

CURRITUCK COUNTY  
NORTH CAROLINA  
JUNE 5, 2006

The Board of Commissioners met at 5:30 p.m. with Tracy Sample, Tax Supervisor, for the Board of Equalization and Review meeting.

The Board of Commissioners met on Monday, June 5, 2006, 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 O'Neal, Vice Chair Martin, Commissioners Bowden and Miller. Commissioner Etheridge was absent.

### **Invocation and Pledge of Allegiance**

### **Approval of Agenda**

Commissioner Martin moved to amend the agenda by deleting Items 15, 17, 18, 19 and add a closed session. Commissioner Miller seconded the motion. Motion carried.

- Item 2 Public Comment  
***Please limit comments to items not appearing on the regular agenda, please limit comments to 3 minutes.***
- Item 3 Ron Smith with Benchmark to review UDO update
- Item 4 Presentation of FY 2007 Budget
- Item 5 Stanley Griggs, Emergency Management, presentation on Hurricane Season
- Item 6 Jason Weeks to present update on the Parks and Recreation Department's winter programs
- Item 7 Public Hearing and Action on PB 06-08 Outer Banks Framing rezone 9 acres from Agriculture to General Business
  
- Item 8 Public Hearing and Action on PB 06-22 Tour Bus Operations Amendment to Articles 8 and 13 to allow Tour bus operations in the General Business or Commercial zoning districts.
  
- Item 9 Public Hearing and Action on PB 06-19 EEPKO, LLC sketch plan/special use permit for 1-commercial lot.
  
- Item 10 Public Hearing and Action on PB 06-24 Laurel Woods Estates sketch plan/special use permit for 160 lot conservation subdivision.
  
- Item 11 Public Hearing and Action on PB 04-63 Currituck County amendment to allow family and church cemeteries in all zoning districts.
  
- Item 12 Consideration of lease agreement and memorandum of understanding for Waterlily Fire Station.
  
- Item 13 Consideration of bids to construct the Cooperative Extension Center
  
- Item 14 Consideration of the Statement of Agreement for the use of Facilities as Mass Care Shelters.
  
- Item 15 Adoption of Resolution to Hold a Public Hearing to Consider the Permanent Closing of a Small Portion of Sandfiddler Road in Fruitville Township.
  
- Item 16 Consideration of recommendations for Northeast Partnership changes.
  
- Item 17 Appointment to Airport Board
  
- Item 18 Appointment to Economic Development Board
  
- Item 19 Appointment to Land Transfer Appeals Board
  
- Item 20 Consent Agenda:

Budget Amendments  
Albemarle Mental Health Quarterly Report.  
Personnel office request to destroy records  
Add Dolphin and Bonito streets to State System  
Approval of May 15, 2006 minutes

Item 21 Commissioner's Report

Item 22 County Manager's Report

Item 23 Adjourn

### **Public Comment**

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

Chairman O'Neal opened the public comment period.

Bob Kohler, commented on the Memorial Day celebration at the Veterans park.

Dan Scanlon, County Manager, requested that a voluntary water use restriction be implemented by residents on the county water system, due to the high volume water use over the Memorial Day weekend.

There being no further comments, Chairman O'Neal closed the public comment period.

### **Ron Smith with Benchmark to review UDO update**

Ron Smith reviewed what they have done to-date on the UDO. He stated that the current UDO is fine, but needs much clarification. He recommended staying with the current format and do the following.:

1. Create a set of charts and diagrams to help explain confusing sections,
2. Include cross referencing for each zoning district,
3. Consolidate many of the sections that include the same or similar information,
4. Delete redundant and/or unnecessary language, and
5. Removed the ambiguity of some of the language.

### **Presentation of FY 2007 Budget**

Dan Scanlon, County Manager, presented the FY 2007 budget to the Board. A copy of the budget for the public to view is on file in the County Manager's office and the library. Total operating budget is \$56,496,000.

### **Stanley Griggs, Emergency Management, presentation on Hurricane Season**

Stanley Griggs, Emergency Management Director, reviewed what his staff has prepared for the up coming hurricane season. He presented a handbook for citizens on how to prepare for emergencies, along with a hurricane guide. He also stated that this year he

has an evacuation/assistance registration data card for residents that need assistance in the event of an evacuation.

**Jason Weeks to present update on the Parks and Recreation Department's winter programs**

Jason Weeks, Recreation Director, reviewed the winter sports program and how many participated in the program. He also stated that this was the first year for the Special Olympic games.

Commissioner Martin stated that the new skate park has been a huge success.

**Public Hearing and Action on PB 06-08 Outer Banks Framing rezone 9 acres from Agriculture to General Business**

Sarah Keifer, Planning Director, reviewed the request.

**TYPE OF REQUEST:** Rezone 8.95 acres of a 12.14 acre parcel from A to GB

**LOCATION:** Located on Caratoke High in Grandy south of the Lower Currituck Fire Department

**TAX ID:** Map 94, Parcel 135A (0094-000-135A-0000)

**OWNER:** Outer Banks Framing, LLC  
4483 Caratoke Highway  
Barco, NC 27917

**ENGINEER:** M M Design and Engineering, PC  
PO Box 1470  
Kitty Hawk, NC 27949

**ZONING:** Current Zoning                      Proposed Zoning  
Agricultural/ General Business      General Business

**ZONING HISTORY:** This property was split zoned GB and A on the April 2, 1989 zoning atlas. From US 158 to 518 feet from the highway is General Business (GB), 3 acres. The remaining 9 acres is zoned Agricultural.

**SURROUNDING PROPERTY:**

	<b>Land Use</b>	<b>Zoning</b>
<b>NORTH:</b>	Fire Station, Office and Residential	GB and A
<b>SOUTH</b>	Residential and Vacant Woodlands	GB and A
<b>EAST:</b>	Farmland	A
<b>WEST:</b>	Retail and Auto Repair across US 158	GB

**EXISTING LAND USE:** Residential at the front of the property and vacant woodlands to the rear of the residence.

**PROPOSED LAND USE:** No specific use is indicated.

There are well over 100 uses allowed in the General Business zoning district. The General Business zoning district contains the following sample of uses:

**GENERAL BUSINESS USES:**

- |                                |                    |
|--------------------------------|--------------------|
| Single Family Residence        | Automotive Repair  |
| Banks                          | Convenience Stores |
| Sales                          | Restaurants        |
| Outdoor or Indoor Mini Storage | Hotels             |
| Motor Vehicle and Boat Sales   | Office             |

**LAND USE PLAN CLASSIFICATION:**

The 1990 Land Use Plan classifies this property as **Limited Transition**. The purpose of the limited transition class is to provide for development in areas that will have some services, but are suitable for lower densities than those associated with the urban transition class, and/or are geographically remote. Areas classified limited transition will provide controlled development with services. This class can contain nonresidential areas along major transportation routes.

