



STAFF REPORT
PB 25-08 GRANDY MANOR
PRELIMINARY PLAT/SPECIAL
USE PERMIT
BOARD OF COMMISSIONERS
JULY 21, 2025

APPLICATION SUMMARY

Property Owner: Howard Land Development, Inc. 2854A Caratoke Hwy Currituck, NC 27929	Applicant: Howard Land Development, Inc. 2854A Caratoke Hwy Currituck, NC 27929
Case Number: 25-08	Application Type: Preliminary Plat/Special Use Permit
Parcel Identification Number: 0094-000-161G-0000 (formerly 0094-000-161B-0000 and 0094-000-161C-0000) 0094-000-0168-0000	Existing Use: Woodland
Imagine Currituck Classification: G-2 Controlled Growth and G-3 Mixed-use Centers and Corridors Lower Currituck Grandy Sub-Area	Parcel Size (Acres): 23.04 (including private ROW) 22.86
Small Area Plan Classification: N/A	Zoning: Single-Family Mainland (SFM)
Proposed Number of Lots: 20	Project Density: 0.87 du/acre
Smallest Lot Size: 25,000 sq ft	Average Lot Size: 25,001 sq ft
Required Open Space: 9.21 acres	Provided Open Space: 9.22 acres

SURROUNDING PARCELS

	Land Use	Zoning
North	Agriculture	Agriculture (AG)
South	Residential	Single-Family Mainland (SFM)
East	Residential	Single-Family Mainland (SFM)
West	Residential	General Business (GB)

STAFF ANALYSIS

The applicant is requesting preliminary plat/special use permit approval for a 20-lot Type II Conservation Subdivision on property zoned SFM. The development consists of 20 lots, each measuring approximately 25,000 square feet. The site does not contain any environmentally sensitive areas that would qualify as Primary Conservation Areas. However, to meet the requirements of open space within a Conservation Subdivision, a total of 9.22 acres, 40% of the site, has been designated as Secondary Conservation Area. These areas, where not occupied by stormwater infrastructure or the USPS mail kiosk, will remain wooded or grassed to preserve the natural character of the site. A new street will be

constructed to serve the subdivision and will be built to NCDOT construction standards. All additional improvements will comply with the requirements of Currituck County and NCDEQ.

After receipt of this major subdivision application, a minor subdivision was recorded to create two General Business lots fronting Caratoke Highway.

INFRASTRUCTURE	
Water	Public
Sewer	Septic
Transportation	50' right-of-way
Pedestrian	Sidewalks provided on both sides of streets
Stormwater/Drainage	Swales and ditches draining to on-site BMP
Lighting	No lighting is proposed
Landscaping	Street trees and collector street screening required
Recreation and Park Area Dedication	A payment-in-lieu of land dedication will be paid prior to final plat

SCHOOLS

This development is in the Griggs Elementary School district. Griggs Elementary has available capacity to serve the additional 5 elementary students generated by this development. This development is in the Currituck Middle School district. Currituck Middle School has available capacity to serve the additional student generated by this development. High schools in the county have available capacity to serve the two additional students generated by this development. The Adequate Public School Facilities ordinance requires that school capacity be in 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 – SCHOOLS¹				
School	2024-2025 Actual Capacity²	2024-2025 Actual Capacity²	Committed Capacity³	Proposed Capacity Changes
				Number of Students
Moyock Elementary	96%	98%	119%	
Shawboro Elementary	103%			
Central Elementary	93%			
Griggs Elementary	62%	66%	92%	20 lots x 0.25 students per lot = 5 students
Jarvisburg Elementary	76%			
Knotts Island Elementary	39%	39%	39%	
Moyock Middle	81%	80%	92%	20 lots x .08 students per lot = 1 students
Currituck Middle	79%			
Currituck High	86%	86%	104%	20 lots x .14 students per lot = 2 students
JP Knapp Early College	89%			

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

²Capacity percentages are based on 2024-2025 school year classroom standards and June 2025 enrollment

³Capacity percentages are based on the 2024-2025 school year classroom standards and June 2025 enrollment (updated through 2024)

STORMWATER

The applicant's proposed stormwater narrative is included in the agenda packet. The following narrative is drawn directly from the submitted stormwater narrative:

Site Information

Grandy Manor is a 23.04 acre project located adjacent to Poplar Branch Road to the east and just off U.S Highway 158 – Caratoke Highway to the west in Grandy, Poplar Branch Township. The site does not contain any U.S Army Corps of Engineers wetlands. Most of the site is wooded with some fallow field and consist of existing perimeter drainage ditches and a cross ditch that captures the over land runoff from the property and further conveys that runoff downstream to “Outlaw Ditch”.

