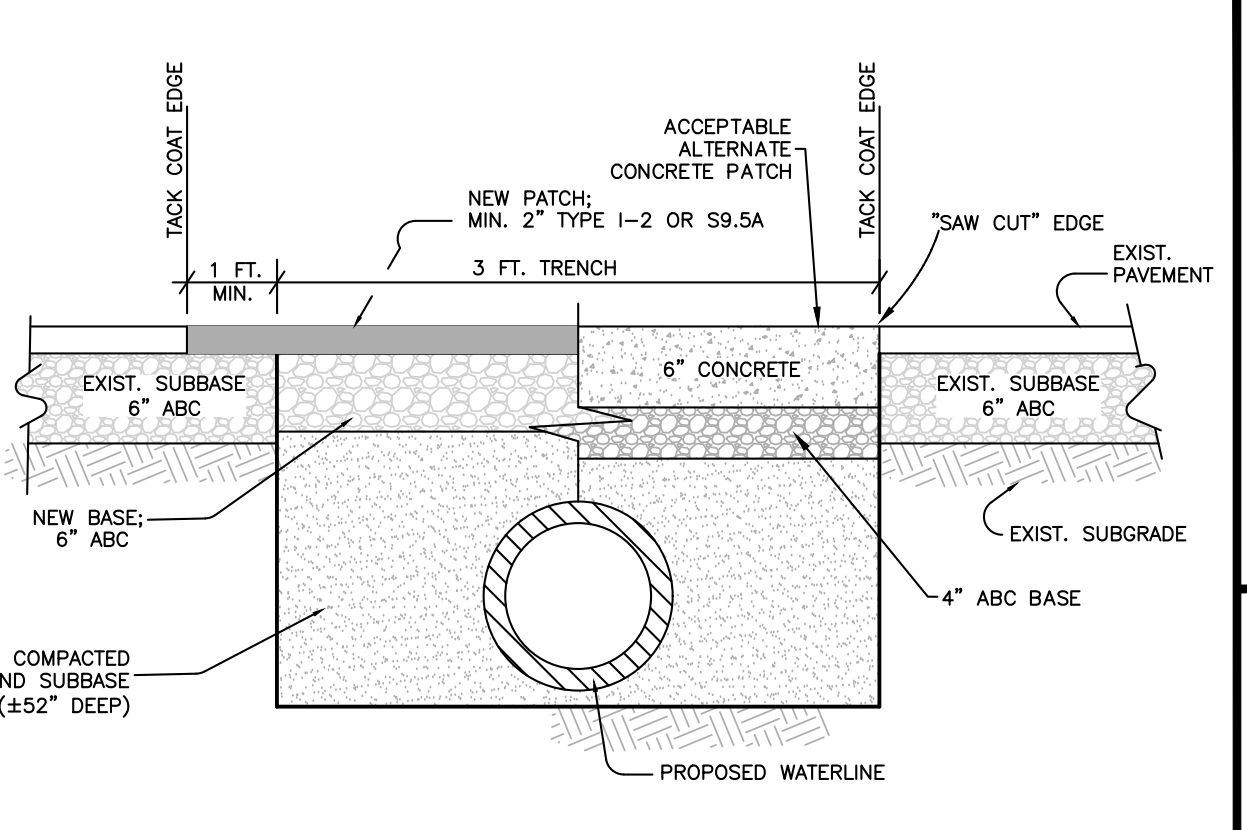
STANDARD WATER SERVICE LINE AND METER BOX INSTALLATION
N.T.S.



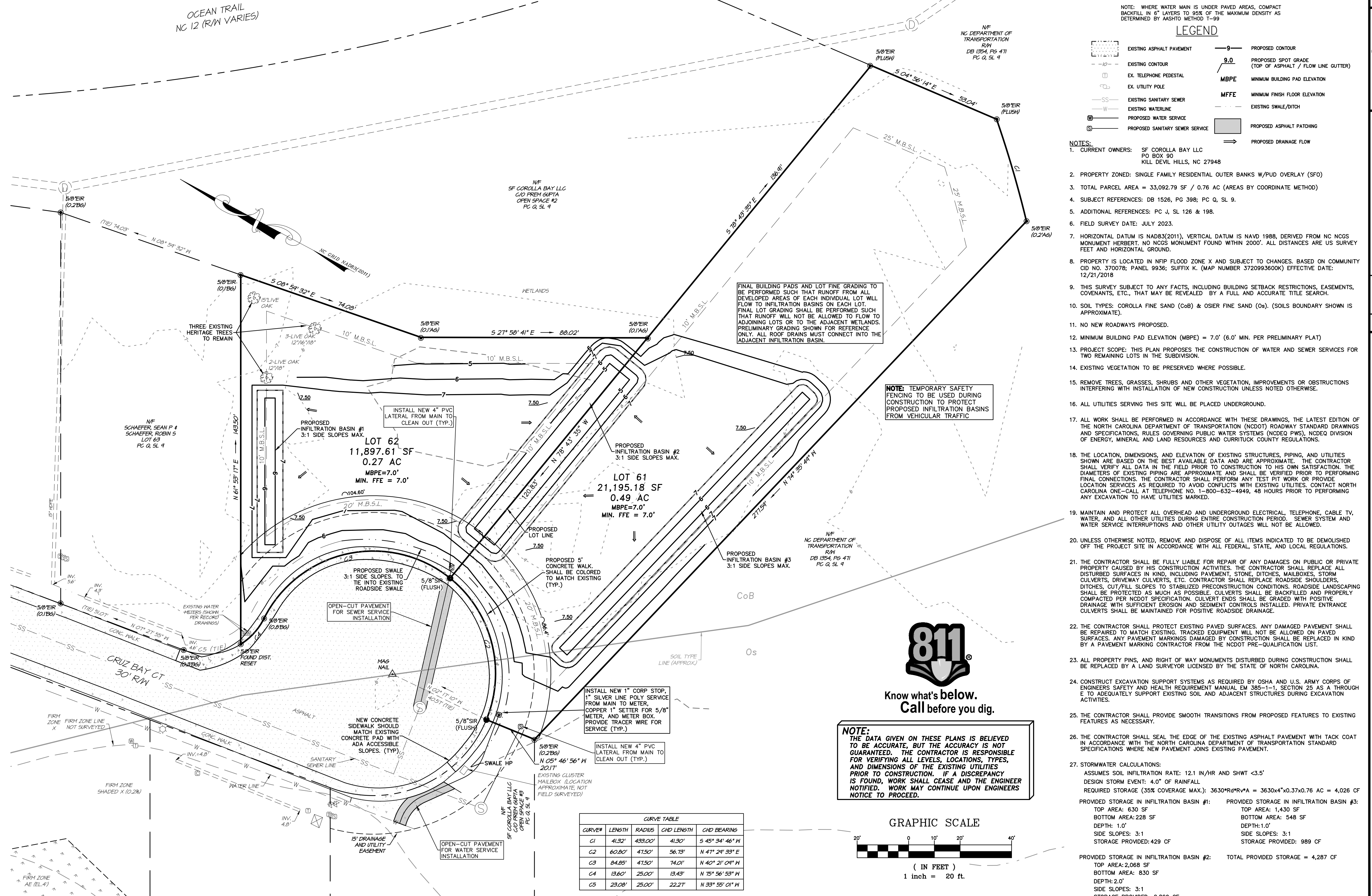
GRAVITY SEWER EMBEDMENT CONDITIONS FOR FLEXIBLE AND SEMI-RIGID SEWER PIPE
N.T.S.



GRAVITY SEWER EMBEDMENT CONDITIONS FOR RIGID SEWER PIPE
N.T.S.



"SAW CUT" CONSTRUCTION/PATCH DETAIL
N.T.S.



- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - EXISTING CONTOUR
 - EX. TELEPHONE PEDESTAL
 - EX. UTILITY POLE
 - EXISTING SANITARY SEWER
 - EXISTING WATERLINE
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY SEWER SERVICE
 - PROPOSED CONTOUR
 - PROPOSED SPOT GRADE (TOP OF ASPHALT / FLOW LINE OUTER)
 - MBPE MINIMUM BUILDING PAD ELEVATION
 - MFFE MINIMUM FINISH FLOOR ELEVATION
 - EXISTING WATERLINE
 - EXISTING SWALE/DITCH
 - PROPOSED ASPHALT PATCHING
 - PROPOSED DRAINAGE FLOW

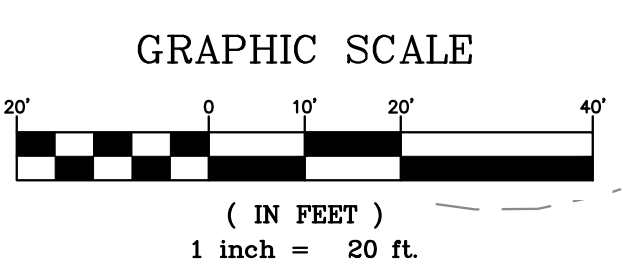
- NOTES:**
- CURRENT OWNERS: SF COROLLA BAY LLC, PO BOX 90, KILL DEVIL HILLS, NC 27948
 - PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS W/PUD OVERLAY (SFO)
 - TOTAL PARCEL AREA = 33,092.79 SF / 0.76 AC (AREAS BY COORDINATE METHOD)
 - SUBJECT REFERENCES: DB 1526, PG 398; PG Q, SL 9.
 - ADDITIONAL REFERENCES: PG J, SL 126 & 198.
 - FIELD SURVEY DATE: JULY 2023.
 - HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC NGVS MONUMENT HERBERT. NO NGVS MONUMENT FOUND WITHIN 2000'. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
 - PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES, BASED ON COMMUNITY ID NO. 370078; PANEL 9936; SUFFIX K. (MAP NUMBER 3720993600K) EFFECTIVE DATE: 12/21/2018
 - SOIL TYPES: COROLLA FINE SAND (CoB) & OSIER FINE SAND (Os). (SOILS BOUNDARY SHOWN IS APPROXIMATE).
 - NO NEW ROADWAYS PROPOSED.
 - MINIMUM BUILDING PAD ELEVATION (MBPE) = 7.0' (6.0' MIN. PER PRELIMINARY PLAT)
 - PROJECT SCOPE: THIS PLAN SUBPOSES THE CONSTRUCTION OF WATER AND SEWER SERVICES FOR TWO REMAINING LOTS IN THE SUBDIVISION.
 - EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE.
 - REMOVE TREES, GRASSES, SHRUBS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS, THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROADWAY STANDARD DRAWINGS AND SPECIFICATIONS, RULES GOVERNING PUBLIC WATER SYSTEMS (NCDCE PWS), NCDCE DIVISION OF ENERGY, MINERAL AND LAND RESOURCES AND CURRITUCK COUNTY REGULATIONS.
 - 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 OWN SATISFACTION. THE DIAMETERS OF EXISTING PIPING ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO PERFORMING FINAL CONNECTIONS. 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.
 - MAINTAIN AND PROTECT ALL OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, CABLE TV, WATER, AND ALL OTHER UTILITIES DURING ENTIRE CONSTRUCTION PERIOD. SEWER SYSTEM AND WATER SERVICE INTERRUPTIONS AND OTHER UTILITY OUTAGES WILL NOT BE ALLOWED.
 - UNLESS OTHERWISE NOTED, REMOVE AND DISPOSE OF ALL ITEMS INDICATED TO BE DEMOLISHED OFF THE PROJECT SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
 - THE CONTRACTOR SHALL BE FULLY LIABLE FOR REPAIR OF ANY DAMAGES ON PUBLIC OR PRIVATE PROPERTY CAUSED BY HIS CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL REPLACE ALL DISTURBED SURFACES IN KIND, INCLUDING PAVEMENT, STONE, DITCHES, MAILBOXES, STORM CULVERTS, DRIVEWAY CULVERTS, ETC. CONTRACTOR SHALL REPLACE ROADSIDE SHOULDER DITCHES, CUT/FILL SLOPES TO STABILIZED PRECONSTRUCTION CONDITIONS. ROADSIDE LANDSCAPING SHALL BE PROTECTED AS MUCH AS POSSIBLE. CULVERTS SHALL BE BACKFILLED AND PROPERLY COMPACTED PER NCDOT SPECIFICATION. CULVERT ENDS SHALL BE GRADED WITH POSITIVE DRAINAGE WITH SUFFICIENT EROSION AND SEDIMENT CONTROLS INSTALLED. PRIVATE ENTRANCE CULVERTS SHALL BE MAINTAINED FOR POSITIVE ROADSIDE DRAINAGE.
 - THE CONTRACTOR SHALL PROTECT EXISTING PAVED SURFACES. ANY DAMAGED PAVEMENT SHALL BE REPAIRED TO MATCH EXISTING. TRACKED EQUIPMENT WILL NOT BE ALLOWED ON PAVED SURFACES. ANY PAVEMENT MARKINGS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN KIND BY A PAVEMENT MARKING CONTRACTOR FROM THE NCDOT PRE-QUALIFICATION LIST.
 - ALL PROPERTY PINS, AND RIGHT OF WAY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LAND SURVEYOR LICENSED BY THE STATE OF NORTH CAROLINA.
 - CONSTRUCT EXCAVATION SUPPORT SYSTEMS AS REQUIRED BY OSHA AND U.S. ARMY CORPS OF ENGINEERS SAFETY AND HEALTH REQUIREMENT MANUAL, EM 385-1-1, SECTION 25 AS A THROUGH E TO ADEQUATELY SUPPORT EXISTING SOIL AND ADJACENT STRUCTURES DURING EXCAVATION ACTIVITIES.
 - THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
 - STORMWATER CALCULATIONS:
ASSUMES SOIL INFILTRATION RATE: 12.1 IN/HR AND SHWT <3.5'
DESIGN STORM EVENT: 4.0" OF RAINFALL
REQUIRED STORAGE (35% COVERAGE MAX.): 36.30*44*0.37*0.76 AC = 4.026 CF
PROVIDED STORAGE IN INFILTRATION BASIN #1: TOP AREA: 630 SF, BOTTOM AREA: 228 SF, DEPTH: 1.0', SIDE SLOPES: 3:1, STORAGE PROVIDED: 429 CF
PROVIDED STORAGE IN INFILTRATION BASIN #2: TOP AREA: 1,430 SF, BOTTOM AREA: 548 SF, DEPTH: 1.0', SIDE SLOPES: 3:1, STORAGE PROVIDED: 989 CF
TOTAL PROVIDED STORAGE = 4,287 CF



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.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	41.32	439.00'	41.30'	S 49° 34' 46" W
C2	60.02'	4150'	56.78'	N 41° 24' 33" E
C3	84.85'	4150'	74.01'	N 40° 21' 04" W
C4	18.60'	2500'	18.49'	N 75° 56' 53" W
C5	23.08'	2500'	22.27'	N 33° 55' 01" W



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QUIBLE & ASSOCIATES, P.C. SINCE 1959
QUIBLE & ASSOCIATES, P.C.
CURRITUCK COUNTY, NC
ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES, AND PLANNING
90 CHURCH STREET
BLACK MOUNTAIN, NC 28711
PHONE: (828) 689-6267
FAX: (828) 689-6268
WWW.QUIBLEANDASSOCIATES.COM

UTILITY PLAN
CONSTRUCTION DRAWINGS
COROLLA BAY, SECTION 2

PROJECT NO. P99006.1
DESIGNED BY CMS
DRAWN BY CMS
CHECKED BY MWS
ISSUE DATE 08/23/23

SHEET NO. 2 OF 2 SHEETS

August 22, 2024

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

Re: Preliminary Plat/Special Use Permit &
Construction Drawings Resubmittal
Corolla Bay Lots 61 & 62
Corolla, Currituck County, North Carolina

Ms. Turner,

Thank you for your comments on the above referenced project. On behalf of SF Corolla Bay LLC, Quible & Associates, P.C. hereby submits for your review the following digital documents:

1. One (1) digital copy of the revised Preliminary Plat;
2. One (1) digital copy of the revised Construction Drawings;
3. One (1) digital copy of the soils infiltration testing;

A copy of the TRC review comments dated August 15, 2024 and McAdams comments dated August 13, 2024, are enclosed for reference, and our responses listed below for ease of review:

Planning, Jennie Turner 252-232-6031

Reviewed

1. *Advisory*: The applicant is responsible for providing evidence that the application meets the four findings of fact required for the Board of Commissioners to approve a special use permit. *Acknowledged*.
2. Please provide responses to Special Use Permit findings that reference the *Imagine Currituck 2040 Vision Plan*. *Please note Item C on the application references the Currituck 2040 vision plan. The site is full service within Corolla sub area. The site was designed to meet density and open space requirements during the 2007 Amended Sketch Plan. A copy of the ASP was included with the initial submittal.*

Within, the 2040 vision plan the corolla area section land use policy 2.2 states the County wishes to encourage existing PUD's to continue to develop according to their master plan and these two lots were planned as future lots within the previous final platting process. The Corolla sub area is shown as G-2 (controlled growth) within the Land Use Plan and this designation allows for 3 DU/acre. Project density, as approved throughout the entirety of Monterey Shores PUD is 2.05 units per acre and consistent with this policy. As a full-

service site, with central sewer capacity available, it is reasonable for these sites to be developed at 2-3 units per acre based on this guidance.

The Corolla implementation matrix within the Currituck 2040 Vision Plan, COR-ACT-5 action recommends implementation of connecting Corolla bicycle, pedestrian, and access to expand sidewalks and pedestrian amenities; The subdivision supports this action by expanding and connecting the sidewalk throughout the Monterey Shores neighborhood in front of these two lots. It should also be noted that the previously recorded Corolla Bay Section II plat, PC Q PG 9 previously included the following statement "Currituck County reserves access rights to the right-of-way of NC 12 adjoining the subject subdivision for the future development of the connecting corolla bike, pedestrian, access and wayfinding plan." This statement from the overall subdivision is in alignment with COR-ACT-2.

3. Provide note that all utilities shall be underground on all plats. *Acknowledged. Note 16 from the construction drawings has been copied and provided on the preliminary plat stating that all utilities to be placed underground as Note 14 on the preliminary plat.*
4. Provide note on all plats that payment-in-lieu is required prior to recording final plat. The payment will be calculated at time of final plat. *It is acknowledged that a payment in lieu for park dedication requirements will be required at the time of final plat (based on 0.051 acres). This statement has been added as note 15 to the preliminary plat.*
5. Complete sidewalk connection around cul-de-sac on preliminary plat drawings. *Acknowledged. The sidewalk is now shown on the preliminary plat and construction drawings.*
6. Confirm existing cluster mailbox unit is compliant with ADA requirements. *Please see photo of the mailbox unit for reference. There is an existing handicap parking space available for access. In addition, the proposed sidewalk extension will complete accessibility requirements. A note has been added to the construction plans to state the sidewalk shall match the existing concrete pad and maintain ADA accessible slopes.*



Stormwater Review, (McAdams, Stormwater Consultant)

1. Revised Repeat Comment: Please note that Currituck County requires additional peak flow mitigation that is not accounted for in water quality permits issued by NCDEQ (SW7050220). UDO 1.8.6 applies to the overall site density, but not the

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Telephone (252) 491-8147 • Fax (252) 491-8146

stormwater management requirements for the site. The site is in the Outer Banks Stormwater Management Zone and will need to show compliance with peak flow attenuation per UDO 7.3.4(B)(2), downstream capacity analysis per UDO 7.3.5(B)(2), or on-site volume infiltration per UDO 7.3.5(B)(2). Please provide a stormwater management narrative and preliminary grading plan that address these requirements. Either of the following methods would be acceptable to meet stormwater requirements. *Please note options a. & b. have not been selected since the downstream system was designed by others. Please see response to c. below.*

c. OR provide an Alternative Stormwater Runoff Storage Analysis that demonstrates on-site basins and soils have adequate storage capacity to capture and infiltrate stormwater runoff from all impervious surfaces.

- i. Provide design information for an on-site infiltration stormwater control measure (SCM), such as an infiltration basin or bioretention as articulated in Section 2.3.3.A of the Stormwater Manual. (typically reserved for minor stormwater plans)
- ii. Interstitial storage may be accounted for but shall not include any areas that have been or will be developed, are below normal water levels or are part of a septic field or septic repair field.
 1. If interstitial storage is utilized you shall provide a soil investigation report demonstrating the infiltration rate/transmissivity of the on-site soil.

Please see the revised construction plans and plat that show a shared infiltration basin between the two lots and one on either lot line within the 10' drainage and utility easement. These basins are designed to contain 4" of storage based on an impervious coverage (max. 35%) on both lots. Stormwater storage calculations have been added directly onto the plans (Preliminary Plat Sheet 2 and Sheet 2, Note 27 on the Construction Drawings). Please note interstitial storage has not been accounted for to provide for a more conservative design. Borings have been performed at the site along with infiltration testing. The site appears to have sandy soils with a high infiltration rate of 12.1 in/hr, suitable for design of infiltration basins. A copy of this Groundwater Investigation has been provided for reference.

Please review the enclosed documents and our above responses at your earliest convenience. Please do not hesitate to contact Michael W. Strader, Jr., P.E., or myself at (252) 491-8147, mstrader@quible.com or csaunders@quible.com should you have any questions or require any additional information.

Sincerely,
Quible & Associates, P.C.



Cathleen M. Saunders, P.E.

Encl.: as stated

Cc: SF Corolla Bay LLC

P.O. Drawer 870 • Kitty Hawk, NC 27949
Telephone (252) 491-8147 • Fax (252) 491-8146

September 10, 2024

Jenny Turner
Currituck Historic Courthouse
153 Courthouse Road
Suite 110
Currituck, North Carolina 27929

**RE: Currituck County Stormwater Development Review - OSPEC23074.00
Corolla Bay – Lots 61-62 (Monteray Shores PUD)
Parcel IDs: 115E-000-ORFD-0000
Outer Banks Stormwater Management Zone
Major Subdivision – Preliminary Plat Type II
Review 3**

Dear Ms. Turner,

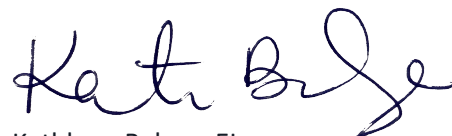
McAdams has reviewed the above-referenced project that was received on August 23, 2024 and reviewed on September 9, 2024. The project has been reviewed for conformance with:

- > The Currituck County Code of Ordinances
- > Chapter 7.3 – Stormwater Management, Chapter 7.4 – Flood Damage Prevention, Chapter 7.6 – Riparian Buffers, and Chapter 7.7 – Protection of Significant Dunes of the Unified Development Ordinance
- > The Currituck County Stormwater Manual

Based on the review, McAdams recommends conditional approval. Attached are markups of the submitted construction drawings package and a Condition of Approval to be included in the Building Permit review.

Sincerely,
MCADAMS

Daniel Wiebke PE, CFM
Project Manager, Water Resources



Kathleen Balaze, EI
Assistant Project Manager, Water Resources

CONDITION OF APPROVAL

1. Approval of the Stormwater Plan will be contingent on submission of updated construction drawings that address the following during Building Permitting:
 - a. Revise the finished floor/building pad elevations (FFE/BPE) to at least the top of the infiltration basins (7.0').
 - b. Provide information that shows how the proposed buildings and impervious are directed to the basins (e.g. downspouts or swales).
 - c. Provide a note or other detail that shows how the infiltration basins will be protected during construction to maintain the minimum infiltration rate to function as designed.

From: Saunders, Cathleen
To: Jennie Turner
Cc: Strader, Mike
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] FW: Online TRC submittals
Date: Friday, September 13, 2024 6:54:51 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
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image008.png
image009.png
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Jennie,

Good evening. Please see the attached revised construction drawings for your review. We offer the following responses:

1. Approval of the Stormwater Plan will be contingent on submission of updated construction drawings that address the following during Building Permitting:

- Revise the finished floor/building pad elevations (FFE/BPEs) to at least the top of the infiltration basins (7.0'). **The MBPE has been updated to 7.0' throughout.**
- Provide information that shows how the proposed buildings and impervious are directed to the basins (e.g. downspouts or swales). **Please note flow arrows have been added to the lots to show the direction of stormwater. In addition, we have added to the existing note stating any roof drains should be directly connected to the infiltration basins.**
- Provide a note or other detail that shows how the infiltration basins will be protected during construction to maintain the minimum infiltration rate to function as designed. **A note has been added to the plans stating the infiltration basins shall be protected from vehicular traffic.**

Let us know if you need anything additional.

Thank you,



From: Jennie Turner <Jennie.Turner@CurrituckCountyNC.gov>
Sent: Wednesday, September 11, 2024 12:07 PM
To: Saunders, Cathleen <csaunders@withersravenel.com>
Cc: Strader, Mike <mstrader@withersravenel.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] FW: Online TRC submittals

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Good afternoon Cathleen,

Please see attached the comments from McAdams. This will be scheduled for the October 21, 2024 BOC meeting.

Let me know of any questions, I will provide a draft staff report for your review in advance of the meeting.

Thank you,

Jennie Turner
Assistant Planning Director
Currituck County
Phone: 252-232-6031
Email: jennie.turner@currituckcountync.gov
Website: www.currituckgovernment.com

From: Jennie Turner <jennie.turner@currituckcountync.gov>
Sent: Thursday, September 5, 2024 4:36 PM
To: Saunders, Cathleen <csaunders@withersravenel.com>
Cc: Strader, Mike <mstrader@withersravenel.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] FW: Online TRC submittals

Cathleen,

I'm just waiting on confirmation from McAdams, I should have that by early next week. As far as I know, this should be tracking to October 21, 2024 BOC.

Thank you,

Jennie Turner
Assistant Planning Director
Currituck County
Phone: 252-232-6031
Email: jennie.turner@currituckcountync.gov
Website: www.currituckgovernment.com

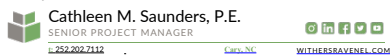
From: Saunders, Cathleen <csaunders@withersravenel.com>
Sent: Wednesday, September 4, 2024 8:59 AM
To: Jennie Turner <jennie.turner@currituckcountync.gov>
Cc: Strader, Mike <mstrader@withersravenel.com>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] FW: Online TRC submittals

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Jennie,

Just checking in on this project. Can you let us know if all comments have been satisfied or if you need any additional supporting information from us?

Thank you,



From: Jennie Turner <jennie.turner@currituckcountync.gov>
Sent: Thursday, August 22, 2024 11:47 AM
To: Saunders, Cathleen <csaunders@withersravenel.com>
Cc: Strader, Mike <mstrader@withersravenel.com>; Fred Vollat <hollat@icrsaga.com>; Sumit Gupta <sgupta@icrsaga.com>; Erin Dunigan <Edunigan@icrsaga.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] FW: Online TRC submittals



Currituck County

Planning & Inspections Department
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026

MEMORANDUM

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

From: Jennie Turner, Assistant Planning Director

Date: August 15, 2024

Re: Corolla Bay – Lots 61 & 62
Preliminary Plat/Special Use Permit & Construction Drawings – 2nd TRC

The following comments were received at the August 14, 2024 TRC meeting. Please address all comments and resubmit a corrected plan as necessary. TRC comments are valid for six months from the date of the TRC meeting. To be scheduled for the October 21, 2024 Board of Commissioners meeting, please resubmit an updated plan by noon on August 22, 2024.

Planning, Jennie Turner 252-232-6031

Reviewed

1. *Advisory:* The applicant is responsible for providing evidence that the application meets the four findings of fact required for the Board of Commissioners to approve a special use permit.
2. Please provide responses to Special Use Permit findings that reference the *Imagine Currituck 2040 Vision Plan*.
3. Provide note that all utilities shall be underground on all plats.
4. Provide note on all plats that payment-in-lieu is required prior to recording final plat. The payment will be calculated at time of final plat.
 - a. 2 lots is .051 acres

B. Amount of Payment

The payment-in-lieu shall be calculated based upon the acreage of land required for dedication, consistent with the requirements of Table 6.5.1, Recreation and Park Area Dedication Requirements. The land's assessed value (as determined by the Currituck County Property Appraiser) shall be used to arrive at the required payment-in-lieu amount.

5. Complete sidewalk connection around cul-de-sac on preliminary plat drawings.
6. Confirm existing cluster mailbox unit is compliant with ADA requirements.

Currituck County Building Inspections & Fire, Rick Godsey, 252-232-6020

Reviewed

Stormwater Review, (McAdams, Stormwater Consultant)

(Comments forthcoming)

Currituck County Water/Backflow, Chas Sawyer, 252-202-1692
No Comment

Southern Outer Banks Water, Jim Williams, 252- 453-2620
Reviewed

The following items are necessary for resubmittal:

- 1- PDF digital copy of all revised documents and plans.



Currituck County Southern Outer Banks Water Capacity Availability Form

County Contact Information

Will Rumsey, Utilities
444 Maple Road
Maple, NC 27956

Phone: 252.232.2769
Fax: 252.453.3721

Website: <https://co.currituck.nc.us/departments/water/>

Request

This request is for:

- Single Family Residence
- Residential Development
- Non-residential

Owner Information

Name(s): SF Corolla Bay, LLC C/O Prem Gupta

Mailing Address: P.O. Box 90

E-Mail Address: info@homesbysaga.com

Phone Number: 252-441-9003

Applicant Information (if different from Owner)

Name(s): Same as Applicant

Mailing Address:

E-Mail Address:

Phone Number:

Parcel Information

PIN(s): 115E0000RFD0000

Street Address: Cruz Bay Court, Lots 61 & 62

Project Information

Name of Project: Corolla Bay, Section 2, Lots 61 & 62

Number of Units: 2 400 GPD/Lot,
Projected Daily Project Demand (gpd): 800 GPD total

Anticipated Water Access Date: Fall, 2023

Applicant's Signature

I declare, that to the best of my knowledge, the information provided herein is true, correct, and complete.

DocuSigned by:
Prem Gupta
3DA30CDBE84E433...
Property Owner/Applicant Signature

7/26/2023
Date

Note: Water connection and/or developmental fees are due at building permit application. See the Currituck County Master Fee Schedule for rates.
<https://co.currituck.nc.us/master-fee-schedule/>

For Office Use Only

Water capacity is available for this project.

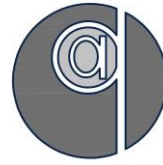
Water capacity is not available for this project.

[Signature] 7-28-23
Utilities Manager Date

[Signature] 7/28/23
County Manager Date

This capacity availability is good for one year

MEMORANDUM



Quible SINCE 1959
& Associates, P.C.

ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING

Phone: (252) 261-3300

Fax: (252) 261-1260

Web: www.quible.com

To: Michael W. Strader, Jr., P.E.
From: Brian Rubino, P.G.
Date: 8/21/2024
Re: P99006 Soil and Groundwater Investigation
Corolla Bay Lots 61-62, Corolla North Carolina

On Monday August 19, 2024, representatives from Quible visited the Site to conduct shallow soil borings in the location of potential a future stormwater collection basin or infiltration area. The purpose of our evaluation was to understand lithologic conditions, to determine the depth and elevation of the Static Water Table (WT), Season High Water Table (SHWT), and to measure infiltration rates for Stormwater Management System design.

Soils consisted of:

- 0-12" bgs: dry, clean, fine-grained sand (10 YR 4/2)
- 12" – 30" bgs: dry, clean, fine-medium grained sand (10 YR 4/1)
- 30" – 40" bgs: saturated, fine-grained sand (10 YR 5/1)

A summary of elevation data collected and observed is as follows:

Soil Boring	Ground Elevation (ft); (NAVD 88)	Elevation of SHWT (ft); (NAVD 88)
T-1	6.0'	3.5'

Ground elevation data was collected on the date of the soil borings using an RTK GPS system. A temporary piezometer, using a two-inch .010 slot pvc well screen was installed at boring location T-1 and was allowed to recover for a period of at least 1 hour before the depth to groundwater was measured using an electronic water level checker.

Infiltration rate field testing of the in-situ soils in three locations was conducted using the Modified Philip Dunne (MPD) method to test and calculate saturated hydraulic conductivity (Ksat) at the proposed stormwater collection and treatment location. This procedure measures the natural downward movement of water to the groundwater table which can be relied upon to design Site stormwater collection, storage and treatment systems in the area tested. The infiltration tests were done in the soil unit near the surface.

The measured infiltration rates were 12.1 in/hr. Rapid infiltration such as this is expected for clean sands with no confining units. See accompanying MPD infiltration report.

K_{sat} best-fit site average: 307 mm/hr or 12.1 in/hr

GPS Infiltration Test Site Map



Map Pin #	Test #	Test Name	Ksat (mm/hr)	Ksat (in/hr)	C (mm)	RMS Error of Regression (s)	Normalized RMS
1	1	T1	307	12.1	-293.1	0.1	0.05%

*** Site Average could not be calculated from only 1 viable test

Infiltration Report

Quible & Associates, P.C.

T1 - Currituck County, NC

This report summarizes the results of a set of Modified Philip Dunne (MPD) Infiltrometer tests performed at the above referenced site. Quible & Associates, P.C. personnel performed the field tests. The software used to compute saturated hydraulic conductivity (K_{sat}) and generate this report assumes that the field personnel used infiltrmeters manufactured by Upstream Technologies Inc. and followed the procedures outlined in "Manual – Modified Philip - Dunne Infiltrometer" by Ahmed, Gulliver, and Nieber.

The following paragraphs describe the individual tests, input values used in the analysis, and methods used to compute the K_{sat} value.

After individual K_{sat} values were calculated, the method used to determine the overall site K_{sat} value ($K_{best-fit}$) is described in "Effective Saturated Hydraulic Conductivity of an Infiltration-Based Stormwater Control Measure" by Weiss and Gulliver 2015, "A relationship to more consistently and accurately predict the best-fit value of saturated hydraulic conductivity used a weighted sum of 0.32 times the arithmetic mean and 0.68 times the geometric mean."

