

Talisa Lake-PD-CS Rezoning

July 20, 2021

Scheduled Time/Place: 7:00pm, Eagle Creek Pavilion

The first meeting began at 7:05pm/Meeting Ended: at approximately 9:30pm
(The formal presentation and question and answer session ended about 8:30pm, and then many people stayed and met in various small groups to further discuss the development proposal and the Eagle Creek situation)

Attendees: (See attached sign-in sheets)

Also: Paul Beaumont, County Commissioner
Kitty Etheridge, County Commissioner
Alan Resh, Developer
Terry Neal, Developer
Danny Thrasher, Land Owner
Warren Thrasher, Land Owner
Mark Bissell, Engineer

The county review process and procedures were outlined and an overview of the development plan and details were provided including the objectives of the overall Currituck Station master plan and the way this piece of the development dove-tails into the County's master plan. A large crowd of people was present that primarily wanted to talk about problems with the Eagle Creek wastewater system and wanted to make sure that the Sandler organization was not involved in the new development. The following questions and comments were made by members of the community, along with answers provided:

Comments from the Community	How Addressed
Will it have a vacuum or gravity sewer system?	It will be a gravity system.
Who will the developer be?	Alan Resh and Terry Neal, who are both present.
What is the status of the county sewer system?	It is being reconstructed and will be available in approximately 2 years.
We cannot flush our toilets or take baths regularly.	
Will Sandler or Chesapeake Homes be involved.	Neither Sandler or Chesapeake Homes is currently involved in this development.
The county cannot allow another community to go through what Eagle Creek has gone through.	Agreed.
Currituck is evolving but the Sandlers must fix Eagle Creek first before Chesapeake Homes can be involved in any other development.	
The county needs more building inspectors.	

What will the timing of the development be?	Ideally the development will be ready to go in about 2 years when the county sewer system has been completed.
Can you swap county sewer system for septic tanks after the project has been approved if the county sewer is not ready?	No, the developer would have to start over and go through another review and approval process before that could happen.
Will Lazy Corner need improvement before the permanent connection to the development is available through Winslow?	It depends on the timing of the Winslow road and would be done in consultation with NCDOT.
Alan Resh has a history of relationships with the Sandler's.	Yes, but he is not involved with Sandler Utilities or the current problems.
Can the proposed lake handle a hurricane? How much water can it handle?	The calculations havent been done on exactly how much it can handle but will be done during the design. The lake is about twice the size that would typically be created for this size development.
What storm event does the UDO require?	A ten year storm. But we will model 100 year.
Will the HOA be responsible for stormwater maintenance?	Yes.
Will the roads and ditches be turned over to NCDOT?	The roadways will be turned over but there will not be roadside ditches but rather curb and gutter.
Is the county evaluating its fire fighting capability?	That will be evaluated during the special use permit hearing process.
Have fire flow calculations been done yet?	They have not yet but will be during the design.
Are adequate water supply lines available?	We believe so. There is a 12" main running along 168 that will be looped through the site and through Currituck Station.
Could a water main break and flood the only access?	Not likely. The water main is already in place.
Has Waterleigh been inspected and passed?	Staff will check. (It was noted that the purpose of the meeting was to get feedback regarding this particular application and development plan).
How will people be notified about meetings?	Written notices are mailed and are also posted on the county website and in the newspaper.
Mr. Resh was questioned about his involvement in Eagle Creek.	He described what his role was in the development process and then how things were eventually turned over to the Sandler organization and he wasn't responsible after the initial development was done.
How will Sandler or any other builder be held accountable?	Through architectural controls, the county building inspection system and vetting of proposed builders.
It was noted that the community would prefer to have anyone other than the Sandler organization be involved in the build-out of the community.	

