



# Minor Subdivision Review Process

## Contact Information

Currituck County Phone: 252-232-3055  
Planning and Inspections Department  
153 Courthouse Road, Suite 110  
Currituck, NC 27929

Website: <http://www.currituckcountync.gov/planning-zoning/>

Email: [ccpz@currituckcountync.gov](mailto:ccpz@currituckcountync.gov)

## General

**Traditional Minor Subdivision** – The division of land into three or fewer lots when the subdivision does not constitute a no review subdivision and does not require significant infrastructure improvements. Significant infrastructure improvements include, but are not limited to, a road installed to NCDOT standards, fire hydrant, and/or a fire pond.

**Family Subdivision** – A subdivision where single family lots may only be conveyed to family members within two degrees of kinship (e.g. child, grandchild) and the division of lots shall not exceed five lots in any consecutive 10-year period.

**Non-Residential Minor Subdivision** – The division of land into three or fewer lots which is created exclusively for commercial use and located on properties in the General Business (GB) zoning district.

## Water System Requirements

Excluding Family Subdivisions, lots in the Fruitville and Moyock-Gibbs Woods Townships and lots in the Agriculture (AG) zoning district, all lots within a subdivision, including a traditional minor subdivision, must be connected and serviced by the county water supply system. Minor subdivisions in the AG zoning district shall be connected and serviced by the county water supply system if located within the required distance for connection. Minor subdivisions exceeding the required distance for connection shall meet the minimum dimensional standards for the district.

## Step 1: Application Submittal and Acceptance

The applicant must submit a complete application packet. A complete application packet consists of the following:

Submitted on a USB flash drive or a compact disc (CD):

- Completed Currituck County Minor Subdivision Application
- One copy of the final plat drawn to scale. The plat shall include the items listed in the design standards checklist.
- For a complete list of submittal requirements see the Minor Subdivision submittal checklist.

Applicable Fee: \$50 per lot

Upon receiving an application, staff shall, within ten business days, determine whether the application is complete or incomplete. A complete application contains all the information and materials listed above and is in sufficient detail to evaluate and determine whether it complies with appropriate review standards. If an application is determined to be incomplete, the applicant may correct the deficiencies and resubmit the application for completeness determination. Failure to resubmit a complete application within 45 calendar days after being determined incomplete will result in the application being considered withdrawn.

#### Step 2: Staff Review Decision Making Standards

Once an application is determined complete, staff may prepare a staff report and shall provide a decision on the application. The staff report may identify and recommend conditions of approval addressing how compliance deficiencies might be corrected and adverse effects of the application might be mitigated. A minor subdivision shall be approved on a finding that:

- It complies with the UDO.
- It will result in lots that are at least 40,000 square feet in area, unless in the SFR district, where lots shall be at least 120,000 square feet in size;
- It will result in three or fewer lots created from the parent parcel or tract (including the residual parcel or tract of less than ten acres in area), as it existed on April 2, 1989, unless it is a family subdivision;
- It does not create a private access street serving more than two lots unless it is a family subdivision;
- Any private access street complies with Private Access Street Standards in the UDO.
- It does not require significant infrastructure improvements; and,
- It does not front an existing NCDOT maintained public street unless it is a family subdivision or nonresidential minor subdivision.

Family subdivisions shall follow the review procedure for minor subdivisions and shall comply with the general standards above as well as the following:

- Lots shall be conveyed solely to family members within two degrees of kinship (e.g., child, grandchild);
- No more than one lot shall be conveyed to the family member;
- Ingress and egress to a lot shall not be from a major arterial street;
- Private access streets created shall connect to a NCDOT maintained public street and shall not serve more than five lots; and,
- Principal uses shall be limited to single family detached dwellings and customary accessory uses.

Non-residential Minor Subdivisions shall follow the review procedure for traditional Minor Subdivisions and shall comply with the general standards for traditional Minor Subdivisions listed above as well as the following:

- Lots shall be created exclusively for commercial use and on properties that are located in the GB zoning district;
- No more than three lots are created from the parent parcel or tract (including the residual parcel or tract of less than ten acres in area) as it existed on February 1, 2021;
- Lots shall front on an existing NCDOT maintained public street. Ingress and egress points shall be designated on the plat and shall comply with the UDO Section 6.2.1.D.5.B. Minimum Separations;
- A general plan of development shall be provided showing the following:
  - Locations of existing water and sewer lines and stormwater facilities in the vicinity of the property.
  - Approximate plan and location for water service to each of the proposed lots on the property.
  - Either a site evaluation report from Albemarle Regional Health Services, or an approximate plan and location for sewer service to each of the proposed lots on the property.
  - A conceptual drainage plan for the property.
  - Preliminary locations for building pads and parking areas for each of the lots.
  - A preliminary plan for fire protection.

- An access management plan, including the locations of proposed internal easements that provide access and circulation between lots and easements for the interconnection of utilities and drainage facilities. Parking lot cross access easements shall be designated at the individual site plan review stage in accordance with UDO Section 5.1.4.
- An agreement specifying responsibility for the maintenance of private common infrastructure. The maintenance agreement shall be recorded prior to issuance of the building permit authorizing construction to begin on each subdivision lot.
- Development that will connect to existing public water and sewer utilities shall be in accordance with UDO Section 6.2.3, and obtain all necessary county, State, and Federal agency permits prior to issuance of the building permit authorizing construction to begin on each subdivision lot.
- Utilities and shared drive aisles providing cross access to abutting properties shall extend to the property line of each subdivision lot as provided on the general plan of development. All required construction, utility, drainage, and access easements shall be provided to abutting property lines prior to issuance of the building permit authorizing construction to begin on each subdivision lot;
- The final plat shall bear a notation advising the public that each lot is responsible for providing access, water, sewer, and fire protection as necessary to comply with the provisions of this ordinance.

