

May 21, 2025

Mr. Jason Litteral, CFM
Currituck County
Planning & Community Development
153 Courthouse Road, Suite 110
Currituck, North Carolina 27949

Re: Conditional Rezoning Application
Conditional Rezoning – Lot 5 Hampton
Poplar Branch, Currituck County, North Carolina

Mr. Jason Litteral,

Thank you for the TRC review comments for the Conditional Rezoning Application submittal of the above referenced project dated April 10, 2025. On behalf of CRMP, Inc., WithersRavenel, hereby submits, for your review and approval, the following documentation:

1. One (1) PDF digital copy of the revised application.
2. One (1) PDF digital copy of the NCDOT confirmation email.
3. One (1) PDF digital copy of the revised Plan Set.

Please find our responses listed below in **green** to your review comments.

Planning, Jason Litteral, 252-232-6019

Reviewed

1. The application is incomplete. Not all owner's signatures have been included on the application.
Please see attached revised application that shows signatures for all owners. These were provided via email on 4/14/2025 as well.
2. Do not make reference to a Land Use Plan amendment in the application. Such a change may not be necessary or appropriate.
Acknowledged and agreed that the proposed use is considered low density and will fit within the G-1 classification. Please see attached revised application that shows no reference to land use plan amendment.
3. The 10 acre exempt subdivision needs to be complete ASAP, and certainly before the planning board meeting, because you can't split zone a property between straight zoning and conditional zoning.

Acknowledged. A copy of the 10 acre exempt subdivision plat will be provided before the planning board meeting. It is preferred not to record the plat until successful conditional rezoning of the subject parcel. However, we recognize the need to obtain approval of the proposed exempt subdivision as soon as possible.

4. Items that are already required by the UDO are not appropriate for use as a zoning condition. Examples of zoning conditions could be increased buffers, limiting trips per day, hours of operation, declaring the height of silos won't exceed 65 feet even though the ordinance exempts them from the height regulations, increased setbacks.

Acknowledged. Please see attached updated application that references extended concrete driveway entrance apron length, a gated entrance, as well as millings or washed aggregate driveway that would minimize dust.

5. If the site will be gated, please show the gate and any fencing on the conceptual plan.

Please refer to the enclosed conceptual development plan updated to include a proposed gate. No additional security fencing is proposed.

6. The parcel ID is incorrect

Please see the attached revised plan and application which shows the correct parcel ID.

7. The conex box shown in the example photo will not be allowed in Currituck County.

Acknowledged. The Applicant does not intend to have any Conex boxes on site.

8. Will a deceleration lane be required by DOT?

The Applicant has been in dialogue with NCDOT and NCDOT has provided the attached written documentation on the following two items: continued usage of the existing southern entrance having a storm pipe, and confirmation that a deceleration lane will not be required by NCDOT. NCDOT is aware of the proposed use as well as the adjoining use and given the timing of anticipated usage and number of trips, states acceptance of the existing entrance location and no added turning lanes. A Driveway Location Permit application will be required at the time of site plan development.

9. This conditional rezoning request may be considered spot zoning. The following article by the UNC School of Government may be useful:

<https://www.sog.unc.edu/resources/legal-summaries/spot-zoning>. Please consider the following factors, if applicable.

The size and physical attributes of the site;

The benefits and detriments to the landowner, the neighbors, and the community;
How the actual and previously permitted uses of the site relate to newly permitted uses;

Any changed conditions warranting the amendment; and

Other factors affecting the public interest.

Acknowledged. After review by our legal counsel, it is our opinion that our proposed conditional rezoning request does not qualify as illegal spot zoning. We are prepared to address the reasons for this opinion at any future forum where our request is to be considered.

10. No accessory structure shall be less than 10 feet from another structure.

Acknowledged. The detailed site plan will be subject to County major site plan review at the time of said application.

11. The following Land Use Plan policies are particularly relevant and should be considered when building your case for conditional rezoning.

LUP Classification

G-1: LOW DENSITY GROWTH The G-1 classification is intended for agricultural lands and compatible low-density rural residential growth that may be supported by limited small scale neighborhood retail. Residential and non-residential uses should be in keeping with community character.

Economic Goals and Policies:

5. Attract compatible industrial operations and support existing industries.

5.1 Industrial Development shall be located on land that is physically suitable and has unique locational advantages for industry

AYDLETT/WATERLILY/CHURCHES ISLAND Sub Area

- 3.1 Continue to encourage predominately low-density residential development.