The uses allowed within the General Business district are consistent with the Limited Transition class.

**PUBLIC SERVICES AND UTILITIES:**

Lower Currituck Volunteer Fire Department provides fire protection for this area. Public utilities, including, electric, telephone, county water and cable, are currently available.

**TRANSPORTATION:**

The property is accessed by US 158.

**FLOOD ZONE:**

The property is located outside of the flood zone (Zone X).

**SOILS:**

The Currituck County Soil Suitability map indicates this property contains soils that are Suitable.

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the request, because the property is currently split zoned GB and A; and the property is adjacent to existing GB zoning.

The reclassification of the property is **consistent** with the land use plan Limited Transition designation.

This staff recommendation was made without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning and Inspections. The Board of Commissioners shall give considerable weight to public testimony received during public hearing in considering its decision in this matter.

**PLANNING BOARD DISCUSSION**

Mr. Winton Shaddeau, adjoining property owner, spoke against this project. He presented a letter to the board signed by other adjoining property owners, opposing the request. Mr. Shaddeau also spoke of the drainage problem in the area.

Mr. Keel asked how many homes are in the area.

Mr. Shaddeau indicated a right of way was owned by his family members.

Mr. Kovacs stated that if the property is developed that the drainage cannot be greater than it was prior to development.

Mr. West asked where the water drains currently.

Mr. Shaddeau said it drains along his property.

Ms. McAllister described new ditches and the drainage from the property.

Mr. Kovacs stated that a pond could go in to collect the water.

Mr. Tommy Grandy stated his opposition to the project. He described his experiences farming this land and how the water drains and does not drain in the area.

Ms. Peggy Outlaw spoke against the project. She described the flooding that occurs on the property after a rain, and is concerned about the impact development would make on her property and the property of family members.

Mr. West asked who maintains the ditches.

Mr. Grandy stated that the state is to maintain them.

Mr. Shaddeau said that for the last 15 years, no one currently cleans the ditches.

Mr. West stated that drainage is a concern throughout the entire county.

Mr. Shaddeau said that he is not against the property being developed, he is against the rezoning.

Ms. McAllister stated that development on the property would have to comply with the UDO. A plan has been submitted for the development. This property is not the lowest in the area, the property across the highway is far lower. Ms. McAllister presented the plan to the board and described the soils.

Mr. Keel asked what the buildings were to be.

Ms. McAllister stated that these would be professional office spaces.

#### **PLANNING BOARD ACTION**

Mr. Kovacs motioned to approve this request as presented. Mr. Winter seconded the motion. Motion passed 6-3 with Mr. West, Mr. Keel, and Ms. Turner voted no.

Chairman O'Neal opened the public hearing.

Wilton Outten, adjacent property owner, opposes request because of drainage.

Melissa McAllister, Engineer, stated that a professional office is proposed for the site.

Charles Perry, adjacent property owner, supports proposal.

There being no further comments, Chairman O'Neal closed the public hearing.

Commissioner Martin moved to deny the request. Commissioner Miller seconded the motion. Motion carried.

**Public Hearing and Action on PB 06-22 Tour Bus Operations Amendment to Articles 8 and 13 to allow Tour bus operations in the General Business or Commercial zoning districts.**

Sarah Keifer, Planning Director, reviewed the request.

**Currituck County**  
Department of Planning and Inspections  
Post Office Box 70  
Currituck, North Carolina 27929

**MEMORANDUM**

**TO:** Board of Commissioners  
Planning Board

**FROM:** Planning Staff

**DATE:** May 1, 2006

**SUBJECT:** PB-06-22, George A. Thornton, III and Barrier Island Bus Services, Tour Bus Operations

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Enclosed please find an ordinance amendment proposed by George A. Thornton, III and William Clayton, Barrier Island Bus Services, to allow bus tour operations in the Commercial, General Business, and Limited Business-Hotel zones of the Outer Banks Overlay District as a matter of right with minimal conditions. As written, such a use would require only administrative review and issuance of a zoning permit by staff.

**Deleted:** the

**Deleted:** and the Commercial zoning district

The planning staff is concerned that the language as proposed does not address all of the elements of the proposed use. Items such as loading and unloading areas, idle times, restrooms, tour routes, number of buses/passengers, the commercial traffic within the residential subdivisions, impacts on private property, and impacts to the public vehicular area on the beach strand are not considered. Given the possible impacts of the use on surrounding areas, staff is concerned that the proposed use would be in keeping with the character of Corolla.

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However, staff suggests that should the Board determine the proposed bus tour operation is a reasonable use in the Outer Banks Overlay District it may be more prudent to permit the use through a special use permit process rather than by right. The following language is recommended in place of the language proposed by the applicant:

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**Deleted:** above-referenced zoning districts

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**Deleted:** considered

Section 125 Outer Banks Overlay District.

**(h) Tour buses used for the purpose of sightseeing or transporting passengers for recreational enjoyment shall be permitted within the Outer Banks Overlay District and limited to General Business, Limited Business-Hotel and Commercial zoning districts, shall require a special use permit and shall comply with the additional conditions of Article 14.**

Section 402 Number of Parking Spaces Required.

