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**PLANNING BOARD**

FORREST MIDGETTE  
*Chairman*  
MANLY WEST  
*Vice-Chairman*  
ROBERT BELL  
JIM CLARK

**PLANNING BOARD**

JOE KOVACS  
FANNIE NEWBERN  
SUSAN TAYLOR  
LYNNE WILSON  
JOHN WRIGHT

**Currituck County  
Planning Board Agenda  
Historic Currituck County Courthouse  
Tuesday, January 10, 2012, 7:00 PM**

**Work Session**

6:45 p.m.

7:00 p.m.      Call to Order  
Pledge of Allegiance and Moment of Silence

Item 1            Election of Officers  
                    ➤ Chairman  
                    ➤ Vice-Chairman

Item 2            Approval of Agenda

Item 3            Approval of Last Meeting Minutes

**PLEASE LIMIT PUBLIC COMMENTS TO THREE MINUTES**

**OLD BUSINESS:**

Item 4            **PB 07-33 Shingle Landing, Phase 2:** Request for a preliminary plat/special use permit for 25 additional lots within the Shingle Landing subdivision located in Moyock along Moyock Landing Drive, Tax Map 9, Parcels 29R and 29T, Moyock Township.

Adjourn

**CASE ANALYSIS FOR THE  
Planning Board  
DATE: December 13, 2011  
PB 07-33 Shingle Landing, Phase 2**

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**ITEM:** PB 07-33 Shingle Landing, Phase 2, preliminary plat/special use permit for 25 additional lots including 24 residential lots and 1 nonresidential lot.

**LOCATION:** Moyock, along Moyock Landing Drive, Moyock Township.

**TAX ID:** 0009-000-029T-0000  
0009-000-029R-0000

**ZONING DISTRICT:** General Business (GB)

**PRESENT USE:** Undeveloped

**OWNER:** CTX, Inc.  
378 Caratoke Hwy  
Moyock, NC 27958

**APPLICANT:** Hyman and Robey  
PO Box 339  
Camden, NC 27921

**LAND USE/ZONING OF SURROUNDING PROPERTY:**

	<b>Land Use</b>	<b>Zoning</b>
<b>NORTH:</b>	Undeveloped	LM
<b>SOUTH</b>	Low Density Residential	CD-R/R
<b>EAST:</b>	Low Density Residential	R
<b>WEST:</b>	Undeveloped	GB

**LAND USE PLAN**

**CLASSIFICATION:** The 2006 Land Use Plan classifies the site as Full Service within the Moyock subarea.

**SIZE OF SITE:** 36.93 acres

**NUMBER OF UNITS:** 25 lots (24 Residential Lots and 1 Nonresidential Lot)  
82 existing residential lots in Phase 1

**PROJECT DENSITY:** 1.7 residential units/acre in Shingle Landing  
1.54 residential units/acre proposed in Phase 2  
1.76 residential units/acre in Phase 1

**UTILITIES:** The development is served by an existing 8" water line along Moyock Landing Drive. Wastewater will be treated by individual on-site septic systems. The estimated water consumption is 8,640 to 11,520 GPD based on 3 to 4 bedrooms per dwelling.

**I. NARRATIVE OF REQUEST:**

- The applicant is requesting preliminary plat/special use permit approval of Shingle Landing, Phase 2. The proposed development consists of 24 residential lots and 1 nonresidential lot.
- The proposed development is served by existing infrastructure.
- According to the preliminary plat, interconnectivity will be provided from Moyock Landing Drive to the proposed Tulls Creek Landing subdivision by way of Gees Drive. The applicant is not proposing to construct the connection at this time due to the potential maintenance liability for the association. A funding source should be identified to install the connection should the board allow bonding of Gees Drive.
- The proposed open space (12.37 acres within this phase) will consist of areas reforested with pines planted in accordance with NC Forestry specifications.
- The proposed development provides 1.5 acres of reserve utility open space.
- According to the Soil Survey for Currituck County, the soils within the development are considered marginal and unsuitable for conventional septic systems.
- The active recreation is provided in Phase 1. The recreational areas include:
  - 3.75 acres dedicated to Currituck County and contain the WRC boat ramp and parking;
  - 25.55 acres dedicated to Currituck County

**II. QUESTION(S) BEFORE THE BOARD:**

**Special Use Permit Criteria and Staff Findings:**

Special use permits (SUP) are intended to allow the Board of Commissioners flexibility in the administration of the UDO. Through the SUP procedure, property uses which would otherwise be considered undesirable in certain districts can be developed subject to conditions of approval to minimize any negative effects they might have on surrounding properties.

In order to approve a SUP, certain criteria must be satisfied. The criteria and suggested findings of fact are outlined as follows:

1. Completeness of application.  
**Suggested Findings:**
  - a. The application is complete.
2. The proposed use is among those listed in the Table of Permissible Uses as a special use indicated with an "S".  
**Suggested Findings:**
  - a. Chapter 10 of the Unified Development Ordinance indicates a special use permit is required for preliminary plats in all major subdivisions.
3. The conditions proposed meet or exceed the minimum requirements of this ordinance.  
**Suggested Findings:**
  - a. The conditions proposed will meet the minimum requirements of the ordinance.
4. The special use will not endanger the public health or safety:  
**Suggested Findings:**
  - a. The proposed development should have little to no negative impact on public health or safety.

