

CURRITUCK COUNTY
NORTH CAROLINA
MARCH 3, 2008

The Board of Commissioners met on March 3, 2008, at 7:00 p.m. for its regularly scheduled meeting at the Historic Courthouse in the Commissioners Meeting Room with the following members present: Chairman Nelms, Commissioners Bowden, Gregory, Taylor and Etheridge.

Invocation

Pledge of Allegiance

The Reverend Steve Castle was present to give the invocation.

Approval of Agenda

Chairman Nelms moved to amend the agenda by adding Resolution on Mid-Currituck Bridge, closed session and delete Items 3 and 4 change orders for Shawboro and Jarvisburg schools. Commissioner Gregory seconded the motion. Motion carried.

Invocation

Pledge of Allegiance

Item 1 Approval of Agenda

Item 2 Public Comment

Please limit comments to items not appearing on the regular agenda, please limit comments to 3 minutes.

Item 3 **Public Hearing and Action** PB 08-01 Jarvis Landing: Request to rezone approximately 15.4 acres from Residential (R) to Conditional District - General Business (CD-GB). Located at 7400 Caratoke Highway, approximately 750 feet North of Case Landing Rd, Tax Map 110, Parcel 74, Poplar Branch Township.

Item 4 **Public Hearing and Action** PB 08-09 Jarvis Landing Multi-Family: Special Use Permit for 39 Multi-Family Condominiums. Located at 7400 Caratoke Highway, approximately 750 feet North of Case Landing Rd, Tax Map 110, Parcel 74, Poplar Branch Township.

Item 5 **Public Hearing and Action** PB 08-04 William E. Wright Sr.: Request to rezone 45 acres from Agricultural (A) to Residential (R). Located on Grandy Road (SR1125) approximately 0.33 miles south of Hickory Hill Drive, Tax Map 95, Parcel 49, Poplar Branch Township.

Item 6 **Public Hearing and Action** PB 08-02 Grandy Farm: Request for Sketch Plan/Special Use Permit approval of a 14-lot major subdivision. The proposed 18.57 acre development is located along the western side Poplar Branch Road and approximately 220 feet north of Nicole Lane, Tax Map 94, Parcel 31, Poplar Branch Township.

Item 7 **Public Hearing and Action** PB 08-05 Joe Boehm: Request for Sketch Plan/Special Use Permit for one single family lot located in Shawboro at 184 Four Forks Road, Tax Map 43, Parcel 34E, Crawford Township.

- Item 8 **Discussion and Action on supporting Camden County Commissioners for funding against OLF**
- Item 9 **Approval of Rental Car Concessionaire Agreement**
- Item 10 **Appointment to Board of Adjustment**
- Item 11 **Appointment to Airport Advisory Board**
- Item 12 **Consent Agenda:**
1. Appoint Commissioner Bowden to the Carova Beach Task Force Committee
 2. Appointment of Gary McGee to replace Commissioner Bowden on the Coastal Resources Advisory Council (CRAC)
 3. Change Orders for Jarvisburg Elementary School
 4. Change Orders for Shawboro Elementary School
 5. Approval of Resolution Supporting the Hurricane Isabel Emergency Stream Cleanup Phase III in the Amount of \$24,000
 6. Change Order for Cooperative Extension Services Center for \$12,478.62
 7. Budget Amendments
 8. Planning & Inspections fee schedule change
 9. Approval of February 18, 2008, Minutes
- Item 13 Commissioner's Report
- Item 14 County Manager's Report

Public Comment

Please limit comments to items not appearing on the regular agenda, please limit comments to 3 minutes.

Chairman Nelms opened the public comment period.

Woody Dyer, Eagle Creek, opposes any permitting for the 4-wheel drive area in Carova.

Peter Bishop, Economic Development Director, presented following letter for record.

Chairman Nelms & Currituck County Commissioners:

It was my pleasure to represent Currituck County and the Currituck County Economic Development Department, along with representatives of the Currituck County Department of Travel and Tourism, at the 7th Annual Community and Business Expo hosted by the Currituck Chamber of Commerce on March 1, 2008, at Currituck County High School.

The event featured over 60 local businesses and organizations exhibiting products, services and other information for community consumption, as well as offering an excellent environment for marketing and developing business-to-business relationships.

The effort, organization and professionalism of the Currituck Chamber of Commerce, combined with enthusiastic exhibitors and attendees made for a memorable event. Overall, the event shone as a sterling example of economic development on the community level, and I was very proud to be a part of it.

I ask you to accept this memorandum for the record and share in my praise for the Chamber, exhibitors, and the local community for their support of local businesses.

Charlie Poole, Carova Beach, thanked the Board for their support on the Community Task Force Committee to look at beach driving in the 4-wheel drive area.

John Barnes, Tulls Creek, supports Camden County's efforts to stop the proposed OLF site.

Commissioner Etheridge requested citizens to please not remove political signs.

There being no further comments, Chairman Nelms closed the public comment period.

Public Hearing and Action PB 08-01 Jarvis Landing: Request to rezone approximately 15.4 acres from Residential (R) to Conditional District - General Business (CD-GB). Located at 7400 Caratoke Highway, approximately 750 feet North of Case Landing Rd, Tax Map 110, Parcel 74, Poplar Branch Township.

Ben Woody, Planning Director, reviewed the request.

**CASE ANALYSIS FOR THE
BOARD OF COMMISSIONERS
MEETING DATE: March 3, 2008
Conditional District Zoning Map Amendment:
PB 08-01 Jarvis Landing**

TYPE OF REQUEST:	Rezone approximately 15.4 acres from Residential to Conditional District - General Business
LOCATION:	Located at 7400 Caratoke Highway, approximately 750 feet North of Case Landing Rd.
TAX ID:	Tax Map 110, Parcel 74 0110-000-0074-0000
OWNER:	GOB, LLC PO Box 125 Point Harbor, NC 27964
APPLICANT:	Daniel Ken Griggs PO Box 125 Harbinger, NC 27964
ENGINEER:	Bissell Professional Group Mark Bissell PO Box 1068 Kitty Hawk, NC 27949
CURRENT ZONING:	Residential (R)

PROPOSED ZONING: Conditional District - General Business (CD-GB)

- ZONING CONDITIONS:**
1. Uses: 39 townhome style dwellings, manager's office/community center, and related amenities.
 2. Density will not exceed 2.574 dwelling units per acre.
 3. 25 foot undisturbed natural vegetative buffer will remain along the northern and western property lines.
 4. A walking path/sidewalk will be constructed for pedestrian connectivity to the existing GB zoning district to the east.
 5. Existing woodlands will be preserved to the extent practicable.

ZONING HISTORY: The property was zoned Residential (R) on the 1989 zoning atlas.

A Sketch Plan/ Special Use Permit for a 14 lot residential subdivision was granted for this property on April 3, 2006. The subdivision was constructed and Final Plat approval was granted on May 8, 2007.

SURROUNDING PROPERTY:

	Land Use	Zoning
NORTH:	Residential and Sand Mine	R and GB
SOUTH:	Residential and Undeveloped	R
EAST:	Undeveloped	GB
WEST:	Undeveloped	R

EXISTING LAND USE: Vacant Residential Subdivision.

PROPOSED LAND USE: 39 townhome style dwellings, manager's office/community center, and related amenities.

LAND USE PLAN

CLASSIFICATION: The 2006 Land Use Plan classifies the site as **Limited Service Area** within the **Jarvisburg Sub-Area**.

The purpose of the Limited Services Area class is to provide for primarily residential development at low densities. Despite the overall low density of these areas, efforts should be made to encourage clusters of residential uses to preserve open space and to provide for a sense of a "community". Base development density should be 1 unit per acre but could be increased to 1.5 units per acre through overlay zoning depending upon whether service facilities are in place or planned and the potential impact on the surrounding community. In the same instances where slightly higher density is considered appropriate a moderate mix of housing types such as semi-detached would also be considered reasonable.

The policy emphasis of the 2006 plan is to allow the Jarvisburg area to accommodate quality residential development at low densities while preserving the rural landscape between such developments. Similar to the Grandy area, but at a lower overall density, new residential development should be encouraged to locate in compact, village like clusters, preferably near existing, non-agricultural activities and services. An example might be a new compact, walkable neighborhood of homes built near an existing or proposed church, school or compatibly designed general store.

The following Land Use Plan policies are also relevant to this request:

POLICY AG6: For areas experiencing intense development pressure, new residential development may be allowed to locate in COMPACT, VILLAGE-LIKE CLUSTERS, PREFERABLY NEAR EXISTING, NON-AGRICULTURAL ACTIVITIES AND SERVICES, or in other locations that will not interfere with resource production activities.

POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and the proximity of the site to existing and planned urban services.

POLICY HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional suburban sprawl:

1. OPEN SPACE DEVELOPMENTS that cluster homes on less land, preserving permanently dedicated open space and often employ on-site or community sewage treatment. These types of developments are likely to occur primarily in the Conservation, Rural, and to a certain extent the Limited Service areas identified on the Future Land Use Map.
2. COMPACT, MIXED USE DEVELOPMENTS or DEVELOPMENTS NEAR A MIXTURE OF USES that promote a return to balanced, self-supporting community centers generally served by centralized water and sewer. The types of development are contemplated for the Full Service Areas identified on the Future Land Use Map.

- AND UTILITIES:** The Lower Currituck Volunteer Fire Department provides fire protection for this area. Electric service, telephone and public water are available. The allocation for school seats would go from 8 to 18 if a multi-family development is approved on the site.
- TRANSPORTATION:** The site has approximately 24 linear feet of frontage on Caratoke Highway.
- FLOOD ZONE:** This site has been designated an X Flood Zone by FEMA and is therefore out of the 100 year floodplain.
- SOILS:** The Currituck County Soils map indicates the property contains suitable soils for on-site septic systems.

STAFF

RECOMMENDATION:

Staff recommends **approval** of the request to rezone 15.4 acres from Residential (R) to Conditional District - General Business (CD-GB) for the following reasons:

1. The proposed rezoning is in general compliance with the policy emphasis of the Jarvisburg Sub-Area and policies AG6, HN1, and HN3 of the 2006 Land Use Plan.
2. The proposed zoning conditions are consistent with the objectives of the Currituck County Unified Development Ordinance and 2006 Land Use Plan, and promote compatibility between the subject property and surrounding area.
3. The request establishes a pedestrian connection to the adjacent commercially zoned property. This presents an opportunity to create a walkable community while encouraging a self-supporting mixture of residential and commercial uses.
4. A 25 foot undisturbed natural vegetative buffer will remain along the northern and western property lines. This condition provides significant buffering and further promotes compatibility between the subject property and adjacent properties.
5. There are existing higher density residential uses in the immediate vicinity of the subject property (Colonial Beach Subdivision).
6. According to information provided by the applicant at the Planning Board meeting, additional zoning conditions regarding fencing and tree preservation areas will be offered at the Board of Commissioners meeting.

PLANNING BOARD DISCUSSION

Mark Bissell stated that they had a community meeting on January 28, 2008 which was advertised that provided a briefing on the project. Out of the community meeting it was requested for additional fencing for a buffer which the developer has agreed to. The sidewalks will weave around the trees to preserve them.

Mr. Kovacs asked what the price range will be.

Mr. Griggs stated around \$180,000 to \$200,000, but if things are added the cost will increase.

Ms. Turner asked if the sidewalks will be addressed in the homeowners association as to who will maintain them. She would also like to see the sidewalks as part of the conditional zoning request.

Mr. Woody stated that they will be covered under #4 of the zoning conditions, but more clarification can be provided before the Board of Commissioners meeting.

Mr. Griggs stated the park area will have swing sets, a picnic and grilling area.

Mr. Kovacs stated that this will be a Conditional District – General Business that there will be no commercial use of the property.

Mr. Praley stated that he attended the neighborhood meeting and as part of the zoning conditions additional fencing be provided which has already been addressed. He would like the board to take into consideration the reduction of density of this property. He would like the walking trails be mulch and not concrete.

