



Major Subdivision Application

Contact Information

APPLICANT:

Name: Howard Land Development, Inc.
Address: 2854 A Caratoke Hwy
Currituck, NC 27929
Telephone: 252.202.3500
E-mail Address: cahowardjr@hotmail.com

PROPERTY OWNER:

Name: Howard Land Development, Inc.
Address: 2854 A Caratoke Hwy
Currituck, NC 27929
Telephone: 252.202.3500
E-Mail Address: cahowardjr@hotmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Request

Physical Street Address: adjacent to 732 Poplar Branch Road
Parcel Identification Number(s): 0094000161B0000, 0094000161C0000 009400001680000
Subdivision Name: Grandy Manor *Minor subdivision recorded subsequent to application receipt
Number of Lots or Units: 20 the current parcels are 0094-000-161G-0000 (formerly 0094-000-161B-0000 and 0094-000-161C-0000)
Phase: 0094-000-0168-0000

TYPE OF SUBMITTAL

- ☐ Conservation and Development Plan
☐ Amended Sketch Plan/Special Use Permit
☒ Preliminary Plat (or amended)
 ☐ Type I OR ☒ Type II
☐ Construction Drawings (or amended)
☐ Final Plat (or amended)

TYPE OF SUBDIVISION

- ☐ Traditional Development
☒ Conservation Subdivision
☐ Planned Unit Development
☐ Planned Development

I hereby authorize county officials to enter my property for the purpose of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

Applicant

Property Owner(s)

Date

Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Community Meeting, if applicable

Date Meeting Held: _____ Meeting Location: _____

Special Use Permit Review Standards, if applicable

Amended Sketch Plan/Special Use Permit, Type I Preliminary Plat (when Adequate Public School Facilities are at 85% capacity), and Type II Preliminary Plat

Purpose of Special Use Permit and Project Narrative (please provide on additional paper if needed):

See attached

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the special use permit.

- A. The use will not endanger the public health or safety.

See attached

- B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

See attached

- C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

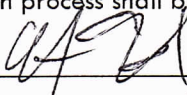
See attached

- D. The use will not exceed the county's ability to provide adequate public school facilities.

See attached

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

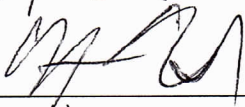
Applicant



Date

3-26-25

Property Owner(s)



Date

3-26-25

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Major Subdivision Submittal Checklist – Preliminary Plat

Staff will use the following checklist to determine the completeness of your application for preliminary plat within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Major Subdivision Submittal Checklist – Preliminary Plat

Date Received: 4/21/2025 TRC Date: 5/14/2025

Project Name: Grandy Manor

Applicant/Property Owner: Howard Land Development, Inc.

Major Subdivision – Preliminary Plat Submittal Checklist		
1	Complete Major Subdivision application	
2	Complete Special Use Permit Review Standards, if applicable	
3	Stormwater Review Fee Deposit (see fee schedule)	
4	Community meeting written summary, if applicable	
5	Preliminary Plat with professional's seal	
6	Existing features plan	
7	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	
8	Stormwater management narrative and preliminary grading plan	
9	Completely executed street name approval form	
10	Septic evaluations (suitable or provisionally suitable) by ARHS for each individual lot or letter of commitment from owner of centralized sewer service provider	
11	Letter from DWQ indicating intent to approve connection to an existing centralized wastewater system.	
12	Letter of commitment from centralized water provider, if applicable	
13	Wetland certification letter and map, if applicable	
14	Geological analysis for development or use of land containing a significant dune, if applicable	
15	Economic and public facilities impact narrative, if required by administrator	
16	Conservation Subdivision: Approved conservation and development plan	
17	Plans	
18	Application fee for Preliminary Plat - \$150 per lot or \$250 total for amended plat	

For Staff Only

Pre-application Conference

Pre-application Conference was held on 10/10/2024 and the following people were present:

Comments See attached

From: [Jason Litteral](#)
To: [Jason Mizelle](#)
Cc: [Jennie Turner](#); [Jason Litteral](#); [Bill Newns](#); [Richard Godsey](#)
Subject: Grandy Manor Pre-Application meeting notes
Date: Tuesday, October 15, 2024 4:40:14 PM

All,

Below are the meeting notes from the Grandy Manor Pre-Application meeting.

