



Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: CRMP, INC. ATTN:TIM NEWSOME
Address: 115 US HWY 158 WEST
WINTON, NC 27986
Telephone: 252.358.5461
E-Mail Address: TimN@CRMPINC.COM

PROPERTY OWNER:

Name: Jane Harvey, Raymond Midgett C/O
Edward Markert
Address: 4924 Caratoke Highway
Coinjock, NC 27923
Telephone: 252.333.6013
E-Mail Address: JLM3248@AOL.COM

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: purchasing subject area

Property Information

Physical Street Address: 0 Caratoke Highway (Lot 5)
Location: Poplar Branch, NC 27965
Parcel Identification Number(s): 9904-47-1630
Total Parcel(s) Acreage: 11.7
Existing Land Use of Property: Vacant

Request

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

Community Meeting

Date Meeting Held: March 18, 2025 Meeting Location: Currituck County Public Library

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):

Provide a written description of the proposed use(s) of all land and structures, types of improvements, density, number of lots, proposed floor area of non-residential buildings, activities, and hours of operation:

Conditional Rezoning from AG to C-HI to accommodate heavy manufacturing in the form of a batch concrete plant,

with associated parking and improvements on the subject area to be conditionally rezoned. The approximate 11.7

acre area would be subdivided via exempt subdivision and the land use classification amended from G1 TO G3

to better fit the policies of the land use plan. The Applicant proposes an additional vegetative buffer along the front

of US Hwy 158 above and beyond the required buffering, as well as utilize washed aggregate or millings along the drive to mitigate the potential for dust. The proposed use would comply with all County UDO requirements including height, lighting, noise, stormwater, parking, etc. It should be noted that the property owner is considering entering the remainder of the parcel into a preservation area to continue the agricultural use; thus no potential future impacts to adjoining uses.

Proposed Zoning Condition(s) (Any proposed conditions shall not be less restrictive than the provisions of the Ordinance):

All proposed development will be consistent with and as allowed within the C-HI zoning, including industrial and accessory uses, and adhere to the dimensional standards outlined in the County Land Use Plan. Major arterial streetscape will be provided along the property boundaries, with efforts to preserve existing vegetation where feasible and enhance with additional landscaping to screen manufacturing/industrial areas and minimize visual and noise impacts. Existing drainage conveyance will be preserved or improved, and any necessary rerouting will be done in accordance with county stormwater management standards and approved by relevant authorities. All outdoor lighting will consist of full cutoff (night-sky) fixtures, ensuring compliance with county regulations to minimize light pollution. proposed driveway will meet minimum separation from Muddy Motorsports driveway. The entrance will be designed to meet traffic safety standards and visibility requirements. The development will have secured access, including gates with access codes for authorized workers, along with appropriate security measures such as surveillance cameras and lighting. A waste management plan will be implemented, including provisions for recycling and proper trash disposal to ensure a clean and sustainable environment.

An application has been duly filed requesting that the property involved with this application be rezoned from: AG to: C-HI

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.

Property Owner

Date

Property Owner

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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Property Owner

3/27/25
Date

Property Owner

Date

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Edward M. Marshall
Property Owner

March 27, 2025
Date

Property Owner

Date

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Conditional Rezoning Design Standards Checklist

The table below depicts the design standards of the conceptual development plan for a conditional rezoning application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Conditional Rezoning Conceptual Development Plan Design Standards Checklist

Date Received: _____ TRC Date: _____

Project Name: Conditional Rezoning & Land Use Amendment - Lot 5 Hampton

Applicant/Property Owner: CRMP, Inc.

Conditional Rezoning Design Standards Checklist		
1	Property owner name, address, phone number, and e-mail address.	<input checked="" type="checkbox"/>
2	Site address and parcel identification number.	<input checked="" type="checkbox"/>
3	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, easements, and reservations.	<input checked="" type="checkbox"/>
4	North arrow and scale to be 1" = 100' or larger.	<input checked="" type="checkbox"/>
5	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	<input checked="" type="checkbox"/>
6	Existing zoning classification of the property and surrounding properties and existing uses.	<input checked="" type="checkbox"/>
7	Approximate location of the following existing items within the property to be rezoned and within 50' of the existing property lines: Pathways, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, shorelines, bodies of water, ditches, canals, streams, wooded areas, ponds, and cemeteries.	<input checked="" type="checkbox"/>
8	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."	<input checked="" type="checkbox"/>
9	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.	<input checked="" type="checkbox"/>
10	Proposed zoning classification and intended use of all land and structures, including the number of residential units and the total square footage of any non-residential development.	<input checked="" type="checkbox"/>
11	General areas in which structures will be located and the general location of parking, loading, and service areas.	<input checked="" type="checkbox"/>
12	All existing and proposed points of access to public streets. General locations of new streets, driveways, and vehicular and pedestrian circulation features. Including streets, drives, loading and service areas, and parking layout.	<input checked="" type="checkbox"/>
13	Approximate location of storm drainage patterns and facilities intended to serve the development.	<input checked="" type="checkbox"/>
14	Proposed common areas, open space set-asides, anticipated landscape buffering (required by the Ordinance or proposed), and fences or walls (if proposed).	<input checked="" type="checkbox"/>
15	Elevations and written descriptions of design elements of the proposed building(s) as seen from public streets, public parks, or adjacent lands containing single-family detached development.	<input checked="" type="checkbox"/>
16	Proposed development schedule.	<input checked="" type="checkbox"/>

Conditional Rezoning Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Conditional Rezoning Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: Conditional Rezoning & Land Use Amendment - Lot 5 Hampton

Applicant/Property Owner: CRMP, Inc.

Conditional Rezoning Submittal Checklist – Documents provided on USB flash drive or CD		
1	Complete Conditional Rezoning application	<input checked="" type="checkbox"/>
2	Community meeting written summary	<input checked="" type="checkbox"/>
3	Conceptual development plan with all components of Conditional Rezoning Design Standards Checklist	<input checked="" type="checkbox"/>
4	Architectural drawings and/or sketches of the proposed structures and written descriptions of design elements of the proposed building(s)	<input checked="" type="checkbox"/>
5	Application fee (\$300 plus \$7 for each acre and/or part of an acre)	<input checked="" type="checkbox"/>

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments

