



Currituck County
Technical Review Committee Meeting
Historic Courthouse
March 11, 2020
2:00 PM

PLAN REVIEW

Item 1 T.W.'s Field, Phase 3

TYPE: Construction Drawings - 13 lots
USE: Conservation Subdivision
LOCATION: 232 to 288 N. Currituck Road
APPLICANT: William Brumsey, III
OWNER: William Brumsey, III
ENGINEER: Timmon's Group

Item 2 Waterleigh, Phase 4

TYPE: Construction Drawings - 48 lots
USE: Conservation Subdivision
LOCATION: Tulls Creek Road, Moyock
APPLICANT: Allied Properties, LLC
OWNER: Allied Properties, LLC
ENGINEER: Bissell Professional Group

Item 3 The Fost Tract, Phase 1

TYPE: Construction Drawings
USE: Planned Development
LOCATION: Caratoke Highway, Moyock
APPLICANT: Allied Properties, LLC
OWNER: Sandra Davis Fost & Iris Ann O'Conner
ENGINEER: Bissell Professional Group

Item 4 Lake View at Currituck, Phase 6

TYPE: Construction Drawings – 18 lots
USE: Planned Unit Development
LOCATION: 120 Survey Road, Moyock
APPLICANT: Lake View Land Development, LLC
OWNER: Lake View Land Development, LLC
ENGINEER: Bissell Professional Group

Item 5 Shingle Landing Villas

TYPE: Major Site Plan
USE: Multi-Family – 16 Units
LOCATION: North Side of Moyock Landing Drive
APPLICANT: Shingle Landing Villas, LLC
OWNER: Shingle Landing Villas, LLC
ENGINEER: Bissell Professional Group

Item 6 Tom & Lisa Hurley

TYPE: Conditional Rezoning
USE: .46 acre from SFO to C-GB
LOCATION: 1202 Ocean Trail, Corolla
APPLICANT: Tom and Lisa Hurley
OWNER: Brock North Carolina, LLC
ENGINEER: Quible & Associates, P.C.

Item 7 Currituck Club, Phase 8A, Section 1

TYPE: Final Plat – 5 lots
USE: Planned Unit Development
LOCATION: Hunt Club Drive/Windswept Ridge, Corolla
APPLICANT: The Currituck Associates – Residential Partnership
OWNER: The Currituck Associates – Residential Partnership & The Currituck Associates-Golf Course Partnership
ENGINEER: Quible & Associates, P.C.

Text Amendments

1. **Currituck County: Amend the UDO to address the following:**
 - Amend Chapter 2, Section 2.2.3. Planning Board to change quorum requirement from 5 to 4 members to bring consistency with reduction of planning board members approved by the BOC.
 - Amend Chapter 2, Section 2.4.7 Site Plan to codify Administrative Manual requirement that a licensed surveyor, engineer, or architect must prepare a site plan for lots 20,000 square feet or smaller. Add As-Built Survey requirement for lots 40,000 square feet or smaller.
 - Amend Chapter 3, Section 3.5.2 General Business District, Section 3.5.3 Limited Business District, Section 3.5.8 Light Industrial (LI) District and Section 3.5.9 Heavy Industrial (HI) to avoid redundancy of metal siding prohibition in Business Districts and to clarify the prohibition of use of metal siding on facades facing major arterial streets in Industrial Zoning Districts.
 - Amend Chapter 4, Section 4.2.4 Commercial Uses regarding Visitor Accommodations to remove parking language for Bed and Breakfast Inns to avoid redundancy in the ordinance. Parking is regulated in Chapter 5.
 - Amend Chapter 4, Section 4.3.2 General Standards and Limitations for Accessory Uses to correct the language regarding allowable accessory uses prior to principal uses in the SFR zoning district to be consistent with the motion approved by BOC at the December 4, 2017 meeting.
 - Amend Chapter 4, Section 4.3.3 Specific Standards for Certain Accessory Uses to clarify that uses listed in the definition of Home Occupation are not permitted as Home Occupations. Language from the definition in Chapter 10 will be added to the specific standards for consistency in communication of requirements.
 - Amend Chapter 4, Section 4.3.3 Specific Standards for Certain Accessory Uses to remove the minimum square footage designation of Accessory Dwelling Units to be consistent with State Law Session 2019-174 that does not allow a minimum square footage designation.
 - Amend Chapter 4, Section 4.3. Accessory Use Standards to allow keeping of certain livestock in SFM and SFI zoning districts subject to specific standards.
 - Amend Chapter 4, Section 4.3.2 to change Sludge to Biosolids and to allow Land application of Biosolids and Septage as permitted by right subject to a permit from the appropriate agency. This revision will bring consistency with recent court decisions.
 - Amend Chapter 4, Section 4.4.6 Specific Regulations for Certain Temporary Uses and Structures to change reference to “Private Residence” to “Single Family Dwelling”.

- Amend Chapter 5, Section 5.8.3 Nonresidential Design Standards to clarify that Design Features are required on front building facades and facades facing or visible from streets and to clarify that use of metal siding is prohibited on front building facades and facades facing or visible from streets.
- Amend Chapter 6, Section 6.2.3 Utility Standards to remove the Reserve Utility Open Space requirement.
- Amend Chapter 6, Section 6.3.1 Form of Performance Guarantees to remove reference to certified checks and correct to cashier's check to be consistent with current financial terminology.

2. Currituck County - Flood Text Amendment

Amend Chapter 1, Section 1.7.2 to reference the most recent effective date of the FIRM and FIS dates and add auto-adoption language. Amend Chapter 10, Section 10.5 to revise definitions referencing section 7.4 Flood Damage Prevention where necessary for effective interpretation and implementation.

3. Currituck County - Nonconforming Campgrounds Text Amendment

Amend Chapter 8, Section 8.2.6 Nonconforming Campgrounds to establish a maximum timeframe per year for tents and campers, require designation and numbering of campsites, require maintenance of registration records, and remove language that allows modifications. Amend Chapter 10, Section 10.5 Definitions to revise existing and add new definitions related to campgrounds and campground uses.

4. Currituck County - PD-R Removal Text Amendment

Amend Chapter 3 & 4, Sections 3.7.3 and 4.1.2 and other relevant UDO sections to remove Planned Development-Residential (PD-R) Zoning District and all references to the PD-R District.