

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

March 16, 2016

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

RE: **Community Meeting Report**
Conditional Rezoning Application – OBX Waterpark
Powells Point, Currituck County, NC
Parcel ID Nos: 012400001300000; 0124000137J0000; 0124000137D0000;
0124000137F0000; 0124000139N0000

Ms. Glave,

Community meetings for the proposed Conditional Rezoning of the above referenced parcels in Powells Point, Currituck County were held on March 3, 2016 and March 14, 2016 at 2:00 p.m. at the Kilmarlic Clubhouse located at 215 Westside Lane, Powells Point and the offices of Quible & Associates, P.C.; respectively. The meetings were conducted Quible on behalf of Aquatic Development Group (ADG).

Purpose

The purpose of the meeting was to inform the community in the vicinity of the subject parcels of the intent to rezone an approximately 80 acre parcel (made up of parcels as referenced above) from Heavy Industrial and General Business to Conditional District General Business for purposes of constructing an outdoor water park and associated amenities.

Meeting synopsis

At both meetings, proceedings began at 2:00 p.m. and Quible handed out an Agenda (attached), signed attendees in using a sign-up sheet (attached) and gave an overview of the rezoning request and County process. The conceptual development of the waterpark was depicted on an aerial photograph of the site and made available to the public.

During both meetings there was vocal support of the project. However, several adjacent residents voiced concerns about noise, security, traffic, views, lighting and etc... Attendees were encouraged to write down their comments and in some instances Quible wrote down concerns for attendees. Copies of the written comments are attached.

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 and a half hours each.

Copies of all handouts, exhibits, and other documents that were made available at the meeting are provided in attachments to this document.

Please do not hesitate to contact me by phone at (252) 491-8147 or via email at dtillet@quible.com should you have any questions and/or concerns.

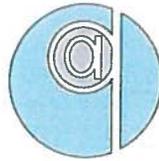
Sincerely,
Quible & Associates, P.C.



Warren D. Eadus

cc ADG
File

QUIBLE COPY



Quible SINCE 1959
& Associates, P.C.
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
Phone: (252) 491-8147
Fax: (252) 491-8146
Web: www.quible.com

**Community Meeting for the Conditional Zoning – ADG Waterpark
Bittersweet Farms and Griggs Investments Properties
Powells Point, Currituck County, NC**

March 3, 2016

AGENDA

1. General Introduction

- a. Quible & Associates, P.C.
- b. Aquatic Development Group
- c. Currituck County

2. Property Location/Facts

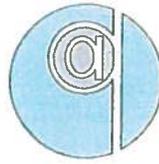
- a. PIN #s 0124000137J0000; 0124000139N0000
- b. Current Lot Size: 340 Acres, to be Subdivided to +/- 75 Acres
- c. Current Land Use: Heavy Industrial and GB—Site of Barnhill Contracting Storage Yard
- d. Site Zoning: HI and GB

3. Development Proposal

- a. Rezone portion of HI property to GB for development of waterpark

4. Questions & Comments

- a. Quible & Associates, Owner 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, phone at 252-491-8147 or by mail addressed to Quible & Associates, P.C. 8466 Caratoke Highway Powells Point NC 27966.



Quible SINCE 1959
& Associates, P.C.

ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING

Phone: (252) 491-8147

Fax: (252) 491-8146

Web: www.quible.com

**Community Meeting for the Conditional Zoning – ADG Waterpark
Bittersweet Farms and Griggs Investments Properties
Powells Point, Currituck County, NC**

March 14, 2016

AGENDA

1. General Introduction

- a. Quible & Associates, P.C.
- b. Aquatic Development Group
- c. Currituck County

2. Property Location/Facts

- a. PIN 012400001300000
- b. PIN 0124000137J0000
- c. PIN 0124000137D0000
- d. PIN 0124000137F0000
- e. PIN 0124000139N0000

Current Lot Size: +/- 340 Acres, to be subdivided to +/- 80 Acres

- f. Current Land Use: Heavy Industrial and GB—Site of Barnhill Contracting Storage Yard
- g. Site Zoning: HI and GB

3. Development Proposal

- a. Rezone portion of HI property to GB for development of waterpark

4. Questions & Comments

- a. Quible & Associates, Owner 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, phone at 252-491-8147 or by mail addressed to Quible & Associates, P.C. 8466 Caratoke Highway Powells Point NC 27966.