5. The special use will not injure the value of adjoining or abutting property and will be in harmony with the area in which it is located

**Suggested Findings:**

- a. The proposed development will predominately consist of single family residential lots that are being developed at a size compatible with the existing residential lots within the area.

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

**Suggested Findings:**

The 2006 Land Use Plan classifies this site as Full Service within the Moyock subarea. The Full Service area contemplates a residential base development density to be two units per acre and increases can be achieved through overlay zoning. The Moyock subarea policy emphasis suggests residential densities should be medium to high depending on available services. The proposed use is in keeping with the policies of the plan, some of which are:

POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location.

POLICY AG3: County ACTIONS CONCERNING INFRASTRUCTURE (e.g. schools, parks, and utilities) and regulations shall serve to direct new development first to targeted growth areas near existing settlements indicated as Full Service Areas on the Future Land Use Map, rather than “leapfrogging” to locations in the midst of farmland and greenspace identified as Rural and Conservation areas on the Future land Use Map.

POLICY ML1: Currituck County recognizes the particular interest of residents and property owners in the Mainland Area in PRESERVING FARMLAND AND OPEN SPACE. The County shall exercise diligence in applying policies, plans, and actions that will encourage compact growth and the preservation of farmland and open space in the Mainland Area.

7. The special use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate. Such facilities must be in place or programmed to be in place within two years after the initial approval of the plan (sketch plan in the case of major subdivisions).

**Suggested Findings:**

- a. The proposed development will not exceed the county's ability to provide adequate public facilities.

**III. TECHNICAL REVIEW COMMITTEE/PLANNING STAFF RECOMMENDATION:**

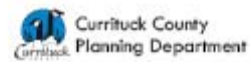
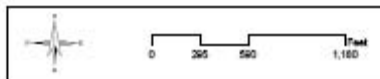
Pursuant to the Unified Development Ordinance, the Technical Review Committee, including planning staff, recommends conditional approval subject to the following:

Planning Department (Donna Voliva 252-232-6032)

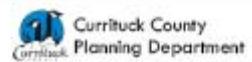
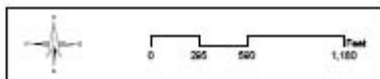
1. Please provide an update regarding the plan of action for the stormwater maintenance of the subdivision (see letter dated October 11, 2011 to NCDENR). \*Staff can not recommend approval of the proposed development until such time as the site is in compliance of the NCDENR stormwater permit. *Staff commentary: According to the engineer, the developer completed the stormwater maintenance. As of November 28, 2011, NCDENR has not completed a site inspection to determine compliance with the NCDENR stormwater permit.*
2. Please provide an update regarding the road maintenance of the streets in the subdivision. *Staff commentary: The developer contacted NCDOT to indicate areas of pavement that must be replaced. As of November 28, 2011 an update has not been provided to the planning staff.*
3. Note #13 indicates Gees Drive will not be constructed at this time. Given the fact the road/sidewalk does not provide access to a parcel at this time staff will support the installation at a later date; however, a funding source shall be identified for the installation of the street.
4. The existing drainage ditch (Winslow Ditch) located along the northern property line of lot 107 shall contain a 50 foot maintenance easement measured from the top of bank.



PB 07-33  
Shingle Landing, Phase 2  
Aerial

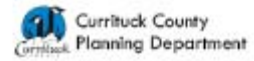
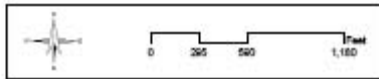


PB 07-33  
Shingle Landing, Phase 2  
Zoning





PB 07-33  
 Shingle Landing, Phase 2  
 Land Use Classification



## MEMORANDUM

**To:** Eddie Hyman  
CTX, LLC

**From:** Planning Staff

**Date:** November 16, 2011

**Re:** Shingle Landing, Phase 2 Preliminary Plat

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The following comments have been received for the November 16, 2011 TRC meeting. In order to be scheduled for the December 13, 2011 Planning Board meeting, please address all comments by 3:00 p.m. on November 21, 2011. TRC comments are valid for six months from the date of the TRC meeting.

### **Planning, Donna Voliva 252-232-6032**

Approval with conditions\*

5. Please provide a copy of the Albemarle Regional Health Services lot evaluation for lot 107.
6. Please provide a completed page 5 of the Special Use Permit application and page 5 of the Major Subdivision application related to hearing dates.
7. Please provide the reserve utility open space calculations.
8. The preliminary plat must illustrate the road cross section (Gees Drive).
9. The location of proposed signage, i.e. street name, traffic control, shall be indicated on the preliminary plat (Gees Drive).
10. Please provide an update regarding the plan of action for the stormwater maintenance of the subdivision (see letter dated October 11, 2011 to NCDENR). \*Staff can not recommend approval of the proposed development until such time as the site is in compliance of the NCDENR stormwater permit.
11. Please provide an update regarding the road maintenance of the streets in the subdivision.
12. Please provide the extension of sidewalks to Shingle Landing Phase 1 development.
13. Note #13 indicates Gees Drive will not be constructed at this time. Given the fact the road/sidewalk does not provide access to a parcel at this time staff will support the installation at a later date; however, a funding source shall be identified for the installation of the street. The developer is proposing installing a sidewalk along one side of Gees Drive; however, the current ordinance requires sidewalk installation along both sides of all proposed streets.
14. The existing drainage of the site appears to include existing farm ditches that may not be part of the NCDENR stormwater permit. Please indicate proposed improvements to the ditches as well as ongoing maintenance.
15. The proposed development area is currently zoned General Business. \*Will the applicant consider down zoning the residential portion of the development to bring the development

into compliance with the Table of Area, Separation and Height Table (Chapter 2) of the UDO?

