



# Conditional Rezoning Application

**OFFICIAL USE ONLY:**

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

### Contact Information

**APPLICANT:**

Name: W&J Land Development, LLC  
Address: 109 43rd St.  
Virginia Beach, VA 23451  
Telephone: (757) 477-1469  
E-Mail Address: wgs@cox.net

**PROPERTY OWNER:**

Name: W&J Land Development, LLC  
Address: Pamela K. Austin-Younger  
Patricia B. Austin  
Telephone: (757) 477-1469  
E-Mail Address: wgs@cox.net

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Owner of 2; contract purchaser of 2 parcels

### Property Information

Physical Street Address: 6477 Caratoke Highway  
Location: Grandy, NC  
Parcel Identification Number(s): 107-54A, 107-53, 107-51D, & 107-51E  
Total Parcel(s) Acreage: 13.43 Acres  
Existing Land Use of Property: Residential and Vacant Land

### Request

Current Zoning of Property: GB and SFM Proposed Zoning District: C-MXR

### Community Meeting

Date Meeting Held: April 24, 2023 Meeting Location: Bank of Currituck, Grandy

**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):**

Townhome development along with business uses that are allowed in the MXR zoning district

**Proposed Zoning Condiiton(s):**

50' vegetated buffers will be provided to existing residential development to the north & west

A maximum of 50 Townhomes will be developed, with 2-story and possibly some 3-story units.

Townhome designs will be architecturally similar to sample elevations provided

An application has been duly filed requesting that the property involved with this application be rezoned from: GB and SFM 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.

by:

J.B.M. Manager  
Property Owner (s) W&J Land Development, LLC

Apr. 25, 2023  
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.**

Pamela Younger  
Pamela K. Austin-Younger

4/25/23  
Date

Patricia B. Austin  
Patricia B. Austin

4-25-23  
Date