**6.310 Bus Tours** **1 space for every employee, 1 adequately sized space for each bus and one space for every four seats designed to seat only one person and one space for every two seats designed to seat more than one person.**

**Section 504 Bufferyard Land Use Classification.**

1.(c)Classification III: hotels/motels (1.540); sales and rental of goods, merchandise and equipment (2.000); office, clerical, research, and services not primarily related to goods or merchandise (3.000); manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment (4.000 - partial) excluding uses listed in Section 1304 Permissible Uses and Specific Exclusions; indoor recreation (6.110, 6.120); golf driving range not accessory to golf course, par 3 golf courses, etc. (6.230); horse riding stables not accessory to residential development unless located on exterior of development (6.240); drive-in movie theaters (6.260); private campgrounds (6.270); petting zoo (6.280); **bus tours (6.310)**; institutional residences or care or confinement facilities (7.000); restaurants, dance halls, bars nightclubs (8.000); motor vehicle and boat related sales and service operations (9.000); storage and parking (10.000); services and enterprises related to animals (12.000); emergency services (13.000); agricultural operations (14.100); sivilcultural operations (14.200); post office (15.100); dry cleaner and laundromat (16.000); utility facilities (17.000); towers and related structures (18.000); open air markets (19.000); funeral home (20.000); nursery school, day care centers (22.000); crabshedding not operated in a residential zoning district (24.000 - partial); off-premise signs (29.000); agribusiness uses (32.000); miscellaneous water related uses (34.000).

**Section 1310 Table of Permissible Uses.**

	A	RA	R	RO1	RO2	RR	GB	C	LBH	LM	HM
6.300 Tour Operations											
6.310 Bus Tours							S	S	S		

**Section 1403 Specific Standards.**

**24. Tour buses used for the purpose of sightseeing or transporting passengers for recreational enjoyment shall be permitted within the Outer Banks Overlay District and limited to the General Business, Limited Business-Hotel, or Commercial zoning district with a special use permit issued by the Board of Commissioners provided the following conditions are met:**

- (a) The loading point, booking, customer and employee parking, and unloading point, for the tour operation shall be located on one parcel of land and, within a General Business, Limited Business-Hotel or Commercial zoning district with adequate area reserved for the additional vehicle parking and storage;**

- (b) **The storage of buses may be located on an separate parcel zoned General Business or Commercial owned by the applicant or, submit a written, notarized lease or use agreement for the parking and storage of the buses on an separate parcel. The separate storage site shall have all required approvals and permits for storage of vehicles or equipment outside a fully enclosed building.**
- (c) **The public restrooms may be located on an adjacent parcel of the loading and unloading point owned by the applicant or, submit a written, notarized lease or use agreement for restroom facilities.**
- (d) **Temporary tents may not be used in conjunction with the proposed use.**
- (e) **Signage on tour buses shall be limited to the name of the business, shall not exceed 32 square feet in area, and shall not contain sponsors or other advertising information;**
- (f) **The loading and unloading locations and vehicular area for the buses shall be designed without the necessity of backing into any street right-of-way. Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians, other vehicles and without interfering with parking areas;**
- (g) **the tour bus shall not allow passengers to load or unload during the tour and shall return all passengers to their vehicles and unload at the initial loading point;**  
*PLANNING STAFF COMMENT: Loading and unloading of passengers at various locations including the public vehicular area on the beach strand, private property, public and private streets would be a bus service and not a tour operation. This could strain the already overburdened street system on the north beaches and further congest the beach strand.*
- (h) **a bus tour route shall be submitted to and approved by the Board of Commissioners and shall not be permitted to cross private property without the expressed written consent of the land owner(s);**
- (i) **a maximum of two buses with 60 total passengers shall be allowed for each business/special use permit; and,**  
*PLANNING STAFF COMMENT: Should the Board consider the allowing the tour activity, a cap on the total number of buses and passengers should be addressed that would limit the commercial traffic on the beach strand and the unimproved road system.*
- (j) **all tour buses shall be insured and drivers shall be required to hold a CDL license.**

The amendment proposed by the applicant is as follows:

**GEORGE A. THORNTON, III AND BARRIER ISLAND BUS SERVICES**  
 PB 06-22  
 UDO AMENDMENT REQUEST

**GEORGE A. THORNTON, III AND BARRIER ISLAND BUS SERVICES** requests an amendment to Sections 125, 402, 811 and 1310 of the UDO to allow bus tour operations.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That the following section be amended:

Section 125 Outer Banks Overlay District.

**(h) Tour buses used for the purpose of sightseeing or transporting passengers for recreational enjoyment shall be permitted within the Outer Banks Overlay District and limited to General Business, Limited Business-Hotel and Commercial zoning districts provided the requirements of Article 8 are met.**

Item 2: That the following section be amended:

Section 402 Number of Parking Spaces Required.

**6.310 Bus Tours 1 space for every employee and one space for every four seats**

Item 3: That the following section be amended:

**Section 811 Outer Banks Bus Tours.**

- 1. Tour buses used for the purpose of sightseeing or transporting passengers for recreational enjoyment shall be permitted within the Outer Banks Overlay District and limited to General Business, Limited Business-Hotel and Commercial zoning districts provided the following conditions are met:**
  - a. The initial pick-up point, booking, and customer and employee parking for the tour operation shall be located within a General Business, Limited Business-Hotel or Commercial zoning district;**
  - b. the tour activity shall allow pick-up and drop-off sites at different locations on the northern beaches; and,**
  - c. all vehicles shall be insured and drivers shall be required to hold a CDL license.**

Item 4: That the following section be amended:

**Section 1310 Table of Permissible Uses.**

	A	RA	R	RO1	RO2	RR	GB	C	LBH	LM	HM
6.300 Tour Operations											
6.310 Bus Tours							Z	Z	Z		

**PLANNING BOARD DISCUSSION**

Mr. Clayton stated that he wouldn't be running up and down the beach all night. He would stop around 7. He would also propose drop off service.

Mr. Kovacs asked where people would park.

Mr. Buck Thornton owns a piece of property where the patrons would park.

Mr. Riley stated that parking is already a problem in Timbuck II.

Mr. Thornton has two commercial sites behind the vegetable stand where the parking will be.

Mr. West asked if that property is where the proposed bridge will be.

Mr. Thornton said yes.

Mr. Kovacs asked if Mr. Clayton would oppose having to apply for a Special Use Permit.

Ms. Keifer described for Mr. Clayton what a Special Use Permit is.

Mr. Clayton stated that he'd like to start as soon as possible, there are already Suburbans running the same operation.

Ms. Keifer stated that this use is currently not permitted.

Mr. Webb stated that tours are not permitted.

Ms. Turner asked how many parking spaces there would be, and about restrooms.

Ms. Keifer cautioned the board to stay away from site specific questions, as this is an amendment request only.

Mr. Keel asked how many people the bus will hold.

Mr. Clayton said approximately 22.

Ms. Turner asked about the storage of the buses.

