



November 23, 2020

Mr. Jason Litteral, CFM  
Currituck County Planning and  
Community Development  
153 Courthouse Road, Suite 110  
Currituck, NC 27929

**RE: PB 20-22 Pinnacle Storage Conditional Rezoning TRC Review**

Dear Jason,

We are submitting this response to TRC comments dated November 19, 2020 regarding the Pinnacle Storage Conditional Rezoning request and are addressing the comments as follows:

**Planning (Jason Litteral)**

1. Acceptance of the proposed conditions is acknowledged.
2. The site plan application will be submitted following conditional zoning approval.

**Currituck County Building and Fire Inspections (Bill Newns)**

1. Fire flow calculations and hydrant placement requirements are acknowledged and will be addressed at the Major Site Plan review stage.

**Currituck Soil and Water (Dylan Lloyd)**

1. Perimeter ditches and back ditch bordering the railroad right-of-way will be cleaned out subject to obtaining agreements from adjacent property owners.
2. The outlet pipe has been rotated to 45 degrees as requested.

**NCDOT (David Otts)**

1. The entry control gate as placed provides approximately 150 ft. of vehicular storage between the gate and the right-of-way, which appears to be adequate. A detail of the vehicle stacking will be provided at the Major Site Plan review stage.

**Albemarle Regional Health Services (Joe Hobbs)**

1. Albemarle Regional Health Services issued an approval for a system in the approximate location where this system is shown and for a higher flow rate than this one will require, so we are confident that a permit can be issued at the Site Plan review stage for this use.

**US Post Office (Postmaster)**

1. No on-site mail delivery requirement is anticipated for this facility.

We are submitting three full size copies of revised plans, ten 11x17 copies of revised plans, one 8.5x11 copy of revised plans and one .pdf digital copy of all revised documents and plans for your review for placement on the December Planning Board agenda.

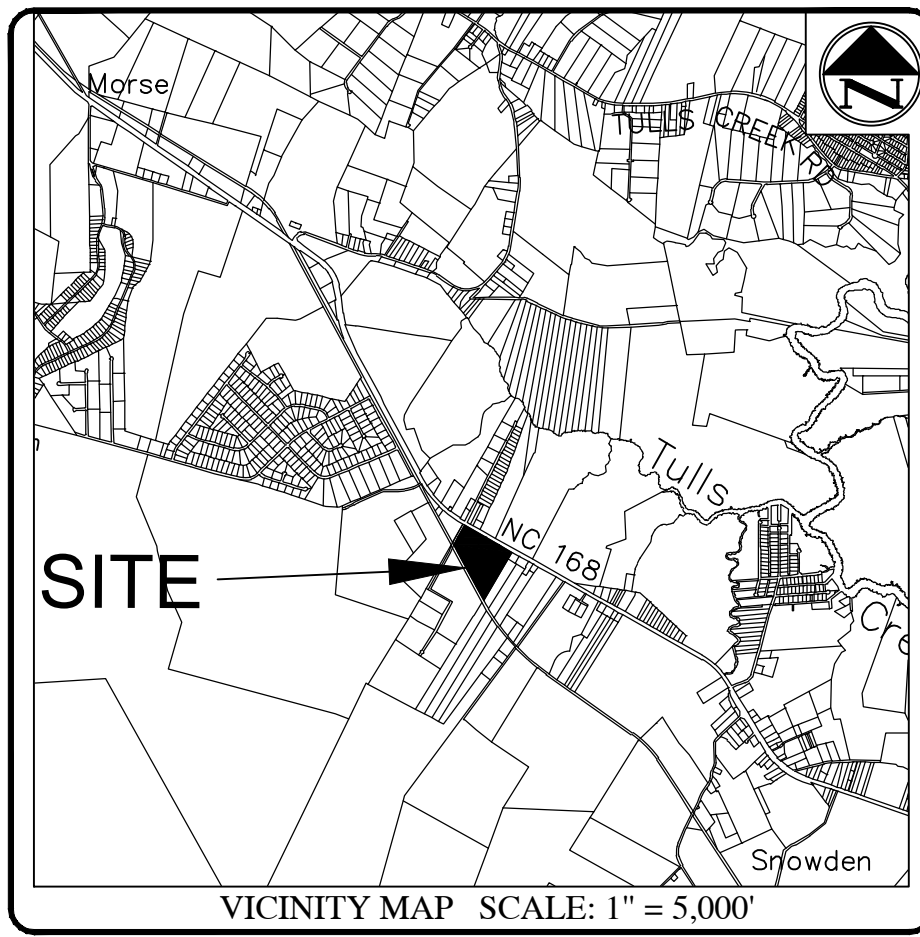
Please let me know if you need any additional information.

