Moyock

Small Area Plan

Department of Planning and
Community Development
Currituck County, North Carolina

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Introduction

10 Fastest Growing N.C. Counties
2000-2010 (By percentage)

1. Union 62.8%
2. Brunswick 46.8%
3. Camden 45.0%
4. Wake 43.5%
5. Hoke 39.5%
6. Johnston 38.5%
7. Cabarrus 35.8%
8. Mecklenburg 32.2%
9. Iredell 30.0%
10. **Currituck 29.4%**

Source: U.S. Census Bureau

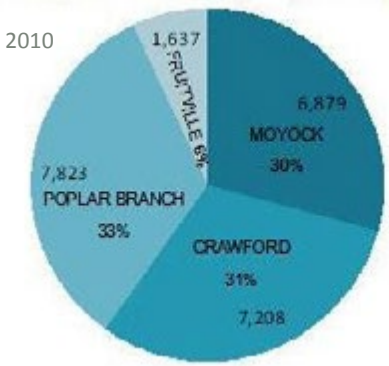
Moyock is the most northern community in Currituck County and is located at the North Carolina and Virginia State line. It serves as the "Gateway" to the county, state, and beaches along the coast. Moyock is rural by nature experiencing steady growth for the last fifty years. In the last decade, Moyock has become the fastest growing township in Currituck County growing by approximately 122% since 1990.

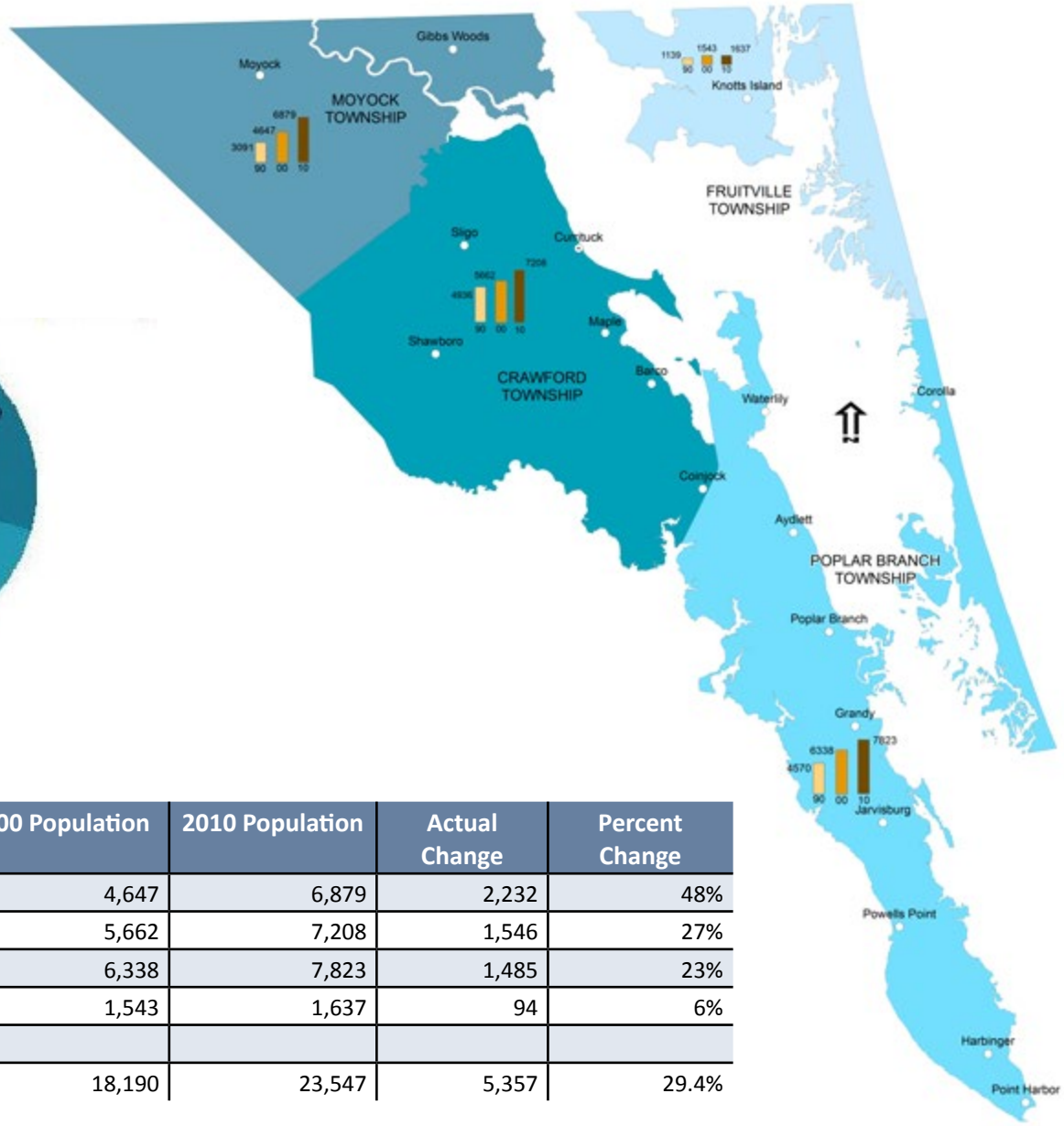
Moyock has experienced growth pressures from the Hampton Roads metropolitan area. Moyock is a destination for people seeking a more rural living experience. It is also an attractive place to live due to low property taxes, proximity to a major metropolitan area, and North Carolina's tax relief for veterans. As a result, Moyock is experiencing the side effects of growth such as increased traffic and flooding. While still mostly rural, Moyock is beginning to take on the characteristics of a small town. The challenge for residents in Moyock is to honor the past while embracing the future.

The Board of Commissioners recognizes the uniqueness of Moyock and as a result requested that growth and development be addressed in a comprehensive manner. An in depth public process was undertaken to develop the vision, policies, and actions in this plan. Residents and property owners of Moyock and the Stakeholder Committee attended meetings over the course of 18 months to define what matters to them- why they live in Moyock, what they like about Moyock, what is important to preserve as Moyock continues to grow, and what their vision for Moyock is in next 10 years. In addition to public input from the community, extensive input with all county departments was undertaken. This plan is the culmination of this process and reflects the vision for the future of Moyock that will serve as a guide to help balance future growth.

This Small Area Plan (SAP) examines unique issues, concerns, and hopes of the community and works to establish public policy that work to accomplish the vision cast in this plan. The SAP includes policies that will address growth management, sense of place and quality of life, and economic development. Upon adoption, the plan is used to assist staff and the Board of Commissioners in guiding growth as well as planning for future county improvements to infrastructure and services.

Population Comparison By Township





Township	2000 Population	2010 Population	Actual Change	Percent Change
Moyock	4,647	6,879	2,232	48%
Crawford	5,662	7,208	1,546	27%
Poplar Branch	6,338	7,823	1,485	23%
Fruitville	1,543	1,637	94	6%
COUNTY	18,190	23,547	5,357	29.4%

Source: U.S. Census Bureau

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Stakeholder Committee

The Board of Commissioners appointed a 15 member Stakeholder Committee in January 2013 to serve as a guide and sounding board for county staff during the planning process. These citizen representatives embody the ideas, backgrounds, and interests of the greater majority of the community. The Stakeholder Committee championed the process and plan by talking to neighbors and asking for their opinions. Since the first meeting in January 2013, there have been 14 committee meetings. Through monthly meetings, the committee provided staff with feedback on issues important to the community. The committee was instrumental in the creation of this plan and their input is largely the basis for the vision, policies, and actions of this plan.

Plan Development and Community Input

The Moyock SAP process was initiated in the Fall of 2012 after the BOC directed staff to comprehensively examine growth and development issues. Staff began existing conditions research in the Fall of 2012 and the plan was developed under the following schedule:

Date	Event
Summer 2012	BOC Initiation
September 2012	Plan Kick-Off: Community Meeting
Ongoing	Existing Conditions Data Collection and Mapping
December 2012	Community Meeting
January 2013	Stakeholder Committee formed
February 2013	Stakeholder Kick-Off Meeting
March 2013 - February 2014	Stakeholder Committee Meetings (14 meetings)
June 2013	Community Meeting
February 2014	Community Meeting
March - April 2014	Public Hearings and Plan Adoption

Stakeholder Committee

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Through the year and half long process, the stakeholder committee and citizens were guided through a public input process giving them opportunities to discuss:

- What is your vision of Moyock in 10 years? What do you hope Moyock will look like in 10 years? What type of atmosphere, businesses, and services do you hope will be available?
- What is important to you in Moyock. Why did you move here?
- What do you hope will be different in the future?