ACTION

Mr. Etheridge motion to recommend approval with staff recommendations to rezone approximately 15.4 acres from Residential (R) to Conditional District – General Business (CD-GB) according to the 2006 Land Use Plan. The Planning Board recommends that the BOC add fencing and tree preservation conditions as part of the zoning request. Ms. Turner seconded the motion. Motion passed unanimously.

Chairman Nelms opened the public hearing.

David Ryan, Bissell & Assoc., stated that they are requesting an opaque fence and a tree preservation area.

Commissioner Etheridge asked if meeting with community prior to Planning Board was useful.

There being no further comments, Chairman Nelms closed the public hearing.

Chairman Nelms moved to approve with conditions offered by the applicant. Commissioner Bowden seconded the motion. Motion carried.

Public Hearing and Action PB 08-09 Jarvis Landing Multi-Family: Special Use Permit for 39 Multi-Family Condominiums. Located at 7400 Caratoke Highway, approximately 750 feet North of Case Landing Rd, Tax Map 110, Parcel 74, Poplar Branch Township.

Sworn testimony was given prior to making statements.

Ben Woody, Planning Director, reviewed the request.

**CASE ANALYSIS FOR THE
BOARD OF COMMISSIONERS
MEETING DATE: March 3, 2008
Special Use Permit:
PB 08-09 Jarvis Landing Multi-Family**

ITEM: PB 08-09 Jarvis Landing Multi-Family, Special Use Permit for 39 attached residential dwellings.

LOCATION: Located at 7400 Caratoke Highway, approximately 750 feet North of Case Landing Rd.

TAX ID: Tax Map 110, Parcel 74
0110-000-0074-0000

OWNER: GOB, LLC
PO Box 125
Point Harbor, NC 27964

APPLICANT: Daniel Ken Griggs
PO Box 125
Harbinger, NC 27964

ENGINEER: Bissell Professional Group
Mark Bissell
PO Box 1068
Kitty Hawk, NC 27949

CURRENT ZONING: Residential (R)

PROPOSED ZONING: Conditional District - General Business (CD-GB)

ZONING HISTORY: The property was zoned Residential (R) on the 1989 zoning atlas.

A Sketch Plan/ Special Use Permit for a 14 lot residential subdivision was granted for this property on April 3, 2006. The subdivision was constructed and Final Plat approval was granted on May 8, 2007. The Final Plat was not recorded within 90 days of the approval and has now expired.

LAND AREA: 15.40 acres

NUMBER OF UNITS: 39

DENSITY: 2.53 units/ acre (allowed with General Business zoning)

SURROUNDING PROPERTY:

	Land Use	Zoning
NORTH:	Residential and Sand Mine	R and GB
SOUTH:	Residential and Undeveloped	R
EAST:	Undeveloped	GB
WEST:	Undeveloped	R

EXISTING LAND USE: Vacant Residential Subdivision.

PROPOSED LAND USE: 39 townhome style dwellings, and related amenities.

PUBLIC SERVICES AND UTILITIES:

The Lower Currituck Volunteer Fire Department provides fire protection for this area. Electric service, telephone and public water are available. The allocation for school seats would go from 8 to 18 if a multi-family development is approved on the site.

TRANSPORTATION:

The site has approximately 24 linear feet of frontage on Caratoke Highway.

FLOOD ZONE:

This site has been designated an X Flood Zone by FEMA and is therefore out of the 100 year floodplain.

SOILS:

The Currituck County Soils map indicates the property contains suitable soils for on-site septic systems.

OPEN SPACE:

The development is required to have 30% open space (4.62 acres). The plan proposes 67% open space (10.33 acres).

WATER:

The development will be served by county water.

WASTEWATER:

Conventional bed systems are being proposed.

DRAINAGE:

The drainage will be directed to roadside ditches that will lead to US 158.

SPECIAL USE PERMIT CRITERIA:

Special use permits are intended to allow the Board of Commissioners flexibility in the administration of the UDO. In order to approve a special use permit, certain criteria must be satisfied. The criteria are outlined as follows:

1. *Is the application complete?*
 - a. Based on staff review all required information has been submitted.
2. *Does the proposal comply with the provisions in the UDO for sketch plan approval?*

- a. The proposed development complies with the provisions of the UDO for sketch plan approval.
3. *Does the proposal comply with the general standards for a special use permit/sketch plan?*

- a. *Will not endanger the public health or safety.*

Public health and safety issues including stormwater management, wastewater disposal and access for emergency services have been adequately addressed for this development.

- a. *Will not injure the value of adjoining or abutting property.*

The proposed 39 unit residential development should have no negative impact on adjoining property. The adjoining uses include residential and multi-family uses. The proposed development is consistent with the objectives of the Currituck County Unified Development Ordinance and promotes compatibility between the subject property and surrounding area.

- b. *Will be in harmony with the area in which it is located.*

The proposed 39 unit residential development should be similar and compatible with the neighborhood, and have no negative impact on the adjoining property.

- c. *Will be in conformity with the Land Use Plan, Thoroughfare Plan or other plans officially adopted by the Board.*

The 2006 Land Use Plan classifies the site as **Limited Service Area** within the **Jarvisburg Sub-Area**.

The purpose of the Limited Services Area class is to provide for primarily residential development at low densities. Despite the overall low density of these areas, efforts should be made to encourage clusters of residential uses to preserve open space and to provide for a sense of a "community". Base development density should be 1 unit per acre but could be increased to 1.5 units per acre through overlay zoning depending upon whether service facilities are in place or planned and the potential impact on the surrounding community. In the same instances where slightly higher density is considered appropriate a moderate mix of housing types such as semi-detached would also be considered reasonable.

The policy emphasis of the 2006 plan is to allow the Jarvisburg area to accommodate quality residential development at low densities while preserving the rural landscape between such developments. Similar to the Grandy area, but at a lower overall density, new residential development should be encouraged to locate in compact, village like clusters, preferably near existing, non-agricultural activities and services. An example might be a new compact, walkable neighborhood of homes

built near an existing or proposed church, school or compatibly designed general store.

The following Land Use Plan policies are also relevant to this request:

POLICY AG6: For areas experiencing intense development pressure, new residential development may be allowed to locate in COMPACT, VILLAGE-LIKE CLUSTERS, PREFERABLY NEAR EXISTING, NON-AGRICULTURAL ACTIVITIES AND SERVICES, or in other locations that will not interfere with resource production activities.

POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and the proximity of the site to existing and planned urban services.

POLICY HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional suburban sprawl:

1. OPEN SPACE DEVELOPMENTS that cluster homes on less land, preserving permanently dedicated open space and often employ on-site or community sewage treatment. These types of developments are likely to occur primarily in the Conservation, Rural, and to a certain extent the Limited Service areas identified on the Future Land Use Map.
2. COMPACT, MIXED USE DEVELOPMENTS or DEVELOPMENTS NEAR A MIXTURE OF USES that promote a return to balanced, self-supporting community centers generally served by centralized water and sewer. The types of development are contemplated for the Full Service Areas identified on the Future Land Use Map.

The proposed special use permit is in **general compliance** with the policy emphasis of the Jarvisburg Sub-Area and policies AG6, HN1, and HN3 of the 2006 Land Use Plan.

The proposed development is consistent with the objectives of the Currituck County Unified Development Ordinance and 2006 Land Use Plan, and promotes compatibility between the subject property and surrounding area.

- d. *Will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate. Such facilities must be in place or programmed to be in place within two years after the initial approval of the sketch plan. In the case of subdivision and multifamily development at the sketch plan/special use, preliminary plat or final plat stage, the Board of Commissioners may establish time limits on the number*

of lots/units available for development to assure adequate public facilities are available in accordance with the UDO.

The revised capacity formula and generation rates taken from the Tischler & Associates, Inc. study (2004) were used to calculate the capacity under the existing ordinance. The proposed development will yield the following calculations:

Jarvis Landing (39 Dwellings)	Available Capacity	Demand	Remaining School Capacity if approved
Elementary School	290	10	280
Middle School	53	3	50
High School	64	5	59

- i. The county water department has adequate water to serve the proposed 39 dwelling residential development.
- ii. Staff has determined adequate public facilities exist to serve this subdivision.

Technical Review Meeting was held on January 16, 2008 and the reviewing agencies had the following comments:

1. **NCDOT:** Approved with following comments: label cover sheet with road names and numbers, future development may require improvements to US 158.
2. **CURRITUCK COUNTY SOIL AND WATER:** Approved with no comment.
3. **COUNTY ENGINEER:** Approved with no comments.
4. **CURRITUCK COUNTY WATER DEPARTMENT:** Approved with the following comments:
 - a. The waterlines are installed along the existing streets.
 - b. If additional lines or hydrants are needed, plans will need to be submitted for review.
5. **CURRITUCK COUNTY FIRE SERVICES:** Approved with the following comments: Any islands located in the middle of cul de sacs should be designed without any large shrubs, trees, signs, gazebos, or utility equipment that would hamper ladder trucks from driving over them.
6. **N.C. DIVISION OF COASTAL MANAGEMENT:**
The plan was reviewed with no comment.
7. **ALBEMARLE REGIONAL HEALTH SERVICES:** Approved with the following comments:
 - a. Must have a tri-party agreement signed and recorded for each unit in place (in case system were to fail) that states who's responsible.
 - b. Topography is not flat; therefore septic systems may take up larger area than normal- lines may have to run diagonal on lot in order to fit system in.

- c. Need to show the initial and repair areas with each unit along with contours. The woodland areas appear to limit available space.
8. **CURRITUCK INSPECTIONS DIVISION:** Approved with the following comment: Where is the accessibility parking?
9. **CURRITUCK COUNTY RECREATION:** The plan was reviewed with no comment.
10. **CURRITUCK COUNTY GIS/ TAX MAPPING:** Approved with the following comment: Street names are OK, but GIS would like the cul-de-sacs to have separate names for 911 purposes. Please propose at least 2 names. Addresses will be assigned to buildings after GIS street names are finalized.
11. **NC Office of State Archeology:** Approved as is.

STAFF RECOMMENDATION

Because it appears the application has satisfied the criteria for granting a Special Use Permit approval as outlined above, staff recommends **conditional approval** of the application subject to satisfaction of the TRC comments, and subject to the following conditions:

CODE and SPECIAL USE PERMIT REQUIREMENTS:

1. This development shall be subject to final plan approval by the Technical Review Committee.
2. The applicant shall submit detailed drawings that comply with the standards for a commercial site plan for Technical Review Committee Review. (11.14.4)
3. A recorded deed of easements along with a map of the easements shall be recorded in the Currituck County Registry of Deeds for the following (Section 9.2.1 Utility Easements):
 - a. A utility easement shall be dedicated to the Currituck County Water Department for all areas that contain county water lines.
 - b. A utility easement area shall be established for all drainage infrastructures, power, telephone and cable lines.
 - c. The width of the drainage and utility easement shall be 75 feet wide along the streets with a 63 foot radius at the cul-de-sacs. This will comply with the requirements for lots of 45 feet wide street right of way plus 15 feet along the frontage of lots. (Section 9.2.1 Utility Easements)
4. The final site plan shall indicate who will be responsible for the stormwater system maintenance.
5. The applicant shall indicate prior to Board of Commissioners approval where a power line, telephone easement will be placed and where the connections will occur off-site. If the utilities are connecting to the lines on US 158, additional easements from the Jarvis property may have to be acquired.
6. Before a final plan approval is issued, the applicant shall have the following permits approved: a NC Stormwater Management permit, a NC Sedimentation and Erosion

Control permit, and an Environmental Health or Division of Water Quality wastewater permit.

7. The construction of streets, parking and infrastructure may begin after a final plan approval is issued by the Technical Review Committee. This approval may be issued in phases.
8. No part of the open space shall be encumbered by an active or repair septic area, roadways, drainage systems or utility lines. (Chapter 17, Definition of Open Space) The final plan submission shall deduct these areas from the open space calculation.
9. If a tree designated for preservation is removed or dies after a certificate of occupancy is issued, the permit recipient or successor shall be responsible for replacement. (Section 5.7 Bufferyard Maintenance)
10. Payment of water tap fees will be required prior to the building permits being issued for each unit.