MID COUNTY BRIDGE AREA Sub Area

- O 3.1 Continue to discourage access from Bridge Road into Aydlett.
- O 3.2 Commercial development should locate near US 158.
- O 3.3 Location and design of development in this area should not compromise traffic moving function of new bridge.

Acknowledged. The use is low density, surrounded by agricultural uses and abutting the Muddy Mud Sports Park, which is anticipated to have hours of operation that do not coincide with the subject property's hours (i.e., no conflicts). The subject parcel is best suited for the proposed use given no nearby residences or potential complaints. The proposed use would serve the needs of the community within the vicinity given the distance from the next nearest concrete plants, and this location is equidistant between the others. The Mid-Currituck Bridge Area plans have been reviewed and the subject conceptual development plan maintains adequate distance from the corridor and does not propose to limit access, rather maintain it's existing entrance to Caratoke Highway. Furthermore, it should be noted that the intent of the Owner of the surrounding land is to preserve the residual area as agricultural use.

Currituck County Building Inspections & Fire, Rick Godsey, 252-232-6020

1. Just a reminder, accessible parking and access will need to be hard, stable, regular and slip resistant. Driveway will need to support min 75,000 lbs for emergency vehicles

Acknowledged. The site plan design will accommodate ADA accessible parking and adequate drive surface to support 75,000 lbs.

US Post Office

1. Contact the local post office for mail delivery requirements

Acknowledged.

Sincerely,
WithersRavenel



Nadeen Dashti



Conditional Rezoning Review Process

Contact Information

Currituck County
Planning and Inspections Department
153 Courthouse Road, Suite 110
Currituck, NC 27929

Phone: 252-232-3055

Website: <http://www.currituckcountync.gov/planning-zoning/>

Email: ccpz@currituckcountync.gov

Step 1: Pre-application Conference

The purpose of a pre-application conference is to provide an opportunity for the applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated development application. A pre-application conference is also intended to provide an opportunity for county staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to the standards in the Unified Development Ordinance (UDO).

The applicant shall submit conceptual drawings that show the location, general layout, and main elements of the development to be proposed as part of the application to the Development Services Department at least three business days before the pre-application conference.

Step 2: Community Meeting

The purpose of the community meeting is to inform owners and occupants of nearby lands about the application for a conditional rezoning that is going to be reviewed under the UDO, and to provide the applicant an opportunity to hear comments and concerns about the application as a means of resolving conflicts and outstanding issues, where possible.

Community meetings are opportunities for informal communication between applicants and the owners and occupants of nearby lands, and other residents who may be affected by the application.

The community meeting shall comply with the following procedures:

- **Time and Place**

The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the proposed conditional rezoning.
- **Notification**

Mailed Notice

 - The applicant shall mail notice of the meeting a minimum of ten days in advance of the meeting to the Director and to:
 - i. All owners of the land subject to the application;
 - ii. All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - iii. Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.

Pre-Application
Conference

Community
Meeting

Submit
Application and
Conceptual
Development

Determination of
Completeness

TRC Review and
Report

Planning
Board
Meeting /
Recommendation

Public
Notification

Schedule
Meeting and
Hearing

Board of
Commissioners
Hearing /
Decision

Notice of
Decision

Update Zoning
Map

Conditional
Rezoning

Posted Notice

- The applicant shall post notice of the community meeting on the land subject to the application for at least ten days before the date fixed for the meeting, in a form established by the Director. Signs used for posted notice shall have a minimum size of six square feet per side.

Notice Content

- The notice shall state the time and place of the meeting and the general nature of the conditional rezoning.
- **Conduct of Meeting**

At the meeting, the applicant shall explain the development proposal and application, inform attendees about the application review process, respond to question and concerns neighbors raise about the application, and propose ways to resolve conflicts and concerns.
- **Staff Attendance**

County staff shall attend the meeting for the purpose of advising attendees about the applicable provisions of the UDO and the land use plan but shall not serve as facilitators or become involved in discussions about the proposed conditional rezoning.
- **Written Summary of Community Meeting**

The applicant shall prepare a written summary of the meeting that includes a list of meeting attendees, a summary of attendee comments, discuss issues related to the conditional rezoning application, and any other information the applicants deems appropriate. The meeting summary shall be included with the application materials and be made available to the public for inspection.
- **Response to Summary**

Any person attending the community meeting may submit a written response to the applicant's meeting summary to the Director within 30 days after the application is determined complete. The response may state their understanding of attendee comments, discuss issues related to the development proposal, and include any other information they deem appropriate. All written responses to the applicant's summary of the community meeting shall be transmitted to the applicant, included with the application materials, and made available to for public inspection.

