

2007 ANNUAL REPORT



CURRITUCK COUNTY PLANNING DEPARTMENT

LETTER FROM PLANNING DEPARTMENT

This has been an exciting year for the Planning Department. With over 82 new cases processed by the Planning Board, and many more administrative approvals given at the staff level, development submittals remained steady in 2007. There were several notable projects and policies approved, some of which are highlighted in the following pages.

In the past year, the Planning Department also welcomed a new Planning Director (Ben Woody), Administrative Assistant (Susan Tanner), and Planning Technician (Tiffany Brothers). Along with the existing staff, the Planning Department is continuing to establish a new direction and work diligently toward accomplishing many of the goals set forth by the Land Use Plan and Board of Commissioners.

Finally, this 2007 Annual Report represents the first time the Currituck County Planning Department has produced such a document. It is our intention to continue releasing an annual report on a yearly basis to ensure citizens and local officials are well informed of local development trends. We hope you find the information contained herein both useful and informative.

2007 PLANNING BOARD

Forrest Midgette, Chairman	Alvin Keel, Vice Chairman
Robert Bell	William Etheridge
Joe Kovacs	Bren Robbins
Elizabeth Turner	Manly West
Arthur Winter	

2007 BOARD OF ADJUSTMENTS

Larry Etheridge, Chairman	Carol Bell, Vice Chairman
Bryan Bass	Paul Beaumont
Donald Ferebee	Ralph Jones
Earl Wemer	

2007 BOARD OF COMMISSIONERS

Barry Nelms, Chairman	Gene Gregory, Vice Chairman
Ernie Bowden	J. Owen Etheridge
Janet L. Taylors	



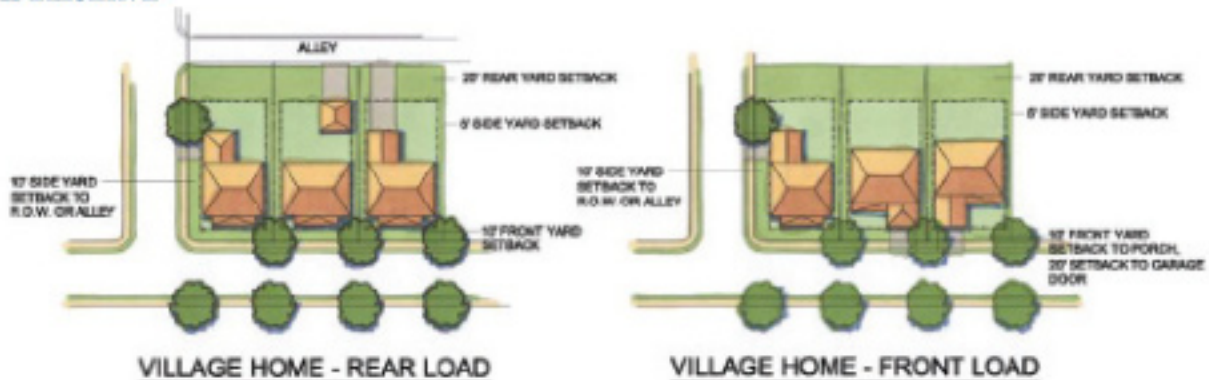
MAJOR PROJECTS

NICHOLSON'S POINT

Received sketch plan approval in October 2007. This will be Currituck's second Traditional Neighborhood Design subdivision with 140 residential units. The design seeks to accommodate people with different incomes and lifestyles. Nicholson's Point features compact communities with connecting blocks, a central waterfront park with a mix of uses, pedestrian trails, open spaces, and alleys behind houses. A future restaurant and waterfront park will be accessible to the public.