METHOD USED TO COMPUTE K_{sat}

The MPD Infiltrometer software uses the following procedure described in "The Comparison of Infiltration Devices and Modification of the Philip-Dunne Permeameter for the Assessment of Rain Gardens" by Rebecca Nestigen, University of Minnesota, November 2007.

The steps are as follows:

1. For each measurement of head, use the following equation to find the corresponding distance to the sharp wetting front.

$$[H_0 - H(t)]r_1^2 = \frac{\theta_1 - \theta_2}{3} [2[R(t)]^3 + 3[R(t)]^2 L_{max} - L_{max}^3 - 4r_0^3]$$

2. Estimate the change in head with respect to time and the change in wetting front distance with respect to time by using the backward difference for all values of $R(t)$ equal to or greater than the distance

$$\sqrt{r_1^2 + L_{max}^2}$$

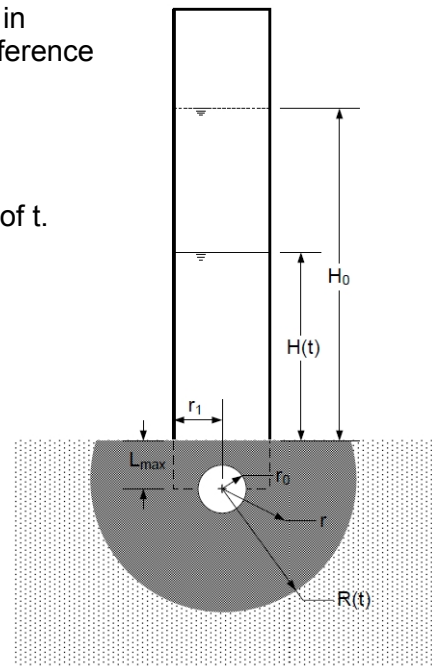
3. Make initial guesses for K and C .

4. Solve the following equations for $\Delta P(t)$ at each incremental value of t .

$$\Delta P(t) = \frac{\pi^2}{8} \left\{ \theta_1 - \theta_0 \frac{[R(t)]^2 + [R(t)]L_{max}}{K} \frac{dr}{dt} - 2r_0^2 \right\} \frac{\ln \left[\frac{R(t)r_0 + L_{max}}{r_0[R(t) + L_{max}]} \right]}{L_{max}}$$

$$\Delta P(t) = C - H(t) - L_{max} + \frac{L_{max}}{K} \frac{dh}{dt}$$

5. Minimize the absolute difference between the two solutions found in Step 4 by adjusting the values of K and C .



Parameters for Equations

Θ_0 = volumetric water content of soil before MPD test

Θ_1 = volumetric water content of soil after MPD test

Infiltration Report

Quible & Associates, P.C.

T1 - Currituck County, NC

T1

Date	8/19/2024
Time	11:40 AM
Latitude	36.352433
Longitude	-75.825584
Initial Volumetric Moisture	0.00 %
Final Volumetric Moisture	85.00 %
Cylinder Size	3 Liter

T1 Results

Map Pin #	1
Test Number	1
Ksat - mm/hr	307
Ksat - in/hr	12.1
Capillary Pressure C mm	-293.1
RMS Error of Regression	0.1
Normalized RMS	0.05%

Readings

#	Time	Head	#	Time	Head	#	Time	Head	#	Time	Head
1	0 s	36.76 cm	26	125 s	26.12 cm	51	250 s	17.58 cm	76	375 s	10.53 cm
2	5 s	36.23 cm	27	130 s	25.75 cm	52	255 s	17.28 cm	77	380 s	10.27 cm
3	10 s	35.69 cm	28	135 s	25.36 cm	53	260 s	16.98 cm	78	385 s	10.02 cm
4	15 s	35.18 cm	29	140 s	24.99 cm	54	265 s	16.67 cm	79	390 s	9.76 cm
5	20 s	34.69 cm	30	145 s	24.62 cm	55	270 s	16.38 cm	80	395 s	9.52 cm
6	25 s	34.24 cm	31	150 s	24.26 cm	56	275 s	16.08 cm	81	400 s	9.27 cm
7	30 s	33.78 cm	32	155 s	23.91 cm	57	280 s	15.78 cm	82	405 s	9.02 cm
8	35 s	33.34 cm	33	160 s	23.54 cm	58	285 s	15.47 cm	83	410 s	8.77 cm
9	40 s	32.92 cm	34	165 s	23.19 cm	59	290 s	15.18 cm	84	415 s	8.53 cm
10	45 s	32.5 cm	35	170 s	22.84 cm	60	295 s	14.88 cm	85	420 s	8.28 cm
11	50 s	32.08 cm	36	175 s	22.49 cm	61	300 s	14.6 cm	86	425 s	8.04 cm
12	55 s	31.67 cm	37	180 s	22.14 cm	62	305 s	14.32 cm	87	430 s	7.79 cm
13	60 s	31.26 cm	38	185 s	21.8 cm	63	310 s	14.04 cm	88	435 s	7.56 cm
14	65 s	30.85 cm	39	190 s	21.46 cm	64	315 s	13.77 cm	89	440 s	7.32 cm
15	70 s	30.43 cm	40	195 s	21.12 cm	65	320 s	13.48 cm	90	445 s	7.09 cm
16	75 s	30.03 cm	41	200 s	20.78 cm	66	325 s	13.2 cm	91	450 s	6.85 cm
17	80 s	29.62 cm	42	205 s	20.47 cm	67	330 s	12.94 cm	92	455 s	6.62 cm
18	85 s	29.22 cm	43	210 s	20.14 cm	68	335 s	12.66 cm	93	460 s	6.39 cm
19	90 s	28.83 cm	44	215 s	19.81 cm	69	340 s	12.38 cm	94	465 s	6.16 cm
20	95 s	28.42 cm	45	220 s	19.5 cm	70	345 s	12.12 cm	95	470 s	5.93 cm
21	100 s	28.04 cm	46	225 s	19.18 cm	71	350 s	11.85 cm	96	475 s	5.7 cm
22	105 s	27.64 cm	47	230 s	18.84 cm	72	355 s	11.58 cm	97	480 s	5.48 cm
23	110 s	27.26 cm	48	235 s	18.52 cm	73	360 s	11.31 cm	98	485 s	5.26 cm
24	115 s	26.88 cm	49	240 s	18.2 cm	74	365 s	11.05 cm			
25	120 s	26.49 cm	50	245 s	17.89 cm	75	370 s	10.78 cm			



Carolina Water Service of North Carolina™

August 21, 2023

Quibble & Associates, P.C.
8466 Caratoke Highway, Bldg. 400
Powells Point, NC 27966

Re: Corolla Bay Section II, lots 61 through 62
Willingness to Serve, Capacity Commitment letter.

To Whom It May Concern,

Carolina Water Service, Inc. of North Carolina ("CWSNC") provides sanitary sewer utility service to the Monteray Shores and adjacent developments and of which encompass the above referenced project and property. CWSNC is a franchised and regulated public utility company in the state of North Carolina.

CWSNC is willing and able to provide the sanitary sewer utility needs for the above referenced lots for the capacity of (1) residential home to be constructed on each lot.

Should you have any questions, please do not hesitate to contact me directly in our Charlotte Office at 704-525-7990 or by email at Tony.Konsul@Carolinawaterservicenc.com.

Thank you in advance for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Konsul'.

Tony Konsul
Director, State Operations

Cc: Travis Tucker
Donna Stegall
Julie Haver



North Carolina Department of Environment and Natural Resources
Division of Water Resources
Water Quality Programs

Pat McCrory
Governor

Thomas A. Reeder
Director

John E. Skvarla, III
Secretary

November 1, 2013

MARTIN LASHUA – REGIONAL DIRECTOR
CAROLINA WATER SERVICE, INC. OF NC
POST OFFICE BOX 240908
CHARLOTTE, NORTH CAROLINA 28224-0908

Subject: Permit No. WQ0009772
Monteray Shores WWTP
High-Rate Infiltration System
Currituck County

Dear Mr. Lashua:

In accordance with your permit major modification request received September 3, 2013, and subsequent additional information received October 23, 2013, October 25, 2013 and October 30, 2013, we are forwarding herewith Permit No. WQ0009772 dated November 1, 2013, to Carolina Water Service, Inc. of NC for the construction and operation of the newly permitted Phase II facilities, as well as the continued operation of the existing wastewater treatment and high-rate infiltration facilities.

The Phase II modifications to the subject permit are as follows:

- The relocation of five existing membrane modules from an existing 14,220 gallon membrane bioreactor tank, with one of these membranes being placed in each of the four other existing 14,220 gallon membrane bioreactor tanks. The fifth membrane module will be placed in onsite storage; the
- Addition of four new ultra-filtration membranes modules into the aforementioned and vacated existing 14,220 gallon membrane bioreactor tank; the
- Addition of a 327,967 gallon synthetically lined five day upset pond; and the
- Increase of treatment capacity and permitted flow from 520,000 gallons per day (GPD) to 580,320 GPD.

This permit shall be effective from the date of issuance until February 29, 2016, shall void Permit No. WQ0009772 issued November 9, 2012, and shall be subject to the conditions and limitations as specified therein. Please pay particular attention to the monitoring requirements listed in Attachments A, B and C for they may differ from the previous permit issuance. Failure to establish an adequate system for collecting and maintaining the required operational information shall result in future compliance problems.

WATER QUALITY PERMITTING SECTION
1636 Mail Service Center, Raleigh, North Carolina 27699-1636
Location: 512 N. Salisbury St., Raleigh, North Carolina 27604
Phone: 919-807-6464 | FAX: 919-807-6496
Internet: <http://portal.ncdenr.org/web/wq>

For your convenience, customized electronic copies of your facility's NDMR and NDAR-2 reporting forms are available for download at: <http://portal.ncdenr.org/web/wq/aps/lau/reporting>.


Please note the following permit conditions are new since the last permit issuance:

- Condition I.1. – This condition requires that the Permittee begin construction of the newly permitted 327,967 gallon synthetically lined five day upset pond no later than upon exceeding 90 percent of the existing wastewater treatment plant's 520,000 gallon per day (GPD) capacity (i.e., 468,000 GPD).
- Condition I.2. – This condition requires that the Permittee submit an Engineering Certification upon completion of construction and prior to operation of the modified permitted facilities.
- Condition I.3. – This condition requires the Permittee to notify the Washington Regional Office at least 48 hours in advance of operation of the installed facilities.

If any parts, requirements or limitations contained in this permit are unacceptable, the Permittee has the right to request an adjudicatory hearing upon written request within 30 days following receipt of this permit. This request shall be in the form of a written petition, conforming to Chapter 150B of the North Carolina General Statutes, and filed with the Office of Administrative Hearings at 6714 Mail Service Center, Raleigh, NC 27699-6714. Unless such demands are made, this permit shall be final and binding.

One set of approved plans and specifications is being forwarded to you. If you need additional information concerning this permit, please contact Nathaniel Thornburg at (919) 807-6453 or nathaniel.thornburg@ncdenr.gov.

Sincerely,


for Thomas A. Reeder

cc: Currituck County Health Department
Washington Regional Office, Water Quality Regional Operations Section
Robert G. Burgin, Jr., PE – Burgin Engineering, Inc.
Beth Buffington, Public Water Supply Section – Protection and Enforcement Branch
Permit File WQ0009772
Notebook File WQ0009772

NORTH CAROLINA
ENVIRONMENTAL MANAGEMENT COMMISSION
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
RALEIGH
HIGH-RATE INFILTRATION SYSTEM PERMIT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules and Regulations

PERMISSION IS HEREBY GRANTED TO

Carolina Water Service, Inc. of NC
Currituck County

FOR THE

operation of a 580,320 gallon per day (GPD) wastewater treatment and high-rate infiltration facility consisting of the:

continued operation of the existing Phase I facilities consisting of: an influent pump station and wet well with two 1,750 gallon per minute (GPM) centrifugal pumps, one 80 GPM centrifugal jockey pump, two 300 GPM centrifugal equalization pumps, audible/visual high water alarms and two ultrasonic influent flow meters; two rotary drum screens with 2 millimeter (mm) perforations; a vortex grit separator/classifier with dumpster; a 245,000 gallon flow equalization basin with three 168 cubic feet per minute (CFM) blowers and coarse bubble diffusers; a flow splitter box; two 7,023 anaerobic tanks with two 2.3 horsepower (hp) mixers; two 14,000 gallon anoxic tanks with two 180 GPM centrifugal recycle pumps, two 2.3 hp mixers and two magnetic flow meters; two 25,900 gallon aeration basins with two 180 GPM centrifugal recycle pumps, two 140 GPM centrifugal recycle jockey pumps, three 334 CFM positive displacement blowers, one 170 CFM positive displacement jockey blower, fine bubble diffusers, two magnetic flow meters and two magnetic jockey flow meters; two 25,900 gallon secondary anoxic tanks with two 2.3 hp mixers; a membrane reactor splitter box; five 14,220 gallon membrane bioreactor tanks with four tanks containing six membrane modules and one tank containing four ultra-filtration membrane modules, as well as five 360 GPM centrifugal sludge return pumps, one 170 GPM centrifugal sludge return jockey pump, six magnetic recycled activated sludge flow meters, one magnetic waste activated sludge flow meter, six 105 GPM centrifugal permeate pumps; an auxiliary membrane module stored onsite; a recycle activated sludge splitter box; an alum pump/storage feed system; a NaOCl pump/storage feed system; a methanol pump/storage feed system; 117,150 gallons of aerated sludge storage (comprised of a 57,400 gallon basin, a 27,230 gallon basin and a 50,540 gallon basin) served by three 323 CFM positive displacement blowers; an ultraviolet (UV) disinfection system consisting of 2 banks with a total of 40 lamps; an automatic auxiliary generator and transfer switch; six effluent magnetic flow meters; six turbidimeters; a 2.6 million gallon steel five day upset tank; two 120 GPM centrifugal drain pumps; a 1.85 acre high-rate infiltration basin; a groundwater lowering pump station with two 540 GPM pumps; and all associated piping, valves, controls and appurtenances; and the

construction and operation of the proposed Phase II facilities consisting of: the relocation of five existing membrane modules from an existing 14,220 gallon membrane bioreactor tank, with one of these membranes being placed in each of the four other existing 14,220 gallon membrane bioreactor tanks (the fifth membrane module will be placed in onsite storage); four ultra-filtration membranes modules into the aforementioned and vacated existing 14,220 gallon membrane bioreactor tank; a 327,967 gallon synthetically lined five day upset pond; and all associated piping, valves, controls and appurtenances

to serve residential and commercial sources at Monterey Shores Phase I & II, Buck Island, Timbuck II and Corolla Bay, as well as up to 60,320 GPD of untreated wastewater from Corolla Light WWTP #1 (Permit No. WQ0006254) and Corolla Light WWTP #2 (Permit No. NC0015282A1), with no discharge of wastes to surface waters, pursuant to the application received September 3, 2013, and subsequent additional information received by the Division of Water Resources, and in conformity with the project plans, specifications, and other supporting data subsequently filed and approved by the Department of Environment and Natural Resources and considered a part of this permit.

This permit shall be effective from the date of issuance until February 29, 2016, shall void Permit No. WQ0009772 issued November 9, 2012, and shall be subject to the following specified conditions and limitations:

I. SCHEDULES

1. Upon exceeding 90 percent of the existing wastewater treatment plant's 520,000 gallon per day (GPD) capacity (i.e., 468,000 GPD) based on a monthly average daily flow as reported on Form: NDMR as required in Conditions IV.3., IV.4. and IV.7., the Permittee shall have commenced constructing the newly permitted 327,967 gallon synthetically lined five day upset pond.
2. In accordance with 15A NCAC 02T .0116, upon completion of construction and prior to operation of the modified permitted facilities, a certification (attached) shall be submitted from a licensed North Carolina Professional Engineer certifying that the permitted facility has been installed in accordance with this permit, Division approved plans and specifications, and other supporting documentation, including the location of all monitoring wells as applicable. If this project is to be completed in phases and partially certified, the Permittee shall retain the responsibility to track further construction approved under the same permit, and shall provide a final certificate of completion once the entire project has been completed. Mail the Certification to the Division of Water Resources, Water Quality Permitting Section, 1636 Mail Service Center, Raleigh, NC 27699-1636.
3. The Washington Regional Office, telephone number (252) 946-6481, shall be notified at least 48 hours in advance (excluding weekends and holidays) of operation of the installed facilities such that an in-place inspection can be made. Notification to the regional supervisor shall be made from 8:00 a.m. until 5:00 p.m. on Monday through Friday, excluding State Holidays.
4. No later than six months prior to the expiration of this permit, the Permittee shall request renewal of this permit on official Division forms. Upon receipt of the request, the Division will review the adequacy of the facilities described therein, and if warranted, will renew the permit for such period of time and under such conditions and limitations as it may deem appropriate. Please note Rule 15A NCAC 02T .0105(d) requires an updated site map to be submitted with the permit renewal application.
5. In accordance with 15A NCAC 02H .0404(e), if the subject wastewater treatment or infiltration facilities are in noncompliance with the terms and conditions of this permit, governing statutes or regulations, the subject facilities shall be connected to an operational publicly owned wastewater collection system within 180 days of its availability. Prior to the initiation of these connection activities, appropriate Division approval shall be received.

II. PERFORMANCE STANDARDS

1. The subject non-discharge facilities shall be effectively maintained and operated at all times so there is no discharge to surface waters, nor any contravention of groundwater or surface water standards. In the event the facilities fail to perform satisfactorily, including the creation of nuisance conditions due to improper operation and maintenance, or failure of the infiltration areas to adequately assimilate the effluent, the Permittee shall take immediate corrective actions including Division required actions, such as the construction of additional or replacement wastewater treatment or infiltration facilities.
2. This permit shall not relieve the Permittee of their responsibility for damages to groundwater or surface water resulting from the operation of this facility.
3. All wells constructed for purposes of groundwater monitoring shall be constructed in accordance with 15A NCAC 02C .0108 (Standards of Construction for Wells Other than Water Supply), and any other jurisdictional laws and regulations pertaining to well construction.
4. Effluent quality shall not exceed the limitations specified in Attachment A.
5. Application rates, whether hydraulic, nutrient or other pollutant, shall not exceed those specified in Attachment B.
6. A usable green area shall be maintained for effluent disposal. The green area shall have the capability of accommodating the facility's average daily flow without exceeding the green area loading rates. As defined in 15A NCAC 02H .0404(g)(7), a "green area" is an area suitable for waste disposal, either in its natural state or which has been modified by planting a vegetative cover of grasses or low growing shrubbery.
7. The compliance boundary for the disposal system shall be specified in accordance with 15A NCAC 02L .0107(b). This disposal system was individually permitted on or after December 30, 1983; therefore, the compliance boundary is established at either 250 feet from the effluent disposal area, or 50 feet within the property boundary, whichever is closest to the effluent disposal area. An exceedance of groundwater standards at or beyond the compliance boundary is subject to remediation action according to 15A NCAC 02L .0106(d)(2) as well as enforcement actions in accordance with North Carolina General Statute 143-215.6A through 143-215.6C.
8. In accordance with 15A NCAC 02L .0108, the review boundary is established midway between the compliance boundary and the effluent disposal area. Any exceedance of groundwater standards at the review boundary shall require action in accordance with 15A NCAC 02L .0106.
9. The Permittee shall apply for a permit modification to establish a new compliance boundary prior to any sale or transfer of property affecting a compliance boundary.
10. In accordance with 15A NCAC 02L .0107(d), no wells, excluding Division approved monitoring wells, shall be constructed within the compliance boundary except as provided for in 15A NCAC 02L .0107(g).

11. In accordance with 15A NCAC 02L .0107(f), except as provided for in 15A NCAC 02L .0107(g), for all permits issued or reissued after January 1, 1993 and the Permittee is not the owner of the land within the compliance boundary, it shall be a condition of this permit that the landowner of the land within the compliance boundary, if other than the Permittee, execute and file in the Register of Deeds in the county in which the land is located, an easement running with the land which:

- a. Contains either a notice of the permit, including the permit number, a description of the type of permit, and the name, address and telephone number of the permitting agency; or a reference to a notice of the permit with book and page number of its recordation if such notice is required to be filed by statute;
- b. Prohibits the construction and operation of water supply wells within the compliance boundary; and
- c. Reserves the right to the Permittee and the State to enter on such property within the compliance boundary for groundwater monitoring and remediation purposes. The easement may be terminated by the Director when its purpose has been fulfilled or the need for the easement no longer exists. Under those conditions the Director shall, upon request by the landowner, file a document terminating the easement with the appropriate Register of Deeds.

12. The facilities permitted herein shall be constructed according to the following setbacks:

a. The setbacks for high-rate infiltration sites permitted under 15A NCAC 02T .0700 shall be as follows (all distances in feet):

i. Any habitable residence or place of public assembly under separate ownership:	100 ¹
ii. Any habitable residence or place of public assembly owned by the Permittee:	50 ¹
iii. Any private or public water supply source:	100
iv. Non-SA surface waters:	50 ²
v. SA surface waters:	50 ²
vi. Groundwater lowering ditches:	50 ²
vii. Surface water diversions:	50
viii. Any well with exception of monitoring wells:	100
ix. Any property line:	50 ¹
x. Top of slope of embankments or cuts of two feet or more in vertical height:	100
xi. Any water line from a disposal system:	10
xii. Subsurface groundwater lowering drainage systems:	50 ²
xiii. Any swimming pool:	100
xiv. Public right of way:	50
xv. Nitrification field:	20
xvi. Any building foundation or basement:	15
xvii. Impounded public water supplies:	500
xviii. Public shallow groundwater supply:	500

¹ Setbacks to habitable residences and places of public assembly under separated ownership and owned by the Permittee have been reduced to 100 and 50 feet, respectively, and setbacks to property lines have been reduced to 50 feet due to the Permittee's compliance with the High-Rate Infiltration System Design Policy dated October 27, 2006.

² Setbacks to non-SA surface waters, groundwater lowering ditches and subsurface groundwater lowering drainage systems have been reduced to 50 feet because the treatment units are designed to meet a Total Nitrogen of 4 mg/L and a Total Phosphorus of 2 mg/L in accordance with 15A NCAC 02T .0706(c). Setbacks to SA surface waters have been reduced to 100 feet in accordance with 15A NCAC 02T .0706(b).

- b. The setbacks for storage and treatment units permitted under 15A NCAC 02T .0700 shall be as follows (all distances in feet):
- i. Any habitable residence or place of public assembly under separate ownership: 100
 - ii. Any private or public water supply source: 100
 - iii. Surface waters: 50
 - iv. Any well with exception of monitoring wells: 100
 - v. Any property line: 50

III. OPERATION AND MAINTENANCE REQUIREMENTS

1. The facilities shall be properly maintained and operated at all times. The facilities shall be effectively maintained and operated as a non-discharge system to prevent the discharge of any wastewater resulting from the operation of this facility. The Permittee shall maintain an Operation and Maintenance Plan pursuant to 15A NCAC 02T .0707, which at a minimum shall include operational functions, maintenance schedules, safety measures and a spill response plan.
2. Upon the Water Pollution Control System Operators Certification Commission's (WPCSOCC) classification of the subject non-discharge facilities, in accordance with 15A NCAC 08G .0200 the Permittee shall designate and employ a certified operator in responsible charge (ORC) and one or more certified operator(s) as back-up ORC(s). The ORC or their back-up shall visit the facilities in accordance with 15A NCAC 08G .0200, and shall comply with all other conditions specified in the previously cited rules.
3. Only effluent from the Monterey Shores WWTP and up to 60,320 GPD from Corolla Light WWTP #1 (Permit No. WQ0006254) and Corolla Light WWTP #2 (Permit No. NC0015282A1) shall be infiltrated on the sites listed in Attachment B.
4. An automatically activated standby power source capable of powering all essential treatment units shall be on site and operational at all times. If a generator is employed as an alternate power supply, it shall be tested weekly by interrupting the primary power source.
5. No automobiles or machinery shall be allowed on the infiltration sites except during equipment installation or while maintenance is being performed.
6. Public access to the infiltration sites and wastewater treatment facilities shall be prohibited.
7. The residuals generated from the wastewater treatment facilities shall be disposed or utilized in accordance with 15A NCAC 02T .1100. The Permittee shall maintain a residual management plan pursuant to 15A NCAC 02T .0708.
8. Diversion or bypassing of untreated or partially treated wastewater from the treatment facilities is prohibited.
9. Freeboard in the high-rate infiltration basins, five day upset tank and five day upset pond shall not be less than two feet at any time.
10. Gauges to monitor waste levels in the high-rate infiltration basins, five day upset tank and five day upset pond shall be provided. These gauges shall have readily visible permanent markings, at inch or tenth of a foot increments, indicating the following elevations: maximum liquid level at the top of the temporary liquid storage volume; minimum liquid level at the bottom of the temporary liquid storage volume; and the lowest point on top of the dam.

11. A protective vegetative cover shall be established and maintained on all earthen embankments (i.e., outside toe of embankment to maximum allowable temporary storage elevation on the inside of the embankment), berms, pipe runs, erosion control areas, and surface water diversions. Trees, shrubs, and other woody vegetation shall not be allowed to grow on the earthen dikes or embankments. Earthen embankment areas shall be kept mowed or otherwise controlled and accessible.
12. All effluent shall be routed to the five day upset tank and/or five day upset pond should the limit for fecal coliform (e.g., daily maximum concentration of 25 colonies per 100 mL) or turbidity (e.g., instantaneous maximum of 10 NTU) be exceeded, until the problems associated with the wastewater treatment plant have been corrected. The wastewater in the five day upset tank and/or five day upset pond shall be pumped back to the treatment plant headworks for re-treatment or treated in the five day upset tank and/or five day upset pond prior to infiltration.
13. The infiltration basins shall be periodically dredged to remove deposited materials that may impede the infiltration process. Dredging records shall be maintained at the facility for a period of no less than five years, and shall be made available to the Division upon request. The Washington Regional Office, telephone number (252) 946-6481, shall be notified prior to dredging.

IV. MONITORING AND REPORTING REQUIREMENTS

1. Any Division required monitoring (including groundwater, plant tissue, soil and surface water analyses) necessary to ensure groundwater and surface water protection shall be established, and an acceptable sampling reporting schedule shall be followed.
2. Per 15A NCAC 02H .0800, a Division certified laboratory shall conduct all laboratory analyses for the required effluent, groundwater or surface water parameters.
3. Flow through the treatment facility shall be continuously monitored, and daily flow values shall be reported on Form NDMR.

The Permittee shall install and maintain an appropriate flow measurement device to ensure the accuracy and reliability of flow measurement consistent with accepted engineering and scientific practices. Selected flow measurement devices shall be capable of measuring flows with a maximum deviation of less than ten percent from true flow; accurately calibrated at a minimum of once per year; and maintained to ensure the accuracy of measurements is consistent with the selected device's accepted capability. The Permittee shall maintain records of flow measurement device calibration on file for a period of at least five years. At a minimum, documentation shall include:

- a. Date of flow measurement device calibration,
 - b. Name of person performing calibration, and
 - c. Percent from true flow.
4. The Permittee shall monitor the effluent from the subject facilities at the frequencies and locations for the parameters specified in Attachment A.
 5. The Permittee shall maintain adequate records tracking the amount of effluent infiltrated. At a minimum, these records shall include the following information for each infiltration site listed in Attachment B:
 - a. Date of infiltration;
 - b. Volume of effluent infiltrated;
 - c. Site infiltrated;
 - d. Loading rates to each infiltration site listed in Attachment B; and
 - e. Weather conditions.

6. Freeboard (i.e., waste level to the lowest embankment elevation) in the high-rate infiltration basins, five day upset tank and five day upset pond shall be measured to the nearest inch or tenth of a foot, and recorded weekly. Weekly freeboard records shall be maintained at the facility for a period of no less than five years, and shall be made available to the Division upon request.
7. Three copies of all monitoring data (as specified in Conditions IV.3. and IV.4.) on Form NDMR for each PPI and three copies of all operation and disposal records (as specified in Conditions IV.5. and IV.6.) on Form NDAR-2 for every site in Attachment B shall be submitted on or before the last day of the following month. If no activities occurred during the monitoring month, monitoring reports are still required documenting the absence of the activity. All information shall be submitted to the following address:

Division of Water Resources
Information Processing Unit
1617 Mail Service Center
Raleigh, North Carolina 27699-1617

8. In accordance with § 143-215.1C.(a), the owner or operator of any wastewater collection or treatment works, the operation of which is primarily to collect or treat municipal or domestic wastewater and for which a permit is issued under this Part and having an average annual flow greater than 200,000 gallons per day, shall provide to the users or customers of the collection system or treatment works and to the Department an annual report that summarizes the performance of the collection system or treatment works and the extent to which the collection system or treatment works has violated the permit or federal or State laws, regulations, or rules related to the protection of water quality. The report shall be prepared on either a calendar or fiscal year basis and shall be provided no later than 60 days after the end of the calendar or fiscal year. Two copies of the annual report provided to the Permittee's users shall be submitted to:

Division of Water Resources
Water Quality Permitting Section
1636 Mail Service Center
Raleigh, North Carolina 27699-1636

9. A record shall be maintained of all residuals removed from this facility. This record shall be maintained at the facility for a period of no less than five years, and shall be made available to the Division upon request. At a minimum, this record shall include:
 - a. Name of the residuals hauler;
 - b. Non-Discharge permit number authorizing the residuals disposal, or a letter from a municipality agreeing to accept the residuals;
 - c. Date the residuals were hauled; and
 - d. Volume of residuals removed.
10. A maintenance log shall be maintained at this facility. This log shall be maintained at the facility for a period of no less than five years, and shall be made available to the Division upon request. At a minimum, this log shall include:
 - a. Date and results of power interruption testing on alternate power supply;
 - b. Date of calibration of flow measurement device;
 - c. Visual observations of the plant and plant site; and
 - d. Record of preventative maintenance (e.g., changing of equipment, adjustments, testing, inspections and cleanings, etc.).
11. Monitoring wells shall be sampled at the frequencies and for the parameters specified in Attachment C. All mapping, well construction forms, well abandonment forms and monitoring data shall refer to the permit number and the well nomenclature as provided in Attachment C and Figure 1.

12. Two copies of the monitoring well sampling and analysis results shall be submitted on a Compliance Monitoring Form (GW-59), along with attached copies of laboratory analyses, on or before the last working day of the month following the sampling month. The Compliance Monitoring Form (GW-59) shall include this permit number, the appropriate well identification number, and one GW-59a certification form shall be submitted with each set of sampling results. All information shall be submitted to the following address:

Division of Water Resources
Information Processing Unit
1617 Mail Service Center
Raleigh, North Carolina 27699-1617

13. Noncompliance Notification:

The Permittee shall report by telephone to the Washington Regional Office, telephone number (252) 946-6481, as soon as possible, but in no case more than 24 hours, or on the next working day following the occurrence or first knowledge of the occurrence of any of the following:

- a. Any occurrence at the facility resulting in the treatment of significant amounts of wastes that is abnormal in quantity or characteristic, including the known passage of a hazardous substance.
- b. Any process unit failure (e.g., mechanical, electrical, etc.), due to known or unknown reasons, rendering the facility incapable of adequate wastewater treatment.
- c. Any facility failure resulting in a by-pass directly to receiving surface waters.
- d. Any time self-monitoring indicates the facility has gone out of compliance with its permit limitations.
- e. Effluent breakout from the infiltration basin(s).

Any emergency requiring immediate reporting (e.g., discharges to surface waters, imminent failure of a storage structure, etc.) outside normal business hours shall be reported to the Division's Emergency Response personnel at telephone number (800) 662-7956, (800) 858-0368, or (919) 733-3300. Persons reporting such occurrences by telephone shall also file a written report in letter form within five days following first knowledge of the occurrence. This report shall outline the actions taken or proposed to be taken to ensure the problem does not recur.

V. INSPECTIONS

1. The Permittee shall provide adequate inspection and maintenance to ensure proper operation of the wastewater treatment and infiltration facilities.
2. The Permittee or their designee shall inspect the wastewater treatment and infiltration facilities to prevent malfunctions, facility deterioration and operator errors resulting in discharges, which may cause the release of wastes to the environment, a threat to human health or a public nuisance. The Permittee shall maintain an inspection log that includes, at a minimum, the date and time of inspection, observations made, and any maintenance, repairs, or corrective actions taken. The Permittee shall maintain this inspection log for a period of five years from the date of the inspection, and this log shall be made available to the Division upon request.
3. Any duly authorized Division representative may, upon presentation of credentials, enter and inspect any property, premises or place on or related to the wastewater treatment and infiltration facilities permitted herein at any reasonable time for the purpose of determining compliance with this permit; may inspect or copy any records required to be maintained under the terms and conditions of this permit, and may collect groundwater, surface water or leachate samples.

