



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING  
SINCE 1959

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August 25, 2016

Tammy Glave  
Currituck County Planning and Community Development  
153 Courthouse Road  
Suite 110  
Currituck, NC 27929

RE: **Community Meeting Report**  
Conditional Rezoning Application – Allen Foster Forbes-Barnhill  
Powells Point, Currituck County, NC  
**Parcel ID Nos:** 011100000030000

Ms. Glave,

A Community Meeting for the proposed Conditional Rezoning of the above referenced parcel in Powells Point, Currituck County was held on August 12, 2016 at 2:00 p.m. at the offices of Quible & Associates, P.C. The meetings was conducted by Quible on behalf of Barnhill Contracting.

### **Purpose**

The purpose of the meeting was to inform the community in the vicinity of the subject parcel of the intent to rezone an approximately 25-acre parcel from Agriculture (Ag) to Conditional Heavy Industrial (C-HI) for use a facility for Barnhill Contracting. Barnhill proposes to relocate their Southern Currituck Asphalt Plant and Storage Yard to this location.

### **Meeting synopsis**

Meeting proceedings began at 2:00 p.m. and Quible handed out an Agenda (attached), took attendance (attached) and gave an overview of the rezoning request and County process. A generalized conceptual development of the property was shown that depicted boundaries, an entrance concept and general locations of Site elements.

During the meeting there was support for Barnhill Contracting, but not in the proposed location.

Upon conclusion of the discussion, attendees were again reminded that any further questions or comments not addressed at the meeting could be forwarded to Quible & Associates. The meetings lasted approximately one hour.

Copies of all handouts, exhibits, and other documents that were made available at the meeting are provided in attachments to this document. In addition, all written feedback and comments recorded by Quible during the meeting are attached.

Community Meeting Report  
Conditional Rezoning Application – Barnhill Allen Foster Forbes Property  
August 25, 2016

Please do not hesitate to contact me at (252) 491-8147 or via email at weadus@quible.com should you have any questions or requests for additional information.

Sincerely,  
**Quible & Associates, P.C.**



Warren D. Eadus

cc ADG  
File



**Quible** SINCE 1959  
**& Associates, P.C.**  
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**Community Meeting for Conditional Zoning – Barnhill Contracting AG to C-HI  
25 Acres on Caratoke Highway (North of Calvin Oneal Lane) PIN#01110000030000**

August 12, 2016

**AGENDA**

**1. General Introduction**

- a. Gary Woodson representing Barnhill Contracting
- b. Quible & Associates, P.C.
- c. Currituck County

**2. Property Location/Facts**

- a. PIN 01110000030000

Current Lot Size: +/- 25 Acres

- b. Current Land Use: Undeveloped
- c. Site Zoning: AG

**3. Development Proposal**

- a. Conditional Rezoning from AG to C-HI
- b. Conditional rezoning if approved will force developer to develop property in strict accordance with conceptual plans (e.g. buffers, height, noise restrictions, hours of operation, etc...)

**4. Questions & Comments**

- a. Quible & Associates, Barnhill Representative and County will be available to answer questions and comments
- b. Comments can be provided in writing on Comment Forms provided or they can be sent to Warren Eadus, Quible & Associates, P.C. by email at [weadus@quible.com](mailto:weadus@quible.com), phone at 252-491-8147 or by mail addressed to Quible & Associates, P.C. 8466 Caratoke Highway Powells Point NC 27966.

## Warren Eadus

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**From:** Fannie <f.newbern@mchsi.com>  
**Sent:** Monday, August 15, 2016 11:50 AM  
**To:** Warren Eadus  
**Cc:** Robert and Kelly Griffin; Sarah Griffin; Stephanie Smith; Nicole N Derby; Janice Haskett; ssnewbern1@gmail.com; Diane Newbern; Jennie Newbern  
**Subject:** Barnhill Contracting AG to C-HI

Comments and Questions from Aug. 12 meeting:

1. Conditional Heavy Industrial Zoning is not compatible with surrounding area
2. Conditional HI will de-value our property
3. Rezoning to Conditional H I will create safety issues on Hwy 158
4. If Rezoning is necessary why not Rezone Light Industrial to Heavy Industrial? i.e. Freedom Park?
5. Why Rezone when there is Heavy Industrial 1/4 mile S of this parcel?
6. Will there be mining on this sight?
7. Rezoning to C HI does not conform to our current Land Use Plan:
  1. Policy CD4 - Highway Commercial Uses should be designed to minimize signage and access points.
  2. Policy ID1 Heavy Industrial will adversely impact environmental quality of area. I.e. Noise and odor.
  3. Policy TR4 Access to 158 must minimize hazardous movement and in and out traffic flows and limits on frequency of driveway cuts.

Sent from my iPad

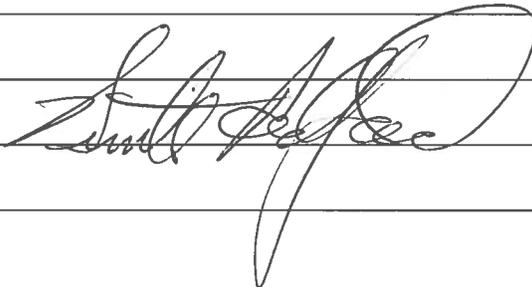
Community Meeting for Conditional Zoning – Barnhill Contracting AG to C-HI

25 Acres on Caratoke Highway (North of Calvin Oneal Lane) PIN#011100000030000

Powells Point, Currituck County, NC

Comments: *I have concerns of smell and  
Truck entering Highway.*

Contact Information:



