



Major Subdivision Application

OFFICIAL USE ONLY PB 24-25
 Case Number: _____
 Date Filed: 9/26/2024
 Gate Keeper: Cheri Grego
 Amount Paid: \$1,500.00
\$5,750.00 SW Fee

Contact Information

APPLICANT:

Name: Hugh Samuel Miller, IV
 Address: 155 Survey Road, Ste. A
Moyock, NC 27958
 Telephone: 757-513-7671
 E-Mail Address: smiller@millerhomesandbuilding.com

PROPERTY OWNER:

Name: Same
 Address: _____
 Telephone: _____
 E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Request

Physical Street Address: 150 Baxter Estates Road
 Parcel Identification Number(s): 0049-000-009A-0000
 Subdivision Name: Sunrise Sound Estates
 Number of Lots or Units: 15 Phase: _____

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Special 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 the purpose of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

[Signature]
 Applicant
[Signature]
 Property Owner(s)

09/24/24
 Date
09/24/24
 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: _____

Special Use Permit Review Standards, if applicable

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

Purpose of Special 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 special 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


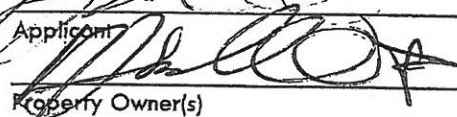
C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

See attached

D. The use will not exceed the county's ability to provide adequate public school facilities.

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 the purpose of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Applicant: 
Property Owner(s): 

09/24/24
Date

09/24/24
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.

Sunset on the Sound Subdivision
Attachment to Use Permit Application

Purpose:

The Sunset on the Sound subdivision proposes the division of approximately 17.48 acres into a conservation subdivision of 15 lots. 30,000 square foot single-family lots are proposed with residual open space areas. Roadway and drainage improvements are proposed, along with waterlines and other public utilities.

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 accordance with NCDEQ regulations.
 2. Albemarle Regional Health Services has evaluated each of the 15 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. Potable water supply is being provided in accordance with NC Public Water Supply rules and meeting the fire code requirements for fire protection.
- B. Land on all sides is either developed as residential or as open space for residential development. Values will be similar to those in 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 2020 Land Use Plan (Imagine Currituck) classifies this area as a G-2 controlled growth, suitable for medium density residential subdivisions with a suggested density of up to 2 dwelling units per acre. The proposed density is 0.86 unit per acre.

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

The **Moyock Subarea policy** to properly manage the increased urban level of growth in Moyock is supported.

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.

- **Parks and Recreation Policy 2:** Increase pedestrian and bicycle connectivity by expanding greenways, multi-use paths, and trails. (Internal walkways are being provided, and a section of walkway along Tulls Creek Road will be constructed.)
- D. Currituck County appears to have adequate public school facilities to serve the proposed subdivision.