

CURRITUCK COUNTY PLANNING BOARD

February 8, 2005

A work session was held prior to the meeting to discuss items on the agenda.

The Currituck County Planning Board met in the Historic Courthouse on January 13, 2004. The following members were present: Bobby Bell, Horace Bell, Eddie Hawley, Alvin Keel, Forrest Midgette, Pat Riley, and Arthur Winter. Absent: William Etheridge. Mike Kear Chief Planner, and Gary Ferguson, Planning Director, were also present.

Planning Board Chairman Bell called the meeting to order, announced a quorum had been met. None of the members disqualified themselves from voting on any of the times on the agenda.

Rev. Todd Underwood, Currituck Christian Center, gave the invocation.

APPROVAL OF FEBRUARY 8, 2005 AGENDA

Mr. Keel motioned to approve the January 11, 2005 agenda. Mr. Riley seconded the motion. Motion passed unanimously.

APPROVAL OF JANUARY 11, 2005 AGENDA MINUTES

Mr. Kovacs motioned to approve the January 11, 2005 minutes as presented. Mr. Winter seconded the motion and the motion passed unanimously.

A Resolution of Appreciation was presented to Mrs. Tammy Glave, former Planning Board Clerk, by Chairman Bell.

PB 02-12 Shingle Landing (AKA Winslow Farms) Preliminary Plat for 82 lot residential conservation subdivision on property located in Moyock on the east side of Caratoke Hwy approximately 1,300' north of the intersection of Caratoke Highway and Tulls Creek Rd. Tax Map 9, lot 29K, Moyock Township.

Sean Robey appeared before the board.

Mr. Kear presented the following case analysis to the board.

TAX ID: Tax Map 9 Parcel 29K

ZONING DISTRICT: Residential

OWNER:
CTX, Inc.
1669 Tulls Creek Road
Moyock, NC 27958

APPLICANT/AGENT
Hyman & Robey, PC
150-A US Hwy 158 East
Camden, NC 27921

LAND USE/ZONING OF SURROUNDING PROPERTY:

NORTH: Vacant Industrial & Woodland - zoned LM & A
SOUTH: Farmland & Two Proposed Subdivisions - zoned R & A
EAST: Vacant Residential - zoned R
WEST: Vacant Commercial - zoned GB

NARRATIVE OF REQUEST:

CTX, Inc. is requesting Preliminary Plat approval for 82 single family lots to be developed as a conservation subdivision. The proposed development will be located on 145 acres on the east side of Caratoke Highway, approximately 1,300 feet north of the intersection with Tulls Creek Road. Approximately 19 acres of the site consists of 404 and CAMA wetlands.

To meet the open space requirements, 73 acres, or 50% of the site, will be dedicated open space. The applicant has been working with the Wildlife Resource Commission (WRC) on developing Parcel E as a public boat ramp. This 3.74 acre site is included in the 73 acres of open space. An additional feature of the recreational facilities is a trail system interconnecting the open space areas with the development.

The subdivision will have one point of entry from Caratoke Highway. The access to Caratoke Highway demands the crossing of the existing railroad line. The railroad crossing will be gated. The site offers opportunities for future street connections along the northern and southern boundaries in Parcels C & D.

Lot sizes range from 25,000 sf to 52,300 sf with an average lot size of approximately 31,100 sf. The lots will be serviced by County water and individual on-site septic systems. The developer will be installing a waterline and fire hydrants.

OTHER IMPORTANT ELEMENTS TO THIS PLAN:

STREETS: The streets will be built to NCDOT Design and Construction standards. The streets will be dedicated to NCDOT for maintenance. A deceleration lane will be installed on Caratoke Highway. Sidewalks will be installed along one side of the streets.

WATER: This development will be served by county water. The watermain from this development will be extended to the south to service the adjacent Millers Way development.

FIRE: This development is located within the jurisdiction of the Moyock Volunteer Fire Department.

WASTEWATER: Individual on-site conventional septic systems have been approved for all lots.

OPEN SPACE: 73 acres of open space (50% of the gross tract area) is provided within the development. Included in the open space calculations is a 3.74 acre lot to be dedicated as a public boat ramp.

DRAINAGE: Roadside swales/ditches tying into the existing lead ditches will be used to address the drainage for this property.

FLOOD ZONES: The property is located within a 100 year floodplain with a base flood elevation of 6' (Flood Zone A3).