STAFF RECOMMENDATIONS:

1. The loop walking trail shall be installed prior to the first building receiving a certificate of compliance.
2. Staff recommends the following be submitted with the landscaping plan:
 - A. Approximate location and description of the protective tree fencing, staking, or continuous ribbon to be installed which, at a minimum, follows the drip line of all trees to be retained along adjoining areas of clearing, grading, or other construction activity.
 - B. Location, spacing, and caliper dimension, and species of new trees to be provided.
 - C. A summary table of the number of new trees to be planted and existing trees to be retained along with calculations showing the buffer and shading requirements have been satisfied. Grouping of trees in tree preservation areas may be keyed to the summary table by area rather than having each individual tree labeled on the plan.
 - D. A note on the plan indicating that a one-year full-price replacement guarantee on all new trees planted is held by the applicant and an additional one-year guarantee on replacement plant. The applicant is expected to maintain plantings, including watering all plants when natural rainfall is less than one inch per week.
 - E. A note on the plan indicating that the applicant shall remove all stakes and guy wires from trees and site one year after planting.
3. Staff recommends the following architectural standards:
 - A. Vertical and horizontal relief in buildings, including but not limited to façade articulation and other architectural elements that add visual interest;
 - B. Inclusion of front porches, projecting bays, vestibules;
 - C. Attached dwelling units containing more than (5) units in a row shall have facades, which alternate siding styles and patterns to provide visual distinction to each unit. Alternation between siding and brick is encouraged;

D. An architectural elevation for each unit shall be approved by the Planning Department prior to each building permit being issued.

Mr. Kasten, provided an overview of the project.

There being no further comments, Chairman Nelms closed the public hearing.

Commissioner Bowden moved to approve. Commissioner Gregory seconded the motion. Motion carried.

**Public Hearing and Action PB 08-04 William E. Wright Sr.:
Request to rezone 45 acres from Agricultural (A) to
Residential (R). Located on Grandy Road (SR1125)
approximately 0.33 miles south of Hickory Hill Drive, Tax
Map 95, Parcel 49, Poplar Branch Township.**

Ben Woody, Planning Director, reviewed the request.

**Case Analysis for the
Board of Commissioners
March 3, 2008
Zoning Map Amendment:
PB 08-04 William E. Wright Sr.**

TYPE OF REQUEST:	Rezone approximately 45 acres from Agricultural (A) to Residential (R).	
LOCATION:	Located on Grandy Road (SR1125) 0.33 miles south of the intersection of Hickory Hill Drive and Grandy Road.	
TAX ID:	Map 95, Parcel 49	
OWNERS:	William E. Wright Sr. PO Box 246 Jarvisburg, NC 27947	
APPLICANT:	William E. Sr. and Mary Wright PO Box 246 Jarvisburg, NC 27947	
ENGINEER:	None	
ZONING:	<u>Current</u> Agricultural (A)	<u>Proposed</u> Residential (R)
ZONING HISTORY:	The property was zoned Agricultural (A) on the 1989 zoning atlas.	

SURROUNDING PROPERTY:

	<u>Land Use</u>	<u>Zoning</u>
NORTH:	Undeveloped farmland	Agricultural (A)
SOUTH	Undeveloped farmland	Agricultural (A)
EAST:	Undeveloped lots	Agricultural (A) and one 0.99 acre parcel of Residential (R)
WEST:	Undeveloped wetlands	Agricultural (A)

EXISTING LAND USE: Undeveloped agricultural.

PROPOSED LAND USE: No specific plans were presented with the application. The application states the purpose of the request is estate planning.

DENSITY:	<u>Allowed as Agricultural (A)</u>	<u>Proposed as</u>
	<u>Residential (R)</u> The site may net 14 lots.	The site may net 35 lots.

**LAND USE PLAN
CLASSIFICATION:**

The 2006 Land Use Plan classifies the subject property as **Limited Service** and within the **Grandy Sub-Area**. The purpose of the Limited Service Area is to provide for primarily residential development at low densities. Base development density should be one (1) unit per acre but could be increased to 1.5 units per acre through overlay zoning depending upon whether service facilities are in place or planned and the potential impact on the surrounding community.

The **Grandy Sub-Area** is the second fastest growth area in Currituck County. Existing development density is approximately one to two units per acre with a fair amount of nonresidential development as well.

In areas where on-site wastewater is proposed and other County services are limited, development density should be limited to one to two units per acre. However in areas where central sewer is proposed or existing, additional services such as fire protection and emergency services are available and the character of the surrounding areas supports it, higher density ranging from three to four units per acre could be considered through the use of overlay zones.

It is not the County's intention to develop all of Grandy intensely but rather create specific service centers and to provide a buffer of Limited Service Areas at lower density development between Full Service Areas and those within the Conservation classification.

The following Land Use Plan policies are also relevant to this request:

POLICY ES1: New development shall be permitted to locate only in areas with SUITABLE SOIL and where ADEQUATE INFRASTRUCTURE is available.

POLICY ES2: NON-COASTAL WETLANDS, including FRESHWATER SWAMPS, shall be conserved for the important role they play in absorbing floodwaters, filtering pollutants from stormwater runoff, recharging the ground water table, and providing critical habitat for many plant and animal species.

POLICY AG4: County growth management tools, including particularly zoning, should provide PROTECTION TO AGRICULTURE and other RESOURCE BASED ACTIVITIES from incompatible land uses, such as a residential subdivision in the midst of generally uninterrupted farm land.

POLICY AG6: For areas experiencing intense development pressure, new residential development may be allowed to locate in COMPACT, VILLAGE-LIKE CLUSTERS, PREFERABLY NEAR EXISTING, NON-AGRICULTURAL ACTIVITIES AND SERVICES, or in other locations that will not interfere with resource production activities. Overall density shall remain very low, with permanent open space, dedicated during the development review process, surrounding such clusters of homes.

POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and the proximity of the site to existing and planned urban services. Projects within areas designated as Limited Service would be permitted a density of one (1) to one and one half (1.5) units per acre depending upon the surrounding development pattern and availability of resources.

POLICY HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional suburban sprawl:

3. OPEN SPACE DEVELOPMENTS that cluster homes on less land, preserving permanently dedicated open space and often employ on-site or community sewage treatment. These types of developments are likely to

occur primarily in the Conservation, Rural, and to a certain extent the Limited Service areas identified on the Future Land Use Map.

PUBLIC SERVICES AND UTILITIES:

The Lower Currituck Volunteer Fire Department provides fire protection for this area. The closest fire hydrant is about 2,671 linear feet (0.5 miles) to the north. Electric service, telephone, county water and cable are currently available for this site.

TRANSPORTATION:

The property has access to Grandy Road (paved). The parcel has approximately 743 linear feet of paved street frontage on Grandy Road.

FLOOD ZONE:

The western most area of the property (about 9 acres) is both: AE BFE 7.2 ft. and Shaded X; and the remaining 36 acres are outside of the 100 year floodplain. The FIRM Map panels are 3720-9900-00-K and 3720-9921-00-J dated December 16, 2005. FIRM Map Index dated September 20, 2006.

SOILS:

The Currituck County Soils map indicates the property contains the following:
Approximately 10.5 acres have suitable soil types;
Approximately 21.5 acres have marginal soil types; and
Approximately 13 acres have unsuitable soils for on-site septic systems.

WETLANDS:

Approximately 9 acres of this property is wetlands comprised of the following: bottomland hardwood, cleared bottomland hardwood and swamp forest.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 45 acres from Agricultural (A) to Residential (R) for the following reasons:

- 1) The request complies with the 2006 Land Use Plan classification of Limited Service and the Grandy sub-area recommendations for a density of one unit per acre.
- 2) The surrounding area, while zoned Agricultural, is emerging in a suburban low-density residential development pattern, particularly as evidenced by the Grandy Woods, Oakwood, Kelly's, Hickory Hill, Barco and Golf Ridge Estates Subdivisions. The permitted density in the Residential (R) zoning district of one unit per 40,000 sq. ft. is in keeping with the surrounding area and appears to **comply** with the policies of the Land Use Plan.
- 3) The subject property is adjacent to a full service area.
- 4) The permitted density is in keeping with the character of the surrounding area.

PLANNING BOARD DISCUSSION

Mary Wright appeared before the board.
Mr. Webb presented the case analysis to the board.

DISCUSSION

No discussion.

ACTION

Mr. West motion to recommend approval with staff recommendations to rezone approximately 45 acres from Agricultural (A) to Residential (R) according to the 2006 Land Use Plan. Mr. Bell seconded the motion. Motion passed unanimously.

Chairman Nelms opened the public hearing. There being no comments, he closed the public hearing.

Commissioner Bowden moved to approve. Commissioner Gregory seconded the motion. Motion carried with Commissioner Etheridge voting no.

Public Hearing and Action PB 08-02 Grandy Farm: Request for Sketch Plan/Special Use Permit approval of a 14-lot major subdivision. The proposed 18.57 acre development is located along the western side Poplar Branch Road and approximately 220 feet north of Nicole Lane, Tax Map 94, Parcel 31, Poplar Branch Township.

Sworn testimony was given prior to making statements.

Ben Woody, Planning Director, reviewed the request.

**Case Analysis for the
Board of Commissioners
Meeting Date: March 3, 2008
PB 08-02 Grandy Farms, Sketch Plan**

ITEM:	PB 08-02 Grandy Farms: Sketch Plan/ Special Use Permit for a 14-lot residential subdivision.
LOCATION:	The 18.57 acre property is located on the western side of Poplar Branch Road, 0.04 mile north of Nicole Lane, Poplar Branch Township.
TAX ID:	Tax Map 94, Parcel 31
ZONING DISTRICT:	Residential and Agricultural

OWNER: Arlene Grandy
1008 Maple Street
Elizabeth City, NC 27958

ENGINEER: Hyman & Robey
150 US Hwy 158 E.
PO Box 339
Camden, NC 27921
252-338-2913

PRESENT USE: Residential

SURROUNDING PROPERTY:

	Land Use	Zoning
NORTH:	Residential	R & A
SOUTH:	Multi-family	A
EAST:	Vacant	R
WEST:	Residential & Woodland	A

SCHOOL DISTRICT: Griggs Elementary

SIZE OF SITE: 18.57 Acres

NUMBER OF LOTS: 14

DENSITY: 0.75 of a unit per acre

MINIMUM LOT SIZE: 20,000 SF (allowable) and 30,000 (proposed). The difference between 40,000 sf and 30,000 sf must be placed into open space.

STREETS: The streets will be built to NCDOT Design and Construction standards and potentially dedicated to NCDOT. The proposed development will contain an improved street connection to the 12.95 acre parcel (n/f Charles Grandy) located along the northern property line of Grandy Farms.

WATER: This development is proposing to connect to county water.

FIRE: This development is located within the jurisdiction of the Lower Currituck Volunteer Fire Department. This development proposes fire hydrants within 500 feet of each lot.

WASTEWATER: Individual, on-site septic systems are proposed.

SOILS: The Currituck County Soil Suitability map indicates a portion of the soils at the rear of the subdivision, predominately in open space, as well as a small area at the entrance of the subdivision are not suitable due to soil wetness conditions. The soils on the remainder of the

property are suitable for conventional waste water disposal systems.

OPEN SPACE:

Open space for a conventional subdivision is required when lot area is reduced from the required 40,000 sf. The open space for Grandy Farms required for lot size reduction is 2.98 acres. A detailed CAMA wetland survey/delineation has not been provided to determine existence of CAMA wetlands.

DRAINAGE:

The applicant is proposing infiltration swales along lot lines and road rights-of-way.