The topography of the site is gently sloping from East to West from Poplar Branch Road to the wooded areas and ditches. Elevations range from 10 to 12-foot MSL.

Soils within the site consist primarily of Portsmouth (Pt) fine sandy loam in the central area of the site and a mix of Conetoe (CnA) and Dragstone (Ds) loamy fine sand soils throughout the remainder of the project.

Proposed Development

The proposed development will utilize vegetative swales to convey runoff from the proposed lots alongside property lines, to either rear property line ditches, new roadside ditches or directly to the stormwater BMP's. The BMP's will incorporate an outfall structure at the downstream ends that will outlet to the existing cross ditch that leads north to Outlaw Ditch. Off-site runoff from the adjacent parcels to the south of the property and highway drainage from the west will be allowed to continue draining through the existing ditches

Preliminary Analysis

The proposed development will not negatively affect the off-site drainage. Perimeter ditches will be unchanged and cross ditches only relocated as necessary to work with the proposed development pattern. It is the intention of the development to utilize the NCDEQ's Low Density Stormwater Permit option to ensure that the proposed development maintains a low impact design. The proposed BMP storage will be designed and constructed in accordance with the County's Stormwater Manual. It is anticipated that any rise in stormwater runoff to the downstream water surface of Outlaw Ditch will be below 0.01 feet. HEC-RAS models for the site will be provided during the Permitting & Construction document phase.

TRANSPORTATION

The subdivision entrance will connect directly to Poplar Branch Road (SR 1131) approximately 150 feet south of Turf Lane and 500 feet north of Tuckers Lair. New subdivision roads will be in a 50 foot right-of-way with sidewalks on both sides of the street.

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

The ***Imagine Currituck 2040 Vision Plan*** classifies this site as G-2: Controlled Growth and G-3: Mixed-Use Centers and Corridors

The G-2 classification contains medium-density residential developments and neighborhood-scale commercial nodes. This sector is characterized by an interconnected local road network, available water or wastewater, and walkable neighborhoods that connect to parks, open space, commercial nodes, and other neighborhoods.

The G-3 classification is supported by major transportation networks, public water and wastewater infrastructure, and a community greenway system that links neighborhoods to mixed use areas. This sector provides for a wide range of uses including mixed residential subdivisions with a variety of housing types and mixed use developments that maximize the efficient use of space. Attractive mixed use development can be achieved by incentivizing multi-story buildings that comply with design standards that emphasize building form, orientation, and architecture.

The maximum density permitted in the G-2 transect in the Grandy sub-area is up to 2 dwelling units per acre. The maximum density permitted in the G-3 transect in the Grandy sub-area is up to 4 dwelling units per acre.

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 1.3: 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 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.

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

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.

Lower Currituck Policy 1.1: Foster growth and development while maintaining the distinctive natural environment and rural character of the community

Lower Currituck Policy 1.2: New development and redevelopment should be properly planned so as to not adversely impact the character of the area and the peace and quiet traditionally enjoyed by its residents.

Lower Currituck G-2: Controlled Growth Policy 9.1: Predominately low to medium residential densities that support a variety of housing types

Grandy Sub-Area Policy 4.1: Plan for continued growth as a community center.

Grandy Sub-Area Policy 4.2: Encourage clustered housing developments, plan for buffering to transition from service areas to more rural and agricultural surrounding areas.