Note: Staff review comments are valid for six months. If outstanding items have not been received within six months of the comments being issued, the minor subdivision file will be voided.

### Step 3: Final Plat Signature and Recordation

Once the final plat is reviewed and corrections are made, the applicant will bring one (1) copy of the final plat for signature and recording to the Planning and Inspections Department.

- Staff will sign the reproducible copy and return it to the applicant.
- The applicant must record the signed final plat with the Currituck County Register of Deeds within 90 days of its approval or it shall be null and void.



# Minor Subdivision Application

OFFICIAL USE ONLY:

Date Filed: \_\_\_\_\_  
Gate Keeper: \_\_\_\_\_  
Amount Paid: \_\_\_\_\_

## Contact Information

APPLICANT:

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

PROPERTY OWNER:

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: \_\_\_\_\_

SURVEYOR (if different from applicant):

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

## Request

Subdivision Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Parcel Identification Number \_\_\_\_\_ Number of Lots : \_\_\_\_\_

TYPE OF MINOR SUBDIVISION

- Traditional  
 Family  
 Nonresidential

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 process shall become public record.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
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.**

Minor Subdivision Design Standards Checklist

The table below depicts the design standards for a final plat for a minor subdivision application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

# Minor Subdivision Design Standards Checklist

Date Received: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant/Property Owner: \_\_\_\_\_

Minor Subdivision Design Standards Checklist	
General	
1	Name of Subdivision, Township, County, State
2	Name, signature, license number, seal, address, and phone number of land surveyor, engineer, architect, planner, and/or landscape architect involved in preparation of the plat
3	Property owner name(s), address, phone number, and e-mail address
4	Site address and parcel identification number
5	North arrow and scale to be 1" = 100' or larger
6	Vicinity map showing property's general location in relation to streets, railroads, and waterways
7	Zoning classification of the property and surrounding properties
8	All applicable certificates and statements as listed in Section 3.1.2 of the Administrative Manual
9	A scaled drawing showing the following existing features within the property and within 50' of the existing property lines: boundary lines, total acreage, adjacent use types, sidewalks and pedestrian circulation courses, streets, rights-of-way, easements, structures septic systems, wells, utility lines (water, sewer, telephone, electric, lighting, and cable TV), fire hydrants, culverts, stormwater infrastructure (drainage pipes, ditches, etc.), water bodies, wooded areas, and cemeteries
10	Lot layout including lot lines locations and dimensions, total number of lots, total lot area, and lot numbers for entire tract (No future development area left undefined)
11	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
12	Location or areas to be used for non-residential and multi-family purposes, if applicable
13	Location and type of site identification signs, traffic control signs, street name signs, and directional signs, if applicable
14	Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County"
15	Street name and street addresses as approved by GIS
16	Contour intervals of two feet, with flood elevation data, if required by the administrator
17	Delineate all soil series based on Currituck County Soils Map or NC licensed Soil Scientist
18	Proposed street design data with profile, if applicable
19	Monumentation set and control corner established
20	Verification of county water connection
21	Fire flow as required by the fire code
Additional Information for Nonresidential Minor Subdivisions	
1	General Plan of Development showing existing water, sewer, and stormwater facilities in the vicinity of the property; approximate plan and location of water service, sewer service or site evaluation from ARHS for each lot; conceptual drainage plan; preliminary locations for building pads and parking areas; preliminary plan for fire protection; access management plan; and a maintenance agreement for private common infrastructure

**Minor Subdivision 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. The Planning Director shall not process an application for further review until it is determined to be complete.

# Minor Subdivision Submittal Checklist

Date Received: \_\_\_\_\_ TRC Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant/Property Owner: \_\_\_\_\_

Minor Subdivision Submittal Checklist – Documents provided on USB flash drive or CD		
1	Complete Minor Subdivision application	
2	Final Plat with surveyor's seal	
3	General Plan of Development, nonresidential minor subdivision	
4	Completely executed street name approval form	
5	Copy of Site Evaluation from ARHS	
6	Wetland certification letter and map, if applicable	
7	Letter of commitment from centralized water provider, if applicable	
8	NCDENR, PWS, wastewater and waterline extension certification, if connecting to existing central water	
9	NCDENR, DWQ stormwater management permit (including application, plan, narrative, and calculations), if disturbing more than one acre or 10,000 square feet or more of built upon area	
10	NCDENR, DLQ, erosion and sedimentation control permit, if one acre or more of total land disturbance	
11	NCDENR, DCM CAMA permit, if development is proposed within the coastal management's area of environmental concern	
12	NCDOT, driveway permit and encroachment agreement, if required	
13	General Plan of Development for nonresidential minor subdivisions	
14	Application fee (\$50/lot)	

Minor Subdivision Street/Private Access Name Request Form

Please complete this form and submit it to the Currituck County Geographical Information Systems (GIS) Coordinator for review prior to the submittal of your minor subdivision application to the Planning Division. The GIS Coordinator can be reached at 252-232-2034.

Request

*This section to be completed by the applicant.*

Subdivision Name: \_\_\_\_\_

Subdivision Type: \_\_\_\_\_

Proposed Street Name	Office Use Only

Alternate Street Name(s): Please provide at least one alternate street name.

Proposed Alternate Street Name(s)	Office Use Only

Street Name Review

*This section to be completed by GIS Coordinator.*

Proposed street name(s) with a check mark are approved. Proposed street names with an X mark are denied.

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Please return copy to lead Planner: \_\_\_\_\_