CURRITUCK RESERVE



Received sketch plan approval in May 2007 for a mixed use development with 688 single family lots, and a mixed commercial area. The design is based on New Urbanism or Traditional Neighborhood Design concepts that emphasize mixed use development with different incomes and lifestyles. To obtain this goal, Currituck Reserve uses compact communities with connecting blocks, a central commercial village, pedestrian trails that connect all blocks, an abundance of parks and open spaces, and alleys behind some houses to access rear yard parking. This project will also be the location of the future Moyock Library.



SHINGLE LANDING

An 82 lot conservation subdivision that contains the site of a future public boat ramp and county park. This project received Final Plat approval in June, 2007 and lot owners have started construction of houses.



CURRITUCK CROSSING

Has 26 lots of a 106 lot subdivision under construction after receiving Preliminary Plat approval in September 2007.



WATERSIDE VILLAGES

Constructed some of their water view condominiums in 2007. The project, located in Grandy, is approved to have 250 housing units as part of a retirement community.



CREEKSIDE ESTATES

Adjacent to Moyock Elementary School, completed phase 1 (30 lots) of a 62 lot conservation subdivision in March, 2007.

See the map on the back page for project locations.

LAND USE PLAN

The 2006 Land Use Plan was officially certified by the Coastal Resources Commission on May 18, 2007. This most recently adopted Land Use Plan was prepared in accordance with the requirements of the Coastal Area Management Act (CAMA) and the North Carolina Department of Environment and Natural Resources. The CAMA legislation requires each of our State's 20 coastal counties to prepare and adopt a land use plan.

The Land Use Plan is intended to serve as a policy guide to assist local officials and private citizens as they make long-term decisions affecting growth. By serving as the blueprint for the development of our County, the implementation of the Land Use Plan will result in the most suitable and appropriate use of land and provision of public services. Use of the Plan

also helps to ensure development occurs in a manner and location that protects valuable natural resources.

Most decisions made using the Land Use Plan relate to the physical development of the County. Typical decisions include consideration of rezoning requests and proposals to change land use regulations. In addition to serving as a policy guide for elected and appointed officials, the Land Use Plan is used by citizens, developers, and administrators to obtain facts about the County. The Plan is also used by local, state and federal agencies in permitting procedures, funding decisions, and project consistency determinations. The effective period for this Plan is the ten year period following adoption.

MAJOR TEXT AMENDMENTS



1) WIND ENERGY

As many people have heard by now, the County recently adopted an ordinance to allow wind turbines. The new amendment permits three types of wind turbines: small system, large system and utility scale. Small systems are typically installed in a residential setting and only require an administrative approval; however, large systems and utility scale projects will need approval from the Board of Commissioners. For each type of wind turbine, specific setback and height requirements are set forth. There has yet to be a wind turbine installed in the County, but there is a significant amount of interest and residents will likely see a spinning turbine in the near future

2) UDO REORGANIZATION

The Currituck County Unified Development Ordinance was reorganized to help make the document more user-friendly. The UDO, as it is typically referred to, includes the County's zoning and subdivision regulations. The reorganization process is the result of nearly two years

of preparation among county staff and Planning Board members. It began with an intensive public input process that included feedback from both the development community and general public, with many changes being incorporated by the final draft. The end result is hopefully a document that is easier for everyone to use and understand.