There were questions about whether the county is willing to allow another development to proceed before the problems of Eagle Creek have all been resolved.	It was noted that the development plan that is being proposed fits into what the county master plan has intended and what the county has spent hundreds of thousands of dollars to try to achieve.
Will the development overload the county's ability to provide services?	This development will most likely take place over about an 8 year period and be phased in as county services are available.
Can you put a stipulation in the contract that Sandler cannot build until they fix the Eagle Creek sewer system?	Probably not lawfully.
The group will be in support of the development if there is a mechanism in place that the Sandlers are not involved in the development unless Eagle Creek has been repaired first.	
We are all for progress but want to make sure there is no impact on the environment.	
Questions about the boundary of the Mega-site.	Pointed out on map.
There is concern that there is only one supermarket and that the only pharmacy has been lost and that better fire departments and more school capacity is needed.	
Concerns about stormwater were raised.	Will be modeled.
Concerns about wetness and mold problems in houses built by Chesapeake Homes.	
Questions were asked of county commissioners regarding adequate public facilities and whether those are reasons for denial of the rezoning.	Yes, but if a development like this supports the county goals then it will likely be approved.
What if the sewer system isnt ready?	Proceeding before sewer is available is entirely the developers risk and thus would not be able to connect the first house until the sewer system is in place.
A representative of the communtiy has volunteered to be on the Guinea Mill stormwater district.	The county will give the gentleman's name to Dylan Lloyd.
Concern: a contractor dumped debris into the Guinea Mill canal.	The county will look into it.
Some of the drainage in Eagle Creek doesnt work right and runs uphill.	The HOA is preforming ongoing maintenance of the drainage system. All drainage systems require constant attention. NCDOT has reportedly not been maintaining the roadside swale part of the system.
Is the Dept. of Justice holding Sandler Utilities accountable? We understand that Sandler Utilities needs to pay the fine in order for the utility sale to go through.	

There was additional discussion by and between community members about repair options that are being evaluated and an upcoming hearing with the utilities commission on repairing the sewer system.

There was lots of emotion about problems with the Eagle Creek sewer system but people generally agreed that the Talisa Lake design is fine and no objections to any of the design elements or the master plan were voiced.

Commissioner Beaumont spent some time explaining the County's involvement with the state in trying to help resolve the problems at Eagle Creek, also explaining that the County is demonstrating its interest and concern by his presence as well as that of Commissioner Etheridge.

There were numerous informal discussions among smaller groups for another hour following this part of the meeting, during which people further explained their concerns about the Eagle Creek situation, but generally seemed supportive of the Talisa Lake master plan.

Community Meeting Sign-In Sheet

Talisa Lake

Planned Development

July 20, 2021

7:00PM

NAME	ADDRESS	TELEPHONE	E-MAIL
Jennie Turner	Currituck County Planning	252-232-6031	jennie.turner@currituckcountync.gov
Kevin Kemp	Currituck Co. Dev. Ser.	—	kevin.kemp@currituckcountync.gov
Rich & Heather Sunderland	149 Sawt Andrews Rd	157-581-5741	heathersunderlin@gmail.com
Tamara Benjamin	149229 corner Rd	804-898-2632	Tamara Anne 7@gmail.com
SUSAN POWERS	251 GV Rd Moyock	252-435-1096	Grandymomne@yahoo.com
Heather Good	111 GV Rd Moyock	757-434-3798	STEWELL@AOL.COM
Hailey Ogren	228 GV RD Moyock	602-803-7883	hmoogren27@gmail.com
Sam+Bert Nelson	199 Eagle Creek	—	biggo@hotmail.com
Tim Cardinal	157 Green Field Rd	—	tim.cardinal@yahoo.com
Sue McKenzie	105 Eaglehorn Moad	252-619-7774	mckenzie.sue@gmail.com
William & Phonda Klussmann	151 Eaglehorn Cir moat	916-939-0735	DrKluss@stgbladel.net
PL Gardner	227 GREEN VIEW	757-515-4988	—
Schroeder	141 Green View	252-435-6169	davidk141@gmail.com
Brad Grunfelder	195 Green View	—	—

Community Meeting Sign-In Sheet

Talisa Lake

Planned Development

July 20, 2021

7:00PM

NAME	ADDRESS	TELEPHONE	E-MAIL
Dean & Rossem Burns	256 GREENVIEW RD	804-426-4489	deanburns123@gmail.com
Washington & Soko Burns	188 Eaglehorn Cr	757-335-1331	benetj@evms.edu
WYNNE ROSE	211 EAGLE CREEK	757-287-1585	WROSE95174@AOL
Kelly & Ryan Harris	154 Greenview Rd	757-642-0965	Brismonmy17@hotmail.com
Cindy Balmer	230 Linden View Rd	754 406-6884	Cindy.Balmer@yandex.com
Melis & Sadiant	282 Green View	252-435-2786	celphussproyout@earthlink.net
ERIC HALEY	313 Green View RD.	757-789-5779	kehaley@yahoo.com
Amy Morris	30 Carabbe Ave	757-439-0532	Faithful1@Mchsi.com
Gail Winslow	338 Carabbe Ave	757-630-9530	gail52@mac.com
Tony & Edler	139 Greenview Rd	252 714 2525	Abiga121@gmail.com
Gina & Mark Stephens	175 St. Andrews Rd.	252 232-3061	
Bobby & Autumn Dunn	109 Eaglehorn Cr	252-267-0138	autumn.v.dunn@gmail.com
Terry Louise Johns	127 Green View Rd	757-926-9573	TERRYCAURANCEJohns@me.com

