

Notes for October 20, 2020 Meeting:

Meeting held at location of property to be rezoned, 6804 Caratoke Hwy., Grandy, NC.

Meeting started at 5:30 pm.

In attendance: Jeannie Turner, Planning II
Savannah Newbern, Assistant
Nigel Culpepper, Owner
Sarah Culpepper, Owner
Blake Culpepper
Virginia Culpepper

Discussed location of proposed home and surrounding area. Also clarified guidelines of building on property.

Presented letters from two surrounding landowners in response to letters that we mailed to them.

Everyone signed sheet saying that they attended meeting.

Meeting was completed by 6 pm.

Rezoning Meeting
4804 Caratoke Hwy, Grandy
Oct. 20, 2020 (Tuesday)

PLEASE SIGN:

Jennie Turner Currituck County 252-232-6031

Savannah Newbern Currituck County —

Sarah Culpepper - owner - 804-387-7435

Nigel Culpepper - owner - 252-421-0045

Blake Culpepper

252-421-0043

Virginia Culpepper

252-421-0044



blake.culpepper <firstculpepper@gmail.com>

Zoning Change 6804 Caratoke Hwy. Grandy

1 message

Uli Bennewitz <ulibennewitz@gmail.com>

Tue, Oct 20, 2020 at 10:10 AM

To: firstculpepper@gmail.com

Cc: Donna W Voliva <dvoliva@co.currituck.nc.us>, selena.jarvis@currituckcountync.gov

Dear Nigel & Sarah,

First of all, welcome to the neighborhood! Thank you for your very kind personal letter and I enjoyed talking with you on the phone this weekend.

As you are aware, I was the one who initially changed the zoning of the land, which included your parcel to "light manufacturing". One of the reasons this was granted at that time was the fact that there was no residential property adjacent to us, only agricultural.

We have no objection to you building your residence on this lovely property of yours, but we want to put in writing that we operate a business next to you and our property will be used eventually for further commercial development, as long as this is permitted under our land use classification. Currently we operate the brewery, restaurant and butchery, and we want you to be aware of the following:

- We have two large hood fans from the kitchen pointing north towards your property. No doubt kitchen smell will whiff across to your property.
- We have a very large smokehouse, again, the exhaust points north towards your property. The smokehouse is computerized and may run at night.
- Our brewery creates smells and while the brewery exhaust points south, there will no doubt be odor on your side if the wind blows your way.
- We have a bulk gas tank and a dumpster, both are serviced outside business hours by large trucks. This creates noise mostly in the early hours before we get there. We also on occasions receive containers of materials, which will be offloaded outside normal business hours.
- We operate a forklift which has a very annoying beeping sound every time we reverse, which seems to be most of the time. Again, that creates noise pollution.
- At the rear of your property we have a wastewater spray field for our brewery. This is an above ground application of wastewater which again creates smells. It does not run for hours, but it does create odors when it is running.
- We hope to add other commercial activities at our location here, that is the reason we own the 24 acres. We are obviously concerned that any expansion we request in the future may be blocked by the argument that we have residential neighbors adjacent to us.

As you can see, we truly are looking forward on a personal level to have you as neighbors here, but we are concerned about the impact this may have on the future use of our property. We are not objecting to your rezoning request, but we want to have a record of our concerns on file .

As I said at the beginning, welcome to the neighborhood, please feel free to reach out any time, if we can help you in any way.

Dear

We are Nigel and Sarah Culpepper.

We are the new owners of 6804 Caratoke Hwy. in Grandy. This is the piece of property adjacent to the "Weeping Radish" on the north side.

The previous owner, about 15 years ago, upped the zoning to Light Industrial so that the piece of property would be more appealing to businesses in the future if he opted to sell.

My wife and I have purchased the property. We were married on this piece of property over 5 years ago. We had the opportunity this past year to purchase this property on the thoughts of building our dream home. So much to our surprise going through the steps to achieving a building permit, we are going to need to rezone so that we may build our dream home.

So much to our surprise going through the steps to achieving a building permit, we are going to need to rezone so that we may build a residential home. We are requesting a zoning map amendment from the current Light Industrial (LI) Zoning District to General Business (GB) Zoning District.

We are notifying the surrounding landowners to be aware of our intent as per the requirement of the Currituck County United Development Ordinance.

If you have any questions, comments and/or are not able to attend the meeting, please contact us directly at 252-421-0045 or email us at firstculpepper@gmail.com.

This letter is to inform you of a community meeting to discuss any concerns regarding the proposed rezoning:

- Date: October 20, 2020 •Time: 5:30 pm
- Location: 3605 Caratoke Hwy. Grandy, NC
(This location is the property to be rezoned just north of the Weeping Radish Brewery)

Here are notes from our virtual pre-app at 10AM on October 2, 2020.

Planning Comments:

Jennie Turner & Donna Voliva

Consider impacts to SFD living in GB surrounded by GB & LI zoning.

Consider range of uses allowed around the dwelling because of the existing zoning.

Residential zoning districts have the most protection for SFD use.

This may impact future development on surrounding properties.

The property owners must sign the application.

Consider the purposes of the GB & LI zoning districts.

Building Inspector Bill Newns had no comments.

Will Rumsey, Public Utilities stated the tap fee \$4,279

Larry Lombardi Economic Development Director

Stated concern about impacts to surrounding land uses including the brewery and future LI or GB uses.

I will see you tonight at 5:30 for the community meeting.

Thanks,

Jennie Turner

Planner II

County of Currituck

Planning & Community Development

Phone: 252-232-6031

Fax: 252-453-8300

Email: jennie.turner@currituckcountync.gov

Website: www.currituckgovernment.com

October 9, 2020

Dear Mad Mrs Cufsepper,
I am the owner of the farm across
the street from you. I have no
objection to your rezoning the property
from Light Industrial (LI) Zoning District
to General Business (GB) Zoning District

Sincerely yours,
William E. Bradley
owner of Bradley Farm
6815 Carotokie Highway
Grandy, N.C.