Step 3: Application Submittal and Acceptance

The applicant must submit a complete application packet on or before the application submittal date which is usually the fourth Thursday of each month. If submitting on the submittal deadline date, please call 252-232-3055 to schedule an appointment. Conditional rezoning applications may not be initiated by anyone other than the landowner(s) of the subject land. A complete application packet consists of the following:

Submitted on a USB flash drive or a compact disc (CD):

- Completed Currituck County Conditional Rezoning Application.
- Written Summary of Community Meeting.
- A conceptual development plan drawn to scale. The plan shall include the items listed in the conceptual plan design standards checklist.
- Architectural drawings and/or sketches illustrating the design and character of the proposed structures.

Applicable Fee:

- \$300 plus \$7 for each acre and/or part of an acre

Upon receiving an application, staff shall, within ten business days, determine whether the application is complete or incomplete. A complete application contains all the information and materials listed above and is in sufficient detail to evaluate and determine whether it complies with appropriate review standards. If an application is determined to be incomplete, the applicant may correct the deficiencies and resubmit the application for completeness determination. Failure to resubmit a complete application within 45 calendar days after being determined incomplete will result in the application being considered withdrawn.

Step 4: Staff Review and Action

Once an application is determined complete, it will be distributed to the Technical Review Committee (TRC). TRC shall review the application, prepare a staff report, and provide a recommendation on the application. The staff report may identify and recommend conditions of approval addressing how compliance deficiencies might be corrected and adverse effects of the application might be mitigated.

Step 5: Advisory Body Review and Recommendation

After the TRC prepares a staff report and provides a recommendation on the application, staff shall schedule the application for a public meeting with the Planning Board. At the public meeting, the Planning Board shall consider the application, relevant support materials, staff report, and any public comments. It may suggest revisions to the proposed conditions including the conceptual plan with only those revisions agreed to in writing by the applicant being incorporated into the application. It shall then recommend approval, approval subject to revised or additional conditions agreed to by the applicant, or denial, and clearly state factors considered in making the recommendation. The Planning Board shall provide a recommendation on an application it reviews within two months from the date of its initial meeting to consider the application.

Step 6: Public Hearing Scheduling and Public Notification

After the Planning Board provides a recommendation on the application, staff shall ensure that the public hearing on it is scheduled for a regularly scheduled Board of Commissioners meeting, or a meeting specially called for by the Board of Commissioners. The required public hearing with the Board of Commissioners shall be scheduled so there is sufficient time for a staff report to be prepared and for the public notification requirements to be satisfied under state law.

The application shall meet the following public notification requirements:

- **Published Notice**
Staff shall publish a notice of the hearing once a week for two successive calendar weeks in a newspaper having general circulation in the county. The first-time notice is published, it shall not be less than 10 days nor more than 25 days before the date fixed for the hearing.
- **Mailed Notice**
Staff shall be responsible for preparing and mailing a written notice between 10 and 25 days before the public hearing. Notice shall be mailed to:
 - All owners of the land subject to the application;
 - The applicant, if different from the land owner;
 - All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.
- **Posted Notice**
At least 10 days before the public hearing, posted notice shall be made by staff. A sign shall be placed in a conspicuous location so as to be clearly visible to the traveled portion of the respective street. Where the land subject to the notice does not have frontage on a public street, the sign shall be erected on the nearest street right-of-way with an attached notation generally indicating the direction and distance to the land subject to the application.

Step 7: Public Hearing Procedures, and Decision-Making Body Review and Decision

The applicant must be in attendance at the public hearing. During the public hearing, the Director will present the staff report and any review body findings and recommendation to the Board. The applicant will then have the opportunity to present any information they deem appropriate. The burden of demonstrating that an application complies with applicable review and approval standards of the UDO is on the applicant. The public may be permitted to speak in accordance with the Board of Commissioners rules of procedure, or at their discretion, as appropriate, in support of or in opposition to the application. The applicant and Director may respond to any comments, documents, or materials presented.

The Board of Commissioners shall make one of the following decisions on the application:

- Approval of the conditional rezoning subject to the conditions included in the application;
- Approval of the conditional rezoning subject to any revised or additional conditions agreed to by the applicant, in writing;

- Denial of the conditional rezoning; or
- Remand of the conditional rezoning application back to the Planning Board for further consideration.