LAND USE PLAN: The 1990 Land Use Plan classifies this site as "Rural". The Rural classification described in the LUP calls for "low density dispersed single-family residential uses at a gross density of approximately 1 unit per acre are appropriate." The proposed density for the 82 lot subdivision is approximately 0.6 units per gross acre. This proposal is consistent with the Land Use Plan.

STAFF COMMENTS:

- Sketch Plan/Special Use Permit approval for this development was granted by the Board of Commissioners on July 6, 2004 for an 82 lot conservation subdivision.
- The developer is proposing to offer a dedication of approximately 30 acres to Currituck County, which includes the public boat ramp site.
- On October 14, 2004, Technical Review staff reviewed this application. At the TRC meeting, the primary concerns were with the drainage plan, lack of pad elevations, need for additional drainage calculations, and the requirement to state the responsible party for the drainage system maintenance. The Preliminary Plat has been revised to address the major concerns expressed by the Technical Review staff. The drainage plan has been approved by the Soil & Water Conservation office and County Engineer.
 - (a) Planning Staff – additional corrections are required on the preliminary plat.
 - (b) County Engineer - reviewed & approved
 - (c) Soil & Water Conservation - reviewed & approved
 - (d) Fire Marshal – reviewed & approved
 - (e) Health Services – reviewed & approved all lot for conventional on-site septic systems
 - (f) County Water Department – reviewed and approved
 - (g) County Mapper – reviewed and approved
 - (h) Moyock VFD Fire Chief – approved with the following comment: Ample width for the passing of fire apparatus; ample turning radius in cul-de-sacs; and adequate fire hydrants for the subdivision flow rate and distance
 - (i) Emergency Management Services – reviewed and approved as is
 - (j) Recreation Department – reviewed with no comments

- (k) NCDENR, Water Quality – reviewed and approved a Low Density Stormwater Permit
 - (l) NCDENR, Land Quality Section – reviewed and issued erosion & sedimentation control permit
 - (m) NCDENR, Public Water Supply Section – approved construction of the waterlines
 - (n) CAMA – reviewed with no comments
 - (o) NCDOT – no comments received
 - (p) Phone Company - no comments received
 - (q) Superintendent of Schools - reviewed with no comments
 - (r) N C Power – no comments received
 - (s) USACOE – reviewed and approved the wetland delineation.
- The following corrections shall be made to the plans:
 1. Certificate of Survey needs to be finished
 2. Engineer Certification of Stormwater Improvements needs to be corrected
 3. Need to state who the responsible party is for the maintenance of the stormwater facilities.
 4. Road entrance detail does not agree with deceleration lane detail on Sheet 8
 5. Show the sidewalk in the street cross section. NCDOT requires a 5' separation from the street paving. Clarify the dimensions pertaining to the watermain.
 6. Show the locations and types of street signs.
 7. Add the trail to the legend and call out in the plans showing the width.
 8. Call out the entry signs
 9. Show the location of the street light at the entrance to the subdivision.
 10. Show the railroad gate crossing.
 11. Show lot line swales and flow arrows.
 12. Show flow arrows on existing ditches.
 13. Show the building pad and first floor elevations.

STAFF RECOMMENDATION:

Staff recommends **approval** subject to the following conditions:

1. That an exempt subdivision plat separating the 145 residential acres from the remaining agricultural portion of the site be recorded prior to the Final Plat;
2. That the following corrections be made to the plans:
 - (a) Certificate of Survey needs to be finished
 - (b) Engineer Certification of Stormwater Improvements need to be corrected
 - (c) Need to state who the responsible party is for the maintenance of the stormwater facilities.
 - (d) Road entrance detail does not agree with deceleration lane detail on Sheet 8

