

**CURRITUCK COUNTY
ECONOMIC DEVELOPMENT ADVISORY BOARD**

REGULAR MEETING

October 23, 2008, 7:00 pm

Bank of Currituck, Grandy

Attendance: Bob Collins, Kevin Burwell, Brian Innes, Fannie Newbern, Mike Painter, Tameron Kugler, David Palmer, Peter Bishop

Guests: Elizabeth White, Lynn Wilson, Michael Cherry, Eric Weatherly

Item I. Call to Order

Chairman Burwell called the meeting to order at 7:01 pm.

Item II. Approval of Agenda

Chairman Burwell entertained a motion for approval of the agenda. Director asked to remove item V from the agenda, as the presenters have cancelled. Mr. Collins moved for approval; Mr. Innes seconded the motion. Motion carried.

Item III. Public Comment

Mrs. Lynn Wilson of North Swan Beach addressed the advisory board on the commercial development project proposed by Mr. Friedman for the 4-wheel drive area. She spoke against the prospective development project, citing concerns about environment, tourism, uniqueness and the wild horses. She left a packet of comments, petitions and support of her position for the Board's consideration.

Ms. Elizabeth White of Carova Beach addressed the advisory board on the commercial development project proposed by Mr. Friedman for the 4-wheel drive area. She is opposed to this prospective development and offered similar concerns to Mrs. Wilson.

Director relayed a faxed comment from Mr. Tom Hudak of Swan Beach. He is opposed to this prospective development.

Item IV. Approval of September 30, 2008 Minutes

Chairman Burwell entertained a motion for approval of the September 30, 2008 minutes. Mr. Collins moved for approval; Ms. Newbern seconded the motion. Motion carried.

Item V. Presentation by Gerald & Charles Friedman, Carova Beach commercial area - REMOVED (presenter cancelled due to illness)

Item VI. Moyock Wastewater Presentation, Eric Weatherly, County Engineer

Mr. Weatherly presented the group with a presentation on the Moyock Central Wastewater Treatment plant Master Plan and recommended action. The presentation is available at the economic development website.

Mr. Weatherly described the existing facilities at Moyock Commons and Newtown, the rationale for development of a central system in Moyock (poor soils, commercial development and future demand).

Some key points made by Mr. Weatherly were the following:

- The system is scheduled to be operational by March, 2010.
- The County will be charging \$7500 per tap for each Residential Equivalent Unit (REU).
- Financing and O&M for the project is expected to be done through conventional bank loans, with supplemental funding coming from tap fees, monthly fees and grant funding.
- Contracts for services and development of a new district are underway.
- Connection to the system is voluntary.
- The primary customers for the first phase of the project are High Cotton and Highway 168 commercial projects.

The county will be holding a public meeting in Moyock in the coming weeks to discuss and present the system.

Chairman Burwell and Mr. Painter felt that the EDAB could support this effort best through education and information, and speaking as residents of the Eagle Creek subdivision in Moyock, their HOA would be interested in learning more about the system.

Mr. Innes expressed his support of the system as a long overdue asset for the Moyock area, as septic regulation and poor soil quality have limited development and business opportunities in the area. From a cost perspective, the proposed

tap fee is less than installation & maintenance of a septic system for new construction.

Item VII. Lawrence Park Community Engagement Meetings Wrap-Up

Director provided the board members with a final impression from the community meetings. Overall, the meetings served their purpose: to dialogue with engaged citizens and get their impressions of Currituck today and what they'd like to see for tomorrow. While attendance was not as high as expected, the residents who participated were very thoughtful and representative of the concerns throughout the county. Chairman Burwell was updated of the Lawrence-Park team's progress this week. Director will hold a final wrap-up meeting with the Lawrence-park team on Monday.

Mr. Collins asked how many citizens attended. Director stated that 45 residents attended the presentations. However, over 52 residents participated in the online form responses thus far, with submissions to continue until Monday, October 27.

The final report and presentation are expected to be complete and ready for the end of November / early December.

Item VIII. Maple Commerce Park – Restrictive Covenants & Project Update

Director provided the EDAB members with an update on the progress of the Maple Commerce Park development project with a power point that was presented to the Board of Commissioners' work-session on October 20.

Key points made during the presentation were the following:

- County first acquired airport property from the state in the 90's.
- Contract for Site Certification package work first awarded in March of 2006; several delays.
- NC Commerce Site Certification review officer met with director 10/15; project received preliminary approval.
- Project will be developed in 3 phases.
- Phase I involves 6 total lots fronting Aviation Parkway and would pave and connect Aviation Parkway to the existing terminal building, fuel farm and hangar areas.
- McKim & Creed and County Engineer evaluating Phase I wastewater options and cost estimates.
- Restrictive Covenants developed and presented to the BOC for review; provisions to protect water supply and promote LED.
- Preliminary estimate for Phase I is \$1.8 million.

Chairman Burwell asked if the covenants were typical to other parks in the area, so as not to be overly restrictive or lenient. Director responded that the covenants were modeled after Pasquotank County Commerce Park's version, which was developed by County Attorney Ike McRee, and Currituck Industrial Park, owned by Steve Farr. The covenants were reviewed and comments provided by senior county staff.

Mr. Innes commented on the landscaping requirements within the document, thinking that they may be overly restrictive and expensive for companies. Director reiterated the interest in setting a standard on the site with LID, keeping trees, good looking, well-kept sites.

These covenants, pending additional changes requested by the Board of Commissioners, will be on the agenda for December approval.

Item IX. Airport Area Plan Focus Group update, Chairman Burwell

Chairman Burwell, representing the EDAB, sits on this focus group. The purpose of the group is to develop community goals and a long term vision for the growth of the Currituck Regional airport. As the area and traffic at the airport is expected to grow, residential uses will become less compatible and commercial / industrial more appropriate.

The next steps for the group will be policy statements and community forums, conducted by the Focus group members. Chairman Burwell will report back to the board at the November meeting.

Item X. Other Business & Announcements

Chairman Burwell and director asked the board to consider November 20 as an alternative meeting date, as the regular meeting date would fall on Thanksgiving.

Mr. Palmer announced that Mr. Mike Painter had taken over as chairman of the Chamber of Commerce board, and would regularly attend the meetings. Mr. Palmer will still continue attending when available as a guest.

Director and Chairman Burwell thanked Mr. Palmer for his participation and involvement in the EDAB.

Director shortly briefed the EDAB on their options regarding advising or communicating with the BOC. Given that the proposal will be heard at the 11/17 meeting, the EDAB would need to take action this evening if action was deemed appropriate.

Discussion centered on appropriateness of talking action or commenting to the BOC in this case, especially without the presentation of the applicant or complete UNC or Lawrence-Park study information to project the impact.

Board members agreed that a strong act would be inappropriate given the timetables and paucity of information. However, Chairman Burwell will send a letter to Board of Commissioners Chairman Barry Nelms stating the decision and reasoning of the EDAB.

Item XI. Adjourn

Ms. Newbern moved to adjourn. Mr. Collins seconded the motion. Motion carried. Meeting adjourned.