Community Meeting Sign-In Sheet

Talisa Lake

Planned Development

July 20, 2021

7:00PM

NAME	ADDRESS	TELEPHONE	E-MAIL
Christy	203 Green View Rd	252-267-1324	
Bairie Hoodley		757-235-4977	
Jenn Martin-Johnson	104 Eagleton	800 845 2468	
Tina Olyalde	103 Greenview	903 907 1589	
Badermi Stajvel	103 Greenview	903 907 1508	
IngaWilne Kretzer	70 Green View	757 778 4212	jkretzer@riseandwamble.com
KRISTIN RHODES	153 EAGLETON CIRCLE	757 672-7666	KRISTINRHODES@YAHOO.COM
LDA Cappel	195 Saint Andrews	252 435 4302	
Elyse Huff			
Theresa Spangler			
Eric Keiner Marcotte	122 Eagleton Cir	252 857 8582 / 8153	kmarcotte@gmail.com
Brian Doff	281 Green View Rd	757-639-4131	fermorewin@gmail.com

Talisa Lake PD-CS

Statement of planning objectives and development goals:

The Talisa Lake PD-CS development is intended to provide a high-quality, low density residential development with a pedestrian-friendly environment that unites its various neighborhoods and associated amenities. Standards are intended to be compatible with and support the Cypress sub-district development standards as outlined in the UDO and the Currituck Station pattern book. Design emphasis is being placed on achieving safe and efficient access with connected roads and pedestrian systems and visual compatibility of the development within the Currituck Station master-planned area. The development will have a mix of single family detached dwellings and duplexes. Dwellings will be targeted toward the older segment of the population, but will not be age-restricted.

Innovative site planning techniques include a series of active and passive park areas that are interconnected by walkways and multi-use trails.

The proposed residential land uses and densities are consistent with the Currituck Station master plan (up to 2 dwelling units per acre are allowed by PD-CS zoning ordinance; fewer than 2 dwellings per acre are proposed; the current layout shows about 1.52 units per acre, net of the future commercial areas). Roadways and pedestrian circulation systems are designed to provide future connections to the Currituck Station roadways as shown on the approved master plan.

The Talisa Lake master plan shows the location, amount, and type of roadways, pedestrian circulation facilities, and how they will connect to future systems. It also shows the locations of active and passive recreational areas.

The plan further shows environmentally sensitive lands, the general location of existing and proposed utilities including on-site potable water and wastewater facilities, and how they will connect to county systems.

The existing sand mine will be reclaimed and will become a stormwater BMP that will serve the project's stormwater management needs.

Draft terms and conditions for the development are outlined on the following pages.

DRAFT TERMS AND CONDITIONS FOR TALISA LAKE PD-CS

- 1) **Phasing:** A Phasing Plan has been developed which shall govern the schedule for the development. The Phasing Plan attached hereto as Schedule A shall be adhered to except that the Developer may modify the sequence in which phases are developed, by providing an annual report updating the Phasing Plan for the development.
- 2) **Development Standards:** The density/intensity standards, dimensional standards and development standards for development of the Property shall be in accordance with the Master Plan and Schedule B (attached), Community form and design for development of the Property shall conform to the Master Plan and supplemental Drawings, including the example model home drawings, Variations may be provided and shall be permitted in colors, materials, and architectural detailing that are compatible with the design concept and the Currituck Station pattern book.
- 3) **Conversion Schedule:** Single-family lots and duplex lots may be converted, either to the other, if market conditions warrant, at the following rates in each phase:
 - a) Duplex lots to single-family lots: at the rate of 1.5 single-family lots for each one duplex lot converted.
 - b) Single-family lots to duplex lots: at the rate of one duplex lot for each 1.5 single-family lots converted
- 4) **Transportation:** A temporary main subdivision entrance will be connected to Lazy Corner Road. When a direct connection to NC 168 through the adjacent Winslow property becomes available, the main entrance shall be relocated to the Winslow road, approximately as shown on the Master Plan.