Community Meeting for Conditional Zoning – Barnhill Contracting AG to C-HI

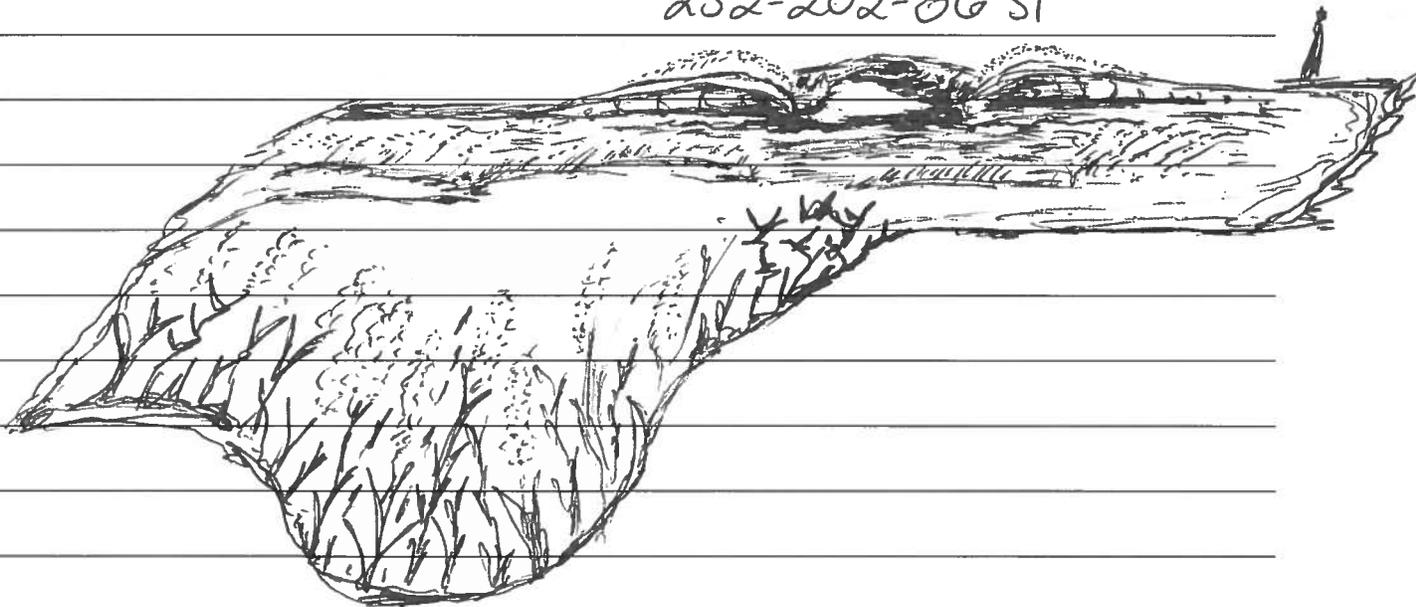
25 Acres on Caratoke Highway (North of Calvin Oneal Lane) PIN#011100000030000

Powells Point, Currituck County, NC

Comments: The entrance to the road is a blind entrance.  
Heavy trucks enter slowly. This would be a hazard.  
Traffic deaths on 15B are high. Allen Foster Forbes.  
October 11<sup>th</sup>, Nov. 7<sup>th</sup> Board of Commissioners

- Roy Lee Etheridge JR.

252-202-8651



Contact Information: \_\_\_\_\_

ALBERT MORRIS 252.202.2632

"PIN NUMBER INACCURATE" MISSING A "1" ?  
mail @ northriversales.com

TELEPHONED TO VOICE CONCERN OVER PROPOSED  
USE AS A FACILITY FOR BARNHILL

DOESN'T WANT TO SEE OPERATION AND CONCERNED  
ABOUT ~~THE~~ BARNHILL TRUCKS LEAVING FROM  
PRIVATE ENTRANCE.

8/3/16

RICHARD DAVIS CALLED WITH CONCERNS ABOUT  
ASPHALT PLANT. STATED HE WAS LI (HE IS AGE)  
AND WANTS TO NOT LOSE TENANTS. OFFERED TO  
SELL HIS PROPERTY AND THEN WANTED TO FIND  
ANOTHER PROPERTY FOR BARNHILL. WORRIED  
ABOUT ASPHALT PLANT

8/8/16

KAREN JERROLD CALLED 8/8/16  
WILL CHECK INTO IT AND CHECK BACK IN.

Quible & Associates, P.C.

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JOB BARNHILL REZONING

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CALCULATED BY \_\_\_\_\_ DATE 8/12/16

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_

## ATTENDANCE:

- BOARD MEMBERS
- CANNIE NEWBORN
- LEE ETHERIDGE
- TAMMY GLAVE - CURRITUCK COUNTY
- ROBERT GRIFFIN
- MS. GRIFFIN
- ~~ETHERIDGE MS. ETHERIDGE~~ <sup>DALLON</sup> BLACKHAM
- LEE'S BARBARA ETHERIDGE (?)
- HUNTER REDFORD
- WALTER EDWARDS

AUG. 25<sup>th</sup>  
OCT 11<sup>th</sup> PB  
NOV. 7<sup>th</sup> BOC

## ISSUES RAISED DURING MEETING

- TRAFFIC RELATIVE TO LOCATION (LEE ETHERIDGE) TRUCKS <sup>ENTERING HIGHWAY</sup>
- VIEW SHED
- BUFFER WIDTHS ON REMAINING SIDES
- SOUND
- HOUSE ACROSS STREET FROM BARNHILL PLANNED (LEE ETHERIDGE)
- PROPERTY VALUES
- NOT SUPPORTED BY LAND USE PLAN
- SMELL
- TRUCKS