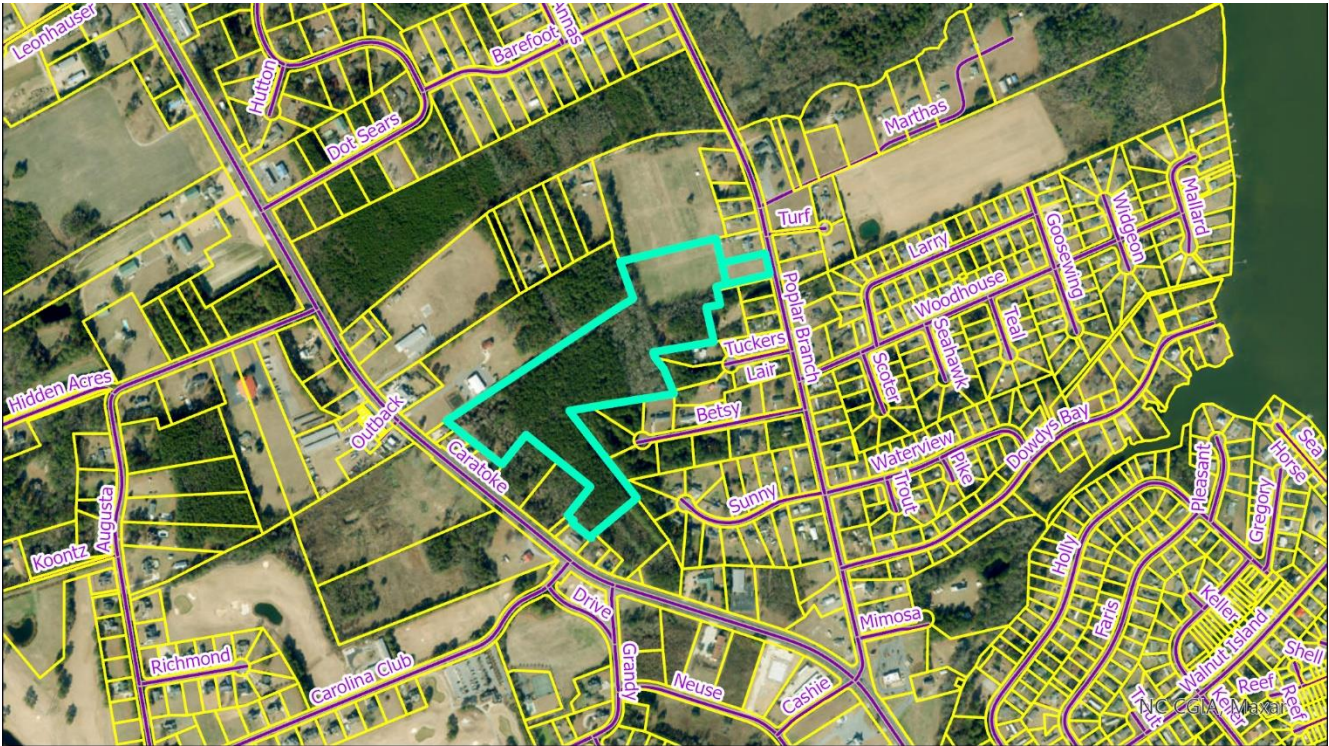
SPECIAL USE PERMIT REVIEW STANDARDS

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.

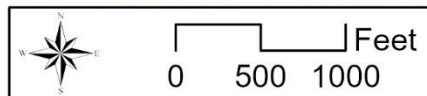
Special Use Permit Review Standards

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:

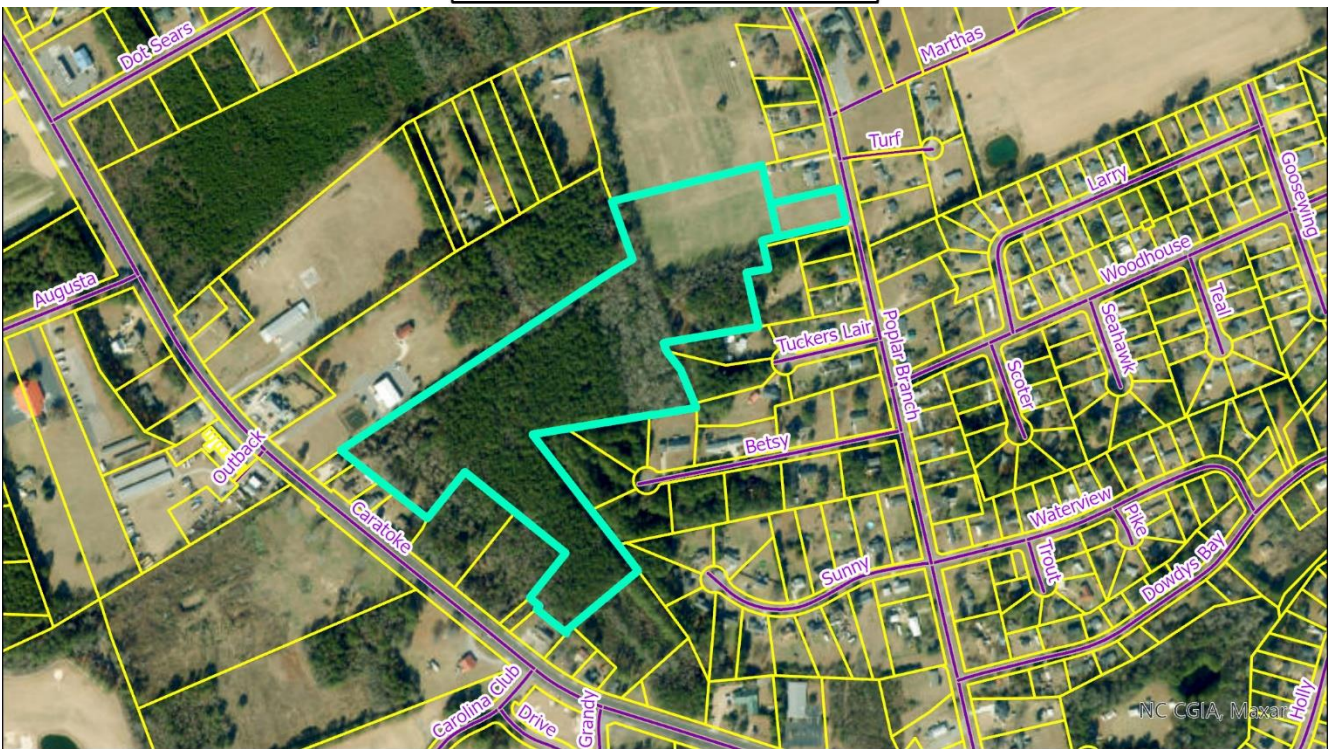
1. Not endanger the public health or safety.
2. Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.
3. Be in conformity with Imagine Currituck or other officially adopted plan.
4. Not exceed the county's ability to provide adequate public school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