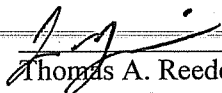
VI. GENERAL CONDITIONS

1. Failure to comply with the conditions and limitations contained herein may subject the Permittee to an enforcement action by the Division in accordance with North Carolina General Statutes 143-215.6A to 143-215.6C.
2. This permit shall become voidable if the permitted facilities are not constructed in accordance with the conditions of this permit, the Division approved plans and specifications, and other supporting documentation.
3. This permit is effective only with respect to the nature and volume of wastes described in the permit application, Division approved plans and specifications, and other supporting documentation. No variances to applicable rules governing the construction or operation of the permitted facilities are granted, unless specifically requested and approved in this permit pursuant to 15A NCAC 02T .0105(n).
4. The issuance of this permit does not exempt the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other jurisdictional government agencies (e.g., local, state, and federal). Of particular concern to the Division are applicable river buffer rules in 15A NCAC 02B .0200; erosion and sedimentation control requirements in 15A NCAC Chapter 4 and under the Division's General Permit NCG010000; any requirements pertaining to wetlands under 15A NCAC 02B .0200 and 02H .0500; and documentation of compliance with Article 21 Part 6 of Chapter 143 of the General Statutes.
5. In the event the permitted facilities change ownership or the Permittee changes their name, a formal permit modification request shall be submitted to the Division. This request shall be made on official Division forms, and shall include appropriate property ownership documentation and other supporting documentation as necessary. The Permittee of record shall remain fully responsible for maintaining and operating the facilities permitted herein until a permit is issued to the new owner.
6. The Permittee shall retain a set of Division approved plans and specifications for the life of the facilities permitted herein.
7. The Permittee shall maintain this permit until all permitted facilities herein are properly closed or permitted under another permit issued by the appropriate permitting authority pursuant to 15A NCAC 02T .0105(j).
8. In accordance with 15A NCAC 02T .0110, any permit issued by the Division pursuant to Administrative Code 15A Subchapter 02T is subject to revocation, or modification upon 60 days notice by the Director of Water Resources in whole or part for:
 - a. Violation of any terms or conditions of the permit;
 - b. Obtaining a permit by misrepresentation or failure to disclose fully all relevant facts;
 - c. Refusal of the Permittee to allow authorized employees of the Department of Environment and Natural Resources upon presentation of credentials:
 - i. to enter upon Permittee's premises on which a system is located in which any records are required to be kept under terms and conditions of the permit;
 - ii. to have access to any documents and records required to be kept under terms and condition of the permit;
 - iii. to inspect any monitoring equipment or method required in the permit; or
 - iv. to sample any pollutants.
 - d. Failure to pay the annual fee for administering and compliance monitoring.

9. In accordance with 15A NCAC 02T .0120(b), permits for new and expanding facilities shall not be granted, unless the Division of Water Resources determines that the permit is specifically and solely needed for the construction of facilities to resolve non-compliance with any environmental statute or rule when any of the following apply:
 - a. The applicant or any parent, subsidiary, or other affiliate of the applicant or parent has been convicted of environmental crimes under G.S. 143-215.6B or under Federal law that would otherwise be prosecuted under G.S. 143-215.6B where all appeals have been abandoned or exhausted.
 - b. The applicant or any affiliation has previously abandoned a wastewater treatment facility without properly closing the facility in accordance with the permit or Administration Code 15A Subchapter 02T.
 - c. The applicant or any affiliation has not paid a civil penalty where all appeals have been abandoned or exhausted.
 - d. The applicant of any affiliation is currently not compliant with any compliance schedule in a permit, settlement agreement or order.
 - e. The applicant or any affiliation has not paid an annual fee in accordance with 15A NCAC 02T .0105(e)(2).
10. The Permittee shall pay the annual fee within 30 days after being billed by the Division. Failure to pay the annual fee accordingly shall be cause for the Division to revoke this permit pursuant to 15A NCAC 02T .0105(e)(3).

Permit issued this the 1st day of November 2013

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION

Se 
Thomas A. Reeder, Director
Division of Water Resources
By Authority of the Environmental Management Commission

Permit Number WQ0009772

ENGINEERING CERTIFICATION

Partial Final

In accordance with 15A NCAC 02T .0116, I, _____, as a duly registered Professional Engineer in the State of North Carolina, having the Permittee's authorization to periodically weekly fully observe the construction of the permitted facility, hereby state to the best of my abilities that due care and diligence was used in the observation of the construction, such that the facility was built within substantial compliance and intent of this permit, the Division approved plans and specifications, and other supporting documentation.

Any variation to this permit, the Division approved plans and specifications, and other supporting documentation has been documented in the attached as-built drawings, and shall serve as the Permittee's minor modification request to amend the permit accordingly.

Provide a brief narrative description of any variations: _____

Professional Engineer's Name			NC PE Seal, Signature & Date
Engineering Firm			
Mailing Address			
City	State	Zip	
Telephone	E-mail		

**THE COMPLETED ENGINEERING CERTIFICATION, INCLUDING ALL SUPPORTING INFORMATION AND MATERIALS, SHALL BE SENT TO THE FOLLOWING ADDRESS:
 NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
 DIVISION OF WATER RESOURCES
 WATER QUALITY PERMITTING SECTION
 NON-DISCHARGE PERMITTING UNIT**

By U.S. Postal Service:
 1636 MAIL SERVICE CENTER
 RALEIGH, NORTH CAROLINA 27699-1636

By Courier/Special Delivery:
 512 N. SALISBURY ST.
 RALEIGH, NORTH CAROLINA 27604

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ATTACHMENT A – LIMITATIONS AND MONITORING REQUIREMENTS

Permit Number: WQ0009772

Version: 2.4

PPI 001 – WWTP Effluent

EFFLUENT CHARACTERISTICS		EFFLUENT LIMITS					MONITORING REQUIREMENTS	
PCS Code	Parameter Description	Units of Measure	Monthly Average	Monthly Geometric Mean	Daily Minimum	Daily Maximum	Measurement Frequency	Sample Type
00310	BOD, 5-Day (20 °C)	mg/L	10			15	3 x Week	Composite
00940	Chloride (as Cl)	mg/L	No Limit				3 x Year ¹	Composite
31616	Coliform, Fecal MF, M-FC Broth, 44.5 °C	#/100 mL		14		25	Weekly	Grab
50050	Flow, in Conduit or thru Treatment Plant	GPD	520,000 ² 580,320 ³				Continuous	Recorder
00610	Nitrogen, Ammonia Total (as N)	mg/L	4			6	3 x Week	Composite
00620	Nitrogen, Nitrate Total (as N)	mg/L	10				3 x Week	Composite
00600	Nitrogen, Total (as N)	mg/L	4				3 x Week	Composite
00400	pH	su			6	9	5 x Week	Grab
00665	Phosphorus, Total (as P)	mg/L	2				3 x Week	Composite
70300	Solids, Total Dissolved – 180 °C	mg/L	No Limit				3 x Year ¹	Composite
00530	Solids, Total Suspended	mg/L	5			10	3 x Week	Composite
00076	Turbidity, HCH Turbidimeter	NTU				10	Continuous	Recorder

1. 3 x Year sampling shall be conducted every March, July and November.
2. Prior to construction and operation of the newly permitted Phase II facilities, the flow shall be limited to 520,000 GPD.
3. Upon construction, certification and operation of the newly permitted Phase II facilities, the flow shall be limited to 580,320 GPD.

PPI 002 – Groundwater Lowering System Effluent

EFFLUENT CHARACTERISTICS			EFFLUENT LIMITS				MONITORING REQUIREMENTS	
PCS Code	Parameter Description	Units of Measure	Monthly Average	Monthly Geometric Mean	Daily Minimum	Daily Maximum	Measurement Frequency	Sample Type
00310	BOD, 5-Day (20 °C)	mg/L	No Limit				Weekly	Grab
00680	Carbon, Total Organic (TOC)	mg/L	No Limit				3 x Year ¹	Grab
00940	Chloride (as Cl)	mg/L	250				3 x Year ¹	Grab
31616	Coliform, Fecal MF, M-FC Broth, 44.5 °C	#/100 mL					Weekly	Grab
50050	Flow, in Conduit or thru Treatment Plant	GPD	No Limit				Continuous	Recorder
00610	Nitrogen, Ammonia Total (as N)	mg/L	1.5				Weekly	Grab
00620	Nitrogen, Nitrate Total (as N)	mg/L	10				Weekly	Grab
00600	Nitrogen, Total (as N)	mg/L	No Limit				Weekly	Grab
00400	pH	su			6.5	8.5	Weekly	Grab
00665	Phosphorus, Total (as P)	mg/L	No Limit				Weekly	Grab
70300	Solids, Total Dissolved – 180 °C	mg/L	500				3 x Year ¹	Grab
NDVOC	Volatile Compounds (Effluent)	Present: Y/N	No Limit				Annually ²	Grab

1. 3 x Year sampling shall be conducted every March, July and November.
2. Annual sampling shall be conducted every November.

Carolina Water Service, Inc. of NC -- Monterey Shores WWTP

INFILTRATION AREA INFORMATION							APPLICATION LIMITATIONS		
Basin	Owner	County	Latitude	Longitude	Net Acreage	Dominant Soil Series	Parameter	Rate	Units
1A	Carolina Water Service, Inc. of NC	Currituck	36.331504°	-75.818705°	1.23	Newhan	01284 - Non-Discharge Application Rate	5.98 320,104	GPD/ft ² GPD
1B	Carolina Water Service, Inc. of NC	Currituck	36.330982°	-75.818210°	1.00	Newhan	01284 - Non-Discharge Application Rate	5.98 260,216	GPD/ft ² GPD
Totals					2.23				

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ATTACHMENT C – GROUNDWATER MONITORING AND LIMITATIONS

Permit Number: WQ0009772

Version: 2.4

Monitoring wells: MW-12 and MW-13

GROUNDWATER CHARACTERISTICS		GROUNDWATER STANDARDS		MONITORING REQUIREMENTS		
PCS Code	Parameter Description	Daily Maximum	Frequency Measurement	Sample Type	Footnotes	
00680	Carbon, Tot Organic (TOC)	mg/L	3 x Year	Grab	1, 6	
00940	Chloride (as Cl)	250	3 x Year	Grab	1	
31616	Coliform, Fecal MF, M-FC Broth, 44.5 °C	#/100 mL	3 x Year	Grab	1	
00610	Nitrogen, Ammonia Total (as N)	1.5	3 x Year	Grab	1	
00620	Nitrogen, Nitrate Total (as N)	10	3 x Year	Grab	1	
00400	pH	6.5-8.5	3 x Year	Grab	1, 2	
00665	Phosphorus, Total (as P)	mg/L	3 x Year	Grab	1	
70300	Solids, Total Dissolved - 180 °C	500	3 x Year	Grab	1	
GWVOC	Volatile Compounds (GC/MS)	Present: Yes/No	Annually	Grab	1, 4, 5	
82346	Water level, distance from measuring point	ft	3 x Year	Calculated	1, 2, 3	

- 3 x Year monitoring shall be conducted in March, July & November; Annual monitoring shall be conducted every November.
- The measurement of water levels shall be made prior to purging the wells. The depth to water in each well shall be measured from the surveyed point on the top of the casing. The measurement of pH shall be made after purging and prior to sampling for the remaining parameters.
- The measuring points (top of well casing) of all monitoring wells shall be surveyed to provide the relative elevation of the measuring point for each monitoring well. The measuring points (top of casing) of all monitoring wells shall be surveyed relative to a common datum.
- Volatile Organic Compounds (VOC) - In November only, analyze by one of the following methods:
 - Standard Method 6230D, PQL at 0.5 µg/L or less
 - Standard Method 6210D, PQL at 0.5 µg/L or less
 - EPA Method 8021, Low Concentration, PQL at 0.5 µg/L or less
 - EPA Method 8260, Low Concentration, PQL at 0.5 µg/L or less
 - Another method with prior approval by the Water Quality Permitting Section Chief

Any method used must meet the following qualifications:

 - A laboratory must be DWR certified to run any method used.
 - The method used must, at a minimum, include all the constituents listed in Table VIII of Standard Method 6230D.
 - The method used must provide a PQL of 0.5 µg/L or less that must be supported by laboratory proficiency studies as required by DWR. Any constituents detected above the MDL but below the PQL of 0.5 µg/L must be qualified (estimated) and reported.
- If any volatile organic compounds (VOC) are detected as a result of monitoring as provided in Attachment C, then the Washington Regional Office supervisor, telephone number (252) 946-6481, must be contacted immediately for further instructions regarding any additional follow-up analyses required.
- If TOC concentrations greater than 10 mg/L are detected in any downgradient monitoring well, additional sampling and analysis must be conducted to identify the individual constituents comprising this TOC concentration. If the TOC concentration as measured in the background monitor well exceeds 10 mg/L, this concentration will be taken to represent the naturally occurring TOC concentration. Any exceedances of this naturally occurring TOC concentration in the downgradient wells shall be subject to the additional sampling and analysis as described above.
- Monitoring wells shall be reported consistent with the nomenclature and location information provided in Figure 1 and this attachment.

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES

STATE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations

PERMISSION IS HEREBY GRANTED TO

Corolla Bay Homeowners Association, Inc.

Corolla Bay Residential

Located on NC Hwy 12, Corolla, NC

Currituck County

FOR THE

construction, operation and maintenance of a wet detention pond in compliance with the provisions of 15A NCAC 2H .1000 (hereafter referred to as the "*stormwater rules*") and the approved stormwater management plans and specifications and other supporting data as attached and on file with and approved by the Division of Energy, Mineral, and Land Resources (Division) and considered a part of this permit for Corolla Bay Residential Subdivision, located at Corolla, NC.

This permit replaces all previous stormwater permits for this project, and shall be effective from October 30, 2022, until October 29, 2030, and shall be subject to the following specified conditions and limitations:

I. DESIGN STANDARDS

1. This permit is effective only with respect to the nature and volume of stormwater described in the application and other supporting data.
2. This stormwater system has been approved for the management of stormwater runoff as described in Section I.6 of this permit. The subdivision is permitted for 49 lots, each allowed (See Attached Table) square feet of built-upon area, with total built-upon area coverage of 58.6%.
3. Approved plans and specifications for this project are incorporated by reference and are enforceable parts of the permit.



4. All stormwater collection and treatment systems must be located in either dedicated common areas or recorded easements. The final plats for the project will be recorded showing all such required easements, in accordance with the approved plans.
5. The following design elements have been permitted for this wet detention pond stormwater facility and must be provided in the system at all times.
 - a. Drainage Area, acres: 12.3 (535,788 sf)
 - b. Total Impervious Surfaces, ft²: 313,747
 - c. Pond Depth, feet: 3.50
 - d. TSS removal efficiency: 90%
 - e. Design Storm: 1.0"
 - f. Permanent Pool Elevation, FMSL: 5.50
 - g. Permitted Surface Area @PP, ft²: 62,856
 - h. Permitted Storage Volume, ft³: 164,997
 - i. Storage Elevation, FMSL: 6.04
 - j. Controlling Orifice: 5" Ø pipe
 - k. Receiving Stream / River Basin: Currituck Sound / Pasquotank River Basin
 - l. Stream Index Number: 30-1
 - m. Classification of Water Body: "SC"

II. SCHEDULE OF COMPLIANCE

1. No homeowner/lot owner/developer shall fill in, alter, or pipe any drainage feature (such as swales) shown on the approved plans as part of the stormwater management system without submitting a revision to the permit and receiving approval from the Division.
2. The permittee is responsible for verifying that the proposed built-upon area for the entire lot, including driveways and sidewalks, does not exceed the allowable built-upon area. Once the lot transfer is complete, the built-upon area may not be revised without approval from the Division, and responsibility for meeting the built-upon area limit is transferred to the individual property owner.
3. If an Architectural Review Board or Committee is required to review plans for compliance with the BUA limit, the plans reviewed must include all proposed built-upon area. Any approvals given by the Board do not relieve the homeowner of the responsibility to maintain compliance with the permitted BUA limit.



4. The permittee shall submit to the Director and shall have received approval for revised plans, specifications, and calculations prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to the approved plans, regardless of size.
 - b. Project name change.
 - c. Transfer of ownership.
 - d. Redesign or addition to the approved amount of built-upon area.
 - e. Further subdivision, acquisition, or sale of all or part of the project area. The project area is defined as all property owned by the permittee, for which Sedimentation and Erosion Control Plan approval or a CAMA Major permit was sought.
 - f. Filling in, altering, or piping of any vegetative conveyance shown on the approved plan.
5. The Director may determine that other revisions to the project should require a modification to the permit.

6. The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the Director that the changes have been made.
7. The stormwater management system shall be constructed in its entirety, vegetated and operational for its intended use prior to the construction of any built-upon surface.
8. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
9. Upon completion of construction, prior to issuance of a Certificate of Occupancy, and prior to operation of this permitted facility, a certification must be received from an appropriate designer for the system installed certifying that the permitted facility has been installed in accordance with this permit, the approved plans and specifications, and other supporting documentation. Any deviations from the approved plans and specifications must be noted on the Certification.
10. If the stormwater system was used as an Erosion Control device, it must be restored to design condition prior to operation as a stormwater treatment device, and prior to occupancy of the facility.
11. Permanent seeding requirements for the stormwater control must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual.



12. Prior to the sale of any lot, the following deed restrictions must be recorded:
- a. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number SW7050220, as issued by the Division of Energy, Mineral, and Land Resources under NCAC 2H.1000.
 - b. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
 - c. These covenants are to run with the land and be binding on all persons and parties claiming under them.
 - d. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Energy, Mineral, and Land Resources.
 - e. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division of Energy, Mineral, and Land Resources.
 - f. The maximum built-upon area per lot is (See Attached Table) square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.
 - g. Lots within CAMA's Area of Environmental Concern may be subject to a reduction in their allowable built-upon area due to CAMA regulations.
 - h. All runoff on the lot must drain into the permitted system. This may be accomplished through providing roof drain gutters which drain to the street, grading the lot to drain toward the street, or grading perimeter swales and directing them into the pond or street. Lots that will naturally drain into the system are not required to provide these measures.
 - i. Built-upon area in excess of the permitted amount will require a permit modification.
13. A copy of the recorded deed restrictions must be submitted to the Division within 30 days of the date of recording the plat, and prior to selling lots. The recorded copy must contain all of the statements above, the signature of the Permittee, the deed book number and page, and the stamp/signature of the Register of Deeds.
14. Prior to transfer of the permit, the stormwater facilities will be inspected by DEMLR personnel. The facility must be in compliance with all permit conditions. Any items not in compliance must be repaired or replaced to design condition prior to the transfer. Records of maintenance activities performed to date will be required.
15. The permittee shall at all times provide the operation and maintenance necessary to assure that all components of the permitted stormwater system function at optimum efficiency. The approved Operation and Maintenance Plan



must be followed in its entirety and maintenance must occur at the scheduled intervals including, but not limited to:

- a. Semiannual scheduled inspections (every 6 months).
 - b. Sediment removal.
 - c. Mowing and revegetation of side slopes.
 - d. Immediate repair of eroded areas.
 - e. Maintenance of side slopes in accordance with approved plans and specifications.
 - f. Debris removal and unclogging of structures, orifice, catch basins and piping.
 - g. Access to all components of the system must be available at all times.
16. Records of maintenance activities must be kept and made available upon request to authorized personnel of DEMLR. The records will indicate the date, activity, name of person performing the work and what actions were taken.
17. This permit shall become voidable unless the facilities are constructed in accordance with the conditions of this permit, the approved plans and specifications, and other supporting data.
-
18. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

III. GENERAL CONDITIONS

1. This permit is not transferable to any person or entity except after notice to and approval by the Director. In the event there is either a desire for the facilities to change ownership, or there is a name change of the Permittee, a "Name/Ownership Change Form" must be submitted to the Division accompanied by appropriate documentation from the parties involved. This may include, but is not limited to, a deed of trust, recorded deed restrictions, Designer's Certification and a signed Operation and Maintenance plan. The project must be in good standing with DEMLR. The approval of this request will be considered on its merits and may or may not be approved.
2. The permittee is responsible for compliance with all of the terms and conditions of this permit until such time as the Director approves the transfer request.
3. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the Division, in accordance with North Carolina General Statute 143-215.6A to 143-215.6C.
4. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances which may be imposed by other government agencies (local, state, and federal) which have jurisdiction.



5. In the event that the facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by this Division, such as the construction of additional or replacement stormwater management systems.
6. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and reissuance or termination does not stay any permit condition.
7. Permittee grants permission to staff of the DEMLR to access the property for the purposes of inspecting the stormwater facilities during normal business hours.
8. The permittee shall notify the Division of any name, ownership or mailing address changes within 30 days.
9. A copy of the approved plans and specifications shall be maintained on file by the Permittee for the life of the project.
10. ANNUAL CERTIFICATION. The permittee shall electronically submit to the Division an annual certification completed by either the permittee or their designee confirming the projects conformance with permit conditions.
11. This permit shall be **effective from October 30, 2022, until October 29, 2030**. Application for permit renewal shall be submitted 180 days prior to the expiration date of this permit and must be accompanied by the processing fee.

Permit issued this the 14 th day of September 2022.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



For

Brian Wrenn, Director
Division of Energy, Mineral and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW7050220



SW 7050220

COROLLA BAY STORM WATER MODIFICATION FOR 2017					
Phase	Lot #	Area (sf)	Acres	% covg	Impvs. Covg.
I	1	12,179	2.80	35%	4,263
II	2	8,000	0.18	45%	3,600
II	3	8,000	0.18	45%	3,600
II	4	7,965	0.18	45%	3,584
II	5	8,000	0.18	45%	3,600
II	6	8,000	0.18	45%	3,600
II	7	7,735	0.18	45%	3,481
I	8	7,500	0.17	45%	3,375
I	9	7,927	0.18	45%	3,567
I	10	8,772	0.20	45%	3,947
I	11	19,729	0.45	35%	6,905
I	12	15,050	0.35	35%	5,268
I	13	14,952	0.34	35%	5,233
I	14	18,424	0.42	35%	6,448
I	15	17,077	0.39	35%	5,977
I	16	21,877	0.50	35%	7,657
I	17	19,307	0.44	35%	6,757
I	18	14,991	0.34	35%	5,247
I	19	16,084	0.37	35%	5,629
I	20	16,070	0.37	35%	5,625
I	21	16,032	0.37	35%	5,611
I	22	15,208	0.35	35%	5,323
I	23	16,268	0.37	35%	5,694
I	24	15,368	0.35	35%	5,379
I	25	16,846	0.39	35%	5,896
I	26	17,111	0.39	35%	5,989
I	27	17,074	0.39	35%	5,976
I	28	16,956	0.39	35%	5,935
I	29	16,838	0.39	35%	5,893
I	30	16,722	0.38	35%	5,853
I	31	16,604	0.38	35%	5,811
I	32	16,486	0.38	35%	5,770
I	33	16,331	0.37	35%	5,716
I	34	15,600	0.36	35%	5,460
I	35	16,510	0.38	35%	5,779
I	36	14,243	0.33	35%	4,985
II	37	12,501	0.29	35%	4,375
II	61	23,468	0.54	35%	8,214
II	62	9,828	0.23	35%	3,440
II	63	10,710	0.25	35%	3,749
II	64	10,080	0.23	35%	3,528
II	65	9,381	0.22	45%	4,221
II	66	9,289	0.21	45%	4,180
II	67	9,328	0.21	45%	4,198
II	68	9,367	0.22	45%	4,215
II	69	9,374	0.22	45%	4,218
II	70	9,522	0.22	45%	4,285
II	71	9,518	0.22	45%	4,283
II	72	9,598	0.22	45%	4,319

Troy Murphy

From: Scarbraugh, Anthony D CIV USARMY CESAW (USA)
<Anthony.D.Scarbraugh@usace.army.mil>
Sent: Friday, September 15, 2023 3:02 PM
To: Troy Murphy
Subject: Reserved Future Development Lot 0 Cruz Bay Lane (SAW-2023-01517)
Attachments: Historical Fill Area.pdf

Good afternoon, Troy,

Per our onsite discussion on September 12, 2023, you client intents to subdivide the existing 0.76-acre lot legal described as known as Reserved Future Development Lot Section II or Currituck County Parcel ID: 115E0000RFD0000 into 2 residential lots for future development. At the conclusion of site review, I determined the preliminary jurisdictional boundary established by you was accurate. We had also discussed the possible submittal of Pre-Construction Notification application(s) by future property owner(s) for any proposed fill to accommodate a single-family residential structure on each lot or the submittal of an Approved Determination Request per coordination with your client. During on telephone conversation on September 23, 2023, I made you aware of the results of my review of the historical documentation associated with the subject lot. After review of the administrative record associated with the individual permit issued under US Army Corps of Engineers Action ID No. SAW-2008-00770 for the development of Corolla Bay, Northeastern North Carolina Properties, LLC was authorized to fill approximately 2,881 square feet of wetland fill of Lots 61 and 62 (See attached map) now known as Reserved Future Development Lot Section II or Currituck County Parcel ID: 115E0000RFD0000. Evidence of historic fill was noted during the site visit via the fill on each lot with remains of the silt fence. Any additional fill that utilizes the requested PJF verification on the subject lot or lots that encompasses the 0.76 acre review area will require the submittal of a Standard Permit application.

If you have any further questions, please feel free to contact me.

V/r
Anthony Scarbraugh

Anthony Scarbraugh
Regulatory Specialist
US Army Corps of Engineers
Washington Regulatory Field Office
2407 W. 5th Street
Washington, NC 27889
Phone: (910) 251-4619
Email: anthony.d.scarbraugh@usace.army.mil

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Thank you for taking the time to visit this site and complete the survey.

From: [Cathleen Saunders](#)
To: [Jennie Turner](#)
Cc: [Michael Strader](#)
Subject: [EXTERNAL] FW: [External] FW: Lots 61 & 62 Cruz Bay Court Corolla, Currituck, NC
Date: Monday, October 2, 2023 7:50:32 AM
Attachments: [image002.png](#)
[image003.png](#)
[4-Corolla Willing to serve letter 08.21.2023.pdf](#)
[5-WWTP Permit.pdf](#)

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Jennie –

Please see email response below from Robert Tankard with regard to the required Letter from DWQ indicating intent to approve connection to an existing centralized wastewater system.

I've re-attached the letter from Carolina Water and the WWTP permit for your reference to this email.

Thank you,
Cathleen M. Saunders, P.E. (VA, NC)
Project Manager
Quible & Associates, P.C.
8466 Caratoke Highway, Bldg 400
Powells Point, NC 27966
P.O. Drawer 870
Kitty Hawk, NC 27949
t 252.491.8147
f 252.491.8146
m 252.202.7112
www.quible.com



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From: Tankard, Robert <robert.tankard@deq.nc.gov>
Sent: Monday, October 2, 2023 7:15 AM
To: Cathleen Saunders <cсаunders@quible.com>

Subject: RE: [External] FW: Lots 61 & 62 Cruz Bay Court Corolla, Currituck, NC

Re: Corolla Bay Section II, lots 61 through 62

Cathleen,

Carolina Water Service, Inc. of North Carolina ("CWSNC") provides sanitary sewer utility service to the Monterey Shores and adjacent developments and of which encompass the above referenced project and property. They are permitted under permit WQ0009772. According to our records they have the capacity to serve the referenced lots.

If you should have any questions, please let me know.

Thanks!
Robert

Robert Tankard
Assistant Regional Supervisor
Division of Water Resources
North Carolina Department of Environmental Quality
Office: (252) 948-3921 | Cell: (252) 402-5694
Robert.tankard@deq.nc.gov



From: Cathleen Saunders
Sent: Thursday, September 28, 2023 12:02 PM
To: Toppen, Sarah A <Sarah.Toppen@deq.nc.gov>; Robert Tankard (Robert.Tankard@ncdenr.gov) <Robert.Tankard@ncdenr.gov>
Cc: Michael Strader <MStrader@quible.com>
Subject: Lots 61 & 62 Cruz Bay Court Corolla, Currituck, NC

Robert/Sarah,
Good afternoon. We are working on a subdivision of a lot in Corolla, that is part of Monterey Shores/Corolla Bay, Section III (Lot 61 and 62) PIN# 115E0000RFD0000 off of Cruz Bay Court. Currituck

County is requesting that we obtain a "Letter from DWQ indicating intent to approve connection to an existing centralized wastewater system." For reference I've attached a copy of the WWTP permit and the letter from Carolina Water Service stating their willingness to serve. Can you provide an additional email or letter as requested by the County?

Thank you,
Cathleen M. Saunders, P.E. (VA, NC)
Project Manager
Quible & Associates, P.C.
8466 Caratoke Highway, Bldg 400
Powells Point, NC 27966
P.O. Drawer 870
Kitty Hawk, NC 27949
t 252.491.8147
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From: Mark Bissell <mark@bissellprofessionalgroup.com>
Sent: Thursday, September 26, 2024 7:57 AM
To: Jennie Turner <Jennie.Turner@currituckcountync.gov>
Cc: Justin Old <jold@ghoc.com>; Jamie S. Schwedler <jamieschwedler@parkerpoe.com>; 'Abbott, Walker' <walkerabbott@parkerpoe.com>; Dave Klebitz <davek@bissellprofessionalgroup.com>; Marcie Respass, Engineering Coordinator <admin@bissellprofessionalgroup.com>
Subject: [EXTERNAL] 4680 Flora MF Conditional Zoning Amendment

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Jennie,

This is to confirm our discussion regarding the need to defer the Flora rezoning case. Our client realized that he will be away on October 7th and unable to attend, and we need for him to be present, so we would like to have the hearing rescheduled for the following meeting on October 21st if possible. I can be at the meeting on October 7th to answer any questions about this request.

Thanks,

Mark S. Bissell, PE



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STAFF REPORT
PB 24-19 FLORA FARM
CONDITIONAL REZONING
BOARD OF COMMISSIONERS
OCTOBER 7, 2024

APPLICATION SUMMARY	
Property Owner: North-South Development Group LLC	Applicant: North-South Development Group LLC
Case Number: 24-19	Application Type: Amended Conditional Rezoning
Parcel Identification Numbers: 0015-000-085D-0000 0015-000-085E-0000	Existing Use: Flora Farm Subdivision under construction
Imagine Currituck 2040 Vision Plan Classification: G-2 Controlled Growth and G-3 Mixed Use Centers & Corridors	Parcel Size (Acres): 224.18
Moyock Small Area Plan Classification: Full and Limited Service	Zoning History: C-MXR (2021) & C-GB (2023) AG (2013); A (1989); A-40 (1975)
Current Zoning: C-MXR & C-GB	Proposed Zoning: C-MXR
Request: Amend conditional zoning to remove conditional general business district and add conditional mixed residential district for up to 252 multi-family units, modify the commercial parcel configuration and construct a roundabout at Survey Road.	

REQUEST

NARRATIVE

Parcel 85E is 202.44 acres subject to the Flora Farm conditional mixed-residential district (C-MXR) approved on March 1, 2021 which allows for 277 single-family dwelling lots, 7,500 sf of neighborhood commercial units, and associated amenities. Parcel 85D is 21.99 acres subject to the Flora conditional general business district (C-GB) that was approved on February 6, 2023 which allows for up to 120,000 square feet of non-residential floor area and outparcel development. According to the applicant, the shopping center project is prospected for a different location with existing general business zoning in the vicinity of Survey Road.

The applicant is requesting an amendment from C-GB to C-MXR to allow up to 252 multi-family units (garden style apartments) on Parcel 85D which will be part of the Flora Farm C-MXR district. The request increases density from 1.37 to 2.49 dwelling units per acre for the Flora Farm C-MXR development. The applicant is proposing a roundabout at Survey Road which will slightly modify the lot area proposed for non-residential development.

A change to the Unified Development Ordinance was adopted by the Board of Commissioners on May 26, 2024 which allows a maximum density of up to 3 dwelling units per acre in C-MXR districts with centralized wastewater and county water supply that include a mix of multi-family dwellings and single-family dwellings. Although this zoning request most specifically impacts Parcel 85D (previously zoned C-GB), the density request for the multi-family portion of this project pulls density from the entire Flora tract (less wetlands); therefore, to be consistent with the Imagine Currituck 2040 Vision Plan, the entire tract must be designated G-3 Mixed-Use Centers and Corridors. With the prior rezoning to C-GB, the BOC amended the Future Land Use Map (FLUM) for Parcel 85D to G-3 on February 6, 2023.

To meet the minimum 40% lot coverage requirement for the multi-family portion of the development, the applicant will amend the configuration of Parcel 85D to include area designated as Flora Farm open space. The multi-family development will be reviewed as a major site plan and will meet the multi-family design standards of the Unified Development Ordinance. The Flora Farm major subdivision received preliminary plat/special use permit and construction drawing approval, changes to the preliminary plats for impacted phases will be required if this rezoning application is approved.

The overall density request is 277 single-family lots and 252 garden style apartments for a total of 529 dwelling units. This equals 2.49 dwelling units per acre (excluding wetlands).

UTILITIES AND DRAINAGE

The development will connect to county water and be serviced by Eagle Creek Wastewater Treatment Plant (WWTP), a private sewer provider. The Eagle Creek WWTP has been under violation with the State and is currently under a moratorium. Correspondence received from David May, Supervisor (Water Quality Regional Operations Section, Washington Regional Office, Division of Water Resources, North Carolina Department of Environmental Quality) on August 13, 2024 indicates that progress continues to be made with getting the plant back in shape.

On-site stormwater will be managed by construction of a series of stormwater management ponds that will be interconnected and will retain and slow-release stormwater primarily to Rowland Creek both directly and indirectly. Stormwater shall be conveyed to on-site retention ponds through a combination of curbs with inlets, stormwater pipes and open, vegetated swales. With designated wetlands on the property, major drainage features traversing the site, high ground water table, low elevation, soils with slow permeability and the known drainage issues in the area, extra precaution must be made to ensure compliance with drainage regulations.

SCHOOLS

Based on the Student Generation Rates of the Tischler and Associates, Inc. Study (2004), for “all other housing types”, the multi-family development is projected to add the following students:

- a. Elementary School $252 \times .28/\text{du} = 70$ students (Currently capacity is not available; however, Tulls Creek Elementary School is projected to be completed October 24, 2025, proposed phasing of first CO of multi-family project is July 2026.)
- b. Middle School $252 \times .06/\text{du} = 15$ students (Capacity available)
- c. High School $252 \times .12/\text{du} = 30$ students (Capacity available)

TRANSPORTATION

The applicant has provided an updated traffic impact analysis which indicates that traffic impacts for the multi-family project will be less than that proposed for the shopping center project.

