



**STAFF REPORT**  
**PB 24-26 BARCO RESERVE**  
**PRELIMINARY PLAT/SPECIAL USE PERMIT**  
**BOARD OF COMMISSIONERS**  
**FEBRUARY 17, 2025**

**APPLICATION SUMMARY**

<b>Property Owner:</b> Nina S. & Alvin L. Smithson Jr. Trustees 584 Juniper Ridge Rd, Shawboro, NC 27973	<b>Applicant:</b> Seaboard Development Alliance, LLC 2875 Forge Rd, Toano, VA 23168
<b>Case Number:</b> PB 24-26	<b>Application Type:</b> Major Subdivision, Preliminary Plat/Special Use Permit (Type II)
<b>Parcel Identification Number:</b> 0060-000-0100-0000	<b>Existing Use:</b> Undeveloped
<b>Imagine Currituck Classification:</b> G-1: Low Density Growth Northern Mainland Geography Maple/Barco/Airport Sub-area	<b>Parcel Size (Acres):</b> 94.84 +/-
	<b>Zoning:</b> Mixed Residential (MXR) & Agriculture (AG)
<b>Number of Lots:</b> 45	<b>Project Density:</b> MXR: 0.97 du/acre AG: 0.40 du/acre
<b>Smallest Lot Size:</b> MXR: 15,000 sf AG: 30,000 sf	<b>Average Lot Size:</b> MXR: 17,772 ± AG: 31,755 ±
<b>Required Open Space:</b> MXR: 5.24 acres (30%) AG: 46.43 acres (60%)	<b>Provided Open Space:</b> MXR: 9.59 acres (55%) AG: 51.76 acres (67%)

**SURROUNDING PARCELS**

	Land Use	Zoning
North	Residential	MXR
South	Residential and Undeveloped	SFM and AG
East	Farmland and Residential	MXR and AG
West	Farmland	MXR and AG

**STAFF ANALYSIS**

The applicant is requesting preliminary plat/special use permit approval for a 45-lot Type II Subdivision on property zoned Mixed Residential (MXR) and Agriculture (AG). Since the parcel is split-zoned, different ordinance standards are required for the MXR and AG portions of the property. Per the Unified Development Ordinance, whenever a single lot is located within two or more different zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located. The proposed subdivision consists of the MXR portion reviewed as a traditional subdivision

and the AG portion reviewed as a conservation subdivision. Dimensional standards for each zoning district are included in the application summary above.

<b>INFRASTRUCTURE</b>	
<b>Water</b>	Public
<b>Sewer</b>	On-site septic
<b>Transportation</b>	Vehicular: 50' right-of-way Pedestrian: Sidewalks provided on both sides of streets
	Connectivity Score MXR: 1.5 (Minimum 1.4) AG: 1.5 (Minimum 1.4)
<b>Lighting</b>	No street lighting is proposed
<b>Landscaping</b>	Street trees, vehicular use area, farmland buffer, and major arterial buffer landscaping are required
<b>Recreation and Park Area Dedication</b>	A fee in lieu will be required prior to final plat recordation.
<b>Riparian Buffers</b>	A 30' riparian buffer is required adjacent to all 404 jurisdictional wetlands (excluding man-made ditches).

#### COMMUNITY MEETING

A community meeting was not required for this Type II subdivision since it is fewer than 50 lots.

#### SCHOOLS

This development is in the Central Elementary School district. Central Elementary has available capacity to serve the additional eleven elementary students generated by this development. This development is in the Currituck Middle School district. Currituck Middle School has available capacity to serve the three additional students generated by this development. High schools in the county have available capacity to serve the six additional students generated by this development. The Adequate Public School Facilities ordinance requires that school capacity be in the place at the time of approval or within two years after the initial approval of the special use permit. The Board of Commissioners may attach additional conditions of approval, including timing limits on residential building lots, to assure adequate public facilities remain sufficient to serve the development.

**ADEQUATE PUBLIC FACILITIES – SCHOOLS<sup>1</sup>**

School	2024-2025 Actual Capacity <sup>2</sup>	2024-2025 Actual Capacity <sup>2</sup>	Committed Capacity <sup>3</sup>	Proposed Capacity Changes
				Number of Students
Moyock Elementary	97%	98%	119%	45 lots x .25/du = 11 students
Shawboro Elementary	101%			
Central Elementary	94%			
Griggs Elementary	61%	66%	92%	
Jarvisburg Elementary	74%			
Knotts Island Elementary	39%	39%	39%	
Moyock Middle	81%	81%	92%	45 lots x .08/du = 3 students
Currituck Middle	81%			
Currituck High	90%	90%	108%	45 lots x .14/du = 6 students
JP Knapp Early College	90%			