P15004 -
200' Adjacent Property Owner List

Hall Family Partnership No. 2
PO Box 130
Portsmouth, VA 23705

Fortune Bay Golf Club LLC
PO Box 279
Harbinger, NC 27941

Hall Limited Partnership No. 3 LLP
PO Box 130
Portsmouth, VA 23705

AKE Properties LLC
Attn: Russ Kirk
222 Central Park Ave, STE 2100
Virginia Beach, VA 23462

Henry N. Griffin
223 Scuppernong Rd
Manteo, NC 27954

James E Lassiter
PO Box 93
Harbinger, NC 27941

Joaquin Hernandez-Salazar
PO Box 854
Carrboro, NC 27510

Wilhemeina Jordan
8541 Caratoke Highway
Powells point

Griggs Investments LLC
101 W Main St, Suite 500
Norfolk, VA 23510

Priscilla J. Herring, et al.
108 Trailwood Dr.
Dudley, NC 28333

Garland H. Dunstan Jr.
PO Box 402
Kitty Hawk, NC 27949

SIEVER, JERRY W
SIEVER, SANDRA D
1502 NORTH MOUNTAIN RD
WARDENSVILLE WV 26851

Atlantic OBX INC
PO Box 2590
Kill Devil Hills, NC 27948

METCALF, VERN ARTHUR
4113 TARKLE RIDGE RD
KITTY HAWK NC 27949

BRABBLE INSULATION INC
BRABBLE, PAT
PO BOX 725
AHOSKIE NC 27910

EMANUELSON, JEFFERSON K
4717 N CROATAN HWY
KITTY HAWK, NC

SMALL GROUP PROPERTIES LLC
1112 KITTY HAWK RD
KITTY HAWK, NC 27949

KITTY HAWK IRON AND STEEL
PO BOX 40
Harbinger NC 27941

SCHAUBACH RENTALS LLLP
2224 SPRINGFIELD AVE
NORFOLK, VA 23523

PINEY GROVE CHURCH
8482 CARATOKE HWY
POWELLS POINT, NC 27966