There was extensive public input throughout this planning process with 4 community meetings and 14 Stakeholder Committee meetings. Stakeholder Committee meetings were public meetings open to the community that were subject to public meeting law. The public was given an opportunity to speak at the end of each meeting and often times engage in each meeting.

The major concerns heard consistently throughout the public input process were:

- Need for additional recreational opportunities
- Preservation of rural atmosphere
- Improved stormwater management/drainage
- Proactive planning that balances growth and development
- Low taxes
- Interconnectivity of streets
- Greater variety and availability of entertainment, retail, and restaurant offerings

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Vision, Policies and Actions

The plan contains a vision, policies, and actions. This plan is the official vision and policy direction for Moyock in the next 10 years.

The **Vision Statement** describes the future conditions of Moyock as the community hopes to see it in the future. It is a big picture and the foundation for the policies and actions. The policies and actions work to accomplish the vision.

Policy Statements are broad, officially adopted positions of the county used by the staff, Board of Commissioners, and other appointed boards to review plans, make recommendations, determine consistency with the community's vision, and plan future Capital Improvement Projects and services. Policy statements work to implement the vision.

Actions are the work plan of items or measurable outcomes that will be achieved in a specific timeframe in order to accomplish the policy and vision. Unlike a vision or policy, once an action is complete it goes away. Actions work to accomplish policy statements.

Values

The values identified during the visioning process as being important to the community tie the vision, policies, and actions together throughout the plan.

- Rural atmosphere- sights, sounds, smells, and overall feel of a rural community
- Low taxes, fiscal responsibility, and availability of adequate county services
- Human scale development that supports walkability

Placement of a symbol next to a policy or action indicates that the policy or action is accomplishing a value that the community holds in high regard.

Fiscal Responsibility

Rural Atmosphere

Walkability

Stakeholder Committee

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How to Use the Plan

This plan will supplement the Land Use Plan to more specifically address the needs and issues of the study area over the next 10 years. The policies and guidance given in this plan are consistent with the Land Use Plan and other county policies and documents. This plan will establish a new focus for growth and development.

The Board of Commissioners and staff will use the SAP to make recommendations about development proposals and other county land use policy decisions. This plan is a vital tool for staff in day to day decision making and in assisting the public with development proposals.

Updating the Plan

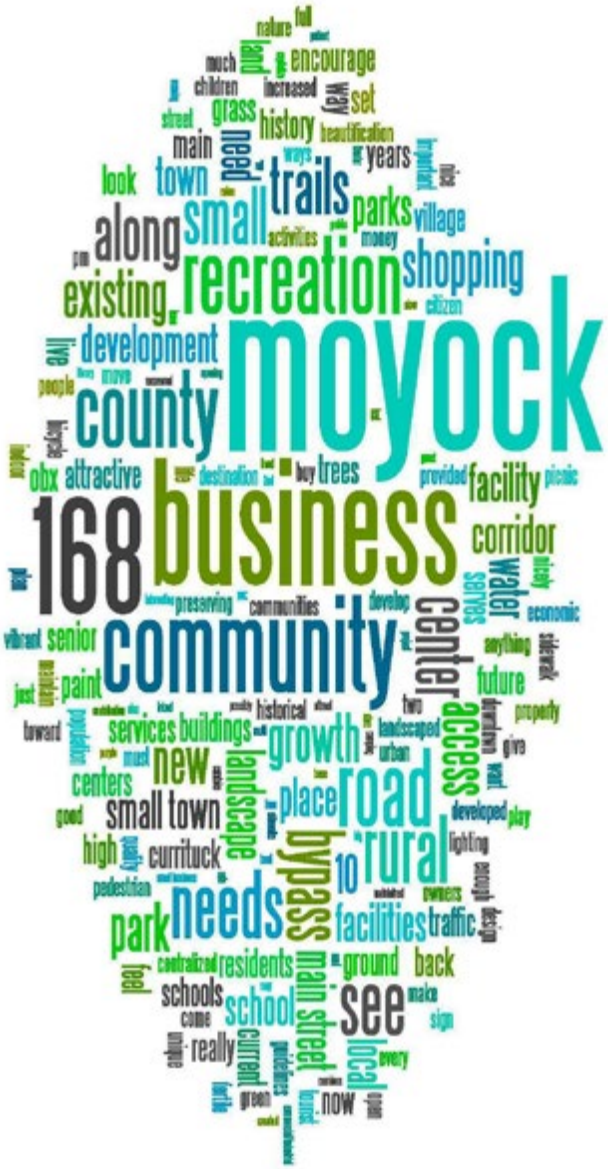
Each year, a working group should meet to assess the completion of actions listed in the plan. The working group should be comprised of the responsible parties assigned to each action. After meeting with the working group, an annual report will be prepared by Planning staff and presented to the Board of Commissioners outlining the status of the action plan. Additionally, the plan should be evaluated and updated every three years, if necessary.

The Small Area Plan promotes thoughtful, responsible growth. The success of this plan largely depends on the continued cooperation and coordination between county agencies and an engaged citizenry. A united partnership between the citizenry and the county will result in the realization of the policies and goals outlined in this plan.

Vision

Moyock is a forward-looking community that understands and values life's simple treasures. Continued growth and development in Moyock are inevitable due to its location to a major metropolitan area, its high quality of life, and low taxes. The Moyock community and Currituck County are committed to protecting the unique rural qualities and enhancing the community in a way that makes Moyock a more special place to live, work, and play.

Moyock aspires to be a community that balances growth and development in a way that enhances a small town, main street feel at its core while sustaining a rural atmosphere along its perimeter. As the community matures, it seeks to capitalize on its strategic location to diversify the economy. It is the desire of the community to grow with an emphasis on a small town feel that invites people to build close-knit relationships.



The community strives to accomplish this vision by:

- Meeting the infrastructure and service needs of the community to focus growth and public investment;
- Ensuring that stormwater runoff, soil erosion, and sedimentation are properly managed to reduce flooding and pollution;
- Encouraging and supporting design and development of an interconnected, multi-modal, transportation network that safely supports pedestrians, bicyclists, rail, and vehicles;
- Expanding and developing recreational opportunities for all age and user groups including opportunities that increase access to the water, natural environment, walking trails, multi-purpose fields, multi-purpose community building, and other non traditional types of recreational opportunities;
- Encouraging and fostering development that is compatible with rural atmosphere, transitional areas, and a small town, main street feel, designed to enhance community appearance and promote a human scale;
- Supporting local entrepreneurs that establish community serving businesses that diversify the local economy, are in close proximity to residential areas, and promote community interaction;
- Promoting economic growth proportionate to population growth in order to ensure growth of the local tax base; and,
- Encouraging development of Moyock as a destination within the region.

As Moyock continues to grow, the community values:

- Rural atmosphere - sights, sounds, smells, and overall feel of a rural community;
- Low taxes, fiscal responsibility, and availability of adequate county services; and,
- Human scale development that supports walkability.

It is acknowledged that in order to secure this future everyone must work together, treating all with respect and fairness, focusing on common goals.

Policy Focus Areas

Focus Areas

Growth Management
- Transportation
- Infrastructure and Services
- Future Land Use Map

Sense of Place & Quality of Life
- Recreation
- Heritage
- Community Character

Economic Development & Business
- Small Town, Main Street
- Business and Industry
- Tourism

Quick Facts

- Median age - 38
- Median income - $63,000
- 71.9% of residents commute out of state
- Largest employment sector - Educational services Health care industry

The study area encompasses 36,775 acres and remains largely undeveloped. Approximately 81% of the study area is forested or in cultivation. Residential development makes up the next largest use of land at 10%. Industrial development only occupies 3% of the total land area and commercial development occupies less than 1% of the total study area. The remaining area is undeveloped residential, residential open space, and institutional uses (public and private).