Mr. Clayton said they'd be parked on the parking lot.

**PLANNING BOARD ACTION**

Mr. Riley motioned to approve the request as presented with the staff recommendation of a Special Use Permit. Mr. West seconded the motion. Motion passed unanimously.

Chairman O'Neal opened the public hearing.

Commissioner Bowden stated that he was opposed to any commercial activity in Carova.

Commissioner Bowden, moved to deny. Commissioner Miller seconded the motion. Motion carried.

**Public Hearing and Action on PB 06-19 EEPCO, LLC sketch plan/special use permit for 1-commercial lot.**

Sworn testimony was given prior to making statements.

Sarah Keifer, Planning Director, reviewed the request.

**ITEM:** PB 06-19 EEPCO, LLC, Sketch Plan/ Special Use Permit For 1 additional Commercial Lot.

**LOCATION:** The proposed development is located in Grandy approximately 250 ft. south of the intersection of Caratoke

Highway and Hickory Hill Drive on the west side of Caratoke Highway, Poplar Branch Township.

**TAX ID:** Map 108, Parcel 62S (0108-000-062S-0000)

**ZONING DISTRICT:** General Business

**PRESENT USE:** Vacant/Agriculture

**OWNER/  
APPLICANT:** EEPKO, LLC  
PO Box 519  
Manteo, NC 27951

**ENGINEER:** Hyman & Robey, PC  
150A US Hwy 158 East  
Camden, NC 27921

**LAND USE/ZONING OF SURROUNDING PROPERTY:  
SURROUNDING PROPERTY:**

	<b>Land Use</b>	<b>Zoning</b>
<b>NORTH:</b>	Restaurant/Business	GB
<b>SOUTH</b>	Farm field/Business	GB/A
<b>EAST:</b>	Low density residential uses and farm fields/woods	GB/A
<b>WEST:</b>	Low density residential uses and farm fields/woods	A

**SCHOOL DISTRICT:** Poplar Branch - Griggs Elementary

**FIRE DISTRICT:** Lower Currituck V.F.D.

**SIZE OF SITE:** 9.85 acres

**NUMBER OF LOTS:** 1 lot and a residual lot

**DENSITY:** .20 unit / acre

**MINIMUM LOT SIZE:** 106,565 square feet

**MAXIMUM LOT SIZE:** 333,234 approximate square feet - residual

**STREETS:** The proposed development will directly access Caratoke Highway (US HWY 158).

**WATER:** County water is available along Caratoke Highway.

**WASTEWATER:** On-site septic systems are proposed. Site Evaluations are required at time of Preliminary Plat. The Currituck County Soils Suitability map indicates this property is marginally suitable for on-site septic systems.

**OPEN SPACE:** No open space is required or provided.

**DRAINAGE:** The preliminary drainage plan indicates existing ditches will be used to accommodate on-site drainage. However, lot line swales will be required along the southern property line.

**FLOOD ZONES:** The property is located outside of a 100-year floodplain.

**LAND USE PLAN CLASSIFICATION:**

The 1990 Land Use Plan classifies this property as Limited Transition. The classification provides for development in areas that will have some services, but are suitable for lower densities than those associated with the urban transition class, and/or are geographically remote from existing towns and municipalities.

The proposed subdivision is in keeping with the Land Use designation.

**NARRATIVE OF REQUEST:**

Due to the previous divisions of the parent parcel, the proposed one-lot division will exceed the total number of lots allowed under the minor subdivision review process. The proposed subdivision was submitted as a conventional subdivision (greater than five lots) which requires a special use permit and Board review.

A pre-application conference was held with Hyman and Robey on March 13, 2006. The Sketch Plan application was submitted on March 13, 2006. A Technical Review Meeting was held on April 19, 2006 to review the plan. A revised plan with technical review corrections was received April 26, 2006.

**A. TRC REVIEW**

A Technical Review Meeting was held on April 19, 2006 and the reviewing agencies had the following comments:

1. **NCDOT:** The plan was approved with the following comments:
  - a. The type of development may require improvements within the right-of-way, proper permits, and encroachment agreements.
2. **CURRITUCK COUNTY PUBLIC WORKS/ CURRITUCK COUNTY SOIL AND WATER:** The plan was approved with the following comments:
  - a. Please provide a 25-foot wide easement along the front and northerly property lines.
3. **CURRITUCK COUNTY WATER DEPARTMENT:** The plan was approved with no comment.
4. **CURRITUCK COUNTY FIRE SERVICES:** The subdivision shall install fire hydrant(s) within 500 feet of the lots being created. The development on the lot created will also require a fire hydrant within 400 feet of all portions of any proposed structure.
5. **N.C. DIVISION OF COASTAL MANAGEMENT:** The proposed development is not located within an area of environmental concern as regulated by the Division of Coastal Management.

**6. ALBEMARLE REGIONAL HEALTH SERVICES:** Site evaluations shall be submitted at Preliminary Plat.

**B. SCHOOL CAPACITIES:** Using national averages for school age student generation, one can expect .4243 elementary students, .084 middle school students and .1568 high school students per dwelling unit.

The proposed one-lot commercial development will not generate a change in the projected school capacities.

**C. 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?* 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 plan generally complies with the provisions of the UDO. Minor corrections are required prior to final approval of the permit as outlined in Planning Staff Recommendation below.
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 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.*

The proposed commercial subdivision should have no negative impact on adjoining property.

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

This proposed subdivision will be in harmony with the commercial development in the area.

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

The 1990 Land Use Plan classifies this property as Limited Transition. This development will be in conformity with the Land Use 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.*

The proposed development will not generate a change in the projected school capacity.

**D. PLANNING STAFF RECOMMENDATION:**

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

**Code Requirements:**

1. Section 304 3.(b) and (c) Access to Streets of the UDO regulates the total number of driveways allowed for properties located along major arterial streets. The maximum number of driveways for the existing property (both the lot being created and the residual parcel) is two with a minimum separation of 300 feet.
2. Appendix 9-A of the UDO requires the adjacent property owner information shown on the plat. The property owner to the north should be verified and corrected.
3. Section 922 Environmental and Appendix 9-A of the UDO require the preliminary or tentative drainage plan to be submitted at sketch plan. The preliminary drainage plan should indicate the proposed storm water drainage flow arrows on the proposed lot and a drainage swale along the southern property line.
4. Appendix 9-A of the UDO requires the approximate location of lot lines and numbers to be shown for the entire tract.