Sincerely yours,  
BISSELL PROFESSIONAL GROUP



Mark S. Bissell, P.E.

Cc: Mr. Robert High  
Ms. Toni Johnson



- GENERAL NOTES:**  
 PROJECT NAME: PINNACLE STORAGE
- APPLICANT: ROBERT HIGH DEVELOPMENT  
 223 GREENVILLE AVE., SUITE B  
 WILMINGTON, NC 28403
  - OWNER: PIERCE HARDY PARTNERSHIP LTD  
 1019 ROUTE 519, BLDG 4  
 EIGHTY-FOUR, PA 15330
  - PROPERTY DATA:  
 PARCEL ID#: 0023-000-068J-0000  
 PRIMARY ADDRESS: 1462 CARATOKE HWY.  
 MOYOCK, NC  
 RECORDED REFERENCES: D.B. 1035, PG. 725  
 P.C. K, SL. 48
  - PROPERTY ZONING: C-HI (EXISTING & PROPOSED)
  - F.I.R.M. DATA:  
 ZONE X, F.E.M.A. F.I.R.M. MAP PANEL 3721804000 K, CID 370078, EFFECTIVE  
 DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS  
 SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED  
 DEVELOPMENT ORDINANCE.
  - THIS PROPERTY CONTAINS NO ACOE "404" JURISDICTIONAL WETLANDS.