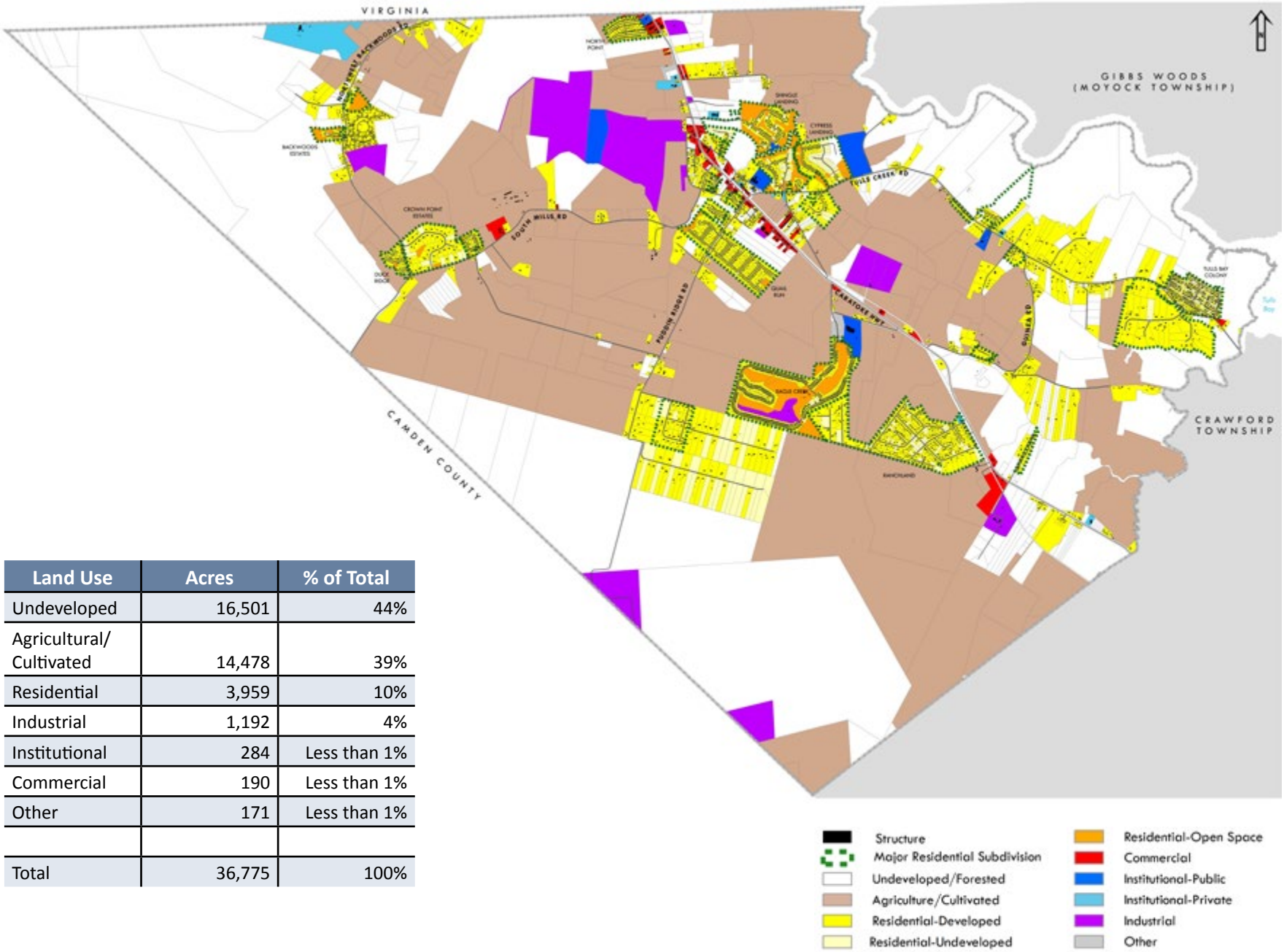
The majority of residential development is scattered along Highway 168. One large concentration occurs at the heart of Moyock between the intersections of Highway 168 and Puddin Ridge Road between Moyock Landing Drive and Swayertown Road. Subdivisions in this area include Shingle Landing, Creekside Estates, Cypress Landing, Moyock Meadows, and Quail Run. The other large concentration of residential density occurs in Eagle Creek Subdivision and Ranchland. This area is detached and just south from the heart of Moyock.

Residents of Moyock have a median age of 38 and median household income of $63,000. Median age in Currituck County is 41 while that of North Carolina is 37. Median income for Currituck County is $57,588 and North Carolina is $46,291. The majority of residents in Moyock are employed in the educational services and health care industry. In addition, approximate 71.9% of Moyock residents commute out of state to their jobs. This is consistent with the county wide trend of 41.6% of residents commuting out of state.

Feedback during the public input process revealed that rural atmosphere was consistently important to the community. There will undoubtly be growth pressures that will prove challenging due to the high volume of undeveloped acreage and close proximity to the Hampton Roads Area.

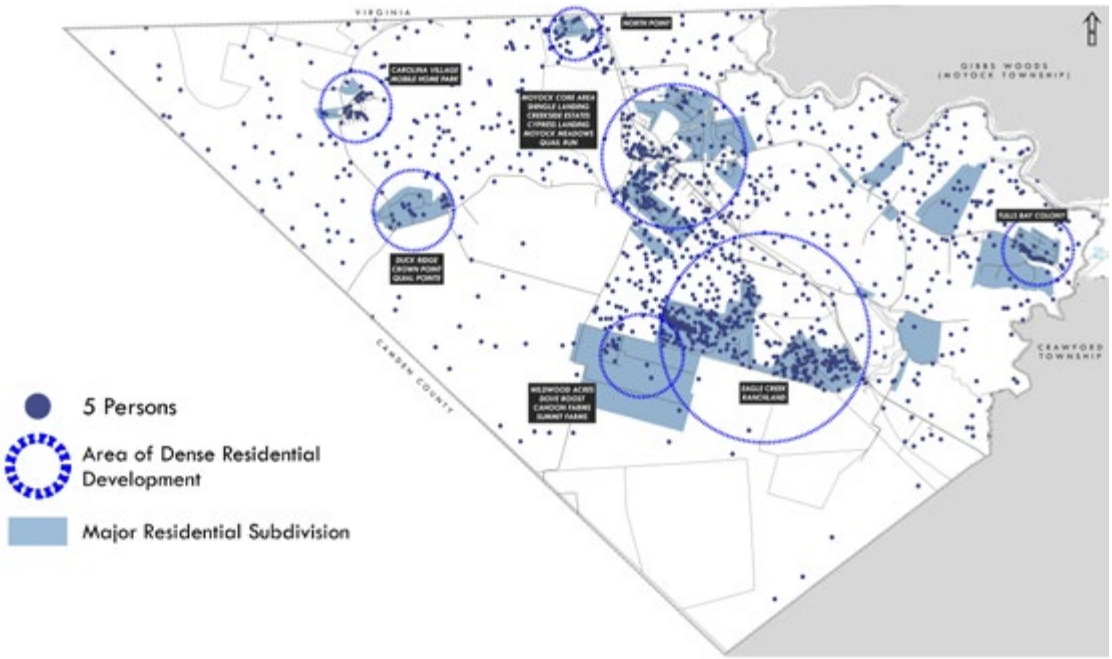
However, further exploration with the Stakeholder Committee also showed that a small town, main street feel, availability of public and private services, and economic development were central to where they hoped Moyock would be in 10 years.

Existing Land Uses

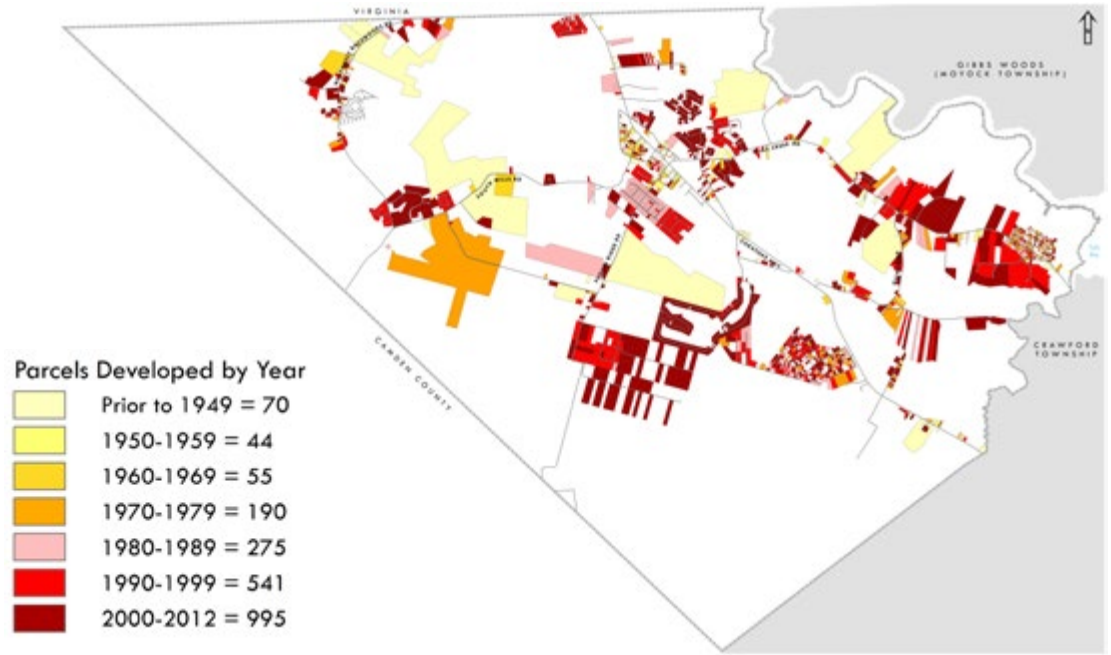


Land Use	Acres	% of Total
Undeveloped	16,501	44%
Agricultural/ Cultivated	14,478	39%
Residential	3,959	10%
Industrial	1,192	4%
Institutional	284	Less than 1%
Commercial	190	Less than 1%
Other	171	Less than 1%
Total	36,775	100%

