



Currituck County

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

MEMORANDUM

To: John Linton, Seaboard Development Alliance, LLC
Mark Bissell, P.E, Bissell Professional Group

From: Planning Staff

Date: November 7, 2024 11-14-24 Response to TRC Comments

Re: Barco Reserve Preliminary Plat/Special Use Permit TRC Review Comments

The following comments were received for the November 6, 2024 TRC meeting. In order to be scheduled for the January 20, 2025 Board of Commissioners meeting, please address all comments and resubmit a corrected plan by noon on November 14, 2024. TRC comments are valid for six months from the date of the TRC meeting.

Planning (Millicent Ott, 252-232-6066)

1. The proposed subdivision is subject to a special use permit which requires an evidentiary hearing. The applicant must present evidence for the BOC to make a finding that the proposed development meets the UDO and the findings of fact including:
 - a. Not endanger the public health or safety.
 - b. Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.
 - c. Be in conformity with the Land Use Plan or other officially adopted plan.
 - d. Not exceed the county's ability to provide adequate public school facilities.

Thank you. We will be prepared to present evidence at the hearing.

2. The property is classified as G-1, Low-Density Growth in the Maple-Barco Subarea of the Imagine Currituck 2040 Vision Plan. The proposed density is .86 du/acre in MXR and 0.4 du/acre in AG and the Future Land Use Map allows up to 1 du/acre in this subarea.
Conformance is acknowledged; thank you.
3. The property is classified as Mixed-Use on the Maple Barco SAP FLUM, encouraging a mix of land uses, with compact development patterns that preserve open space and scenic view sheds.
It appears that the project also conforms with the Maple Barco SAP FLUM.
4. The proposed development is in the Central Elementary school district. Based on October Enrollment, Central Elementary is currently at 93% capacity. The BOC may attach additional conditions of approval, including timing limits on residential building lots available for occupancy to assure adequate public-school facilities remain sufficient to serve the development. Staff will share monthly enrollment numbers prior to the SUP hearing.
Thank you.
5. Major Subdivision Application is required to include all owner signatures.
The missing owner signature has been promised and will be provided shortly.
6. Indicate the approved Conservation Development Theme of "Woodland and Farmland Preservation" on preliminary plat.
The Conservation & Development theme has been added to the cover sheet.
7. Please update the application to match the number of lots on the proposed plan.
The application has been updated to 45 lots to match the final plan.

8. Provide USACE verification letter/map. Comments are contingent on the confirmation of the wetland area provided on the plan.
The wetland confirmation from the COE is included with this submittal.
9. Please show wetland calculations in development notes on page 1.
The development notes have been updated to show wetlands and net acreage for each zoning district.
10. On preliminary plat page 1, please correct plan note 1.
Note 1 has been updated.
11. On preliminary plat page 1, please correct plan note 3, with the correct zoning districts, MXR and AG.
Note 3 has been corrected.
12. Please revise plan note 10 regarding fire flow.
The fire flow note has been updated in accordance with our recent discussion.
13. Please provide the available water supply amount, on plan note 11.
Since the water supply amounts are no longer published, we are not providing them until new hydrant flow testing has been performed at the construction plan review stage.
14. Provide a heritage tree plan.
Since not development is being proposed within wooded areas, we believe this requirement can be waived.
15. Please revise the LUP Classification from "rural", to G-1, in the development notes.
The LUP Classification has been revised.
16. Provide proposed maximum lot coverage for the MXR lots and AG lots. Staff would like to ensure that owners will have adequate coverage for dwellings and accessory structures.
Maximum lot coverage has been added to both zoning data tables.
17. Provide a 25-foot drainage easement along at least one side of waterway conveyance systems that drain more than five acres per UDO Section 7.3.4.A(10), specifically at Swain Lane Ditch #3, located to the west. Please show and label the easement on the preliminary plat.
The 25' easement has been added and labeled.
18. Please indicate the current zoning of all adjacent properties.
The current zoning of surrounding properties has been added to the existing conditions plan.
19. Please label the proposed deceleration lane on Shortcut Rd.
A label has been added for the deceleration lane.
20. Provide a 10' side path along Shortcut Rd per the UDO and *Connect Currituck: Pedestrian Master Plan*.
A 10' multi-use path has been added and labeled.
21. The eastern stub of Jace Road is required to extend all the way to the property line.
The road stub has been extended to the property line.
22. Please show CBU location on plans.
The CBU area has been added to the plan.
23. A fire hydrant is proposed in front of Lot 33, could this be shifted closer to a lot line?
The fire hydrant has been relocated as requested.
24. Indicate all corner lots have a street setback of 50' and a 5' "non access" easement. Please consider additional lot width for corner lots to accommodate the increased setback.
A 5' non-access buffer has been added to the corner lots.