- (e) Show the sidewalk in the street cross section. NCDOT requires a 5' separation for the street paving. Clarify the dimensions pertaining to the watermain.
 - (f) Show the location and type of street signs.
 - (g) Add the trail to the legend and call out in the plans showing the width.
 - (h) Call out the entry signs
 - (i) Show the location of the street light at the entrance to the subdivision.
 - (j) Show the railroad gate crossing.
 - (k) Show lot line swales and flow arrows.
 - (l) Show flow arrows on existing ditches.
 - (m) Show the building pad and first floor elevations
3. That the all required NCDOT and Railroad permits and approvals be secured prior to the Board of Commissioners meeting;
 4. At the time of Final Plat, the boat ramp site shall be dedicated to Currituck County.
 5. That the corrected Preliminary Plat be submitted and approved by the Planning Department prior to the Board of Commissioners meeting;
 6. That street trees shall be installed (or bonded) prior to submittal for final plat approval;
 7. That required improvements be installed and accepted prior to submission for final plat approval;
 8. That the applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board of Commissioners;
 9. That applicant meet all requirements of the county's Unified Development Ordinance; and
 10. That should any conditions within this permit conflict with any other permit(s) issued for this activity, then the more restrictive condition shall prevail

DISCUSSION

Mr. Hawley asked who would be responsible for maintenance and repair of boat ramp when it is turned over to Currituck County and then to Fish and Wildlife.

Mr. Ferguson said Fish and Wildlife Agency would be responsible for liability and maintenance.

Mr. Kear asked what kind of surface would be used on the interior trail.

Mr. Robey said mulch.

Mr. Bell asked what kind of barrier would be used to keep the mulch in place.

Mr. Robey said there are no such plans.

Mr. Hawley asked if that would be the responsibility of the homeowner's association.

Mr. Robey said yes.

Mr. Bell asked if there would be roadside swales in addition to sidewalks.

Mr. Robey said yes.

Mr. Hawley asked if Mr. Robey would address property lines, swales, and sidewalks.

Mr. Robey explained how he planned to keep the sidewalks adjacent to the shoulder of the road to prevent homeowner's from being liable due to the walk being on their property.

Mr. Robey described the dimensions of the sidewalks and ditches.

Mr. Keel asked who maintains swales.

Mr. Robey said developer places bonds until DOT takes over. He assumes that the property owner's association would have to maintain them.

Mr. Hawley said he would like to see a sidewalk project to keep people off the streets and hopefully it would be an example to the rest of the developers.

Mr. Kovacs asked if there would be parking in the 5 foot right of way.

Mr. Robey said no.

Mr. Kovacs asked how many parking spaces are anticipated per home.

Mr. Robey said four would be a tight fit.

Mr. Bell said that the boat ramp having public access could be a problem and he thinks that the final plat should state that the ramp has public access to alert the potential property owners prior to their purchasing of property.

Mr. Robey said that a note will be placed on the final plat and included into restrictive covenants.

Mr. Kovacs asked about lighting throughout development.

Mr. Robey said the only street light required is at the entrance and there are currently no plans to incorporate lighting throughout.

Mr. Kovacs asked if there could be cluster mailbox locations throughout the development instead of in the right of way.

Mr. Hawley indicated there are open spaces available close to the intersections.

Mr. Robey asked if there was a precedent for such a request.

Mr. Riley said each section of Ocean Sands has boxes such as these.

Mr. Ferguson asked if the developer would come back with a plan to address mailboxes and pavement issues.

Mr. Ferguson asked who the boat ramp property would be dedicated to.

Mr. Robey said that it is being given to the County and that he has heard that there would be grants from National Fish and Wildlife.

Mr. Ferguson asked where boats would park to get to the ramp.

Mr. Robey said that he has sample layouts with 40 forty foot parking spaces on the property but he doesn't anticipate any storage on this property.

Mr. Hawley asked if there would be any other buffers.

Mr. Robey said that the grants would be used for such projects.

Mr. Keel motioned to approve the request as presented. Mr. Winter seconded the motion. Motion passed unanimously.

PB 03-35 Tucker's Lair Final Plat for 5 lots off Poplar Branch Rd. near the intersection of Woodhouse Dr. Tax Map 94, Lot 172 C, Poplar Branch Township.

Sean Robey appeared before the board.

Mr. Kear presented the following case analysis to the board.

TAX ID: 0094-000-172C-0000

ZONING DISTRICT: Agricultural & Residential

OWNER:
John McCandless
P.O. Box 111
Jarvisburg, NC 27947

APPLICANT/AGENT
Hyman & Robey, PC
150-A US Hwy 158 East
Camden, NC 27921

LAND USE/ZONING OF SURROUNDING PROPERTY:

NORTH: Agricultural & Residential – zoned A
SOUTH: Residential (Grandy Acres) - zoned R
EAST: Residential (Waterview Shores) - zoned R

WEST: Agricultural - zoned R

NARRATIVE OF REQUEST:

The applicant is seeking Final Plat approval for a five lot major residential subdivision in Poplar Branch. Originally, the property had split zoning, Agricultural and Residential. In January 2004, the property received approval to rezone to Residential. The lot sizes range from 40,000 sf to 42,122 sf. Total acreage of the property being subdivided is approximately 5 acres.