**Staff Recommendations:**

1. Appendix 9-A II. 1. of the UDO requires the name of the subdivision to be indicated on the plat. The subdivision name provided is the owner of the property and, it is suggested that the subdivision be given a name other than the property owner's name for subdivision index purposes.
2. Section 304 4. Access to Streets, provides setback and landscaping incentives for shared access of properties. The adjoining yard landscaping requirements of Article 5 and the adjoining yard setback requirements of Article 2 may be waived when adjoining lots utilize a shared driveway.
  - a. Staff recommends the existing driveway that is located on the proposed property line remain and should be used jointly with

the residual parcel by recording a cross access easement for use of both lots (the residual parcel – parcel 1 and parcel 2, the lot being created). A non egress/ingress easement should be placed along Caratoke Highway for lot 2, the lot being created to prohibit any additional accesses. The cross access easement should be delineated on the preliminary and final plats.

- b. In addition, the existing driveways located on the residual parcel should be reduced for traffic safety; and, the driveway should be spaced 300 feet from the cross access easement. The remaining existing soil driveways located on the residual parcel should be removed prior to final plat approval.
3. The lot evaluation for an on-site septic system shall be submitted with the preliminary plat application.

This staff recommendation was made without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning and Inspections. The Board of Commissioners shall give considerable weight to public testimony received during public hearing in considering its decision in this matter.

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#### **PLANNING BOARD DISCUSSION**

There was no discussion on this item.

#### **PLANNING BOARD ACTION**

Mr. Kovacs motioned to approve the request as presented with staff conditions. Mr. Riley seconded the motion. Motion passed unanimously.

Chairman O'Neal opened the public hearing.

John Sawyer, Engineer, was present to answer questions.

There being no further comments, Chairman O'Neal closed the public hearing.

Chairman O'Neal moved to approve. Commissioner Martin seconded the motion. Motion carried.

#### **Public Hearing and Action on PB 06-24 Laurel Woods Estates sketch plan/special use permit for 160 lot conservation subdivision.**

Sworn testimony was given prior to making statements.

Sarah Keifer, Planning Director, reviewed the request. She also stated that the County Engineer recommends tabling this for 30 days to review the impact on the mainland water supply.

**LOCATION:** Located at on the west side of Caratoke Highway, ½ miles north of the intersection with Bells Island Rd. Tax Map 50, Lots 70A, 70B, Crawford Township.

**TAX ID:** Tax Map 50, Lots 70A, 70B (0050-000-070A-0000 and 0050-000-070B-0000)

**ZONING DISTRICT:** Mixed Residential (RA)

**PRESENT USE:** Agriculture

**OWNERS:** Edward A. Brumsey, Jr.  
3121 Caratoke Highway  
Currituck, NC 27949

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

**LAND USE/ZONING OF SURROUNDING PROPERTY:  
SURROUNDING PROPERTY:**

	<b>Land Use</b>	<b>Zoning</b>
<b>NORTH:</b>	Low density residential uses and farm fields	RA
<b>SOUTH</b>	Low density residential uses and farm fields	RA
<b>EAST:</b>	Low density residential uses and farm fields	R
<b>WEST:</b>	Farm fields	RA

**SCHOOL DISTRICT:** Crawford

**FIRE DISTRICT:** Crawford V.F.D.

**SIZE OF SITE:** 156.67

**NUMBER OF LOTS:** 160

**DENSITY:** 1.02 units / acre

**MINIMUM LOT SIZE:** 20,000 Square Feet (Conservation Subdivision)

**STREETS:** The streets will be built to NCDOT Design and Construction standards. The developer expects the streets will be dedicated to NCDOT for maintenance.

**WATER:** The site will be served by County water. The proposed water use is 76,800 GPD.

**WASTEWATER:** On-site septic systems are proposed. On November 17, 2005 On-Site Septic Site Evaluations were performed for 15 lots as a requirement of the Conservation Subdivision requirements. Of these 15 lots, 7 were deemed to be unsuitable (over 50%).

On May 2, 2006 Albemarle Regional Health Services stated: "Based upon licensed soil scientist work and monitoring by David Meyer, all lots in Laurel Woods Subdivision are provisionally suitable."

**OPEN SPACE:** Forty-five (45%) percent of the net area of the lots are required to be open space, which is 63.45 Acres. The applicant is proposing 67.02 acres.

**DRAINAGE:** The preliminary drainage plan indicates infiltration and collector swales. On-site stormwater ponds will also be installed.

**FLOOD ZONES:** Approximately 3 acres of the property near Caratoke Highway is in Flood Zone AE (4). The remainder of the property is not in the 100 year flood zone.

**LAND USE PLAN CLASSIFICATION:** The 1990 Land Use Plan classifies this property as Rural and Rural with Services. For the Rural Class, low density dispersed single family residential uses at a gross density of approximately one unit per acre are appropriate within rural areas where lot sizes are large and where densities do not require the provision of urban type services. The Rural with Services Class indicates low density residential uses that are served by county water are appropriate. Both of these classes support densities that are 1 unit per acre as proposed.

The proposed subdivision is in keeping with the Land Use designations.

**NARRATIVE OF REQUEST:**

The applicant is seeking Sketch Plan approval of a 160 lot Conservation Subdivision. This is the first subdivision proposed using the Conservation Subdivision standards since they were created on April 21, 2003. The Conservation design is a residential subdivision where lot sizes may be reduced to a minimum of 20,000 square feet and at least 45% open space is provided.

**UDO Section 923 States:**

The purpose of Conservation Subdivision Design is to preserve agricultural and forestry lands, natural and cultural features, and rural character that would be likely lost through conventional development approaches. To accomplish this goal, greater flexibility and creativity in design of such developments is encouraged. This type of subdivision allows the developer to decrease lot sizes and leave the land "saved" as common open space, thereby lowering development costs and increasing the amenity of the project without increasing the density beyond what would be permissible if the land were to be developed into lots using the conventional subdivision standards.

The Conservation Subdivision standards allow 5% Density Bonus in the Mixed Residential (RA) Zoning District, according to Section 930. The 5% bonus allowed the number of Yield Plan Lots, 152, to become 160 lots with a minimum size of 20,000 SF.

