



Conditional Rezoning Application

OFFICIAL USE ONLY:
Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: North-South Development Group, LLC
Address: 417 Caratoke Hwy., Unit D
Moyock, NC 27958
Telephone: 252-435-2718
E-Mail Address: jold@qhoc.com

PROPERTY OWNER:

Name: John J. Flora, III/Mary Nell Flora Brunsey
Address: P.O. Box 369/117 Pudding Ridge Rd.
Moyock, NC 27958
Telephone: 252-232-3005
E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Contract Purchaser

Property Information

Physical Street Address: US Hwy. 168 and Survey Road
Location: Moyock, NC 27958
Parcel Identification Number(s): 0015-000-085A-0000, 0015-000-85B-0000 and 0015-000-085C-0000
Total Parcel(s) Acreage: 202.44AC
Existing Land Use of Property: AG

Request

Current Zoning of Property: AG Proposed Zoning District: C-MXR

Community Meeting

Date Meeting Held: December 16, 2020 Meeting Location: Eagle Creek

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):

Proposed Use(s): MXR Development with 277 single-family detached lots and limited neighborhood commercial development

Proposed Zoning Condition(s):

Please refer to Attachment "A"

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

Margaret Flora Bermany
Property Owner (s)

12/17/2020
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.



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[Signature]
Property Owner (s)

12/16/2020
Date

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Attachment "A"

Proposed Zoning Conditions – Flora Farm

Condition 1 regarding drainage improvements:

Drainage improvements will be provided as follows:

- a. Extend the Rowland Creek drainage improvements to the Eagle Creek pump station, with agreement from Eagle Creek.
- b. Make improvements 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:

- 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.