NARRATIVE OF REQUEST:

- Ron Rose is seeking sketch plan approval of a 14-lot residential subdivision.
- According to the development impact statement, the developer's anticipated sale price of the lot and home combinations will range from \$339,000 to \$389,000. The proposed homes will average 1,800 sf with two baths and three to four bedrooms.

TECHNICAL REVIEW STAFF COMMENTS (January 16, 2008):

1. Soil and Water
 - a. Approved as is.
2. NC Department of Transportation
 - a. Approved with the following comment: future development may require improvements to SR 1131 (Poplar Branch Road).
3. Fire Marshal
 - a. No comment.
4. Water Department
 - a. The county water department will supply water to this subdivision of 14 lots provided an agreement between the water department and the developer is reached on the types of materials and their installation. The installation must be in accordance with county and state approved plans.
5. County Engineer
 - a. Approved as is.
6. NC DENR, Division of Coastal Management
 - e. No comment received.
7. Albemarle Regional Health Services
 - a. Each lot must be evaluated prior to any approvals being granted.
8. Currituck County Planning and Inspections, Inspections Division
 - a. No comment.
9. Currituck County GIS
 - a. Approved street names.

10. Currituck County Parks & Recreation Department
 - a. Reviewed, no comment.
11. Currituck County Emergency Management
 - a. No comment received.
12. US Army Corps of Engineers
 - a. No comment received.
13. NC DENR, Division of Water Quality
 - a. No comment received.
14. NC DENR, Division of Land Quality
 - a. No comment received.
15. Currituck County Superintendent of Schools
 - a. Reviewed, no comment.
16. NC Dominion Power
 - a. No comment received.
17. Embargo
 - b. Reviewed, no comment.
18. Office of State Archaeology
 - a. Approved as is.

SPECIAL USE PERMIT CRITERIA:

Special use permits are intended to allow the Board of Commissioners flexibility in the administration of the UDO. It is recognized that some land uses have a particular impact on the surrounding land that cannot be determined and controlled by general zoning regulation. Through the special use permit procedure, property uses which would otherwise be considered undesirable in certain districts can be developed subject to conditions of approval to minimize any negative effects they might have on surrounding properties. In order to approve a special use permit, certain criteria must be satisfied. The criteria are outlined as follows:

1. *Is the application complete?*
 - a. Based on staff review all required information has been submitted.
2. *Does the proposal comply with the provisions in the UDO for sketch plan approval?*
 - a. The proposed development complies with the provisions of the UDO for sketch plan approval.
3. *Does the proposal comply with the general standards for a special use permit/sketch plan?*
 - a. *Will not endanger the public health or safety.*

- i. Public health and safety issues including stormwater management, wastewater disposal and access for emergency services have been adequately addressed for this development.

- f. *Will not injure the value of adjoining or abutting property.*
 - i. The proposed 14-lot residential subdivision should have no negative impact on adjoining property. The adjoining uses include residential and multi-family uses.

- g. *Will be in harmony with the area in which it is located.*
 - i. The proposed residential subdivision should be similar and compatible with the neighborhood, and have no negative impact on the adjoining property.
 - ii. The 404 wetlands, subject to US Army Corps jurisdiction, are being preserved within open space.

- h. *Will be in conformity with the Land Use Plan, Thoroughfare Plan or other plans officially adopted by the Board.*
 - i. The 2006 Land Use Plan classifies this property within the two classification areas, **Limited Service and Conservation**, and within the Grandy sub-area.
 - 1. Limited Service areas are located in parts of the county that provide for residential development at low densities. The base development density should be one unit per acre but could be increased to one and one-half per acre through overlay zoning depending on service facilities.
 - 2. Conservation areas are located in parts of the county that are environmentally sensitive. In areas that are considered developable densities of one unit per three acres. The proposed subdivision is in keeping with the Land Use Plan designation.
 - ii. The 2006 Land Use Plan policy statement ES2. encourages conservation of inland, non-tidal wetlands.

- i. *Will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate. Such facilities must be in place or programmed to be in place within two years after the initial approval of the sketch plan. In the case of subdivision and multifamily development at the sketch plan/special use, preliminary plat or final plat stage, the Board of Commissioners may establish time limits on the number of lots/units available for development to assure adequate public facilities are available in accordance with the UDO.*
 - i. The revised capacity formula and generation rates taken from the Tischler & Associates, Inc. study were used to calculate the capacity

under the existing ordinance. The proposed development will yield the following calculations:

Grandy Farms (14 SFD lots)	Available Capacity	Demand	Remaining Capacity if approved
Elementary School	294	4	290
Middle School	54	1	53
High School	66	2	64

- ii. The county water department has adequate water to serve the proposed 14-lot residential development.
- iii. Staff has determined adequate public facilities exist to serve this subdivision.

STAFF RECOMMENDATION:

The proposed development meets the requirements for sketch plan/special use permit approval and the planning staff recommends approval subject to the following:

Code and Technical Review Committee Requirements:

1. Section 10.4.1 of the UDO requires open space to be legally and practicably accessible to the residents of the development. The useable open space is divided by 404 wetlands and, does not allow the open space area that is suitable for development (uplands) completely accessible. *(Staff comment: Once the 404 wetlands have been delineated, an elevated boardwalk over the 404 wetlands will be proposed that will connect the upland open space.)*
2. Section 10.4.3 of the UDO requires a portion of the required open space to be improved for recreational use. The developer shall indicate the expected open space recreational improvements intended for the development. *(Staff comment: The developer will address the recreational needs of the development and propose an elevated boardwalk over 404 wetlands, play area for children and possible picnic pavilion).*
3. Section 10.3.3 of the UDO requires the applicant to submit written commitment from the county to provide water service to the development. *(Staff comment: The county water department will provide water service to the proposed 14-lot subdivision).*
4. Section 9.1.5 of the UDO restricts access to Poplar Branch Road. Lots 1 and 7 shall contain a five foot non-access buffer along Poplar Branch Road. *(Staff comment: Note 11 has been added the sketch plan prohibiting lots 1 and 7 from having direct access to Poplar Branch Road.)*

Chairman Nelms opened the public hearing.

Commissioner Bowden questioned the open space maintenance policy and that County staff should present one for approval.

Eddie Hyman, Engineer, reviewed the project.

Arlene Grandy, questioned the road and type of housing.

There being no further comments, Chairman Nelms closed the public hearing.

Commissioner Bowden moved to approve. Commissioner Gregory seconded the motion. Motion carried.

Public Hearing and Action PB 08-05 Joe Boehm: Request for Sketch Plan/Special Use Permit for one single family lot located in Shawboro at 184 Four Forks Road, Tax Map 43, Parcel 34E, Crawford Township.

Sworn testimony was given prior to making statements.

Ben Woody, Planning Director, reviewed the request.

**CASE ANALYSIS FOR THE
BOARD of COMMISSIONERS
MEETING DATE: March 3, 2008
PB 08-05 Joe Boehm, Sketch Plan**

ITEM: PB 08-05 Joe Boehm: Sketch Plan/Special Use Permit for a one lot residential subdivision.

LOCATION: The 2.26 acre property is located in Shawboro at 184 Four Forks Road, Crawford Township.

TAX ID: Tax Map 43, Parcel 34E

ZONING DISTRICT: Agricultural

OWNER: Joseph M. and Judith A. Boehm
184 Four Forks Road
Shawboro NC 27973

ENGINEER: Hyman & Robey
150 US Hwy 158 E.
PO Box 339
Camden, NC 27921
252-338-2913

PRESENT USE: Residential

SURROUNDING PROPERTY:

	Land Use	Zoning
NORTH:	Active Farmland	A
SOUTH:	Active Farmland	A
EAST:	Single Family Dwelling	A
WEST:	Single Family Dwelling	A

SCHOOL DISTRICT: Central Elementary

SIZE OF SITE: 2.26 Acres

NUMBER OF LOTS:	1 (total of 7)
DENSITY:	0.44 of a unit per acre
MINIMUM LOT SIZE:	40,000 SF (allowable) and 98,445 (proposed).
STREETS:	The lot will be created on an existing state maintained road, Four Forks Road (SR 1148).
WATER:	This development is required to connect to county water, if available at final plat, or bond for the future connection.
FIRE:	This development is located within the jurisdiction of the Crawford Volunteer Fire Department. A fire hydrant is required within 500 feet of the lot if county water is available. If county water is not available at the time of final plat, the fire hydrant improvements must be bonded.
WASTEWATER:	Individual, on-site septic system is existing.
SOILS:	The Currituck County Soil Suitability map indicates the soils to be Tomotley fine sandy loam. This soil is poorly suited to most urban and recreation uses because of wetness. Extensive drainage and site modification are needed for dwellings that require septic tank absorption fields.
OPEN SPACE:	Not required.
DRAINAGE:	The applicant is proposing infiltration swales along lot lines and road rights-of-way.

NARRATIVE OF REQUEST:

- The parent parcel of this tract has been previously subdivided the maximum number of times under the minor subdivision regulations. This is the sixth split from the parent parcel, thus requiring major subdivision review.
- According to the Development Impact Statement, the owner intends upon subdividing a lot as a gift to his daughter.

TECHNICAL REVIEW COMMITTEE COMMENTS (January 16, 2008):

Zoning

1. A fire hydrant must be located a maximum of 500' from the lot if county water is available at the time of final plat. If county water is not available to the lot at the time of final plat, then the hydrant improvements must be bonded.
2. Corrected flood zone to 5.4'.
3. Call out the minimum lot size. Your minimum lot size is 2.26 acres.

Building Inspection Comments

1. Reviewed with no comment.

NCDOT Comments

1. Approved as is.

Health Department

No comment received.

Water Department Comments

1. Approved as is.

Fire Marshal Comments

1. Reviewed without comment.

County Engineer

1. Approved as is.

Soil and Water Comments

1. Approved as is.

CAMA Comments

1. Reviewed without comment.

Office of State Archaeology

1. Reviewed without comment.

Currituck County Schools

1. Reviewed with no comment.

Currituck County Parks and Recreation

1. Reviewed with no comment.

Embarq

1. Reviewed with no comment.

SPECIAL USE PERMIT CRITERIA:

Special use permits are intended to allow the Board of Commissioners flexibility in the administration of the UDO. It is recognized that some land uses have a particular impact on the surrounding land that cannot be determined and controlled by general zoning regulation. Through the special use permit procedure, property uses which would otherwise be considered undesirable in certain districts can be developed subject to conditions of approval to minimize any negative effects they might have on surrounding properties. In order to approve a special use permit, certain criteria must be satisfied. The criteria are outlined as follows:

1. *Is the application complete?*
 - a. Based on staff review all required information has been submitted.
2. *Does the proposal comply with the provisions in the UDO for sketch plan approval?*

- a. The proposed development complies with the provisions of the UDO for sketch plan approval.
3. *Does the proposal comply with the general standards for a special use permit/sketch plan?*
 - (a) *Will not endanger the public health or safety.*
 - i. Public health and safety issues including stormwater management, wastewater disposal, and access for emergency services have been adequately addressed within this proposal.
 - (b) *Will not injure the value of adjoining or abutting property.*
 - i. The proposed one lot residential subdivision should have no negative impact on adjoining property. The adjoining uses include single family dwellings and active farm land.
 - (c) *Will be in harmony with the area in which it is located.*
 - i. The proposed residential subdivision should be similar and compatible with the neighborhood and have no negative impact on the adjoining property.
 - (d) *Will be in conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board.*
 - i. The 2006 Land Use Plan classifies this property as Rural in the Shawboro/Crawford Sub-Area. The policy emphasis of this plan is to encourage the preservation of agricultural and open space in the Shawboro/Crawford sub-area whenever possible. Residential development density equal to or less than one unit per three acres is to be encouraged.
 - (e) *Will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate. Such facilities must be in place or programmed to be in place within two years after the initial approval of the sketch plan. In the case of subdivision and multifamily development at the sketch plan/special use, preliminary plat or final plat stage, the Board of Commissioners may establish time limits on the number of lots/units available for development to assure adequate public facilities are available in accordance with the UDO.*
 - i. Being a one lot subdivision, the development should have little impact on public facilities; therefore, staff has determined adequate public facilities exist to serve this subdivision.