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

1. Will need CMU location noted on Site Plan. The CBU has been added to the plan.
2. "No Parking" signs required on both sides of road "No Parking" signs have been added.
3. Hydrants not protected by curb, must be protected by bollards from vehicle impact. A detail will be included with the construction plans at the next stage of the review process.

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

No Comment received

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

No Comment received

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

No Comment received

Currituck County Public Utilities – Mainland Water (Chas Sawyer 252-202-1692)

No Comments received.

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

No Comment received

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

1. Please propose a street name for the north-south entrance street between lots 3 and 4.
2. Please propose a street name for the north-south street between lots 31 and 32.
3. GIS will assign lot addresses during the Final Plat review period.

Street names have been approved and added for the entrance street and the street between lots 31 and 32.

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

1. Reviewed- Given the proximity to Currituck Community Park the proposed parkland dedication.

The parkland dedication has been removed, and a fee-in-lieu will be paid at final plat.

Stormwater Consultant, McAdams (Daniel Wiebke, 919-361-5000)

Please see attached.

Comments are addressed on the separate comment letter, attached.

NC Division of Coastal Management ()

No Comment received

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

No Comment received

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

No Comment received

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

No Comment 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.
- A pdf digital copy of all plans and documents is included.

SPECIAL USE PERMIT HEARING

A special use permit hearing is an evidentiary hearing where the Board of Commissioners must make a Quasi-Judicial Decision.

- An evidentiary hearing will be held for the Board of Commissioners to gather competent, material and substantial evidence to establish the facts of the case.
- All testimony is made under oath.
- The applicant or opposing parties shall establish written findings of fact and conclusions of law.
- Parties with standing may participate fully in the evidentiary hearing, including presenting evidence, cross-examining witnesses, objecting to evidence, and making legal arguments.
- Non-parties may present competent, material, and substantial evidence that is not repetitive.

Typical Use Permit (Quasi-Judicial) Hearing at BOC

- Swearing in of witnesses/speakers
- Presentation by County Staff on Application
- Required Presentation by Applicant or Authorized Agent (20-25 minutes)
 - Applicant to Present Findings of Fact
- Public Comment Period (typically 3 minutes each)
- Applicant Rebuttal (typically 5 minutes)
- BOC Deliberation & Decision



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

STORMWATER DEVELOPMENT REVIEW COMMENTS

PRELIMINARY DEVELOPMENT PLANS COMMENTS

1. Per the Major Subdivision Design Standards Checklist, please include a note on the plans that documents proposed lot coverage and/or maximum lot coverage for each zoning district (MXR and AG).
Maximum lot coverage for each zoning district has been added to plan sheet 1.
2. The Conservation Subdivision Attachment includes a note that indicates, “Stormwater management will be provided in excess of the requirements of the current Currituck County stormwater manual and the UDO”. Please document how this condition will be met in the stormwater narrative and if any lot coverage requirements will impact this condition.
This condition will be met by oversizing the stormwater BMP and providing berming around the proposed development. This language has been added to the narrative.
3. Sheet 2 – The lines demarcating the FEMA Flood Hazard Zones are difficult to read. Please update the plans to clarify (e.g. different line types or hatching) and show the lines on the proposed grading and drainage plan sheet.
The line has been made bolder and also shown on the preliminary grading plan.
4. Sheet 9 – While the flow directions for proposed swales are shown, no preliminary grading has been provided. Please provide a preliminary grading plan that shows the approximate drainage areas to each wet pond and demonstrates there is enough fall to the existing wetland and existing ditch to drain the ponds.
Preliminary grading has been added to the plan. The lots are at elevation 6 and 5, the ponds are at elevation 4 and 3, and the receiving ditches are below elevation 3. Additional detail will be provided at the construction drawing review stage.

ADVISORY COMMENTS FOR CONSTRUCTION DRAWINGS PHASE

1. Please note a complete copy of the [Major Stormwater Plan Form SW-002](#) will be required as a submission for Construction Drawings.
2. Please note copies of the appropriate North Carolina Department of Environmental Quality (NCDEQ) erosion control, Coastal Area Management Act (CAMA), wetlands, and/or stormwater permits will be required as a submission for Construction Drawings.
3. Please note the site is located within 5 miles of the Currituck County Airport, which may trigger NCDEQ requirements to design the any surface water stormwater control measures (SCMs) with methods to detract waterfowl. While the site is located outside of the Currituck Airport Overlay zone, it is strongly encouraged that waterfowl deterrents are included in the SCM design regardless of NCDEQ requirements.
4. Please note that the site is located in the Mainland Stormwater Management Zone and Construction Drawings will need to comply with the stormwater requirements of the Currituck County UDO and Stormwater Manual, which may include:
 - a. Peak flow and riparian buffer requirements.
 - b. Flood zone requirements related to building pad and finished floor elevations.
 - c. Lot line swale requirements. Drawings should show the top of each swale in relation to the nearby elevations including building pads.
 - d. Fill/land disturbing setbacks and fill height restrictions.
 - e. Easement requirements depending on the drainage area to Swains Ditch.