<sup>1</sup>Does not include minor subdivisions, exempt subdivisions, and subdivisions approved prior to the adoption of the adequate public facilities ordinance (October 1994)

<sup>2</sup>Capacity percentages are based on 2024-2025 school year classroom standards and February 2025 enrollment

<sup>3</sup>Capacity percentages are based on the 2024-2025 school year classroom standards and February 2025 enrollment (updated through 2024)

**STORMWATER**

The applicant’s proposed stormwater narrative with additional detail engineering design is included in the agenda packet. The following narrative is drawn directly from the submitted stormwater narrative:

Since most of the soils are not particularly well drained, and do not readily support the installation of infiltration-based stormwater management systems, it is proposed to meet the county’s stormwater requirements by installing wet ponds. A small pond is proposed adjacent to the wetlands near the northeast corner of the site, and a large pond will be located south of the proposed lots and will drain via a slow-release outlet control structure into Swains Ditch Number 3, where the site naturally drains. The ponds will be sized in accordance with the county’s stormwater requirements to mitigate peak flows/mitigate increase in downstream water surface elevations associated with the proposed development. The small pond will discharge via a control structure to the adjacent wetlands that drain to Shortcut Road. Swales that will be constructed along the proposed roadways will accept runoff from the lots and convey it to the proposed BMPs.

Minimal grading is necessary to establish drainage within the subdivision. Lot line swales and roadway swales will convey surface drainage into the proposed stormwater management system. Surface drainage from the lots will flow via shallow lot-line swales that will be installed to convey runoff to roadside swales and collector ditches behind the lots. Lots are generally anticipated to be 1 to 2 feet above existing grade, based on the site evaluation reports received from the health department, roads are anticipated to be at about 0.5 to 1 foot above grade, unimproved open space will be at grade, and stormwater improvements will be below grade. The permeant pool within the ponds will be established based on a report from a soil scientist, which will be commissioned and utilized for final design.

## TRANSPORTATION

The subdivision entrance will connect directly to Shortcut Road (U.S Hwy 158) approximately 430' east of Barco Road.

## WASTEWATER

The applicant proposes on-site septic systems for each lot. All lot evaluations submitted are classified as suitable.

## STAFF REVIEW

### TECHNICAL REVIEW COMMITTEE

The Technical Review Committee (TRC) reviewed the application and provided the following comments:

1. The Board of Commissioners may attach additional conditions of approval, including timing limits on residential building lots, to assure adequate public school facilities remain sufficient to serve the development.
2. The application is in compliance with the UDO.

## *Imagine Currituck 2040 Vision Plan*

The ***Imagine Currituck 2040 Vision Plan*** classifies this site as G-1 Low Density Growth.

The G-1 classification is intended for agricultural lands and compatible low-density rural residential growth that may be supported by limited small-scale neighborhood retail. Residential and non-residential uses should be in keeping with community character. Limited municipal-type services, such as fire protection, emergency services, and community water may be available, but public or private sewer services are not appropriate. Special consideration should be given to protect historically agriculture and wooded areas. Encourage neighborhood commercial to locate near intersections and existing compatible uses and community facilities.

The following policies of the plan may apply to the proposed request:

**Land Use Policy 1.1:** The Future Land Use Map is a guide for decision making, planning for infrastructure and conservation and should not be the sole basis for land use decisions.

**Land Use Policy 1.2:** Consider adopted small area plan policies and civic master plans.

**Land Use Policy 1.3:** Consider community character and established visions for the community.

**Land Use Policy 1.4:** Protect the uniqueness of the County through preservation of farmland, wooded areas, open space and water views from roads, walkways, and other public spaces.

**Infrastructure and County Services Goal 1:** Ensure sufficient provision of services to support associated growth and development and continue to enforce the adequate public facilities ordinance.

**Infrastructure and County Services Policy 1.1:** The costs of infrastructure, facilities, and services related to demand created by new growth and development shall be borne, in equitable proportion, by those creating the additional demand. This may include but is not limited to: land transfer tax, development fees, upzoning fees, and user fees.

**Infrastructure and County Services Policy 3.1:** New development shall connect to the County's water system at the expense of the developer. (Wherever available and in accordance with County standards.)

**Infrastructure and County Services Policy 3.5:** Septic systems in suitable soils are an environmentally acceptable means of treating and dispersing waste from low-density development.

**Infrastructure and County Services Goal 4:** Improve stormwater management and mitigation throughout the County by continuing to implement a watershed-based approach to stormwater management.