STAFF RECOMMENDATION:

The proposed development meets the requirements for sketch plan/special use permit approval and the planning staff recommends approval subject to the findings of fact and the following:

Code and TRC Requirements

1. A fire hydrant must be located a maximum of 500' from the lot if county water is available at the time of final plat. If county water is not available to the lot at the time of final plat, then the hydrant improvements must be bonded.
2. Corrected flood zone to 5.4'.
3. Call out the minimum lot size. Your minimum lot size is 2.26 acres.

Chairman Nelms opened the public hearing.

Eddie Hyman, Engineer, commented on major subdivision request for fees of \$14,000 for water, that is not yet available to applicant.

Chairman Nelms requested staff to review this UDO requirement that he feels is unfair.

There being no further comments, Chairman Nelms closed the public hearing.

Commissioner Gregory moved to approve. Commissioner Bowden seconded the motion. Motion carried.

Discussion and Action on supporting Camden County Commissioners for funding against OLF

Dan Scanlon, County Manager, reviewed letter from John Morrison, Camden County Attorney, concerning funding for legal action to fight the location of the proposed OLF site.

Chairman Nelms moved to have staff contact Camden to discuss the funding that will be needed to continue their legal action. Commissioner Gregory seconded the motion. Motion carried.

Approval of Rental Car Concessionaire Agreement

Dan Scanlon, County Manger, reviewed the agreement to place cars at the airport for rent and this is also available to county employees. The agreement is with Enterprise Leasing.

Appointment to Board of Adjustment

Commissioner Taylor moved to appoint Ralph Jones and Tom Roddy as alternate. Commissioner Gregory seconded the motion. Motion carried.

Appointment to Airport Advisory Board

Commissioner Etheridge moved to nominate Ed Ish.
Commissioner Taylor moved to nominate Denise Hall.
Commissioner Gregory moved to nominate David Messina.

Chairman Nelms requested Board to sign ballot and give to Clerk.

Chairman Nelms read ballot and David Messina and Denise Hall received majority of votes.

Consent Agenda:

1. Appoint Commissioner Bowden to the Carova Beach Task Force Committee
2. Appointment of Gary McGee to replace Commissioner Bowden on the Coastal Resources Advisory Council (CRAC)
3. Change Orders for Jarvisburg Elementary School
4. Change Orders for Shawboro Elementary School
5. Approval of Resolution Supporting the Hurricane Isabel Emergency Stream Cleanup Phase III in the Amount of \$24,000
6. Change Order for Cooperative Extension Services Center for \$12,478.62
7. Budget Amendments
8. Planning & Inspections fee schedule change
9. Approval of February 18, 2008, Minutes
10. Resolution on Mid-Currituck Bridge

Commissioner Gregory moved to approve. Commissioner Taylor seconded the motion. Motion carried.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10446-532441	Technology < \$1,000	\$ 38,469	
10446-590441	Technology > \$1,000	\$ 10,540	
10330-449900	Miscellaneous Grants		\$ 24,084
10340-450500	Administration & Filing Fees		\$ 12,463
	Transfer from Occupancy		
10390-495015	Tax		\$ 12,462
15320-415000	Occupancy Tax		\$ 12,462
	Transfer to Operating		
15447-587010	Fund	\$ 12,462	
		\$ 61,471.00	\$ 61,471

Explanation: Public Information (10446) - To record PEG Grant awarded to the County by the NC Rural Center. Items to be purchased from grant funds are as follows:

Portable switcher	\$ 15,500
17" HD Monitor	\$ 2,600
32 GB P2 Card	\$ 1,500
Portable 3 Channel Mixer	\$ 1,295
Blu-Ray Burner	\$ 3,250
Computer	

Video Walkman	\$	1,045
Camera Kit	\$	8,650
Cargo Trailer	\$	1,769
Teleprompter Package	\$	1,660
3 20" LCD HCTV	\$	1,200
		<hr/>
	\$	38,469
		<hr/>
16 Channel Audio Mixer	\$	750
Portable DVD Player	\$	239
Mini DV Cassettes and Cleaner	\$	112
Electrical cords and plugs	\$	60
Portable DVD Recorder	\$	179
Artel Boris FX9.0 Software	\$	420
Artel Motion Graphics Pack	\$	599
Arel Final Effects Complete	\$	650
Carrying Case	\$	180
16GB P2 Card	\$	850
Computer Converter	\$	160
2 Keyboards	\$	270
3 Microphones	\$	537
3 - 3 piece speaker system	\$	354
Video Monopod	\$	170
Tripod system	\$	875
Shoulder camera support	\$	325
2 Bidirectional Media Converter	\$	398
Mini DV Rack	\$	14
Portable Green Screen	\$	859
3 TV Wallmounts	\$	363
DVDxDV Encoder Software	\$	80
2 17" Docking Stations	\$	640
2 22" LCD Monitors	\$	538
4 CDs of various software	\$	669
Misc	\$	249
		<hr/>
	\$	10,540
		<hr/>
	\$	49,009
		<hr/> <hr/>

Net Budget Effect:

Operating Fund (10) - Increased by \$49,009.
Occupancy Tax Fund (15) - Increased by \$12,462.

Debit

Credit

<u>Account Number</u>	<u>Account Description</u>	Decrease Revenue or	Increase Revenue or
		Increase Expense	Decrease Expense
10540-545000	Contracted Services	\$ 425	
10540-514000	Travel	\$ 1,501	
10540-531000	Gas, Oil, Tires	\$ 3,500	
10540-590441	Technology > 1000	\$ 1,500	
10540-511000	Postage & Telephone		\$ 3,000
10540-514500	Training & Education		\$ 1,926
10540-516000	Repairs & Maintenance		\$ 2,000
		<u>\$ 6926</u>	<u>\$ 6926</u>

Explanation: Inspections (10540) - To purchase headsets for permit officers and operating transfers for the remainder of this fiscal year.

Net Budget Effect: Operating Fund (10) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10512-531000	Gas, Oil & Tires	\$ 4,000	
10512-526000	Advertising		\$ 500
10512-532000	Supplies		\$ 2,000
10512-536000	Uniforms		\$ 500
10512-561000	Professional Services		\$ 1,000
		<u>\$ 4,000</u>	<u>\$ 4,000</u>

Explanation: Animal Control (10541) -Request to transfer money to cover cost of rising gas prices.

Net Budget Effect: Operating Fund (10) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10650-526200	Promotional Items	\$ 19,000	
10650-592000	Economic Development Projects		\$ 19,000
		<u>\$ 19,000</u>	<u>\$ 19,000</u>

Explanation: Economic Development (10650) - Transfer funds from Economic Development projects to promotional expenses for trade-show display expenses and promotional

advertising (billboards, etc).

Net Budget Effect:

Operating Fund (10) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10511-511000	Telephone & Postage	\$ 1,100	
10511-514000	Travel	\$ 3,600	
10511-516000	Repairs & Maintenance	\$ 8,100	
10511-531000	Gas,Oil, Etc.	\$ 3,100	
10511-536000	Uniforms	\$ 1,000	
10511-554000	Insurance & Bonds	\$ 2	
10511-545000	Contracted Services		\$ 16,902
		\$ 16,902	\$ 16,902

Explanation: Jail (10511) - To transfer budgeted funds in order to pay for expected shortfall in these line items.

Net Budget Effect:

Operating Fund (10) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10410-526000	Advertising	\$ 5,000	
10410-561000	Professional Services		\$ 5,000
		\$ 5,000	\$ 5,000

Explanation: Administration (10410) - To transfer funds for increased advertising for the remainder of this fiscal year.

Net Budget Effect:

Operating Fund (10) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
21690-545001	Lower Currituck Fire Fund Balance	\$ 89,900	
21390-499900	Appropriated		\$ 89,900
		\$ 89,900	\$ 89,900

Explanation: Poplar Branch Fire District - Lower Currituck (21690) - To appropriate funds to purchase a 1995 International Summit Walk-in rescue truck for a price of \$89,900.

Net Budget Effect: Poplar Branch Fire District Tax Fund (21) - Increased by \$89,900.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
61818-516000	Repairs and Maintenance	\$ 30,000	
61818-590000	Capital Outlay		\$ 30,000
		\$ 30,000	\$ 30,000

Explanation: Mainland Water (61818) - Transfer funds from capital outlay to repairs and maintenance to redevelop shallow wells to improve flow and increase gallons per minute. The capital outlay was budgeted for greensand media replacement, which is not needed at this time.

Net Budget Effect: Mainland Water (61) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
15446-526200	Promotional efforts	\$ 2,500	
15350-465002	Co-op Advertising		\$ 2,500
		\$ 2,500	\$ 2,500

Explanation: Tourism (15446) - To increase appropriations to appropriate funds collected through Co-op advertising.

Net Budget Effect: Occupancy Tax (15) - Increased by \$2,500.

Currituck County Master Fee Schedule

RATE AND FEE SCHEDULE EFFECTIVE 1 JULY 2007

Dept.	Description	Cost	
MW	3" Riser	\$ 15.00	
MW	6" Riser	\$ 20.00	
P/I	Amendments to UDO (yearly)	\$ 15.00	
P/I	Appeal (Board of Adjustment)	\$ 150.00	
MW	Backhoe per hour	\$ 40.00	
SOBW	Backhoe per hour	VOH \$ 40.00	
SOBW	Backhoe per hour	OS ABC \$ 40.00	
SOBW	Backhoe per hour	OS D-Y \$ 40.00	
ROD	Birth or Death Admendments (preparation)	\$ 10.00	
ROD	Birth or Death Admendments, NC Vital Records	\$ 15.00	payable to N.C. Vital Records Section
ROD	Birth or Death Legitimations County	\$ 10.00	
ROD	Birth or Death Legitimations State (via check)	\$ 10.00	
ROD	Birth or Death Record, Certified Copy	\$ 10.00	
ROD	Birth, Delayed Birth Applications	\$ 20.00	
P/I	Board of Adjustment Agenda (yearly)	\$ 7.50	
P/I	Board of Adjustment Minutes (yearly)	\$ 25.00	
LIB	Books, Fines for Overdues	\$ 0.05	per day
ITS	CD1: GIS data CD	\$ 50.00	
ITS	CD2: 2003 Color Aerial Photography	\$ 100.00	
P/R	Community Leagues		
P/R	Adult Softball (men and women)	\$ 200.00	per team
P/R	Youth Soccer (Fall and Spring)	\$ 20.00	per child - Maximum of \$40.00 per family
P/R	Youth/Junior Basketball	\$ 20.00	per child - Maximum of \$40.00 per family
P/R	Youth Tackle Football	\$ 25.00	per child - No Maximum Fee
P/R	Youth Flag Football	\$ 20.00	per child - Maximum of \$40.00 per family
P/R	Youth Cheerleading	\$ 20.00	per child - Maximum of \$40.00 per family