COMMUNITY MEETING

The developer held a community meeting on June 25, 2024 at 6:00 pm at Moyock Library, a summary is provided in the agenda packet.

Moyock Small Area Plan

The **Moyock Small Area Plan**, an official plan adopted in 2013, classifies the front portion (approx. 90 acres) of the site as **Full Service** and the rear (approx. 134 acres) as **Limited Service** on the future land use map.

SURROUNDING PARCELS		
	Land Use	Zoning
North	Low Density Residential/ Cultivated Farmland	AG/GB
South	Low Density Residential/ Cultivated Farmland	SFM/AG
East	Fost Planned Development	PD-R
West	Residential (Eagle Creek and Ranchland)	SFM/AG

“Full Service designations are focal points in the community where high amounts of activity occur. In full service designations a broad range of infrastructure and service investments are or will be made available by the public and/or private sectors. Infrastructure investments may include, for example, centralized water and sewer, community parks, multipurpose community facilities, schools, and fire and rescue facilities. Full service areas will have high concentrations of public investment and medium to higher development intensities. Mixed use development with both residential and commercial components will be present in full service areas. In addition, clustered or planned commercial and residential areas with diversity in housing types is preferred. Typical densities in full service designations range from 1.5 – 3 units per acre depending on surrounding land uses. All development should encourage human scale in full service areas. Human scale development encourages interconnected transportation systems that support both vehicles and pedestrians and contain site amenities designed for humans (i.e. lighting, benches, bike racks, etc). In full service areas, there will be a high degree of architectural elements and creative site design is encouraged. Activity centers are located in full service designations.”

“Limited Service designations are less intensely developed than full service. Emphasis in this designation is more on residential development and densities. Limited service designations provide for limited availability to infrastructure and services and low to moderate residential densities. Limited service designation has reduced public services such as fire protection, emergency services, recreation, and public water. Residential densities in this designation range between 1 – 1.5 units per acre. Clustered residential and small neighborhood service commercial such as retail, office, basic services, and civic uses can be found in this designation.”

The following policy of the Moyock Small Area Plan may apply to the request:

FLU 1: Promote compatibility between new development and existing development to avoid adverse impacts to the existing community. This is achieved through design and includes larger setbacks, landscaped or forested strips, transition zones, fencing, screening, density and/or bulk step downs, or other architectural and site plan measures that encourage harmony.

Maximum envisioned density of the Moyock Small Area Plan:

- Approximately 95 acres designated Full Service: $95 \times 3 = 285$
- Approximately 130 acres designated Limited Service: $130 \times 1.5 = 195$
- Approximate total maximum density 480 dwelling units per acre based on Land Use Plan.

Imagine Currituck 2040 Vision Plan

The **Imagine Currituck 2040 Vision Plan** classifies a portion of the site as **G-2 Controlled Growth** and a portion as **G-3 Mixed-Use Centers and Corridors**.

The G-2 classification contains medium-density residential developments and neighborhood-scale commercial nodes. This sector is characterized by an interconnected local road network, available water

or wastewater, and walkable neighborhoods that connect to parks, open space, commercial nodes, and other neighborhoods.

Appropriate Land Uses and Development Types:

- Medium-density single family subdivisions
- Mixed residential developments that provide a variety of housing types
- Limited multi-family developments
- Neighborhood office and commercial mixed-use including beach-tourism supporting businesses
- Civic uses such as schools or County facilities
- Agritourism
- Eco-tourism
- Encourage neighborhood serving commercial to locate near road intersections, neighborhood serving facilities such as schools and parks and existing compatible commercial uses.
- All new development and redevelopment in G-2 shall connect to county water.
- Medium density residential, commercial and compatible industrial uses are encouraged to locate within the G-2 transect areas where both water and wastewater services are available.

The G-3 classification is supported by major transportation networks, public water and wastewater infrastructure, and a community greenway system that links neighborhoods to mixed use areas. This sector provides for a wide range of uses including mixed residential subdivisions with a variety of housing types and mixed use developments that maximize the efficient use of space. Attractive mixed use development can be achieved by incentivizing multi-story buildings that comply with design standards that emphasize building form, orientation, and architecture.

Appropriate Land Uses and Development Types:

- Mixed residential developments that provide a variety of housing types
- Horizontal and vertical mixed-use development
- Multi-family development
- Office and institutional
- Medium to high residential densities, commercial and compatible industrial uses are encouraged to locate within the G-3 transect areas where both water and wastewater services are available.

The following policies of the plan may apply to the proposed request:

Land Use Goal 1: Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils; adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services.

Land Use Policy 1.1: The Future Land Use Map is a guide for decision making, planning for infrastructure and conservation and should not be the sole basis for land use decisions.

Land Use Policy 1.2: Consider adopted small area plan policies and civic master plans.

Land Use Policy 1.3: Consider community character and established visions for the community.

Land Use Policy 1.4: Protect the uniqueness of the County through preservation of farmland, wooded areas, open space and water views from roads, walkways, and other public spaces.

Land Use Policy 1.5: Preserve farmland and open space by protecting historically rural areas using more compact density requirements for new developments that discourage and help prevent urban sprawl.

Land Use Goal 2: Carefully consider the design and location of intensive and potentially incompatible land uses to mitigate compatibility issues such as environmental quality, safety, overburdening local infrastructure, scale, use, design, location, and adverse effects.

Infrastructure and County Services Goal 1: Ensure sufficient provision of services to support associated growth and development and continue to enforce the adequate public facilities ordinance.

Infrastructure and County Services Policy 1.1: The costs of infrastructure, facilities, and services related to demand created by new growth and development shall be borne, in equitable proportion, by those creating the additional demand. This may include but is not limited to: land transfer tax, development fees, upzoning fees, and user fees.

Infrastructure and County Services Policy 1.2: Actions concerning infrastructure shall direct new development first to targeted growth areas

Infrastructure and County Services Policy 3.1: New development shall connect to the County's water system at the expense of the developer. (Wherever available and in accordance with County standards.)

Infrastructure and County Services Goal 4: Improve stormwater management and mitigation throughout the County by continuing to implement a watershed-based approach to stormwater management.

Infrastructure and County Services Policy 7.2: Continue enforcement of adequate public facilities ordinance to ensure sufficient school capacity.

Infrastructure and County Services Goal 8: Ensure that all public services remain at a sufficient level to provide superior service to the growing Currituck County population.

Transportation Policy 2.1: New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.

Environment Goal 1: Preserve and protect the County's environmentally significant and sensitive lands and surrounding areas.

Environment Policy 1.1: Preserve coastal and non-coastal wetlands and riparian buffers for their natural resilience benefits.

Environment Policy 4.5: Conserve and protect coastal and non-coastal wetlands for the valuable functions they perform in protecting water quality, absorbing floodwaters, filtering pollutants from stormwater runoff, recharging the ground water table and providing critical habitat for many plant and animal species.

Parks and Recreation Policy 1.5: New development shall provide public access to recreation and natural resource areas.

Parks and Recreation Goal 3: Ensure that parks and recreation offerings remain relevant to meet the recreation needs of the population.

Parks and Recreation Policy 2.1: Continue to require new development to construct pedestrian walkways and multi-use greenways that connect to external adjacent residential, commercial, recreation, and open space areas.

Parks and Recreation Policy 3.2: Continue to require recreation and park area dedication or fee in lieu of providing recreation amenities.

General Northern Mainland Land Use Policy 1.1: Foster growth and development while maintaining the distinctive natural environment (wildlife habitat, natural beauty, critical areas) and rural character of the community (farms and pastures, open space, forests, and farmland).

General Northern Mainland Land Use Policy 1.2: Encourage attractive, vibrant, walkable communities that support a variety of businesses and recreational activities.

Moyock Land Use Policy 2.1: Properly manage the increased urban level of growth in Moyock.

Moyock Land Use Policy 2.2: Encourage clustered housing developments to preserve the natural environment and rural character.

Northern Mainland Transect Profile G-2 Controlled Growth

9.1 This area is best suited for medium-density transitional subdivisions that establish interconnected walkable neighborhoods that link parks and open space in the transitional areas of residential development near Moyock and Currituck.

G-3 Mixed Use Centers and Corridors

10.1 Appropriate uses include attractive mixed use developments and multi-story buildings that comply with design standards and village subdivisions that provide a variety of housing types. Densities shall be established in existing and future Civic Master Plans.

Maximum envisioned density of the *Imagine Currituck 2040 Vision Plan*:

Approximately 24.5 acres designated G-3: $24.5 \times 3 = 73$ dwelling units

Approximately 199.5 acres designated G-2: $199.5 \times 2 = 399$ dwelling units

Approximate total maximum density 472 dwelling units per acre based on FLUM.

Maximum density permitted with a change to the FLUM from G-2 to G-3 for the entire project area:

224 acres designated G-3: $224 \times 3 = 672$ dwelling units

In prior rezoning decisions, the BOC has used discretion to determine whether to place more importance on the Land Use Plan or an adopted plan specific to a small area.

If approved, the conditional rezoning request will result in an amendment to the *Imagine Currituck 2040 Vision Plan* FLUM to designate the entire site as **G-3 Mixed Use Centers and Corridors**.

Given the location and the availability of county water and private wastewater to the site, it may be appropriate for this change to the FLUM. Additionally, the proposed development is consistent with *Imagine Currituck 2040 Vision Plan* land use policies related to diversity of housing options. According to the LUP, new housing should be encouraged to take a range of forms in order to diversify the current housing stock of predominantly single-family homes. A balanced mix of housing types will position the County to accommodate the needs of the aging population and preferences of young professionals moving to the area.

Community Vision Statement

“New development offers a wide range of housing choices and is compatible with its surroundings by providing connectivity between neighborhoods and amenities such as walkways and water access. The County maintains appropriate development densities and discourages encroachment into areas that impact natural assets. Development occurs in areas adequately served by county infrastructure, or occurs concurrently with planned infrastructure improvements.”

Guiding Principles

ECONOMIC PROSPERITY AND RESILIENCE. Cultivate a diverse economy that encourages the growth of traditional sectors while fostering new opportunities for nature-based recreation tourism and small business growth. Provide a range of housing types and land development densities appropriate for attracting quality, environmentally compatible businesses and industries that strengthen the County tax base.

CC-ACT-16 Update UDO to provide incentives for development of a variety of workforce housing for mixed incomes.

NM-ACT-20 Incentivize the development of multigenerational and senior housing.

ZONING MAP AMENDMENT REVIEW STANDARDS

The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether

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

1. Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of this Ordinance;
Staff Commentary: The application is not completely consistent with the FLUM of the Imagine Currituck 2040 Vision Plan. It is consistent with policies of the Imagine Currituck 2040 Vision Plan related to increased workforce housing options. The amended zoning, if approved, will result in a change to the FLUM from G-2 Controlled Growth to G-3 Mixed-Use Centers and Corridors due to the change in density.
2. Is in conflict with any provision of this Ordinance, or the County Code of Ordinances;
Staff Commentary: The application is not in conflict with the UDO and Code of Ordinances with respect to design requirements.
3. Is required by changed conditions;
Staff Commentary: Recent BOC decisions to rezone the subject properties (Flora Farm and Flora Commercial) and the adjacent parcels (Fost Planned Development) indicate a shift in the location of a medium to high density development center in the Moyock Sub-area of the Northern Mainland.
4. Addresses a demonstrated community need;
Staff Commentary: The application may address a demonstrated community need by providing more diversity of housing types, the BOC must decide if the density proposed is appropriate.
5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
Staff Commentary: The application is compatible with the Fost Planned Development to the east and with the commercial zoned property to the north and the elementary school to the west.
6. Adversely impacts nearby lands;
Staff Commentary: The area proposed for multi-family apartments is currently zoned for a shopping center.
7. Would result in a logical and orderly development pattern;
Staff Commentary: The application may result in a logical and orderly development pattern, and overall has similar density to the Fost Planned Development to the east.
8. Would result in significant adverse impacts on the natural environment— including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
Staff Commentary: The application may not result in significant adverse impacts on the natural environment. The area proposed for multi-family apartments is currently zoned for a shopping center.
9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities);
Staff Commentary: The BOC needs to determine that the development will be adequately served by public facilities including schools, water, wastewater, law enforcement and fire and EMS facilities. School counts should be reviewed as well as impacts to public services required for the development. Also, the proposed wastewater system has been under violation from the state and the BOC should have a complete understanding of any impacts to the private wastewater system.
10. Would not result in significantly adverse impacts on the land values in the surrounding area; and,
Staff Commentary: The application may not result in significant adverse impacts on the natural environment. The area proposed for multi-family apartments is currently zoned for a shopping center.

11. Would not conflict with the public interest, and is in harmony with the purposes and intent of this Ordinance.

Staff Commentary: The application appears to be in harmony with the purposes and intent of this ordinance. The BOC must decide if the density proposed is appropriate.

RECOMMENDATION

Technical Review Committee

The Technical Review Committee recommends conditional approval of the request.

If the BOC approves 252 multi-family dwelling units and determines the proposed density is appropriate and consistent with the Land Use Plan and established visions for the area, the *Imagine Currituck 2040 Vision Plan* Future Land Use Map will be amended.

If the BOC determines the proposed density should be reduced to be consistent with the current LUP designations and maximum densities, the BOC should determine the maximum number of multi-family dwelling units permitted.

The TRC suggests the following conditions:

1. Previous conditions of approval shall remain.
2. Proposed conditions below shall become conditions of approval.
3. Development of the property shall conform to the approved conceptual development plan/master plan.

ADVISORY BODY REVIEW AND DECISION

Planning Board

The Planning Board, following a public meeting, shall make a recommendation on the application in accordance with Section 2.3.9, Advisory Body Review and Recommendation, and Section 2.4.4.D, Conditional Rezoning Review Standards.

During its review of the application, the Planning Board may suggest revisions to the proposed conditions (including the conceptual development plan), consistent with the provisions of Section 2.3.11, Conditions of Approval. Only those revisions agreed to in writing by the applicant shall be incorporated into the application.

The Planning Board shall advise on and comment on whether the proposed conditional rezoning is consistent with 2.4.4.B.8(b) and shall make a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board. The Board of Commissioners is not bound by a Planning Board recommendation.

Planning Board Minutes

On September 10, 2024, the Planning Board approved the requested conditional rezoning 4-2.

Discussion

Ms. Turner reviewed the requested amendment to the conditional rezoning with the board which would remove the Conditional General Business (C-GB) zoning district and amend the Conditional Mixed Residential (C-MXR) zoning district for 224.18 acres to add up to 252 multi-family units, modify the commercial parcel configuration and construct a roundabout at Survey Road. Ms. Turner presented the aerial map showing the smaller portion for the previous planned shopping center and the larger portion, said the zoning was changed from G2 transect (controlled growth) to G3 transect (mixed use centers and corridors), the Moyock Small Area Plan zones the property full service, reviewed the previous plan, which

was approved February 6, 2023, and then reviewed the current plan, giving the history of a text amendment to the Unified Development Ordinance adopted by the Board of Commissioners on May 26, 2024, which allows a maximum density of up to three dwelling units per acre in C-MXR district with centralized wastewater and county water supply that include a mix of multi-family dwellings and single-family dwellings. The request would increase density from 1.37 to 2.49 dwelling units per acre and the overall density request is 277 single-family lots and 252 garden style apartments for a total of 529 dwelling units. Ms. Turner said the development will connect to county water and will be served by the Eagle Creek Wastewater Treatment Plant; the county received a letter from David May, dated August 13, 2024, which indicates progress continues to be made with updating the wastewater plant. On-site stormwater will be managed by series of stormwater management ponds. Ms. Turner said the current UDO calls for a maximum of 40 percent lot coverage for the multi-family portion of the development; to meet this requirement the applicant will amend the configuration of Parcel 85D to include area designated as Flora Farm open space and the multi-family development will be reviewed as a major site plan. Ms. Turner said school capacity is available in middle and high school but not currently available in elementary school, but Tulls Creek Elementary School is projected to be completed October 24, 2025.

Ms. Turner presented the amenities of the development and reviewed the elevations. The board did not have any questions concerning the plans.

Ms. Turner continued her presentation by giving the Moyock Small Area Plan (SAP) consistencies, reviewed the max density of the Moyock SAP on page 60 of the agenda packet, gave the LUP classification summaries for G2 and G3, maximum envisioned density of Imagine Currituck 2040 Vision Plan on page 63, and reviewed total dwelling units proposed. Ms. Turner ended her presentation by giving the LUP policies that apply, gave the community vision statement and guiding principles of the Imagine Currituck 2040 Vision Plan, the review standard for conditional rezoning, the consistency and reasonableness statement, and said the TRC recommends approval of the request with conditions stated in the staff report.

Mark Bissell came before the board to present his case for the applicant. Mr. Bissell gave an update on the Eagle Creek Wastewater Treatment Plant's repairs and additional upgrades, he went over the development's amenities, said the plan was initially more intense but decided to drop 84 units to make it more appropriate for the site. Mr. Bissell said the garden apartments are needed in the area and the Board of Commissioners had recently amended the UDO to allow this style of apartments which will allow affordable housing for law enforcement, teachers, etc. The development will have central management, with stormwater being actively managed, and buffers installed. Mr. Bissell said they are confident that DEQ will lift their moratorium so they may connect to the sewer, he reviewed the roundabout design recommended by NCDOT, and said the first Certificate of Occupancy will not be until a year after the opening of Tulls Creek Elementary School with phasing being completed over a period of 6 years.

There were no board questions for Mr. Bissell.

Steven Hedrick, 276 Summit Farms Trail, came before the board to express concern over the removal of the commercial section for the grocery store. Mr. Hedrick said a second is needed with the population in Moyock.

The developer, Justin Old, residing at Springer Lane, Moyock, came before the board to explain why he is requesting the removal of the commercial section. Mr. Old said the grocery store businesses did not like the location so far from the highway, so he has put a contract on a parcel of land adjacent to the highway, located between Survey Road and NC 168. Mr. Old is hoping the new location will be better suited for the grocery store and that the businesses will make a commitment to that location.

Chairman Bass asked how many bedrooms the apartments would have. Mr. Old said it would be a mix

of one, two, and three bedrooms. Mr. Old clarified that the algorithm for another grocery store is very tight.

Mr. Bissell reviewed the design of the buildings. There was no further discussion from the board.

Motion

Mr. Innes moved to approve PB 24-19 Flora Farm Conditional Rezoning because the request is in conformance with General Purpose and Intent of the Unified Development Ordinance and is consistent with the goals, objectives, and policies of the *Imagine Currituck 2040 Vision Plan*, including Land Use Goal 1.

And the request is reasonable and in the public interest because the size and location of the property is appropriate for the proposed use and the request provides a needed housing alternative in the Moyock Sub-Area of the Northern Mainland.

TRC Review Comments and Applicant's Agreed upon conditions of approval in the staff report shall become conditions of approval.

Mr. Hurley seconded the motion. The motion was approved 4-2 with Mr. Bass and Mr. Doll voting nay.

DECISION MAKING BODY REVIEW AND DECISION

Board of Commissioners

The Board of Commissioners, following a legislative public hearing, shall decide the application in accordance with Section 2.3.10, Decision-Making Body Review and Decision, and Section 2.4.4.D, Conditional Rezoning Review Standards. The decision shall be one of the following:

- (i) Approval of the conditional rezoning subject to the conditions included in the application;
- (ii) Approval of the conditional rezoning subject to any revised or additional conditions agreed to by the applicant, in writing;
- (iii) Denial of the conditional rezoning; or
- (iv) Remand of the conditional rezoning application back to the Planning Board for further consideration.

CONSISTENCY AND REASONABLENESS STATEMENT

A conditional zoning is a legislative decision of the Board of Commissioners. In determining whether to approve or deny a conditional rezoning the Board of Commissioners shall adopt a written statement of consistency and reasonableness.

When making a decision, the Board of Commissioners shall approve a statement of consistency and reasonableness that:

- (i) Describes whether the decision is consistent with all county adopted plans that are applicable; and
- (ii) Explains why the decision is reasonable and in the public interest. When making a statement of reasonableness, the Board of Commissioners may consider, among other factors:
 - (A) The size, physical conditions, and other attributes of any area proposed to be rezoned;
 - (B) The benefits and detriments to the landowners, the neighbors, and the surrounding community;
 - (C) The relationship between the current actual and permissible development and the development permissible under the proposed conditional rezoning;
 - (D) Why the action taken is in the public interest; and
 - (E) Any changed conditions warranting the amendment.

The BOC may determine that the request is reasonable and in the public interest by determining that the size and location of the property is appropriate for the proposed use and the request provides a needed housing alternative in the Moyock Sub-Area of the Northern Mainland.

CONDITIONS OF APPROVAL

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

Agreed upon conditions of approval:

Previous conditions:

Condition 1 regarding drainage improvements:

Drainage improvements will be provided as follows:

- a. Extend the Rowland Creek drainage improvements to the Eagle Creek Pumpstation, with agreement from Eagle Creek.
- b. Make improvement to the drainage ditch that runs along the common boundary between the Fost/Brumsey property and Eagle Creek/Ranchland based on results of the stormwater modeling of existing conditions.
- c. Perform stormwater modeling of the proposed Flora Farm development to manage the 100 year storm event and provide stormwater storage, including berms as necessary.

Condition 2 regarding phasing:

- a. Development will be recorded in 5 phases. Developer will not record the first phase before June 1, 2022.
- b. The first phase will not contain more than 55 lots.
- c. Subsequent phases will not be recorded sooner than 6 months following the prior phase, and in any event, no sooner than January 1, 2023.
- d. Developer will retain the right to provide an annual update of phasing, including making adjustments to phase lines and the sequence of recording, as long as the timing of total lots recorded in the above conditions is followed.

Condition 3 regarding the private wastewater treatment plant (WWTP):

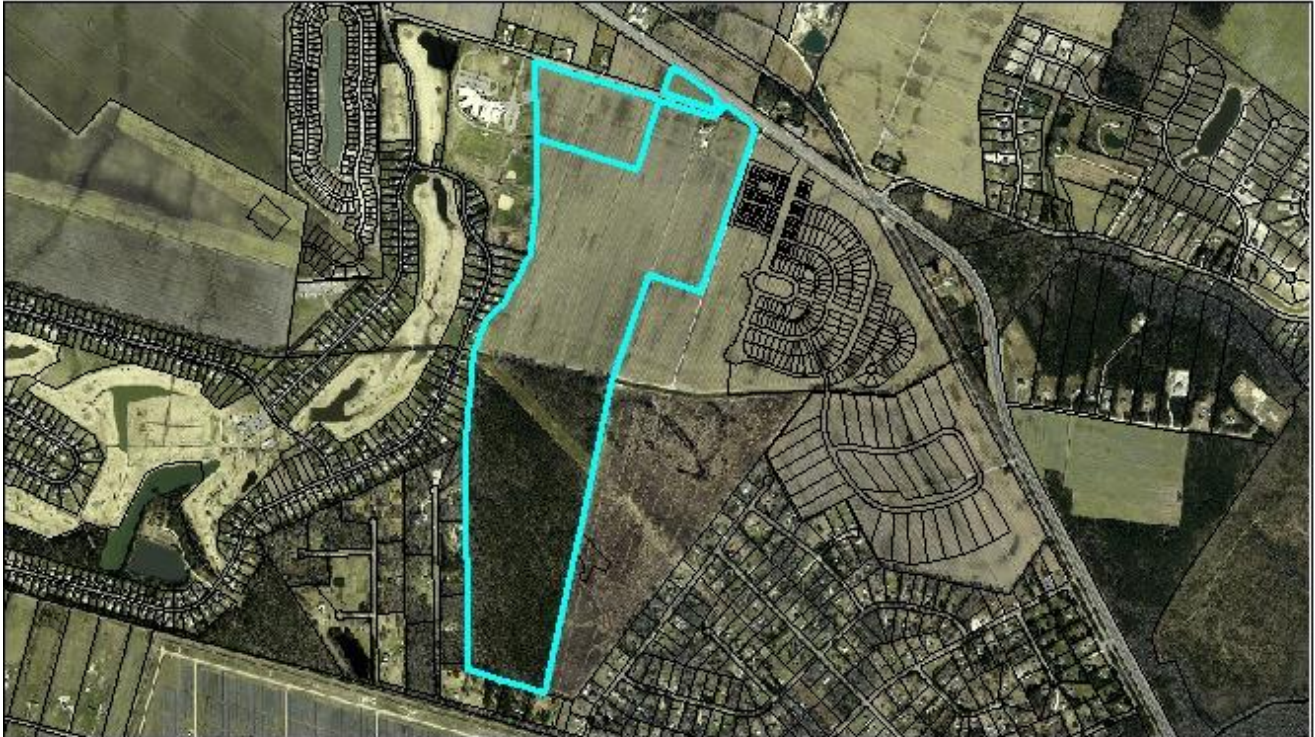
- a. Certification be provided that the private WWTP proposed to service this development can accommodate the gallons per day (gpd) of wastewater this development proposes to generate.

Proposed conditions:

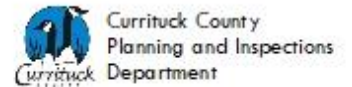
Condition 4 regarding the multi-family development:

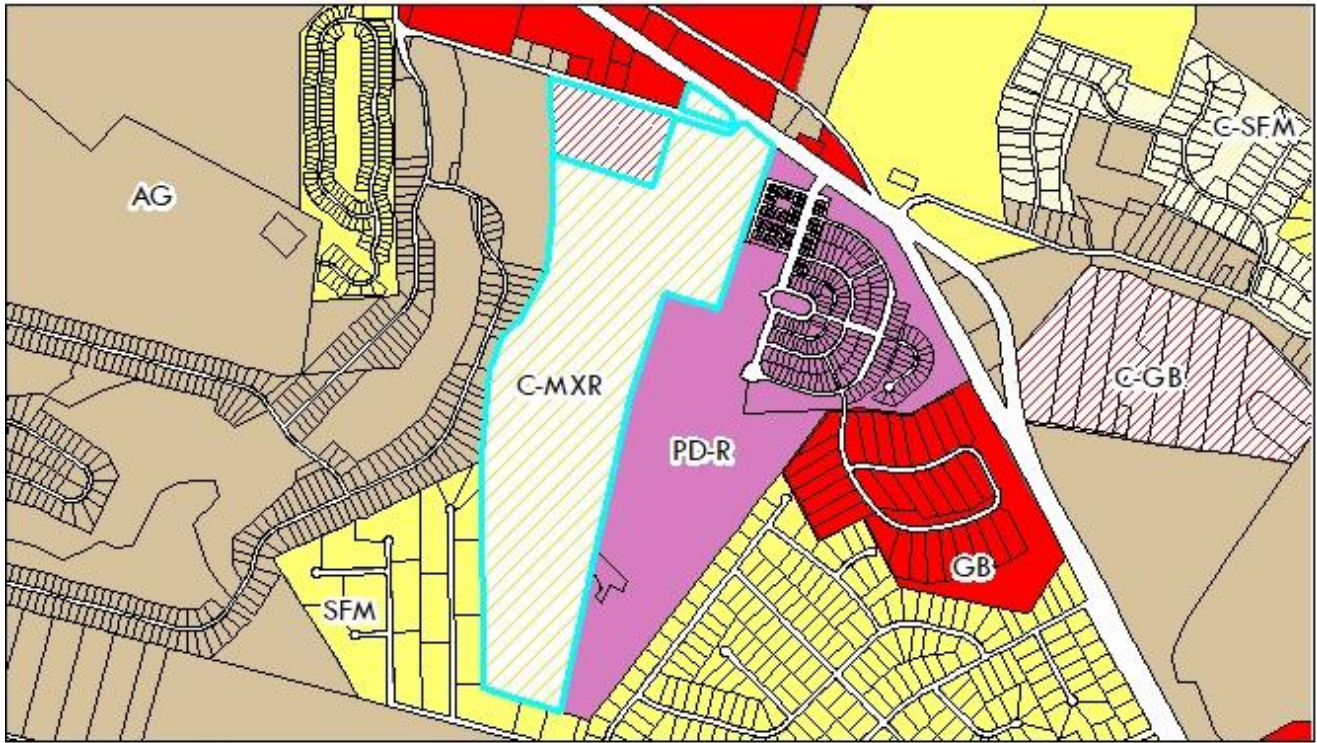
- a. A maximum of 252 units are permitted, arranged generally as shown on the conceptual development plan.
- b. The proposed clubhouse, pool and playground will be constructed with the first phase of the multi-family development. Game lawns, grill pavillions, and dog park amenities will be installed in proportion to the construction of additional buildings
- c. Multi-family buildings will be constructed in substantial conformance with the submitted building elevations and descriptions provided.
- d. The earliest date of issuance of a Certificate of Occupancy (CO) for the Phase 1, five 18-unit multi-family buildings is July 1, 2026.
- e. The earliest date of issuance of a CO for Phase 2, five 18-unit multi-family buildings is July 1, 2028.

- f. The earliest date of issuance of a CO for Phase 3, four 18-unit multi-family buildings is July 1, 2030.