Policy Focus Areas



2010 Population Density



Historical Development Patterns

Growth Management

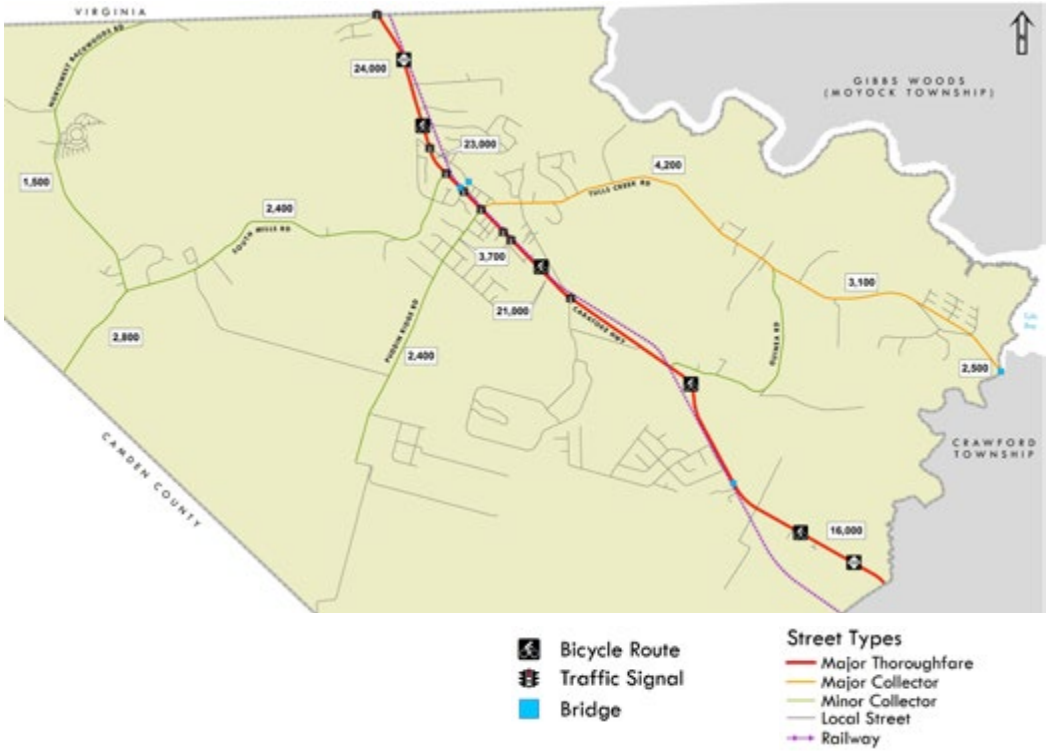
The Growth Management Focus Area encompasses policies and actions that address Transportation, Infrastructure and Services, and Future Land Use.

Highway 168 forms the north-south backbone of the transportation network in Moyock. Tulls Creek Road, South Mills Road, Northwest Backwoods Road, and Guinea Road make up the major network of connector streets. Tulls Creek Road runs north-south parallel to Highway 168 and allows local traffic to continue to move freely during the summer season when traffic is backed up from Moyock to Currituck. South Mills Road provides a direct connection from Moyock to Camden County and Highway 17.

During the public input process participants expressed concern about transportation related issues. Seasonal traffic, associated with beach rental home turn over days, is a major issue in the study area from May through September. Traffic often backs up and at times comes to a standstill as vacationers arrive and leave on Saturday creating difficult turning movements and heavy congestion along Highway 168. In addition, building a network of interconnected streets for east-west and north-south movement was important along with safer facilities for moving bicycles and pedestrians.

The North Carolina Department of Transportation (NCDOT) outlined several important projects in its 2012 Transportation Improvement Plan (TIP). This plan is a long range multi-modal transportation plan. The time horizon for the proposed project completions is 2035 and well beyond the time horizon of this SAP. One of the larger, notable projects is a proposed four-lane freeway that would bypass Moyock from NC 168 near Virginia to US 158, with interchanges at NC 168, South Mills Road (SR 1227/1218), NC 34, and US 158. The TIP also recommends several sidewalk improvements in Moyock along portions of Hwy 168, Puddin Ridge Road, Tulls Creek Road, Sawyertown, and Survey Road.

Existing Transportation System



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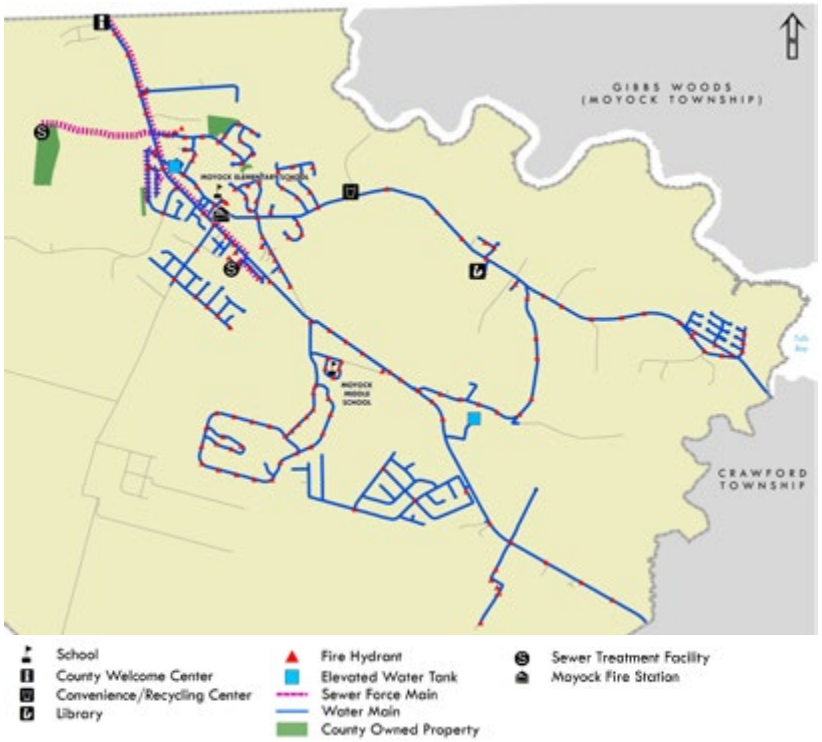
In addition to the NCDOT TIP, a regional bike plan was funded by NCDOT and developed through the Albemarle Rural Planning Organization (ARPO). The Albemarle Regional Bike Plan covers a 10 county region of northeastern North Carolina. The purpose of this plan is to provide a clear framework for the development of new facilities, programs, and policies that will support safe and efficient bicycling throughout the region. This plan also recommends several projects including multi use path and paved shoulders in Moyock.

Currituck County has both water and sewer infrastructure in Moyock. County water has been available in Moyock since 1989. The county acquired a small package plant behind Moyock Commons in 2003 with a capacity of 40,000 gallons per day. This plant was taken off line for use when the county completed construction of new sewer plant in 2012. The new plant became operational in January of 2013 with a capacity of 100,000 gallons per day and the ability to be expanded to 600,000 gallons per day. Both Fire and Emergency Medical Service (EMS) services are available through a volunteer service to residents. There is an elementary and middle school in Moyock.

