

BUILDING ELEVATION 1



BUILDING ELEVATION 2



E.T. HYMAN
SURVEYING, PC

133 US Hwy 158 West, Suite E
Camden, NC 27921 License C-4161
(252) 338-2913 - (252) 338-5552 Fax

July 13, 2016

Subject: Community Meeting for your input regarding the rezoning of the property shown on the attached map from GB (General Business) to MXR (Mixed Residential)

Dear Joining Owner,

This notice is being sent to you and all land owners within 200 feet of property owned by Eagle Auctions, Inc., Currituck County PIN # 0009000029T0000 as required by the Unified Development Ordinance of Currituck County, NC.

The owner is requesting the rezoning of the 4-acre site referenced above and plans to build four, 4-unit Townhomes. There will be a conceptual layout on display at the meeting. Keeping the residents in mind, a community meeting has been scheduled to give you a first-hand look at the proposed use of the property and discuss questions and concerns. A report of the meeting's content will be prepared and submitted to the County. A representative(s) of Currituck County will be invited to this meeting.

Attached is a copy of the Currituck County Tax map showing the property to be rezoned.

The community meeting will be held on Tuesday July 26th, from 6:30-7:30 P.M. at the Currituck Library in Moyock located at 126 Campus Drive, Moyock, NC 27958.

If you have any questions, please do not hesitate to call our office at (252) 338-2913.

Sincerely,


Edward T. Hyman, Jr., PLS
E. T. Hyman Surveying, PC

cc: Currituck County Planning Board

Attachment



133 US Hwy 158 West, Suite E
Camden, NC 27921 License C-4161
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July 19, 2016 – **Corrected Letter**

Subject: Community Meeting for your input regarding the rezoning of the property shown on the attached map from GB (General Business) to MXR (Mixed Residential)

Dear Joining Owner,

This notice is being sent to you and all land owners within 200 feet of property under contract to purchase by **Miller Homes and Building, LLC**. Currituck County PIN # 0009000029T0000 as required by the Unified Development Ordinance of Currituck County, NC.

The **purchaser** is requesting the rezoning of the 4-acre site referenced above and plans to build four, 4-unit Townhomes. There will be a conceptual layout on display at the meeting. Keeping the residents in mind, a community meeting has been scheduled to give you a first-hand look at the proposed use of the property and discuss questions and concerns. A report of the meeting's content will be prepared and submitted to the County. A representative(s) of Currituck County will be invited to this meeting.

Attached is a copy of the Currituck County Tax map showing the property to be rezoned.

The community meeting will be held on Tuesday July 26th, from 6:30-7:30 P.M. at the Currituck Library in Moyock located at 126 Campus Drive, Moyock, NC 27958.

If you have any questions, please do not hesitate to call our office at (252) 338-2913.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. T. Hyman, Jr.', is written over the word 'Sincerely,'.

Edward T. Hyman, Jr., PLS
E. T. Hyman Surveying, PC

cc: Currituck County Planning Board

Attachment

Parcel ID Number	Global PIN	Owner Name 1	Owner Name 2	Owner Name 3	Billing Address	Billing Address Continued	Billing City	Billing State	Billing ZIP Code	Owner Name 4	Owner Name 5	Owner Name 6	Owner Name 7	Owner Name 8	Owner Name 9	Owner Name 10
1	0009000029I0000	8022-75-2080 PETERS, M POWELL TRUSTEE			429 S HUGHES BLVD		ELIZABETH CITY	NC	27909							
2	0009000027A0000	8022-65-9980 DOMESTIC NC LLC			400 FREEMAN AVE		CHESAPEAKE	VA	23324							
3	000900000280000	8022-75-0649 DOMESTIC NC LLC			400 FREEMAN AVE		CHESAPEAKE	VA	23324							
4	0009000029F0000	8022-75-1510 PETERS, M POWELL TRUSTEE			429 S HUGHES BLVD		ELIZABETH CITY	NC	27909							
5	0009000029G0000	8022-75-1371 PETERS, M POWELL TRUSTEE			429 S HUGHES BLVD		ELIZABETH CITY	NC	27909							
6	0009000029H0000	8022-75-2143 PETERS, M POWELL TRUSTEE			429 S HUGHES BLVD		ELIZABETH CITY	NC	27909							
7	0009000026B0000	8022-75-4857 HIDDEN OAKS LLC			422-A CARATOKE HWY #2		MOYOCK	NC	27958							
8	0009000026D0000	8022-85-4974 HIDDEN OAKS LLC			422-A CARATOKE HWY #2		MOYOCK	NC	27958							
9	014J00000830000	8120-72-9409 MACNAMERA GENERAL CONTRACTORS INC			PO BOX 833		MOYOCK	NC	27958							
10	014J00000840000	8120-82-0419 A & B BUILDING INCORPORATED			141 TRAVIS BLVD		MOYOCK	NC	27958							
11	014J0000RJOS0000	8120-72-6550 CTX INC			PO BOX 310		MOYOCK	NC	27958							
12	0009000029S0000	8120-82-1553 MS CURRITUCK LP			C/O CHI HOLDINGS - ATTN: DEBRA SIZIK	PO BOX 2568	HICKORY	NC	28603							
13	0009000029T0000	8120-72-6524 CTX INC			PO BOX 310		MOYOCK	NC	27958							
14	014J0000OS10000	8120-82-8458 CTX INC			PO BOX 310		MOYOCK	NC	27958							