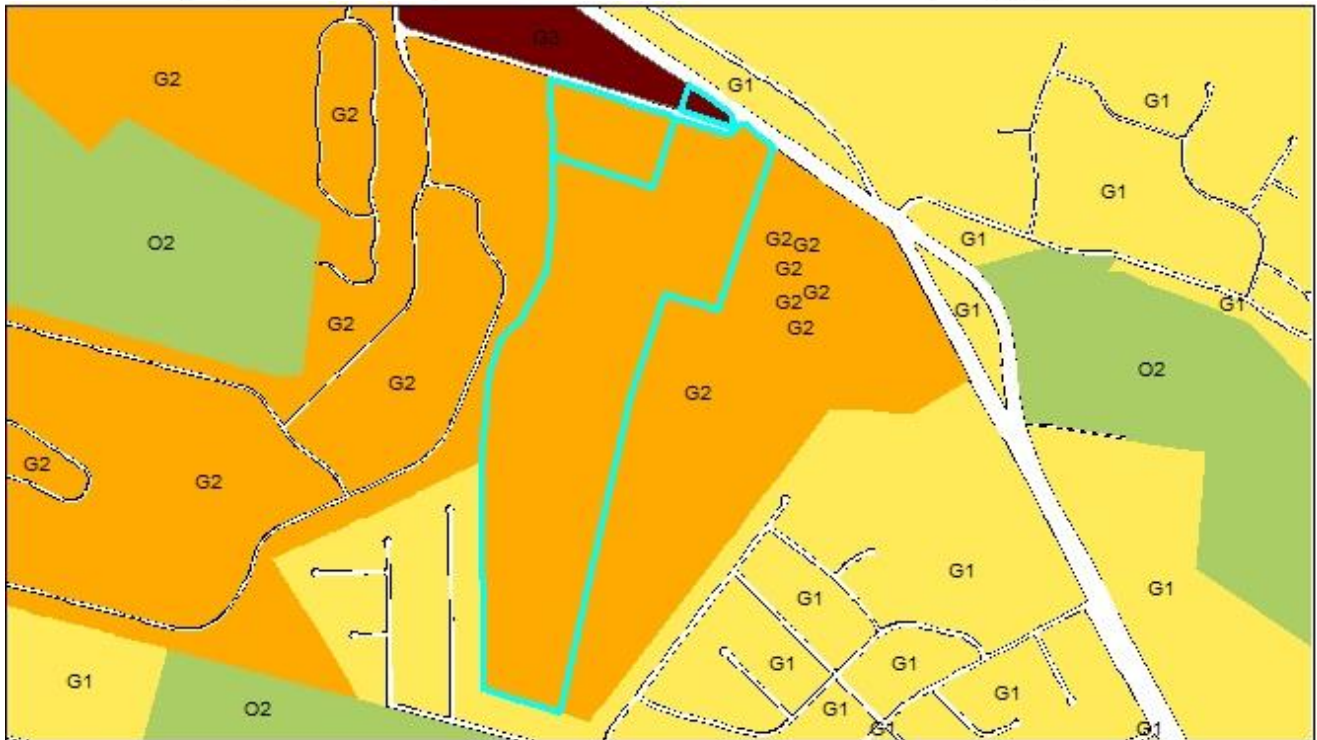
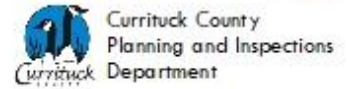
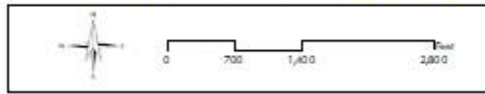


PB 24-19 Flora Farm
Amended C-MXR
2020 Aerial Photography

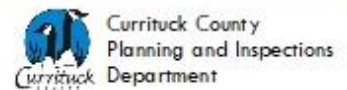
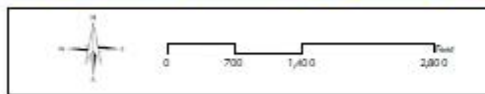


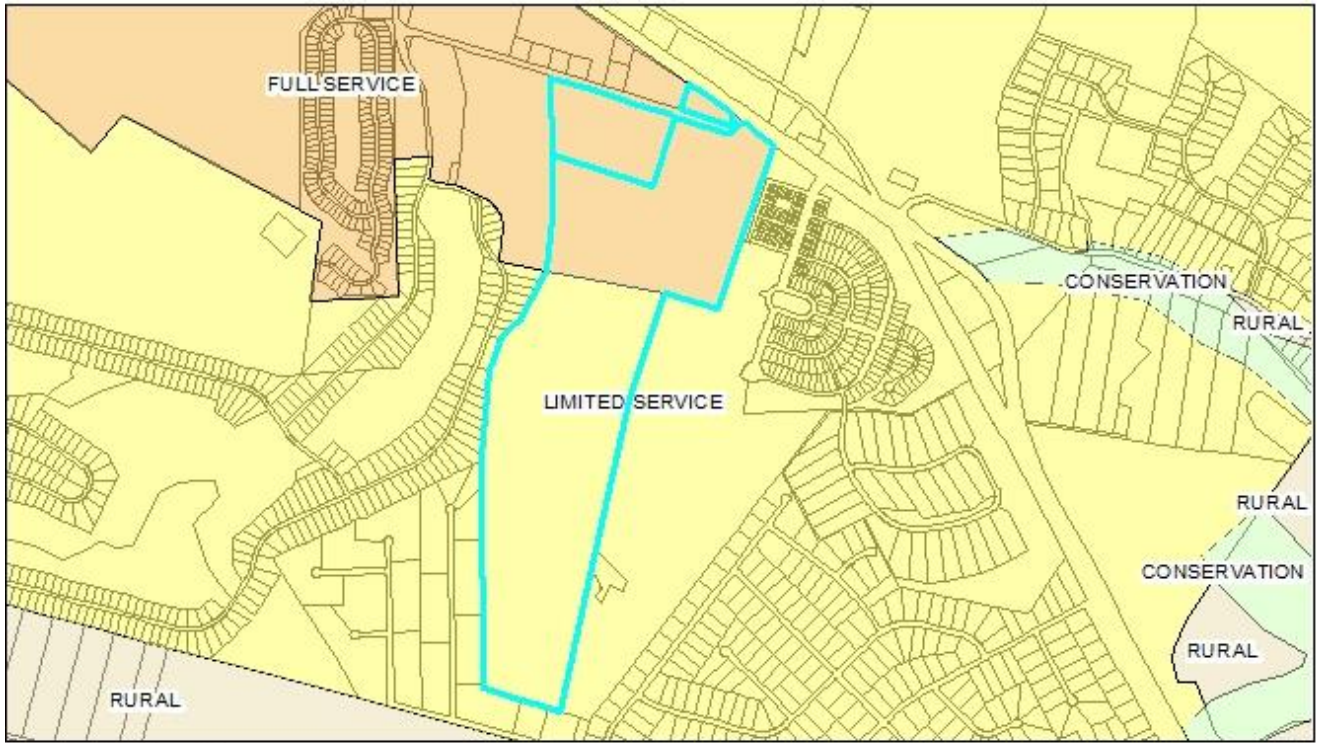


PB 24-19 Flora Farm
Amended C-MXR
Official Zoning Map

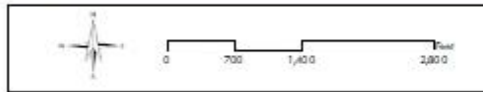


PB 24-19 Flora Farm
Amended C-MXR
Imagine Currituck FLUM

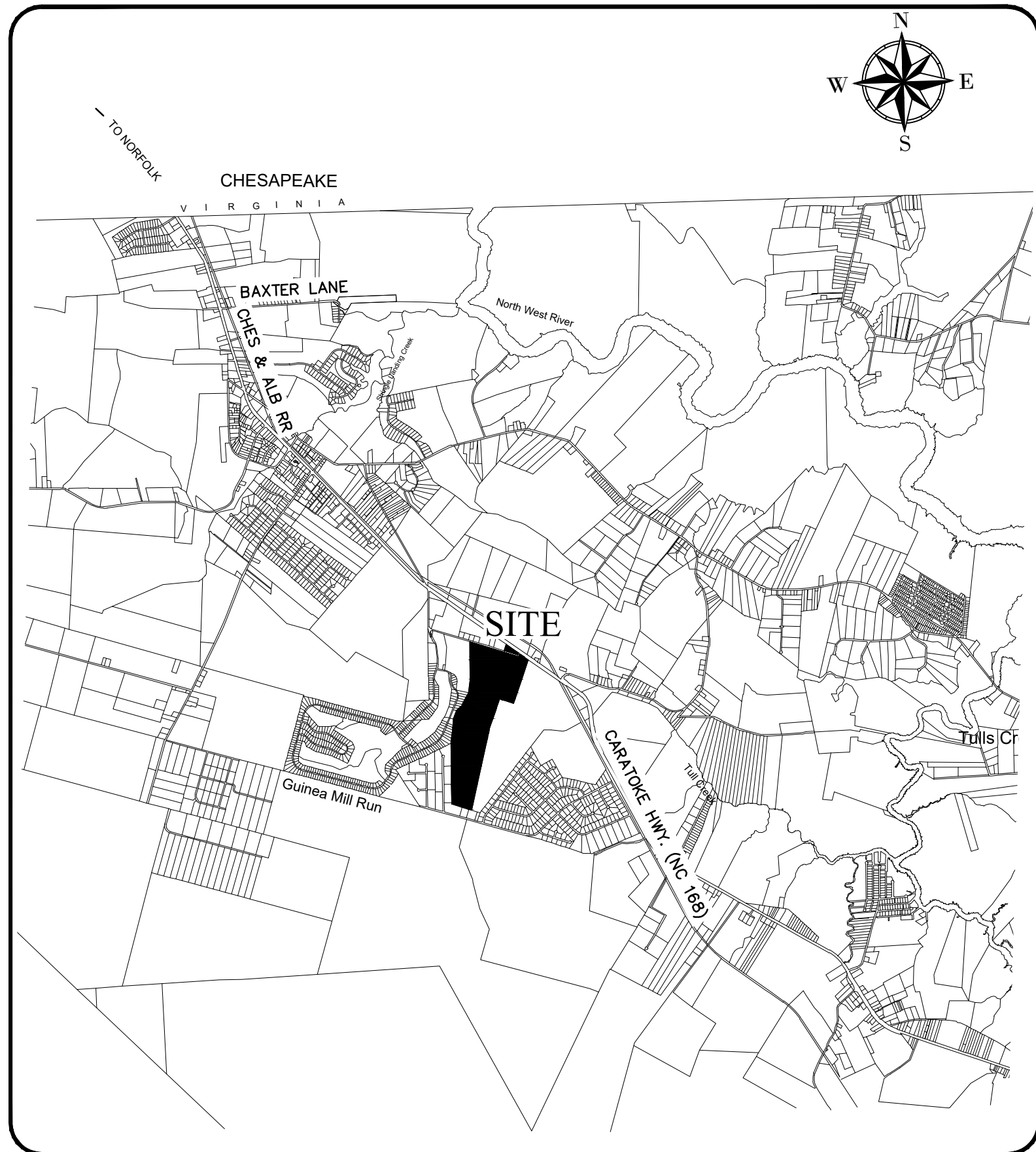




PB 24-19 Flora Farm
Amended C-MXR
Moyock SAP FLUM



 Currituck County
Planning and Inspections
Department



VICINITY MAP

SCALE: 1" = 5000'

GENERAL DEVELOPMENT NOTES

- OWNER/APPLICANT: NORTH SOUTH DEVELOPMENT GROUP, LLC
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
- PROPERTY DATA: ADDRESS: 320 SURVEY ROAD, MOYOCK, NC 27958

PIN: 0015-000-085E-0000
D.B. 1666, PG. 285
P.C. "R", SL. 182
202.19-ACRES (PER PLAT)

PIN: 0015-000-0085D-0000
D.B. 1666, PG. 285
P.C. "R", SL. 75
21.99-ACRES (PER PLAT)

SUBDIVISION TOTAL ACREAGE: 224.18 ACRES
(DOES NOT INCLUDE 1.47 ACRE R/W DEDICATION OF A 30' STRIP ALONG SURVEY ROAD)
- ZONING: EXISTING: C-MXR & C-GB
PROPOSED: C-MXR

FLORA FARM MXR DEVELOPMENT

AMENDED CONDITIONAL ZONING TO C-MXR

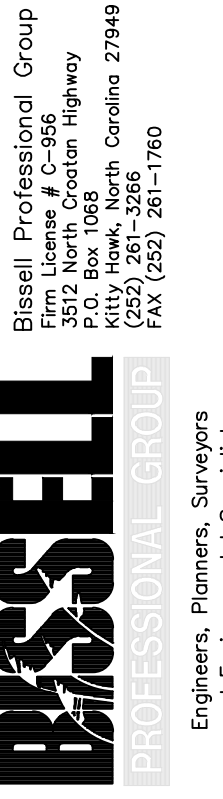
JUNE 27TH, 2024

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

**Sheet
Number**

Sheet Title

1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING CONDITIONS & SITE FEATURES PLAN
3	PRELIMINARY MASTER PLAN - OVERALL
4	PRELIMINARY MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5	PRELIMINARY STORMWATER MANAGEMENT PLAN
6	PRELIMINARY UTILITIES PLAN
7	PRELIMINARY PHASING PLAN



COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION

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FLORA FARM MXR SUBDIVISION
NORTH CAROLINA
MOYOCK TOWNSHIP
CURRITUCK COUNTY

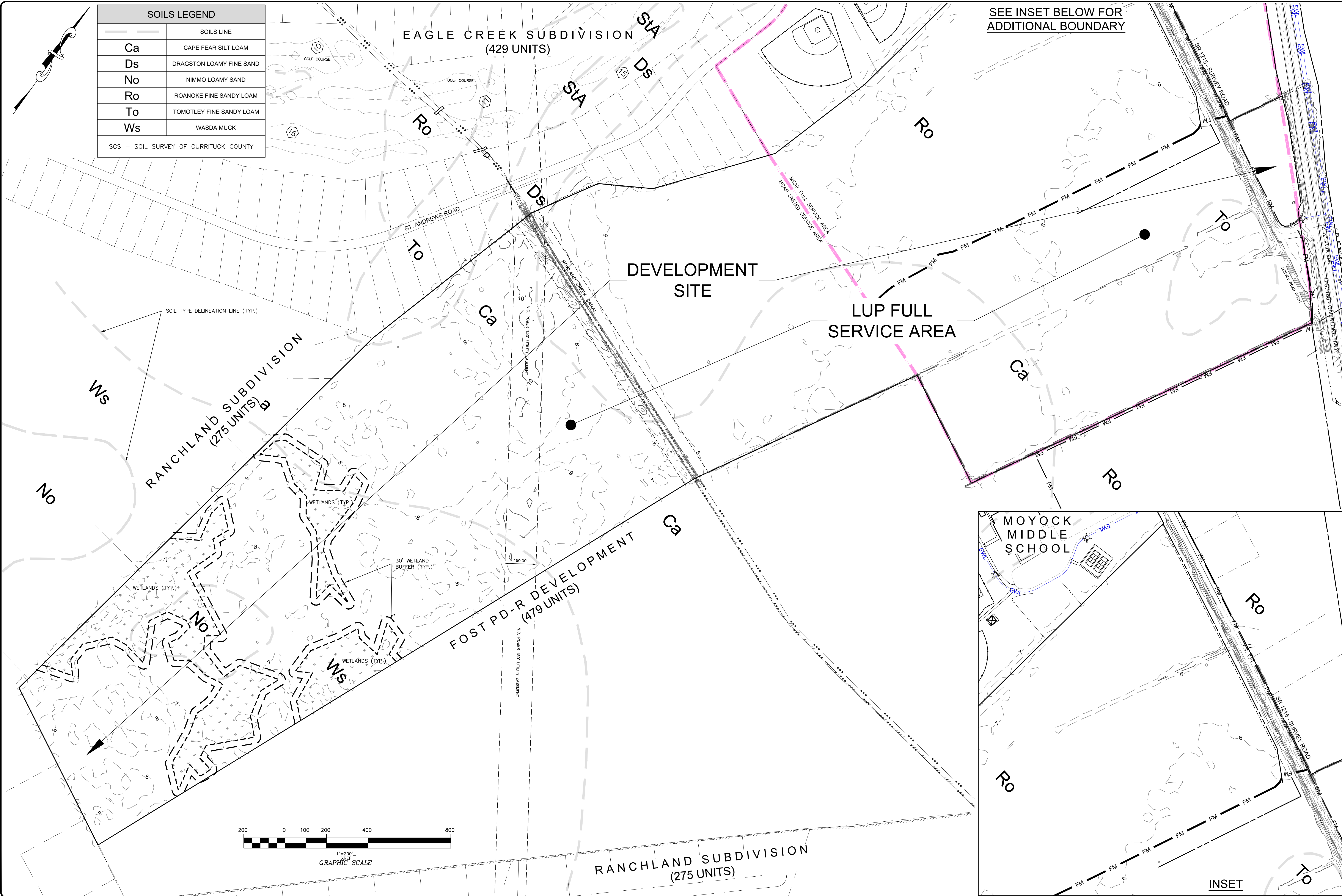
PRELIMINARY MASTER PLAN

NO.	DATE	DESCRIPTION	BY
1	1/29/21	TRC COMMENTS	TRC
2	8/27/24	AMENDED PLANS	TRC
3	8/27/24	CONTRACT COMMENTS	TRC
4	8/27/24	CORRECTED CONTRACT COMMENTS	TRC

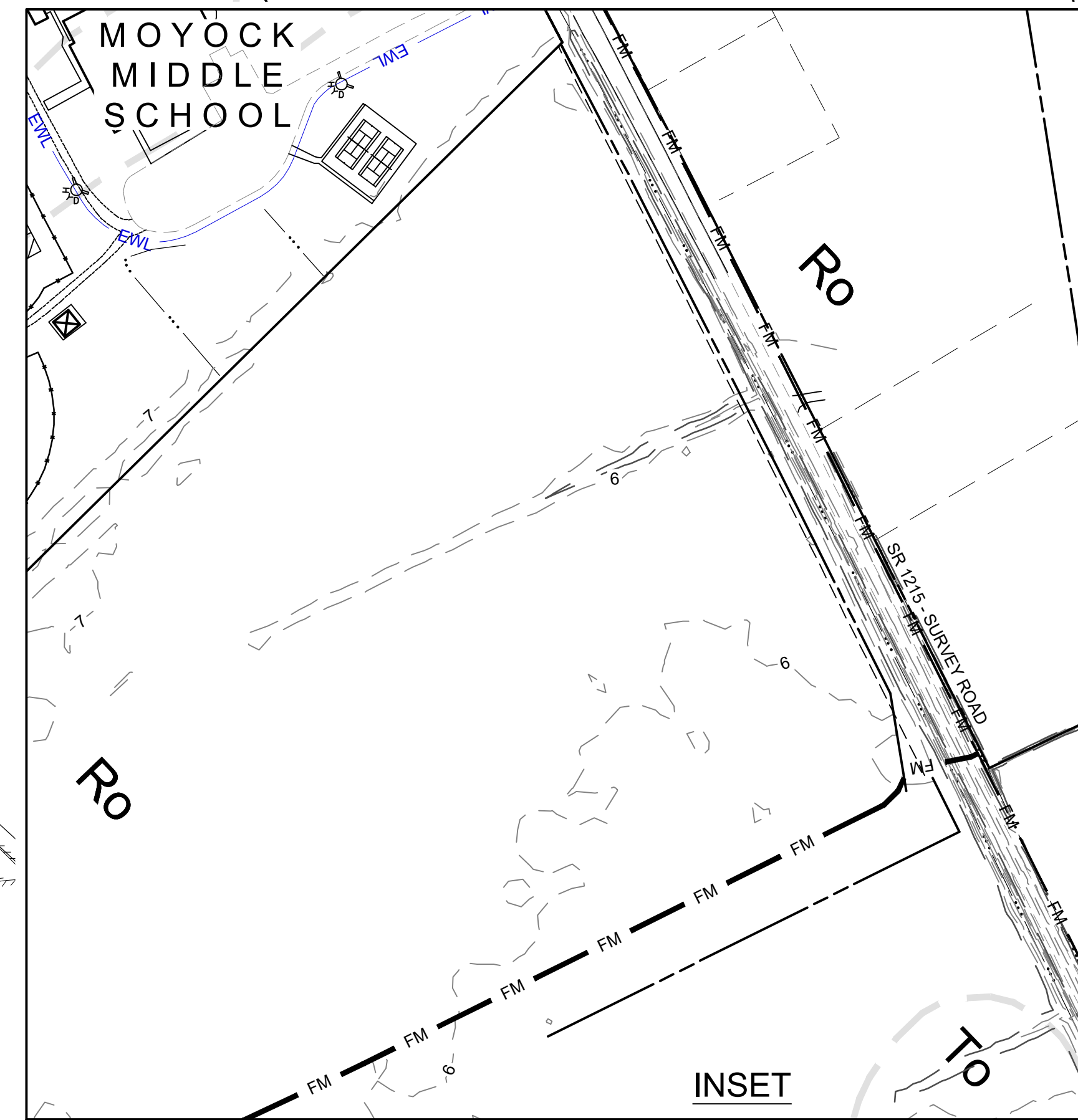
**PRELIMINARY
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CONSTRUCTION**

DATE: 12/17/20 SCALE: N/A
DESIGNED: BPG CHECKED: MSB
DRAWN: KFW.WGY APPROVED: BPG
SHEET: 1 OF 7
CAD FILE: 468000MP5
PROJECT NO: 4680

SOILS LEGEND	
SOILS LINE	
Ca	CAPE FEAR SILT LOAM
Ds	DRAGSTON LOAMY FINE SAND
No	NIMMO LOAMY SAND
Ro	ROANOKE FINE SANDY LOAM
To	TOMOTLEY FINE SANDY LOAM
Ws	WASDA MUCK
SCS - SOIL SURVEY OF CURRITUCK COUNTY	



SEE INSET BELOW FOR
ADDITIONAL BOUNDARY



BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

EXISTING CONDITIONS &
SITE FEATURES PLAN
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PROJECT: **FLORA FARM MXR SUBDIVISION**
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP
PRELIMINARY MASTER PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/21/20	ISSUED FOR PERMIT	BPG	MSB

PRELIMINARY
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CONSTRUCTION

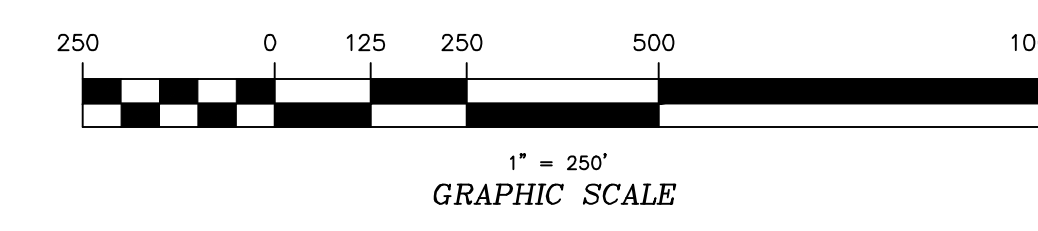
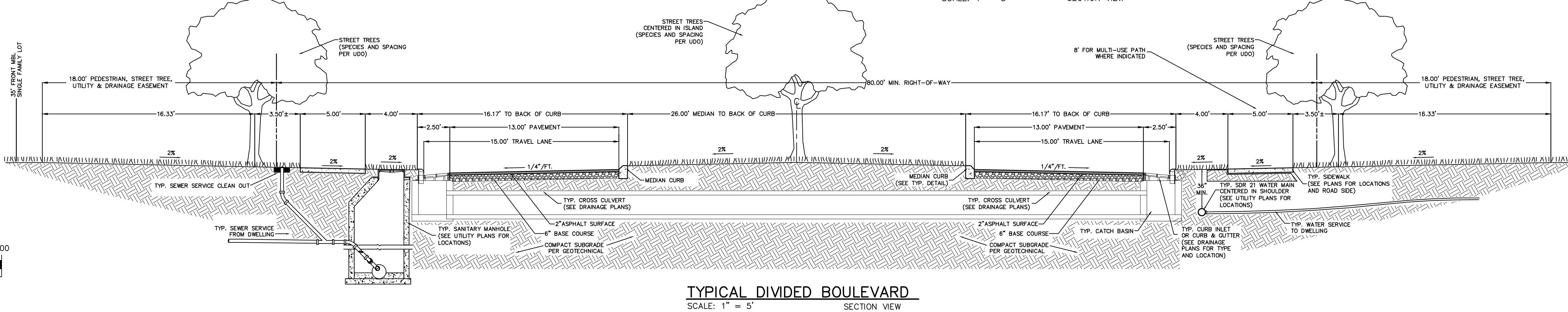
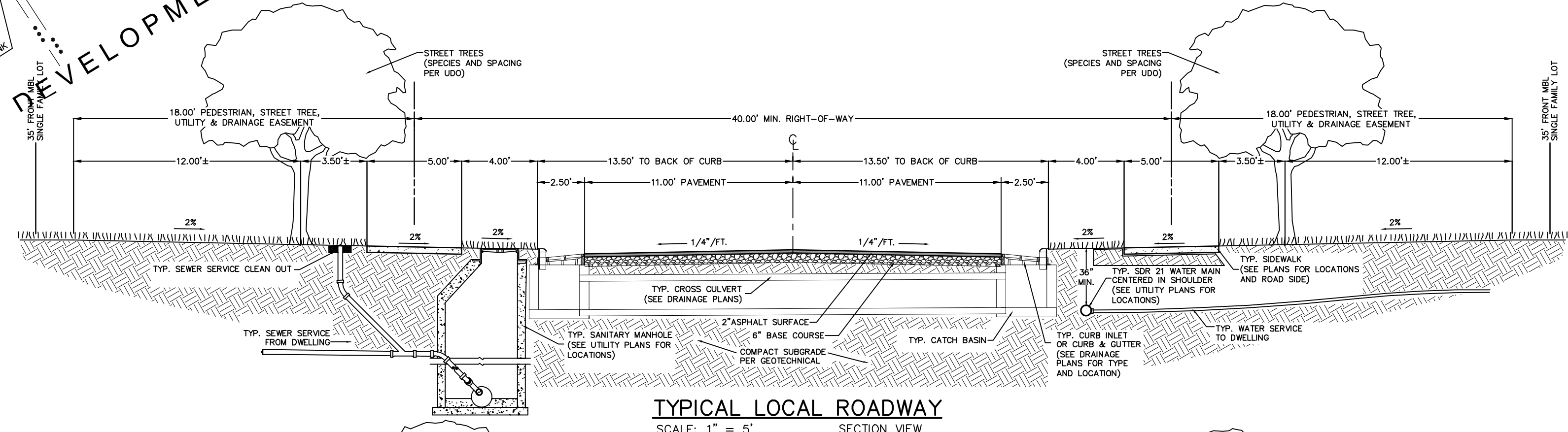
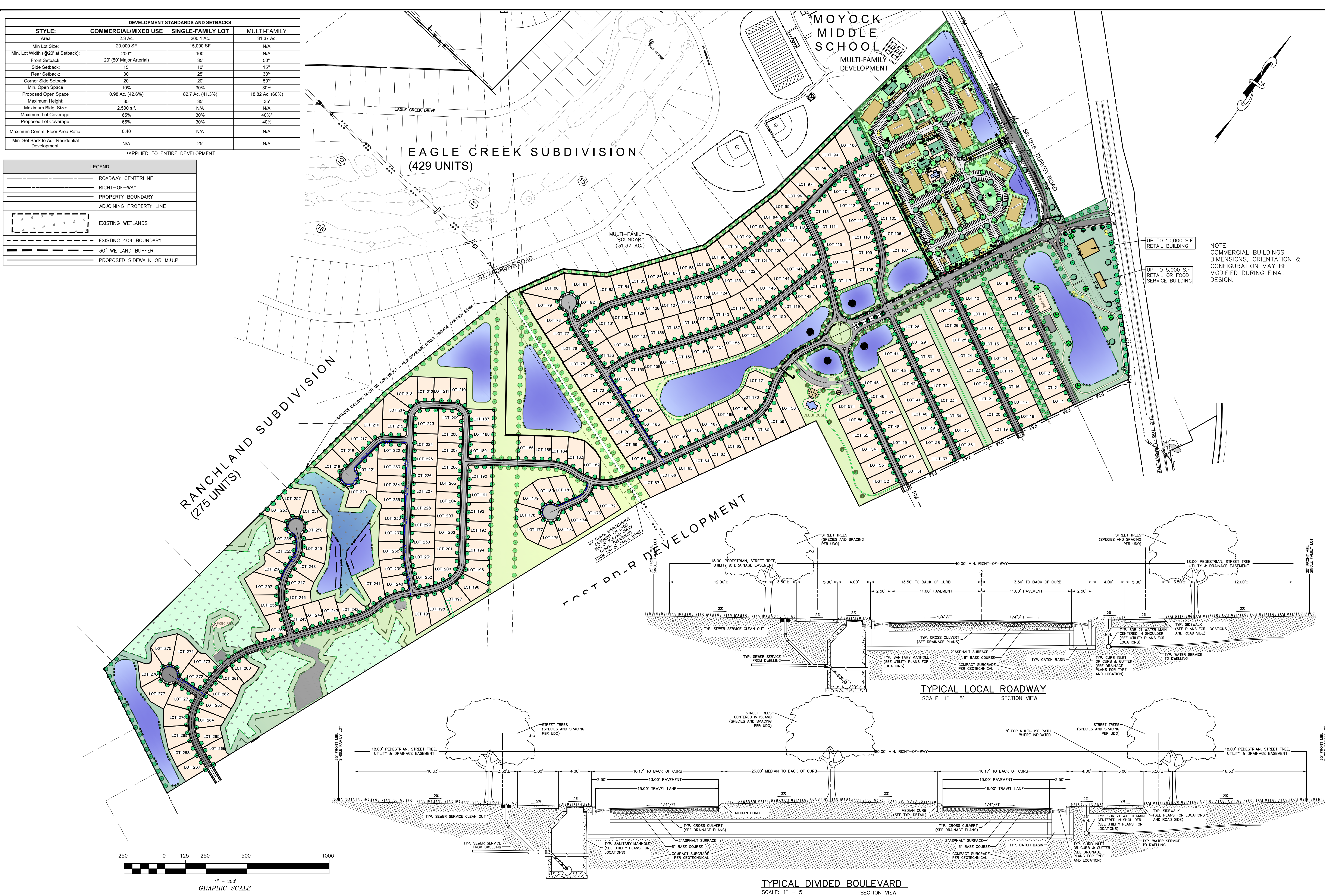
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SHEET: 2 OF 7	
CAD FILE: 468000MP5	
PROJECT NO: 4680	

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STYLE:	DEVELOPMENT STANDARDS AND SETBACKS		
	COMMERCIAL/MIXED USE	SINGLE-FAMILY LOT	MULTI-FAMILY
Area	2.3 Ac.	200.1 Ac.	31.37 Ac.
Min. Lot Size	20,000 SF	15,000 SF	N/A
Min. Lot Width (@20' at Setback)	200'	100'	N/A
Front Setback	20' (50' Major Arterial)	35'	50'
Side Setback	15'	10'	15'
Rear Setback	30'	25'	30'
Corner Side Setback	20'	20'	50'
Min. Open Space	10%	30%	30%
Proposed Open Space	0.98 Ac. (42.6%)	82.7 Ac. (41.3%)	18.82 Ac. (60%)
Maximum Height	35'	35'	35'
Maximum Bldg. Size	2,500 s.f.	N/A	N/A
Maximum Lot Coverage	65%	30%	40%*
Proposed Lot Coverage	65%	30%	40%
Maximum Comm. Floor Area Ratio	0.40	N/A	N/A
Min. Set Back to Adj. Residential Development	N/A	25'	N/A

*APPLIED TO ENTIRE DEVELOPMENT

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING WETLANDS
	EXISTING 404 BOUNDARY
	30' WETLAND BUFFER
	PROPOSED SIDEWALK OR M.U.P.



UP TO 10,000 S.F. RETAIL BUILDING
UP TO 5,000 S.F. RETAIL OR FOOD SERVICE BUILDING

NOTE: COMMERCIAL BUILDINGS DIMENSIONS, ORIENTATION & CONFIGURATION MAY BE MODIFIED DURING FINAL DESIGN.

BISSELL
PRELIMINARY OVERALL MASTER PLAN

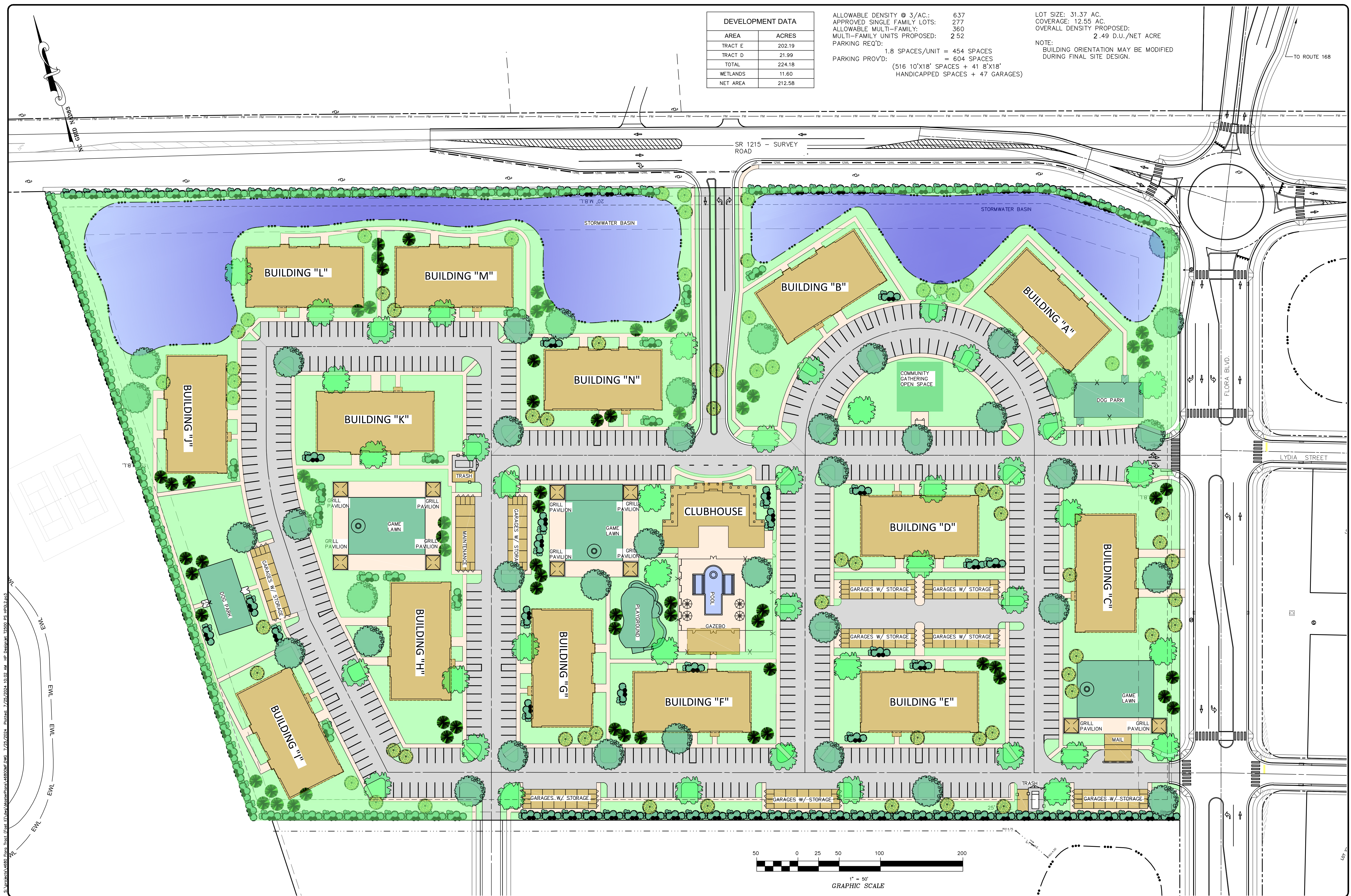
PRELIMINARY OVERALL MASTER PLAN

FLORA FARM MXR SUBDIVISION
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP

NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/17/20	ISSUE FOR PERMIT	BPJ	MSB
2	1/27/24	AMENDED PLANS	BPJ	MSB
3	7/22/24	CONTRACT COMMENTS	BPJ	MSB

PRELIMINARY
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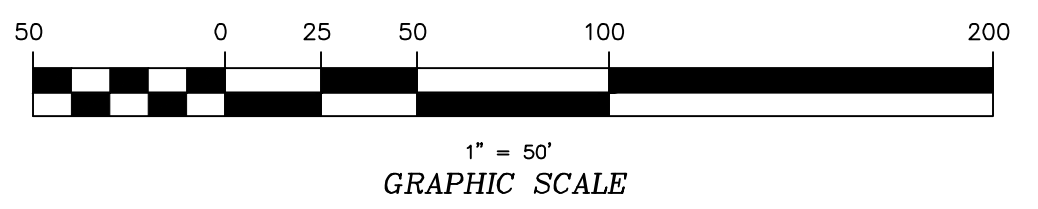
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DESIGNED: BPJ CHECKED: MSB
DRAWN: KFW APPROVED: BPJ
SHEET: 3 OF 7
CAD FILE: 468000MPS
PROJECT NO: 4680



DEVELOPMENT DATA	
AREA	ACRES
TRACT E	202.19
TRACT D	21.99
TOTAL	224.18
WETLANDS	11.60
NET AREA	212.58

ALLOWABLE DENSITY @ 3/AC.: 637
 APPROVED SINGLE FAMILY LOTS: 277
 ALLOWABLE MULTI-FAMILY: 360
 MULTI-FAMILY UNITS PROPOSED: 252
 PARKING REQ'D: 1.8 SPACES/UNIT = 454 SPACES
 = 604 SPACES
 (516 10'X18' SPACES + 41 8'X18' HANDICAPPED SPACES + 47 GARAGES)

LOT SIZE: 31.37 AC.
 COVERAGE: 12.55 AC.
 OVERALL DENSITY PROPOSED: 2.49 D.U./NET ACRE
 NOTE: BUILDING ORIENTATION MAY BE MODIFIED DURING FINAL SITE DESIGN.