Existing County Infrastructure



Improvement in stormwater management was another issue identified during the community engagement process. Although Moyock has some of the highest elevations in the county, the area contains very poor draining soils. The western portion of the study area contains remnant fragments of the Dismal Swamp that have been drained and either are developed or in agriculture. Localized flooding is a common problem. Three of the five stormwater districts within the county are in the Moyock study area. Residents in the districts pay a stormwater tax to the county and the county maintains the ditches and manages stormwater improvements within the district. The Stakeholder Committee recommended exploring a consolidated stormwater district for the entire study area that would enable the county to better and more comprehensively manage stormwater in Moyock. However, a feasibility study is needed to identify areas of improvements, cost estimates for improvements, ongoing maintenance, and potential implementable funding options. The feasibility study should also include public input and involvement to determine the best way to meet the needs of the community.

Transportation

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Policy TR 1 Design future transportation improvements that are consistent with Complete Streets Policy. Complete Streets Policy encourages design of transportation networks and facilities that safely accommodate pedestrians, bicyclists, rail, and vehicles.

Action TR 1A: Coordinate with NCDOT to develop typical street cross sections accepted into the state system for maintenance. Typical cross sections should include: travel lanes, separated side paths, landscaping features, utilities, lighting, pedestrian crossings, medians, way finding and safety signage, signalization, and rail crossings.

Action TR 1B: Develop typical cross sections for private streets that include Complete Street design features but are not intended for dedication to NCDOT.

Action TR 1C: Amend the UDO to incorporate standards and typical cross sections consistent with Complete Street policies.

Action TR 1D: Coordinate with NCDOT to request installation of pedestrian traffic signal controllers at existing stop lights and other pedestrian safety measures as sidepaths are constructed.

Action TR 1E: Identify pedestrian and cyclists improvements including but not limited to wayfinding and safety signage, traffic calming measures, bike racks, benches, side paths, and pedestrian plazas/rest points that can be incorporated into the county's Capital Improvement Plan (CIP).

Policy TR 2 Ensure that all development is designed with an interconnected, multi-modal transportation network between neighborhoods, activity centers, and other destinations to improve mobility and emergency access. Development of an interconnected road network east and west of Highway 168 that allows north-south movement for local residential traffic is strongly encouraged.

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Infrastructure & Services

Policy IS 1 The costs of infrastructure, facilities, and services related to new growth and development should be borne primarily by those creating the demand.

Policy IS 2 Meet the infrastructure and service needs of the community at appropriate levels as the community continues to focus growth and public investment in areas identified as activity centers.

Action IS 2A: Develop regulations or incentives for water and sewer upgrades or extensions that direct growth, lessen the burden on existing infrastructure capacity, and promote fiscally responsible development patterns.

Action IS 2B: Identify levels of service to determine the capacity of public safety services to protect the health, safety, and welfare of the community.

Action IS 2C: Create incentives for residential and commercial sprinkler systems that lessen demand for services and allow for more flexible development patterns.

Policy IS 3 Recognize that water and sewer services have significant influence on growth and require that consideration be given to the placement of proposed utilities in perspective to desired growth patterns.

Action IS 3A: Establish a water and sewer connection and extension policy for Moyock that limits public investment and directs growth away from areas designated as rural and conservation on the future land use map.

Action IS 3B: Develop construction standards for water and sewer infrastructure to ensure that development is constructed in way that promotes uniformity and anticipates future growth of the systems. This includes incorporation of fire suppression needs such as adequate volume and pressure.

Policy IS 4 Ensure that stormwater runoff, soil erosion, and sedimentation is properly managed to reduce nuisance flooding and pollution of sensitive environmental areas

Action IS 4A: Explore the feasibility of establishing a stormwater drainage district. The feasibility study should include an analysis of existing conditions, identify areas needing improvements, cost estimates for improvements, and on-going maintenance and recommend implementable funding options.

Policy IS 5 Encourage retrofitting of NCDOT drainage infrastructure to manage nuisance flooding.

Action IS 5A: Coordinate with NCDOT to develop a plan of action for addressing the following drainage issues:

- Ranchland subdivision street flooding
- Moyock Commons/Currituck Commercial (culvert under Hwy 168 in Moyock Service District {MSD}) - Ditch #1
- Area between the Post Office and Taylors Do-It Center - Ditch #3 (MSD)
- Culvert under Puddin Ridge Road - Ditch #4 (MSD)

Policy IS 6 Encourage development of shared (co-located) county facilities for public safety, senior services, recreation, and other community facility services.

Action IS 6A: Develop locational and operational criteria for purchase or dedication of land for future shared (co-located) facilities. This might include minimum acreage, utility needs, avoidance of hazard areas, land use patterns (FLU Map), and proximity to major road connections.

Policy IS 7 Encourage and actively engage in advanced planning for the location of new public schools. School locations should serve to reinforce desirable growth patterns and should be viewed as cornerstones of the community.

Policy IS 8 Provide adequate maintenance for existing community facilities/properties and plan for the future management operations/staffing appropriate for the needs as land is acquired or sites are developed.

Action IS 8A: Conduct a study for typical staffing needs, on-going maintenance costs, and any needed facility renovations for community facilities and properties that can be incorporated into the county's Capital Improvement Plan.

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Future Land Use Map

Policy FLU 1 Promote compatibility between new development and existing development to avoid adverse impacts to the existing community. This is achieved through design and includes larger setbacks, landscaped or forested strips, transition zones, fencing, screening, density and/or bulk step downs, or other architectural and site planning measures that encourage harmony.

Action FLU 1A: Convene meetings with community stakeholders to define sensitive transitional areas where higher, denser development may abut lower density areas and better define compatibility solutions for these areas.

Action FLU 2A: Explore establishment of a Community Center district, and associated sub-districts, that will implement the vision and policies of the plan by creating development standards specific to Moyock study area.

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Existing recreational opportunities in Moyock are limited to programming offered by the Parks and Recreation Department, fields and facilities at the elementary and middle school, an extended shoulder utilized by pedestrians and cyclists along Highway 168, a public boat ramp and parking area, and a paddle trail along Shingle Landing Creek, Northwest River, and Tulls Bay (designated as a NC Paddle Trail). The Parks and Recreation Department utilizes the fields and facilities at the elementary and middle school for its various programming including, baseball, softball, t-ball, soccer, football, and basketball.

During the community engagement process, citizens expressed a strong desire for increased recreational opportunities in Moyock. They were specifically interested in a community facility, walking trails, and better access to the water. For citizens who attended input opportunities, greater access to recreational opportunities was more important than rural atmosphere.

In 2011, the Parks and Recreation Department completed a Parks and Recreation Master Plan for the county. The Parks and Recreation Masterplan lays out a road map for development of the county's park system. After extensive public input, the plan identified a need in Moyock and recommended a community facility and park that is programmed as a Capital Improvement Project.

An important factor in increased quality of life is access to the abundant natural resources in the study area. Moyock has extensive rural vistas visible from all the major roads. With over 80% of the study area still undeveloped, there are many open farm fields, wooded areas, wetlands, swamps, marshes, and waterways. Moyock is bounded on the east by the Shingle Landing Creek, Northwest River, and Tulls Bay. These waterways form a network that empty in the Currituck Sound. The western portion of Moyock is comprised mostly of open farm fields with an extensive ditching system that drains east to the Northwest River or Tulls Creek. This western edge of the study area contains remnant fragments of the Dismal Swamp.

The Stakeholder Committee recognized the importance of maintaining a rural atmosphere at the periphery of the study area, especially along roads and water ways. However, the committee also felt it important to enhance a main street, small town feel at the center of the study area. There was a general desire during the public input process, for a wider variety and availability of restaurants, entertainment, and other retail shopping opportunities. The delicate balance between maintaining rural feel but offering all that a small town has to offer is essential in maintaining and enhancing the sense of place and quality of life in Moyock in the future.

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Recreation

Policy R 1 Expand and develop recreational opportunities for all ages and users including access to the water and natural environment, walking trails, multi-purpose fields, multi-purpose community building, and other non-traditional types of recreational opportunities that are consistent with the Currituck County Parks and Recreation Master Plan.

Action R 1A: Explore the feasibility of installing camping platforms along the designated NC paddle trail on the Northwest River, Tulls Creek, and Currituck Sound. Establish partnerships and seek funding for project implementation.

Action R 1B: Explore the feasibility of installing a greenway system of boardwalks or natural trails adjacent to water bodies, community open space, or conservation areas.

