Shortcut Farms
Conditional Rezoning Narrative

October 22, 2025

General Project Background

Windansea2, LLC has an offer to purchase a 51.7 acre tract owned by James & Minnie Barco. The parcel (parcel number 005200000210000) is located on US-158 (Shortcut Road) adjacent to Ponderosa Park and across the street from the Community Center. in Currituck County. The parcel is currently zoned AG and has a 180' wide power easement crossing it from east to west. The parcel is within the Airport Overlay District and is included within the "Maple Barco Small Area Plan" adopted by the Currituck County Board of Commissioners in July on 2009.

Windansea2, LLC (developer) and James and Minnie Barco (property owners) are seeking a conditional rezoning from the county to rezone the land as Conditional Single Family Mainland (C-SFM) and Conditional General Business (C-GB). The application includes rezoning a 44.4 acre portion to the C-SFM district for development as a Conservation Subdivision with 33 lots (average size of near 28,000 sf) with 42.75% of the land area in conservation. The remaining 7.23 acres are requested to be rezoned to the C-GB district in the form of 2 parcels along US-158. These lots are anticipated to be developed independently. The 180' power easement separates the C-GB parcels from the residential parcels.

The conceptual development plan for the conservation subdivision includes roads, waterlines, drainage and stormwater management as well as community amenities such as a walking trail and a pavilion area. The plan provides a minimum 60' wide buffer from the overall subdivision boundary to all lot lines and rights-of-way. The buffer will be landscaped and will include a drainage swale, walking path and potentially a berm. Two stormwater management ponds are proposed along the east and south side of the conservation subdivision that will allow the subdivision to meet and exceed the Currituck County Stormwater Manual requirements to maintain the runoff rate from the post developed 10-year, 24-hour rainfall event to a level below the predeveloped 2-year, 24-hour runoff rate accounting for a wooded condition (see "Preliminary Stormwater Management Report").

WindanSea2 Development Objectives

Neal Blinken is a Currituck County resident who has given careful thought on the potential development of this property. He intends to have covenants regarding the architecture and size of the homes to be built and provide a dense landscape perimeter buffer with indigenous vegetation. Some of the key points he has made regarding the development include

- The proposed Short Cut Farms development dovetails entirely with the County's Maple-Barco Small Area Plan

- Under the Maple-Barco Small Area Plan adopted at the Commissioner's Fall Retreat in October, 2023, among the points stated in the "VISION" portion of the statement is the statement that the County should "encourage appropriate mixes of Residential and Commercial densities in close proximity to the airport facility."

- The proposed residential community will also be a benefit to attract businesses to the County's business park located across the street, which is also a goal stated in the Maple-Barco "VISION" statement.

- With the growing College of the Albemarle campus and the County campus nearby, the residential community will give both students and faculty an attractive option to live close to work and schooling. In addition the residential section will allow the nearby YMCA to attract many more members.

- The proposed Commercial re-zoning will have also have a benefit for tourists traveling along US 158. This is also a goal of the Commissioner's Vision statement.

- Design guideline established by the developer on the proposed large lots will promote the use of architecture in harmony with the local heritage of Currituck County, another goal of the M-B Small Area Plan.

Conformity with the Currituck County Unified Development Ordinance

The UDO states “Conservation Subdivisions must be at least 10 acres” (UDO Section 6.4.4.B). The proposed conservation subdivision is 44.47 acres.

The UDO states “The conservation area shall occupy a minimum of 40% of the total acreage of the subdivision site” (UDO Section 6.4.4.C.2), The proposed plan provides 42.75% of the land proposed for C-SFM zoning in conservation.

Minimum lot size is 25,000 SF (UDO Section 3.4.2.F). The proposed plan maintains an average lot size of approximately 28,000 SF.

The UDO states “Ensure new development does not negatively impact existing adjacent agricultural uses” (UDO Section 5.11.1.A) and “Ensure greater compatibility between existing farms and new non-farm uses” (UDO Section 5.11.1.D). The proposed plan provides a vegetated 60’ wide buffer between the adjacent agricultural land and proposed single family lots.