A conditional rezoning is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny a conditional rezoning, the Board of Commissioners may weigh the relevance of and consider whether and the extent to which the application:

- Is consistent with the goals, objectives, and policies of the Land Use Plan, other applicable county-adopted plans, and the purposes of the UDO;
- Is in conflict with any provision of the UDO, or the County Code of Ordinances;
- Is required by changed conditions;
- Addresses a demonstrated community need;
- Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zoning district and uses for the land;
- Adversely impacts nearby lands;
- Would result in a logical and orderly development pattern;
- Would result in significant adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
- Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities.);
- Would not result in significantly adverse impacts on the land values in the surrounding area; and
- Would not conflict with the public interest, and is in harmony with the purposes and intent of the UDO.



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): 008300000050000
Total Parcel(s) Acreage: 10.5
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 10.5 acre area would be subdivided via exempt subdivision

Washed aggregate or millings will also be utilized 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. 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.

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.

The concrete apron is proposed to be extended, as well as utilization of washed aggregate or millings for the drive surface to mitigate dust, and a gated entrance for security.

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.

Edward M. Marshall
Property Owner

March 27, 2025
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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Edward M. Markert
Property Owner

March 27, 2025
Date

James H. Markert
Property Owner

Mar 31, 2025
Date

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Jessie Markert Rivers
Property Owner

April 7, 2025
Date

Property Owner

Date

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Raymond Parker Niedgett II
Property Owner

4-3-2025
Date

Property Owner

Date

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Jane Midgett Harvey
Property Owner

April 3, 2025
Date

Property Owner

Date

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with associated parking and improvements on the subject area to be conditionally rezoned. The approximate 10.5

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Washed aggregate or millings will also be utilized 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. 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.

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.

The concrete apron is proposed to be extended, as well as utilization of washed aggregate or millings for the drive surface to mitigate dust, and a gated entrance for security.

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.

Suzanne Lea Midgett
Property Owner

April 3, 2025
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.

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 10.5

acre area would be subdivided via exempt subdivision

Washed aggregate or millings will also be utilized 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. 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.

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.

The concrete apron is proposed to be extended, as well as utilization of washed aggregate or millings for the drive surface to mitigate dust, and a gated entrance for security.

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.

Russell A Medgett
Property Owner

April 5, 2025
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.

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 - 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 - 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

Dashti, Nadeen

From: Strader, Mike
Sent: Monday, May 19, 2025 5:30 PM
To: Dashti, Nadeen
Subject: FW: CRMP - US158 Driveway - Barco

Nadeen, re: 24-1134

Please print this email and include it within our CRMP response package.

Thank you,



Mike Strader, PE

DIRECTOR OF UTILITIES, OUTER BANKS



t: 252.491.8147

d: 252.207.6751

Powells Point, NC

WITHERSRAVENEL.COM

From: Spear, Caitlin A <caspear@ncdot.gov>
Sent: Monday, May 19, 2025 5:28 PM
To: timn@crmpinc.com; Jason.Litteral@CurrituckCountyNC.gov
Cc: Davidson, Jason G <jdavidson@ncdot.gov>; Strader, Mike <mstrader@withersravenel.com>; Overton, Lauren E <leoverton@ncdot.gov>
Subject: [EXTERNAL] CRMP - US158 Driveway - Barco

CAUTION: This email originated from outside of WithersRavenel. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Per our conversations, there are no exceptions taken to the proposed access easement along the shared property line with Muddy Motorsports Park, as these sites each have a different use and associated traffic volumes. A driveway permit will be needed for this commercial access.

Please feel free to contact me if there are any questions.

Caitlin A. Spear, PE
District Engineer
Division One – District One
NC Department of Transportation