Bissell Professional Group
 Firm License # C-566
 P.O. Box 1008
 27060 North Carolina Highway
 27060 North Carolina 27060
 (252) 281-1760
 FAX (252) 281-1760

PRELIMINARY MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT

FLORA FARM
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 NORTH CAROLINA

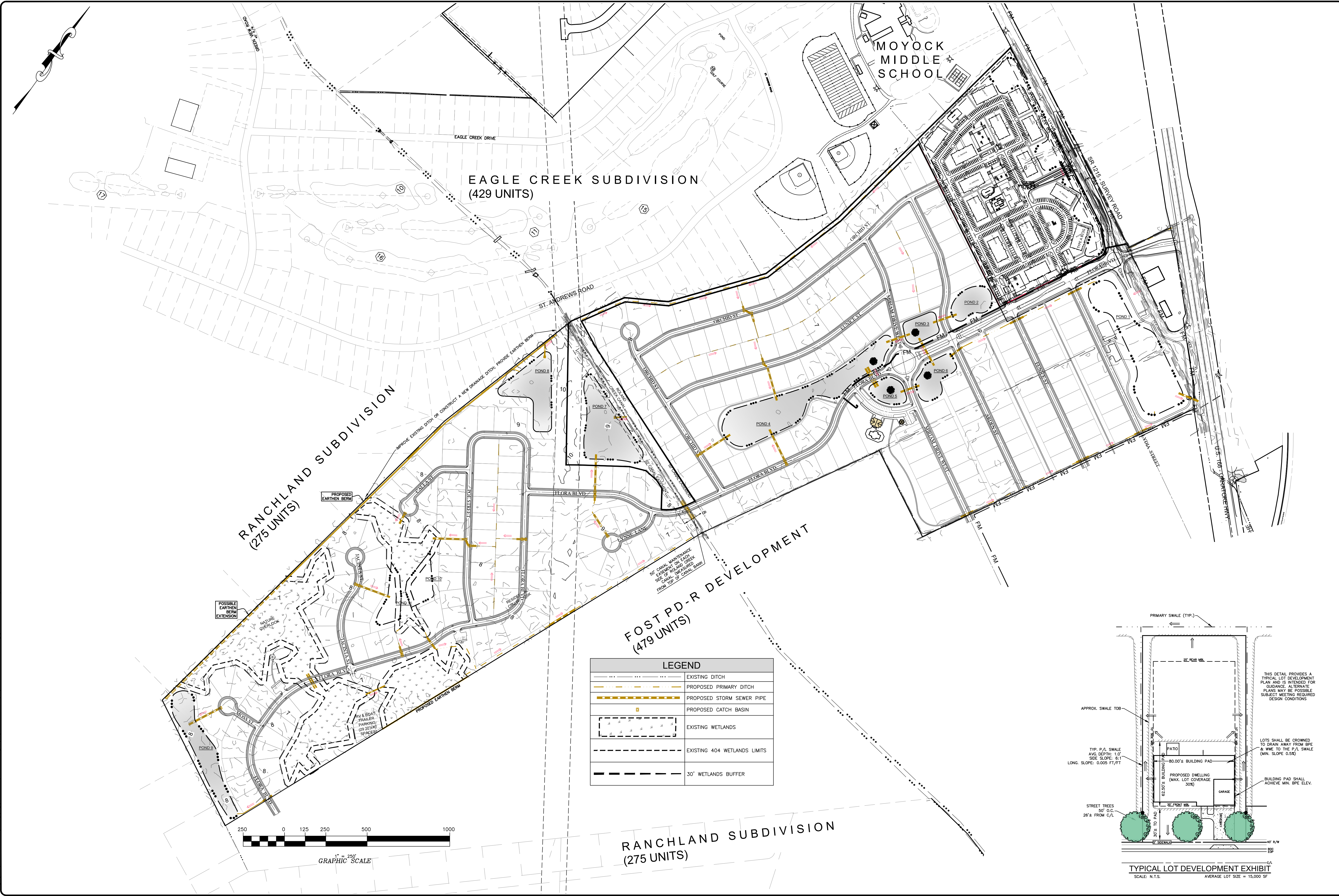
NO.	DATE	DESCRIPTION	BY
1	7/24/24	ISSUE FOR PERMIT	BPG

**PRELIMINARY
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 CONSTRUCTION**

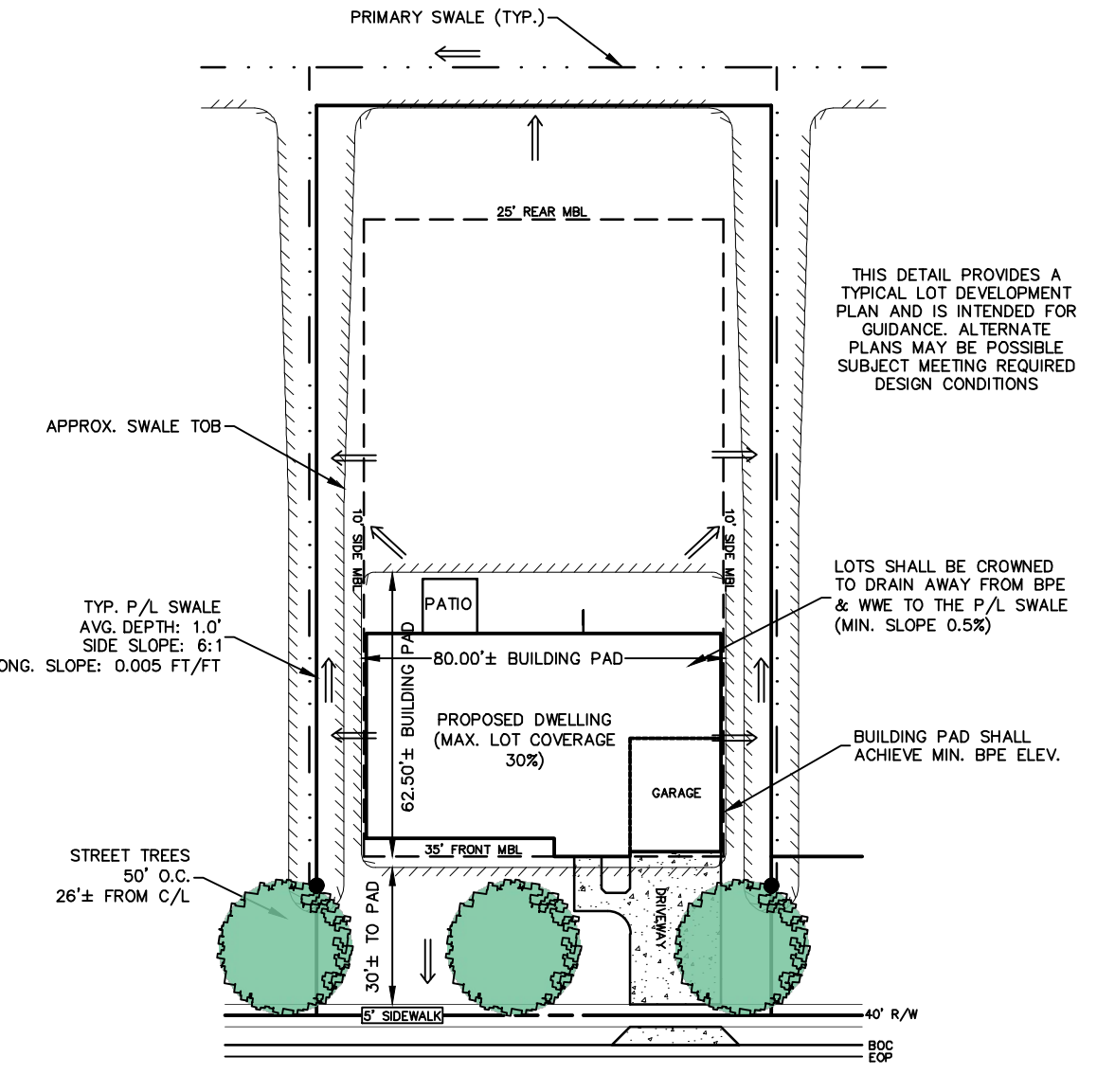
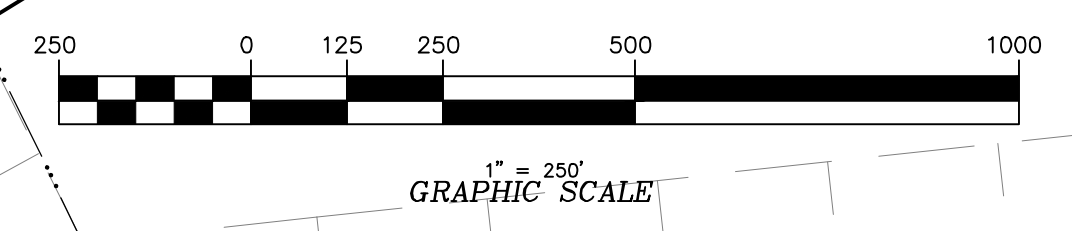
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 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 4 OF 7
 CAD FILE: 46800MF
 PROJECT NO: 4680

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S:\projects\4680 Flora Farm\4680 Flora Farm.dwg 7/25/2024 10:02 AM HP: Designer: 12500 DSS: 10/23/24



LEGEND	
	EXISTING DITCH
	PROPOSED PRIMARY DITCH
	PROPOSED STORM SEWER PIPE
	PROPOSED CATCH BASIN
	EXISTING WETLANDS
	EXISTING 404 WETLANDS LIMITS
	30' WETLANDS BUFFER



TYPICAL LOT DEVELOPMENT EXHIBIT
 SCALE: N.T.S. AVERAGE LOT SIZE = 15,000 SF

BISSELL
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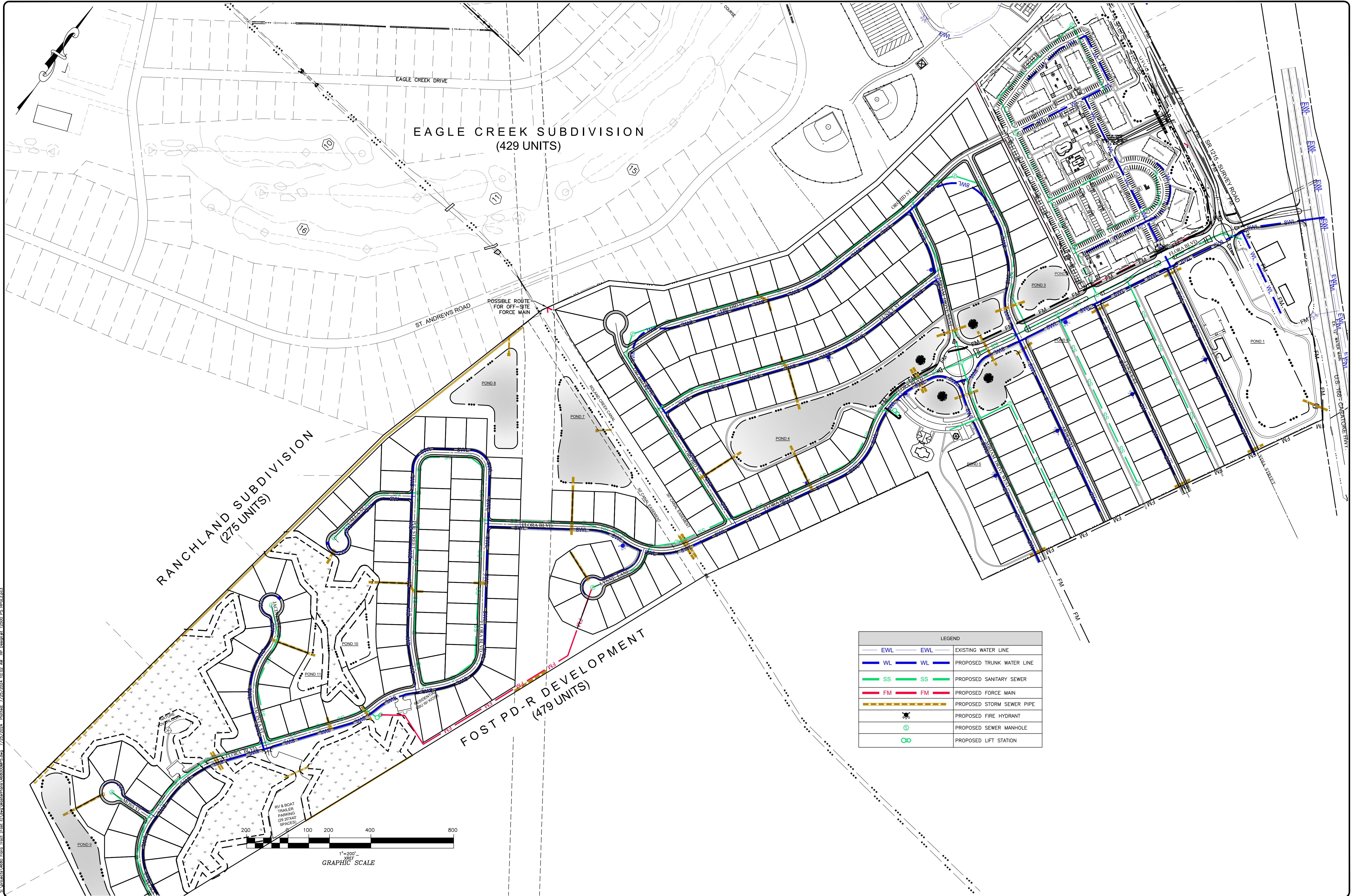
PRELIMINARY STORMWATER MANAGEMENT PLAN
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FLORA FARM MXR SUBDIVISION
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
PRELIMINARY MASTER PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/21/20	ISSUED FOR PERMITS	BPG	MSB
2	4/27/24	AMENDED PLANS	BPG	MSB

PRELIMINARY
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DATE: 12/17/20 SCALE: 1" = 200'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW, WGY APPROVED: BPG
 SHEET: 5 OF 7
 CAD FILE: 468000MP5
 PROJECT NO: 4680



LEGEND	
	EXISTING WATER LINE
	PROPOSED TRUNK WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED FORCE MAIN
	PROPOSED STORM SEWER PIPE
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE
	PROPOSED LIFT STATION

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FLORA FARM MXR SUBDIVISION
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 NORTH CAROLINA

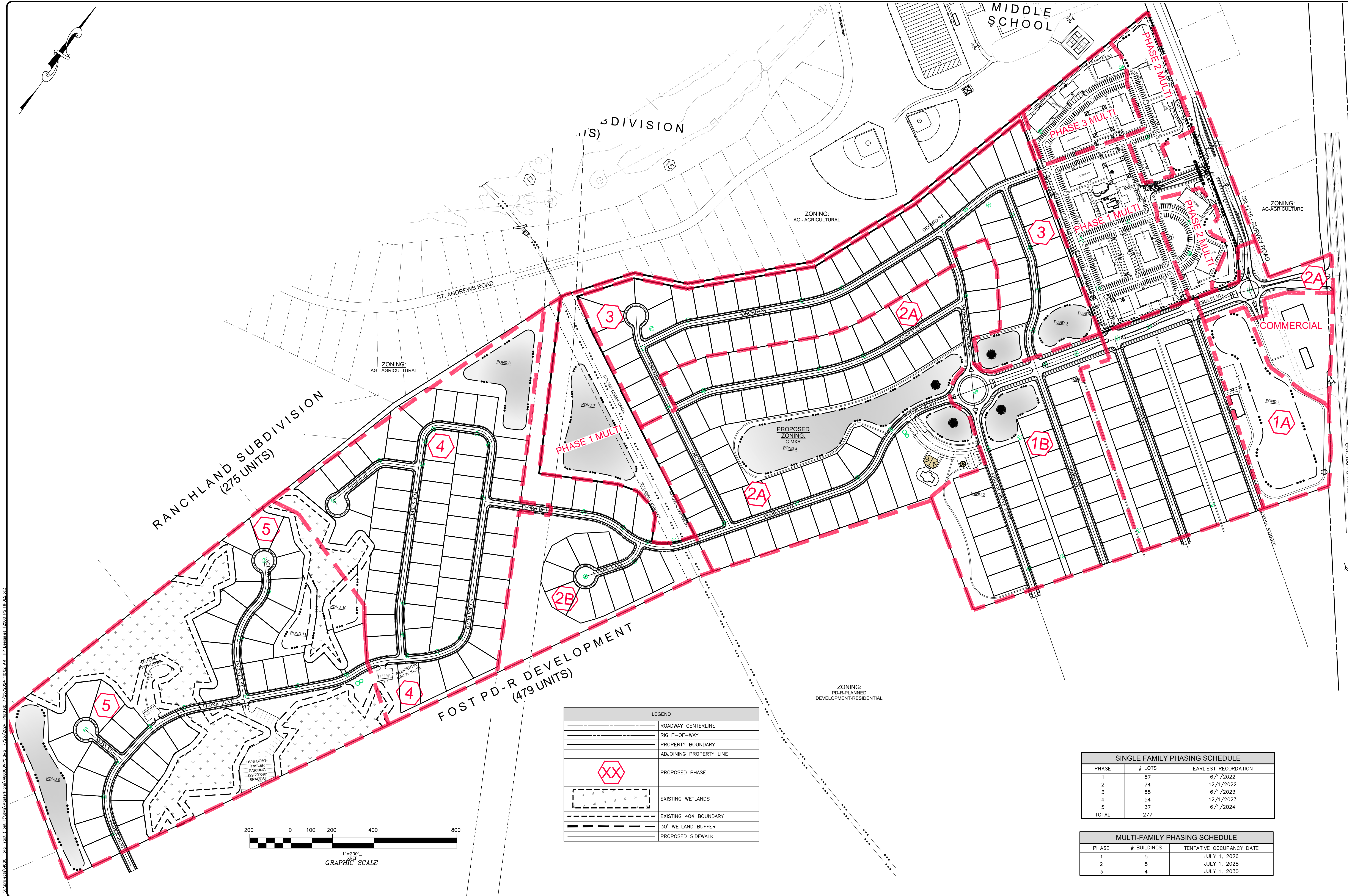
PRELIMINARY MASTER PLAN

NO.	DATE	DESCRIPTION
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2	06/27/24	AMENDED PLANS

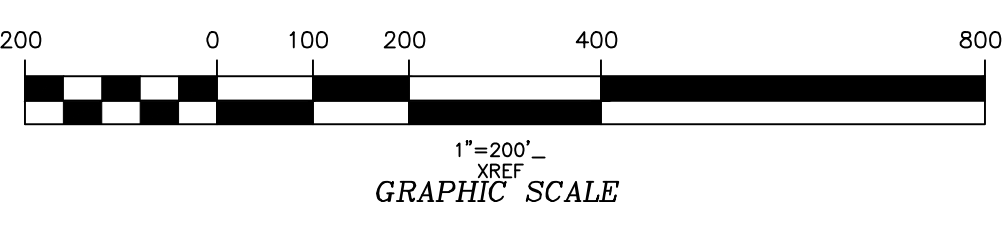
PRELIMINARY
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APPROVED: KFW, WGY	BPG
SHEET: 6	OF 7
CAD FILE: 468000MP5	
PROJECT NO: 4680	

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S:\work\4680 Flora Farm (Cost 3)\Map\MasterPlan\468000MP5.dwg 7/25/2024 10:02 AM HP Designer 12500 B3 10x20.pcs



LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	PROPOSED PHASE
	EXISTING WETLANDS
	EXISTING 404 BOUNDARY
	30' WETLAND BUFFER
	PROPOSED SIDEWALK

SINGLE FAMILY PHASING SCHEDULE		
PHASE	# LOTS	EARLIEST RECORDATION
1	57	6/1/2022
2	74	12/1/2022
3	55	6/1/2023
4	54	12/1/2023
5	37	6/1/2024
TOTAL	277	

MULTI-FAMILY PHASING SCHEDULE		
PHASE	# BUILDINGS	TENTATIVE OCCUPANCY DATE
1	5	JULY 1, 2026
2	5	JULY 1, 2028
3	4	JULY 1, 2030

Biswell Professional Group
 Firm License # C-565
 1000 North Carolina Highway
 P.O. Box 1008
 Mooresville, North Carolina 27149
 Phone: (704) 261-1760
 Fax: (704) 261-1760

BISWELL
 PROFESSIONAL GROUP

Engineers, Planners, Surveyors
 and Environmental Specialists

PRELIMINARY PHASING PLAN

PRELIMINARY MASTER PLAN

PROJECT: FLORA FARM MXR SUBDIVISION
 MOYOCK TOWNSHIP
 CURRITUCK COUNTY
 NORTH CAROLINA

PRELIMINARY MASTER PLAN

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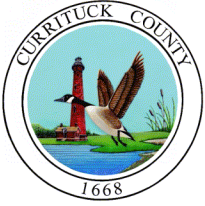
NO.	DATE	DESCRIPTION	BY
1	1/24/21	TRC COMMENTS	TRC
2	1/28/21	GENERAL REVISIONS	TRC
3	6/22/24	GENERAL REVISIONS	TRC

PRELIMINARY
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CONSTRUCTION

DATE: 12/17/20
 DRAWN: BPG
 CHECKED: MSB
 SHEET: 7 OF 7

SCALE: 1" = 200'
 APPROVED: BPG

CAD FILE: 468000MP5
 PROJECT NO: 4680



Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: PB 24-19
Date Filed: 6/27/2024
Gate Keeper: Cheri Grego
Amount Paid: \$1,320.90

Contact Information

APPLICANT:

Name: North-South Development Group, L
Address: 417-D Caratoke Highway
Moyock, NC
Telephone: (252) 435-2718
E-Mail Address: jold@qhoc.com

PROPERTY OWNER:

Name: Same
Address: _____
Telephone: _____
E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Property Information

Physical Street Address: 320 Survey Road, Moyock, NC
Location: Survey Road adjacent to Moyock Middle School
Parcel Identification Number(s): 0015000085D0000 and 0015000085E0000
Total Parcel(s) Acreage: 224.43 Acres
Existing Land Use of Property: Suvdivision and vacant land

Request

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

Community Meeting

Date Meeting Held: June 25, 2024 Meeting Location: Moyock Library

Conditional Rezoning Request

To Chairman, Currituck County Board of Commissioners:

The undersigned respectfully requests that, pursuant to the Unified Development Ordinance, a conditional zoning district be approved for the following use(s) and subject to the following condition(s):

Provide a written description of the proposed use(s) of all land and structures, types of improvements, density, number of lots, proposed floor area of non-residential buildings, activities, and hours of operation:

See attachment

Proposed Zoning Condition(s) (Any proposed conditions shall not be less restrictive than the provisions of the Ordinance):

See Attachment

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

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

Date

Property Owner

Date

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

Conditional Rezoning 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):

Provide a written description of the proposed use(s) of all land and structures, types of improvements, density, number of lots, proposed floor area of non-residential buildings, activities, and hours of operation:

The Flora Farms tract was previously approved for the development of 277 single-family lots with amenities, a 2.3 acre retail site, a 22-acre shopping center site fronting on Survey Road. The current application is to request modification of the 22-acre commercial portion of the site to become a residential development of up to 14 multifamily buildings of 24 luxury garden style apartments each, with associated site amenities including a separate clubhouse and swimming pool, pickelball courts, outdoor game lawns, grill pavilions, playgrounds, dog parks and pedestrian connectivity. The single-family detached part of the development remains unchanged from the previous approval.

Proposed Zoning Condition(s) (Any proposed conditions shall not be less restrictive than the provisions of the Ordinance):

Please refer to the Attachment.

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

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

Date

Property Owner

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.

Condition 1 regarding drainage improvements:

Drainage improvements will be provided as follows:

- a. Extend the Rowland Creek drainage improvements to the Eagle Creek Pumpstation, with agreement from Eagle Creek.
- b. Make improvement to the drainage ditch that runs along the common boundary between the Fost/Brumsey property and Eagle Creek/Ranchland based on results of the stormwater modeling of existing conditions.
- c. Perform stormwater modeling of the proposed Flora Farm development to manage the 100 year storm event and provide stormwater storage, including berms as necessary.

Condition 2 regarding phasing: of single-family development:

- a. Development will be recorded in 5 phases. Developer will not record the first phase before June 1, 2022.
- b. The first phase will not contain more than 55 lots.
- c. Subsequent phases will not be recorded sooner than 6 months following the prior phase, and in any event, no sooner than January 1, 2023.
- d. Developer will retain the right to provide an annual update of phasing, including making adjustments to phase lines and the sequence of recording, as long as the timing of total lots recorded in the above conditions is followed.


Condition 3 regarding the private wastewater treatment plant (WWTP):

- a. Certification be provided that the private WWTP proposed to service this development can accommodate the gallons per day (gpd) of wastewater this development proposes to generate.

Condition 4 regarding the multifamily development:

- a. The development will include up to a maximum of 336 apartments, arranged generally as shown on the accompanying site plan. The developer reserves the right to make modifications to the exact building locations and orientation on the site to fit final design requirements.
- b. The proposed clubhouse will be constructed with the first phase of development of the multifamily phase. Other amenities will be installed in proportion to the construction of additional buildings.





Conditional Rezoning Design Standards Checklist

The table below depicts the design standards of the conceptual development plan for a conditional rezoning application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Conditional Rezoning Conceptual Development Plan Design Standards Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Conditional Rezoning Design Standards Checklist		
1	Property owner name, address, phone number, and e-mail address.	<input checked="" type="checkbox"/>
2	Site address and parcel identification number.	<input checked="" type="checkbox"/>
3	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, easements, and reservations.	<input checked="" type="checkbox"/>
4	North arrow and scale to be 1" = 100' or larger.	<input checked="" type="checkbox"/>
5	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	<input checked="" type="checkbox"/>
6	Existing zoning classification of the property and surrounding properties and existing uses.	<input checked="" type="checkbox"/>
7	Approximate location of the following existing items within the property to be rezoned and within 50' of the existing property lines: Pathways, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, shorelines, bodies of water, ditches, canals, streams, wooded areas, ponds, and cemeteries.	<input checked="" type="checkbox"/>
8	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."	<input checked="" type="checkbox"/>
9	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.	<input checked="" type="checkbox"/>
10	Proposed zoning classification and intended use of all land and structures, including the number of residential units and the total square footage of any non-residential development.	<input checked="" type="checkbox"/>
11	General areas in which structures will be located and the general location of parking, loading, and service areas.	<input checked="" type="checkbox"/>
12	All existing and proposed points of access to public streets. General locations of new streets, driveways, and vehicular and pedestrian circulation features. Including streets, drives, loading and service areas, and parking layout.	<input checked="" type="checkbox"/>
13	Approximate location of storm drainage patterns and facilities intended to serve the development.	<input checked="" type="checkbox"/>
14	Proposed common areas, open space set-asides, anticipated landscape buffering (required by the Ordinance or proposed), and fences or walls (if proposed).	<input checked="" type="checkbox"/>
15	Elevations and written descriptions of design elements of the proposed building(s) as seen from public streets, public parks, or adjacent lands containing single-family detached development.	<input checked="" type="checkbox"/>
16	Proposed development schedule.	<input checked="" type="checkbox"/>

Conditional Rezoning Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Conditional Rezoning Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Conditional Rezoning Submittal Checklist – Documents provided on USB flash drive or CD		
1	Complete Conditional Rezoning application	<input checked="" type="checkbox"/>
2	Community meeting written summary	<input checked="" type="checkbox"/>
3	Conceptual development plan with all components of Conditional Rezoning Design Standards Checklist	<input checked="" type="checkbox"/>
4	Architectural drawings and/or sketches of the proposed structures and written descriptions of design elements of the proposed building(s)	<input checked="" type="checkbox"/>
5	Application fee (\$200 plus \$5 for each acre and/or part of an acre)	<input checked="" type="checkbox"/>

For Staff Only

Pre-application Conference

Pre-application Conference was held on June 20, 2024 at 3:00 PM and the following people were present:

Bill News, Jason Litteral, Mark Bissell, David Deel, Justin Old, Richard Godsey, Kevin Carver, Ralph Melton,

Sherry Harris, Dave Spence, Jennie Turner, Jovita Hood

Comments

Addendum to the Flora Application for Conditional Rezoning
(Conditional Rezoning Standards)

1. Consistency with County-Adopted Plans:

The site's land use classification is currently G-2, Controlled Growth Area, which envisions medium-density single family subdivisions, mixed residential development, and some multi-family as appropriate land uses. Imagine Currituck p. 56-7. It also encourages neighborhoods located near road intersections and schools. Imagine Currituck p. 57.

The proposed development is consistent with this mix of uses while also providing a transition between G-2 and G-3 districts adjacent to the site. The multifamily portion of the development, which is adjacent to an existing G-3 district, will provide higher-density, multi-story housing that is contemplated in Chapter 3, Policy 10.1. The remainder of the site will consist of a medium-density subdivision, which is consistent with G-2 land uses under Chapter 3 Policy 9.1. Thus, although the overall density of the proposed development will amend the site's classification to G-3, this development serves as a transition between transect uses that is promotes policy NM-ACT-30. Imagine Currituck p. 140. The rezoning will simultaneously amend the Land Use Plan and make the Future Land Use Map consistent in accordance with G.S. 160D.

As a whole, the development provides a variety of housing types, multi-story buildings that encourage attractive mixed use developments, and a walkable, interconnected neighborhood that is consistent with Northern Mainland Implementation Matrix land use policies. Imagine Currituck p. 136. The Moyock Small area plan already designates the proposed multifamily portion of the site and about 40% of the single-family portion as Full Service.

2. Is Not in Conflict with any UDO provision:

We will apply for a site-specific development plan approval at the next stage of review.

All applicable standards of UDO will be met in the final site design.

3. Is required by changed conditions

The increasing population in Moyock creates desire & need for additional housing types.

This project offers a needed housing alternative that is not currently available in Moyock.

4. Addresses a Demonstrated Community Need

People who work in Currituck County, particularly in public service roles such as teachers, law enforcement personnel and other government workers, have a more and more difficult time finding suitable housing that they can afford. This development will help satisfy that gap in the current housing market and will place residents in close proximity to the nearby school and other commercial amenities

5. Is Compatible with Existing and Proposed Surrounding Land Uses

All land to the north (on the opposite side of Survey Road) is zoned GB and is expected to become commercial uses.

The middle school ballfields to the west will be buffered by landscaping.

Land to the east and south is currently being developed as a planned community, and the proposed development will serve as a transition between these residential uses and the commercial designation to the north and school to the west.

6. Does Not Adversely Impact Nearby Lands

The site will be modeled and managed for stormwater runoff to the 100-year storm event and will make improvements that are expected to have a positive impact on adjacent properties.

7. Will Result in a Logical and Orderly Development Pattern

This is an infill development that completes the existing development pattern in this part of Moyock.

8. Creates No Significant Adverse Impacts on the Environment

No impacts to wetlands are being proposed; there should be no adverse impacts to wildlife, vegetative buffers are being established to reduce visual and noise impacts, and stormwater management will be enhanced.

9. Will Be Adequately Served by Public Facilities

Water and sewer facilities will be available to serve the development, stormwater will be properly managed, solid waste collection facilities are being provided, street improvements are being made in accordance with the Traffic Engineer's recommendations and the public will be adequately served by the improved streets, and a new school is under construction that will serve the elementary school students expected to be served by the development.

10. Will Not Adversely Impact Land Values

The applicant is not aware of any adverse impacts on the land values in the surrounding area. This area has been previously approved for redevelopment due to the prior zoning cases, giving neighboring properties an expectation of this type of development such that the current zoning request should not adversely impact values.

11. Is Not in Conflict with the Public Interest and Is in Harmony with the Purposes and Intent of the UDO

The proposed use is consistent with the applicable provisions of the UDO, the Future Land Use Plan, and Imagine Currituck. The proposed use is in the public interest because it satisfies a demonstrated need for residential development and variety of housing options in proximity to schools and commercial amenities, provides for street improvements, and has adequate water and sewer facilities available to serve the development.



Currituck County

Planning & Inspections Department
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026



MEMORANDUM

To: Mark Bissell, P.E.
Justin Old, North South Development Group, LLC

From: Planning Staff

Date: July 11, 2024 [7-25-24 Response to Comments](#)

Re: Flora Farm Amended Conditional Rezoning, TRC Comments

The following comments were received for the *July 10, 2024*, TRC meeting. To be scheduled for the September 10, 2024 Planning Board, please address all comments and resubmit plans and documents on or before noon on *July 25, 2024*. TRC comments are valid for six months from the date of the TRC meeting.