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MEMORANDUM

To: John Linton, Seaboard Development Alliance, LLC
Mark Bissell, P.E., Bissell Professional Group

From: Planning Staff

Date: December 5, 2024 12-12-24 Response to TRC Comments

Re: Barco Reserve Preliminary Plat/Special Use Permit TRC Review Comments

The following comments were received for the December 4, 2024 TRC meeting. In order to be scheduled for the January 20, 2025 Board of Commissioners meeting, please address all comments and resubmit a corrected plan by noon on December 12, 2024. TRC comments are valid for six months from the date of the TRC meeting.

Planning (Millicent Ott, 252-232-6066)

General Comments:

1. The proposed subdivision is subject to a special use permit which requires an evidentiary hearing. The applicant must present evidence for the BOC to make a finding that the proposed development meets the UDO and the findings of fact including:
 - a. Not endanger the public health or safety.
 - b. Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.
 - c. Be in conformity with the Land Use Plan or other officially adopted plan.
 - d. Not exceed the county's ability to provide adequate public-school facilities.
2. The property is classified as G-1, Low-Density Growth in the Maple-Barco Subarea of the Imagine Currituck 2040 Vision Plan. The proposed density is .86 du/acre in MXR and 0.4 du/acre in AG and the Future Land Use Map allows up to 1 du/acre in this subarea.
3. The property is classified as Mixed-Use on the Maple Barco SAP FLUM, encouraging a mix of land uses, with compact development patterns that preserve open space and scenic view sheds.
4. The proposed development is in the Central Elementary school district. The BOC may attach additional conditions of approval, including timing limits on residential building lots available for occupancy to assure adequate public-school facilities remain sufficient to serve the development. Staff will share monthly enrollment numbers prior to the SUP hearing.

Comments that need to be addressed:

1. Major Subdivision Application is required to include all owner signatures.
Nina Smithson's signature was added to the Application and a copy provided.
2. Provide a heritage tree plan. If no trees are present, please add a general note.
Since no development is occurring in the wooded areas and no trees will be impacted, it was agreed that the survey would not be required; a preservation note has been added to the plat.
3. Please add note of recreation and parkland fee-in-lieu will be paid at time of calculated and paid at time of final plat.
The recreation and parkland fee note has been added.
4. Provide a 25-foot drainage easement along at least one side of waterway conveyance systems that drain more than five acres per UDO Section 7.3.4.A(10), specifically at Swain Lane Ditch #3, located to the west. Please show and label the easement on the preliminary plat.

- The easement is shown and labeled on Sheet 8 (drainage plan) of the plan set.
5. The eastern stub of Jace Road is required to extend all the way to the property line.
The eastern stub has now been extended to the property line.

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

1. Approved

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

No Comment received

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

No Comment received

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

No Comment received

Currituck County Public Utilities – Mainland Water (Chas Sawyer 252-202-1692)

No Comments received.

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

No Comment received

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

1. Addresses will be assigned by GIS during the Final Plat review phase.

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

1. Reviewed- Given the proximity to Currituck Community Park the proposed parkland dedication.

Stormwater Consultant, McAdams (Daniel Wiebke, 919-361-5000)

Please see attached.

NC Division of Coastal Management ()

No Comment received

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

No Comment received

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No Comment received

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

No Comment 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.
- A pdf digital copy of the updated plans and documents is included.

December 3, 2024

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

**RE: Currituck County Stormwater Development Review – OSPEC23074.00
Barco Reserve – Parcel ID – 0060-000-0100-0000
Mainland Stormwater Management Zone
Major Subdivision – Preliminary Plat Type II
Review #2
Project ID – PB 24-26**

Dear Ms. Turner,

McAdams has reviewed the above-referenced project that was received on November 20, 2024, and reviewed on December 2, 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 approving the project. Please keep the advisory comments from the last letter in mind when moving to the Construction Drawings phase.

Sincerely,

MCADAMS



Daniel Wiebke PE, CFM
Practice Lead, Green Stormwater Infrastructure

Kathleen Balaze, PE
Assistant Project Manager, Water Resources