

## Hidden Oaks

### Community Meeting for Amended Use Permit

May 12, 2017

Scheduled Time/Place: 6:00pm, Moyock Library, Moyock, NC

Meeting Began at 6:05 pm (waited for late arrivals)/ Meeting Ended: at approximately 6:45 pm

**Attendees:** (See attached sign-in sheet)

Susan & Dan Davis – Creekside Drive  
Emory & Janet McCoy – Arrowhead Lane  
Ron Melton – Moyock Landing Drive  
Mark Bissell - Engineer

#### Summary:

Mark Bissell presented a brief summary of the land and setting and the approval process, and showed the style of dwelling unit that is being proposed.

Community comments were received and are being addressed as shown below.

Comments from the Community	How Being Addressed
Drainage is blocked	Hidden Oaks is limited to 24% coverage & ponds limit runoff is 2-year storm. Proposal will not increase coverage or runoff.
Traffic concern at Baxter Lane	Hidden Oaks constructed the Arrowhead connector road so that residents of both communities have more than one way out; the Baxter egress was not available previously.
Opposed to mixed housing types in a single-family community. How many will there be?	Duplex is considered the same as single-family by the State. Houses will look similar to SF homes. Will limit to 25% maximum.
Concerned about kids & school buses	A few children will likely be added (per County statistics 2 HS students, 1 MS student & 4 elementary school students)
Concerned about home values	Homes will be attractive & similar to other homes in area with 8:12 roof pitches, exterior siding, and architectural features. Should not adversely impact values in any nearby community.
Concerned about renters	Any home can be rented and there are likely renters in many of the homes in the nearby communities. Renting a home does not equate to not maintaining it. Covenants will require maintenance, enforced by the H.O.A.

The meeting was adjourned at about 6:45 pm.