Other connectivity roads shall be installed to property lines approximately as shown on the Master Plan, and roadways shall be laid out generally as shown on Master Plan, utilizing the standards outlined on Schedule C, using NC Complete Streets Guidelines.
- 5) **Potable Water:** Water shall be supplied by Currituck County via an existing 12" main located on N.C. Highway 168 which will be tapped and looped through the site, where looping can be achieved. Fire Protection shall be provided in accordance with UDO standard and the applicable Insurance Service Office standards. Individual lots and dwellings shall be metered. The Developer shall model the county's water system to demonstrate adequate water flow and pressure for fighting fires while meeting the maximum day domestic demand in accordance with standards promulgated by the NC Public Water Supply Section.
- 6) **Wastewater:** Development on the Property shall be connected to Currituck County's Moyock Wastewater Treatment Facility. A wastewater collection system will be constructed by the Developer and deeded to Currituck County after acceptance.

- 7) **Stormwater:** After reclamation, the existing sand mine will be converted to a stormwater BMP with appropriate side slopes and overflow controls. Stormwater shall be modeled for both the 10-year and 100 year storm events from the drainage basin in which the Property is located, and all runoff directed into the BMP (lake) via a series of swales, stormwater pipes and inlets. Property line berms will be constructed if necessary to manage the 100-year storm without adversely impacting neighboring properties.
- 8) **Environmental Protection and Monitoring:** Wetlands subject to the jurisdiction of the US Army Corps of Engineers have been shown on the Master Plan along with riparian buffers. Except for a minor roadway crossing, the Development plan honors those buffers. The Association documents (Declaration) will include provisions that prohibit the filling of wetlands and prohibit the clearing of the buffer areas other than incidental tree cutting and vegetation removal.

An Association, either itself or via a management entity, will assume responsibility for ongoing operation and maintenance of all stormwater management facilities in accordance with the Currituck County UDO requirements and all NCDEQ permit requirements. The Association dues will be structured in a way that funds are provided for the perpetual upkeep of these facilities.

- 9) **Amenities:** Amenities associated with the Development are shown conceptually on the Master Plan and will be constructed in general conformance with the Currituck County UDO and the Currituck Station pattern book, and will be maintained by a homeowners association. Amenities are shown on the development phasing schedule and include the following:
 - a) A multi-use trail system which interconnects the neighborhoods and other site amenities
 - b) Covered CBU areas
 - c) Outdoor fitness stations
 - d) A dog park with parking, drinking fountain, bench and waste facility
 - e) A kayak/canoe launch area with associated parking
 - f) Waterfront gathering areas with benches and picnic facilities
 - g) Pocket parks
 - h) Street lights
 - i) Bicycle racks

SCHEDULE A

PHASING

SCHEDULE

Phase	<u>Area {Ac.}</u>	<u>Development Intensity (D.U./Ac)</u>	<u>Single-Family Lots</u>	<u>Duplex Lots</u>	<u>Total Units</u>	<u>Other Improvements</u>
1	122.60	0.41	50		50	Entrance Blvd & MUP; Convert Mine to BMP, Waterfront Park;
2	21.30	2.39DU/AC.	51		51	Covered CBU; Outdoor fitness
3	32.70	2.02DU/AC.	42	12	66	Waterfront Park #3; Pocket park #2
4	25.60	2.50DU/AC.	30	17	64	Dog park; Covered CBU #2
5	18.70	3.16DU/AC.	25	17	59	Park #4; Balance of fitness area
6	30.9	1.97DU/AC.	35	13	61	Park #5
7	30.30	1.55DU/AC.	47		47	Boat launch area; Pocket park #6
8	13.80	3.77DU/AC.	-	26	52	Park #7
Total	295.9 Ac. +/-	1.52 DU/Ac. +/-	280	85	450	Last part of Multi-Use Trail

Note: Regarding timing of the phases, it is proposed that the first phase of development go to record after the new Moyock wastewater system has been completed and placed into operation, and that subsequent phases be put to record in intervals of not less than 6 months.