252 621 6400 office
caspear@ncdot.gov

1929 North Road Street
Elizabeth City, NC 27909



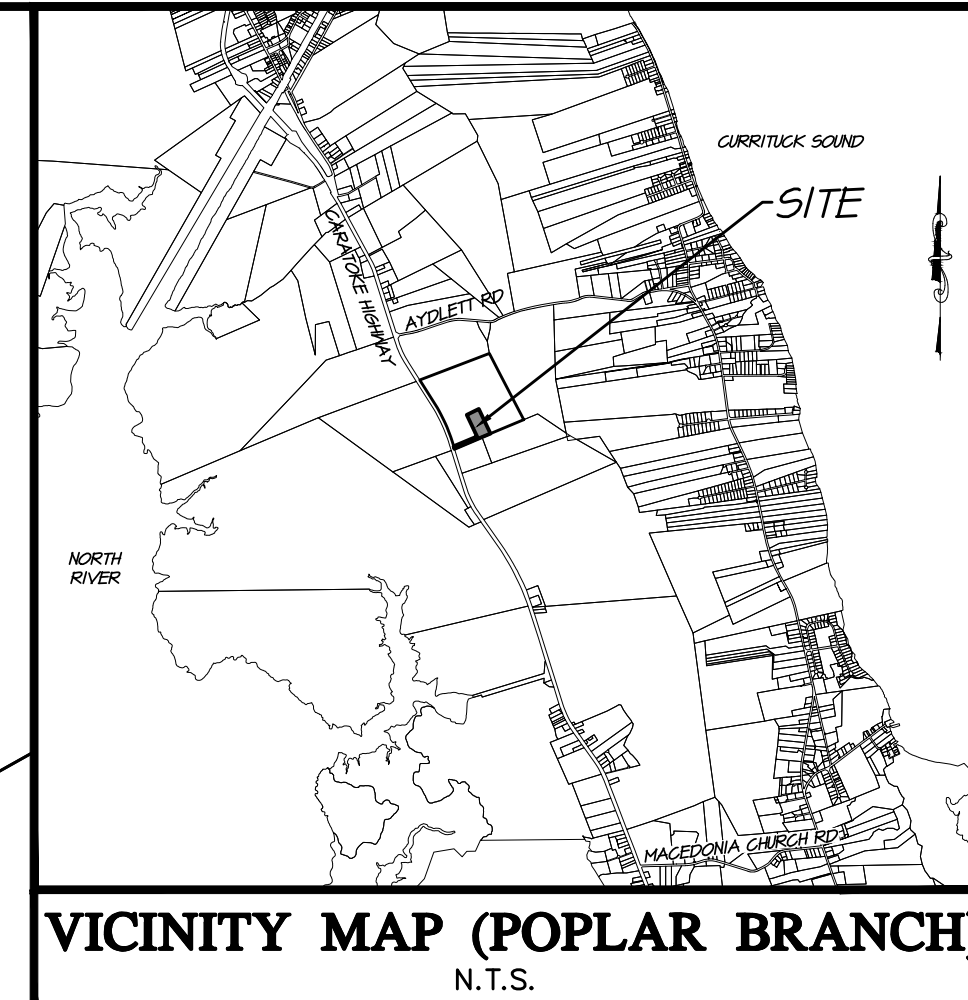
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Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

NOTES:

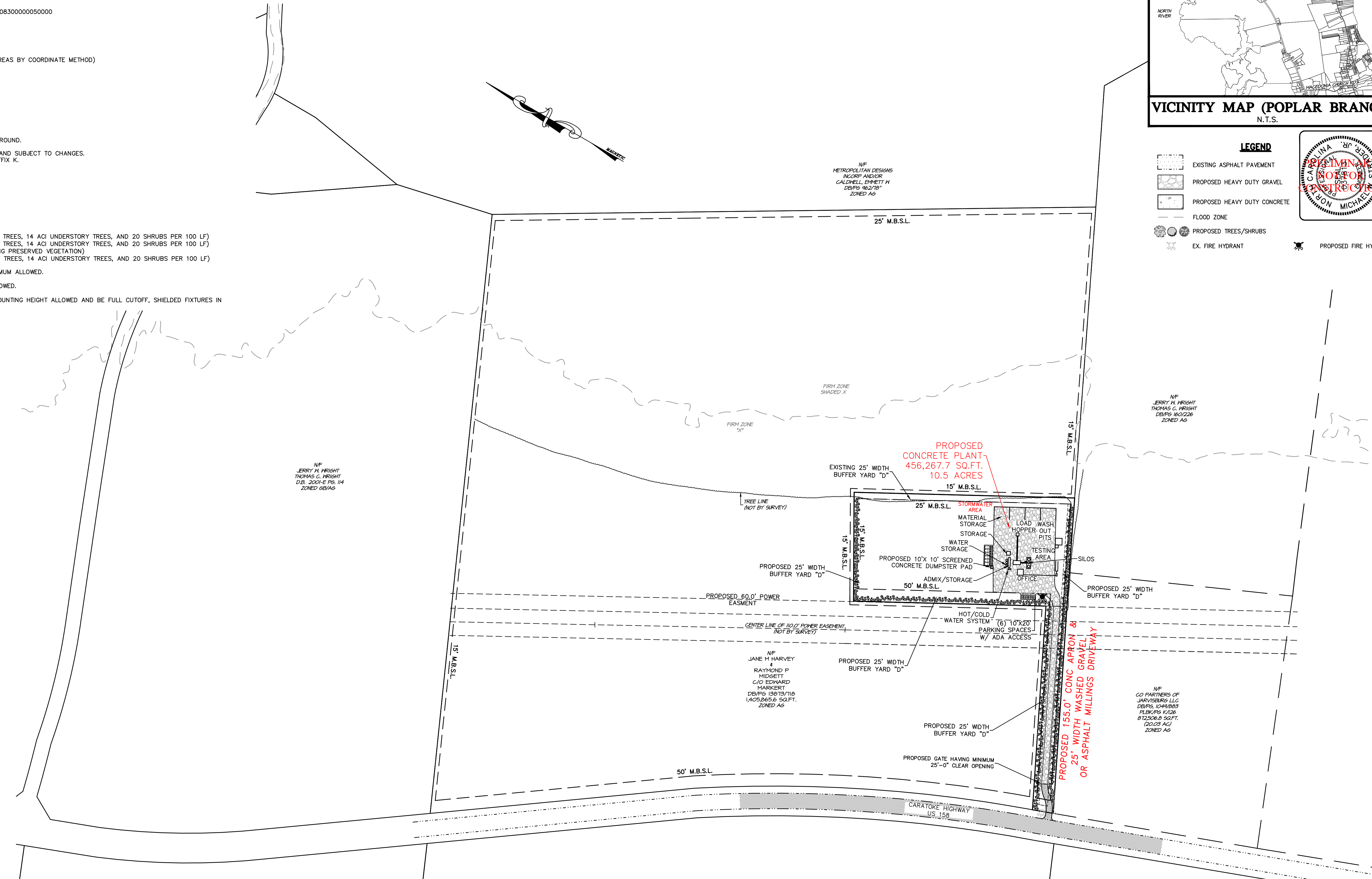
- CURRENT OWNER: JANE M HARVEY & RAYMOND P MIDGETT C/O EDWARD MARKERT 4924 CAROTOKE HIGHWAY COINJOCK, NC 27923
- APPLICANT: CRMP, INC. ATTN: TIM NEWSOME 115 US HWY 158 WEST WINTON, NC 27986 INFO@CRMPINC.COM
- PROPERTY ADDRESS: CARATOKE HIGHWAY POPLAR BRANCH, NC 27965
- PROPERTY IDENTIFICATION PIN / PID: 9904-47-1630 / 008300000050000
- LEGAL DESCRIPTION: LOT 5 HAMPTON
- PROPOSED CONDITIONAL REZONING AREA: 456,267.7 SQ.FT. (10.5 ACRES)
- LOT AREA = LEGAL= 1,405,865.6 SQ.FT. / 321.76 AC (AREAS BY COORDINATE METHOD) GIS= 5,857,948.8 SQ.FT. / 134.48 AC
- EXISTING ZONING: AG
- PROPOSED ZONING: C-HI
- SUBJECT REFERENCES: DB 1383 PG 718
- PARCELS SHOWN BASED UPON RECORDED PLAT. NOT A BOUNDARY SURVEY
- ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES. BASED ON COMMUNITY ID NO. 370078; PANEL 9902; SUFFIX K. (MAP NUMBER 3720990200) EFFECTIVE DATE: 12/21/2018
- SETBACKS:

REQUIRED	PROVIDED
FRONT 50'	50'
REAR 25'	25'
SIDE 15'	15'
- BUFFER YARDS: PROVIDED
 - NORTH: TYPE D BUFFER 25' WIDE (9 ACI CANOPY TREES, 14 ACI UNDERSTORY TREES, AND 20 SHRUBS PER 100 LF)
 - SOUTH: TYPE D BUFFER 25' WIDE (9 ACI CANOPY TREES, 14 ACI UNDERSTORY TREES, AND 20 SHRUBS PER 100 LF)
 - EAST: TYPE D BUFFER 25' WIDE (UTILIZE EXISTING PRESERVED VEGETATION)
 - WEST: TYPE D BUFFER 25' WIDE (9 ACI CANOPY TREES, 14 ACI UNDERSTORY TREES, AND 20 SHRUBS PER 100 LF)
- PROPOSED LOT COVERAGE SHALL COMPLY WITH 65% MAXIMUM ALLOWED.
- PROPOSED HEIGHT SHALL COMPLY WITH 65' MAXIMUM ALLOWED.
- PROPOSED LIGHTING SHALL COMPLY WITH 25' MAXIMUM MOUNTING HEIGHT ALLOWED AND BE FULL CUTOFF, SHIELDED FIXTURES IN ACCORDANCE WITH UDO SECTION 5.4



LEGEND

- EXISTING ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY GRAVEL
- PROPOSED HEAVY DUTY CONCRETE
- FLOOD ZONE
- PROPOSED TREES/SHRUBS
- EX. FIRE HYDRANT
- PROPOSED FIRE HYDRANT