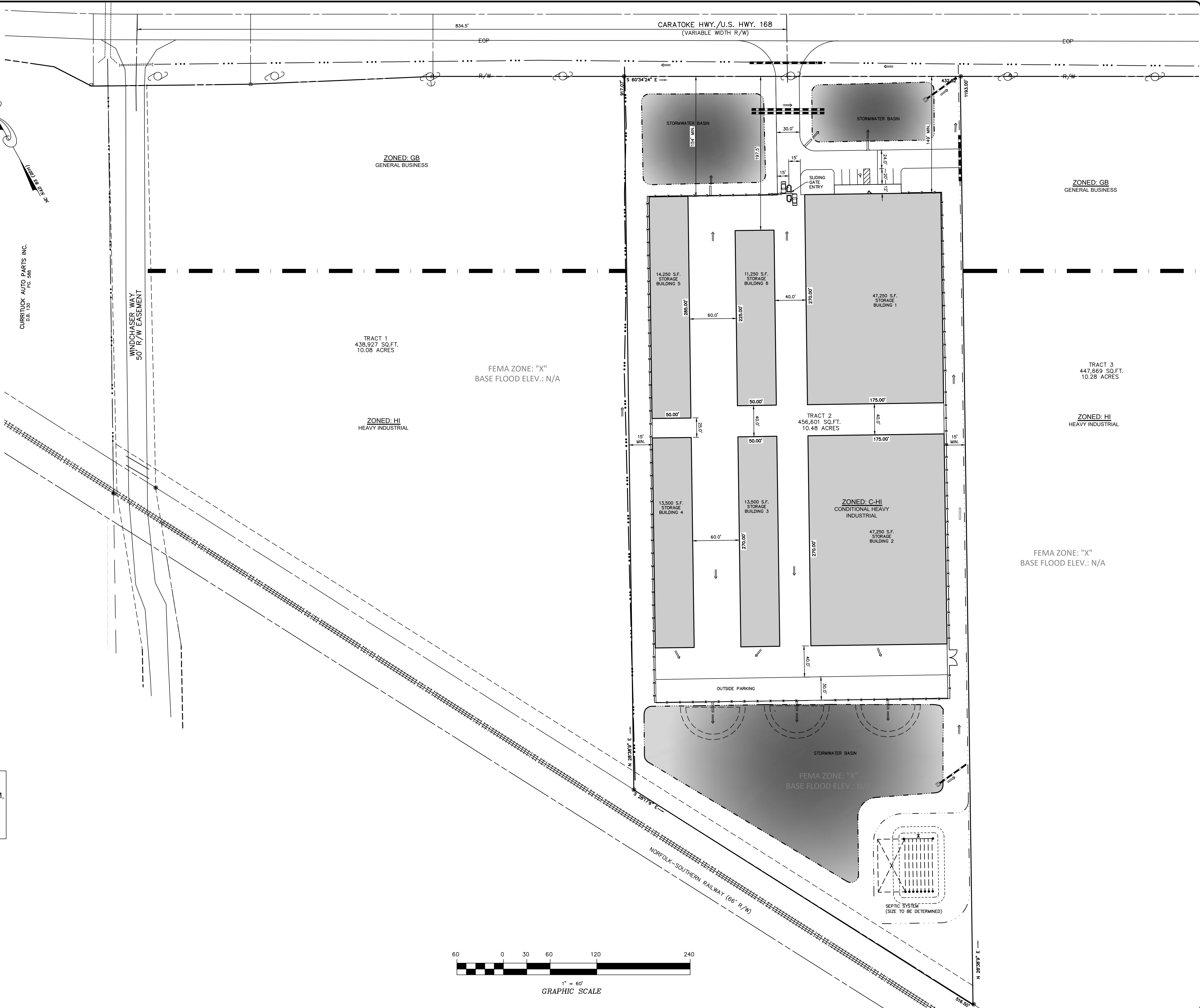
- PROPOSED ZONING CONDITIONS:**  
 DEVELOPMENT SHALL PROVIDE:
- 20% WINDOWS ON HIGHWAY FRONTAGE SIDE OF BUILDING.
  - WOODEN FENCE ALONG HIGHWAY SIDE.
  - FINISHED FRONT BUILDING FACADE (BRICK, STUCCO OR SIMILAR FINISH).
  - 140% OF REQUIRED STREETSCAPING, WHICH MAY BE CLUSTERED TO PROVIDE VISIBILITY FROM ROUTE 168.

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	ZONING BOUNDARY LINE
	EXISTING GRADE CONTOUR

DEVELOPMENT SCHEDULE	
CONSTRUCTION OF BUILDINGS 1, 5 & 6	2021
CONSTRUCTION OF BUILDINGS 2, 3 & 4	MARKET DRIVEN

**NOTE:**  
 STORMWATER MANAGEMENT DESIGN & FACILITIES, WASTEWATER DISPOSAL SYSTEM, LANDSCAPE PLANTINGS, ETC. ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION BASED UPON FINAL DESIGN & PERMITTING.

CURRITUCK AUTO PARTS INC.  
 608.330.4658



**BISSELL**  
 PROFESSIONAL GROUP  
 Engineers, Planners, Surveyors  
 and Environmental Specialists

**CONDITIONAL REZONING PLAN**  
 THIS PLAN IS THE SOLE PROPERTY OF BISSELL PROFESSIONAL GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BISSELL PROFESSIONAL GROUP.

**ROBERT HIGH DEVELOPMENT**  
 NORTH CAROLINA  
 CURRITUCK COUNTY  
 CRAWFORD TOWNSHIP  
**PINNACLE STORAGE TRACT 2**

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK
1	9/14/20	ISSUED FOR CLIENT COMMENTS	KFW	MSB
2	11/17/20	TRAC COMMENTS	KFW	MSB

**PRELIMINARY FOR REVIEW PURPOSES ONLY**

DATE: 9/14/20	SCALE: 1"=60'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET: 1 OF 1	
CAD FILE: 468700SK1-T2	
PROJECT NO: 4687	