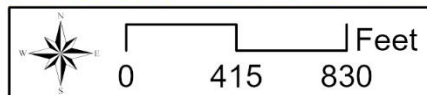
PB 25-08 Grandy Manor
Preliminary Plat/Special Use Permit
Context Map



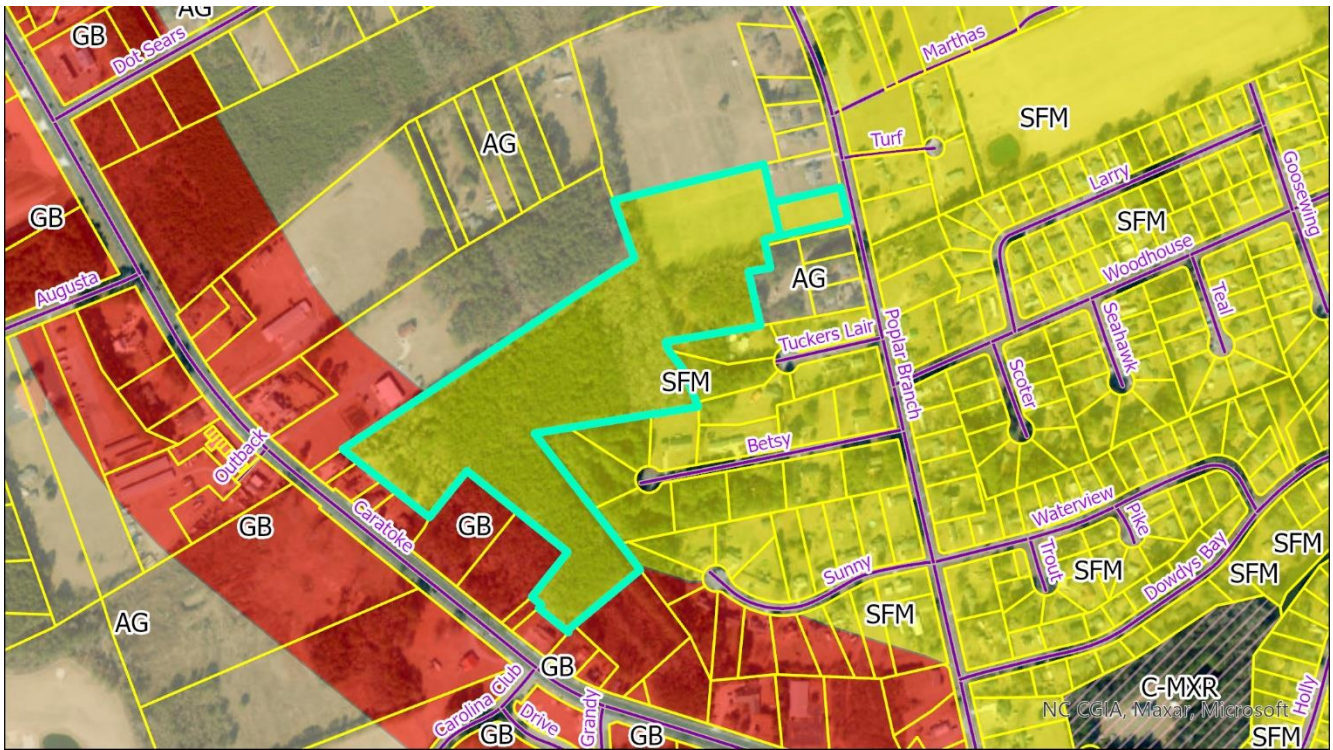
Currituck County
Planning and Inspections
Department



