



# Major Subdivision Application

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

### Contact Information

<b>APPLICANT:</b>	<b>PROPERTY OWNER:</b>
Name: <u>New Bridge Creek, LLC</u>	Name: <u>Same</u>
Address: <u>101 Oak Street</u> <u>Moyock, NC 27958</u>	Address: _____
Telephone: <u>252-435-6366</u>	Telephone: _____
E-Mail Address: <u>jlo@currituckhomes.com</u>	E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

### Request

Physical Street Address: Caratoke Hwy. between Beechwood Shore Drive and Munden Lane  
Parcel Identification Number(s): 0031-000-64C-0000, 0031-000-064M-0000, 0031-000-064L-0000, 0031-000-064K-0000, 00031-000-064D-0000, 0031-000-064N-0000, and  
Subdivision Name: New Creek Bridge a portion of 0031-000-064P-0000  
Number of Lots or Units: 35 Phase: \_\_\_\_\_

#### TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
  - Type I OR  Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

#### TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

I hereby authorize county officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

Jerry L. Oel  
Property Owner(s)/Applicant\*

8.21.23  
Date

\*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

### Community Meeting, if applicable

Date Meeting Held: \_\_\_\_\_ Meeting Location: \_\_\_\_\_

**Use Permit Review Standards, if applicable**

*PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat*

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed): \_\_\_\_\_

See attached

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

See attached

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

See attached

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

See attached

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

See attached

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

  
Property Owner(s)/Applicant\*

8.21.23  
Date

**\*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

**New Bridge Creek Conservation Subdivision  
Attachment to Use Permit Application**

Purpose:

The New Bridge Creek development proposes the division of approximately 104 acres into a conservation subdivision of 35 lots. 30,000+ square foot single-family lots are proposed with residual open space areas and buffers to adjacent properties. Access and drainage improvements are proposed.

Suggested Findings:

- A. The use will not endanger the public health or safety due to the following:
1. Stormwater management will be provided in accordance with the current Currituck County stormwater manual and the UDO and in addition will be modeled for the 100-year storm event. Stormwater facilities will be provided to manage stormwater from the 100-year storm.
  2. Albemarle Regional Health Services has evaluated each of the 35 new lots for suitability for wastewater disposal and has provisionally approved each lot as being capable of properly treating domestic wastewater with properly filled and drained lots.
  3. The project is being designed in accordance with the NC Department of Energy, Mineral and Land Resources sedimentation & erosion control standards, and will therefore minimize erosion and will contain siltation on site.
  4. Access from 168 is being improved and will improve safety.
  5. An existing drainage ditch that runs along the southern property line will be improved, subject to getting appropriate agreements with adjacent property owners, which should improve area drainage and benefit neighboring properties.
- B. Land to the west has been developed into single family homes; the land to the south is commercial and residential; to the east and north are wetlands and the creeks (New Bridge Creek and Rowland Creek), and more residential beyond the creek. A 100' wide vegetated buffer is being provided to buffer larger lots to the west. Values will be similar to those in the nearby subdivisions. The use will not injure the value of adjoining or abutting lands, and will be in harmony with the surrounding area.
- C. The Moyock Small Area Plan classifies the portion of the tract that is being developed as Rural, with a suggested density of less than one unit per acre. The proposed development density is 0.35 lot per acre, well below the density envisioned in the Moyock Small Area Plan.

The 2020 Land Use Plan (Imagine Currituck) classifies this area as a O-2 Reserved Lands with a suggested density of 1 dwelling unit per 3 acres (0.33 unit/acre). The proposed density is 0.35 unit per acre. The zoning district permits up to 0.4 unit per acre.

The following policies of the plan appear to support the proposed request:

The **Moyock Subarea policy** to encourage cluster housing to preserve the natural environment and rural character (the development leaves 71.5% of the tract preserved as open space).

- **Land Use Goal 1:** Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils, adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services.
- **Land Use Policy 1.3:** Consider community character and established visions for the community.
- **Infrastructure Goal Policy 4.1:** Support soil and water projects to improve stormwater drainage and to mitigate flooding hazards.
- **Environment Goal 1.1:** Preserve coastal and non-coastal wetlands and riparian buffers for their natural resilience benefits.
- **Parks and Recreation Policy 1.5:** New development shall provide public access to recreation and natural resource areas.

D. Currituck County appears to have adequate public facilities to serve the proposed subdivision.