Planning (Jennie Turner, 252-232-6031)

Reviewed

1. As discussed in the pre-application conference and included in the application, approval of this request by the BOC will amend the Future Land Use Map of *the Imagine Currituck 2040 Vision Plan* from G-2 Controlled Growth to G-3 Mixed-Use Centers and Corridors because of the requested change in density from 1.37 dwelling units/acre to 2.88 dwelling units/acre.
Response: We have now reduced the proposed density from 2.88 down to 2.49 DU per net acre.
2. Are there any updates on the Eagle Creek Wastewater Treatment Plant? (Is there a service district? Intent to serve?)
Response: Several plant upgrades have been completed and several more are in progress, and the WWTP will have capacity to serve this development. This property is within the approved Eagle Creek WWTP service area
3. What is the anticipated process and timeframe for getting the roundabout and reconfiguration of Flora Blvd and Survey Road approved?
Response: The survey Road reconfiguration and roundabout have been approved in concept, and the actual construction plans have now been finalized and has been submitted for final NCDOT approval.
4. Please clarify the proposed permitting process for the multi-family component. Is this intended to be a major site plan? How will phasing plan dates work with this type of approval? Multi-family units will not obtain a CO prior to the phasing date? Please provide specific dates.
Response: The major site plan review process will be proposed for this development. The Phasing dates will be tied to CO's. The phasing has been updated to show specific dates.
5. Has the conceptual plan for the commercial adjacent to Caratoke Highway changed? Consider more general language related to the types of uses and size of buildings permitted in the commercial area. Are there elevations for the commercial buildings? Non-residential design standards apply to commercial development.
Response: The commercial concept has changed with the roundabout. No building elevations are available yet, as end users have not yet committed to the site. More general language has been added as suggested.
6. Are there any updates on the prior conditions of approval, for example, have any drainage improvements been completed?
Response: The Rowland Creek drainage improvements are scheduled to be completed with Phase 2B of the Flora residential development; the drainage improvements along the western property boundary are scheduled to be completed with Phases 4 and 5.
7. In the MXR district, the front and corner side setback for multi-family is 50', side setbacks are 15' accessory use setbacks are 10' and driveway/parking setback is 10'. The rear setback is 30'. Please revise plan accordingly.
Response: The plan has been updated to adhere with these setbacks.
8. Provide sidewalk along Survey Road to adjacent school property line.
Response: The sidewalk has been extended to the property line.
9. Site, vehicular use area, perimeter landscape buffers, screening, streetscape (sites visible from, but not accessed from major arterial) landscaping standards apply.
Response: Tentative landscaping has been added; a final landscape plan will be provided at the site plan review stage.
10. Minimum open space requirements are as follows: 30% single-family, 30% multi-family, 10% residential.
Response: The minimum open space requirements are being met.
11. The max lot coverage for multi-family is 40%. The footnote states that this is applied to the entire development, not individual building lots. The multi-family portion of the development does not

include individual building lots. There appears to be a coverage issue that needs to be resolved. Is it possible to define a larger area that constitutes the multi-family portion of the development?

Response: A larger multifamily lot has been defined so that coverage stays within the 40% limit.

12. Building design and architectural elevations should become conditions of approval. Provide elevations and written descriptions of building design elements.

Response: Building elevations and descriptions are included with this submittal.

13. Multi-family design standards apply to multi-family buildings. Please provide building elevations that meet these standards. Include a written description. The primary entrance for buildings facing streets is required to be configured toward external streets.

Response: Please see the included elevations. The 18 plex 3-story building will be constructed using the following high-quality materials.

- James Hardie Siding
- Architectural Shingles
- Full Height Stone Mixed with Stone Water Table
- PVC and Fypon Exterior Trim
- Low E Windows and Doors
- Enhanced Landscape Package
- Timber Tech Decking with Vinyl Rails

The primary entrance will face the external street and contain an oversized porch pediment containing a metal roofing covering.

14. Please provide proposed building elevations that meet the maximum building height standard of the ordinance.

Response: Please see included elevations. The 18 plex 3 story building will incorporate a (4:12) sloped roof that will not exceed 35' at the midpoint of the roof pitch.

15. Please revise proposed multi-family design standards to include more specificity. Staff comments in blue:

Proposed conditions: Flora Multifamily Design Standards.

For all homes located within any of the land use categories, building (s) located on the property that can be seen from public streets, public parks or adjacent lands containing single-family detached development, shall provide enhanced design elements including the following:

- a) Additional windows for side walls adjacent to public streets, parks or single-family detached homes. (How many? Each story? % of wall façade area?)

Response: Please refer to the tabulation below:

	FLOOR	QUANTITY	WINDOW SIZE - 30 x 50	WINDOW SF	SUM OF ALL WINDOW SF	TOTAL WALL AREA	%
FRONT	1st Story	19	15	285	945	4895	19.31%
	2nd Story	22	15	330			
	3rd Story	22	15	330			
RIGHT	1st Story	6	15	90	300	2555	11.74%
	2nd Story	7	15	105			
	3rd Story	7	15	105			
LEFT	1st Story	7	15	105	315	2555	12.33%
	2nd Story	7	15	105			
	3rd Story	7	15	105			
BACK	1st Story	20	15	300	900	4840	18.60%
	2nd Story	20	15	300			
	3rd Story	20	15	300			

1st Story Window Total		52
2nd Story Window Total		56
3rd Story Window Total		56
Total Windows		164
Total Window Coverage %		16.57%

- b) Porches with decorative elements such as columns and railings (How many porches, How many stories, % of length of building?)
 Response: Please refer to the tabulation below:

	FLOOR	PORCH QUANTITY	PORCH TOTAL LENGTH	TOTAL LENGTH	% by FLOOR
FRONT	1st Story	4	38	142	26.76%
	2nd Story	3	28		19.72%
	3rd Story	3	28		19.72%
RIGHT	1st Story	1	8	72	11.11%
	2nd Story	1	8		11.11%
	3rd Story	1	8		11.11%
LEFT	1st Story	1	8	72	11.11%
	2nd Story	1	8		11.11%
	3rd Story	1	8		11.11%
BACK	1st Story	5	49	142	34.51%
	2nd Story	3	28		19.72%
	3rd Story	3	28		19.72%

- c) Rooflines shall be broken up by shed and gable dormers (How? One dormer? Multiple dormers?)
 Response: All four elevations will have reverse gable dormers present as shown and will not be spaced more than 30' apart.

Front Elevation - 5 reverse gable dormers
 Rear Elevation – 3 reverse gable dormers
 Side Elevations – 3 reverse gable dormers

- d) Ornate trim will be added for side walls adjacent to public streets, parks or single-family detached homes. (Provide example and written description)
 Response: Ornate trim will consist of smooth PVC board layered as shown in picture below:



- e) Roof top flues and vents shall be screened from view (How?)

Response: All roof flues and vents will exit the rear elevation roof and will be painted black, as shown on the attachment to the building elevations.

- 16. Advisory: School counts will be provided in the staff report for the BOC to consider adequate public school facilities. Current data based on June 2024 enrollment:

ADEQUATE PUBLIC FACILITIES – SCHOOLS ¹			
School	2023-2024 Actual Capacity ²	Committed Capacity ³	Proposed Capacity Changes
			Number of Students
Moyock Elementary	96%	117%	
Shawboro Elementary	103%		
Central Elementary	98%		
Griggs Elementary	65%	98%	
Jarvisburg Elementary	88%		
Knotts Island Elementary	40%	40%	
Moyock Middle	80%	88%	
Currituck Middle	75%		
Currituck High	83%	100%	
JP Knapp Early College	89%		

¹Does not include minor subdivisions, exempt subdivisions, and subdivisions approved prior to the adoption of the adequate public facilities ordinance (October 1994)

²Capacity percentages are based on 2023-2024 school year classroom standards and June 2024 enrollment

³Capacity percentages are based on the 2023-2024 school year classroom standards and June 2024 enrollment

Response: Thank you for sharing the capacity chart. Please confirm whether Tulls Creek Elementary School will be opening for the 2025-2026 school year and that the numbers provided in the staff report will reflect any school redistricting plan that the Board of Education adopts. We will appreciate it if you will share capacity calculations with us prior to the Planning Board meeting.

- 17. Advisory: The following Land Use Plan goals, policies and actions apply to the request, additional policies may be included in the staff report:

G-2: CONTROLLED GROWTH

The G-2 classification contains medium-density residential developments and neighborhood-scale commercial nodes. This sector is characterized by an interconnected local road network, available water or wastewater, and walkable neighborhoods that connect to parks, open space, commercial nodes, and other neighborhoods.

Appropriate Land Uses and Development

Types:

- » Medium-density single family subdivisions

- » Mixed residential developments that provide a variety of housing types
- » Limited multi-family developments
- » Neighborhood office and commercial mixed-use including beach-tourism supporting businesses
- » Civic uses such as schools or County facilities
- » Agritourism
- » Eco-tourism
- » Encourage neighborhood serving commercial to locate near road intersections, neighborhood serving facilities such as schools and parks and existing compatible commercial uses.
- » All new development and redevelopment in G-2 shall connect to county water.
- » Medium density residential, commercial and compatible industrial uses are encouraged to locate within the G2 transect areas where both water and wastewater services are available.

G-3: MIXED-USE CENTERS AND CORRIDORS

The G-3 classification is supported by major transportation networks, public water and wastewater infrastructure, and a community greenway system that links neighborhoods to mixed use areas. This sector provides for a wide range of uses including mixed residential subdivisions with a variety of housing types and mixed use developments that maximize the efficient use of space. Attractive mixed use development can be achieved by incentivizing multi-story buildings that comply with design standards that emphasize building form, orientation, and architecture.

Appropriate Land Uses and Development Types:

- » Mixed residential developments that provide a variety of housing types
- » Horizontal and vertical mixed-use development
- » Multi-family development
- » Office and institutional
- » Light industrial facilities
- » Regional commercial centers with national brands
- » Medium to high residential densities, commercial and compatible industrial uses are encouraged to locate within the G-3 transect areas where both water and wastewater services are available.

Land Use:

1. Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils; adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services. 1.1 The Future Land Use Map is a guide for decision making, planning for infrastructure and conservation and should not be the sole basis for land use decisions. 1.2 Consider adopted small area plan policies and civic master plans. 1.3 Consider community character and established visions for the community. 1.4 Protect the uniqueness of the County through preservation of farmland, wooded areas, open space and water views from roads, walkways and other public spaces. 1.5 Preserve farmland and open space by protecting historically rural areas using more compact density requirements for new developments that discourage and help prevent urban sprawl. 2. Carefully consider the design and location of intensive and potentially incompatible land uses to mitigate compatibility issues such as environmental quality, safety, overburdening local infrastructure, scale, use, design, location, and adverse effects.

Infrastructure and County Services:

1 Ensure sufficient provision of services to support associated growth and development and continue to enforce the adequate public facilities ordinance. 1.1 The costs of infrastructure, facilities, and services related to demand created by new growth and development shall be borne, in equitable proportion, by those creating the additional demand. This may include but is not limited to: land transfer tax, development fees, upzoning fees, and user fees. 1.2 Actions concerning infrastructure shall direct new

development first to targeted growth areas 3.1 New development shall connect to the County’s water system at the expense of the developer. (Wherever available and in accordance with County standards.) 7.2 Continue enforcement of adequate public facilities ordinance to ensure sufficient school capacity. 8. Ensure that all public services remain at a sufficient level to provide superior service to the growing Currituck County population.

Transportation:

4 New development along the County’s roadways shall be managed so as to preserve the intended purpose, protect taxpayer dollars invested, and minimize hazardous turning movements in and out of traffic flows. Methods include: limits on frequency of driveway cuts, shared driveway access, minimum lot frontages, connections between adjoining parking lots, central medians, etc. 1.5 Concentrate development density at strategic locations along major corridors, while limiting highway access along intervening stretches of road. 2.1 New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.

Parks and Recreation:

2.1 Continue to require new development to construct pedestrian walkways and multi-use greenways that connect to external adjacent residential, commercial, recreation, and open space areas.

Northern Mainland General Land Use Policies:

1.1 Foster growth and development while maintaining the distinctive natural environment (wildlife habitat, natural beauty, critical areas) and rural character of the community (farms and pastures, open space, forests and farmland). 1.2 Encourage attractive, vibrant, walkable communities that support a variety of businesses and recreational activities

Moyock Sub-Area Land Use Policies:

2.1 Properly manage the increased urban level of growth in Moyock. 2.2 Encourage clustered housing developments to preserve the natural environment and rural character

Northern Mainland Transect Profile:

G-2 Controlled Growth

9.1 This area is best suited for medium-density transitional subdivisions that establish interconnected walkable neighborhoods that link parks and open space in the transitional areas of residential development near Moyock and Currituck.

G-3 Mixed Use Centers and Corridors

10.1 Appropriate uses include attractive mixed use developments and multi-story buildings that comply with design standards and village subdivisions that provide a variety of housing types. Densities shall be established in existing and future Civic Master Plans.

Northern Mainland Densities:

Subareas	O-1 Preserved Lands	O-2 Reserved Lands	G-1 Low Density Growth	G-2 Controlled Growth	G-3 Mixed Use Centers
Moyock	N/A	1 du/ 3 acres	up to 1 du/acre	up to 2 du/acre	up to 12 du/acre subject to Currituck Station Master Plan

18. Advisory: Below are sections of the UDO highlighting the procedures and guidelines used by the boards in the decision-making process.

- (c) The Planning Board shall advise on and comment on whether the proposed conditional rezoning is consistent with 2.4.4.B.8(b) and shall make a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board. The Board of Commissioners is not bound by a Planning Board recommendation.

(8) Decision-Making Body Review and Decision

- (a) Applicable (see Section 2.3.10). The Board of Commissioners, following a legislative public hearing (Section 2.3.8.B), shall decide the application in accordance with Section 2.3.10, Decision-Making Body Review and Decision, and Section 2.4.4.D, Conditional Rezoning Review Standards. The decision shall be one of the following:
 - (i) Approval of the conditional rezoning subject to the conditions included in the application;
 - (ii) Approval of the conditional rezoning subject to any revised or additional conditions agreed to by the applicant, in writing;
 - (iii) Denial of the conditional rezoning; or
 - (iv) Remand of the conditional rezoning application back to the Planning Board for further consideration.
- (b) When making a decision, the Board of Commissioners shall approve a statement of consistency and reasonableness that:
 - (i) Describes whether the decision is consistent with all county-adopted plans that are applicable; and
 - (ii) Explains why the decision is reasonable and in the public interest. When making a statement of reasonableness, the Board of Commissioners may consider, among other factors:
 - (A) The size, physical conditions, and other attributes of any area proposed to be rezoned;
 - (B) The benefits and detriments to the landowners, the neighbors, and the surrounding community;
 - (C) The relationship between the current actual and permissible development and the development permissible under the proposed conditional rezoning;
 - (D) Why the action taken is in the public interest; and
 - (E) Any changed conditions warranting the amendment.

Section 2.4.3.C of the UDO advises that an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny a proposed map amendment, the Board of Commissioners may weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of this Ordinance;
2. Is in conflict with any provision of this Ordinance, or the County Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
6. Adversely impacts nearby lands;
7. Would result in a logical and orderly development pattern;
8. Would result in significant adverse impacts on the natural environment— including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;

9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities);
10. Would not result in significantly adverse impacts on the land values in the surrounding area; and,
11. Would not conflict with the public interest, and is in harmony with the purposes and intent of this Ordinance.

Currituck County Building and Fire Inspections (Rick Godsey, 252-232-6020)

Reviewed

Currituck Fire and Emergency Medical Services (Chief Ralph Melton, 252-232-7746)

No comments received

Currituck Soil and Stormwater (Sherry Harris, 252-232-3360)

No comments received

Currituck County Public Utilities Director (Ken Griffin, 252-232-6035)

No comments received

Currituck County Public Utilities – Mainland Water (Dave Spence 252-232-4152)

No comments received

Currituck County Public Utilities - Wastewater (Will Rumsey, 252-232-6065)

No comments received

Currituck County GIS (Harry Lee 252-232-4039)

Reviewed

NONE

Currituck County Parks and Recreation (Jason Weeks, 252-232-3007)

No comments received

NC DOT (Caitlyn Spear, 252-331-4737)

No comments received

Albemarle Regional Health Services (Kevin Carver, 252-232-6603)

No comments received

US Army Corps of Engineers (Joshua Tutt, 910-251-4629)

No comments received

Mediacom (252-482-5583)

See attached letter.

US Post Office

Contact the local post office for mail delivery requirements

The following items are necessary for resubmittal:

- 1- PDF digital copy of all revised documents and plans.



Kim Mason, NC Area Director

kmason@mediacomcc.com
 216 B Shannonhouse Road
 Edenton NC, 27932
 Edenton: 252-482-5583
 Plymouth: 252-793-2491
 Mobile: 252-497-0328

RE: New Build & Development

Dear Development manager;

As you know the key need for all homes in this 21st Century is a solid internet connection, be it for business, education or entertainment, the public demand is here.

With this in mind, as you plan for your development and build out, we would like to encourage you to reach out to us, as you do for other essential utilities. It is most economical and reasonable for you to work with us and have this valuable infrastructure in advance of selling and building the homes. Any build out costs can easily be recouped as the lots are developed and make your neighborhoods more appealing to families and professionals.

We invite you to partner with us and contact us locally. We will process a ROI for your location to determine partnership feasibility and estimated cost to ensure your development has access to the best internet services available.

Our key contacts are, Kim Mason, Director for North Carolina – information above and our construction coordinator Nathaniel Harris at 252- 793-5256 or 252-339-9375.

Mediacom launched 1-Gig broadband speeds in the following areas of North Carolina and operates customer service offices in Edenton and Plymouth.

Bertie County	Martin County	Chowan County	Perquimans County
Colerain	Jamesville	Arrowhead / Chowan Beach	Hertford
Kelford	Northampton County	Edenton	Winfall
Lewiston	Conway	Currituck County	Tyrrell County
Powellsville	Galatia	Barco	Columbia
Roxobel	Jackson	Currituck	Washington County
Windsor	Rich Square	Grandy	Creswell
Camden County	Seaboard	Moyock	Plymouth
Camden	Severn	Point Harbor	Roper
Shiloh	Woodland	Poplar Branch	
South Mills		Tulls Bay	

About Mediacom Communications

Mediacom Communications Corporation is the 5th largest cable operator in the U.S. serving over 1.3 million customers in smaller markets primarily in the Midwest and Southeast. Mediacom offers a wide array of information, communications and entertainment services to households and businesses, including video, high-speed data, phone, and home security and automation. Through Mediacom Business, the company provides innovative broadband solutions to commercial and public sector customers of all sizes and sells advertising and production services under the OnMedia brand. More information about Mediacom is available at www.mediacomcable.com.

We look forward to partnering with you to ensure your projects are successful and your development has the best services available for your buyers.

Best regards,

Kim Mason

Kim Mason
 Operations Director, North Carolina

The Flora Tract Amended Conditional Zoning Community Meeting

June 25, 2024

Scheduled Time/Place: 6:00pm, Moyock Library, Moyock, NC

A community meeting was held for the proposed Flora Commercial rezoning at 6:00 PM on June 25, 2024 at the Moyock Library.

The following persons were in attendance:

Several community residents (refer to attached sign-in sheet)
Jennie Turner and Jo Hood representing Currituck County
Justin Old representing the developer
Mark Bissell representing the engineering firm

The meeting started a few minutes after 6:00 PM and lasted until about 7:00 PM.

Mark Bissell presented an overview of the development plan and the county review process. A number of questions were asked and comments and responses to the concerns are outlined below:

Comments from the Community	How Addressed
One resident was concerned about the roundabout.	A traffic analysis has been done to make recommendations as to what improvements to Survey Road and its connecting intersections need to be made in order to safely accommodate the traffic that is projected from this development. The traffic will be considerably less than from the shopping center that was proposed previously. NCDOT prefers the roundabout.
What other improvements will be made to Survey road?	Turning, deceleration and stacking lanes will be provided generally as shown on the site plan.
I am a lone voice against this development.	
One resident indicated she is a member of the Eagle Creek wastewater committee and is encouraged by the progress that has been made at the WWTP.	Mike Myers indicated that capacity is available for this development.
What is a garden style apartment?	It is a smaller building than you see in large Multi-family developments.

Are 3 stories allowed in Currituck?	Yes, as long as the 35-foot height limit is honored.
What is proposed on the commercial site next to the roundabout?	A pharmacy was interested in the site, but has not committed yet.
Will there be a place for school kids to wait for the bus?	That's a good point. We will look at adding a bus shelter.
Is a gym being proposed?	Not here-one is being proposed at Moyock Commons, but a plan has not been submitted.
What is happening with the countys' Moyock WWTP?	From what we hear, it is supposed to be getting close to testing and may be ready for new connections in the fall.
So the shopping center will move to another location?	There is a 23-acre site just up the road that has frontage on both 168 and Survey Road that the grocery store people prefer to this site.
What about the return line from the Eagle Creek WWTP to Fost?	The design is in progress and should be ready for construction in 3 months or so.
Will there be a traffic light at 168?	The traffic study has indicated a signal will be warranted at some point.
Will there be pedestrian /bike connectivity to the school?	A multi-use path will be provided along Survey Road to the school property.
Are stormwater improvements still being proposed that will help Ranchland?	Yes, the improvements (ditching and berming) are still proposed as before.
One resident from Ranchland was concerned about the timing of drainage improvements and whether drainage improvements would be made in wetland areas in the back of the property.	If there is an existing ditch, it can be cleaned out and improved. A berm cannot be built in wetlands without permit from the COE. These improvements are part of Phase 5.
How large will the buildings be?	They will be 24-unit buildings (3 floors with 8 apartments per floor).

There did not appear to be any plan opposition to the development. There were general discussions about the development, the approval process and timing, and tentative dates for the Planning Board meeting and Board of Commissioners hearing.

Community Meeting Sign-In
The Flora Tract
Conditional Rezoning
June 25 at 6:00PM

NAME	ADDRESS	TELEPHONE	E-MAIL
Mark Bissore	10108 Kettyltrunk	(252) 261-3266	mark@bissellprofessionalgroup.com
Betty Capps	112 Ranchland Lariat Trl.	(252) 435-1078	
Nathan P Capps	112 Lariat Trail, May	(252) 435.1078	
Ruth Anne Kiper	1360 Falls Creek Rd project	252-267-3097	ruthkiper50@gmail.com
Ben Bradshaw	202 Lydia St	328-844-4123	benjaminabradshaw@gmail.com
Chris Gilbert	110 Lariat trl	787-404-8877	ogerve@gmail.com
Susan Powers	251 Greenview Rd	252-435-1096	Grandy mannc@yahoo.com
Jennie Turner	Currituck County	252 232 6031	jennie.turner@currituckcountynv.gov
Jo Hood	Currituck County	252-232-6019	Jo.Hood@currituckcountynv.gov
Kathy Roberson	104 Lariat TR	252.340.0258	Kathleen.Roberson@USOnology.com

Flora Multifamily Design Standards.

For all homes located within any of the land use categories, building (s) located on the property that can be seen from public streets, public parks or adjacent lands containing single-family detached development, shall provide enhanced design elements including the following:

- a) Additional windows for side walls adjacent to public streets, parks or single-family detached homes.
- b) Porches with decorative elements such as columns and railings
- c) Rooflines shall be broken up by shed and gable dormers
- d) Ornate trim will be added for side walls adjacent to public streets, parks or single-family detached homes.
- e) Roof top flues and vents shall be screened from view

Flora Multifamily Land Planning and Building Design Elements

- **Land Planning & Building Orientation**
 - **Street Network**
 - The streets on the site will be designed to promote a well-connected network throughout the site and will meet NCDOT standards to provide sufficient integration with the properties and roadways around the site.
 - **Pedestrian Access Plan**
 - Pedestrian walkways will be easily accessible and visible from the street to allow for connectivity between the principal buildings, parking areas, public street walkways, open spaces, and property amenities.
 - The pedestrian network included in this site will be adorned in appropriate areas with bushes, flower beds, and trees that will create a natural atmosphere.
 - The owner and/or owner association will be responsible for the maintenance of this pedestrian walkway network.
 - **Parking Configuration**
 - Off-street parking will not exist between the principal buildings and the public street it fronts; parking will be properly provided for through parking bays that will surround the buildings in order to allow for ease of access.
 - There will be several vehicular access points for this site.
 - Parking bays will be surfaced with either concrete, asphalt, or pervious pavement.
 - **Building Placement**
 - The entryways to the buildings will be orientated towards the external streets, and corner buildings will have an entrance that faces the street from which its address corresponds.
 - Multifamily buildings will not be greater than 200' in any direction, making sure that no long corridors or hidden entrances exist in the building.
 - Each of the common spaces and property amenities will have visibility from multifamily units in the buildings.
- **Building Design Features**
 - **Elevations**
 - Please see included elevations. The 18 plex 3-story building will be constructed using the following high-quality materials.
 - James Hardie Siding
 - Architectural Shingles
 - Full Height Stone Mixed with Stone Water Table
 - PVC and Fypon Exterior Trim
 - Low E Windows and Doors
 - Enhanced Landscape Package
 - Timber Tech Decking with Vinyl Rails

The primary entrance will face the external street and contain an oversized porch pediment containing a metal roofing covering.

○ **Height**

The 18 plex 3 story building will incorporate a (4:12) sloped roof and will not exceed 35'

○ **Windows**

	FLOOR	QUANTITY	WINDOW SIZE - 30 x 50	WINDOW SF	SUM OF ALL WINDOW SF	TOTAL WALL AREA	%
FRONT	1st Story	19	15	285	945	4895	19.31%
	2nd Story	22	15	330			
	3rd Story	22	15	330			
RIGHT	1st Story	6	15	90	300	2555	11.74%
	2nd Story	7	15	105			
	3rd Story	7	15	105			
LEFT	1st Story	7	15	105	315	2555	12.33%
	2nd Story	7	15	105			
	3rd Story	7	15	105			
BACK	1st Story	20	15	300	900	4840	18.60%
	2nd Story	20	15	300			
	3rd Story	20	15	300			

1st Story Window Total		52
2nd Story Window Total		56
3rd Story Window Total		56
Total Windows		164
Total Window Coverage %		16.57%

○ **Porches**

	FLOOR	PORCH QUANTITY	PORCH TOTAL LENGTH	TOTAL LENGTH	% by FLOOR
FRONT	1st Story	4	38	142	26.76%
	2nd Story	3	28		19.72%
	3rd Story	3	28		19.72%
RIGHT	1st Story	1	8	72	11.11%
	2nd Story	1	8		11.11%
	3rd Story	1	8		11.11%
LEFT	1st Story	1	8	72	11.11%
	2nd Story	1	8		11.11%
	3rd Story	1	8		11.11%
BACK	1st Story	5	49	142	34.51%
	2nd Story	3	28		19.72%
	3rd Story	3	28		19.72%

○ **Rooflines**

- All four elevations will have reverse gable dormers present as shown and will not be spaced more than 30' apart.
- Front Elevation - 5 reverse gable dormers
- Rear Elevation – 3 reverse gable dormers
- Side Elevations – 3 reverse gable dormers

○ **Trim**

Ornate trim will consist of smooth PVC board layered as shown in picture below:









Roof vents: Will be located on the back side of roof and will be small vents that blend in with the shingles and will be painted black.





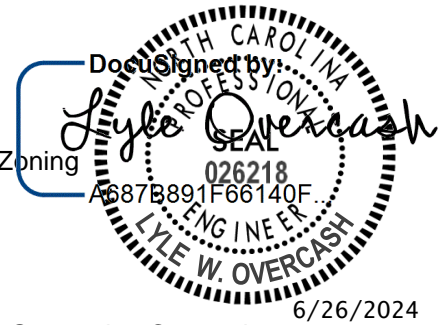
MEMORANDUM

To: Caitlin Spear – NCDOT
Jason Litteral, CFM – Currituck County, Planning & Zoning

From: Lyle Overcash, P.E.
Kimley-Horn and Associates, Inc.

Date: June 26, 2024

Subject: Flora Residential Development – Moyock, NC – Trip Generation Comparison



Kimley-Horn and Associates, Inc. has previously performed a Traffic Impact Analysis for proposed Flora Development (*Flora Retail TIA*, Kimley-Horn, November 2023). A portion of this development was assumed to consist of a 150,000 square foot (sf) shopping center. Since this TIA was performed, there have been land use updates to the proposed Flora Development. The updated plan now proposes to include 336 multi-family apartment units in lieu of the shopping center. Site access to the proposed Flora Development is anticipated to remain the same as was analyzed in the previously submitted TIA. Refer to **Figure 1** for current site plan.

The purpose of this memorandum is to provide a trip generation comparison for the previously proposed density of a 150,000 sf shopping center to the currently proposed density of 336 multi-family apartment units.

As shown in **Table 1**, the TIA estimated the retail portion of the development to generate 6,944 trips during a typical weekday with 222 total trips during the AM peak hour and 536 total trips during the PM peak hour.

Land Use Code	Land Use	Intensity	Daily		AM Peak Hour		PM Peak Hour	
			In	Out	In	Out	In	Out
820	Shopping Center (>150K)	150,000 sf	4,890	4,890	138	84	363	393
<i>Pass-By Trips</i>			1,418	1,418	0	0	110	110
Total Net New Trips			3,472	3,472	138	84	253	283

Traffic projections were prepared for the currently proposed density of 336 multi-family apartment units. Consistent with the previously submitted TIA, trip generation rates were taken from the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 11th Edition*. As shown in **Table 2**, the currently proposed residential portion of the development is estimated to generate 2,230 trips during a typical weekday with 127 total trips during the AM peak hour and 165 total trips during the PM peak hour.

Land Use Code	Land Use	Intensity	Daily		AM Peak Hour		PM Peak Hour	
			In	Out	In	Out	In	Out
220	Multi-Family Housing (Low-Rise)	336 units	1,115	1,115	30	97	104	61

When compared to the shopping center land use, the proposed residential land use will generate fewer overall trips during AM and PM peak hours, as well as over the course of a day, as detailed in **Table 3**, below.

Scenario	Daily Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Previously Proposed Retail Development	6,944	138	84	222	253	283	536
Currently Proposed Residential Development	2,230	30	97	127	104	61	165
Trip Difference	-4,714	-108	+13	-95	-149	-222	-371

As depicted in **Table 3**, the currently proposed residential development is expected to generate approximately **68%** fewer daily trips, approximately **43%** fewer AM peak hour trips, and approximately **69%** fewer PM peak hour trips when compared to the previously proposed shopping center development. Therefore, the analysis in the TIA would be considered conservative and there would be no changes in the recommendations from the TIA.

Access to the apartment complex is proposed via the same street system as the shopping center, one (1) full-movement driveway on Survey Road, two (2) full movement driveways on Flora Boulevard, and interconnectivity to the south via Orchid Street. Preliminary construction documents for roadway improvements have been developed for the Flora Development, which include the proposed roundabout and realigned Survey Road as depicted in the current site plan. During plan development, some storage lengths in the November 2023 TIA have been adjusted. Updated roadway geometrics are detailed as follows and are recommended to be performed as part of the Flora Development:

Caratoke Highway (NC 168) at Flora Boulevard (signalized)

- Install a traffic signal
- Construct northbound approach with one ingress lane and three egress lanes. Provide exclusive dual left-turn lanes with 200 feet of storage and an exclusive right-turn lane with 200 feet of storage.
- Provide an eastbound right-turn lane on NC 168 with approximately 250 feet of storage and appropriate taper

- Stripe out approximately 200 feet of storage within the existing two-way left turn lane to provide a westbound left-turn lane on NC 168

Flora Boulevard at Survey Road (East) (roundabout)

- Construct a roundabout
- Construct westbound and southbound approaches with one ingress lane and one egress lane

Flora Boulevard at Lydia Street (unsignalized)

- Construct eastbound approach with one ingress lane and two egress lanes. Provide a shared left-through lane and an exclusive right-turn lane
- Construct a northbound left-turn lane on Flora Boulevard with approximately 100 feet of storage and appropriate taper
- Provide a southbound right-turn lane on Flora Boulevard with approximately 100 feet of storage and appropriate taper

Flora Boulevard at Eunice Street (unsignalized)

- Construct eastbound approach with one ingress lane and one egress lane
- Construct a northbound left-turn lane with approximately 50 feet of storage and appropriate taper

Survey Road at Future Access #1 (unsignalized)

- Construct northbound approach with one ingress lane and two egress lanes. Provide an exclusive left-turn lane with approximately 100 feet of storage and a right-turn lane
- Construct an eastbound right-turn lane with approximately 125 feet of storage and appropriate taper
- Construct a westbound left-turn lane with approximately 125 feet of storage and appropriate taper

The following improvements are committed to be performed by other projects in the area:

Caratoke Highway (NC 168) at Fost Boulevard (signalized)

- Install a traffic signal
- Construct an eastbound right-turn lane on NC 168 with approximately 150 feet of storage and appropriate taper
- Stripe out approximately 200 feet of storage within the existing two-way left turn lane to provide a westbound left-turn lane on NC 168
- Construct Fost Boulevard (northbound approach) with one ingress lane and two egress lanes. Provide a continuous right-turn lane and a left-turn lane with approximately 250 feet of storage and appropriate taper

Flora Boulevard at Survey Road

- Construct northbound approach (Flora Boulevard) with one ingress lane and one egress lane

Flora Boulevard at Lydia Street (unsignalized)

- Construct westbound approach with one ingress lane and one egress lane
- Provide a southbound left-turn lane on Flora Boulevard with approximately 100 feet of storage and appropriate taper

Flora Boulevard at Eunice Street (unsignalized)

- Construct westbound approach with one ingress lane and one egress lanes
- Provide a southbound left-turn lane on Flora Boulevard with approximately 100 feet of storage and appropriate taper

Figure 2 shows the committed and recommended laneage.

Should you have any questions or comments, please do not hesitate to contact me at (919) 678-4131 or lyle.overcash@kimley-horn.com.