John H. Foltz
158 Lucinda Dr.
Powells Point, NC 27966

Southern Shores Realty Services Inc.
PO Box 150
Kitty Hawk, NC 27949

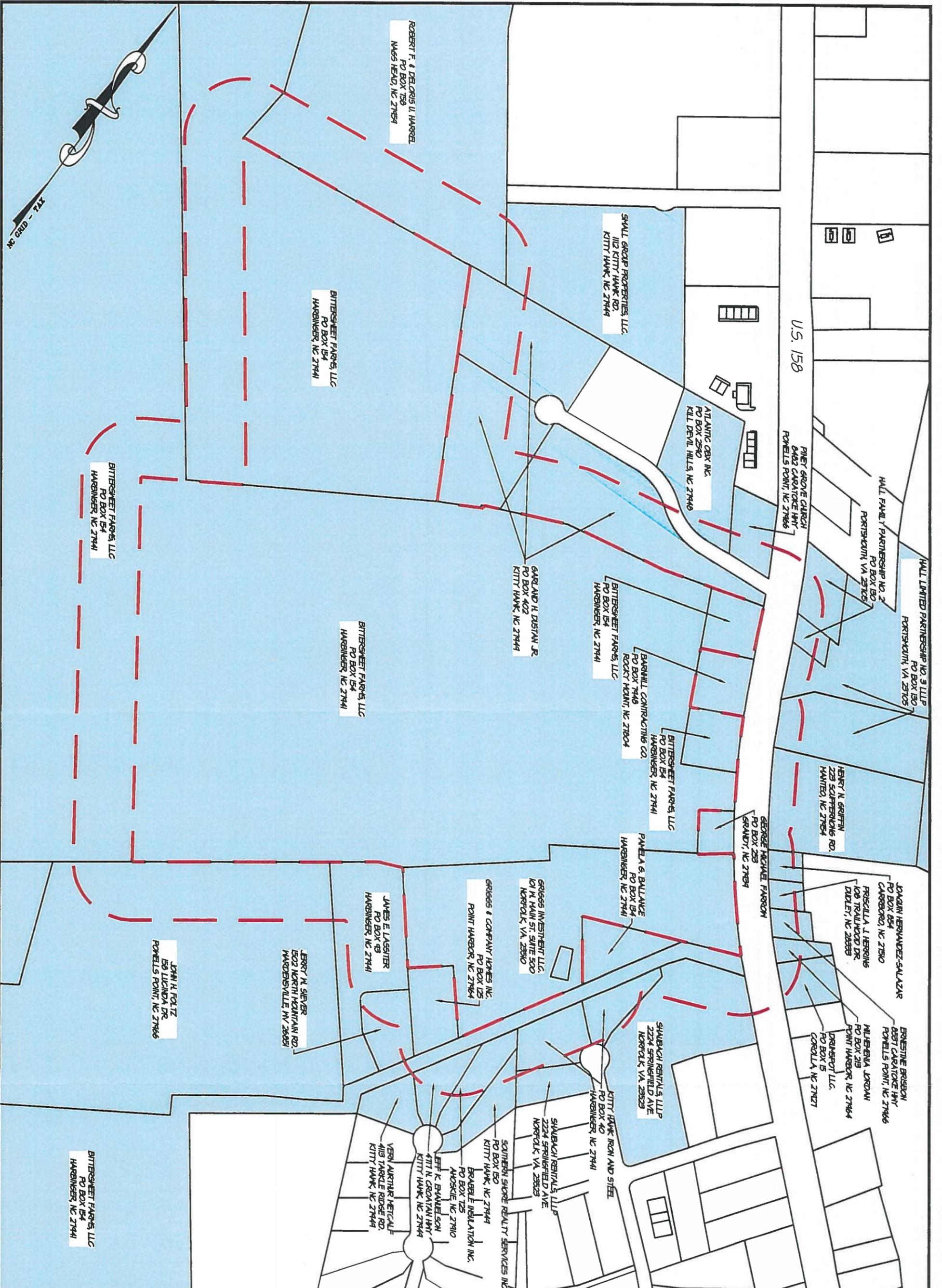
Pamela G. Balance
PO Box 134
Harbinger, NC 27941

Barnhill Contracting Co.
PO Box 7948
Rocky Mount, NC 27804

George Michael Farrow
PO Box 253
Grandy, NC 27939

Ernestine Brisbon
8537 Caratoke Hwy
Powells Point, NC 27966

Robert and Deloris Harrell
PO Box 756
Nags Head, NC 27959



PROJECT
P15004

DRAWN BY
JMH

CHECKED BY
WDE

DATE
03/04/16

COPYRIGHT © 2015
QUIBLE & ASSOCIATES, P.C.
THIS DOCUMENT IS THE PROPERTY OF
QUIBLE & ASSOCIATES, P.C. ANY
ALTERATION OF THIS DOCUMENT IS
PROHIBITED.
IF THIS DOCUMENT IS NOT SIGNED AND
SEALED BY A LICENSED PROFESSIONAL
THEN THIS DOCUMENT SHALL BE
CONSIDERED PRELIMINARY, NOT A
CERTIFIED DOCUMENT AND SHALL NOT
BE USED FOR CONSTRUCTION,
RECORDATION, SALES OR LAND
CONVEYANCES, UNLESS OTHERWISE
NOTED.

REZONING EXHIBIT

**PROPERTY OWNERS WITHIN
200' OF REZONED PROPERTY**

POPLAR BRNACH TOWNSHIP CURRITUCK COUNTY
NORTH CAROLINA

0 300' 600'
GRAPHIC SCALE IN FEET 1"=300'

**THIS MAP IS NOT A
CERTIFIED SURVEY
AND HAS NOT BEEN
REVIEWED BY A
LOCAL GOVERNMENT
AGENCY FOR
COMPLIANCE WITH
ANY APPLICABLE
LAND DEVELOPMENT
REGULATIONS**

Quible SINCE 1959

& Associates, P.C.

ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING

NC License#: C-0208
PO Drawer 870, Kitty Hawk, NC 27949
Phone: (252) 491-8147
Fax: (252) 491-8146
E-Mail: administrator@quible.com

Community Meeting for Conditional Zoning – ADG Waterpark

8528 Caratoke Highway-PIN#s 012400001300000; 0124000137J0000; 0124000137D0000;
0124000137F0000; 0124000139N0000

Powells Point, Currituck County, NC

Comments: ~~Spoke~~ w/ BOBBY HARRELL VIA
TELEPHONE ON 3/16/16. MR. HARRELL
SUPPORTS THE PROPOSED WATERPARK
DEVELOPMENT.

Contact Information:

~~W Spoke~~ 3/16/16

SENT VIA EMAIL TO B. HARRELL ON 3/16/16
@ 11:30 AM

Community Meeting for Conditional Zoning – ADG Waterpark

8528 Caratoke Highway-PIN#s 012400001300000; 0124000137J0000; 0124000137D0000;
0124000137F0000; 0124000139N0000

Powells Point, Currituck County, NC

Comments: CARRIE FOLTZ

CONCERNS/QUESTIONS:

① PRIVACY - CONCERNED ABOUT NOISE

② TRAFFIC

- INGRESS

- EGRESS

- BOTTLED UP

③ SECURITY

④ FUTURE EXPANSION

Contact Information:

Carrie Foltz

Community Meeting for Conditional Zoning – ADG Waterpark

8528 Caratoke Highway-PIN#s 012400001300000; 0124000137J0000; 0124000137D0000;
0124000137F0000; 0124000139N0000

Powells Point, Currituck County, NC

Comments: George Farrow hatterasman1985@Hotmail.
P.O. Box 253 252-202-2266
GRANDY, NC 27939

I have thought for years that this would a great
Idea on the south end of the county.

I am willing to sell my parcel located at
8524 Caratoke Hwy.
Thank you!

Contact Information: _____

Community Meeting for Conditional Zoning – ADG Waterpark

8528 Caratoke Highway-PIN#s 0124000137J0000; 0124000139N0000

Powells Point, Currituck County, NC

Comments: WILHEMINA JORDAN:

EXPRESSED CONCERNS IN ORDER OF IMPORTANCE

① PROXIMITY TO HER RESIDENCE
" RIGHT ACROSS THE STREET "

② " WHAT WILL IT LOOK LIKE? "

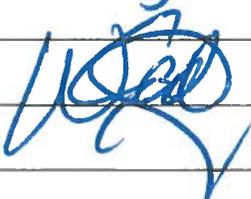
③ HOW WILL IT BE SECURED
IN THE OFF SEASON

④ LIGHTING ?

⑤ NOISE ?

THESE COMMENTS ARE MY (WABREN D. BAUS) ^(BAUS)

RECOLLECTION OF MY CONVERSATIONS w/

MS. JORDAN.  3/3/16

Contact Information: _____

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 22, 2016

Garland H. Dunstan Jr.
PO Box 402
Kitty Hawk, NC 27949

Re: Notice of Community Meeting
Conditional Rezoning-Bittersweet Farms, LLC Parcel
Powells Point, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Aquatic Development Group (Applicant) will conduct a community meeting on March 3, 2016 at 2:00 p.m. at the Kilmarlic Golf Course Clubhouse facility located at 215 West Side Lane, Powells Point, North Carolina 27966.

The purpose of the meeting is to inform the community of Aquatic Development Groups intention to submit an application for a Conditional Rezoning of 60 acres of a +/- 540 acres property for development as an outdoor "Water Park" currently owned by Bittersweet Farms, LLC. The property is currently zoned Heavy Industrial and the proposal is to conditionally rezone the property as General Business. The subject parcel is identified as a 60 acre portion of Parcel Number 0124000137J0000 and is located on Highway 158 at 8528 Caratoke Highway in Powells Point, Currituck County.

The Applicant proposes to construct an outdoor water park and all associated infrastructure on a 60 acre tract of land. The expansion will consist of the water park, wastewater and stormwater facilities, employee housing, restaurants, water slides, wave pools and etc...

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed Conditional Rezoning may be obtained by contacting Warren Eadus of Quible & Associates, P.C. by phone at 252-491-8147 or by email at weadus@quible.com.

Sincerely,
Quible & Associates, P.C.