This development will include:

- An open space system that will abut most of the 160 lots.
- A 22 acre area to preserve existing trees.
- A reforestation program for over 10 acres of the farmland.
- A 6 foot wide walking trail that will connect all of the areas of the open space.
- A 4.5 acre pond and park area that will include a picnic pavilion, gazebo/dock, and playground.
- A ½ acre Dog Park area.

Impact Statement Summary:

- The applicant's development impact statement indicates the lots will be built out over a 9 year period with land/home packages in the \$370,000 to \$500,000 range. The homes are expected to range in size from 2,000 to 3,000 sq. ft.
- The Traffic Analysis in the impact statement indicates at full build out, the Trip Generation in 2015 will be 1,600 trips/ day.
- The proposed water use is 76,800 GPD.

When a Sketch Plan/ Special Use Permit is granted, the current Adequate Public facilities ordinance requires facilities to be in place or programmed within 2 years of approval of a Sketch Plan. Although the applicant is proposing a 9 year phasing of the lots, there are no ordinance requirements that can require the phasing.

#### **APPLICATION HISTORY:**

A Pre-Application conference was held on February 20, 2006. At that time Bissell Professional Group presented the staff with a 152 lot yield plan and a 160 lot conceptual plan to consider.

The Sketch Plan application was submitted on March 24, 2006.  
The Technical Review Committee reviewed the plan on April 19, 2006.

#### **TRC REVIEW**

A Technical Review Meeting was held on April 19, 2006 and the reviewing agencies had the following comments:

1. **NCDOT:** The plan was approved with the following comments:
  - a. A DOT Driveway permit will be required at the Preliminary Plat stage;
  - b. Need to show a typical section with next phase;
  - c. Need to review a drainage plan prior to final plat approval;
  - d. The deceleration lane may need to be re-designed to meet DOT requirements.
2. **CURRITUCK COUNTY PUBLIC WORKS/ CURRITUCK COUNTY SOIL AND WATER:** The plan was approved with the following comment:  
Please label existing ditches throughout site.

3. **CURRITUCK COUNTY WATER DEPARTMENT:** Approved with the following: engineer to submit water line extension plans for review. The main along HWY 168 is on the east side, requiring a bore under the HWY. We will need the average ditch depths in front of each lot so we may decide water service locations.
4. **CURRITUCK COUNTY FIRE SERVICES:** The plan was approved with the following comments:
  - a. Move fire hydrant from lot 72 to adjoining line of lots 70/71.
  - b. Remove hydrant from lot 69.
  - c. Symbol at lot 121 should be fire hydrant.
  - d. During construction of all phases codes for cul-de-sacs and fire hydrant spacing apply.
  - e. Note that while the pavement diameter is accurate light poles, signs, utility boxes, gazebos and mail boxes may hamper the movement of fire apparatus if not given careful consideration.
5. **CURRITUCK COUNTY RECREATION:** The plan was approved with no comment.
6. **CURRITUCK COUNTY GIS/ TAX MAPPING:** Approved with the following comments:
  - a. Persimmon Pass as a street name is denied. Only one of the proposed names that begin with "Red" can be used. All other street names proposed are approved.
7. **CURRITUCK COUNTY SCHOOLS:** The plan was reviewed with no comment.
8. **CURRITUCK COUNTY DEPARTMENT OF PLANNING AND INSPECTIONS, INSPECTIONS DIVISION:** The plan was approved with no comment.
9. **N.C. DIVISION OF COASTAL MANAGEMENT:** The site is not in a CAMA jurisdiction.
10. **ALBEMARLE REGIONAL HEALTH SERVICES:** The Health Department did not submit comments nor attend the Technical Review Committee Meeting.  
On May 2, 2006 Albemarle Regional Health Services forwarded a letter that stated: "Based upon licensed soil scientist work and monitoring by David Meyer, all lots in Laurel Woods Subdivision are provisionally suitable."

**SCHOOL  
CAPACITIES:**

Using national averages for school age student generation, one can expect .4243 elementary students, .084 middle school students and .1568 high school students per dwelling

unit. Based on these pupil generation figures, from this development Currituck can expect:

62 elementary students; 12 middle students; and 23 high school students.

Projected School Capacities

School Level	Projected Capacity for 2008/09	Total Projected Students- Previous Sketch Plans	Remaining Capacity if <u>Laurel Woods Estates</u> is approved
K- 5	2,004 (Moyock/ Crawford)	1,606	336
Middle	1,142	1062	66
High	1,456	1406	27

**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?* 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 plan generally complies with the provisions of the UDO.
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 stormwater management, wastewater disposal and access for emergency services have been adequately addressed within this proposal;
  - (c) *Will not injure the value of adjoining or abutting property.*  
The proposed residential subdivision should have no negative impact on adjoining property because of the vegetative buffers that will be created. The NCDOT did not comment on any traffic impacts the site will have.
  - (d) *Will be in harmony with the area in which it is located.*  
This low density residential subdivision will be in harmony with the mixed agricultural and residential character of the area.

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

The 1990 Land Use Plan classifies this property as both Rural with Services and Rural . This development will be in conformity with the Land Use Plan.

- (f) *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.*

**The Commissioners will need to determine if adequate school facilities exist or will exist to meet the demands generated by this subdivision.**

**PLANNING STAFF RECOMMENDATION:**

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

**Code Requirements:**

1. The applicant addressed all of the TRC comments from the planning staff in a revised Sketch Plan and Development Impact Statement submitted 4-25-2006.
2. At the Preliminary Plat stage, the applicant will be required to submit septic evaluations, a North Carolina Stormwater Management Permit and a North Carolina Sedimentation and Erosion Control Permit along with the plans required by the UDO.
3. At the Preliminary Plat stage, the applicant will have to provide a landscape plan and recreational improvements detailing the amenities to be provided.
4. At the Preliminary Plat stage the applicant will have to indicate minimum lot setbacks to demonstrate that all lots will support the proposed residences.