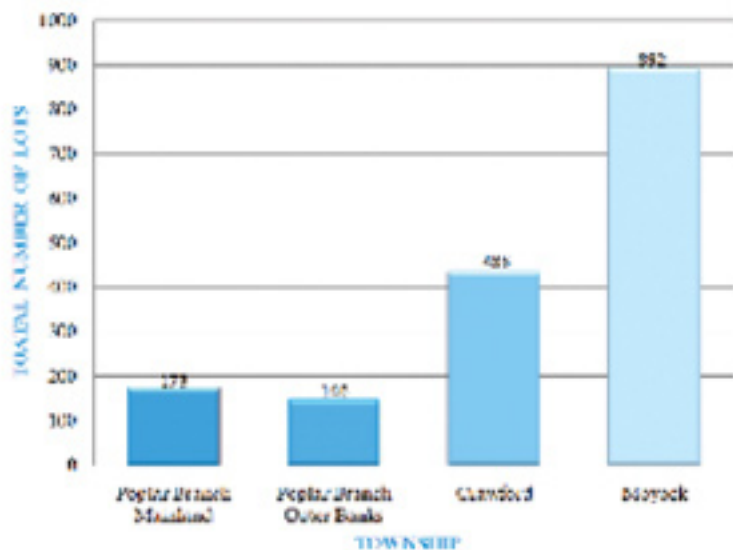
3) DIGITAL ZONING

The Currituck County zoning map has traditionally been maintained on paper sheets kept in the offices of the Planning Department. In recent years however, advances in technology have allowed the County to maintain a digital version of the zoning map. This zoning information is available on the County website for anyone with access to a computer. As a result, the Board of Commissioners adopted the digital zoning map as the official version, replacing the paper copy. This capability to maintain the map electronically is significantly less time consuming and results in a more efficient use of County resources. To ensure all residents have equal access to a digital zoning map, the Planning Department will produce printed copies upon request.

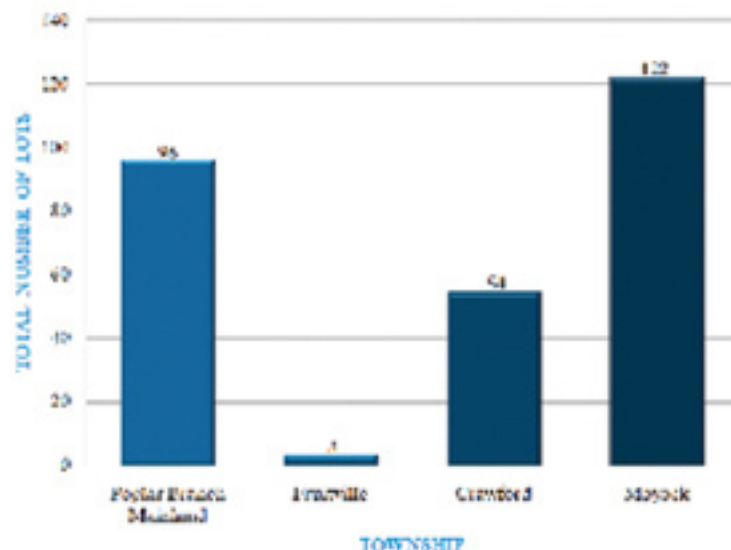
4) CONDITIONAL ZONING

The County adopted a new zoning tool that allows a property owner, the Board of Commissioners, and planning staff to include development conditions as part of a rezoning approval. This can include use limitations or conditions to ensure compatibility between the property and surrounding neighborhood (such as landscaping beyond the minimum standards or prohibiting noxious uses). This new zoning tool is called conditional zoning. Conditional zoning districts have all the requirements of the traditional zoning district (e.g., General Business) as well as specific development conditions agreed to by the property owner and Board of Commissioners.

SKETCH PLANS



FINAL PLATS



SKETCH PLANS

The total number of sketch plan lots approved in 2007 per township. A sketch plan is a conceptual layout of a subdivision. Approval does not permit any construction activity to occur. This ensures future development is consistent with the availability of county resources.

FINAL PLATS

The total number of final plat lots approved in 2007 per township. A final plat represents the official lot layout of a subdivision and is filed with the Register of Deeds. Approval allows for individual building permits to be issued.

SITE PLANS

DIGGER'S DINER

In late winter 2007 Dennis Anderson, creator and driver of the Grave Digger monster truck, received site plan approval for the construction of a 30-seat diner adjacent to Digger's Dungeon in Grandy. The diner is scheduled to open in spring 2008.