Action R 1C: Plan and construct community parks and a multipurpose community facility to meet the recreational needs of the Moyock community.

Policy R 2 Ensure that all development connects existing or planned public recreational improvements and facilities to promote a high quality of life and healthy living.

Action R 2A: Amend the UDO to incorporate standards that require publicly available connections to existing or planned recreational improvements and facilities.

Heritage: Where We Come From

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Policy H 1 Protect scenic vistas of natural landscapes and features that are important in establishing and enhancing the visual character of Moyock from roadways and waterways. This may be accomplished through clustering development and providing open space in way that preserves scenic vistas.

Policy H 2 Encourage the preservation of significant architectural, historic, and cultural resources that are critical to telling the story of Moyock's rural heritage and atmosphere.

Action H 2A: Establish partnerships to inventory significant architectural, historic, and cultural resources in Moyock.

Action H 2B: Encourage and support the efforts of local historic preservation advocacy groups and other civic groups that work to preserve significant architectural, historic, and cultural resources.

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Community Character: Where We Are Going

Policy CC 1 Encourage and foster development that is compatible with rural atmosphere, transitional areas, and a small town, main street feel consistent with the vision, policies, and future land use map of this plan.

Policy CC 2 Encourage non-residential and mixed use development that incorporates building and site design to enhance community appearance, promote human scale, and create a unique sense of place. This may include common themed building materials, forms, and site amenities.

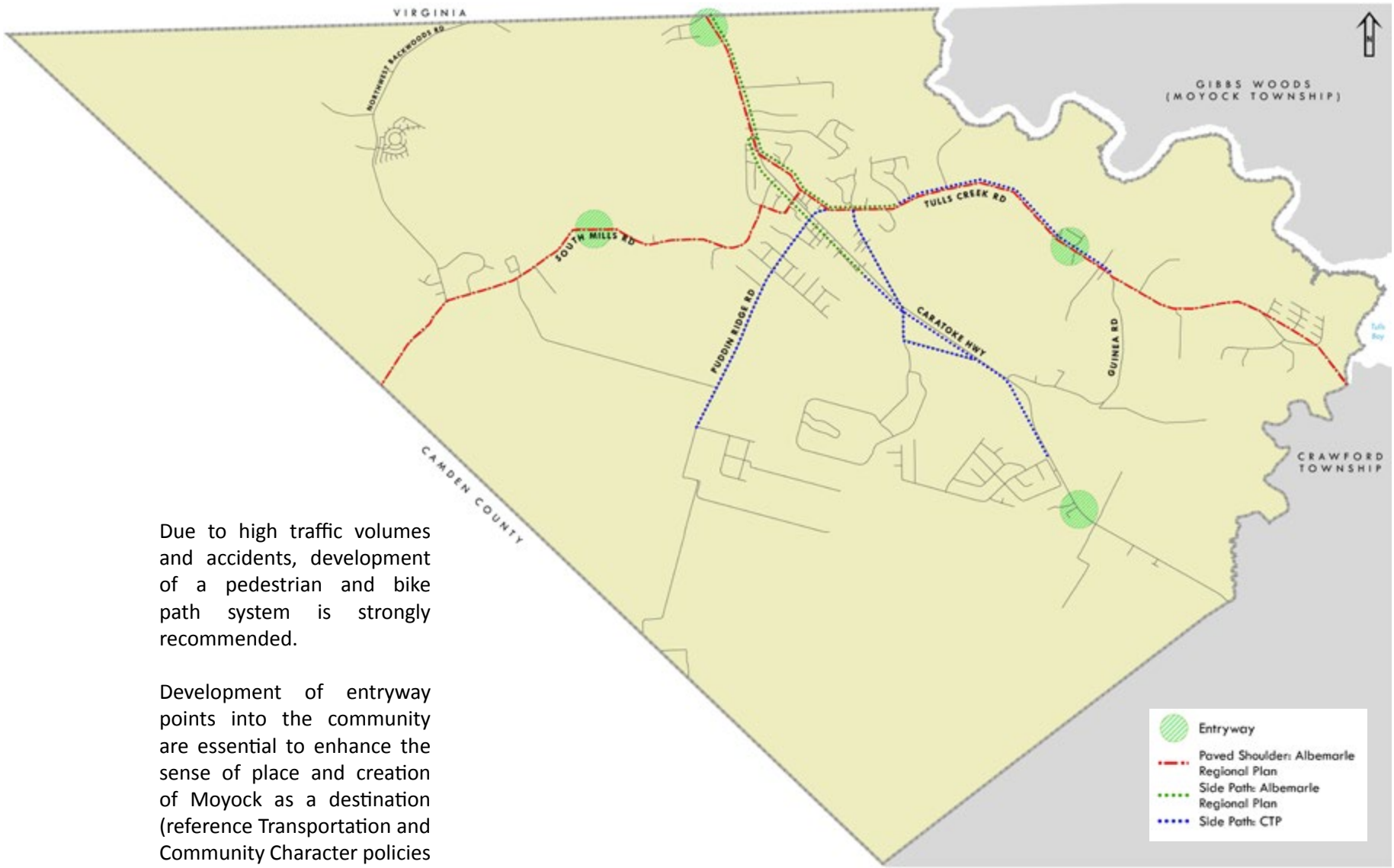
Action CC 2A: Develop regulations and incentives for non-residential and mixed use development that establish design standards specific to each activity center in this plan.

Policy CC 3 Recognize the importance of Moyock by creating and enhancing entryways that promote a unique sense of place and convey community pride.

Action CC 3A: Plan and construct entryways into Moyock and its activity centers that evoke a sense of arrival and have positive visual impacts.

Action CC 3B: Amend the UDO to create regulations that enhance public investment into entryways. This includes appropriate land uses, overall site design, landscaping, signage, and screening/location of outdoor storage.

Public Paths and Entryways



Due to high traffic volumes and accidents, development of a pedestrian and bike path system is strongly recommended.

Development of entryway points into the community are essential to enhance the sense of place and creation of Moyock as a destination (reference Transportation and Community Character policies and actions).

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Economic Development & Business

Moyock's rural atmosphere, proximity to the Hampton Roads area, low taxes, and abundant opportunity for growth make it desirable for people, business, and industry. The new sewer plant, available real estate for business ventures, and low taxes draw industry to the area. Another asset to Moyock is the major rail line that connects Currituck to Virginia and runs the entire length of the study area.

During the community engagement process, emphasis was given to fostering a small town, main street feel. The Stakeholder Committee was particularly interested in the "feel" of small town, main street. Emphasis should be given to creating environments and places with a unique feel that allow people to interact and create community. This can not only be accomplished through infrastructure improvements, such as public plazas, but also by small businesses that encourage community interaction and community programming.

Moyock's natural environment and waterways are an underutilized asset. Other communities in the region are capitalizing on their natural resources by creating networks of paddle trails and camping platforms making them regional destinations for ecotourism. This plan explores opportunities for tapping into the ecotourism market.

Small Town, Main Street

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Policy ST 1 Promote the establishment of an area dedicated to community serving businesses that foster a small town, main street feel.

Action ST 1A: Convene meetings with civic groups, business leaders, and the community to determine the feasibility of creating a main street in Moyock. A feasibility study should incorporate a market analysis and regulatory constraints.

Action ST 1B: Implement the findings of a feasibility study, make necessary regulatory changes, and market appropriately.

Policy ST 2 Support local entrepreneurs that establish community serving businesses that diversify the local economy, are in close proximity to residential areas, and promote community interaction.

Action ST 2A: Review the UDO to identify, modify, and remove regulatory barriers and establish incentives for development that is consistent with this plan.

Policy ST 3 Actively market and promote businesses in Moyock to surrounding communities, including Hampton Roads and the Albemarle Region.

Action ST 3A: Establish partnerships to develop marketing and promotional materials specific to the Moyock business community.

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Business & Industry

Policy BI 1 Support the expansion of health care services that meet the needs of local residents and other nearby areas. This includes small medical offices, regional medical facilities, and ancillary medical services.

Policy BI 2 Encourage well planned mixed use developments to include a range of intensities and diverse housing types which capitalize on seasonal traffic volumes and provide increased opportunities for local residents and businesses. Large scale mixed use projects should be carefully located in areas supported by the future land use map and adequately served by infrastructure and county services.

Action BI 2A: Establish a sewer extension and connection policy that encourages mixed use developments to locate in activity centers and full service areas.