Attachments: Figures 1-2

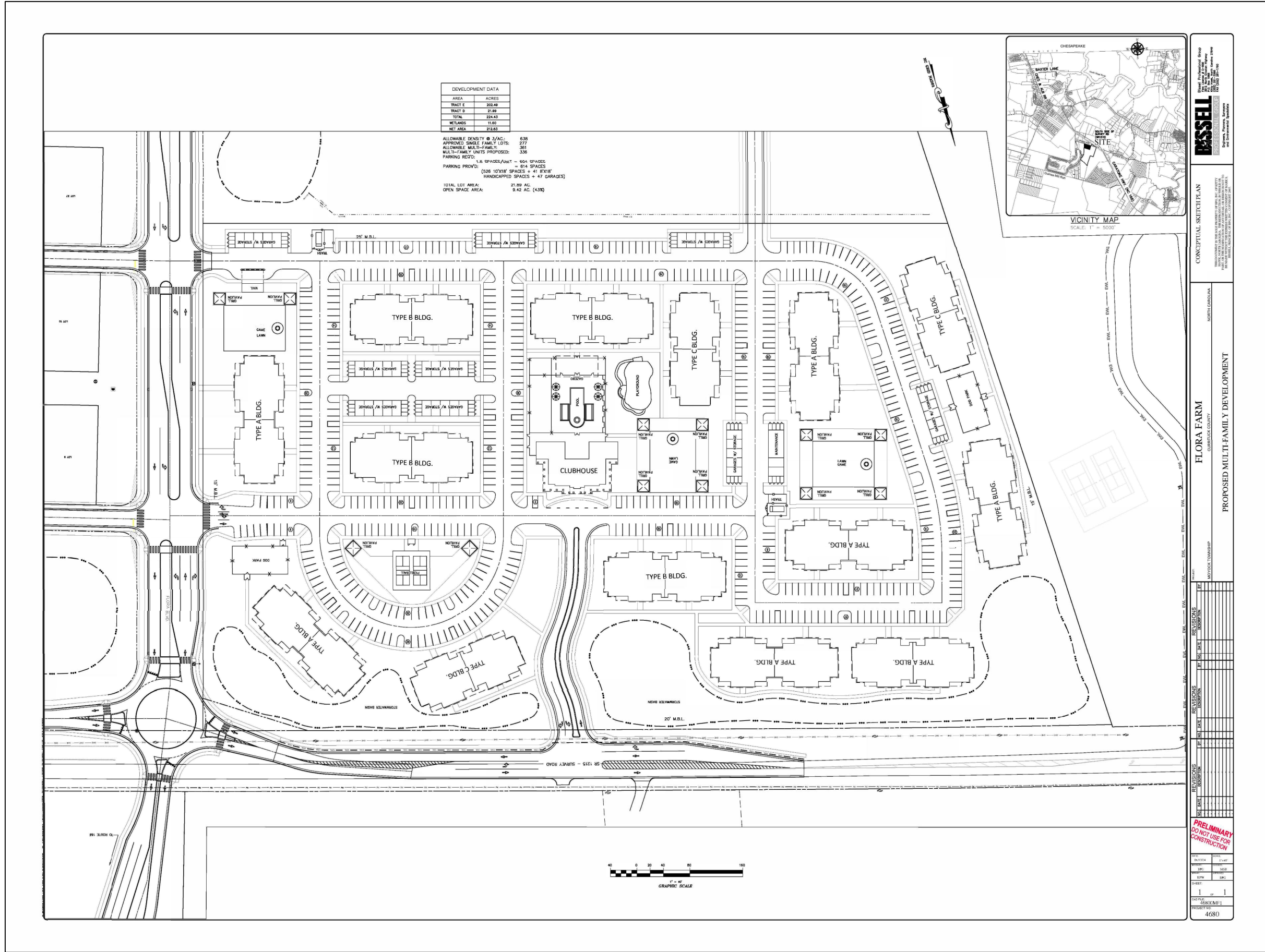


FIGURE 1

SITE PLAN

FLORA RESIDENTIAL
 MOYOCK, NC
 TRIP GENERATION COMPARISON



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

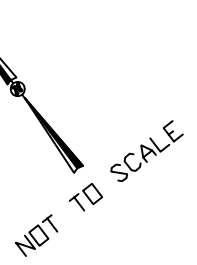
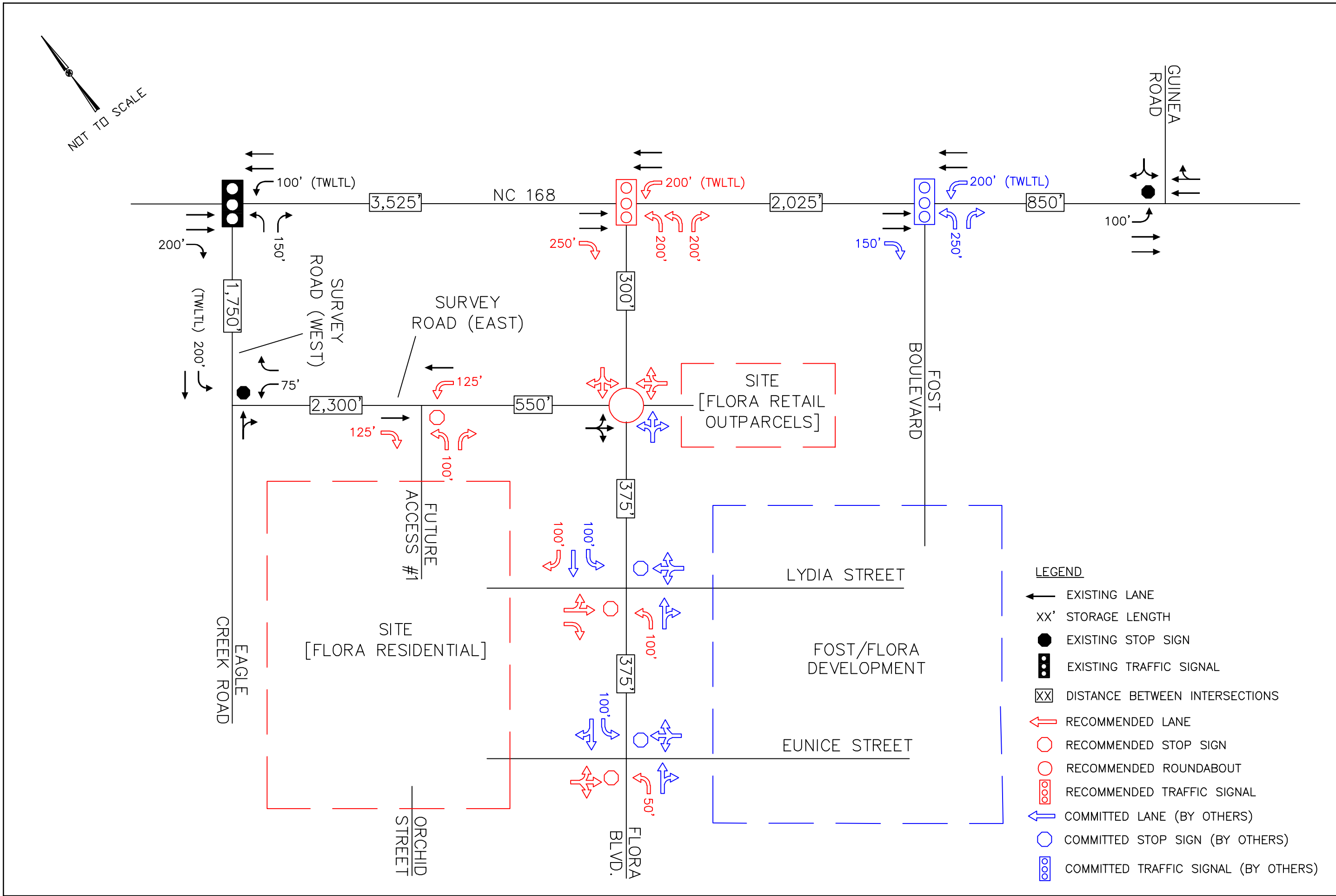


FIGURE 2

COMMITTED AND RECOMMENDED ROADWAY LANEA

FLORA RESIDENTIAL MOYOCK, NC TRIP GENERATION COMPARISON



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BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of October 2024, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2025.

<u>Account Number</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
550550	590000 Capital Outlay	\$ 3,956,994	
550380	481000 Investment Earnings		\$ 150
550390	499900 Appropriated Fund Balance		3,956,844
		<u>\$ 3,956,994</u>	<u>\$ 3,956,994</u>

Explanation Airport State Directed Grants (550550) - Increase budget to carry-forward unspent State Directed Grant funds for the Airport.

Net Budget Effect: Airport State Directed Grant Fund (550) - Increased by \$3,956,994.

Journal # _____

Clerk to the Board

Posted by

Date

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			<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
10445	561000	Professional Services	\$ 5,725	
10800	585009	College of the Albemarle	13,852	
10460	592000	Courthouse Projects	112,397	
10490	590003	Capital Outlay - Ct/Jail Facilities	59,970	
10510	590000	Capital Outlay	33,806	
10530	521100	Equipment Lease	84,914	
10530	590000	Capital Outlay	961,746	
10531	590000	Capital Outlay	43,331	
10540	557100	Software License Fees	130,094	
10750	590000	Capital Outlay	55,209	
10390	499900	Appropriated Fund Balance		\$ 1,501,044
16609	545000	Contract Services	134,985	
16390	499900	Appropriated Fund Balance		134,985
20609	590000	Capital Outlay	20,765	
20390	499900	Appropriated Fund Balance		20,765
26535	590535	PSAP Grant	292,532	
26330	445000	PSAP Grant		292,532
29690	590000	Capital Outlay	1,299,722	
29390	499900	Appropriated Fund Balance		1,299,722
61818	545000	Capital Outlay	4,882	
61818	557100	Software License Fee	2,500	
61818	590000	Capital Outlay	136,104	
61390	499900	Appropriated Retained Earnings		143,486
63838	571500	Recycling	3,855	
63838	590000	Capital Outlay	20,234	
63390	499900	Appropriated Retained Earnings		24,089
66868	557100	Software License Fees	20,234	
66868	590000	Capital Outlay	52,155	
66390	499900	Appropriated Retained Earnings		72,389
67878	516000	Maintenance & Repair	7,630	
67878	545000	Contract Services	63,530	
67878	590000	Capital Outlay	25,164	
67390	499900	Appropriated Retained Earnings		96,324
220548	516015	Maintenance & Repair	7,943	
220390	499900	Appropriated Fund Balance		7,943
			<u>\$ 3,593,279</u>	<u>\$ 3,593,279</u>

FY 2024 PO	Vendor	Amount
20241107	Teague Campbell Dennis & Gorham LLC	5,725
20241350	AOA Signs INC	13,852
20240393	REI Engineers, INC	15,498
20240393	REI ENGINEERS, INC.	13,158
20241059	Quible & Associates PC	2,458
20241108	Managed Generator Services LLC	6,418
20241274	Roof Services A Tecta America Company LLC	20,700
20241310	C&L Concrete Works	54,165
20241105	Craftmaster Hardware LLC	59,970
20240964	Mobile Communications America INC	17,280
20241163	Mobile Communications America INC	16,526
20240668	Stryker Sales LLC	84,914
20240505	Atlantic Emergency Solutions INC	227,176
20240505	Seto's AAA Towing	10,840
20240662	Atlantic Emergency Solutions INC	662,347
20240741	Performance Ford	54,164
20241228	Bound Tree Medical LLC	7,219
20241213	Motorola Solutions INC	43,331
20241054	Tyler Technologies INC	130,094
20240719	Performance Ford, INC	51,947
20241428	Virginia Beach Electric SVC Inc	3,263
20240520	Albemarle & Associates LTD	134,985
20240510	Instrulogic LLC	4,055
20241200	Managed Generator Services LLC	16,710
20240578	Motorola Solutions INC	140,894
20241263	Motorola Solutions INC	23,385
20240507	Fire Connections INC	603,767
20240508	Fire Connections INC	695,955
20241092	Hoffman Mechanical Solutions	4,882
20240396	Tyler Technologies	2,500
20240397	Tyler Technologies	6,577
20241130	Consolidated Pipe & Supply	52,110
20241370	AOA Signs	3,117
20241451	Fortline INC	37,000
20241451	Fortline Inc	37,300
20240178	A-Gas US Inc	3,855
20241476	Quible & Associates PC	20,234
20240396	Tyler Technologies	20,234
20240393	REI Engineers, INC	10,818
20240393	REI ENGINEERS, INC.	13,158
20240397	Tyler Technologies	10,818
20240528	Roof Services A Tect America Company	15,676
20241120	Gopher Utility Services Inc	1,686
20240639	A3-USA, Inc	3,527
20241468	Dunavant's Welding & Steel Inc	4,102
20240536	EnviroLink	47,605
20240959	JOHNNIE R HARDEE	1,305
20241321	Atlantic Sewage OBX	4,620
20241387	Pete Duty & Associates	10,985
20241391	Consolidated Pipe & Supply	7,623
20241475	Core & Main LP	6,556
20241416	Fire Protection Equipment	7,943
	Tyler Technologies	21,604
	Carr, Riggs & Ingram PLLC	4,479
	BOC Technology	67,995

Explanation: Various Departments - To carry-forward purchase orders and contracts from prior fiscal year.

Net Budget Effect: Operating Fund (10) - Increased by \$1,501,044
Ocean Sands/Crown Point N Watershed (16) - Increased by \$134,985.
Whalehead Watershed (20) - Increased by \$20,765.
Emergency Telephone Fund (26) - Increased by \$292,532.
Emergency Equipment Replacement (29) - Increased by \$1,299,722.
Mainland Water Fund (61) - Increased by \$143,486.
Solid Waste Fund (63) - Increased by \$24,089.
Southern Outer Banks Water Fund (66) - Increased by \$72,389.
Mainland Sewer Fund (67) - Increased by \$96,324.
Knotts Island Fire District Fund (220) - Increased by \$7,943.

Journal # _____

Clerk to the Board

Posted by _____

Date _____

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		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
61818	545000 Contract Services	2,000	
66868	545000 Contract Services	1,500	
67878	545000 Contract Services	1,500	
61380	481000 Investment Earnings		2,000
66380	481000 Investment Earnings		1,500
67380	481000 Investment Earnings		1,500
		<u>\$ 5,000</u>	<u>\$ 3,500</u>

Explanation Mainland Water (61818); Southern Outer Banks Water (66868); Mainland Sewer (67878) - Increase appropriations to increase the contract for System Developmental Fees.

Net Budget Effect: Mainland Water Fund (61) - Increased by \$2,000.
 Southern Outer Banks Water Fund (66) - Increased by \$1,500.
 Mainland Sewer Fund (67878) - Increased by \$1,500.

Journal # _____

 Clerk to the Board

 Posted by

 Date

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of October 2024, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2025.

<u>Account Number</u>	<u>Account Description</u>	<u>Debit</u> Decrease Revenue or Increase Expense	<u>Credit</u> Increase Revenue or Decrease Expense
51848 595016	CCHS Weatherproofing Phase I - Co Funds	292,762	
51390 495041	T F - School Capital Fund		292,762
		\$ 292,762	\$ 292,762

Explanation School Construction (51848) - Increase appropriations for weatherproofing Currituck County High School. Exterior joint sealant replacement, curtain wall window system repairs, head flashing at curtain wall windows and replacement of defective 1" insulated glass units to help with leaks and water intrusion.

Net Budget Effect: School Capital Construction Fund (51) - Increased by \$292,762.

Journal # _____

Clerk to the Board

Posted by

Date

**COUNTY OF CURRITUCK
CAPITAL PROJECT ORDINANCE**

BE IT ORDAINED by the Currituck County Board of Commissioners, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorized is repairs and replacement for facility maintenance of the Currituck County Schools as approved in the annual budget process.

SECTION 2. The following amounts are appropriated for the project:

CCHS Weatherproofing	\$ 292,762
	<u>\$ 292,762</u>

SECTION 3. The following funds are available to complete this project:

Transfer from School Capital Reserve	\$ 292,762
	<u>\$ 292,762</u>

SECTION 4. The Finance Director is hereby directed to report, on a quarterly basis, on the financial status of each project element delineated in Section 2 above.

SECTION 5. SPECIAL APPROPRIATIONS AND RESTRICTIONS

The Budget Officer is hereby authorized to transfer appropriations within the fund as contained herein under the following conditions:

- a. He may transfer amounts between object line items within the fund up to One Thousand dollars (\$1,000).

SECTION 6. CONTRACTUAL OBLIGATIONS

The County Manager is hereby authorized to execute contractual documents under the following conditions:

- a. He may execute contracts for construction or repair projects which do not require formal competitive bid procedures.
- b. He may execute contracts for (1) purchases of apparatus, supplies, and materials, or equipment which are within the budgeted departmental appropriations; (2) leases of personal property for a duration of one year or less and within budgeted departmental appropriations; and (3) services which are within budgeted departmental appropriations.
- c. He may execute contracts, as the lessor or lessee of real property, which are of a

duration of one year or less which are within the budgeted departmental appropriations.

SECTION 7. USE OF BUDGET ORDINANCE

The Budget Officer and the Finance Director shall use this capital project ordinance for administration of the budget and for the accounting system.

ADOPTED this 21st day of October 2024.

Robert White, Chairman
Board of Commissioners

ATTEST:

Leeann Walton
Clerk to the Board



COUNTY OF CURRITUCK

Tax Department
P.O. Box 9
Currituck, North Carolina 27929

Tracy Sample, Tax Administrator
(252) 232-3005
(252) 232-2109
(252) 232-3568 (FAX)

Memorandum

TO: Currituck County Board of Commissioners

CC: Sandra Hill, Finance Director

From: Tracy Sample, Tax Administrator

Date: October 15, 2024

RE: Order of Collections
2024 Tax Levy & Prior Year Taxes to be Charged to the Tax Collector

2024 REAL & PERSONAL PROPERTY TAX LEVY*	\$	63,833,652.64
PRIOR YEARS TAXES**	\$	<u>565,080.16</u>
TOTAL TAXES	\$	64,398,732.80

*The Current Year levy includes all penalties, solid waste fees, nuisance fees, septic tank inspection fees, special district and animal taxes; does not include taxes levied on registered motor vehicles which are collected by DMV, nor tax discoveries, adjustments, releases, and deferred taxes. These are reported to the Finance Director as required throughout the year.

** Prior Year Taxes as of **October 15, 2024**



STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

ORDER OF COLLECTIONS

TO THE TAX COLLECTOR OF THE COUNTY OF CURRITUCK:

You are hereby authorized, empowered, and commanded to collect the taxes due, for the current year and the nine prior years, set forth in the tax records filed in the office of the Tax Collector and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the County of Currituck, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand and official seal, this _____ day of _____,
20_____.

(SEAL)
Chairman, Board of Commissioners of
Currituck County

ATTEST:

Clerk of Board of Commissioners of
Currituck County

(G.S. 105-321)



**CURRITUCK COUNTY
NORTH CAROLINA**

Minutes- Regular Meeting of the Board of Commissioners

October 7, 2024, 6:00 p.m.

Present: Bob White
 Selina S. Jarvis
 Paul M. Beaumont
 J. Owen Etheridge
 Mary "Kitty" Etheridge
 Kevin E. McCord
 Michael H. Payment

1. Work Session - 5:00 PM

1. Beach Management

The Board of Commissioners met at 5:00 PM in the Board Meeting Room of the Historic Courthouse to consider and prioritize goals for a Beach Management Plan. Chairman Bob White, Vice-chair Selina Jarvis, and Commissioners Paul Beaumont, J. Owen Etheridge, Mary Etheridge, and Mike Payment attended. Commissioner Kevin McCord was not present for the Work Session.

Interim County Manager, Rebecca Gay, recapped information presented in April, 2024, by Coastal Protection Engineering regarding the need to establish goals for the Beach Management Plan, and a list of suggested goals were displayed on the overhead for consideration.

Commissioners identified current issues and challenges on the oceanfront, such as homes impeding traffic on the off-road, areas in need of beach nourishment, state restrictions, inconsistent Coastal Area Management Act (CAMA) oversight, and costs associated with projects. Commissioners voiced concerns with the potential loss of homes and tax revenues, as well as access to the off-road. Commissioners presented alternatives to beach nourishment such as sand dune restoration and off-

shore mitigation. Commissioners recognized the county's dune grass and sand fence grant programs and after discussion, authorized a funding increase and asked for better messaging to increase participation.

Commissioner Jarvis commented on the continued impacts all along the Outer Banks, even after beach nourishment projects, and voiced uncertainty as to the feasibility of nourishment and how to pay for it. Commissioner Beaumont agreed and noted the ocean has historically been moving west. He discussed Pine Island subdivision's success with a dune project they undertook on their own, which has protected their oceanfront at significantly less cost than beach nourishment.

After highlighting several suggested goals for discussion, the Board selected the following for development of the Beach Management Plan:

- Preserve tax revenues
- Provide sufficient recreational beach to encourage tourism
- Reduce risk to oceanfront properties from long-term erosion and coastal storms
- Protect public roads/emergency evacuation corridors
- Reduce risk of dune breaching
- Establish resilience planning

Additional Board directives included engaging with the county's coastal neighbors to lobby for changes at the state level, with goals of securing funding through state grants for mitigation and nourishment projects and changing regulations to allow off-shore wave action mitigation.

Ms. Gay agreed to investigate whether the county can initiate more conservative regulations than CAMA to ensure dunes are protected during beachfront construction. She recommended creating a video to help market the county's dune preservation grant program.

Chairman White recommended starting action toward the removal of two homes that are impeding traffic flow at Swan Beach. He asked the Board if they wanted to begin trucking in sand for two oceanfront subdivisions in need of nourishment. Commissioners suggested the subdivision property owner associations investigate solutions on their own initially, similar to Pine Island.

Discussion concluded and Commissioner Jarvis moved to close the Work Session. Commissioner Mary Etheridge seconded the motion. The motion passed, 6-0, and the Work Session ended at 5:46 PM.

2. Call to Order - 6:00 PM

The Board of Commissioners held its Regular Meeting in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina. Chairman White called the meeting to order at 6:03 PM.

1. Invocation & Pledge of Allegiance

Pastor Ron Lawrence attended to offer the Invocation and lead the Pledge of Allegiance.

2. Ethics Awareness and Conflicts of Interest Reminder

The Ethics Awareness and Conflicts of Interest Reminder statement was recited by Chairman White. Commissioner Payment disclosed a business relationship with the applicants for Public Hearing PB 23-13, Grandy Village, and will ask to be recused from the discussion.

3. Approval of Agenda

Commissioner Payment moved for approval of the agenda. Commissioner Jarvis seconded the motion. The motion passed, 7-0.

MOVER: Michael H. Payment

SECONDER: Selina S. Jarvis

Motion to approve the meeting agenda.

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

3. Public Comment

Chairman White opened the Public Comment period.

County resident Sybil O'Neal, a former member of the ABC Board, discussed the opening of the new ABC store in Corolla. She said there was no meeting of the ABC Board to discuss activities surrounding the grand opening of the new store and believes Chairman White, who also chairs the ABC Board, has a propensity to act unilaterally.

There were no other speakers and the Public Comment period was closed.

4. Commissioner's Report

Commissioner Payment asked for prayers for those impacted by Hurricane Helene in Western North Carolina. He recognized the efforts of County residents who worked to deliver goods and supplies to the area, 30,000 pounds of which were flown out of the Currituck County Airport in small planes. He serves as the Board representative on the Albemarle Regional Health Services Board and congratulated new board member Catherine Dougherty on her appointment representing Currituck County.

Commissioner Mary Etheridge recognized those affected in Western North Carolina and thanked Currituck County Schools for adopting Avery County schools to send school supplies. She recognized the one-year anniversary of the October 7, 2023 attack on Israel. She announced October is Breast Cancer Awareness Month and encouraged screenings. She provided information on Operation Santa and early voting.

Commissioner Jarvis reported on the recent Planes and Plows and Sheriff's Community Night Out events. She highlighted some of the topics discussed during the Work Session on beach management. She discussed the devastation in Asheville following Hurricane Helene and the need to work together and support each other. She thanked staff for their efforts to pump stormwater and aid with mosquito mitigation after significant rain events.

Commissioner Beaumont reported on actions by the federal government which shut down air travel, inhibiting delivery of cargo to hurricane victims in Western North Carolina. He discussed support provided in the area by the county, including medical and patient movement and supply distribution. He reported on the success of the county's Planes and Plows event.

Commissioner McCord recently spoke at a Knotts Island Ruritans meeting and thanked the group for the invite. He recognized all involved in putting together a successful Planes and Plows event over the weekend. He announced several upcoming events in the county, including a golf tournament to raise money for Hurricane Helene victims in Western NC. He thanked agencies for their efforts to assist with an earlier incident in Moyock and sent prayers to the Morgan family and Woodhouse family.

Commissioner J. Owen Etheridge discussed the federal government's failure to provide assistance to areas impacted by Hurricane Helene. He recognized the ongoing work of communications staff and first responders during the Moyock Food Lion incident, who continued to respond to calls for other incidents. He said there was a great turnout at the Planes and Plows event and asked citizens to support Moyock Days on Saturday.

Chairman White responded to public comments made by Ms. O'Neal. As Chairman of the ABC Board, he discussed the signing of the contract for the ABC Store and its transfer to the ABC Board. He explained his use of emails to message members and gather consensus, which allows for informed discussion during meetings.

5. County Manager's Report

Rebecca Gay, Interim County Manager, recognized several departments and staff members who are providing support in Western North Carolina following Hurricane Helene. She thanked all who contributed toward stormwater pumping efforts in Corolla and Carova.

6. County Attorney's Report

The County Attorney was absent from the meeting.

7. Administrative Reports

1. Resolution Recognizing Reginald L. Saunders, North Carolina Department of Transportation Supervisor

Commissioner McCord presented a Resolution of the Board of Commissioners to recognize Reginald L. Saunders for his years of service with the North Carolina Department of Transportation. Mr. Saunders worked at the Maple maintenance facility serving Currituck County for thirty-four years, eleven of those as Transportation Supervisor. Commissioner McCord read the Resolution and family photos were taken following presentation.

The Board voted 7-0 to adopt the Resolution following a motion by Commissioner McCord and a second by J. Owen Etheridge.

MOVER: Kevin E. McCord

SECONDER: J. Owen Etheridge

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

8. Public Hearings

1. PB 24-19 Flora Farm C-MXR

Project Engineer, Mark Bissell, attended on behalf of the applicant to request the item be deferred to the October 21, 2024, Commissioners meeting. Commissioner Beaumont moved to approve the deferral request. Commissioner McCord seconded the motion. The motion passed, 7-0.

MOVER: Paul M. Beaumont

SECONDER: Kevin E. McCord

Motion to defer the Public Hearing to the October 21, 2024 Commissioners meeting.

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

2. PB 23-13 Grandy Village

Commissioner Beaumont moved to recuse Commissioner Payment from the hearing due to his business relationship with the applicants.

Commissioner Mary Etheridge seconded the motion. The motion passed, 7-0, and Commissioner Payment exited the meeting room.

Jennie Turner, Assistant Planning Director, reviewed the rezoning request for the Board. A map of the location was displayed on the overhead and Ms. Turner reviewed the current designations on the site and surrounding parcels. The applicant is requesting a G-4 (Village Center) land use designation, and Ms. Turner presented proposed density, conceptual plans for multi-family, and commercial designations. County water and sewer would be provided. Stormwater, access, amenities, open space and buffer areas were presented. Adequate public facilities are available for student generation. Applicable goals in the Imagine Currituck 2040 Vision Plan, review standards, and consistency and reasonableness statements were presented. Conditional approval was recommended by the Planning Board and Technical Review Committee. Conditions were highlighted for Commissioners.

Ms. Turner responded to questions from Commissioners regarding development incentives, density comparisons based on the old and new land use plans.

Mark Bissell, Project Engineer, reviewed conditional zoning standards that support the request for rezoning, noting the request's consistency with the Unified Development Ordinance and Imagine Currituck 2040 Vision Plan.

Mr. Bissell and applicant, Jim Breathwaite, responded to questions from Commissioners. It was stated market conditions would determine whether units would be rented or sold, and any management company would likely be off site due to the small number of units planned.

Chairman White opened the Public Hearing.

Curtis Inge of Grandy said he had just received his notice about the development. He cited two examples of the county running out of water for firefighting, and that the county is asking for a disaster with a high-density project. He said the county does not have the infrastructure to support the project and discussed the current cost of water and sewer bills in Walnut Island. He asked the Board to give the matter thoughtful consideration.

James Mims, Moyock resident, said the project is not what residents want and suggested incentivizing small business, not residential density.

John Snowden, resident of Maple Road, said revenues with multi-family development create a large deficit and is not sustainable. He noted single-family has a smaller deficit, and related the Fost Townhomes to the recent tax-rate explosion due to school needs. He asked the Board to deny the rezoning until the applicant comes back with a significant commercial component.

There were no other speakers and the Public Comment period was closed.

Mr. Bissell responded to comments. He said the buildings must meet fire code and that student calculations were lower than what was presented, under one child per unit based on the Tischler study. Commissioner Jarvis suggested families with school-age children will be the most likely residents. Mr. Bissell said many owners will be first-time buyers and empty nesters.

Commissioner J. Owen Etheridge asked about sprinklering for fire protection, and Planning and Inspections Director, Bill Newns, replied that sprinklers are not required because townhomes fall under the residential building code.

Interim County Manager, Rebecca Gay, explained enterprise funds and clarified pricing for sewer and water utilities are based on the service locations. She said user rates pay for each system, and funds are not commingled.

Commissioners asked about unit values and construction timelines. Ms. Turner confirmed that the project will not require a special use permit.

A recess was called at 7:24 PM, prior to the vote. The meeting reconvened at 7:33 PM.

The Board returned from the recess and Commissioner Beaumont moved to approve PB 23-13: Grandy Village Conditional Rezoning, because the request is in conformance with the General Purpose and Intent of the Unified Development Ordinance and is consistent with the goals, objectives, and policies of the Imagine Currituck 2040 Vision Plan, including Land Use Goal 1 and the G-4 Village Center Transect. Additionally, it is in compliance with CC-ACT-16 which is providing incentives for the development of a variety of workforce housing with mixed incomes, which this would serve to that public interest. It is reasonable and in the public interest because the size and location of the property is appropriate for the proposed use and the request provides a needed housing alternative in the Grandy sub-area of Lower Currituck. Technical Review Committee comments and applicant's agreed upon conditions of approval in the staff report shall become conditions of approval.

Chairman White seconded the motion. The motion passed on a vote of 4-2 in favor of approval. Commissioner Mary Etheridge and Vice-chair Selina Jarvis voted against the motion.

Commissioner Payment rejoined the Board following the vote.

MOVER: Paul M. Beaumont

SECONDER: Mary R. Etheridge

Motion to recuse Commissioner Payment.

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

MOVER: Paul M. Beaumont

SECONDER: Bob White

Motion for approval of PB 23-13: Grandy Village rezoning.

AYES (5): Bob White, Paul M. Beaumont, J. Owen Etheridge, Kevin E. McCord, and Michael H. Payment

OPPOSED (2): Selina S. Jarvis, and Mary R. Etheridge

RESULT: Approved (5 to 2)

9. New Business

1. Ordinance Amending Section 3-87 of the Code of Ordinances to Provide Exception for Trap-Neuter-Release Program

Commissioner Jarvis spoke to the importance of the trap, neuter, release program and thanked staff for working to develop the program and the related ordinance. Commissioner Jarvis moved to approve the ordinance amendment section 3-87 of the Code of Ordinances to provide exception for the trap-neuter-release program. Commissioner McCord seconded the motion. The motion passed, 7-0.

MOVER: Selina S. Jarvis

SECONDER: Kevin E. McCord

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

2. Interlocal Government Agreement - Veteran Services Officer

Commissioner Jarvis discussed the shared position through the county's partnership with Camden County that will provide assistance to veterans as they navigate the complicated benefits system. Commissioner Mary Etheridge discussed the importance of networking with other counties, as the idea came from a presentation at a conference she attended with Commissioner Jarvis.

Commissioner McCord moved for approval of the agreement. Commissioner Jarvis seconded the motion. The motion passed, 7-0.

MOVER: Kevin E. McCord
SECONDER: Selina S. Jarvis

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

3. Board Appointments

a. ABC Board

Chairman White moved to approve nominee Ronda Galko to serve on the ABC Board. Commissioner Mary Etheridge seconded the motion. The motion passed, 6-1, with Commissioner Beaumont opposed.

MOVER: Bob White
SECONDER: Mary R. Etheridge

AYES (6): Bob White, Selina S. Jarvis, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

OPPOSED (1): Paul M. Beaumont

RESULT: Approved (6 to 1)

4. Consent Agenda

Commissioner Payment moved for approval of the Consent Agenda. Chairman White seconded the motion. The motion passed, 7-0, and Consent Agenda was approved.

MOVER: Michael H. Payment
SECONDER: Bob White

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

- a. Budget Amendments
- b. Surplus Resolution-Sheriff's Office LESO Returns
- c. Resolution-Appointment of Review Officers
- d. Job Description Revision and Reclassification-Admin I to Office Coordinator, Public Works
- e. Approve FY 23-24 Settlement for Current & Delinquent Taxes for Years 2014-2023

f. Minutes Approval-Sept. 16, 2024; Oct. 4-5, 2023-SM

10. Closed Session

Chairman White moved to enter Closed Session pursuant to NC G.S. 143-318.11(a)(6) to discuss personnel matters. Commissioner Mary Etheridge seconded the motion. The motion passed, 7-0, and the Board entered Closed Session at 7:43 PM.

MOVER: Bob White

SECONDER: Mary R. Etheridge

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

11. Adjourn

Commissioners returned from Closed Session and had no further business. Commissioner McCord moved to adjourn and Commissioner Jarvis seconded the motion. The motion passed, 7-0, and the meeting of the Board of Commissioners concluded at 8:25 PM.

MOVER: Kevin E. McCord

SECONDER: Selina S. Jarvis

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)