

February 1, 2023

Mr. Andy Garman  
Town Manager  
Town of Nags Head  
5401 S. Croatan Highway  
Nags Head, North Carolina 27959

Re: **7000 S. Croatan Highway / Turnstone Avenue Right-of-Way**

Dear Mr. Garman,

I am writing on behalf of 7000 Croatan Development, LLC, to formally request that you discuss with the Board of Commissioners the potential abandonment of a portion of the Turnstone Avenue right-of-way.

Turnstone Avenue, a paper street that is comprised of coastal wetlands and open waters, bifurcates the multiple parcels that make up the old go-cart track property at 7000 S. Croatan Highway. The paper right-of-way is clearly depicted in the aerial image below (the rectangular gap between the two red outlines):



The owner plans to redevelop the site, replacing the go-cart track with two new single family homes. The homes will be built on the upland portion of the property and we are in the process of planning water access for the two homes. Accessing the sound from the upland homes will require crossing the Turnstone Avenue paper right-of-way.


At this point, the redevelopment project has been paused because we can't submit CAMA permits until the question of how to cross the Turnstone right-of-way is answered.

Since the Turnstone Avenue right-of-way can never actually be a street, the simplest option to enable sound access for the upland portions of the property is for the Town to abandon the paper street.

My clients would appreciate you raising this request with The Board. I would be happy to meet with you to discuss this further if that would be helpful.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "David A. Deel". The signature is written in a cursive style with a large initial "D" and "A".

David A. Deel, P.E.