



## Currituck County

Development Services  
Department 153  
Courthouse Road, Suite  
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Carolina 27929  
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### MEMORANDUM

**To:** North South Development

**From:** Planning Staff

**Date:** 8/11/2022 **Response to TRC comments Dated 11-17-22**  
**Planning Response Dated 12-15-2022**

**Re:** Flora Commercial, Conditional Rezoning, TRC Comments

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The following comments were received for the August 10, 2022 meeting. In order to be scheduled for the October 11, 2022 Planning Board meeting, please address all comments and resubmit a corrected plan by 3:00 p.m. on August 25, 2022. TRC comments are valid for six months from the date of the TRC meeting.

#### **Planning (Jason Litteral)**

1. Applications submitted after June 20, 2022 will be reviewed under the Imagine Currituck 2040 Vision Plan (New Land Use Plan) which indicates the project will fall within a G2 area. The project would not typically be considered a neighborhood serving commercial development and is more appropriate for a G3 classification. **It appears that since all of the land on the opposite side of Survey Road has the G3 classification, adding this property will be a logical extension of the G3 area.**  
**This will require amendment of the land use plan.**
2. Indicate how the project is meeting the following ordinance sections for nonresidential design:
  - a. Access and Circulation Paragraph (c) applies to this development and states, "No more than 50 percent of the required off-street parking shall be located between the building's primary façade and the street it fronts." This condition appears to be met with the concept plan that has been proposed.
  - b. Building Placement for Multi-Building Development
    - (1) Site configuration is broken into smaller "blocks" defined by buildings fronting on internal vehicle access ways, utilizing pedestrian oriented design such as interconnecting walkways and waiting areas;
    - (2) The corner building is designed to front both sides of the adjacent street intersection in an "L" configuration; and
    - (3) The buildings frame outdoor dining and gathering spaces for pedestrians between buildings.
  - c. Building Design
    - (1) The design uses projections and recesses in the building façade;
    - (2) The design uses façade color changes;
    - (3) The use of pilasters having a minimum height of 80 percent of the façade's height is included;
    - (4) Roofline changes are provided, coupled with correspondingly aligned wall offset facade material changes;
    - (5) Parapet walls with decorative three-dimensional cornices are included;
    - (6) All rooftop equipment is screened from view;

- (7) Building facades visible from streets include a window or functional general access doorway at least every 20 feet along the façade; and
  - (8) At least 30 percent of the first 10 feet in height of façades facing a street are transparent.
- d. Site Features
- (1) Loading, service, and equipment areas are located in a manner that minimizes their visibility from off-site areas, to the maximum extent practicable; and
  - (2) Loading, service, and equipment areas that are associated with outparcel buildings will be screened through the use of structural elements and similar materials attached to and integrated with the building.
3. Indicate how the project is meeting the Large Retail Design Standards.
- a. The large retail buildings have clearly defined, highly visible customer entrances featuring canopies or porticos, overhangs, recesses & projections, raised corniced parapets over the door, outdoor patios and display windows; and
  - b. The front facade of the large retail building has been articulated to reduce its mass, scale, and uniform appearance by incorporating changes in wall plane, (projections), and wall offsets located a minimum of every 40 feet, distinct changes in texture and color of wall surfaces variations in roof form and parapet heights, and vertical accents or focal points.
4. Indicate how the project is meeting the Shopping Center Design Standards.
- a. No more than 50 percent of the required off-street parking is located between the building's primary façade and the street it fronts;
  - b. Internal pedestrian walkways are being provided and will be distinguished from driving surfaces;
  - c. Outparcels are clustered;
  - d. The overall development will have a maximum lot coverage of 65 percent;
  - e. Buildings have clearly-defined, highly visible customer entrances that include canopies/porticos above the entrance, roof overhangs above the entrance, entry recesses, raised corniced parapets above entrances, and outdoor plazas with seating, and architectural details that are integrated into the building structure and design, including above and directly adjacent to the entrances.
  - f. At least 35 percent of the ground floor façade facing the street incorporates glazing;
  - g. Front façades incorporate wall offsets of at least two feet in depth (projections and recesses) a minimum of every 40 feet;
  - h. Façade color changes follow the same dimensional standards as the offset requirements;
  - i. Several series of four or more pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height are incorporated into the buildings;
  - j. Roofline changes are coupled with correspondingly aligned façade material changes;
  - k. Roof line changes include changes in roof planes;
  - l. Roof line changes are vertically aligned with the corresponding wall offsets and material and color changes;
  - m. Parapet walls with three-dimensional cornice treatments are used to conceal flat roofs. The cornices include the required perpendicular projection from the parapet façade plane; and