The UDO states “The General Business (GB) district is established to accommodate a wide variety of residential and nonresidential uses on lots bounding major roadways outside of community and village center areas.” (UDO Section 3.5.2.A). The requested conditional rezoning includes GB zoning along US 158 and provides a 195’ buffer between the proposed C-GB and single-family lots.

The UDO limits dwelling density to 0.75 units per acre in SFM zoning in the G-1 transect (UDO Section 6.4.4.D.2). The proposed plan for single family development maintains a density of 0.74 dwelling units per acre.

Conformity with the Currituck County “Imagine Currituck 2040 Vision Plan”

The Land Use Plan identifies this parcel within the G-1 Transect for Low Density Growth. The recommendations for the G-1 Transect are described as “Conservation subdivisions are valued over other less-compatible development types”. The Land Use Plan specifies “Future Land Use” in the G-1 Transect of up to 1 dwelling unit per acre. The requested conditional rezoning and proposed plan for this project utilizes the recommended Conservation Subdivision with a density of 0.74 dwelling units per acre.

The Land Use Plan states objectives within the G-1 Transect is to “Encourage neighborhood commercial to locate near road intersections and existing compatible uses and community facilities.” The parcel is approximately 2.1 miles from the intersection of US 158 and NC 168 and adjacent to single family uses as well as community facilities.

The land located opposite of US-158 is identified as “G-3 Mixed Use Centers and Corridors” in the “Imagine Currituck 2040 Vision Plan” and is zoned General Business. The Land Use Plan specifies “Future Land Use” in the G-3 Transect of up to 2 dwelling units per acre. The proposed density provides a transition between adjacent agricultural uses and the more intense land uses.

“Imagine Currituck 2040 Vision Plan” describes goals of the “Maple/Barco/Airport area” Land Use Policy as “Promote area for growth as a significant community center and commerce park” and “Encourage growth as a commercial center that supports mainland businesses and Outer Banks tourism”. The requested conditional rezoning would better accommodate this goal as opposed to the current AG zoning that would severely limit this goal.

Conformity with the Currituck County "Maple Barco Small Area Plan"

The Small Area Plan recognizes the region as having "the potential to become a centralized County hub to promote economic growth". It further states that the County will "strive to maintain and enhance the quality of life by…Encouraging appropriate mixes of residential and commercial densities in close proximity to the airport facility". The requested conditional rezoning will implement these goals by providing residential and commercial near the airport.

The Small Area Plan has this parcel in a category designated as "Employment" and states "Areas designated as employment should be encouraged to develop in mixed use or campus like settings with generous, linked open space to maximize value, promote visual quality, and encourage pedestrian activity between employment areas and areas of supporting uses such as retail, restaurants, and residential." The requested rezoning and proposed plan for this parcel combines commercial and residential while providing separation between them through a wide conservation area. Open spaces have been positioned to be visible from rights-of-way. Nearly half of the residential lots back up to undeveloped land and not have another residential use immediately behind.

Other Beneficial Items to be Noted

The parcel is on a major highway and adjacent to "GB", "AG" & "HI" zoning districts and the area contains both high & low density single family uses. The requested rezoning and proposed plan allows residential and commercial lots to blend in with adjacent land uses. The location provides easy access to US 158 and NC 168.

Nearly all of the parcel is within Flood Zone X

All soils are on this parcel are listed as either "Suitable" or "Marginal" for septic systems within figure B-2 of the "Imagine Currituck 2040 Vision Plan".

The drainage outfall for this parcel is undeveloped swamp connection to the North River, thus providing a good outfall. Ponds are proposed that will exceed County stormwater requirements.

The parcel is adjacent to the existing county water supply and near the county water treatment plant, although all lots are anticipated to utilize on-site septic systems permitted through Albemarle Regional Health Services.