Grandy Manor, Major Subdivision, Type II

Pre-Application Conference

Attendees: Jason Mizelle, Jason Litteral, Jennie Turner, Bill Newns, Rick Godsey

October 15, 2024

1. This will be a Type II Major Subdivision
 - a. More than 20 lots
 - b. Adequate public facilities
2. This project requires a Special Use Permit to be submitted with the Major Subdivision application
3. This project is required to be a Conservation Subdivision due to the SFM zoning
 - a. Requires a conservation and development plan including a site visit with staff and a map (Section 6.4.3)
 - b. Required to meet all standards for a conservation subdivision in the UDO
4. Streetscape landscaping is required when within 1,000 feet of a major arterial street (Caratoke Hwy.)
5. Screening is required between the development and collector streets (Poplar Branch Rd.)
6. SFM zoning district requires a minimum 40% open space and allows 1 dwelling unit per acre.
7. Be aware of the recent text amendment to section 6.4.1.F which describes the process for transferring maintenance responsibility to the HOA.
8. Provide Suitable or provisionally suitable site evaluations for each lot.
9. Please utilize low impact development techniques to the maximum extent practicable.
10. This development does not require boat and RV parking because the proposed lots are greater than 20,000 square feet.
11. Street trees and sidewalks are required on both sides of all streets. Sidewalks are required to wrap all the way around cul-de-sacs.
12. Connection to county water is required. 8-inch water lines are required due to the require for fire hydrants within all portions of road frontage of all proposed lots.
13. Fire Hydrants cannot be installed more than 1,000 feet apart.

14. A street stub out is required to connect with the undeveloped property to the north. This should eliminate the need for the pedestrian right of way leading from the cul-de-sac head to Caratoke Highway but a new index score is will be determined when the plan is revised.
15. Please provide all required state permit applications.
16. Contact Jason Weeks at the Parks and Recreation Department to determine if land can be dedicated or if a fee in lieu of dedication is preferred.

Feel free to contact me to discuss.

Thanks,

Jason Litteral, CFM
Senior Planner
Currituck County
Planning and Inspectons
Phone: 252-232-6052
Fax: 252-232-3026
Jason.litteral@currituckcountync.gov
www.currituckgovernment.com

Use Permit – Findings of Fact

Purpose of Use Permit and Project Narrative

Grandy Manor is a proposed Conservation Subdivision of 23.04 acres off Poplar Branch Road, in Grandy. The project will consist of 20 single-family lots with lot sizes of 25,000 square feet. The project does not contain any wetlands or other areas that would constitute Primary Conservation. 23.04 acres of Secondary Conservation area are being dedicated to achieve the required 40% open space for a SFM Conservation Subdivision. The Secondary Conservation area where not utilized for stormwater requirements or USPS mail kiosk, shall remain in wooded or as green space. The new street will be built in accordance with NCDOT construction standards, and all other improvements shall be built in accordance with the requirements of Currituck County and NC DEQ.

Specific Findings of Fact

- A. The use will not endanger the public health or safety.

The use shall follow all County State and Federal health and safety standards including but not limited to: Albemarle Regional Health Services, NC Department of Environmental Quality, NC Department of Transportation and US Army Corp of Engineers. The project should not adversely affect the public health and safety.

- B. The use will not injure the value of adjoining lands and will be in harmony with the area in which it is located.

There are single-family developments to the south and east. The main conservation area will provide an adequate buffer to Caratoke Highway to the west. The use will not injure the value of the adjoining lands and will be in harmony with the surrounding area.

- C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

The 2040 Land Use Plan designates these a 13.82-acre portion of the project as G-3 (3-4 dwelling units per acre) & the remaining 9.22-acres as G-2 (2 dwelling units per acre) which would result in an potential allowable density of 59-73 units. However, Single-family Residential, Conservation Subdivisions are only permitted to have 1.0 dwelling units per acre which would result in a maximum of 23 units for this site. The proposed development of only 20 lots is less at 0.86 units per acre and is in keeping with surrounding developments.

The following Land Use Policies are referenced in support of the proposed use:

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.

LAND USE POLICY 1.3: Consider community character and established visions for the community.
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.

- D. The use will not exceed the county's ability to provide adequate public schools facilities.
Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.
- The project is located within the following School attendance zones: Griggs Elementary School, Currituck County Middle School and Currituck County High School.
 - Based on the NC State, Institute for Transportation Research and Education's Student Generation Rate, the proposed 20 lots are estimated to generate (9) nine K-12 students (0.45/lot). Source: <https://itre.ncsu.edu/focus/school-planning/ored/faqs/>