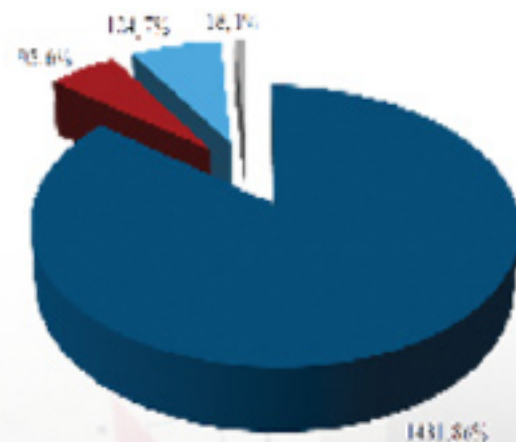
OUTER BANKS OFFICE CENTER

In spring 2007 Outer Banks Office Center site plan was approved for the construction of 6 multi-tenant, two-story buildings totaling 17,328 square feet of office space. The development in Harbinger at 8443 Caratoke Highway is under construction.

KINGS MILL AT GRANDY

In late winter 2007 Kings Mill at Grandy site plan was approved for the construction of three 5-unit buildings totaling 15,780 square feet of office space. The development at 6339 Caratoke Highway is under construction.

REZONING

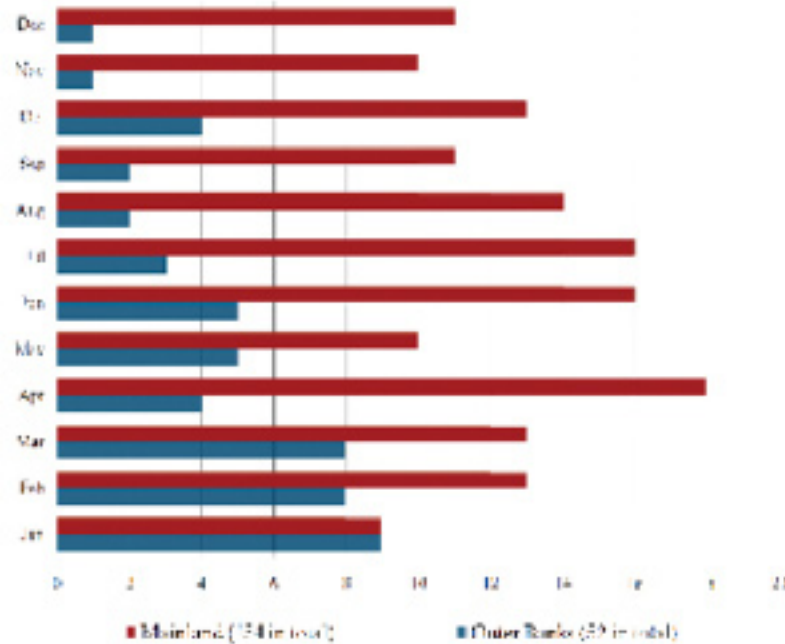


REZONING

Gross acreage rezoned in 2007 by zoning district.