**Currituck Soil and Water, Mike Doxey**

Reviewed

1. All stormwater issues must be addressed in Phase 1.

**Currituck County Engineer, Michelle Perry**

Reviewed

1. Issues need to be resolved with the railroad.

**Currituck County Utilities, Pat Irwin**

Approved

**Currituck County Emergency Management, James Mims**

Approved

**Currituck County GIS, Harry Lee**

Reviewed

1. Lot 107 will not be addressed until a site specific development plan is submitted. Please remove the address from the address table on the plat.
2. Gees Drive is approved as a street name.

**NC Division of Coastal Management, Charlan Owens**

No comment

**NC State Archaeology, Lawrence Abbot**

No comment

1. No archaeological site recorded within the project area. An archaeological survey is not recommended.

**Albemarle Regional Health Services, Joe Hobbs**

Reviewed

1. Please consult with Kevin Carver, RS at 252-232-6603 concerning septic permits or well permits involved with this proposed subdivision.

**NC DENR, Land Quality, Pat McClain**

Reviewed

1. An erosion and sedimentation control plan for six acres of roads and drainage in this section was approved on July 22, 2011. If that is all that is intended by the developer, then no revised plan will be required.

The following departments and agencies did not provide comments at this time:

**Currituck County Building Inspections, Spence Castello**

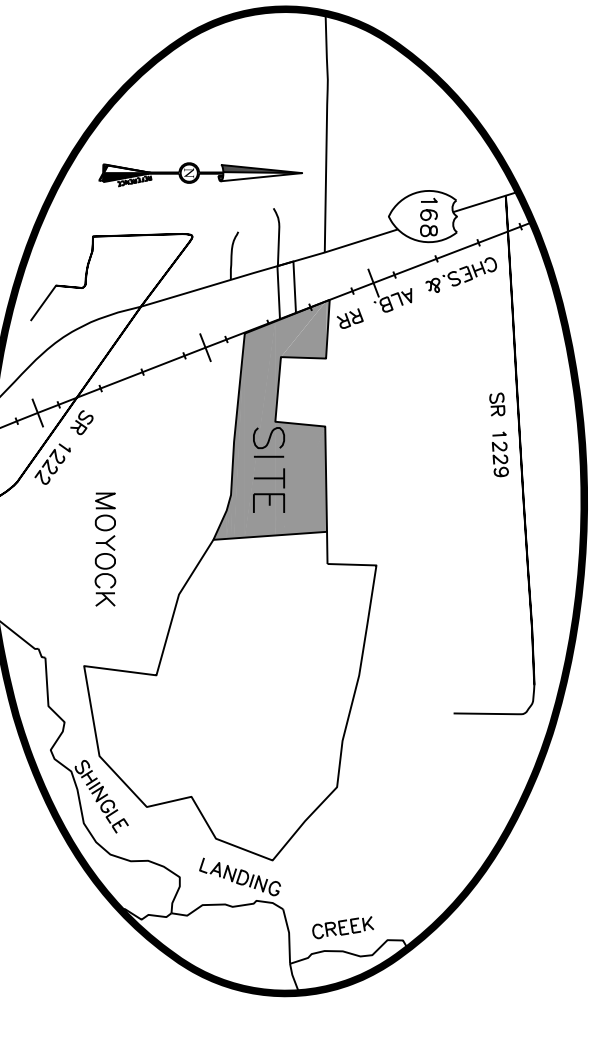
**Currituck County Schools**

**Currituck County Parks and Recreation, Jason Weeks**

**Currituck County Economic Development, Peter Bishop**

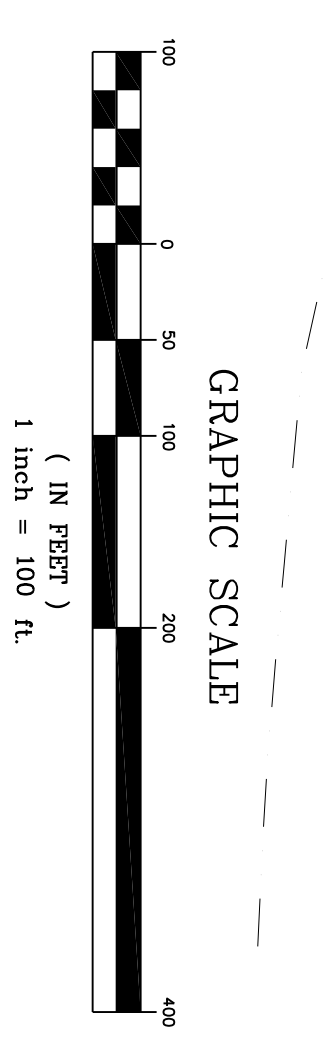
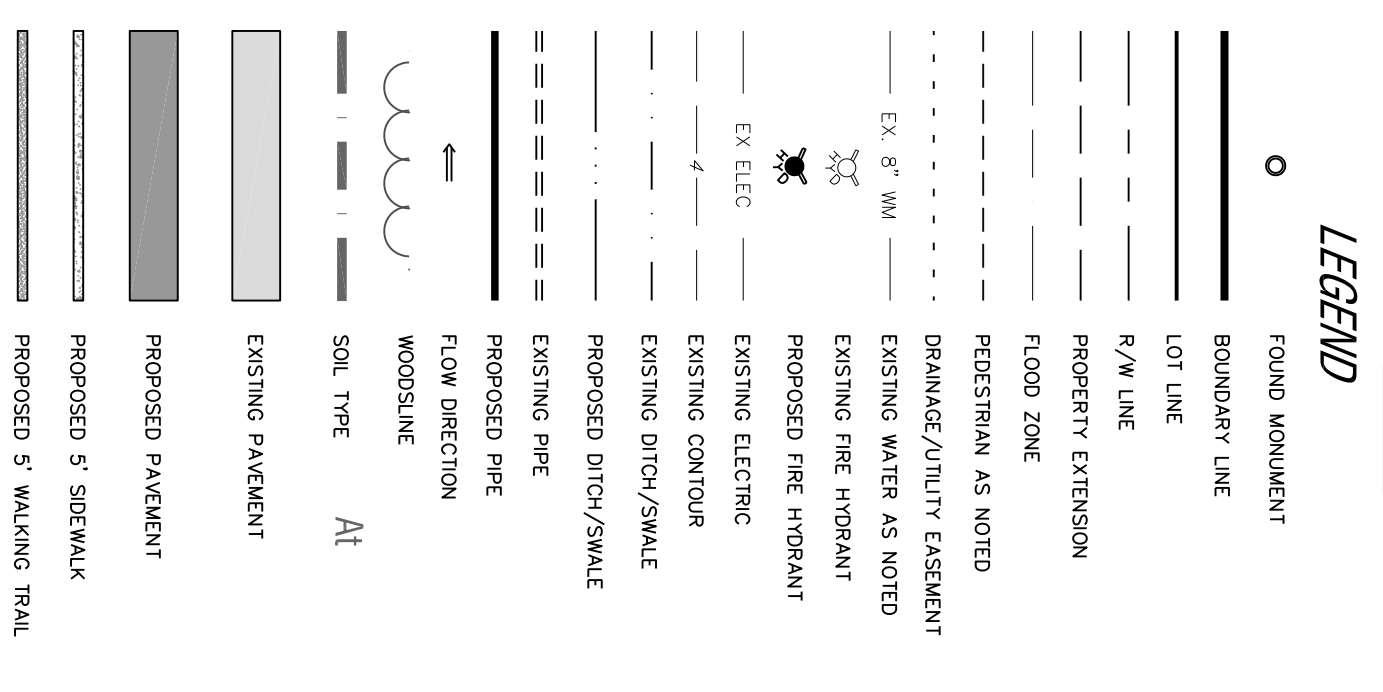
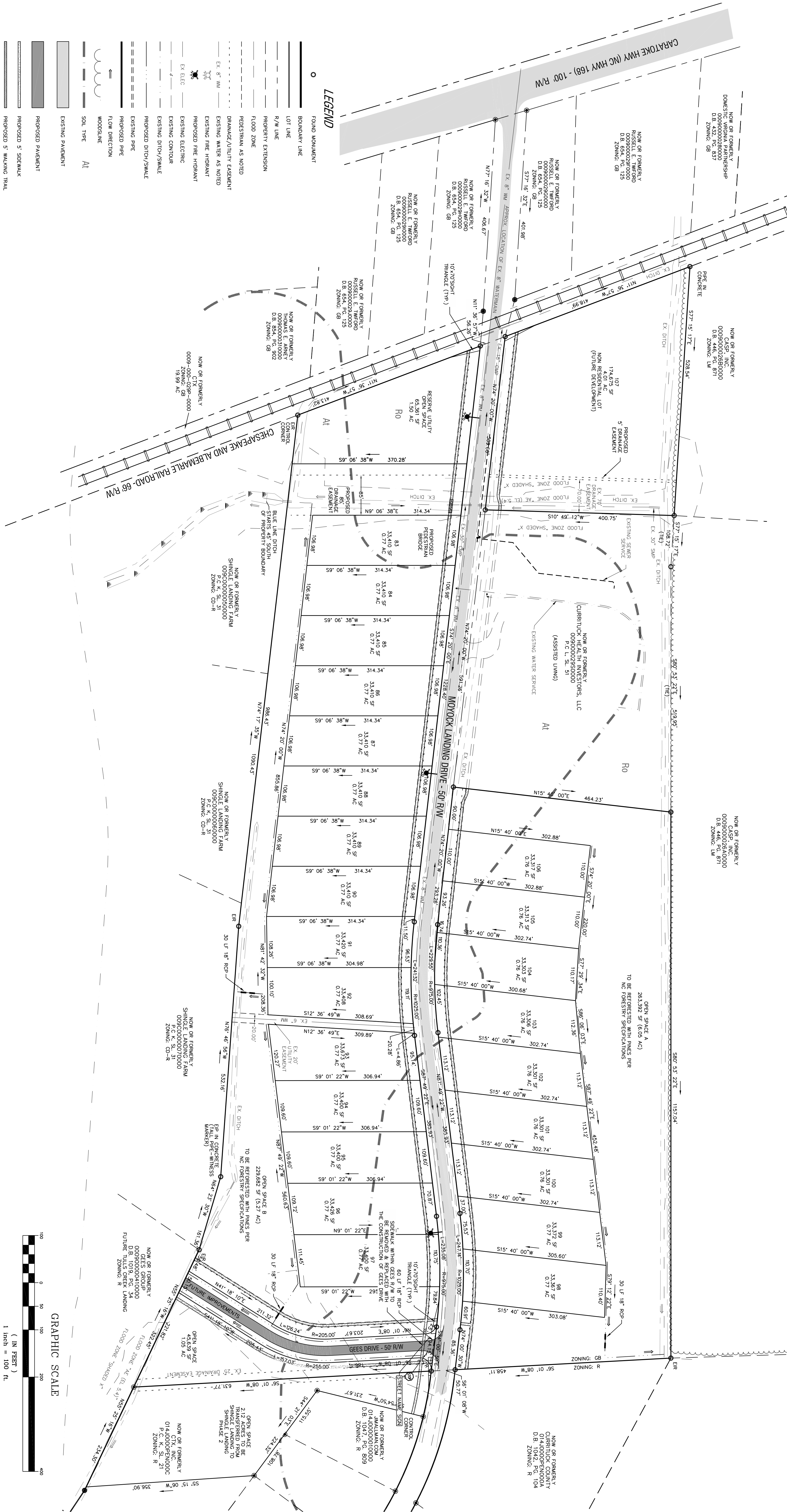
**Currituck County Sheriff, Susan Johnson**  
**Navel Facilities Engineering Command, Community Plans Liaison Officer William DuFault**  
**NCDOT, Gretchen Byrum**  
**NCDENR Aquifer Protection, David May**  
**NCDENR Environmental Health/Onsite Wastewater, Bob Uebler**  
**NCDENR, Environmental Management, Roger Thorpe**  
**NCDENR, Marine Fisheries, Kevin Hart**  
**NCDENR, Public Water, Siraj Chohan**  
**NCDENR Water Quality, Kim Colson**  
**NCDENR Water Quality/Surface Water Protection, Al Hodge**  
**NC Wildlife, Maria Dunn**  
**Centurylink, Kimberly Hoevenair**  
**Charter Communications, Sam Scilabba**  
**Dominion Power, Troy Lindsey**  
**Embarq, Hester Jones**  
**US Army Corps of Engineers, Kyle Barnes**

