



Currituck County

Development Services Department
153 Courthouse Road
Currituck, North Carolina 27929
252-232-3055

MEMORANDUM

To: Kaylee B. Bynum, Green Meadows Investments, LLC
Timmons Group

From: Planning Staff

Date: November 10, 2022

Re: PB 22-21 Green Meadows Investments, LLC Zoning Map Amendment TRC Comments

The following Technical Review Committee Meeting comments were received for the November 9, 2022, meeting. The TRC comments are valid for six months from the date of the TRC meeting.

Planning, Donna Voliva, 252-232-6032

Reviewed

1. The applicant is seeking conventional rezoning of the entire 39.9 acres from HI to GB. The property is designated as G1 (Low Density Growth) and O2 (Reserve Lands) in the Imagine Currituck 2040 Vision Plan.
 - a. The G1 designation encompasses a majority of the site and in the areas near Caratoke Highway consisting of approximately 25 acres. The remaining acreage in the rear of the property is designated O2. The G1 designation is intended for low density rural residential growth that may be supported by small scale neighborhood retail uses. Both residential and non-residential uses should be in keeping with community character. Special consideration should be given to protect historically agricultural and wooded areas. Neighborhood commercial is encouraged to locate near road intersections and existing compatible uses and community facilities.
 - b. Since the adoption of the 2013 UDO, conventional rezoning approvals typically include properties that are downzoned to a less intense zoning district or properties that contain bifurcated districts. Without a conditional rezoning or modification to the request, staff can not determine that the zoning map amendment review standards are being met. For example:
 - i. Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of this UDO;
 - ii. Is in conflict with any provision of the UDO or the County Code of Ordinances;
 - iii. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
 - iv. Would result in a logical and orderly development pattern; and,
 - v. Would result in significant 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.
2. The conditional zoning process was established in 2007 to offer an option to promote orderly growth in the county by providing tools to help guide development to be in line with the community values recognized in officially adopted plans. Conditional zoning applications are

generally preferred because it allows the applicant to impose conditions or restrictions to the property that are mutually agreed upon by the Board of Commissioners to tailor a development in such a way as to accommodate the property owner's interest, community values, and neighborhood character.

3. The site appears to contain wetlands and other environmentally sensitive areas that may not be in keeping with General Business zoning.
4. Planning staff recommends the applicant either:
 - a. submit a conditional zoning application that would include conceptual development plan. The conceptual plan could provide desired flexibility for the applicant with assurances that the application maintains compatibility, the community values, and consistency with the officially adopted plans; or,
 - b. revise the application and reduce the General Business zoning designations to not include wetlands and other areas of environmental significance.

Heavy Industrial (Existing)	
Single Family	<ul style="list-style-type: none"> • Not an allowable use
Multi-Family	<ul style="list-style-type: none"> • Not an allowable use
Nonresidential Lots	<ul style="list-style-type: none"> • 80,000 square foot minimum lot size
General Business (Requested)	
Single Family	<ul style="list-style-type: none"> • 40,000 sf minimum lot size* • 30% open space (39.22 acres) <p>*wetlands may impact development potential</p>
Multi-Family	<ul style="list-style-type: none"> • Not an allowable use
Nonresidential	<ul style="list-style-type: none"> • 40,000 sf minimum lot size

Currituck County Building Inspections, Bill Newns (252-232-6023)

No Comment

Currituck Soil and Stormwater, Dylan Lloyd (252-232-3360)

Approved

Currituck County GIS, Harry Lee (252-232-4039)

Reviewed

Currituck County Parks and Recreation, Jason Weeks (252-232-3007)

No Comment

Albemarle Regional Health Services, Joe Hobbs (252-232-6603)

No Comment

US Army Corps of Engineers, Anthony Scarbraugh (910-251-4619)

Reviewed

1. Any impacts to jurisdictional waters or wetlands of the US requires prior approval from the US Army Corps of Engineers.

Comments Not Received From

Currituck County Engineer, Eric Weatherly (252-232-6035)

NC Division of Coastal Management, Charlan Owens (252-264-3901)
NC Currituck County Utilities, Will Rumsey & Dave Spence (Will Rumsey 252-232-2769; Dave Spence 252-232-2769)