P/R	Youth T-Ball/Baseball/Softball	\$	25.00	per child - \$35.00 (2 children) Maximum of \$50.00 for a family of 3 or more
ROD	Copies, Certified 1st page	\$	5.00	plus \$2.00 each additional page
ITS	Copies, GIS Data, Laser 11 x 17 black and white	\$	1.00	
ITS	Copies, GIS Data, Laser 11 x 17 color	\$	2.00	
ITS	Copies, GIS Data, Laser 8 1/2 x 11 black and white	\$	0.50	
ITS	Copies, GIS Data, Laser 8 1/2 x 11 color	\$	1.00	
ITS	Copies, GIS Data, Laser 8 1/2 x 14 black and white	\$	0.75	
ITS	Copies, GIS Data, Laser 8 1/2 x 14 color	\$	1.50	
ITS	Copies, GIS Data, Plotter 20 x 24 up to 28 x 36	\$	5.00	
ITS	Copies, GIS Data, Plotter Greater than 28 x 36 to 36 x 42	\$	8.00	
ITS	Copies, GIS Data, Plotter Greater than 36 x 42	\$	10.00	
ITS	Copies, GIS Data, Plotter less than 20 x 24	\$	3.00	
ELE	Copies, per copy	\$	0.10	
LIB	Copies, per copy	\$	0.10	
P/I	Copies, Personal	\$	0.10	1 sided
P/I	Copies, Personal	\$	0.15	2 sided
ROD	Copies, Uncertified	\$	0.25	
ROD	Copies, Uncertified Plats (11"x17")-per page VIA Mail	\$	2.00	
ROD	Copies, Uncertified Plats (18"x24")-per page	\$	2.00	
ROD	Copies, Uncertified Plats (18"x24")-per page VIA Mail	\$	3.00	
ROD	Copies, Uncertified VIA Mail	\$	1.00	
P/I	Copy of Official Zoning Map	\$	7.50	
NRW	Damaged parts (not normal wear and tear)		Cost	plus 20%
ROD	Deeds of Trust and Mortgages 1st page	\$	12.00	
ROD	Deeds of Trust and Mortgages 2nd page and all additional pages	\$	3.00	
ROD	Deeds of Trust and Mortgages Additional (multi-instrument)	\$	10.00	
ROD	Deeds of Trust and Mortgages Probate	\$	2.00	
ROD	Deeds of Trust and Mortgages Satisfaction/Cancellation		Free	
SR CTR	Deposit, Rental of Senior Center Space (Refundable)	\$	100.00	
ELE	Diskette	\$	10.00	
MW	Ditch Witch per hour	\$	25.00	
SOBW	Ditch Witch per hour	VOH	\$ 25.00	
SOBW	Ditch Witch per hour	OS ABC	\$ 25.00	

SOBW	Ditch Witch per hour	OS D-Y	\$ 25.00	
NRW	Equipment accessibility charge		\$ 15.00	
NRW	Equipment tampering fee		\$ 50.00	
LIB	Fax		\$ 2.50	plus \$1.00 each additional page
MW	Fire hydrant meter		\$ 500.00	
SOBW	Fire hydrant meter	VOH	\$ 500.00	
SOBW	Fire hydrant meter	OS ABC	\$ 500.00	
SOBW	Fire hydrant meter	OS D-Y	\$ 500.00	
MW	Fire hydrant meter setup fee		\$ 25.00	
SOBW	Fire hydrant meter setup fee	VOH	\$ 25.00	
SOBW	Fire hydrant meter setup fee	OS ABC	\$ 25.00	
SOBW	Fire hydrant meter setup fee	OS D-Y	\$ 25.00	
AIR	Hangar leases, non-commercial		\$2,100.00	annual, payable \$175 per month
AIR	Hangars, commercial B-1-C & B-2-C		\$3,900.00	annual, payable \$325 per month
AIR	Hangars, commercial A-1-T, A-6-T & office space 1 combined		\$4,020.00	annual, payable \$335 per month
AIR	Hangars, commercial 5, 11 & Office space 2 combined		\$4,236.00	annual, payable \$353 per month
SOBW	High risk deposit (owner or renter)	VOH	\$ 150.00	or three months' billing of previous usage, whichever is greater
SOBW	High risk deposit (owner or renter)	OS ABC	\$ 150.00	or three months' billing of previous usage, whichever is greater
SOBW	High risk deposit (owner or renter)	OS D-Y	\$ 150.00	or three months' billing of previous usage, whichever is greater
MW	High-risk deposit (owner or renter)		\$ 150.00	or three months' billing of previous usage, whichever is greater
NRW	High-risk deposit (owner or renter)		\$ 50.00	
ROD	Highway Maps 1st page		\$ 21.00	
ROD	Highway Maps Additional Page(s)		\$ 5.00	
ROD	Highway Maps Certified Copy (per 1st page)		\$ 5.00	
SOBW	Impact Fee 1" Meter	OS ABC	\$6,500.00	
SOBW	Impact Fee 3/4" Meter	OS ABC	\$6,000.00	
SOBW	Impact Fee standard 3/4" meter, commercial	VOH	\$1,000.00	
SOBW	Impact Fee standard 3/4" meter, hotels/motels per two rooms	VOH	\$1,000.00	
SOBW	Impact Fee standard 3/4" meter, laundry	VOH	\$1,000.00	per 3 machines
SOBW	Impact Fee standard 3/4" meter, multifamily	VOH	\$1,000.00	(condos, cottage courts, apartments) Each habitable unit
SOBW	Impact Fee standard 3/4" meter, restaurants	VOH	\$1,000.00	per 16 seats or fraction thereof
SOBW	Impact Fee standard 3/4" meter, sewer	VOH	\$ 700.00	
SOBW	Impact Fee standard 3/4" meter, single family residential	VOH	\$1,000.00	

MW	Impact Fees 1 inch		\$5,500.00	
MW	Impact Fees 2 inch		\$6,000.00	
MW	Impact Fees 3 inch		\$6,500.00	
MW	Impact Fees 3/4 inch		\$5,000.00	
MW	Impact Fees 4 inch		\$7,000.00	
MW	Impact Fees 6 inch		\$7,500.00	
MW	Impact Fees 6 inch Fire Service		\$6,000.00	
MW	Impact Fees - 1 inch for Centers of Worship		\$3,000.00	
ROD	Instrument, General 1st page		\$ 12.00	
ROD	Instrument, General 2nd page and all additional pages		\$ 3.00	
ROD	Instrument, General Additional (multi-instrument)		\$ 10.00	
ROD	Instrument, General Probate		\$ 2.00	
SR CTR	Kitchen use		\$ 125.00	
SR CTR	Kitchen not used		\$ 100.00	
ELE	Labels, per label		\$ 0.01	Minimum \$.30
MW	Labor per man hour		\$ 25.00	
NRW	Labor per man hour		\$ 25.00	
SOBW	Labor per man hour	VOH	\$ 25.00	
SOBW	Labor per man hour	OS ABC	\$ 25.00	
SOBW	Labor per man hour	OS D-Y	\$ 25.00	
P/I	Land Use Plan		\$ 20.00	
MW	Lid only		\$ 10.74	
MW	Lock		\$ 5.00	
P/R	Maple Park refundable security deposit		\$ 25.00	
ROD	Marriage License		\$ 50.00	
ROD	Marriage License Certified Copy		\$ 10.00	
ROD	Marriage License Corrections		\$ 10.00	
MW	Meter		\$ 45.00	
MW	Meter accessibility charge		\$ 15.00	
SOBW	Meter accessibility charge	VOH	\$ 15.00	
SOBW	Meter accessibility charge	OS ABC	\$ 15.00	
SOBW	Meter accessibility charge	OS D-Y	\$ 15.00	
MW	Meter Box		\$ 25.00	

MW	Meter tampering fee		\$	50.00	
SOBW	Meter tampering fee	VOH	\$	50.00	
SOBW	Meter tampering fee	OS ABC	\$	50.00	
SOBW	Meter tampering fee	OS D-Y	\$	50.00	
MW	Meter testing fee		\$	25.00	If meter accurate
SOBW	Meter testing fee	VOH	\$	25.00	If meter accurate
SOBW	Meter testing fee	OS ABC	\$	25.00	If meter accurate
SOBW	Meter testing fee	OS D-Y	\$	25.00	If meter accurate
MW	Meter testing fee			No Charge	If more than 2.5% inaccurate
SOBW	Meter testing fee	VOH		No Charge	If more than 2.5% inaccurate
SOBW	Meter testing fee	OS ABC		No Charge	If more than 2.5% inaccurate
SOBW	Meter testing fee	OS D-Y		No Charge	If more than 2.5% inaccurate
ROD	Notary Oath		\$	10.00	
ROD	Notary Verification of Commission		\$	3.00	
MW	Open/reopen/transfer account		\$	15.00	
NRW	Open/reopen/transfer account		\$	15.00	
SOBW	Open/reopen/transfer account	VOH	\$	15.00	
SOBW	Open/reopen/transfer account	OS ABC	\$	15.00	
SOBW	Open/reopen/transfer account	OS D-Y	\$	15.00	
P/R	Parks				
P/R	Knotts Island		\$	200.00	per day
P/R	Maple Park		\$	300.00	per day
P/R	Maple Skate Park		\$	200.00	per day
P/R	Sound Park		\$	500.00	per day
P/R	Veteran's Memorial Park		\$	200.00	per day
P/R	Walnut Island Park		\$	200.00	per day
P/R	Park Picnic Shelter		\$	25.00	per 1/2 day/\$50 daily
P/I	Permit, Above Ground Swimming Pool, Hot Tub, nonresidential		\$	100.00	
P/I	Permit, Above Ground Swimming Pool, Hot Tub, residential		\$	25.00	
P/I	Permit, Alterations, nonresidential		\$	0.12	sf

P/I	Permit, Alterations, residential	\$ 0.10	sf
P/I	Permit, Chimney/Woodstove, residential	\$ 25.00	
P/I	Permit, County, State, Federal, Church	No Fee	
P/I	Permit, Demolition, nonresidential	\$ 75.00	
P/I	Permit, Demolition, residential	\$ 25.00	
P/I	Permit, detached storage, garages	\$ 0.15	sf
P/I	Permit, Electrical for Swimming Pool, nonresidential	\$ 50.00	
P/I	Permit, Electrical for Swimming Pool, residential	\$ 25.00	
P/I	Permit, Electrical, alterations, existing structures, nonresidential	\$ 50.00	*
P/I	Permit, Electrical, alterations, existing structures, residential	\$ 25.00	*
P/I	Permit, Electrical, new construction, nonresidential	\$ 100.00	
P/I	Permit, Electrical, new construction, residential	\$ 50.00	
P/I	Permit, Farm Building	No Permit	
P/I	Permit, Fire Hydrant Fund, nonresidential	\$ 400.00	
P/I	Permit, Gas, new construction, nonresidential	\$ 50.00	
P/I	Permit, Gas, new construction, residential	\$ 25.00	
P/I	Permit, Gas pumps & oil pumps, nonresidential	\$ 50.00	pump
P/I	Permit, In-ground Swimming Pool, nonresidential	\$ 100.00	
P/I	Permit, In-ground Swimming Pool, residential	\$ 50.00	
P/I	Permit, Insulation, alterations, existing structures, nonresidential	\$ 50.00	*
P/I	Permit, Insulation, alterations, existing structures, residential	\$ 25.00	*
P/I	Permit, Insulation, new construction, nonresidential	\$ 100.00	
P/I	Permit, Insulation, new construction, residential	\$ 50.00	
P/I	Permit, Mechanical, alterations, existing structures, nonresidential	\$ 50.00	*
P/I	Permit, Mechanical, alterations, existing structures, residential	\$ 25.00	*
P/I	Permit, Mechanical, new construction, nonresidential	\$ 100.00	
P/I	Permit, Mechanical, new construction, residential	\$ 50.00	
P/I	Permit, Minimum Fee	\$ 25.00	
P/I	Permit, Mobile homes/Modulars	\$ 0.10	sf
P/I	Permit, Moving, nonresidential	\$ 0.20	sf
P/I	Permit, Moving, residential	\$ 0.20	sf
P/I	Permit, Negligence, Penalty-bldg work w/o permit or occupy bldg w/o cert occy	\$ 25.00	minimum or 25% of permit cost, whichever is greater
P/I	Permit, New construction, additions, canopy, nonresidential	\$ 0.35	sf (excluding storage, garages, utility bldgs)