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**VICINITY MAP**  
1" = 2000'

- SITE DATA:**
- OWNER/DEVELOPER:  
C/TX, INC. LAND PROPERTIES, INC.  
378 CAROLINA HIGHWAY  
MOYOCK, NC 27958
  - PLAT:  
0009-000-0291-0000 22.94 AC  
0009-000-0291-0000 19.99 AC  
ZONING = GENERAL BUSINESS (GB)
  - TOTAL ACRES = 36.93 AC
  - NUMBER OF PROPOSED LOTS = 25  
MIN. REQ. LOT SIZE = 20,000 SF (0.46 AC)  
TOTAL LOTS = 25  
SMALLEST LOT AREA = 22,410 SF  
LARGEST LOT AREA = 33,410 SF
  - THERE ARE NO WETLANDS OR PRIMARY CONSERVATION AREAS ON THIS SITE. REFERENCE A MAP ENTITLED "MAY WETLAND 07-09-04" PREPARED BY HYMAN & ROBEY, PC 08-11-04.
  - ELEVATION DATUM NAVD 83
  - SITE IS LOCATED IN FLOOD ZONES AE (1.5-4), AE2 (1.5-4), X (1.5-4), AND X2 (1.5-4). FLOOD ZONES ARE SCALD FROM F.I.R.M. AND SUBJECT TO CHANGE BY FEMA.
  - BUILDING SETBACKS AND DRAINAGE EASEMENTS:  
BUILDING SETBACKS: ZONING EASEMENTS  
25' FRONT  
15' SIDE  
25' REAR
  - RECREATIONAL OPEN SPACE:  
REQUIRED = 50,000 SF / LOT MIN.  
PROPOSED = 50,000 SF OF RECREATIONAL OPEN SPACE  
ACCESSIBLE BY 6,400 LF CONCRETE SIDEWALKS AND MOUNTING TRAILS
  - RESERVE UTILITY OPEN SPACE:  
REQUIRED = 25 LOTS x (4 x 120 GPD) / (3 x 0.3 LTR) x 3  
PROPOSED = 40,050 / 43,560 = 0.92 AC
  - REAR AND TOPOGRAPHIC INFORMATION: SURVEY AND TOPOGRAPHIC SURVEY PROVIDED BY HYMAN & ROBEY, P.C.
  - OPEN SPACE SUMMARY: (IN ACRES):  
22.11 PRIMARY CONSERVATION AREA  
44.53 TOTAL AREA  
110.16 SUBTOTAL AREA  
4837' OPEN SPACE REQUIRED  
X 426'
  - PROPOSED LOT ADDRESSES:  
LOT 84 = 138 MOYOCK LANDING DRIVE  
LOT 85 = 138 MOYOCK LANDING DRIVE  
LOT 86 = 142 MOYOCK LANDING DRIVE  
LOT 87 = 142 MOYOCK LANDING DRIVE  
LOT 88 = 146 MOYOCK LANDING DRIVE  
LOT 89 = 146 MOYOCK LANDING DRIVE  
LOT 90 = 148 MOYOCK LANDING DRIVE  
LOT 91 = 152 MOYOCK LANDING DRIVE  
LOT 92 = 152 MOYOCK LANDING DRIVE  
LOT 93 = 158 MOYOCK LANDING DRIVE  
LOT 94 = 158 MOYOCK LANDING DRIVE  
LOT 95 = 162 MOYOCK LANDING DRIVE  
LOT 96 = 162 MOYOCK LANDING DRIVE  
LOT 97 = 162 MOYOCK LANDING DRIVE  
LOT 98 = 161 MOYOCK LANDING DRIVE  
LOT 99 = 161 MOYOCK LANDING DRIVE  
LOT 100 = 157 MOYOCK LANDING DRIVE  
LOT 101 = 157 MOYOCK LANDING DRIVE  
LOT 102 = 151 MOYOCK LANDING DRIVE  
LOT 103 = 151 MOYOCK LANDING DRIVE  
LOT 104 = 142 MOYOCK LANDING DRIVE  
LOT 105 = 142 MOYOCK LANDING DRIVE  
LOT 106 = 145 MOYOCK LANDING DRIVE
  - WATER SERVICE WILL BE PROVIDED BY SERVICE CONNECTIONS TO THE CURRITUCK COUNTY WATER SYSTEM.
  - WASTEWATER SERVICE WILL BE PROVIDED BY ON-SITE SEPTIC SYSTEMS BASED UPON CURRITUCK COUNTY REGULATIONS AND REGIONAL HEALTH SERVICES PRIOR TO OBTAINING A SEPTIC PERMIT.