**Infrastructure and County Services Policy 6.1:** Protect existing and future airport approach-zones from development

**Infrastructure and County Services Policy 7.2:** Continue enforcement of adequate public facilities ordinance to ensure sufficient school capacity.

**Infrastructure and County Services Goal 8:** Ensure that all public services remain at a sufficient level to provide superior service to the growing Currituck County population.

**Transportation Policy 1.4:** New development along the County's roadways shall be managed to preserve the intended purpose, protect taxpayer dollars invested, and minimize hazardous turning movements in and out of traffic flows. Methods include limits on frequency of driveway cuts, shared driveway access, minimum lot frontages, connections between adjoining parking lots, central medians, etc.

**Transportation Policy 1.5:** Concentrate development density at strategic locations along major corridors, while limiting highway access along intervening stretches of road.

**Transportation Policy 2.1:** New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.

**Environment Goal 1:** Preserve and protect the County's environmentally significant and sensitive lands and surrounding areas.

**Environment Policy 1.1:** Preserve coastal and non-coastal wetlands and riparian buffers for their natural resilience benefits.

**Environmental Policy 2:** Ensure the protection and preservation of prime agricultural lands to the extent possible.

**Environmental Policy 4.1:** Recognize the risks to life and property that exists within Special Flood Hazard areas and continue to participate in National Flood Insurance Program (NFIP) and Community Rating System (CRS)

**Environment Policy 4.5:** Conserve and protect coastal and non-coastal wetlands for the valuable functions they perform in protecting water quality, absorbing floodwaters, filtering pollutants from stormwater runoff, recharging the ground water table and providing critical habitat for many plant and animal species.

**Parks and Recreation Policy 1.5:** New development shall provide public access to recreation and natural resource areas.

**Parks and Recreation Policy 2.1:** Continue to require new development to construct pedestrian walkways and multi-use greenways that connect to external adjacent residential, commercial, recreation, and open space areas.

**Parks and Recreation Goal 3:** Ensure that parks and recreation offerings remain relevant to meet the recreation needs of the population.

**Parks and Recreation Policy 3.2:** Continue to require recreation and park area dedication or fee in lieu of providing recreation amenities.

**General Northern Mainland Land Use Policy 1.1:** Foster growth and development while maintaining the distinctive natural environment (wildlife habitat, natural beauty, critical areas) and rural character of the community (farms and pastures, open space, forests, and farmland).

**General Northern Mainland Land Use Policy 1.2:** Encourage attractive, vibrant, walkable communities that support a variety of businesses and recreational activities.

**Maple/Barco/Airport Area Land Use Policy 5.2:** Encourage growth as a commercial center that supports mainland businesses and Outer Banks tourism.

