



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING  
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August 24, 2022

Mr. Jason Litteral, CFM  
Currituck County Planning and Zoning  
153 Courthouse Rd., Suite 110  
Currituck, NC 27929

RE: **Community Meeting Report**  
Conditional Rezoning Application for Porpoise, LLC  
Parcel ID No. 001320000080000  
Harbinger, Currituck County, NC

Mr. Jason Litteral,

A community meeting for the proposed Conditional Rezoning Application of the above referenced parcel was held on Tuesday, August 9, 2022 at 4:00 p.m. at Quible & Associates, P.C. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of Porpoise, LLC (WRV), with representatives from Porpoise, LLC, Currituck County, and members of the local community in attendance.

### **Purpose**

The purpose of the meeting was to inform the community in the vicinity of the subject parcel of the intent to apply for a Conditional Rezoning to LI to allow for continued operation of the existing light manufacturing activities that have been ongoing since approved in the 1980's. It was explained that the proposed expansion of the light industrial activity consists primarily of surfboards and all associated improvements.

### **Meeting synopsis**

The community meeting presentation documents were set up within the meeting area of Quible & Associates P.C. by 3:30pm. The office of Quible & Associates P.C. was open to the public and attendees began arriving at approximately 3:45 pm. Prior to beginning the community meeting, an "Open House" viewing of the conditional rezoning exhibit, along with the existing zoning exhibit, Conditional Rezoning Application, surrounding property owner notification letters, County Conditional Rezoning Review Process and Procedures and the County Application Submittal Schedule were available to the public. The conditional rezoning exhibit and existing zoning exhibit were mounted on poster boards and placed on an easel for ease of viewing.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the check in table and were advised to please utilize the provided comment sheets to remit comments. Attendees were also advised that comments could be received by Quible & Associates, P.C. either by email or telephone.

At 4:00 pm a presentation for the proposed conditional rezoning and continued operation of the existing LI activities as well as expansions within lot 3 was provided by Quible & Associates, P.C. A copy of the agenda was distributed to everyone in attendance and the sign-in sheet was

routed throughout the room. The presentation setting was as casual as possible and loosely followed the Agenda (Exhibit 1), to allow for a comfortable atmosphere allowing the community to ask questions throughout the meeting.

Quible & Associates (Michael W. Strader, Jr., P.E.) began with a brief discussion about the County procedures for reviewing and approving the proposed project and purpose for the community meeting and the proposed development.

The parcel proposed for conditional rezoning and expansion of light industrial activities was described and identified on the exhibits. The proposed conditional rezoning exhibit and Conditional Rezoning application were described as in compliance with the current Currituck County UDO requirements and in keeping with the surrounding neighborhoods and County Land Use Plan. It was also reiterated during the meeting that the proposed development will be consistent with and as allowed within the LI zoning, including uses, dimensional standards, and County Land Use Plan. The importance and need for expanding and continuing light industrial activities within lot 3 was expressed.

Throughout the presentation, the floor was open for questions and comments from the audience. Comments and questions received during the meeting were as follows:

1. A concern was raised by Jason Litteral about what class the parcel was in and compliance with the new land use plan. The recently adopted Land Use Plan was briefly discussed and it was thought that the subject parcel was located within the G-3 Mixed Use Centers and Corridor within the Point Harbor Subarea, which encourages this type of development. This was later confirmed.
2. A question was raised by Michael Strader about having LG Shaw or Quible representing Porpoise, LLC (WRV) at the Board meetings and hearing, or whether legal council may be required. The potential need for having expert testimony such as an appraiser at the hearing was raised. Jason Litteral mentioned that while some hearings have encountered issues and have been continued in the past, the subject application is not seeking a Use Permit and therefore does not require the Board to review the project for compliance with the Use Standards which would require expert testimony; assuring that the Owner and Engineer may present.
3. A note was made to include reference as to whether the conditional rezoning would be in compliance with the most current land use plan within the application, and to address any potential conceptual site plan issues. It was stated that substantial deviations from the presented conceptual development plan could require the project to come back through the Boards for review.
4. Members of the community present at the meeting all expressed their support of the subject application, some offering the best of support. One member provided documentation of their support via email. It was explained that if the application review process goes as planned, that there would be a public hearing at the December 5, 2022 Board of Commissioners meeting.

Upon the conclusion of the discussions, attendees were again reminded that any further questions or comments not addressed at the meeting can be forwarded to Quible & Associates and the meeting was adjourned. There did not seem to be any opposition or adversity to the application, but rather inquisitiveness. No written comments were received.

Following the community meeting, an on-site visitation and walk-through of the subject parcel was conducted on Tuesday, August 16, 2022 at 2:00 p.m. In attendance were Michael Strader, LG Shaw and Monica and Ryan Thibodeau representing Big Box, LLC, who are the rear, western and adjoining property owners. The purpose of the walk-through was to inform Big Box, LLC of the intent to apply for a Conditional Rezoning and explain the proposed expansion of the light industrial activities as well as the current and potential future impacts. Upon completion of the site visitation, Big Box, LLC expressed their support of the subject application and provided documentation of their support via email. It was also explained that if the application review process goes as planned, there would be a public hearing at the December 5, 2022 Board of Commissioners meeting.

Copies of all handouts, exhibits, and other documents are provided in attachments to this document.

Please do not hesitate to contact me at (252) 491-8147 or [Ndashti@quible.com](mailto:Ndashti@quible.com) should you have any questions and/or concerns.

Sincerely,

**Quible & Associates, P.C.**



Nadeen Dashti, E. I.

cc: file  
Porpoise, LLC