The lots have been approved for individual conventional septic systems and will be connected to the county's water system. The developer has paved the streets and installed the complete water system including fire hydrants.

The five lot major subdivision was granted Sketch Plan approval on January 5, 2004. Preliminary Plat approval for the development was granted on September 13, 2004.

OTHER IMPORTANT ELEMENTS TO THIS PLAN:

STREETS: The streets within the subdivision have been installed and the pavement has been certified as meeting NCDOT pavement requirements. Street Maintenance Bond of has been posted as well as a Performance Bond for the streetscaping.

WATER: This development will be served by the county's water system. The water lines have been installed and As-Built. Water Impact Fees have been paid.

FIRE: Lower Currituck Volunteer Fire Department will provide fire protection to this development. A fire hydrant has been installed

WASTEWATER: Individual on-site conventional septic systems have been approved for all lots.

SCHOOL CAPACITIES: Using national averages for school age student generation from the *1987 American Housing Study*, one can expect .4243 elementary students, .084 Jr. High students and .1568 High school students per dwelling unit. (*Note: These figures were verified by a field check of Currituck subdivisions in 1994*). Poplar Branch Township has an occupancy rate of 0.7764. Based on these pupil generation figures, Currituck can expect about two elementary students, less than one junior high student, and less than one high school student from this development.

OPEN SPACE: No open space is required nor provided.

DRAINAGE: Drainage is provided lot line and roadside swales tying into an existing ditch drainage system. As-Built drainage plans have been submitted and approved.

FLOOD ZONES: This development is located with outside of the 100 year floodplain (Flood Zone C).

STAFF RECOMMENDATION:

Staff recommends for **approval** subject to the following conditions:

1. The following corrections shall be made to the Final Plat:
 - a. Add the following notes:
 - i. No more than 10,000 sf of any lot shall be covered by impervious structures and materials, including asphalt, gravel, concrete, brick stone, slate, or similar material, not including wood decking or the water surface of swimming pools. This covenant is intended to ensure compliance with the Stormwater Permit issued by the State of North Carolina. The covenant may not be changed or deleted without the consent of the State. Filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with this development, except for average driveway crossings, is strictly prohibited by any person;
 - ii. Open space and drainage facilities required to be provided by the developer in accordance this Ordinance shall not be dedicated to the public except upon written acceptance by the County, but shall remain under the ownership and control of the developer (or his successor), a Homeowners Association or similar organization that satisfies the criteria established in the Currituck County Unified Development Ordinance;
 - iii. Note the responsible party for the maintenance of the stormwater management facilities; and
2. That as a continuing condition to this approval, the applicant will continue to meet all requirements of the county's Unified Development Ordinance.

DISCUSSION

Mr. Ferguson asked if at the entrance to the subdivision you would be looking at the front or the side of the house.

Mr. Robey said the intention is for houses to face Tucker's Lane.

Mr. Robey said that a condition on the final plat could be placed to require the home on lot 25 shall face Tucker's Lane.

Mr. Hawley asked where the stormwater drainage would be.

Mr. Ferguson said it goes into a stream at Poplar Branch Rd.

Mr. Robey said that the main drainage is routed between lots 1 and 2 in a culvert under Poplar Branch Rd.

Mr. Hawley asked whose responsibility the culvert would be.

Mr. Robey said DOT.

Mr. Hawley asked if Mr. Mims has approved the radius of the cul de sac.

Mr. Ferguson said yes.

Mr. Kovacs motioned to approve the request as presented. Mr. Bobby Bell seconded the motion. The motion passed unanimously.

PB 94-47 Dozier Acres Amended Sketch Plan to add 1 additional lot that was previously approved as an open space and reserve utility area on property located along Tulls Creek Rd. and Dozier Rd. Tax Map 40, Lot 2T, Crawford Township.

Mr. Robey appeared before the board.

Mr. Kear presented the following case analysis to the board.

