



Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: Currituck Way, LLC FKA ITAC 423 LLC

Address: 353 SOUNDVIEW DR
KILL DEVIL HILLS, NC 27948

Telephone: 252.202.1292

E-Mail Address: jimobx@aol.com

PROPERTY OWNER:

Name: Same

Address: _____

Telephone: _____

E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Self

Property Information

Physical Street Address: 0 CARATOKE Hwy

Location: Powells Point, NC 27966

Parcel Identification Number(s): 012300000950000, 0123000095A000

Total Parcel(s) Acreage: 20.02

Existing Land Use of Property: Vacant

Request

Current Zoning of Property: AG Proposed Zoning District: C-MXR

Community Meeting

Date Meeting Held: February 6th, 6:00PM Meeting Location: 7069 Caratoke Hwy, Jarvisburg

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):

10 2-story residential multifamily buildings, including community

clubhouse, community pool, walkways, garden and playground.

Proposed Zoning Condition(s):

All proposed development will be consistent with and as allowed within the C-MXR zoning, including residential and accessory uses, and adhere to the dimensional standards outlined in the County Land Use Plan. A minimum 25-foot wide buffer will be provided along the property boundaries, with efforts to preserve existing vegetation where feasible and enhance with additional landscaping to screen residential areas and minimize visual and noise impacts. Existing drainage conveyance will be preserved or improved, and any necessary rerouting will be done in accordance with county stormwater management standards and approved by relevant authorities. All outdoor lighting will consist of full cutoff (night-sky) fixtures, ensuring compliance with county regulations to minimize light pollution. No new entrances will be allowed along US Hwy 158. The existing entrance(s) will be designed to meet traffic safety standards and visibility requirements. The development will have secured access, including gates with access codes for residents and authorized guests, along with appropriate security measures such as surveillance cameras and lighting. A waste management plan will be implemented, including provisions for recycling and proper trash disposal to ensure a clean and sustainable environment.

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

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

2-25-2025

Date

Property Owner

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: _____

Project Name: Conditional Rezoning and Land Use Plan Amendment - Currituck Way

Applicant/Property Owner: Currituck Way, LLC FKA ITAC 423 LLC

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

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: _____

Project Name: Conditional Rezoning and Land Use Plan Amendment - Currituck Way

Applicant/Property Owner: Currituck Way, LLC FKA ITAC 423 LLC

Conditional Rezoning Submittal Checklist – Documents provided on USB flash drive or CD		
1	Complete Conditional Rezoning application	<input checked="" type="checkbox"/>
2	Community meeting written summary	<input checked="" type="checkbox"/>
3	Conceptual development plan	<input checked="" type="checkbox"/>
4	Architectural drawings and/or sketches of the proposed structures.	<input checked="" type="checkbox"/>
5	Application fee (\$200 plus \$5 for each acre and/or part of an acre)	<input checked="" type="checkbox"/>

For Staff Only

Pre-application Conference

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

Comments

