



**Currituck County
Technical Review Committee Meeting
Historic Courthouse
March 13, 2024
2:00 PM**

PLAN REVIEW

- Item 1 Baxter Station**
TYPE: Final Plat – 80 lots
USE: Traditional Development
LOCATION: Baxter Lane
APPLICANT: North South Development Group, LLC
OWNER: Baxter Station, LLC
ENGINEER: Bissell Professional Group
- Item 2 Waterleigh, Phase 5B**
TYPE: Final Plat – 26 lots
USE: Conservation Subdivision
LOCATION: Tulls Creek Road
APPLICANT: Allied Properties, LLC
OWNER: Allied Properties, LLC
ENGINEER: Bissell Professional Group
- Item 3 Howard Land Development, Inc.**
TYPE: Rezoning
USE: 23.03 acres from AG, SFM, and GB to SFM
LOCATION: West side of Poplar Branch Road, Grandy
APPLICANT: Howard Land Development, Inc.
OWNER: Howard Land Development, Inc.
ENGINEER: Timmons Group

RESUBMITTAL

- Athletic Facility**
TYPE: Major Site Plan
USE: Athletic Facility
LOCATION: 1555 Waterlily Road, Coinjock
APPLICANT: 85' and Sunny, LLC
OWNER: 85' and Sunny, LLC
ENGINEER: Quible & Associates, P.C.

TEXT AMENDMENTS

PB 24-10 Donald B. Haller: The applicant, Donald B. Haller, submitted a text amendment application to amend the UDO Chapters 1, 2, 4, 5, and 10: To amend community compatibility standards to require non-residential buildings to limit building height to 24 feet within 100 feet of a lot line shared with an existing single family

dwelling, to amend nonresidential design standards to require non-residential buildings to be set back 75 from a lot line shared with existing single family dwelling, to define “Corolla High Density Developments” and require a special use permit subject to additional standards including a traffic impact analysis and engineered stormwater plan, and to require a special use permit for hotels exceeding 50 rooms in a PUD, subject to additional standards including a traffic impact analysis and engineered stormwater plan.

PB 24-11 Carolina Designs Realty, Inc: The applicant, Carolina Designs Realty, Inc., submitted a text amendment application to amend the UDO Chapters 4, 5, and 10 to establish a new “Property Management Offices and Operations” use to be permitted in the General Business, Light Industrial, and Heavy Industrial Zoning Districts with a zoning permit subject to specific standards.

PB 24-12 Jay Bender: The applicant, Jay Bender, submitted a text amendment application to amend Chapter 3. Zoning Districts and Chapter 6. Subdivisions and Infrastructure Standards to create a new development type, Preservation Subdivision, in the Single-Family residential Outer Banks Remote Zoning District.

PB 24-13 North South Development Group, LLC: The applicant, North South Development Group, LLC, submitted a text amendment application to amend Chapter 3. Zoning Districts, to change the calculation standards for maximum gross density in the Mixed Residential Zoning District.