



Currituck County

Planning and Inspections Department
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To: Planning Board

From: Planning Staff

Date: July 1, 2025

Subject: PB 25-13 Currituck County Text Amendment
Conservation Subdivision

The enclosed text amendment is requested by the Currituck County Planning and Inspections Department to streamline the process for conservation subdivision review. Currently, the Unified Development Ordinance (the "UDO") requires a conservation and development plan to be approved by the Director prior to submittal of the preliminary plat for conservation subdivision approval. This amendment retains the requirement to show elements related to a conservation and development plan but removes the requirement that the plan be approved by the Director prior to review by the Technical Review Committee and the Board of Commissioners. The amendment also removes the 10-acre minimum project size for conservation subdivisions.

Text Amendment Review Standards

The advisability of amending the text of the UDO is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the Board of Commissioners may weigh the relevance of and consider whether and the extent to which the proposed text amendment:

1. Is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans;
2. Is not in conflict with any provision of this Ordinance or the County Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the county;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Recommendation

Staff recommends approval of this request subject to the suggested Consistency Statement:

The requested text amendment is consistent with the goals, objectives, and policies of *Imagine Currituck 2040 Vision Plan* and the UDO, including:

Land Use Goal 1: Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils; adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services.

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