



**CURRITUCK COUNTY
NORTH CAROLINA**

November 30, 2016

Minutes – Regular Meeting of the Land Use Plan Steering Committee

WELCOME

Attendee Name	Title	Status	Arrived
Troy Breathwait	Board Member	Present	
Jim Clark	Board Member	Absent	
Edward Cornet	Board Member	Present	
Steven Craddock	Board Member	Present	
Warren D. Eadus	Board Member	Present	
Kimberlee Hoey	Board Member	Present	
Barry Lipman	Board Member	Absent	
Peggy Lusk	Board Member	Absent	
Barbara Marzetti	Board Member	Present	
David Palmer	Board Member	Absent	
Elizabeth White	Board Member	Absent	
John Wright	Board Member	Present	
Ben Woody	Ex-Officio	Present	
Jennie Turner	Ex-Officio	Present	
Laurie LoCicero	Ex-Officio	Present	

Eric Weatherly, County Engineer and Pat Irwin, Director of Utilities in attendance.

OLD BUSINESS

The Nature Conservancy is working on a Coastal Resiliency tool that may be used to evaluate risk in terms of making land use decisions.

May be able to review subdivision plans and design subdivisions around areas of future risk.

A) Survey Responses

Laurie provided an update on the Imagine Currituck survey. The survey will close tonight. 1790 responses so far.

B) Focus Group Meetings

Laurie gave an update on the Focus Group meetings that were held. 213 people participated in the Focus Groups.

C) Community Meetings

Laurie gave an update on the Community Meetings that were held. 124 people participated in Community Meetings.

D) On-line community meetings**NEW BUSINESS****A) Public Utilities - Water**

Pat Irwin presented a PowerPoint on the water infrastructure. (Attached)

Discussion point is who pays for infrastructure improvements/upgrades.

Infrastructure investments are expensive - for a short time of peak usage.

Pat stated that most taps in Corolla are 3/4" .

The County needs to look at the impacts of redevelopment.

Ed suggested that the County may need to look at Tap fees and sizes based on # bedrooms, same for sewer.

John stated that technology may outpace our current system - pace of private water filtration may outpace cost of system.

Warren questioned if it is possible to use RO water for subdivisions by having on-site treatment instead of tapping in to county water.

Ben stated that currently requiring county water is a density control method.

Ben stated that the County currently uses the water system as incentive for Economic Development.

Warren stated that older subdivisions need infrastructure.

Eric noted that he evaluated older subdivisions about 5 years ago and ranked existing houses for connection but it did not move forward.

Ben stated that water infrastructure is expensive because we have less density.

Barb stated that there is a movement to create a Fire District in Corolla.

B) Public Utilities - Wastewater

Pat Irwin presented a PowerPoint on wastewater infrastructure.

Ben stated that the County has a wastewater plant with 52 connections. Developers will build smaller lots because of tap fees.

The County raised lot sizes in Moyock, have wastewater plant and land development policy that doesn't let developers get to a density to justify the cost. Also have debt service. Need recommendations on the manner in which wastewater relates to density and development.

A land use question is - what comes with infrastructure that is built?

C) Stormwater

Eric Weatherly presented Powerpoint on stormwater.

Developers have not historically had to account for stormwater release, most use wet detention ponds.

Commercial not as restrictive

Warren made a comment that the State is after quality and the County is after quantity.

John asked what counties like New Hanover & Brunswick do/require in regards to stormwater methods.

We are not seeing the same problems in new subdivisions; most of drainage problems from older subdivisions.

Ben stated that the County has tried to create a Moyock Stormwater District and hasn't been able to be successful.

We need policies, support, resources to improve existing stormwater issues.

John suggested that the County may need to consider a Countywide service district for stormwater.

Notes on drainage challenges: problems are outlets and existing developments that are low and were designed and built without stormwater.

What are we going to do to address the community issue that has been identified through feedback?

Need to layout the problem and causes, layout options to address the problem and ask for feedback from citizens.

PUBLIC COMMENTS

COMMITTEE MEMBER COMMENTS

ANNOUNCEMENTS

A) Cancellation of December meeting

B) Dates of January meetings

ADJOURNMENT

8:45PM