OWNER:

Ward & Stancil
110 Waters Drive
Moyock, NC 27958

APPLICANT/AGENT:

Hyman & Robey, PC
150-A US Hwy 158 East
Camden, NC 27921

LAND USE/ZONING OF SURROUNDING PROPERTY:

NORTH: Farmland - zoned A
SOUTH: Residential - zoned A
EAST: Residential - zoned R
WEST: Residential - zoned A

NARRATIVE OF REQUEST:

The applicant requests an Amended Sketch Plan to allow the conversion of the approved open space/reserve utility area to a single family lot. This lot is 5.70 acres. At the time of Sketch Plan approval in 1997, major residential subdivisions were required to have a 5% Reserve Utility/Open Space area set aside to accommodate a community sewage treatment facility if one became necessary in the future due to septic tank failure.

PROJECT HISTORY:

- In October 1994 a four lot minor subdivision with frontage on Dozier Road was approved.
- A 111 lot Common Open Space Subdivision was heard by the BOC on November 7, 1994. This item was continued until the February 6, 1995 meeting.

- The BOC amended the minimum lot size in the Agricultural district from 40,000 sf to 3 acres in February, 6 1995. This required Dozier Acres to either increase the lot sizes to the new standards or request a rezoning to Residential. At this meeting the BOC continued until the October 2, 1995 meeting.
- On October 2, 1995, the Board of Commissioners denied rezoning 136 acres in Dozier Acres from "Agricultural" to "Residential". As a result of the rezoning denial, the Board of Commissioners did not consider the special use permit/sketch plan approval for Dozier Acres Subdivision since the design did not conform to the maximum density requirements of the Unified Development Ordinance.
- On June 3, 1996 the Board of Commissioners scheduled action on the 111 lot Dozier Acres Subdivision as originally submitted by the developers. The Board of Commissioners voted to deny the request stating that the developer had no vested rights and that the proposal did not meet the requirements of the county's Unified Development Ordinance.
- A revised sketch plan design for 32 lot major subdivision was approved on June 2, 1997. The approved plan included a common open space area and reserve utility area.
- A Final Plat for one lot created under the family member exception was approved on July 13, 1999.
- Preliminary Plat approval for 28 lots was granted on June 5, 2000. The reduction in lots from the approved sketch plan was due to soil suitability for conventional septic systems.
- On March 13, 2001, the first 14 lots received Final Plat approval.
- The 14 lots in the final phase were given Final Plat Approval on January 11, 2005. At the time of Final Plat approval, the subject 5.70 acre lot was shown as Open Space and Reserve Utility Space.

OTHER IMPORTANT ELEMENTS TO THIS PLAN:

STREETS:	The streets within the subdivision have been installed and the pavement has been certified as meeting NCDOT pavement requirements. Street trees and required signage have been installed. Street maintenance bond has been posted.
WATER:	This development will be served by the county's water system. The water lines have been installed.
FIRE:	Crawford Volunteer Fire Department provides fire coverage to the area. Fire hydrants have been installed.
WASTEWATER:	The site will be evaluated for an individual on-site septic system.
SOILS:	Approximately one third of the site has soils marginally suitable for conventional septic systems while the remaining portion is suitable.
OPEN SPACE:	5% was required when the original sketch plan was approved in June 1997.

FLOOD ZONES: Portions of the lot are located outside of the 100 year floodplain (Zone C) and within the 100 year floodplain with a base flood elevation of 5' (Zone A6).

LAND USE PLAN: The 1990 Land Use Plan classifies this site as Rural with Services. The purpose of this class is to provide for low density land uses including residential with low intensity development with a gross density of approximately one unit per acre.

STAFF COMMENTS:

1. At the time of sketch plan approval the UDO required a Reserve Utility Open Space to accommodate a community sewage treatment facility if one was necessary in the future due to septic tank failure or other reasons.
2. The current UDO does not require that a Reserve Utility Open Space area be set aside for the possible septic tank failure at the present time.
3. There is no Property Owners Association established by the developer who would be responsible for the maintenance of this area set aside for the Reserve Utility Open Space.
4. All required improvements have been built according to the requirements of the UDO. A performance bond has been posted for the roads within this subdivision.
5. All lots in the subdivision except this lot have been approved for a conventional on-lot septic system.
6. According to staff's current projections this one lot will generate less than one student.