E.T. HYMAN
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July 28, 2016

Currituck County Board of Commissioners
153 Courthouse Road, Suite 204
Currituck, NC 27929

Re: Request for Density Bonus for SB&K Investments, LLC Rezoning

Dear Commissioners,

I hereby request a density bonus of 1 unit per acre for using the following sustainable development practices from Table 5.13.A in the Currituck County Unified Development Ordinance.

Schedule A:

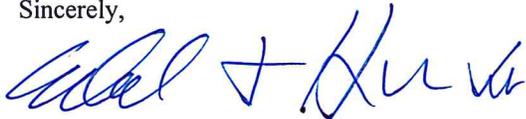
- 1) Inclusions of rain water recapture and re-use devices such as cisterns or rain filter.
- 2) Use of Energy Star air conditioners.

Schedule B:

- 1) Use of xeriscape landscape design.
- 2) Use of one (1) recycling station per building.
- 3) Designation of a bus bench and cover.
- 4) Configuration of east – west with +1.5 length to depth ratio.

Thank you for your consideration of this request.

Sincerely,



E.T. Hyman, Jr.
E.T. Hyman Surveying, PC



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COMMUNITY MEETING REPORT FOR SB&K INVESTMENTS, LLC

Project: Rezoning 4-Acre Parcel at Moyock Landing Drive
Facilitator: Eddie Hyman – E.T. Hyman Surveying, PC
Date & Time: July 26, 2016 @ 6:30 PM
Location: Moyock Library

Seven (7) notices were mailed out. Fourteen (14) Moyock residents attended. Also in attendance were Donna Voliva of the Currituck County Planning Department, Eddie & Camilla Hyman and Sam Miller with SB&K Investments, LLC purchaser of the property.

I opened the meeting with an explanation of the rezoning process and the difference between GB and MXR. Having the meeting early in the review process gives the developer and the design professionals time to analyze comments, address concerns and possibly make changes. I explained the steps involved in the approval process and encouraged residents to attend future meetings to follow the progress of the project.

Sam Miller introduced himself. He and his family are Moyock residents and are involved in the community as well as the schools. Mr. Miller described some of his current projects including Laurel Woods Estates. He described the proposed apartments he intends to construct if rezoning is approved. There will be four (4) buildings with four (4) apartments each. There will be one (1) accessory structure as well. The exteriors will be low-maintenance and durable. He intends to build 2 and 3-bedroom units with high-end materials and efficient heating and electrical systems. Residents asked questions about square footage and probable rent for each unit. Mr. Miller said the square footage would be from 800 to 1,000 and rent will be determined, but should be no less than \$1,000 per month with water included. Units will be leased for 1-year terms. The accessory structure will have one (1) bedroom, one (1) bath and will be available for weekly rentals.

Some discussion arose concerning the use of Moyock Landing Drive and the Railroad Crossing/DOT Acquisition. Mr. Miller stated he was aware of the issues and had himself made progress in resolving them, however; his parcel was not a part of the HOA nor would he participate in any responsibilities of the Shingle Landing Subdivision.

The meeting was concluded at 7:45pm as there were no further questions or discussion.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Eddie Hyman, Jr.', is written over a horizontal line.

Edward T. Hyman, Jr.
E.T. Hyman Surveying, PC

cc: Currituck County Planning