

The Flora Commercial Tract-Community Meeting

A community meeting was held for the proposed Flora Commercial rezoning at 6:00 PM on Tuesday, July 26, 2022 at the Moyock library.

The following persons were in attendance (sign-in sheet is attached):

One community resident (Angela Mays)
Donna Voliva 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 7:15 PM.

Mrs. Mays lives directly across the street from the 22 acre tract that is proposed for rezoning and asked a number of questions and expressed concerns. Comments and responses to the concerns are outlined below:

Comments from the Community	How Addressed
There is too much traffic on Survey Road	The traffic engineering firm Kimley Horn has been hired to perform a traffic analysis and 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
What improvements will be made to Survey Road?	We are waiting for final recommendations from the traffic consultant, but probably a 3-lane section from the school to 168, along with turning and stacking lanes
Which side will be widened?	It will be an asymmetrical widening, with all widening to occur on the shopping center side of the road
I am a lone voice against this development	
What is the anchor store?	It is hopefully going to be a Publix, but that has not been finalized, as they will not commit until zoning is in place
I don't want a shopping center across from my house. Would rather have had a school.	All of the land between Survey Road and 168 around your house has been zoned GB for

	years, anticipating commercial development. We are providing buffers and landscaping for community compatibility. A different property was acquired for the school
What else is being proposed in this area?	No other plans are in the works in this immediate area at present
Will there be a traffic light at Survey Road?	The previous recommendations was for a right turn out and return in only at the intersection of south Survey Road and 168. The traffic study will review the need for a signal warrant study.
What about the intersection at Fost? Accidents?	The need for a traffic signal at Fost has already been determined, subject to a signal warrant analysis to determine the exact timing of its installation
I used to be able to ride my bicycle on Survey Road but now there is too much traffic	Sidewalks will be provided along Survey Road
I have lived here for 25 years and want it to stay the same. People moving in from VA want to change things.	Development is coming, and our job is to just do the best job we can with the design, addressing community compatibility issues using the appropriate consultants
It sucks	
How will stormwater be managed?	We will be modeling the 100 year storm event and sizing Stormwater management ponds and systems to capture and slow release the runoff from the storm event.
Concerned about Ranchland	We have designed and constructed stormwater improvements that help Ranchland

There were general discussions about development in general, the approval process and timing, and what notifications will be given for the Planning Board meeting and Board of Commissioners hearing.