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## COMMUNITY MEETING REPORT FOR ASHBROOK ESTATES, LLC

Project: Rezoning 130.73-Acres on Maple Road, Maple  
Facilitator: Jason Mizelle – Timmons Group  
Date & Time: June 29, 2022 @ 7:00 PM  
Location: COA – 107 College Way, Barco, NC

In preparation for the Community Meeting, twenty-seven notices were mailed out notifying the adjoining property owners & the County Staff about the meeting. Four residents, Donna & Ronnie Keene (324 Maple Road), Matt Birchfield (339 Maple Road) and Elisa Burch (no address given) were in attendance. Also, in attendance were Tammy Glave of the Currituck County Planning Department, as well as myself.

I opened the meeting with an explanation of the rezoning process and what the specific differences were between the existing Agriculture (AG) zoning and the MXR classification including uses and density. I discussed the potential uses that were being investigated for the property which included single-family residences, offices, small retail and potentially some multi-family parcels. It was further explained that since there was not a firm commitment from interested parties at this time, no formal plan was available and a conditional zoning was not being pursued.

The most concerning questions were regarding density and drainage. I asked the group in attendance for their input on historical rainfall events and what they had seen of the property and surrounding area. We discussed the current main drainage ditch running through the parcel and that it would not be encumbered by any proposed development as it was a main drain for the NCDOT road.

As for density, it was explained that the MXR zoning would allow for increased density above that of the AG zone, but that the physical restraints of the property (wetlands, flood zone, open space & buffer requirements) would prohibit the full use of the allowed density. It was also relayed that any development, residential or commercial in nature would still require approval through the County Planning department and strict adherence to the County's UDO and Drainage Manual.

We concluded the meeting at 8pm. No additional inquiries have been made post-meeting.

Respectfully submitted,



Jason A. Mizelle, PLS

Cc: Currituck County Planning