Warren D. Eadus

cc file
ADG

*GREAT Project.
Best Possible use of That
Property!! Win-Win For
EVERYONE IN Currituck
GARY*

Community Meeting for Conditional Zoning – ADG Waterpark

8528 Caratoke Highway-PIN#s 0124000137J0000; 0124000139N0000

Powells Point, Currituck County, NC

Adjoining

Comments: GARY Dunstan, Property owner on North & East side of N. Postville
GREAT PROJECT! Fabulous use for the property
Preferences

- ① ONE CURB cut serving this Project + Balance of Property
- ② Buffers to adjoining properties
- ③ Low impact lighting
- ④ Drainage plan to keep all stormwater on site if possible.

I Fully support this project and it is a win-win ~~project~~ development for lower Currituck and for the tax payers.

Contact Information: GARLAND H. "GARY" Dunstan JR.

PO Box 4

HARDINGER, NC 27941

GARYDUNSTAN@CHARTER.NET

252-202-1100

Community Meeting for Conditional Zoning – ADG Waterpark

8528 Caratoke Highway-PIN#s 0124000137J0000; 0124000139N0000

Powells Point, Currituck County, NC

Comments: This project is a great idea for Lower Currituck and has my full support.

Contact Information: Bryan Sullivan
bryan@kilmarlic.com

Community Meeting for Conditional Zoning – ADG Waterpark

8528 Caratoke Highway-PIN#s 0124000137J0000; 0124000139N0000

Powells Point, Currituck County, NC

Comments:

IM IN FAVOR OF APPROVAL!

Keith Hall

KEITH HALL (POINTE GOLF CLUB)

Contact Information: 252-202-8732



**Conditional Zoning ADG Waterpark Community Meeting
Powells Point, Currituck County, North Carolina
Quible & Associates Project No. 15004
The Following Persons Were in Attendance of the Community Meeting on March 3, 2016**

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	WREAR DAVIS	QUIBLE & ASSOCIATES, P.C.	252 491 8147	252 491 8146	wrears@quible.com
2.	HANK GRIFFIN	HARBEL & ASSOCIATES	423-2248	444-8432	gsurfcast@aol.com
3.	Ken Griggs	-	491-8480	-	
4.	Brad Griggs	-	-	-	Brad@griggsandco.com
5.	Jeff McLawney	Tudcky	252-457-1177	-	pmcnewelle@tudcky.com
6.	C. Shy Ballance	Bittersweet Farms	252-207-8686	-	shyballance@bittersweetfarms.com
7.	F-Mike Morrison	OBX MUP	252-707-9443	-	f.mike.morrison@obxmup.com
8.	Bryan Sullivan	Kilmarlee Golf Club	252-491-4226	-	bryan@kilmarlee.com
9.	Dedmy Horard	-	952-491-8646	-	-
10.	KEITH HALL	POINTE GOLF CLUB	252-202-8732	-	khall@thepointegolfclub.com
11.	RICK HOUSE	HOUSE ENGINEERING, P.C.	(252) 202 8253	-	rick@houseengineering.net
12.	DAVID KEFF	HOUSE ENGINEERING	11	-	david@houseengineering.net
13.	Gary Woodson	OBX MUP	252 491-8765	-	gwoodson@obxmup.com
14.	Gary Dunston	ADJUTANT PROPERTY OWNER	252-202-1100	-	gdunston@cwarter.net
15.	William Tordella	8541 Canaville Hwy Pow. Pt.	252 491 8272	-	-
16.					
17.					
18.					



Quible SINCE 1988
& Associates, P.C.
 ENGINEERING • CONSULTING • PLANNING
 ENVIRONMENTAL • SCIENCES • SURVEYING
 Phone: (323) 481-8147
 Fax: (323) 481-8146
 Web: www.quible.com

**Conditional Zoning ADG Waterpark Community Meeting
 Powells Point, Currituck County, North Carolina
 Quible & Associates Project No. 15004
 The Following Persons Were in Attendance of the Community Meeting on March 3, 2016**

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	GEORGE FAYROW		252 282 2246		
2.	CARRIE FOOTE				
3.	JOHN FOOTE				
4.	TRANTHIL CONVENTRY TOWY; STACY				
5.	SARAH BALANCE	BILTSWEET FRENDS			
6.	WARREN STONS				
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					
18.					