**KEY PLAN:**

**SHEET TITLE:**  
**PRELIMINARY PLAT**

**SHEET NUMBER:**  
**1**

Project #: 080229  
Drawing #: 0029 PRELIMINARY PLAT  
Drawn: KMG  
Checked: TLF  
Approved: ETH  
Date: 11/21/11  
Sheets: 1 of 103  
Scale: 1"=100'

**REVISIONS:**  
NOV. DATE DESCRIPTION

**HYMAN & ROBEY**  
SOLUTIONS FROM THE GROUND UP

150 US Hwy 158 E.  
PO Box 339  
Camden, NC 27921  
(252) 338-2913  
(252) 338-5522 fax  
www.hymanrobery.com  
License C-0598

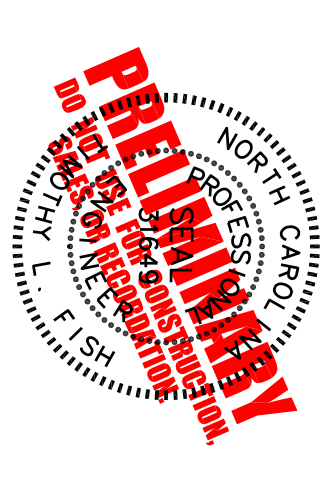
**REGISTERED PROFESSIONAL ENGINEER**  
No. 10000  
State of North Carolina  
L. J. ROBEY, III

**MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA**

**PRELIMINARY PLAT**

**SHINGLE LANDING PHASE TWO CONSERVATION**

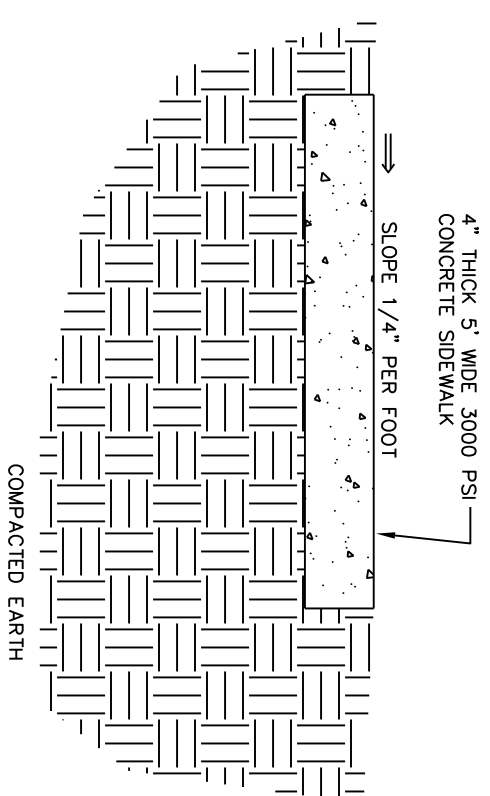




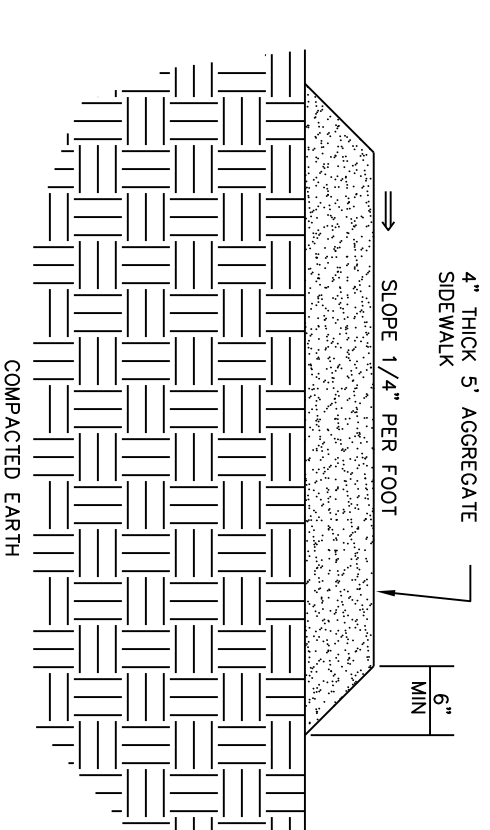
SHINGLE LANDING  
 PHASE TWO

PRELIMINARY  
 PLAT

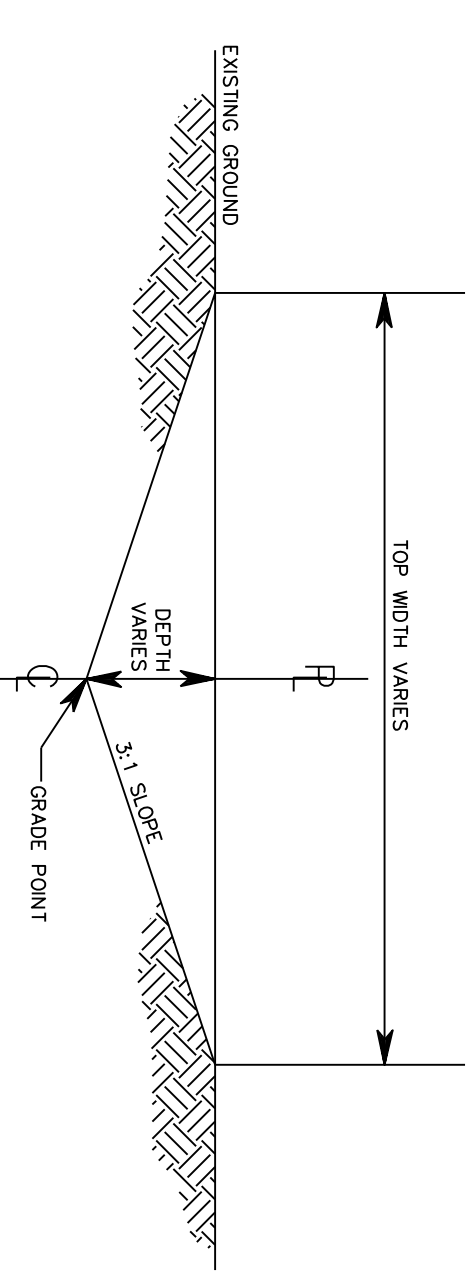
MOYOCK TOWNSHIP  
 CURRITUCK COUNTY  
 NORTH CAROLINA



