

From: [Patrick C. Leary](#)
To: [Tim Newsome](#); [Strader, Mike](#); [Jason Litteral](#); [Jovita Hood](#); [Jennie Turner](#); [Cheri Grego](#); [Bill News](#)
Subject: Pre-Application Conference Notes: C-RZ for Batch Concrete Plant
Date: Tuesday, March 18, 2025 9:34:48 AM

Good morning Mr. Newsome,

The following notes were received regarding the requested pre-application on March 10, 2025. Please consider all comments and either submit a complete application or we can schedule another pre-application conference.

Attendees:

- Tim Newsome
- Mike Strader
- Jason Litteral, Senior Planner
- Jovita Hood, Planner 1
- Patrick Leary, Planner 1

Land Use Plan Classification:

- (LUP, Page 64) 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 agricultural and wooded areas.
- Encourage neighborhood commercial to locate near road intersections and existing compatible uses and community facilities.
- Appropriate Land Uses and Development Types:
 - Agriculture and agritourism destinations and related businesses
 - Limited neighborhood commercial
 - Low-density residential growth that prioritizes preservation of open space and the natural landscapes
 - Tourism-oriented commercial, along Caratoke Highway
 - Eco-tourism and water dependent uses
 - Forestry and other natural resource based activities
- G1 Parcel frontage on Hwy 158 highly visible from corridor (~81.5 acres), O2 rear (~53 acres)

Parcel is within mainland bridge landing area

Land Use Policies related to industrial uses of new business:

| | |
|--|-----------|
| Encourage neighborhood commercial to locate near road intersections, neighborhood serving facilities such as schools and parks, and existing compatible commercial uses. | CC-ACT-44 |
| Evaluate and strengthen corridor appearance standards for areas inside of strategic corridors. | CC-ACT-81 |
| Establish a threshold and requirement for a Traffic Impact Analysis for uses that will generate a significant increase in traffic volume and carefully consider the impacts of proposed developments when making land use decisions. | CC-ACT-83 |
| Establish Key Gateways at the following locations: 1) US 158 at the Wright Memorial Bridge landing in Point Harbor; 2) Future Mid-Currituck Bridge landing; 3) Caratoke Highway/168 at Spot Road in Powells Point; 3) North and South Gateways into the Grandy Village area. | LC-ACT-1 |
| Develop a Civic Master Plan for the Future Mid-Currituck Bridge landing. | LC-ACT-14 |
| Strengthen minimum landscaping requirements for development along Caratoke Highway in Lower Currituck. | LC-ACT-35 |

- 5.1 Attract compatible industrial operations and support existing industries. 5.1 Industrial Development shall be located on land that is physically suitable and has unique locational advantages for industry (Page 69)
- Sub-Area (Page 90):
 - 2. AYDLETT/WATERLILY/CHURCHES ISLAND 2.1 Continue to encourage predominately low density residential development.
 - 3. MID COUNTY BRIDGE AREA
 - 3.1 Continue to discourage access from Bridge Road into Aydlett.
 - 3.2 Commercial development should locate near US 158.

3.3 Location and design of development in this area should not compromise traffic moving function of new bridge.

General Comments:

Consider additional landscaping/screening as a proposed zoning condition (Major arterial streetscape as an example)

Ensure proposed driveway meets minimum separation from Muddy Motorsports driveway:

- Min driveway centerline separation 200' (5.6.8.3)

NCDOT Plans:

- [NCDOT-MidCurrBridgePDF](#) (New Aydlett Rd access to be in parcel just to north ~200ft from line, Page 8 [existing Aydlett Rd/158 interchange to turn into roundabout])

If you have any questions or concerns, please feel free to reach out.

Regards,
Patrick

Patrick C. Leary

Planner I, Planning and Inspections Department, Currituck County

(252)232-6032 | Patrick.Leary@CurrituckCountyNC.gov | <https://CurrituckCountyNC.Gov>