



# Major Subdivision Application

**OFFICIAL USE ONLY:**

Case Number: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Gate Keeper: \_\_\_\_\_  
Amount Paid: \_\_\_\_\_

**Contact Information****APPLICANT:**

Name: Hyman & Robey, PC  
Address: PO Box 339  
Camden, NC 27921  
Telephone: 252-338-2913  
Fax Number: 252-338-5552  
E-Mail Address: eddie@hymanrobey.com

**PROPERTY OWNER:**

Name: Kingfisher Cove, Inc.  
Address: PO Box 66  
Currituck, NC 27929  
Telephone: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Consulting Engineering & Surveying Firm

**Property Information**

Location: Happy Landing Drive  
Parcel Identification Number(s): 052C-000-009A-0000  
Total Parcel(s) Acreage: 2.34 Acre

**Request**

Subdivision Name: Brady Landing Airpark Lot 9A  
Number of Lots or Units: 2

**TYPE OF SUBMITTAL**

- Sketch Plan (or amended)  
 Preliminary Plat (or amended)  
 Pre-Construction Plan (or amended)  
 Final Plat (or amended)

**TYPE OF SUBDIVISION**

- Conventional  
 Conservation  
 Planned Unit Development  
 Residential Airpark Development  
 Open Space, Lot Size Reduction

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 purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

\_\_\_\_\_  
Owner

Handwritten signature of the applicant in blue ink.

\_\_\_\_\_  
Applicant



# Special Use Permit Application

**OFFICIAL USE ONLY:**

Case Number: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_  
 Gate Keeper: \_\_\_\_\_  
 Amount Paid: \_\_\_\_\_

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**PROPERTY OWNER:**

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 Address: PO Box 66  
Currituck, NC 27929  
 Telephone: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Consulting Engineering & Surveying Firm

**Property Information**

Physical Street Address: 136 Happy Landing Drive, Maple Drive, 27956  
 Location: 136 Happy Landing Drive  
 Parcel Identification Number(s): 052C-000-009A-0000  
 Total Parcel(s) Acreage: 2.34 AC  
 Existing Land Use of Property: Residential

**Request**

Proposed Use of the Property: Residential  
 Total square footage of land disturbance activity: None  
 Total structure coverage: 2500 SF      Total vehicular area: 2300 SF  
 Total square footage of all existing and proposed buildings: 15,900 SF  
 Existing gross floor area: 2100 SF      Proposed gross floor area: 2500 SF

Purpose of Special Use Permit and Project Narrative: The owner would like to divide the existing tract into two tracts for separate residential use.

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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 materially endanger the public health or safety.

No, the use is the same as that of the adjoiners.

B. The use will not substantially injure the value of adjoining or abutting property.

No, the use is the same as that of the adjoiners.

C. The use will be in harmony with the particular neighborhood or area in which it is to be located (even though the proposed use and surrounding uses are generally permissible in the same district and therefore usually compatible).

Yes, the use is the same as that of the adjoiners.

D. The use will be in general conformity with the Land Use Plan or other plan officially adopted by the board.

Yes, it will conform with the Land Use Plan and it is the same as that of the adjoiners.

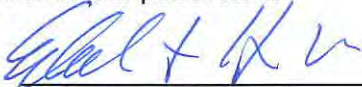
E. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, and law enforcement.

No, the use will not exceed the county's ability to provide adequate services.

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\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Applicant

**BRADY LANDING AIRPARK LOT 9A  
DEVELOPMENT IMPACT STATEMENT and DRAINAGE  
NARRATIVE**

**PHYSICAL ANALYSIS**

This project is a division of Lot 9A, Brady Landing Airpark (P.C. I, SL. 15) into two lots for residential use. Presently, a house exists on what will become Lot 9A-1. The subject tract is zoned Agricultural, as are all the adjoining lots. The expected use of the lots agrees with all lots in the general vicinity.

**FISCAL IMPACT ANALYSIS**

The existing homes along Happy Landing Drive have values approximately in the range of \$175,000 - \$225,000. The new home to be constructed will be consistent with those values. Assuming, a value of \$200,000 for the structure and \$50,000 for the lot the resultant real property taxes, using a tax rate of \$0.32 per \$100, will be an additional \$800. Also, the sale of the lot will provide some land transfer taxes.

**TRAFFIC ANALYSIS**

The addition of one lot to this existing development will not have any substantial impact on the existing traffic volume.

**DRAINAGE NARRATIVE**

The drainage for the subject tract was part of the original analysis and design for the Brady Landing Airpark subdivision. The future use of the subject tract will be consistent with the existing drainage plan.



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