SCHEDULE B

PROPOSED DEVELOPMENT STANDARDS & SETBACKS

<u>STYLE:</u>	<u>SINGLE FAMILY</u>	DUPLEX
Min Lot Size:	10,000 SF	12,000 SF
Typ. Lot Size:	10,000 – 16,600 SF	12,000 - 15,200
Min Lot Width @ 20' setback	40'	80'
Typ. Lot Width:	75'	80'
Front Setback:	20'	20'
Side Setback:	10'	10'
Rear Setback:	25'	25'
Corner Side Setback:	20'	20'
Maximum Setback:	50'	50'
Maximum Height:	35'	35'
Maximum Bldg. Size:	N/A	N/A
Maximum Lot Coverage:	45%	45%

**SCHEDULE C
ROADWAY
STANDARDS**

TYPE	R/WWIDTH	PAV'T WIDTH
		<u>Back to back curb</u>
Boulevard	70' - 100'	15' min. each way
Local Road w/parking both sides	60'	43'
Local Road w/parking one side	50'	35'
Local Road w/no parking	40'	27'

Planned Development Terms and Conditions, and Submittal Checklist

The terms and conditions document shall incorporate by reference or include, but not be limited to the items listed in the checklist. Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Planned Development Terms and Conditions and Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: Talisa Lake

Applicant/Property Owner: _____

Terms and Conditions Checklist	
1	Conditions related to approval of the application for the PD zoning district classification.
2	The master plan, including and density/intensity standards, dimensional standards, and development standards established in the master plan.
3	Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan.
4	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development.
5	Provisions related to environmental protection and monitoring.
6	Any other provisions the Board of Commissioners determines are relevant and necessary to the development of the PD in accordance with applicable standards and regulations.

Submittal Checklist		
1	Complete Planned Development application	X
2	Application fee (\$300 plus \$5 for each acre or part thereof)	X
3	Community meeting written summary	X
4	Master Plan	X
5	Terms and Conditions	X
6	3 copies of plans	X
7	2 hard copies of ALL documents	X
8	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	X

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments



July 22, 2021

Ms. Donna Voliva, CZO
Assistant Planning Director
Currituck County Dept. of
Planning and Comm. Development
153 Old Courthouse Road
Currituck, NC 27929

RE: Talisa Lake Planned Development-Currituck Station

Dear Donna,

We are submitting a Master Plan along with proposed Terms and Conditions for a Planned Development to be known as Talisa Lake, which is located within the Currituck Station planning area. We are including the following with the submittal:

1. Application for Planned Development.
2. Master Plan drawings (3 copies).
3. Draft Terms and Conditions Document.
4. Application Fee in the amount \$1,860.00.
5. Community meeting written summary.
6. A building template to show conformance with the pattern book.
7. A .pdf digital copy of all plans and documents.

I would like to address a few of the items that were mentioned at the Pre-Application Meeting as follows:

1. Regarding the Thrasher Mine, it is proposed that the mining operation be wound down and the mine reclaimed over a period of 18-24 months from the completion of the rezoning of the property for the planned development.
2. Regarding adequate public facilities, we anticipate phasing the development in a manner such that the first phases would not apply for special use permit until the new wastewater treatment plant is within 24 months of being completed and operational, and also for the development to be phased to dove-tail with available school capacity. Phases will then be development in intervals of not less than 6 months.
3. We have not received any additional feedback regarding the need to subdivide the Charter sub-district property from the Cypress property, but can do so if it is determined that is necessary.
4. Regarding the quality elements of the development, preliminary drawings are included showing the highly amenitized nature of the development.
5. Staff expressed concern about the access road connecting to Newtown/Lazy Corner Road which is not consistent with the Currituck Station master plan; however, there is no other access to the

with a plan to relocate it to connect to public collector A as shown on the Master Plan, which is located on the Winslow property, as soon as that roadway is available.

I believe other staff comments that were made at the pre-application conference have been addressed and/or incorporated into the master plan drawings.

We look forward to receiving your feedback and meeting with you and other staff during the review process.

BISSELL PROFESSIONAL GROUP

A handwritten signature in black ink, appearing to read 'Mark S. Bissell', with a long horizontal flourish extending to the right.

Mark S. Bissell, P.E.

Cc: Mr. Alan Resh
Mr. Terry Neal