



Major Subdivision Application

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

Contact Information

APPLICANT:	PROPERTY OWNER:
Name: <u>Wilson Ridge of Moyock, LLC</u>	Name: <u>Same</u>
Address: <u>417 Caratoke Hwy., Unit D</u>	Address: _____
<u>Moyock, NC 27958</u>	_____
Telephone: <u>252-435-2718</u>	Telephone: _____
E-Mail Address: <u>jold@qhoc.com</u>	E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Request

Physical Street Address: Tulls Creek Road

Parcel Identification Number(s): 0014-000-0023-0000

Subdivision Name: Wilson Ridge

Number of Lots or Units: 13 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.

[Signature] 8-16-23
 Property Owner(s)/Applicant* 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): _____

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.

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.

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

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.

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*

8/16/27

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.

Wilson Ridge Subdivision
Attachment to Use Permit Application

Purpose:

The Wilson Ridge subdivision proposes the division of approximately 19 acres into a traditional subdivision of 13 lots. 40,000 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 13 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 Moyock Small Area Plan classifies the tract to be Limiter Service, with a suggested density of 1 to 1.5 units per acre. The proposed development density is 0.68 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 G-1 Low Density Growth area with a suggested density of 1 dwelling unit per acre. The proposed density is 0.68 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 facilities to serve the proposed subdivision.

Major Subdivision Submittal Checklist – Preliminary Plat

Staff will use the following checklist to determine the completeness of your application for preliminary plat 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.

Major Subdivision

Submittal Checklist – Preliminary Plat

9/13/2023

Date Received: 8/24/2023

TRC Date: ~~8/24~~

Project Name: Wilson Ridge

Applicant/Property Owner: Wilson Ridge of Moyock, LLC

Major Subdivision – Preliminary Plat Submittal Checklist		
1	Complete Major Subdivision application	✓
2	Complete Use Permit Review Standards, if applicable	✓
3	Application fee at Preliminary Plat (\$100 per lot) or \$250 for amended plats	✓
4	Community meeting written summary, if applicable <u>N/A less than 50 lots</u>	✓
5	Preliminary Plat with professional's seal <u>no seal on preliminary Plat</u>	✓
6	Existing features plan	✓
7	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	✓
8	Stormwater management narrative and preliminary grading plan <u>(CD) (CD)</u>	✓
9	Completely executed street name approval form	✓
10	Septic evaluations by ARHS for each individual lot or letter of commitment from owner of centralized sewer service provider <u>(unsuitable) email rec'd from ARHS</u>	✓
11	Letter from DWQ indicating intent to approve connection to an existing centralized wastewater system.	✓
12	Letter of commitment from centralized water provider, if applicable	✓
13	Wetland certification letter and map, if applicable	✓
14	Geological analysis for development or use of land containing a significant dune, if applicable	✓
15	Economic and public facilities impact narrative, if required by administrator	✓
16	Conservation Subdivision: Approved conservation and development plan	✓
17	3 copies of plans	✓
18	1- 8.5" x 11" copy of plan	✓
19	2 hard copies of ALL documents	✓
20	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 8/18/2023 and the following people were present:

Anna, Donna, Tammy, Dylan, Caitlin, Mark & Jerry
Cherry, Voliva, Alave, Lloyd, Speare, Bissell, Old

Comments: See attached email from 8/18/2023

1- Prelim Plat needs professional seal
 2- SW Review fee due by 8/28/23 \$5,750.00

Jennie Turner 8/24/2023