- n. Roof-based mechanical equipment, etc. will be screened behind these parapet walls.
5. Indicate how the project is meeting the Community Compatibility Standards
    - a. The total amount of off-street parking will not exceed the required minimum specified in the UDO;
    - b. Off-street parking is located adjacent to lot lines abutting nonresidential development, behind or beside the buildings where practicable, in front of the buildings, and not adjacent to lot lines abutting single-family detached dwellings;
    - c. Loading, service, and refuse areas will be screened from view of single-family detached dwellings using materials that are the same as, or of equal quality to, the materials used for the principal building, or incorporated into the overall design of the building and landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets; and
    - d. Exterior lighting will have a maximum height of 15 feet and will be configured so that the source of illumination is not visible from public street right-of-way or adjacent single-family residential properties.  
 We will need to see elevations of the rear of the building to determine compliance with the “series of store fronts” portion of these standards, details of any loading zones, dumpster enclosures, etc. This can be done at the site plan stage.
  6. A new TIA, including school traffic, shall be provided prior to approval of the rezoning.  
 A new TIA is included, which includes school traffic counts.
  7. Please include 5 foot non-access buffers for lots A,B, and C along Survey Rd.  
 5’ non-access buffers along Survey Road have been noted, and will be provided on all subdivision plats.
  8. Explain why the western entrance from Survey Rd. is shown as a future access.  
 The western entrance has been eliminated, as discussed with staff.
  9. Be aware this project is subject to the Moyock Small Area Plan which shows the property in a full-service area. The full-service designation is acknowledged, and supports this proposed use of the property.
  10. Please provide a conceptual plan for lots A, B, and C In further discussions, it was agreed that conceptual outparcel plans are premature at this stage, as the types of end users are not yet known.  
 Upon further discussion with staff, the ordinance does not allow the outparcels to remain vacant on the conceptual plan. Please show a design including buildings, parking, and landscaping. We suggest maxing out the building size so any future changes will be a reduction in intensity. Staff has been discussing adding more flexibility to the conditional rezoning language regarding amendments to the conceptual plan. Hopefully, this would help illuminate the need for a subsequent conditional rezoning application in the future.
  11. The conditional rezoning will not be effective until such time the new land use plan, along with any required amendments, are certified by CAMA. This condition is acknowledged.
  12. What is the plan for the Flora Blvd. entrance if Flora Blvd. doesn’t exist at the time of development? If Flora Blvd. doesn’t exist at the time of development, the shopping center developer will need to construct it up to the service entrance toward the rear of the shopping center.

Additional Comments

1. Please provide any information you have regarding sewer approval.
2. Will the project be phased?

**Currituck County Building and Fire Inspections (Bill News. 252-232-6023)**

Fire Flow demands for project and fire hydrant /FDC placements. Fire lane must be marked. NFF calculations and FDC locations and fire lane markings will be provided at the major site plan review stage.

**Currituck Soil and Stormwater (Dylan Lloyd. 252-232-3360)**

1) The southern boundary adjacent lots 102-107 of the residential portion does not have a swale or berm. Will there be an elevation change that could induce stormwater runoff? All parking lots will be graded so that runoff is directed away from adjacent residential areas, and into to the proposed BMP,s via a series of storm pipes and swales.

2) How will future Parcels A, B and C be tied into the stormwater conveyance system? Parcel A's runoff will be directed to BMP #1, and runoff from Parcels B and C will be directed to BMP #2 via a series of storm pipes and swales.

3) This commercial portion won't be receiving stormwater from the residential phases, right? That is correct; the residential phases will have their own, separate stormwater management system.

**Currituck County Public Utilities - Water/Wastewater (Will Rumsey, 252-232-6065 and Dave Spence 252-232-4152)**

Please run water lines behind the buildings and make sure the lines are not placed under concrete or asphalt. Call Dave Spence for details. The waterlines will be run behind the buildings, and details will be worked out with county staff at the major site plan review stage.

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

Reviewed, No Comment

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

Reviewed, No Comment

**Currituck County Economic Development (Larry Lombardi, 252-232-6015)**

**NC Division of Coastal Management (Charlan Owens, 252-264-3901)**

Reviewed, No Comment

**NC DOT (David Otts/Caitlyn Spear, 252-331-4737)**

**Albemarle Regional Health Services (Joe Hobbs, 252-232-6603)**

ANY PROPOSED RESTAURANTS, GROCERY STORES OR LODGING FACILITIES WILL NEED TO BE REVIEWED BY HEALTH DEPT. . . The health department review requirement for these facilities is acknowledged.

**US Army Corps of Engineers (Anthony Scarbraugh, 910-251-4619)**

**Mediacom (252-482-5583)**

See attached letter.

**US Post Office**

Contact the local post office for mail delivery requirements The post office will be contacted at the major site plan review stage of this development.

**The following items are necessary for resubmittal:**

- 3 - full size copies of revised plans.
- 1- 8.5"x11" copy of all revised plans.
- 1- PDF digital copy of all revised documents and plans.

3 full size copies of revised plans, one 8.5"x11" copy of all revised plans, and a PDF digital copy of all revised documents and plans are included with this submittal.



**Kim Mason, NC Area Director**

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Edenton NC, 27932

Edenton: 252-482-5583

Plymouth: 252-793-2491

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RE: New Build & Development

Dear Development manager;

As you know the key need for all homes in this 21<sup>st</sup> 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.

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

**About Mediacom Communications**

Mediacom Communications Corporation is the 5<sup>th</sup> 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](http://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