



Currituck County

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

MEMORANDUM

To: Jason Mizelle, Timmons Group
C.A Howard, Howard Land Development, Inc.

From: Planning Staff

Date: May 15, 2025

Re: Grandy Manor Preliminary Plat/Special Use Permit, TRC Review Comments

The following comments were received for the May 14, 2025 TRC meeting. In order to be scheduled for the July 21, 2025 Board of Commissioners meeting, please address all comments and resubmit a corrected plan by noon on May 22, 2025. 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.
2. The property is classified as G-2, Controlled Growth, and G-3, Mixed Use Centers in the Grandy Subarea of the Imagine Currituck 2040 Vision Plan. The proposed density is 0.87 du/acre in SFM. The Imagine Currituck 2040 Vision Plan allows up to 2 du/acre in this subarea.
3. The proposed development is in the Griggs 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.
4. Please amend the application with the correct parcel ID of #0094000161C0000.
5. Please amend the Special Use Permit Findings of Fact, specifically
 - a. Please remove the reference to Full Service, adding language for the G-2 and G-3 transects.
 - b. Please provide Findings of Fact for adequate public school facilities.
6. Please provide SAW-2022-01949 referenced on Page 1, comment 4.
7. Please include details of ditch relocation in Stormwater Narrative.
8. What is the timing for the proposed minor subdivision?
9. Please consider proposed phasing.
10. Please provide overall density calculations to Site Area Details on Page 1.
11. Please clarify the proposed number of lots, referenced in in Site Area Details on Page 1.
12. Parks and Recreation fee-in-lieu will be calculated and paid at the time of final plat.
13. Please include a note that all utilities will be underground.
14. Please complete the stormwater statement with the proposed impervious surface percentage.
15. Please provide property owners for adjacent properties of Grandy Acres and Tucker's Lair on Page 2 of plat.

16. Per Section 6.2.1.F of the UDO, a cul-de-sac must be a minimum diameter of 96'. Please call out measurement.
17. Please consider bringing the sidewalk all the way around the cul-de-sac.
18. Please provide note of crosswalk striping.
19. Please provide the size of the proposed water line extension.
20. Please consider an easement along Poplar Branch Road for future sidewalk installation.
21. Please adjust the reference for the 25' Vegetative Buffer to Section 6.4.4., Screening from Major Arterials and Collector Streets.

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

1. Will need no parking signs to maintain 20' road width for emergency access.
2. Will need to submit testing results of new hydrants.

Currituck County Engineering (Michelle Perry, 252-232-6034)

County projects only

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

1. General Life Safety & Access Requirements:
2. Emergency Access and Turnaround:
 - a. An access and emergency services turnaround easement is noted on the plans. However, please clarify whether this turnaround meets minimum requirements for fire apparatus, specifically:
 - b. Turning radii: Minimum 28' inside radius and 48' outside radius for fire apparatus.
 - c. Surface: It must be an all-weather surface capable of supporting 75,000 pounds (fire truck load).
 - d. Dimensions: Hammerhead or cul-de-sac should meet NC Fire Code design standards.
 - e. Street Width and Construction:
 - f. The proposed street (Grandy Manor Way) shows a 20' wide paved section within a 50' right-of-way.
3. Concern:
 - a. 20' width is narrow for two-way fire apparatus access if vehicles are parked along the street.
 - b. Recommendation: Either prohibit parking along the roadway (marked signage) or increase the pavement width to minimum 26' unobstructed in compliance with NC Fire Code Section D103.6.
4. Emergency Response & Operational Considerations:
5. Street Signage:
 - a. Confirm that reflective street name signs will be installed prior to final plat approval to assist emergency responders in wayfinding.
6. Mail Kiosk Location:
 - a. Mail kiosks can create congestion at subdivision entrances. Ensure the proposed kiosk will not impede emergency vehicle access and that adequate pull-off area is provided.
7. Street Lighting:
 - a. It is noted that no street lighting is proposed.
 - b. Comment: Lack of lighting can delay emergency response during nighttime incidents. Developer should consider limited lighting at key intersections, mailbox kiosk, and the emergency turnaround for responder safety.
8. EMS Demand Projection:
9. Development Impact on EMS Services:
 - a. The project proposes 20 new residential lots. → Using the Currituck Fire-EMS standard:
 - i. $20 \text{ units} \div 3 = \sim 6.67$ additional EMS calls per year.
 - ii. Monthly Impact: ~ 0.56 EMS calls per month
 - iii. Weekly Impact: ~ 0.13 EMS calls per week
 - b. This impact, while modest individually, cumulatively stresses EMS resources over time and should be considered in broader operational planning.
10. Missing Information / Requests for Clarification:

- a. Provide a detailed hydrant layout plan with coverage calculations.
- b. Confirm turnaround dimensions and surface load capacity.
- c. Clarify if parking restrictions will be posted along Grandy Manor Way to maintain emergency access width.
- d. Verify that the fire flow analysis meets or exceeds minimum residential requirements (1,000 GPM at 20 PSI).

Currituck Soil and Stormwater (John Morrow, 252-232-3360)

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

Currituck County Public Utilities – Mainland Water (Brian Cafferello 252-454-4975)

1. Approved. Water Utilities are ok.

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

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

1. Reviewed.
2. GIS will assign addresses during the Final Plat review phase.

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

1. Reviewed

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

NC Division of Coastal Management (Rachel Love-Adrick, (252) 515-5403)

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

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

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

See attached letter.

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 uploaded to the online Citizen Self Service Portal.

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 Special Use Permit Evidentiary(Quasi-Judicial) Hearing at BOC

- Swearing in of witnesses/speakers
- Presentation by County Staff on Application
- Required Presentation by Applicant or Authorized Agent
 - Applicant to Present Findings of Fact
- Public Participation Period
- Applicant Rebuttal
- BOC Deliberation & Decision



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MEMORANDUM

To: Jason Mizelle, PLS, Timmons Group
C.A Howard, Howard Land Development, Inc.

From: Planning Staff

Date: June 11, 2025

Re: PB 25-08 Grandy Manor Preliminary Plat/Special Use Permit, 2nd TRC Review Comments

The following comments were received for the June 11, 2025 TRC meeting. In order to be scheduled for the July 21, 2025 Board of Commissioners meeting, please address all comments by noon on June 26, 2025. 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.
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2. The property is classified as G-2, Controlled Growth, and G-3, Mixed Use Centers in the Grandy Subarea of the Imagine Currituck 2040 Vision Plan. The proposed density is 0.87 du/acre in SFM. The Imagine Currituck 2040 Vision Plan allows up to 2 du/acre in this subarea.
3. The proposed development is in the Griggs 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. Lets discuss the timing of the minor subdivision.
2. Please provide the earliest date of final plat recordation for the proposed lots.

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

1. Approved. No parking signs needed along road.

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

1. Projected EMS Service Demand
 - a. The development proposes 20 single-family residential lots. Using the Currituck County Fire-EMS planning metric of 1 EMS call per year per 3 new residential rooftops, this subdivision is expected to generate approximately:

6.67 additional EMS calls per year
(20 units ÷ 3 = 6.67 calls/year)

- b. For planning purposes, this equates to: ~0.56 EMS calls per month; ~1 EMS call every 6 weeks
- c. This increase should be factored into long-range staffing and unit availability assessments, especially considering proximity to the Grandy VFD station

Currituck County Public Utilities – Mainland Water (Brian Cafferello 252-454-4975)

1. Approved. Water Utilities are ok.

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

See attached letter.

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 - Applicant to Present Findings of Fact
- Public Participation Period
- Applicant Rebuttal
- 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

Colerain

Kelford

Lewiston

Powellsville

Roxobel

Windsor

Camden County

Camden

Shiloh

South Mills

Martin County

Jamesville

Northampton County

Conway

Galatia

Jackson

Rich Square

Seaboard

Severn

Woodland

Chowan County

Arrowhead / Chowan Beach

Edenton

Currituck County

Barco

Currituck

Grandy

Moyock

Point Harbor

Poplar Branch

Tulls Bay

Perquimans County

Hertford

Winfall

Tyrrell County

Columbia

Washington County

Creswell

Plymouth

Roper

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