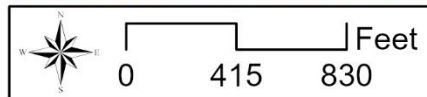
PB 25-08 Grandy Manor
Preliminary Plat/Special Use Permit
2024 Aerial Photography



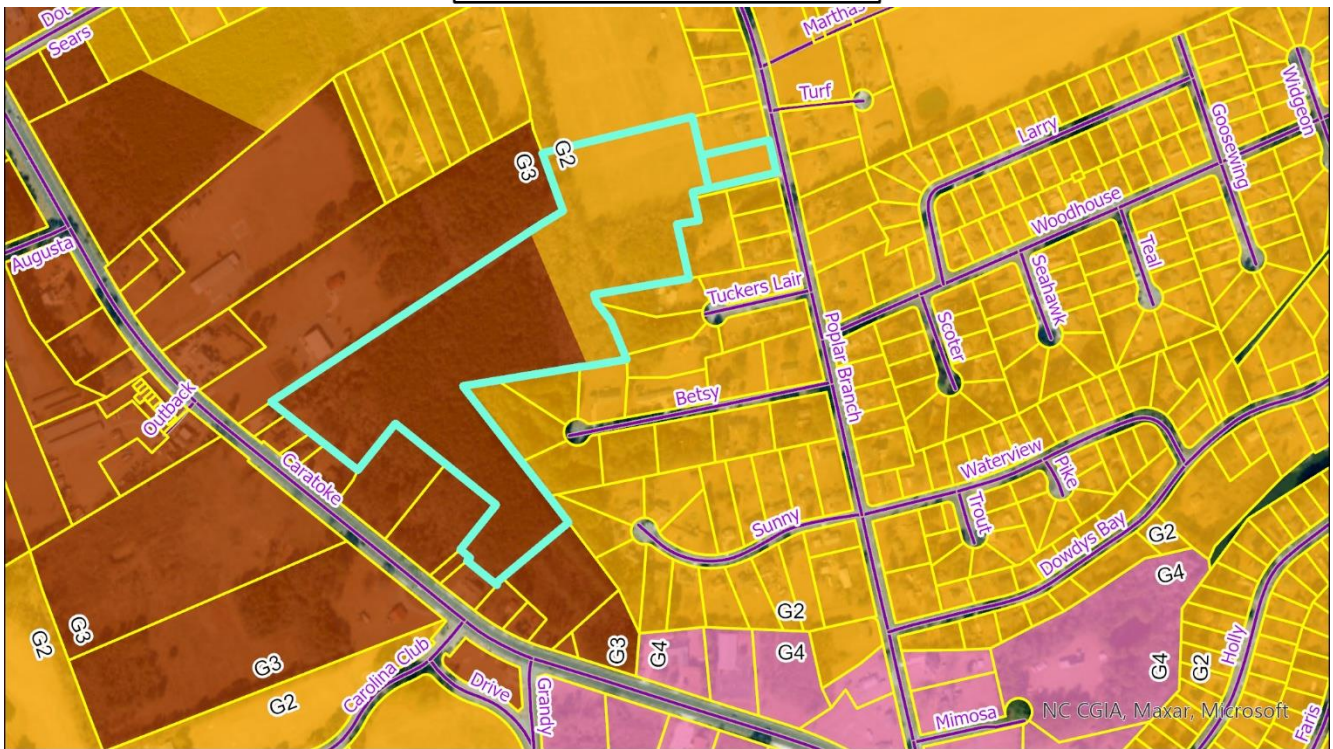
Currituck County
Planning and Inspections
Department



PB 25-08 Grandy Manor
Preliminary Plat/Special Use Permit
Official Zoning Map



Currituck County
Planning and Inspections
Department



PB 25-08 Grandy Manor
Preliminary Plat/Special Use Permit
Imagine Currituck FLUM



Currituck County
Planning and Inspections
Department