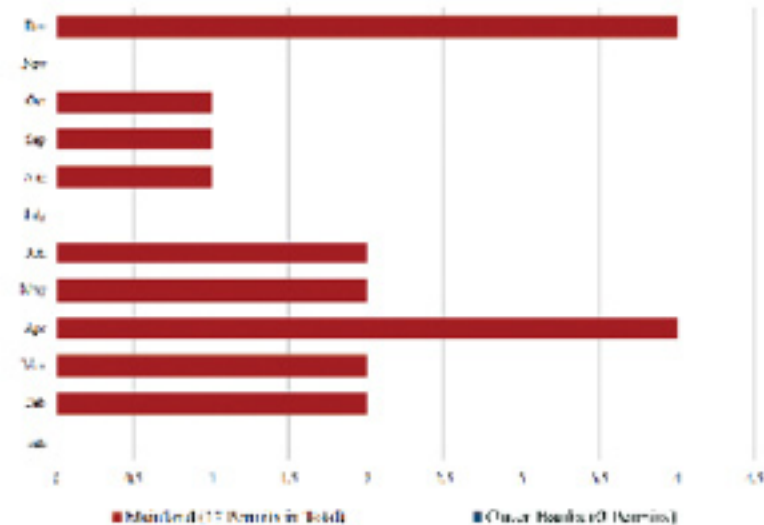


2007 BUILDING PERMIT INFORMATION



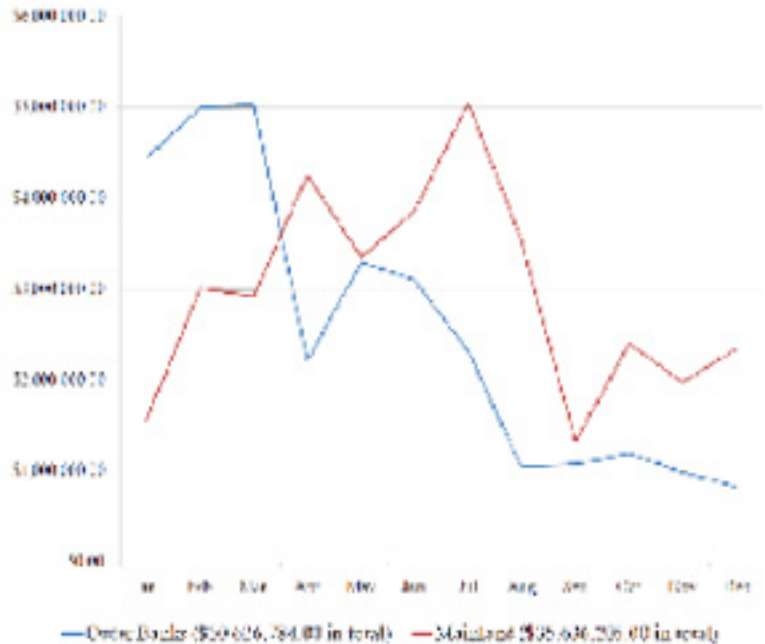
RESIDENTIAL BUILDING PERMITS

The total number of single family dwellings and modulars permitted in Currituck County during 2007.



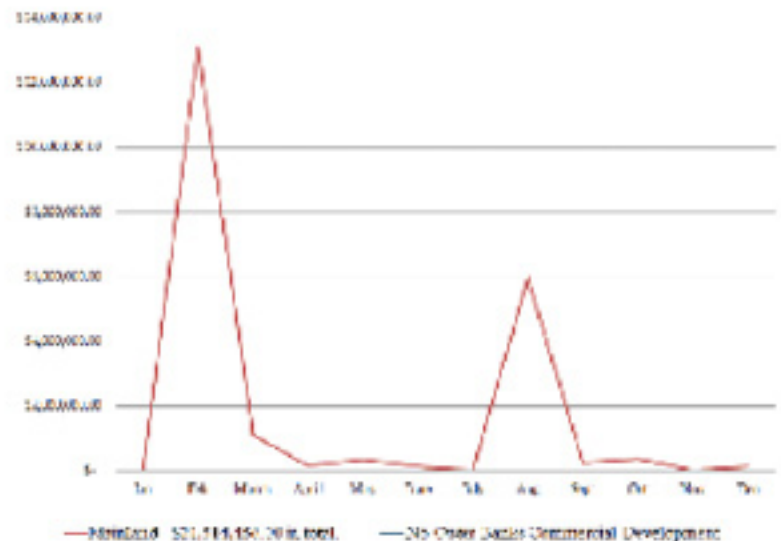
COMMERCIAL BUILDING PERMITS

The total number of new commercial structures permitted in Currituck County during 2007.



ESTIMATED RESIDENTIAL CONSTRUCTION COSTS

The estimated costs for new residential structures permitted in Currituck County during 2007.



ESTIMATED COMMERCIAL CONSTRUCTION COSTS

The estimated cost for new commercial structures permitted in Currituck County during 2007.

VIRGINIA