P/I	Permit, New construction, additions, canopy, residential		\$ 0.25	sf (excluding storage, garages, utility bldgs)
P/I	Permit, Pier, Bulkhead, Dock, Boatlift		\$ 50.00	
P/I	Permit, Plumbing, alterations, existing structures, nonresidential		\$ 50.00	*
P/I	Permit, Plumbing, alterations, existing structures, residential		\$ 25.00	*
P/I	Permit, Plumbing, new construction, nonresidential		\$ 100.00	
P/I	Permit, Plumbing, new construction, residential		\$ 50.00	
P/I	Permit, Pre-manufactured metal carport		No fee	
P/I	Permit, Private Schools & Day Care, nonresidential		\$ 0.07	sf
P/I	Permit, Re-inspections		\$ 50.00	
P/I	Permit, Replace windows/doors/siding >\$5000		\$ 25.00	
P/I	Permit, Review Fee		\$ 25.00	(to be paid at application, bal due when permit is issued)
P/I	Permit, Roofing (excluding shingle replacement)		\$ 25.00	
P/I	Permit, Roofing (shingle replacement)		No Permit	
P/I	Permit, Signs Off-premise, nonresidential		\$ 50.00	
P/I	Permit, Signs On-premise, nonresidential		\$ 25.00	
P/I	Permit, Temporary Office Building, nonresidential		\$ 60.00	
P/I	Permit, Tents (for public assembly/fire rating reg.), nonresidential		\$ 50.00	
P/I	Permit, Towers (height & width) nonresidential		\$ 0.12	sf
P/I	Permit, Wind Turbine, residential		\$ 200.00	
P/I	Permit, Wind Turbine, nonresidential		\$ 500.00	
MW	Pipe pressure/leakage retest		\$ 60.00	
SOBW	Pipe pressure/leakage retest	VOH	\$ 60.00	
SOBW	Pipe pressure/leakage retest	OS ABC	\$ 60.00	
SOBWS	Pipe pressure/leakage retest	OS D-Y	\$ 60.00	
MW	Pipe pressure/leakage test		\$ 30.00	
SOBW	Pipe pressure/leakage test	VOH	\$ 30.00	
SOBW	Pipe pressure/leakage test	OS ABC	\$ 30.00	
SOBW	Pipe pressure/leakage test	OS D-Y	\$ 30.00	
P/I	Planning Board Agenda (yearly)		\$ 7.50	
P/I	Planning Board Minutes (yearly)		\$ 35.00	
ROD	Plats 1st page (GS 161-10)		\$ 21.00	
ROD	Plats Additional Page(s)		\$ 21.00	
ROD	Plats Certified Copy (per 1st page)		\$ 5.00	

ELE	Print-out, per page		\$ 0.05	Minimum \$.25
MW	Reconnection fee (after cutoff for nonpayment)		\$ 25.00	8:00 am - 4:00 pm
MW	Reconnection fee (after cutoff for nonpayment)		\$ 50.00	4:00 pm - 8:00 am
SOBW	Reconnection fee (after cutoff for nonpayment)	VOH	\$ 25.00	8:00 am - 4:00 pm
SOBW	Reconnection fee (after cutoff for nonpayment)	OS ABC	\$ 25.00	8:00 am - 4:00 pm
SOBW	Reconnection fee (after cutoff for nonpayment)	OS D-Y	\$ 25.00	8:00 am - 4:00 pm
SOBW	Reconnection fee (after cutoff for nonpayment)	VOH	\$ 50.00	4:00 pm - 8:00 am
SOBW	Reconnection fee (after cutoff for nonpayment)	OS ABC	\$ 50.00	4:00 pm - 8:00 am
SOBW	Reconnection fee (after cutoff for nonpayment)	OS D-Y	\$ 50.00	4:00 pm - 8:00 am
NRW	Reconnection fee (after cutoff for non-payment)		\$ 25.00	8 a.m.-5 p.m.
NRW	Reconnection fee (after cutoff for non-payment)		N/A	5 p.m.-8 a.m.
MW	Renter deposit		\$ 100.00	
NRW	Renter deposit		\$ 50.00	
SOBW	Renter deposit	VOH	\$ 100.00	
SOBW	Renter deposit	OS ABC	\$ 100.00	
SOBW	Renter deposit	OS D-Y	\$ 100.00	
P/I	Request for Conditional Use Permit		\$ 150.00	
P/I	Request for CUP Renewal		\$ 25.00	
P/I	Request for Special Use Permit (or Amended SUP requiring public hearing)		\$ 150.00	
P/I	Request for Variance		\$ 150.00	
P/I	Request to Amend Ordinance or Amend Land Use Plan		\$ 150.00	
P/I	Request to re-hear case pulled by Applicant APONs & Legal adv already sent		\$ 75.00	
P/I	Request to Rezone		\$ 150.00	plus \$5.00 acre or part thereof
MW	Reread meter - our reading correct		\$ 15.00	
SOBW	Reread meter - our reading correct	VOH	\$ 15.00	
SOBW	Reread meter - our reading correct	OS ABC	\$ 15.00	
SOBW	Reread meter - our reading correct	OS D-Y	\$ 15.00	
MW	Reread meter - our reading incorrect		No Charge	
SOBW	Reread meter - our reading incorrect	VOH	No Charge	
SOBW	Reread meter - our reading incorrect	OS ABC	No Charge	

			No Charge	
SOBW	Reread meter - our reading incorrect	OS D-Y		
MW	Retro		\$ 75.00	
MW	Returned check fee		\$ 25.00	
NRW	Returned check fee		\$ 25.00	
SOBW	Returned check fee	VOH	\$ 25.00	
SOBW	Returned check fee	OS ABC	\$ 25.00	
SOBW	Returned check fee	OS D-Y	\$ 25.00	
P/I	Review of Lot Recombination		\$ 25.00	
P/I	Review of Minor Subdivision		\$ 25.00	lot
P/I	Review of Private Access Subdivision		\$ 50.00	lot
P/I	Review Site Plan (Commercial)		\$ 0.02	sq. ft. of gross floor area; \$50 min.
P/I	Review to Sketch Plan, *Major Subdivision		\$ 100.00	lot
P/I	Review to Sketch Plan, *Planned Development		\$ 100.00	lot
P/I	Review to Sketch Plan, Amended Sketch Plan in Major Subdivision		No Fee	
P/I	Review to Sketch Plan, Amended Sketch Plan w/I PUD		\$ 250.00	
MCW	Sewer Charges (See notes)		\$ 100.00	minimum per month
NRW	Sewer Charges, per residential dwelling unit, per month		\$ 16.34	\$20 effective 9/1/2007
NRW	Sewer Charges, per commercial unit		\$ 40.00	minimum/200% of water
SC	Soil surveys/publications		Free	
MW	Special request meter reading		\$ 15.00	
SOBW	Special request meter reading	VOH	\$ 15.00	
SOBW	Special request meter reading	OS ABC	\$ 15.00	
SOBW	Special request meter reading	OS D-Y	\$ 15.00	
P/I	Street Naming/Name Changing (payable to U.S. Sign Co.)		\$ 40.00	plus variable (Exception: Subdivisions created prior to 4/2/89 & sign never installed)
NTW	Tap-on Fee		\$ 500.00	
MCW	Tap-on Fee		None	
SOBW	Tap-on Fee: \$450.00 plus Impact Fee: 2000.00	OS D-Y	\$2,450.00	
AIR	Tie-down leases		\$ 10.00	per month
PW	Tipping Fees per ton for all solid waste that originates outside the County		\$ 73.00	
PW	Tipping Fees per ton for mixed solid waste MSW		\$ 63.00	
MW	Turn on/off fee, per occurrence		\$ 15.00	Normal working hours
SOBW	Turn on/off fee, per occurrence	VOH	\$ 15.00	Normal working hours
SOBW	Turn on/off fee, per occurrence	OS ABC	\$ 15.00	Normal working hours

SOBW	Turn on/off fee, per occurrence	OS D-Y	\$ 15.00	Normal working hours
MW	Turn on/off fee, per occurrence		\$ 25.00	After normal working hours
SOBW	Turn on/off fee, per occurrence	VOH	\$ 25.00	After normal working hours
SOBW	Turn on/off fee, per occurrence	OS ABC	\$ 25.00	After normal working hours
SOBW	Turn on/off fee, per occurrence	OS D-Y	\$ 25.00	After normal working hours
NRW	Turn on/off fee, per occurrence		\$ 15.00	Normal working hours
NRW	Turn on/off fee, per occurrence		\$ 25.00	After normal working hours
P/I	Unified Development Ordinance		\$ 15.00	
ROD	Uniform Commercial Code Fixture Filing Only 1-2 pages		\$ 38.00	
ROD	Uniform Commercial Code Fixture Filing Only 3-10 pages		\$ 45.00	
ROD	Uniform Commercial Code Fixture Filing Only over 10 pages		\$ 45.00	plus \$2.00 each additional page over 10
MW	Union half with nut		\$ 15.00	
MW	Water Charge Additional usage 10001-15000 gallons		\$ 4.50	per 1000 gal.
MW	Water Charge Additional usage 15001-20000 gallons		\$ 5.00	per 1000 gal.
MW	Water Charge Additional usage 20001 and up		\$ 6.00	per 1000 gal.
MW	Water Charge Additional usage 2001-1000 gallons		\$ 3.50	per 1000 gal.
MW	Water Charge Additional usage 5001-10000 gallons		\$ 4.00	per 1000 gal.
MW	Water Charge up to 5000 gallons, residential		\$ 4.50	per 1000 gal./effective 9/1/2007
MW	Water Charge up to 10,000 gallons, residential		\$ 5.50	per 1000 gal./effective 9/1/2007
MW	Water Charge up to 15,000 gallons, residential		\$ 6.50	per 1000 gal./effective 9/1/2007
MW	Water Charge up to 20,000 gallons, residential		\$ 7.50	per 1000 gal./effective 9/1/2007
MW	Water Charge all over 20,000 gallons, residential		\$ 8.50	per 1000 gal./effective 9/1/2007
MW	Water Charge up to 5000 gallons, commercial		\$ 4.50	per 1000 gal./effective 9/1/2007
MW	Water Charge up to 10,000 gallons, commercial		\$ 5.50	per 1000 gal./effective 9/1/2007
MW	Water Charge up to 15,000 gallons, commercial		\$ 6.50	per 1000 gal./effective 9/1/2007
MW	Water Charge up to 20,000 gallons, commercial		\$ 6.50	per 1000 gal./effective 9/1/2007
MW	Water Charge all over 20,000 gallons, commercial		\$ 6.50	per 1000 gal./effective 9/1/2007
SOBW	Water Charge Base Rate	VOH	\$ 15.00	month
SOBW	Water Charge Base Rate	OS ABC	\$ 15.00	month
SOBW	Water Charge Base Rate	OS D-Y	\$ 15.00	month
MW	Water Charge Commercial base 0-2000 gallons		\$ 20.00	month
SOBW	Water Charge Consumption over 20,000 gallons	VOH	\$ 8.50	per 1000 gal.
SOBW	Water Charge Consumption over 20,000 gallons	OS ABC	\$ 8.50	per 1000 gal.

SOBW	Water Charge Consumption over 20,000 gallons	OS D-Y	\$ 8.50	per 1000 gal.
SOBW	Water Charge Consumption up to 10,000 gallons	VOH	\$ 5.50	per 1000 gal.
SOBW	Water Charge Consumption up to 10,000 gallons	OS ABC	\$ 5.50	per 1000 gal.
SOBW	Water Charge Consumption up to 10,000 gallons	OS D-Y	\$ 5.50	per 1000 gal.
SOBW	Water Charge Consumption up to 15,000 gallons	VOH	\$ 6.50	per 1000 gal.
SOBW	Water Charge Consumption up to 15,000 gallons	OS ABC	\$ 6.50	per 1000 gal.
SOBW	Water Charge Consumption up to 15,000 gallons	OS D-Y	\$ 6.50	per 1000 gal.
SOBW	Water Charge Consumption up to 2,500 gallons	VOH	\$ 3.50	per 1000 gal.
SOBW	Water Charge Consumption up to 2,500 gallons	OS ABC	\$ 3.50	per 1000 gal.
SOBW	Water Charge Consumption up to 2,500 gallons	OS D-Y	\$ 3.50	per 1000 gal.
SOBW	Water Charge Consumption up to 20,000 gallons	VOH	\$ 7.50	per 1000 gal.
SOBW	Water Charge Consumption up to 20,000 gallons	OS ABC	\$ 7.50	per 1000 gal.
SOBW	Water Charge Consumption up to 20,000 gallons	OS D-Y	\$ 7.50	per 1000 gal.
SOBW	Water Charge Consumption up to 5,000 gallons	VOH	\$ 4.50	per 1000 gal.
SOBW	Water Charge Consumption up to 5,000 gallons	OS ABC	\$ 4.50	per 1000 gal.
SOBW	Water Charge Consumption up to 5,000 gallons	OS D-Y	\$ 4.50	per 1000 gal.
MW	Water Charge Fire Service (sprinkler systems)		\$ 20.00	month
MW	Water Charge Local Government/Board of Education		\$ 3.50	per 1000 gal.
MW	Water Charge Residential base 0-2000 gallons		\$ 16.00	month
MW	Water Charge Residential & Commercial base 0-2000 gallons		\$ 20.00	month/effective 9/1/2007
MW	Yoke		\$ 115.42	
MW	Yoke valve with meter nut		\$ 33.00	

NOTES:

- MCW Sewer Charges are equal to four (4) times the water charge for the billing period. Minimum sewer charge is \$100.00 per month.
- MCW There are no additional fees associated with the Moyock Commons Sewer District; however, as all District customers are connected to the Currituck County Mainland Water System, all charges and fees for water service will apply
- MW Water Charge: Commercial master meter accts charged at above rates per unit served. Hotels and motels: Four rooms equal one commercial master meter billing unit.
- MW Impact Fees: All installation costs for labor, materials and equipment shall be paid by the owner/developer/purchaser.

Subdivisions with active sketch plan approval prior to July 1, 2007 included on attached list will be assessed impact fees at the rate in effect on June 30, 2007 until June 30, 2009. Beginning July 1, 2009 any subdivisions that have not paid the impact fee will be assessed impact fees at the rate in effect on June 30, 2007.

MW Commercial sewer: 200% of water charge, \$40.00 minimum.

NRW Movable agricultural buildings occupied for farm purposes shall be exempt from fees prescribed above.

P&I *Alterations include work within existing structures and upgrading existing service do not include additions, new construction, providing power to structures not previously having power, or new service to existing buildings.

P&I Preliminary, amended preliminary, final, and amended final plats will be assessed a \$33.00 per lot fee if the sketch plan was approved prior to March 3, 2003.

SOBW VOH Total water charge based on rate block for total consumption. Ex: If 25,000 gallons used, cost is \$8.50/1000 for all gallons used.

SOBW OS ABC Total water charge based on rate block for total consumption. Ex: If 25,000 gallons used, cost is \$8.50/1000 for all gallons used.

SOBW OS D-Y Total water charge based on rate block for total consumption. Ex: If 25,000 gallons used, cost is \$8.50/1000 for all gallons used.

SOBW VOH Commercial master meter accounts charged at the above rates per unit served. Hotels and motels: Four rooms equal one commercial master meter billing unit.

SOBW OS ABC Commercial master meter accounts charged at the above rates per unit served. Hotels and motels: Four rooms equal one commercial master meter billing unit.

SOBW OS D-Y Commercial master meter accounts charged at the above rates per unit served. Hotels and motels: Four rooms equal one commercial master meter billing unit.

SOBW VOH Repairs requiring contracted labor charged at invoice plus 20%.

SOBW OS ABC Repairs requiring contracted labor charged at invoice plus 20%.

SOBW OS D-Y Repairs requiring contracted labor charged at invoice plus 20%.

SOBW OS D-Y Sewer Charge: Equal to 53% of total water charge.

SOBW VOH All replacement parts charged at cost plus 20%.

SOBW OS ABC All replacement parts charged at cost plus 20%.

SOBW OS D-Y All replacement parts charged at cost plus 20%.

Adopted June 18, 2007

Revised January 22, 2008

Revised March 3, 2008

FEE SCHEDULE
 PLANNING AND INSPECTIONS
 RATE AND FEE SCHEDULE EFFECTIVE 1 JULY 2007
Amended March 3, 2008

PERMIT	RESIDENTIAL		NONRESIDENTIAL	
New construction, additions, canopy (excluding storage, garages, utility bldgs.)	\$ 0.25	sf	\$ 0.35	sf
Above Ground Swimming Pool, Hot Tub	\$ 25.00		\$ 100.00	
Alterations	\$ 0.10	sf	\$ 0.12	sf
Chimney/Woodstove	\$ 25.00			
County, State, Federal, Church	no fee		no fee	
Demolition	\$ 25.00		\$ 75.00	
Detached Storage, Garages	\$ 0.15	sf	\$ 0.15	sf
Electrical	\$ 50.00	\$25*	\$ 100.00	\$50*
Electrical for Swimming Pool	\$ 25.00		\$ 50.00	
Farm Building	no permit		no permit	
Gas	\$ 25.00		\$ 50.00	
Gas pumps & oil pumps			\$ 50.00	pump
In-ground Swimming Pool	\$ 50.00		\$ 100.00	
Insulation	\$ 50.00	\$25*	\$ 100.00	\$50*
Mechanical	\$ 50.00	\$25*	\$ 100.00	\$50*
Mobile homes/Modulars	\$ 0.10	sf		
Moving Permit	\$ 0.20	sf	\$ 0.20	sf
Pier, Bulkhead, Dock, Boatlift	\$ 50.00		\$ 50.00	
Plumbing	\$ 50.00	\$25*	\$ 100.00	\$50*
Pre-manufactured metal carport	no fee		no fee	
Private Schools & Day Care			\$ 0.07	sf
Replace Windows/Doors/Siding>\$5000	\$ 25.00	sf	\$ 25.00	sf
Roofing (excluding shingle replacement)	\$ 25.00		\$ 25.00	
Roofing (shingle replacement)	no permit		no permit	

Signs, Off-premise			\$	50.00	
Signs, On-premise			\$	25.00	
Temporary Office Building			\$	60.00	
Tents (for public assembly/fire rating reg.)			\$	50.00	
Towers (height x width)			\$	0.12	sf
Wind Turbine	\$	200.00	\$	500.00	
Fire Hydrant Fund			\$	400.00	
Re-inspections	\$	50.00	\$	50.00	
Negligence: Penalty-bldg/work w/o permit or occupying bldg					
w/o certif. or occy	\$	25.00			minimum or 25% of permit cost, whichever is greater
Minimum Permit Fee	\$	25.00			
Review Fee	\$	25.00			(to be paid at application, bal due when permit is issued)

Moveable agricultural buildings occupied for farm purposes shall be exempt from the fees prescribed above.

*Alterations include work within existing structures and upgrading existing service and do not include additions, new construction, providing power to structures not previously having power, or new service to existing buildings.

Board of Adjustment

Request for Variance	\$	150.00
Request for Conditional Use Permit	\$	150.00
Request for CUP Renewal	\$	25.00
Appeal	\$	150.00

Literature and Materials

Unified Development Ordinance	\$	15.00
Amendments to UDO (yearly)	\$	15.00
Land Use Plan	\$	20.00
Copy of Official Zoning Map	\$	7.50

Planning Board Agenda (yearly)	\$	7.50	
Planning Board Minutes (yearly)	\$	35.00	
Board of Adjustment Agenda (yearly)	\$	7.50	
Board of Adjustment Minutes (yearly)	\$	25.00	

Street Request

Street Naming/Name Changing (Exception: Subdivisions created prior to 4/2/89 & sign never installed)	\$	40.00	plus variable
---	----	-------	---------------

Planning Board

Review of Minor Subdivision	\$	25.00	lot
Review of Private Access Subdivision	\$	50.00	lot
Review of Lot Recombination	\$	25.00	
Review of Sketch Plan:			
*Major Subdivision	\$	100.00	lot
*Planned Development	\$	100.00	lot
Amended Sketch Plan w/I PUD	\$	250.00	
No fee for Amended Sketch Plan in Major Subdivision			
Request to Rezone	\$	150.00	plus \$5/acre or part thereof
Request to Amend Ordinance or Amend Land Use Plan	\$	150.00	
Request for Special Use Permit (or Amended SUP requiring			
public hearing	\$	150.00	
Review Site Plan (Commercial)	\$	0.02	sq ft of gross floor area \$50.00 min
Request to re-hear case pulled by Applicant where APONs and			
Legal Advertisements already sent	\$	75.00	
Personal Copies	\$	0.10	(1 sided)
Personal Copies	\$	0.15	(2 sided)

*PRELIMINARY, AMENDED PRELIMINARY, FINAL, AND AMENDED FINAL PLATS WILL BE ASSESSED A \$33.00 PER LOT FEE IF THE SKETCH PLAN WAS APPROVED PRIOR TO MARCH 3,

2003.

Amended: 7/3/89; 12/18/89; 6/3/91; 1/17/95; 2/20/95; 2/8/96; 12/2/96; 5/26/98; 7/1/98; 4/5/99; 9/7/99; 9/20/99; 12/5/00; 2/18/02; 7/22/02; 3/3/03

Adopted March 3, 2008.

RESOLUTION
SUPPORTING THE MID-CURRITUCK BRIDGE
AND
NORTH CAROLINA TURNPIKE AUTHORITY

WHEREAS, the Currituck Outer Banks of North Carolina is growing rapidly, resulting in an ever increasing number of residents and visitors to the Currituck Outer Banks; and

WHEREAS, the only means of ingress and egress to the Currituck Outer Banks is along the two lane highway designated as Highway 12; and

WHEREAS, during the summer months, thousands of vehicles use Highway 12 along the northern Outer Banks, resulting in increased traffic congestion and significant traffic delays, especially on Saturdays and Sundays when visitors are coming to and leaving the northern Outer Banks; and

WHEREAS, these traffic congestion conditions along Highway 12 are greatly exacerbated during hurricane evacuations; and

WHEREAS, in order to insure the safety of visitors and residents of the northern Outer Banks, the Mid-Currituck bridge will be considered as a means of hurricane evacuation; and

WHEREAS, the construction of the Mid-Currituck bridge will encourage and induce increased commerce on the Currituck County Mainland; and

NOW, THEREFORE, BE IT RESOLVED that the Currituck County Board of Commissioners strongly support the construction of the Mid-County bridge and the presentation made by the North Carolina Turnpike Authority on February 26, 2008.

Commissioner's Report

Commissioner Taylor announced a Town Meeting at the Moyock Middle School for March 18, 7:00 p.m. to discuss OLF.

Commissioner Etheridge commented on the Business Expo held this past weekend. He also would like staff to consider a community meeting prior to the Planning Board meeting on CUP.

Commissioner Bowden stated that the Knotts Island bridge should be completed by May or June. The Carova Beach Park has obtained permits for building. He also commented on the Hunters Feast held this weekend on Knotts Island.

Commissioner Gregory stated that wells will need a permit as of July 1 and that the cost will be \$500.

County Manager's Report

County Manager stated that the first meeting of the Fire and EMS Advisory Board will be on March 13. The agenda packet is now on the web for anyone to view.

Closed Session:

1. Pursuant to G.S. 143-318.11(a)(3) to consult with an attorney retained by the board in order to preserve the attorney-client privilege and to consider and give instructions to the attorney concerning the handling of a judicial action entitled John H. Snowden, III d/b/a The Independent vs. Currituck County Board of Commissioners;
2. Pursuant to G.S. 143-318(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in Currituck County; and
3. Pursuant to G.S. 143-318(a)(5) to instruct county staff or negotiating agents concerning the position to be taken by or on behalf of the county in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, the property more specifically identified as the property of Brenda B. Lankford located on US Hwy. 158 adjacent to Currituck County Airport for airport or any other public purposes.

Commissioner Bowden moved to recuse Commissioner Etheridge from this item. Commissioner Gregory seconded the motion. Motion carried.

Commissioner Bowden moved to go into closed session. Commissioner Taylor seconded the motion.

Adjourn

After reconvening from closed session, Staff was authorized to proceed with negotiating purchase of Lankford property located on Maple Road. There being no further business, the meeting adjourned.