Policy BI 3 Promote economic growth proportionate to population growth in order to ensure growth of the local tax base is proportionate to increased demand for public services.

Action BI 3A: Actively market Moyock as an emerging growth area (virtual micropolitan) to encourage targeted retail and service development.

Action BI 3B: Develop regulations or incentives that require large scale residential development that utilizes centralized sewer, to include a supporting non-residential component and interconnection to existing businesses.

Policy BI 4 Provide industrial development opportunities for cluster industries identified by Currituck Economic Development such as defense aero-aviation, port and maritime related industries, alternative energy, agriculture and food, and local existing business support.

Action BI 4A: Identify rail-served, sewered, and other properties suitable for industrial development and proactively zone those areas for industrial uses. Ensure that industrial uses take place in areas off of the 168 corridor and include conditions for buffering between visual impact areas and established residential areas.

Action BI 4B: Review the UDO to identify, modify, and remove regulatory barriers and establish incentives for development that is consistent with this plan.

Tourism

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Policy TO 1 Encourage the continued development of Moyock as a destination to Hampton Roads and the Albemarle Region by developing additional recreational opportunities and promoting historic and cultural sites.

Action TO 1A: Convene meetings with businesses, resource managers, and neighboring jurisdictions to target and attract entrepreneurs developing eco-tourism and recreational opportunities based around Moyock's abundant natural resources.

Action TO 1B: Develop branding and marketing materials, such as maps and wayfinding signage, that support and promote Moyock as a destination. This should include significant architectural, historic, cultural, and natural resources.

Future Land Use Map

The future land use map is one of the most visible components of the SAP. The map works to apply the vision and policies of the plan within the study area by visually showing where growth is directed. The map should be used in conjunction with the entire plan and not weighted as more important than the vision, policies, or other recommendations.

The future land use map is a guide that outlines a desired general pattern of development. The boundaries of the different land uses shown are definitive and reflect transitions from one land use to another. Successful transitions mitigate incompatibilities between adjacent and nearby land uses. Incompatibilities arise when nearby uses differ significantly in terms of intensity, bulk, and/or scale. Tools such as change in scale, attention to architectural detail, increase in landscaping, distance between buildings or uses, and compatibly in intensity and bulk can allow successful transitions between properties with dissimilar characteristics. Where incompatibility arises from use, an intermediate intervening use can serve as a buffer.

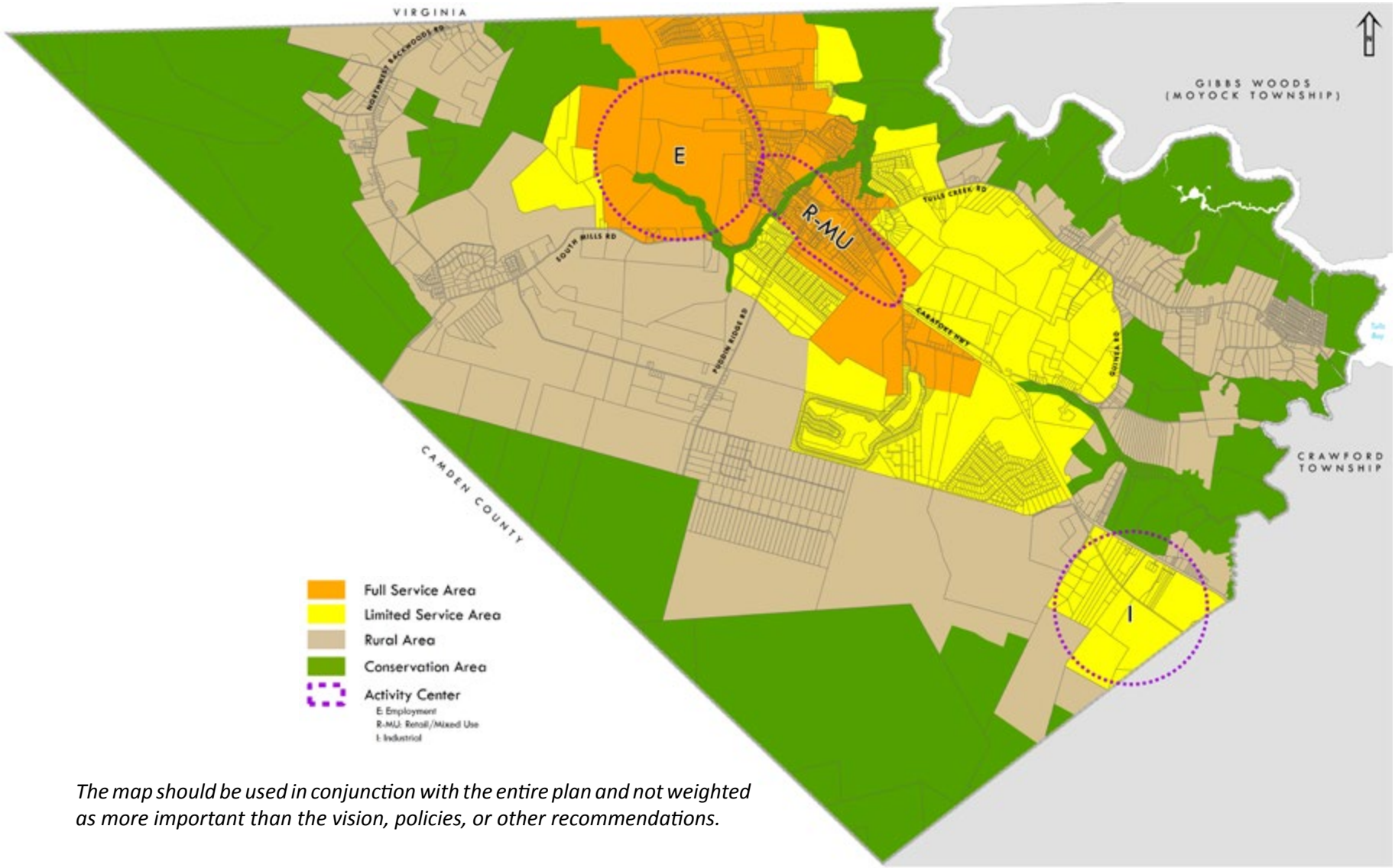
Appropriate parameters for successful transitions include:

Higher intensity commercial uses are appropriately buffered from low to moderate density residential areas through an intervening area of low intensity office or medium density residential use.

Higher intensity residential uses are buffered from low to moderate density residential areas through increased setbacks, buffers, or landscaping. In addition, special attention should be given to general design and how the proposed development marries existing development. Design elements that encourage compatibility could include comparable:

- Lot sizes at the fringe of the development similar to existing development,
- Use of open space to create transitions or give appearance of larger lot size, or;
- Height or design features including but not limited to building height, orientation of structures, front porches, windows, and other architectural features.

Future Land Use Map



The map should be used in conjunction with the entire plan and not weighted as more important than the vision, policies, or other recommendations.

Future Land Use Designation Descriptions

Full Service designations are focal points in the community where high amounts of activity occur. In full service designations a broad range of infrastructure and service investments are or will be made available by the public and/or private sectors. Infrastructure investments may include, for example, centralized water and sewer, community parks, multipurpose community facilities, schools, and fire and rescue facilities. Full service areas will have high concentrations of public investment and medium to higher development intensities. Mixed use development with both residential and commercial components will be present in full service areas. In addition, clustered or planned commercial and residential areas with diversity in housing types is preferred. Typical densities in full service designations range from 1.5 – 3 units per acre depending on surrounding land uses. All development should encourage human scale in full service areas. Human scale development encourages interconnected transportation systems that support both vehicles and pedestrians and contain site amenities designed for humans (i.e. lighting, benches, bike racks, etc). In full service areas, there will be a high degree of architectural elements and creative site design is encouraged. Activity centers are located in full service designations.

Limited Service designations are less intensely developed than full service. Emphasis in this designation is more on residential development and densities. Limited service designations provide for limited availability to infrastructure and services and low to moderate residential densities. Limited service designation has reduced public services such as fire protection, emergency services, recreation, and public water. Residential densities in this designation range between 1 – 1.5 units per acre. Clustered residential and small neighborhood service commercial such as retail, office, basic services, and civic uses can be found in this designation.

Rural designations provide for low density, scattered residential, institutional, agricultural, and other traditional rural uses such as small scale farm operations. Residential densities in this designation are low at less than one unit per acre. Access to public water, fire protection, and emergency services is limited but available. Rural view sheds in this designation are important and should be preserved from road and waterways.

