



Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: PB 24-14
Date Filed: 3/28/2024
Gate Keeper: Cheri Grego
Amount Paid: \$335.00

Contact Information**APPLICANT:**

Name: West Beach Properties, LLC , and
Address: Currituck Waterfront Business Park, LLC
120 Hampton Rd., Coinjock, NC 27923
Telephone: 757-406-7899
E-Mail Address: greg@icmtugs.com

PROPERTY OWNER:

Name: Same (both LLCs): Gregory Conn
Address: _____
Telephone: _____
E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Applicant is the owner.

Property Information

Physical Street Address: 187, 207, 231, 235 Waterlily Rd.
Location: Coinjock, NC 27923
Parcel Identification Number(s): 007100000260000, 00710000027B0000, 0071000027A0000, 0071000026A0000
and 0071000077A0000
Total Parcel(s) Acreage: 26.8
Existing Land Use of Property: Commercial Crabbing, Storage, Water Access

Request

Current Zoning of Property: GB Proposed Zoning District: C-LI

Community Meeting

Date Meeting Held: 10/17/2023 Meeting Location: 8466 Caratoke Hwy
Bldg 400, Powells Point

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):

Proposed Use(s):

- 1. Barge Landing for Offloading and Loading of Materials (Parcels 1-5)
- 2. Outdoor Storage and Sales (Rock, Earthen Materials- Parcels 1-5)
- 3. Outdoor and Covered Storage (Boats, RVs, Equipment- Parcel 6)
- 4. Contractor Services (Parcel 6)

Proposed Zoning Condition(s):

- 1. No storage or transfer of municipal waste materials
- 2. No storage or transfer of hazardous materials.
- 3. No transfer of materials or sales from 1 hour after dusk to 1 hour before sunrise.
- 4. Vegetative Buffers to be maintained.
- 5. Cemetary location to be preserved and accessible.

An application has been duly filed requesting that the property involved with this application be rezoned from: GB to: C-LI

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.


Property Owner (s)

3/25/24
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: 4/10/2024

Project Name: West Beach Properties

Applicant/Property Owner: West Beach Properties, LLC and Currituck Waterfront Business Park, LLC

Conditional Rezoning Design Standards Checklist		
1	Property owner name, address, phone number, and e-mail address.	✓
2	Site address and parcel identification number.	✓
3	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.	✓
4	North arrow and scale to be 1" = 100' or larger.	✓
5	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	✓
6	Existing zoning classification of the property and surrounding properties.	✓
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, ditches, canals, streams, wooded areas, ponds, and cemeteries.	✓
8	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."	✓
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.	✓
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.	✓
11	Proposed building footprints and usages.	✓
12	Proposed traffic, parking, and circulation plans including streets, drives, loading and service areas, parking layout, and pedestrian circulation features.	✓
13	Approximate location of storm drainage patterns and facilities intended to serve the development.	✓
14	Proposed common areas, open space set-asides, anticipated landscape buffering, and fences or walls (if proposed).	✓
15	Architectural drawings and/or sketches illustrating the design and character of the proposed uses.	✓
16	Proposed development schedule.	✓

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: 4/10/2024

Project Name: West Beach Properties

Applicant/Property Owner: West Beach Properties, LLC and Currituck Waterfront Business Park, LLC

Conditional Rezoning Submittal Checklist		
1	Complete Conditional Rezoning application	✓
2	Application fee (\$200 plus \$5 for each acre or part thereof)	✓
3	Community meeting written summary	✓
4	Conceptual development plan	✓
5	Architectural drawings and/or sketches of the proposed structures.	✓
6	2 copies of plans	✓
7	2 hard copies of ALL documents	✓
8	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	✓

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments