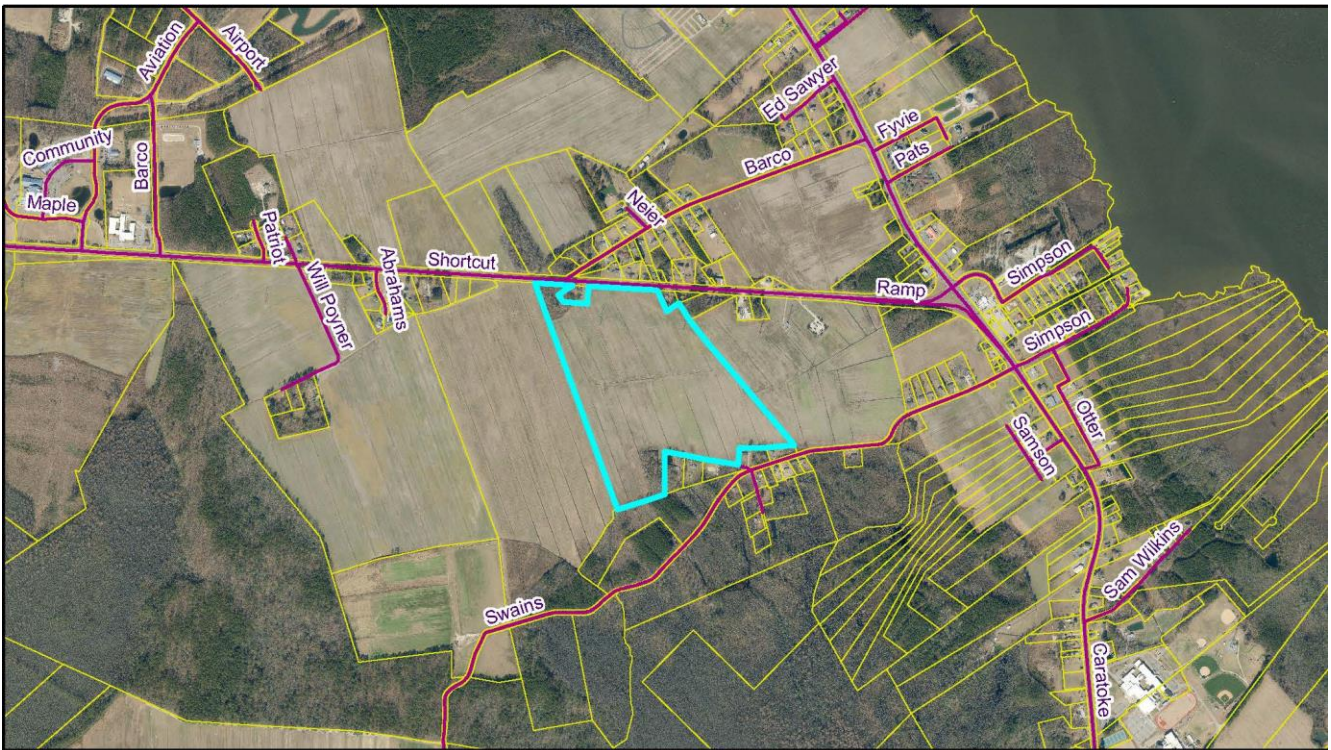
## SPECIAL USE PERMIT REVIEW STANDARDS

Following an evidentiary hearing, the board shall decide if the application is in accordance with Section 2.3.10, Decision-Making Body Review and Decision, and Section 2.4.6.D, Special Use Permit Review Standards. It is the burden of the applicant to provide evidence to address the Review Standards. The applicant's findings can be found in the attached application.

### Special Use Permit Review Standards


A special use permit shall be approved on a finding that the applicant demonstrates the proposed use is in compliance with the provisions of the Unified Development Ordinance and will:

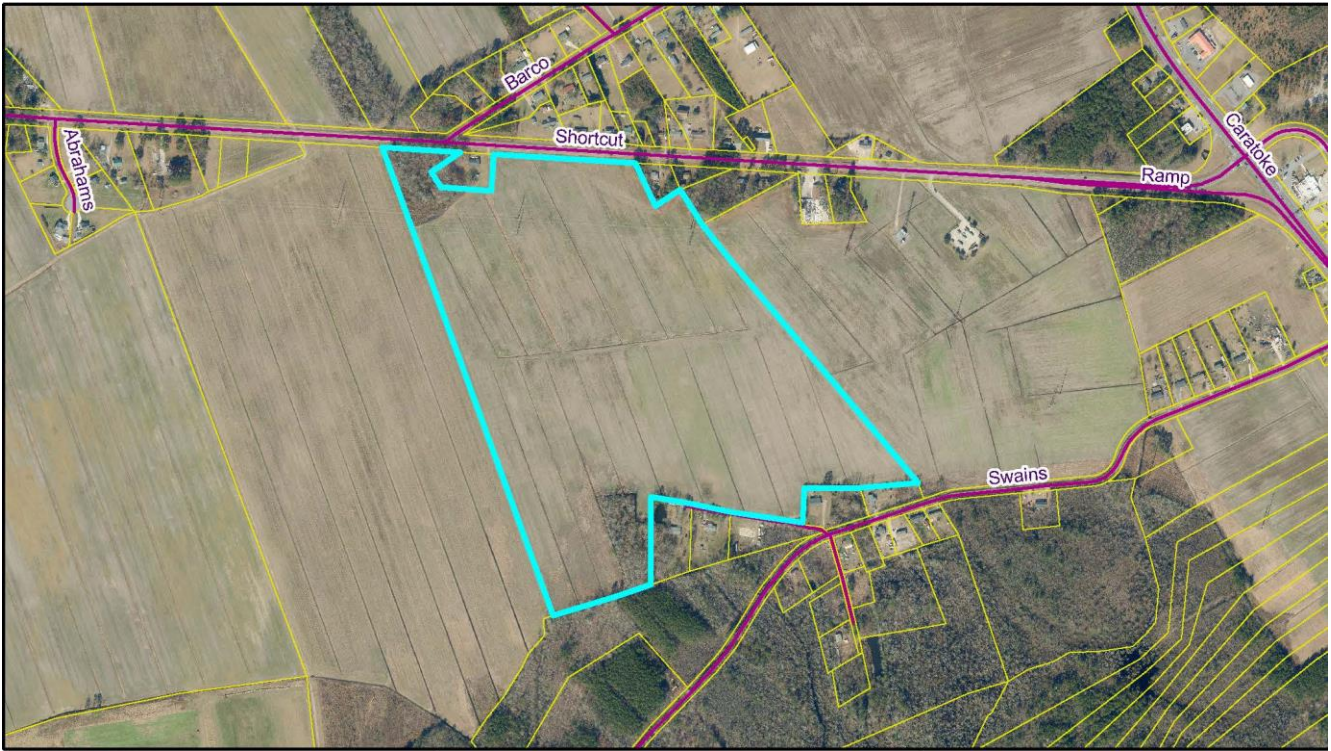
1. Not endanger the public health or safety.
2. Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.
3. Be in conformity with Imagine Currituck or other officially adopted plan.
4. Not exceed the county's ability to provide adequate public school facilities.



PB 24-26 Barco Reserve  
PP/SUP  
Context Map



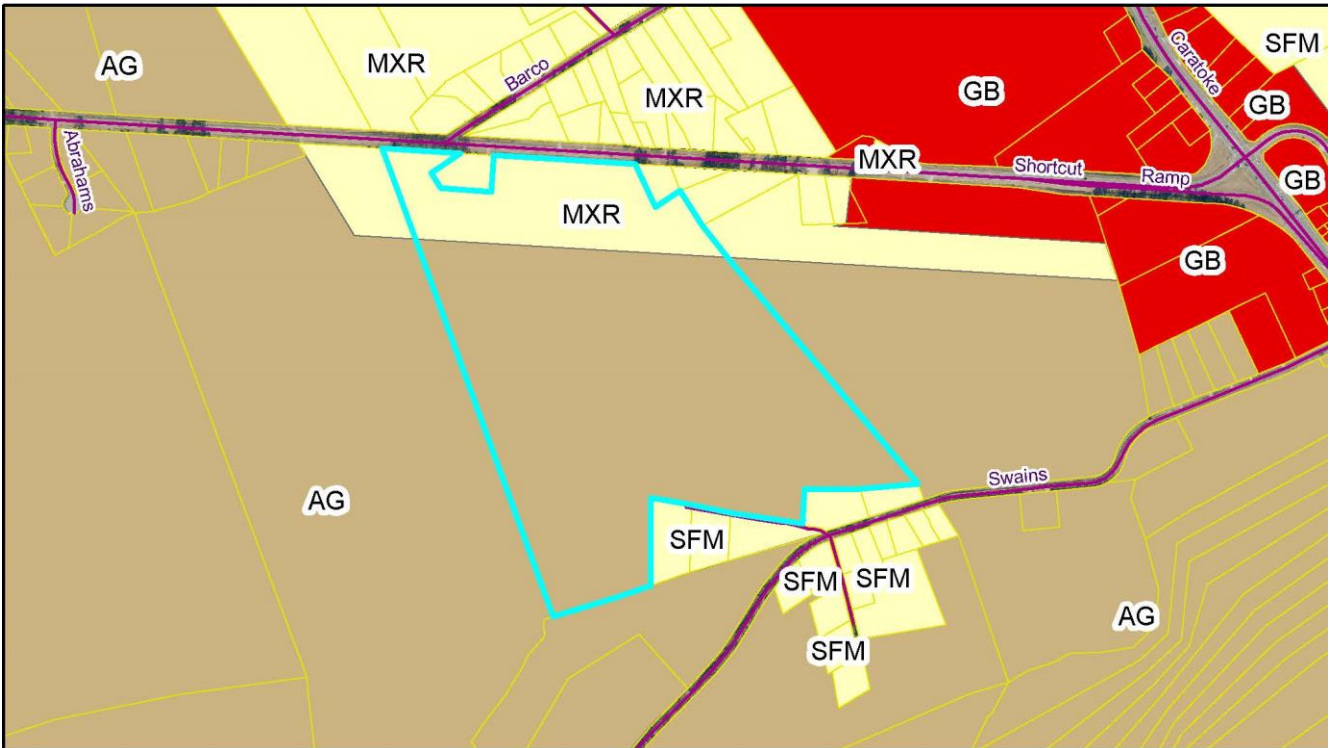
 Currituck County  
Planning and Inspections  
Department



PB 24-26 Barco Reserve  
PP/SUP  
2024 Aerial Photography



Currituck County  
Planning and Inspections  
Department



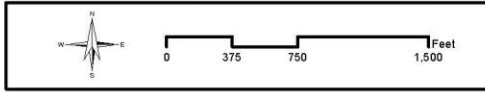
PB 24-26 Barco Reserve  
PP/SUP  
Official Zoning Map



Currituck County  
Planning and Inspections  
Department



PB 24-26 Barco Reserve  
 PP/SUP  
 Future Land Use Map



Currituck County  
 Planning and Inspections  
 Department