

Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: PB 24-19
Date Filed: 6/27/2024
Gate Keeper: Cheri Grego
Amount Paid: \$1,320.90

Contact Information

APPLICANT:

Name: _____

Address: _____

Telephone: _____

E-Mail Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

Telephone: _____

E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: _____

Property Information

Physical Street Address: _____

Location: _____

Parcel Identification Number(s): _____

Total Parcel(s) Acreage: _____

Existing Land Use of Property: _____

Request

Current Zoning of Property: _____ Proposed Zoning District: _____

Community Meeting

Date Meeting Held: _____ Meeting Location: _____

Conditional Rezoning Request

To Chairman, Currituck County Board of Commissioners:

The undersigned respectfully requests that, pursuant to the Unified Development Ordinance, a conditional zoning district be approved for the following use(s) and subject to the following condition(s):

Provide a written description of the proposed use(s) of all land and structures, types of improvements, density, number of lots, proposed floor area of non-residential buildings, activities, and hours of operation:

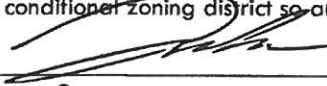
See attachment

Proposed Zoning Condition(s) (Any proposed conditions shall not be less restrictive than the provisions of the Ordinance):

See Attachment

An application has been duly filed requesting that the property involved with this application be rezoned from: C-MXR and C-GB to: C-MXR

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the conceptual development plan, use(s) authorized, and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Currituck County Unified Development Ordinance. It is further understood and acknowledged that final plans for any development be made pursuant to any such conditional zoning district so authorized and shall be submitted to the Technical Review Committee.



Property Owner

Date

Property Owner

Date

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

Conditional Rezoning Request

To Chairman, Currituck County Board of Commissioners:

The undersigned respectfully requests that, pursuant to the Unified Development Ordinance, a conditional zoning district be approved for the following use(s) and subject to the following condition(s):

Provide a written description of the proposed use(s) of all land and structures, types of improvements, density, number of lots, proposed floor area of non-residential buildings, activities, and hours of operation:

Multiple horizontal lines for providing a written description of the proposed use(s) and conditions.

Proposed Zoning Condition(s) (Any proposed conditions shall not be less restrictive than the provisions of the Ordinance):

Multiple horizontal lines for providing proposed zoning conditions.

An application has been duly filed requesting that the property involved with this application be rezoned from: _____ to: _____

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the conceptual development plan, use(s) authorized, and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Currituck County Unified Development Ordinance. It is further understood and acknowledged that final plans for any development be made pursuant to any such conditional zoning district so authorized and shall be submitted to the Technical Review Committee.

Property Owner

Date

Property Owner

Date

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

Condition 1 regarding drainage improvements:

Drainage improvements will be provided as follows:

- a. Extend the Rowland Creek drainage improvements to the Eagle Creek Pumpstation, with agreement from Eagle Creek.
- b. Make improvement to the drainage ditch that runs along the common boundary between the Fost/Brumsey property and Eagle Creek/Ranchland based on results of the stormwater modeling of existing conditions.
- c. Perform stormwater modeling of the proposed Flora Farm development to manage the 100 year storm event and provide stormwater storage, including berms as necessary.

Condition 2 regarding phasing: of single-family development:

- a. Development will be recorded in 5 phases. Developer will not record the first phase before June 1, 2022.
- b. The first phase will not contain more than 55 lots.
- c. Subsequent phases will not be recorded sooner than 6 months following the prior phase, and in any event, no sooner than January 1, 2023.
- d. Developer will retain the right to provide an annual update of phasing, including making adjustments to phase lines and the sequence of recording, as long as the timing of total lots recorded in the above conditions is followed.

Condition 3 regarding the private wastewater treatment plant (WWTP):

- a. Certification be provided that the private WWTP proposed to service this development can accommodate the gallons per day (gpd) of wastewater this development proposes to generate.

Condition 4 regarding the multifamily development:

- a. The development will include up to a maximum of 336 apartments, arranged generally as shown on the accompanying site plan. The developer reserves the right to make modifications to the exact building locations and orientation on the site to fit final design requirements.
- b. The proposed clubhouse will be constructed with the first phase of development of the multifamily phase. Other amenities will be installed in proportion to the construction of additional buildings.

 _____

 _____

Conditional Rezoning Design Standards Checklist

The table below depicts the design standards of the conceptual development plan for a conditional rezoning application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Conditional Rezoning

Conceptual Development Plan Design Standards Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Conditional Rezoning Design Standards Checklist	
1	Property owner name, address, phone number, and e-mail address.
2	Site address and parcel identification number.
3	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, easements, and reservations.
4	North arrow and scale to be 1" = 100' or larger.
5	Vicinity map showing property's general location in relation to streets, railroads, and waterways.
6	Existing zoning classification of the property and surrounding properties and existing uses.
7	Approximate location of the following existing items within the property to be rezoned and within 50' of the existing property lines: Pathways, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, shorelines, bodies of water, ditches, canals, streams, wooded areas, ponds, and cemeteries.
8	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."
9	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.
10	Proposed zoning classification and intended use of all land and structures, including the number of residential units and the total square footage of any non-residential development.
11	General areas in which structures will be located and the general location of parking, loading, and service areas.
12	All existing and proposed points of access to public streets. General locations of new streets, driveways, and vehicular and pedestrian circulation features. Including streets, drives, loading and service areas, and parking layout.
13	Approximate location of storm drainage patterns and facilities intended to serve the development.
14	Proposed common areas, open space set-asides, anticipated landscape buffering (required by the Ordinance or proposed), and fences or walls (if proposed).
15	Elevations and written descriptions of design elements of the proposed building(s) as seen from public streets, public parks, or adjacent lands containing single-family detached development.
16	Proposed development schedule.

Conditional Rezoning Submittal Checklist

Staff will use the following checklist to determine the completeness of your application 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.

Conditional Rezoning Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Conditional Rezoning Submittal Checklist – Documents provided on USB flash drive or CD		
1	Complete Conditional Rezoning application	
2	Community meeting written summary	
3	Conceptual development plan with all components of Conditional Rezoning Design Standards Checklist	
4	Architectural drawings and/or sketches of the proposed structures and written descriptions of design elements of the proposed building(s)	
5	Application fee (\$200 plus \$5 for each acre and/or part of an acre)	

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments

