

CURRITUCK COUNTY
ECONOMIC DEVELOPMENT ADVISORY BOARD

May 27, 2010

Bank of Currituck, Grandy

Attendance: Elizabeth White (via phone), Tameron Kugler, Peter Bishop, Ken Edgar, David Palmer, Ed Cornet

Guests: Holly White, Ben Woody

Item I. Call to Order

Chairman Palmer called the meeting to order at 7:10 PM.

Item II. Approval of Agenda

Chairman Palmer entertained changes or deletions to the agenda. Chairman Palmer mentioned that the 3/25/10 meeting minutes were never approved. They will be moved to the 6/10 meeting. Mr. Bishop mentioned that the final budget is not complete, thus it should be removed.

Mrs. Kugler moved to approve the agenda with the noted changes. Mr. Cornet seconded the motion. Motion carried.

Item III. Public Comment

Chairman Palmer welcomed guests.

Item IV. Presentation on Maple-Barco SAP overlay district

Mrs. White and Mr. Woody provided the EDAB with an update of the Maple-Barco SAP recommendations, which include creating a functional overlay that will restrict certain types of development based on the land classifications identified during the planning process.

Ms. White gave a short overview of the progress and the action plan, highlighting the Economic Development section of the plan and the action items included.

Mrs. White provided several maps of the study area, including a future land use map and an existing zoning map. The maps show the different land-use areas which include employment, agriculture, transitional, conservation and mixed-use. Each area designates an appropriate density for development and type of development.

Mr. Bishop asked about the notation of conservation in an existing field nearby the airport. Mrs. White and Mr. Woody both discussed that part of the field is a state designated Natural Heritage area, but the designation would not preclude development, but would require use of buffers or other measures to dampen the

impact of significant development. The plan also considers trying to lessen through traffic on Maple Road.

Specifically, the next step of the SAP is drafting a boundary for an Airport Overlay that would implement the vision of the SAP, especially Currituck Regional Airport and accommodate its future expansion.

No clear boundaries have been defined, but staff is utilizing FAA suggested overlay areas. The overlay would seek to restrict dense residential development nearby the Airport (especially in approach zones) and protect natural resources and water quality. Mrs. White pointed out that the area is the source of County drinking water and is the headwaters for the North river, which feeds Albemarle and Currituck Sounds.

Lighting and electrical interference that would inhibit aviation would be considered, as well as a mandatory disclosure for real estate sales and development identifying this plan and the special protections of the overlay. The disclosure would identify airport activities, height restrictions of 35 ft, and potential for noise. Such a disclosure would also be recorded with any subdivision application.

Chairman Palmer asked about the approach zones and HM zoned property within a zone, adding that some TIP plans call for relocation of Shortcut Road to accommodate further runway expansion. Mr. Woody mentioned that the plans have been discussed in the CTP committee planning process, and that some development would be appropriate in the zone of an industrial nature.

Chairman Palmer also asked if the Airport Board has been apprised of the progress. Mrs. White and Mr. Woody explained that the same presentation was made the previous week at their board meeting.

Mr. Cornet discussed the "Currituck Crossroads" area described in the EDAB Incentive Policy visioning document and noted the potential for increased development in this area with the Mid-County Bridge, as well as the need for coordinated planning and land use. Mr. Cornet wondered why the area was not included in analysis.

Mr. Woody stated that the Mid Currituck Bridge termini would be the next SAP that the planning department would undertake once the terminus point in Corolla is identified, and would include both mainland and beach termini areas for consideration.

Chairman Palmer and the board members present thanked Planning staff for the presentation.

Item V. EDAB Strategic Plan items

a) Incentives Guidelines & Policy: Review Work-session changes

Chairman Palmer introduced the topic. Mr. Edgar noted that the listed numbers of the communities were not corresponding to the body of the document. Director will note and make those changes.

Mr. Cornet and Ms. White noted that there were additional notes required to add to the document, as well as Mr. Painter related to Moyock.

Without additional board members present or the additional notes that Ms. White took at the retreat, Chairman Palmer felt the discussion should wait until the following meeting so that all information and members were present.

b) Strategic Plan Progress: Review & Update

Chairman Palmer further indicated that this step should wait until more members were present and updates and priorities of the Strategic Plan could be discussed and amended in detail. Full discussion will be delayed until the June meeting.

c) Business Incubator: Next Steps

Chairman Palmer recounted the previous steps the EDAB had taken to move forward with researching a business incubator. Director discussed the 21st Century Communities application and the relation between workforce, economic visioning and planning and incubation or economic gardening.

Mr. Edgar suggested that quality and sustainability would also be key aspects to developing a business incubator to improve the quality of job opportunities in the area. Mr. Cornet mentioned that the quality of advice provided is just as important to the business owner or entrepreneur and the provision of training and education for these groups.

Chairman Palmer clarified that the EDAB is requesting the Director to compile, analyze and further flesh out financing, information and facility/program information on various models for successful incubators throughout the state and region.

Mr. Cornet again mentioned the strategic visioning as it relates to the business incubator and the types of industry that could be successful or targeted in Currituck. This would provide for filtering of business plans and ideas that best fit the community and our resources.

Chairman Palmer looked back to the business list and wanted to categorize existing businesses to better identify gaps and provide for advice for new ideas and companies which may or may not have a local market opportunity.

Mr. Cornet further identified the need for 20-25 business professionals who would be willing to assist and provide the mentoring and trust for the facility. There is a need for this to be a consistent, established team to vet these projects and provide long-term assistance.

Specific actions include identifying reliable business models for current incubators, define potential incubation targets, potential willing associates to assist this project, and research funding sources.

Mr. Bishop will provide a full report at the next meeting of the EDAB in June.

d) Director's Report

Mr. Bishop highlighted the client activity report, including the expansion of operations at Feld Motorsports and the new clients interested in relocating and expanding into Currituck.

Mr. Bishop also introduced a fire inspection and fire permit issue that NCDOT has communicated to several rural counties throughout the state. NCDOT is looking to

get full inspection schedules and copies of all mandatory fire permits for commercial businesses in the County. The letter stated that Currituck County has not kept records of either inspections or permits to the satisfaction of the NCDOT, and that new schedules and updated permits would be required of the County, or the County Fire Marshall and local businesses could face enhanced enforcement and inspections from NCDOT inspectors.

Mr. Bishop, Mr. Woody, Chief Building inspector Spence Castello and Fire Marshall James Mims met earlier in the week to discuss an approach to compliance and ways to work with businesses to get into compliance. The group is considering a meeting and presentation with officials of NCDOT, County and businesses to discuss the process and develop a path to compliance for all.

Item VI. Other Business & Announcements

a) Signage Committee Appointment

Mr. Cornet provided his perspective on the sign committee and did not wish to participate because he felt the existing ordinance and previous process was sufficient. Other board members in attendance were also not interested in taking the appointment. Chairman Palmer will sit in on the committee temporarily prior to the official appointment of a member.

b) June Calendar

Director will confirm the date of the Carova commercial project for the BOC schedule.

Item VII. Adjourn

Mrs. Kugler moved to adjourn. Mr. Edgar seconded the motion. Motion carried.