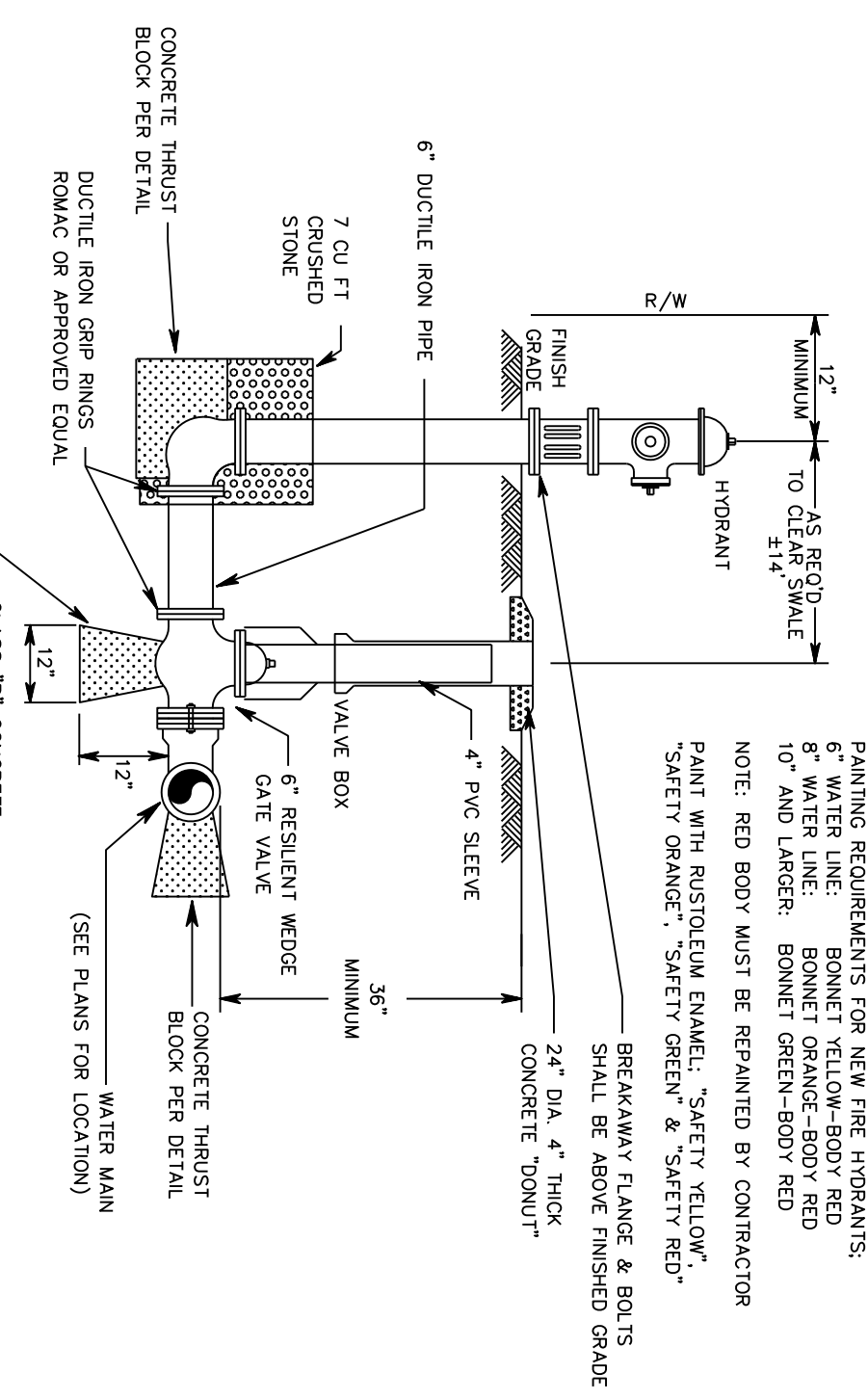
**CONCRETE SIDEWALK DETAIL**  
 NTS



**TRAIL DETAIL**  
 NTS



**TYPICAL LOT LINE SWALE**  
 NTS



HYDRANT TO BE MAH 129 TRAFFIC MODEL FOR 3.5' BURY WITH 5 1/4" VALVE OPENING

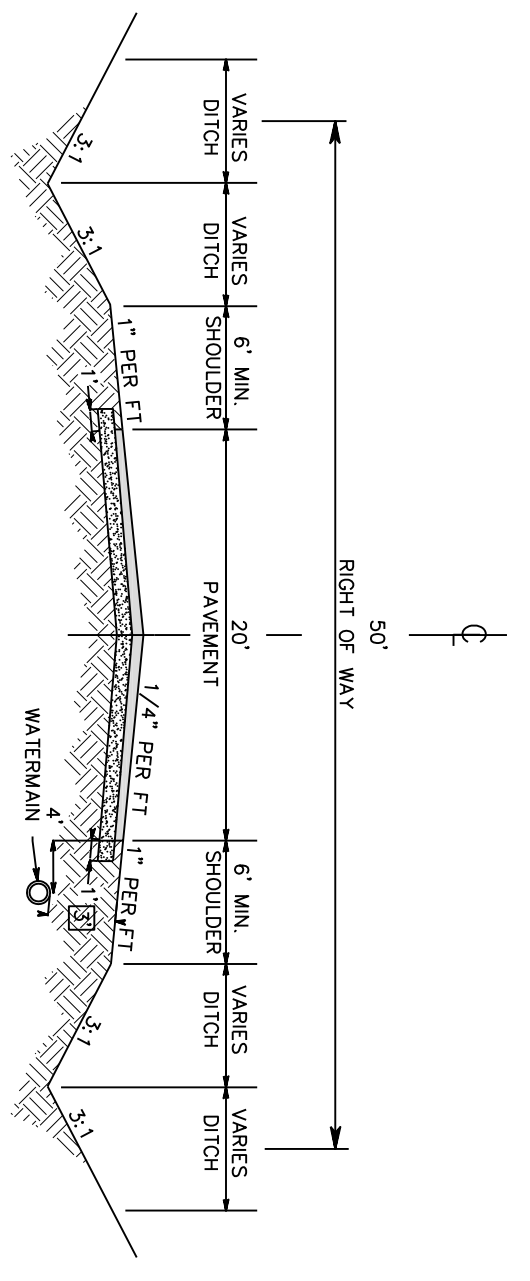
PAINTING REQUIREMENTS FOR NEW FIRE HYDRANTS:  
 6" WATER LINE: BONNET YELLOW-BODY RED  
 8" WATER LINE: BONNET GREEN-BODY RED  
 10" AND LARGER: BONNET GREEN-BODY RED

NOTE: RED BODY MUST BE REPAINTED BY CONTRACTOR

PAINT WITH INDUSTRIAL ENAMEL: "SAFETY YELLOW" "SAFETY GREEN" & "SAFETY RED" - BREAKAWAY FLANGE & BOLTS SHALL BE ABOVE FINISHED GRADE

24" DIA. 4" THICK CONCRETE "DONUT"

**FIRE HYDRANT DETAIL**  
 NTS



1. MAINTAIN A 6" MINIMUM WIDTH SHOULDER AT ALL CROSS-SECTIONS.

2. STONE WIDTH SHALL BE 2" WIDER THAN ASPHALT (1" EACH SIDE)

3. CROSS-SECTION SLOPES SHALL BE MAINTAINED AT ALL LOCATIONS DISTANT FROM CENTERLINE OF ROAD TO CENTERLINE OF DITCH WILL VARY BASED UPON DITCH INVERTS.

4. FINISH PAVEMENT CENTERLINE GRADE AND DITCH INVERTS SHALL MATCH THE PLAN GRADES.

**TYPICAL STREET CROSS-SECTION**  
 NTS

KEY PLAN:

Project #:	080229
Drawing #:	08029 PRELIMINARY PLAT
Drawn:	KWG
Checked:	TLF
Approved:	ETH
Date:	11/21/11
Sheet #:	03/03
Scale:	NTS

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:  
**DETAILS**

SHEET NUMBER:  
**3**