QUESTION(S) BEFORE THE BOARD:

1. *Is the application complete?*

Based on staff review all required information has been submitted for review.

2. *Does the proposal comply with the provisions in the UDO for Sketch Plan approval?*

The proposal complies with all UDO requirements for Sketch Plan approval.

3. *Does the proposal comply with the general standards found in Section 1402(2) for a Special Use Permit/Sketch Plan?*

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

Public health and safety issues including fire protection, stormwater management, wastewater disposal, and access for emergency services have already been constructed.

- (b) *Will not injure the value of adjoining or abutting property.*

The proposed lot should have no negative impact on adjoining property;

- (c) *Will be in harmony with the area in which it is located.*

The residential lot will be in harmony with the rest of the subdivision and surrounding area;

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

The proposal will be consistent with the CAMA Land Use Plan and with the Thoroughfare Plan;

- (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 2 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 Section 2015.*

STAFF RECOMMENDATION:

Staff recommends approval, subject to the Board of Commissioner's determination that adequate school facilities exist, or will exist, to meet the demands generated by this subdivision. If the Board of Commissioners so finds, staff also recommends the following conditions:

1. The access easement across the lot must be shall be removed prior to submission of the Preliminary Plat.
2. Prior to Amended Preliminary Plat submittal, the lot shall be evaluated for septic suitability.
3. That the applicant shall be required to meet all requirements of the UDO including, but not limited to, providing adequate fire protection and adequate drainage facilities to serve the development.
4. That a Preliminary Plat shall be submitted for review within 24 months from the date the Sketch Plan is approved by the Board of Commissioners; and
5. That as a continuing condition to this approval, the applicant will meet and continue to meet all requirements of the County's Unified Development Ordinance.

DISCUSSION

Mr. Robey said that the easement at the back end of the cul de sac ran through the middle of the property to take equipment to the farm land. Mr. Burgess, the property owner on the other side, has since created a private road for his equipment.

Mr. James Allman, agent for the property owners said that the subdivision has gone through several UDO amendments. The reserved open space areas have caused problems for some other developments because of litter, loitering, etc. The original plan was approved for 32 lots, and there are only 29 after all the changes, and the owner would like to recover one lot of his loss.

Mr. Kovacs asked if there was a homeowners association.

Mr. Allman said no.

Mr. Robey said that until final plat there was no dedication of open space, so there was no need for a Homeowner's Association.

Mr. Keel asked how many lots were originally approved.

Mr. Ferguson said that 32 lots were approved and one lot was reserved for a family member and now the developer is asking for a different use for this piece of property.

Mr. Ferguson asked about the possibility of recombining the lot into adjoining lots to prevent its vacancy from becoming a nuisance.

Mr. Allman said that both lots have been sold.

Mr. Robey said that if the lot is split in two, each side would be conforming in the event of a future development.

Mr. Ferguson said that the issue is that one lot that was dedicated would become two lots in the event of another road coming through and splitting the lot and the ultimate result is more lots.

Mr. Robey said that they are willing to throw away the original subdivision approval and asking to develop this lot to the new ordinance.

Mr. Ferguson said if the development goes back to original sketch plan, the entire development site would have to go back to the beginning.

Mr. Hawley said that the board has to look at the precedent that this might set.

Mr. Kovacs said that under new usage there would have to be 20% open space.

Mr. Ferguson said that was correct and if the development came in today, the department would have to look at the entire site for open space, not just one lot. But, the lot was previously obligated to other use.

Mr. Hawley asked if lot 27 could be enlarged to encompass the easement and keep one lot instead of two.

Mr. Ferguson said yes.

Mr. Keel motioned to deny the request as presented. Mr. Hawley seconded the motion. Motion passed unanimously.

OLD BUSINESS

Mr. Bell asked again for NCDOT driveway workshop. He asked if a staff member would come and share what they had learned.

Mr. Bell asked if Cheryl Eggar and Allen Russell could come and discuss the driveway workshop.

Mr. Bell asked for a review of the Land Use Plan.

Mr. Ferguson explained what will be happening during the Future of Currituck Week.

ADJOURNMENT

There being no further business to discuss, Mr. Riley motioned for adjournment. Mr. Hawley seconded the motion and the motion passed unanimously. The meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Tammy J. Underwood /s/

Tammy J. Underwood
Clerk to the Board