Conservation designations offer protection to significant, limited, or irreplaceable sensitive areas. The conservation designation encompasses wetlands, estuarine and coastal shorelines, public trust and estuarine waters, areas mapped as floodplains and floodways, Significant Natural Heritage Areas (as designated by the State Natural Heritage Program), and other similar lands that are environmentally significant because of their natural role in the integrity of the coastal region. These lands include but are not limited to bottomland hardwoods, pocosins, and swamp forests containing significant productive, natural, scenic, cultural, or recreational resources.

Conservation areas should be preserved and not developed. However, small areas of upland may be appropriate for limited development provided that development is performed in a very controlled, low impact manner through careful planning and cautious attention to the preservation of key environmental features or habitats. Development must utilize sustainable design approaches that include but are not limited to sustainable building materials, site design that encourages preservation of habitat, and low impact development techniques. Appropriate limited development may include: passive and active recreational facilities such as trails and parks; eco-businesses dependant on water or other natural resource areas as a basis for operation; and governmental and community facilities provided that the footprint of development is minimized to preserve important ecological resources and view sheds. The provision of infrastructure and services should not stimulate or intensify development in these fragile areas. Proper management of these areas is needed to conserve the natural, cultural, recreational, scenic, or biologically productive value of these areas.

Activity Centers are focal points of activity and development in the community. These are anticipated to have future concentrations of uses that serve as destinations or hubs of activity for the surrounding community. Activity centers provide services on a local and regional scale and are generally located in full service areas. They are characterized by higher intensity uses, compact development patterns, walkability, and a higher standard of architectural and site design. Amenities that encourage community interaction such as pedestrian plazas, court yards, pocket parks, and a variety of other neighborhood oriented uses are commonly found in activity centers including but not limited to schools, day care, parks, civic facilities, beauty shops, drug stores, hardware stores, and restaurants. Areas designated as activity centers should be planned in a way to allow for pedestrian and bicycle movement within the activity center and connecting to other activity centers. Care should be taken to ensure transitions are successful between activity centers and less intense uses and designations.

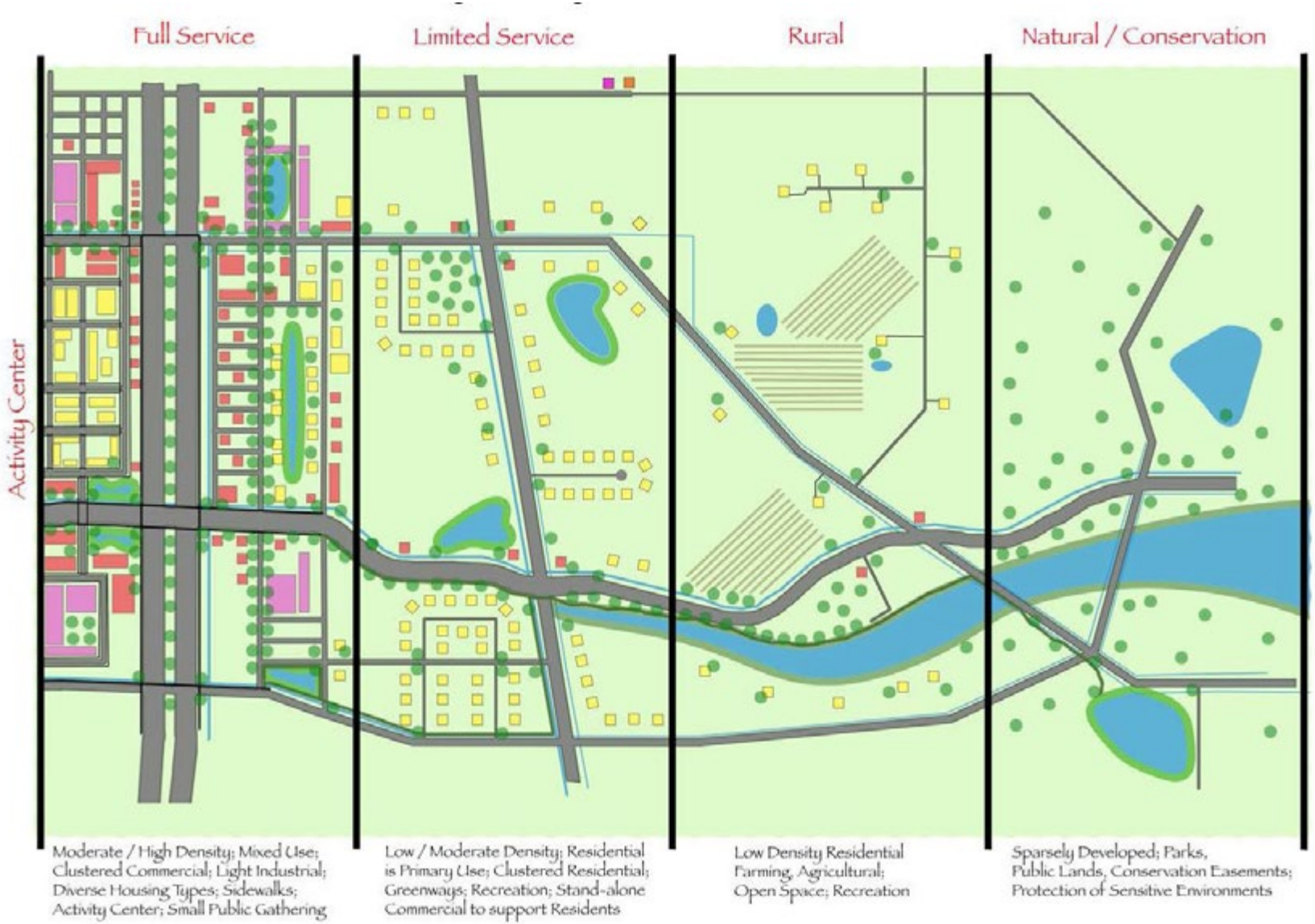
This plan recommends three types of activity centers:

Retail/Mixed Use includes a mix of retail, restaurant, office and medical services, employment, institutional, and higher intensity residential uses.

Employment includes office, planned corporate parks, warehousing, institutional, light industrial and manufacturing. Supporting service industries, retail, restaurant, attached residential, and other complementary services should be included.

Industrial includes light and heavy industry and manufacturing that are not typically visible from roadways or in close proximity to residential areas.

Community Transect



The community transect represents a cross section of the future land use map that helps to visualize each land use designation and the transitions between designations. The transect illustrates land uses, development of transportation systems, and preservation and enhancement of natural habitats. The community transect should be used in conjunction with the policies and future land use map.

Glossary

Actions - The work plan of items or measurable outcomes that will be achieved in a specific timeframe in order to accomplish the policy and vision. Unlike a vision or policy, once an action is complete it goes away. Actions work to accomplish policy statements.

Human Scale - Development that is designed and oriented with people in mind. This means that development is more portioned to a human (smaller scale). Places with good human scale have buildings that reflect an expression of human activity such as human sized doors, windows, and porches oriented to the front of buildings, human scaled amenities such as lighting and plazas/ pedestrian seating areas, and walkways and multi use paths.

Mixed Use - - Development that integrates and blends a variety of land uses and housing types including residential, office, commercial, service, employment, and industry with shared vehicular use areas and pedestrian access and connections.

Policy statements - Broad, officially adopted positions of the county used by the staff, Board of Commissioners, and other appointed boards to review plans, make recommendations, determine consistency with the community's vision, and plan future Capital Improvement Projects and services. Policy statements work to implement the vision.

Recreation, active - Recreational activities, that are typically organized and performed with others, often utilizing equipment and taking place at specific places, sites, or fields. This includes but is not limited to basketball, baseball, softball, soccer, football, other field sports , and playgrounds.

Recreation, passive - Recreational activities that make use of existing natural resources, have minimal impact, and allow users to experience natural environments. This includes but is not limited to parks, hiking, walking, running, biking, picnicking, boating, kayaking, camping, fishing, crabbing, and bird watching.

Rural - A sparsely developed area where land is primarily used for farming, forestry, water dependent uses, very low density residential uses, and open space.

Rural atmosphere - Sights, sounds, smells, and overall feel of a rural community. Vistas of open farm fields, wooded areas, swamps, marshes, rivers, creeks, and other natural environments are common elements of rural atmosphere.

Vision Statement - Describes the future conditions of Moyock as the community hopes to see it in the future. It is a big picture and the foundation for the policies and actions. The policies and actions work to accomplish the vision.

Appendix