NO.	DATE	REVISIONS

CONCEPTUAL DEVELOPMENT PLAN

EDWARD MARKERT
LOT #5, HAMPTON

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

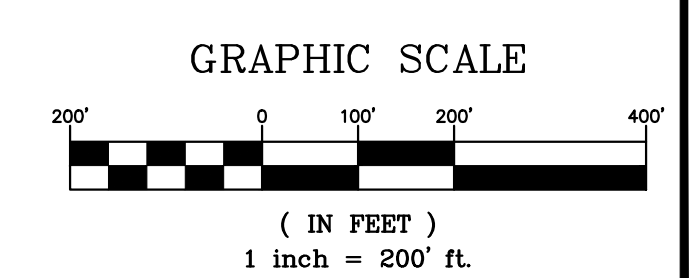
PROJECT NO.	24-1134
DESIGNED BY	MWS/BPJ
DRAWN BY	BPJ
CHECKED BY	MWS
ISSUE DATE	1/20/2025
SHEET NO.	1
OF	2 SHEETS

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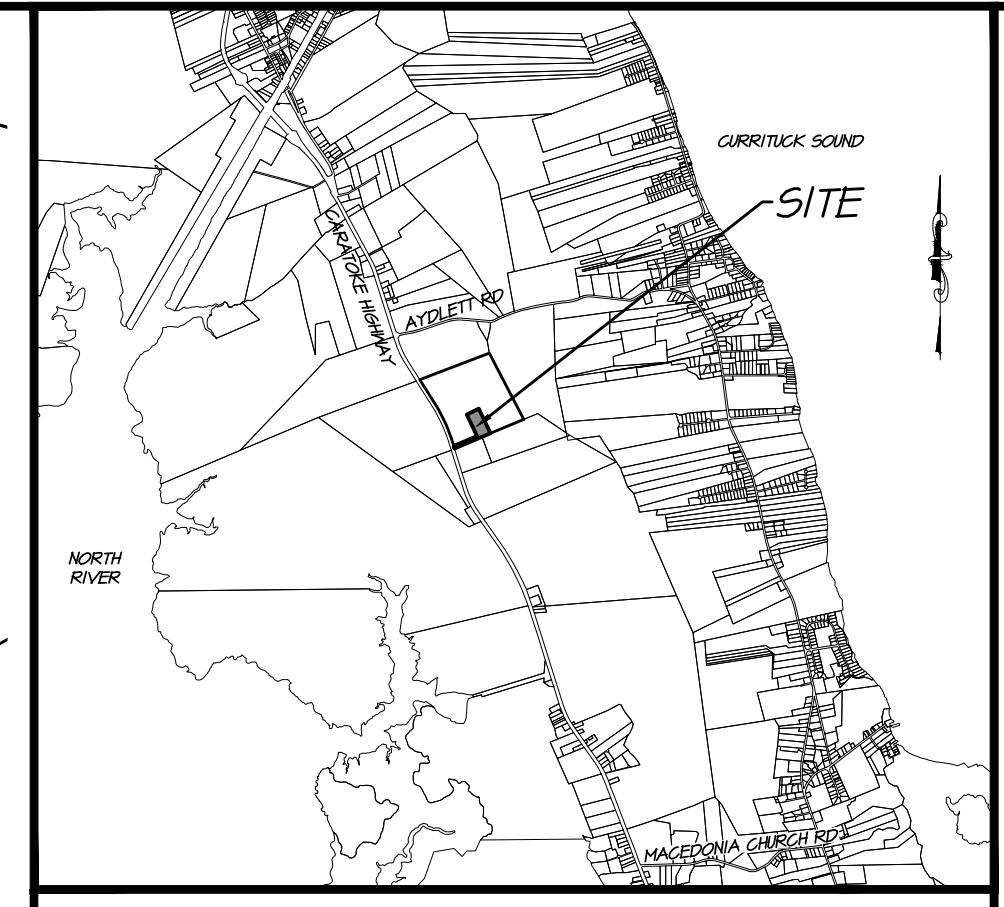
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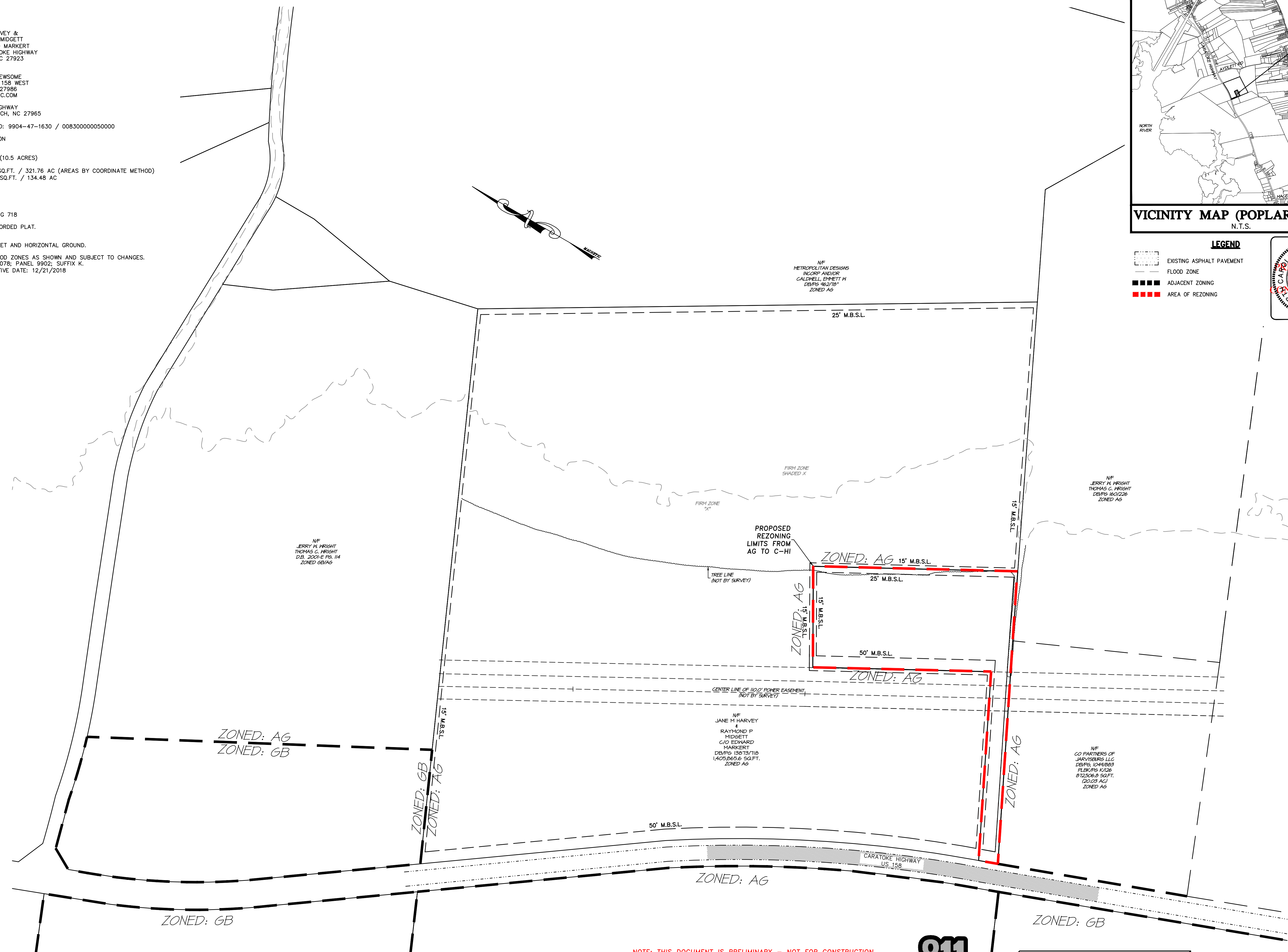
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VICINITY MAP (POPLAR BRANCH)
N.T.S.

LEGEND

- EXISTING ASPHALT PAVEMENT
- FLOOD ZONE
- ADJACENT ZONING
- AREA OF REZONING



NO.	DATE	REVISIONS

ZONING MAP EXHIBIT

EDWARD MARKERT
LOT #5, HAMPTON

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	24-1134
DESIGNED BY	MWS/BPJ
DRAWN BY	BPJ
CHECKED BY	MWS
ISSUE DATE	1/20/2025

SHEET NO.

2

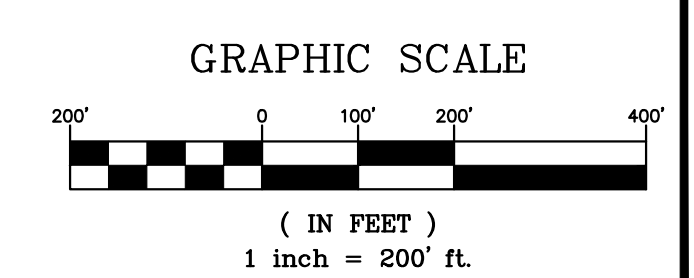
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