



Major Subdivision Application

OFFICIAL USE ONLY:
 Case Number: PB 24-26
 Date Filed: 10/24/2024
 Gate Keeper: Cheri Grego
 Amount Paid: \$4,500.00
\$7,500.00 SW Fee

Contact Information

APPLICANT:

Name: Seaboard Development Alliance, LLC
 Address: 2875 Forge Road
Toano, VA 23168
 Telephone: 385-352-5657
 E-Mail Address: john@pioneerlandcompanyllc.com

PROPERTY OWNER: Nina s. Smithson, Trustee
 Name: Alvin L. Smithson, Jr., Trustee
 Address: 584 Juniper Ridge Road
Shawboro, NC 27973
 Telephone: _____
 E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Contract Purchaser

Request

Physical Street Address: Shortcut Road
 Parcel Identification Number(s): 0060-000-0100-0000
 Subdivision Name: Barco Reserve
 Number of Lots or Units: 44 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

10-24-24
 Date

[Signature]
 Property Owner(s)

10/24/24
 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: N/A Meeting Location: N/A

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

[Signature]

Property Owner(s)

Date

10-20-24

Date

10/24/24

*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.

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

Date Received: 10/24/2024

TRC Date: 11/6/2024

Project Name: 4853 Smithson

Applicant/Property Owner: Seaboard Development Alliance, LLC/Alvin L. Smithson, Jr., Trustee

Major Subdivision – Preliminary Plat Submittal Checklist – Documents provided on USB flash drive or CD		
1	Complete Major Subdivision application	<input checked="" type="checkbox"/>
2	Complete Special Use Permit Review Standards, if applicable	<input checked="" type="checkbox"/>
3	Stormwater Review Fee Deposit (see fee schedule)	<input type="checkbox"/>
4	Community meeting written summary, if applicable	<input checked="" type="checkbox"/>
5	Preliminary Plat with professional's seal	<input checked="" type="checkbox"/>
6	Existing features plan	<input type="checkbox"/>
7	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	<input checked="" type="checkbox"/>
8	Stormwater management narrative and preliminary grading plan	<input checked="" type="checkbox"/>
9	Completely executed street name approval form	<input checked="" type="checkbox"/>
10	Septic evaluations (suitable or provisionally suitable) by ARHS for each individual lot or letter of commitment from owner of centralized sewer service provider	<input checked="" type="checkbox"/>
11	Letter from DWQ indicating intent to approve connection to an existing centralized wastewater system.	<input type="checkbox"/>
12	Letter of commitment from centralized water provider, if applicable	<input type="checkbox"/>
13	Wetland certification letter and map, if applicable	<input checked="" type="checkbox"/>
14	Geological analysis for development or use of land containing a significant dune, if applicable	<input type="checkbox"/>
15	Economic and public facilities impact narrative, if required by administrator	<input type="checkbox"/>
16	Conservation Subdivision: Approved conservation and development plan	<input checked="" type="checkbox"/>
17	Plans	<input type="checkbox"/>
18	Application fee for Preliminary Plat (\$150 per lot) or \$250 for amended plats	<input type="checkbox"/>

For Staff Only

Pre-application Conference

Pre-application Conference was held on 9/23/2024 and the following people were present:

Mark Bissell, John Linton, Harvey Roberts, Bill Newns, Jennie Turner, Rick Godsey, Jason Litteral, Jovita Hood, Millicent Ott, Ralph Melton

Comments

- The proposed lots in AG need to be located entirely in the AG zoned area.
- Provide Subdivision Name
- Provide street names – approved by GIS
- MXR portion of subdivision must meet internal connectivity score (minimum 1.4)
- Street stubs longer than 150' require a turnaround
- Corner lots need 5' non-access easement
- Need sidewalks on both sides of streets (also along Shortcut road)
- Consider providing an area for recreational equipment storage
- Deceleration lane is required
- Hydrants max 1000' apart, every portion of lot frontage w/in 500' of hydrant, water main serving hydrant must be 8" diameter
- Show proposed recreation and park area dedication
- Swains Lane and any other ditches draining >5 acres required 25' easement dedicated to the county
- No more than 24" fill for septic permitted
- Provide cluster mailbox location
- Provide responses to Land Use Plan and Maple Barco Small Area plan consistency
- Provide responses to the 4 findings of fact for sup issuance
- Provide landscape plan including reforestation of open space (Section 7.1.3.B.3)
- Provide proposed grading plan
- Stormwater Escrow Review fee \$7,500
- Need USACE verification letter and map
- Provide any updates from NCDOT regarding future road improvements to Shortcut road

**Barco Reserve Conservation Subdivision
Attachment to Use Permit Application**

Purpose:

The Barco Reserve subdivision proposes the division of approximately 94.84 acres into a conservation subdivision of 45 lots. The property is split-zoned, with approximately 17.46 acres along US 158 (Shortcut Road) zoned MXR, and the remaining 77.38 acres zoned AG. Fifteen 15,000 square foot single-family lots are proposed in the MXR zoning district, and thirty 30,000 square foot single-family lots are proposed in the AG zoning district. 61.36 acres (almost 65%) open space is being provided. 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 excess of the requirements of the current Currituck County stormwater manual and the UDO and in accordance with NCDEQ regulations. The 100-year storm event will be modeled and stormwater management facilities will be provided in accordance with the model results.
 2. Albemarle Regional Health Services has evaluated each of the 45 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 will be modeled to demonstrate that fire flow and pressure is available to meet the fire code requirements for fire protection, while meeting maximum day domestic demand.
- B. Land to the north and south is developed as residential. Land to the east and west along the highway has also been developed as residential; land to the east and west of the main part of the tract is currently being farmed. 50' farm buffers are being provided to the proposed 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-1 Low Density Growth area, suitable for residential subdivisions with a suggested density of up to 1 dwelling unit per acre. The proposed density is 0.47 unit per acre, less than half of the allowed density in G-1.

The following policies of Imagine Currituck appear to support the proposed request:

Conservation subdivisions are valued over other less-compatible development types.

- 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.
- Continue to protect water quality through stormwater management practices, preservation of riparian buffers, water quality and quantity standards to protect groundwater and prevent pollution, saltwater intrusion and draw-downs

Locate residential development close to schools and recreation areas with ease of access to Caratoke Highway.

- D. Currituck County appears to have adequate public school facilities to serve the proposed subdivision.