**Recommendations:**

1. At the TRC meeting, staff recommended street connectivity to properties to the North (Taylor), West (Snowden) and the Caratoke Forest 10 Acre subdivision to the South. The revised plan shows connectivity to the West and South. Staff agrees the current layout meets the intent of the Section 914, Streets. The project engineer indicated that a connection to the North would pass through environmentally sensitive managed pine or wetlands. Staff is not

- recommending any connections to the Taylor property because of possible damage to the managed pine areas.
2. Staff recommends the applicant coordinate with Cooperative Extension staff to identify the method that will be used to implement a reforestation program.
  3. The trail system should be hard surface for accessibility and ease of maintenance. The path should be demarcated where the open space area passes between lots.
  4. Sidewalks should be installed on both sides of the street with the street trees placed adjacent to the sidewalks to create a uniform street layout.
  5. A variety of street tree species are recommended to avoid monotony and minimize the risk of loss of trees due to weather conditions or disease.
  6. All street connections should be paved to the property line with signs installed indicating connection to future development. If the paving is not completed staff is concerned with maintenance of the right of way and the future road will not be completed.

This staff recommendation was made without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning and Inspections. The Board of Commissioners shall give considerable weight to public testimony received during public hearing in considering its decision in this matter.

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#### **PLANNING BOARD DISCUSSION**

Mr. Mark Bissell stated that he doesn't agree with all of the recommendations of staff. Item #4, sidewalks on both sides of streets, is a concern for the development. He proposes sidewalks on one side and extensive trails throughout the development. All lots with exception of those that front the access roads, will have access to trail system. He supports the idea of a sidewalk in the front, but adding a second sidewalk adds to construction cost without adding a benefit. He also disagrees with connectivity as requested by staff to the south, because the provisions of the UDO are ambiguous with regard to the concept. He is under the impression that development to the south may be low income rental housing and wants to discourage an 'undesirable element' from congregating there.

Mr. Kovacs asked about proposal for street lighting.

Mr. Bissell said that it has not been considered.

Mr. Webb stated that street lights are required and would be shown at preliminary plat.

Mr. Kovacs stated his desire for cluster mailboxes to cut down on clutter in the development.

Mr. Bissell agreed with the suggestion.

Mr. Kovacs asked if the trail system is paved.

Mr. Kovacs asked about the entrance pond.

Mr. Bissell described it as a fountain, an entrance feature.

Mr. West asked if the lots were 20,000 square feet. He stated that according to his calculations, there should be 89 lots instead of 160. He stated that the soils in the back part of this property are poor. He stated that the county is getting into trouble with open space subdivisions, and they are too cluttered and he doesn't agree with 160 lots on 90 acres.

Mr. Kovacs asked about connectivity to the south and if the lots below were developable.

Ms. Keifer said that there is the potential for development.

**PLANNING BOARD ACTION**

Mr. Kovacs motioned to approve the request as presented with staff recommendations. Mr. Riley seconded the motion. Motion passed 7-2 with Mr. West and Mr. Etheridge voting no.

Chairman O'Neal opened the public hearing.

Mark Bissell, Engineer, was present to answer questions.

Commissioner Bowden moved to continue the public hearing for 30 days. Commissioner Miller seconded the motion. Motion carried.

**Public Hearing and Action on PB 04-63 Currituck County amendment to allow family and church cemeteries in all zoning districts.**

Sarah Keifer, Planning Director, reviewed the request.

**CURRITUCK COUNTY**  
PB 04-63  
UDO AMENDMENT REQUEST

**CURRITUCK COUNTY** requests the following amendment to the Currituck County Unified Development Ordinance:

PB 04-63 CURRITUCK COUNTY: Amendment to allow family and church cemeteries in all zoning districts.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

**Item 1:** That the following section is amended:

Section 811 Cemetery, Family and Church.

1. Cemeteries that are not subject to the North Carolina Cemetery Act, including family cemeteries and church cemeteries, are permitted in all zoning districts in accordance with the following requirements:

- (a) Minimum Lot Size. Lots proposed to be used for family or church cemeteries shall be a minimum of two (2) acres in size.
- (b) Setbacks:
  - (1) all grave sites or burial plots shall be located a minimum fifty (50) feet from any potable water supply.
  - (2) all grave sites or burial plots shall be located a minimum seventy-five (75) feet from any water body within the North Carolina Coastal Area Management Act jurisdiction;
  - ~~(3) all grave sites or burial plots shall maintain all structure setbacks established in Article 2, section 204 of this ordinance.~~
  - (3) all grave sites or burial plots shall maintain a 20' front setback along local roads and 50' front setback along major arterials (US 158, NC 168, NC 34, NC 136, NC 615, and NC 12). The setback shall be measured from the established right of way;
  - (4) all grave sites or burial plots shall maintain a 15' side setback; and
  - (5) all grave sites or burial plots shall maintain a 25' rear setback.
- (c) The property owner shall provide a road or path for the purpose of access to and from the cemetery.
- (d) The cemetery shall not be owned or operated as a business for profit.
- (e) The cemetery shall be maintained in conformance with the Code of Ordinances, section 9-7 *Certain Conditions Declared Nuisance.*
- (f) The applicant requesting to establish or enlarge a family cemetery shall submit the following minimum information on the site plan:
  - (1) lot dimensions;
  - (2) all property line setback requirements;
  - (3) all existing physical features (structures, buildings, streets, roads, grave sites, etc.)
  - (4) location and dimension of cemetery boundaries; including number of grave sites or burial plots;
  - (5) location and dimension of the road or path used to access the family cemetery;
  - (6) location of all potable water supplies within 50 feet of the family cemetery; and,
  - (7) location of all water bodies and major drainage ways (sounds, creeks, river, canals, etc.) within 75 feet of the family cemetery.
- (g) The site plan as approved by the Department of Planning and Inspections showing the location of and access to the cemetery shall be recorded with the Register of Deeds as an addendum to the deed for the subject property.

**Item 2:** That the following section is amended:

Section 1310 Table of Permissible Uses

	A	RA	R	RO1	RO2	RR	GB	C	LBH	LM	HM
21.000 Cemetery and Crematorium											
21.100 Cemetery	C	C								Z	Z
21.200 Cemetery, on same property as Church	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
21.200 Crematorium											S

**Item 3:** That the following Article is amended:

Article 25 Definitions

Cemetery. Land and facilities used or intended to be used for the burial of the dead and dedicated for cemetery purposes as a business and for profit. These cemeteries for profit are regulated by the North Carolina Cemetery Act and the North Carolina Cemetery Commission. This definition does not include cemeteries established or operated by churches, governmental agencies or families.

Cemetery, Family and Church. Land and facilities used for the burial of the dead not subject to the requirements of the North Carolina Cemetery Act.

Chairman O'Neal opened the public hearing.

Richard Evans, stated he supported the request.

There being no further comments, Chairman O'Neal closed the public hearing.

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

**Consideration of lease agreement and memorandum of understanding for Waterlily Fire Station.**

Commissioner Martin moved to approve the lease agreement and memorandum of understanding. Commissioner Bowden seconded the motion. Motion carried.

**Consideration of bids to construct the Cooperative Extension Center**

Commissioner Miller moved to award the bid to A.R. Chesson in the amount of \$6,666,723. Commissioner Martin seconded the motion. Motion carried.

**Consideration of the Statement of Agreement for the use of Facilities as Mass Care Shelters.**

Commissioner Bowden moved to approve the agreement to use the Knotts Island Senior Center as a shelter only after an event. Commissioner Martin seconded the motion. Motion carried.

**Adoption of Resolution to Hold a Public Hearing to Consider the Permanent Closing of a Small Portion of Sandfiddler Road in Fruitville Township.**

**Deleted**

**Consideration of recommendations for Northeast Partnership changes.**

Commissioner Bowden stated that he would like to wait until the General Assembly has ruled on this.

Commissioner Martin moved to approve the recommendations as follows. Commissioner Miller seconded the motion. Motion carried with Commissioner Bowden voting no.

1. The CEO of the Partnership in the future should serve as an employee of the Northeast Commission and not as an independent contractor. Also, the new CEO should not be allowed to invest in projects/and or clients of the Partnership.
2. Legal counsel for the partnership should not be allowed to serve as legal counsel for partnership clients. Interests of both parties may at times conflict and these issues can best be addressed when both parties retain separate legal counsel.
3. The present organizational model of the Commission, Partnership, and Executive Board should be fully reviewed to determine if it is the most effective organization to promote industrial development in our region as well as ensure full accountability for the public tax dollars invested in the Commission. This recommendation relates to the current practice of public funds flowing from the Commission to a non-profit group, the Partnership that diminishes the accountability of the public funds.
4. The Northeast Partnership currently serves 16 counties stretching from Halifax County in the west to Dare County in the east, the counties bordering Virginia on the north, and Beaufort County to the south. The Currituck County Board of Commissioners would like to recommend that the Partnership be reorganized along sub-regional lines so that a specific developer could concentrate on a sub-region of the Partnership rather than trying to cover the entire region. This would benefit the Partnership and its member counties due to the large geographic area that the Partnership covers as well as the wide disparity between many of the counties in types of economy, natural resources, and advantages/disadvantages
5. A byproduct of creating the sub-regional groups would be to use these same groups for lobbying efforts on a state and national level. Counties with similar interests could pool their resources to hire lobbying firms or utilize local officials to lobby our state and local representatives on areas of mutual interest.

**Appointment to Airport Board**

**Deleted**

**Appointment to Economic Development Board**

**Deleted**

**Appointment to Land Transfer Appeals Board\**

**Deleted**

**Consent Agenda:**

**Budget Amendments**

**Albemarle Mental Health Quarterly Report.**

**Personnel office request to destroy records**

**Add Dolphin and Bonito streets to State System**

**Approval of May 15, 2006 minutes**

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

<u>Account Number</u>	<u>Account Description</u>	<b>Debit</b>	<b>Credit</b>
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10752-519005	State Foster Care & Boarding	\$ 8,000	
10752-519100	Title IV-E Foster Care	\$ 35,000	
10330-431800	Foster Care & Boarding Fund Balance		\$ 4,000
10390-499900	Appropriated		\$ 39,000
		<u>\$ 43,000</u>	<u>\$ 43,000</u>

**Explanation:** Public Assistance (752) - To cover costs of increased number of foster children in custody. Unexpectedly, three of these foster children have been placed in a private group home and DSS was unable to return the children to their home. These are unprecedented increases.

**Net Budget Effect:** Operating Fund (10) - Increased by \$43,000.

<u>Account Number</u>	<u>Account Description</u>	<b>Debit</b>	<b>Credit</b>
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
29690-590000	Capital Outlay	\$ 4,000	
29380-481000	Investment Earnings		\$ 4,000
		<u>\$ 4,000</u>	<u>\$ 4,000</u>

**Explanation:** Fire Equipment Replacement (26690) - Increase appropriations for 2 10' folding ladders, 2 14' roof ladders, 2 24' extension ladders, 4 sections hard suction, and 2 6" strainers for hard suction to equip the two fire trucks purchased this year.

**Net Budget Effect:** Fire Equipment Replacement Fund (29) - Increased by \$4,000.

<u>Account Number</u>	<u>Account Description</u>	<b>Debit</b>	<b>Credit</b>
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10650-511000	Telephone & Postage	\$ 500	
10650-514000	Travel	\$ 2,500	
10650-592000	Economic Dev Projects		\$ 3,000
		\$ 3,000	\$ 3,000

**Explanation:** Economic Development (650) - Transfer budgeted line items for operations for the remainder of this fiscal year.

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

<u>Account Number</u>	<u>Account Description</u>	<b>Debit</b>	<b>Credit</b>
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
12543-511003	Telephone & Postage - Moyock	\$ 300	
12543-513003	Utilities - Moyock	\$ 3,000	
12543-531003	Gas, Oil etc - Moyock	\$ 6,000	
12543-514503	Travel/Training/Educ		\$ 4,000
12543-532103	Fire Supplies		\$ 2,000
12543-544003	Volunteer Assistance		\$ 3,300
		\$ 9,300	\$ 9,300

**Explanation:** Moyock Fire Department (12543) - Transfer budgeted line items to cover operations for the remainder of this fiscal year.

**Net Budget Effect:** Fire Services Fund (12) - No change.

**Commissioner's Report**

Commissioner Bowden requested an update on the Knotts Island Fire station. He also requested information on the Carova Beach access and the grading of Sandfiddler Road.

Commissioner Martin, requested staff contact DMV for an office in Currituck County.

Chairman O'Neal requested staff contact DOT and request a comprehensive study on traffic at Edgewater Drive.

**County Manager's Report**

**No report**

**Closed session to discuss land acquisition and economic development.**

Commissioner Martin moved to go into closed session. Commissioner Miller seconded the motion. Motion carried.

**Adjourn**

After reconvening from closed session, no action was taken.

There being no further business, the meeting adjourned.