



**CURRITUCK COUNTY
NORTH CAROLINA**

May 10, 2022

Minutes – Regular Meeting of the Planning Board

WORK SESSION

The Currituck County Planning Board held a work session at 5:30 PM in the Conference Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina, with five board members present. Staff members present were Kevin Kemp, Tammy Glave, and Cheri Elliott. The board members were briefed on the agenda items. Mr. Kemp said the draft land use plan, PB 22-09 Imagine Currituck 2040 Vision Plan, would be a discussion item with the board taking no action since the County is awaiting the State's comments. The board expressed concern over the changes that have occurred within the County over the past five years that are not reflected in the new land use plan. Board members said it has been six years since the plan was started and the information is no longer accurate. Ms. Krause said she needed more review time with staff to fully understand the new land use plan. Ms. Glave reviewed PB 22-06 H2OBX, LLC, request for conditional rezoning to allow a campground, and handed out a new land use diagram for the waterpark resort showing the location of the entrance to the road off of US Highway 158 to be the same, but shifts the remainder the road entirely on the waterpark's property so that no portion of the road is in the easement. Ms. Glave said the shift of the whole road was required in order for the application to be in compliance with the Unified Development Ordinance as interrupted by the Development Services Director, Kevin Kemp. The work session adjourned at 6:00 PM for board members to convene for the regular board meeting.

CALL TO ORDER

The Currituck County Planning Board met in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina, at 6:00 PM for a regular meeting.

Attendee Name	Title	Status	Arrived
Michael Corbell	Board Member	Present	
C. Shay Ballance	Chairman	Present	
Garry Owens	Vice Chairman	Late	6:11 PM
K. Bryan Bass	Board Member	Present	
David Doll	Board Member	Present	
Thomas Hurley	Board Member	Absent	
Juanita S. Krause	Board Member	Present	
Kevin Kemp	Development Services Director	Present	
Tammy Glave	Senior Planner	Present	
Cheri Elliott	Clerk to the Board	Present	

Chairman Ballance called the meeting to order at 6:07 PM.

A. Pledge of Allegiance & Moment of Silence

Chairman Ballance asked everyone to stand for the Pledge of Allegiance and a moment of silence.

B. Ask for Disqualifications

Chairman Ballance asked if any of the board members had a conflict of interest with items on the agenda. Chairman Ballance announced he would recuse himself for the second item on the agenda. There were no other disqualifications.

C. Announce Quorum Being Met

Chairman Ballance announced a quorum being met with five board members for the first item on the agenda and four board members for the second item on the agenda.

D. Approval of Agenda

Chairman Ballance asked if there were any changes for tonight's agenda. Mr. Doll motioned to approve as presented. Mr. Corbell seconded the motion and the motion carried unanimously.

RESULT:	APPROVED [5 TO 0]
MOVER:	David Doll, Board Member
SECONDER:	Michael Corbell, Board Member
AYES:	Michael Corbell, Board Member, C. Shay Ballance, Chairman, K. Bryan Bass, Board Member, David Doll, Board Member, Juanita S. Krause, Board Member
ABSENT:	Thomas Hurley, Board Member
AWAY:	Garry Owens, Vice Chairman

APPROVAL OF MINUTES FOR APRIL 12, 2022

Chairman Ballance asked if there were any changes needed for the April 12, 2022 meeting minutes. Mr. Bass motioned to approve as presented. Ms. Krause seconded the motion and the motion carried unanimously.

RESULT:	APPROVED [5 TO 0]
MOVER:	K. Bryan Bass, Board Member
SECONDER:	Juanita S. Krause, Board Member
AYES:	Michael Corbell, Board Member, C. Shay Ballance, Chairman, K. Bryan Bass, Board Member, David Doll, Board Member, Juanita S. Krause, Board Member
ABSENT:	Thomas Hurley, Board Member
AWAY:	Garry Owens, Vice Chairman

E. Planning Board Minutes - April 12, 2022**OLD BUSINESS****A. PB 22-09 Currituck County - Imagine Currituck 2040 Vision Plan: Consider Adoption of the Future Land Use Plan, Imagine Currituck 2040 Vision Plan**

Kevin Kemp stated this item will be on a rolling agenda until feedback is received from the State. He also said the board has expressed interest for another meeting to better understand the draft land use plan. Ms. Krause said she needs more education on it and Mr. Bass stated he had a few more questions so he believes a special meeting for more discussion concerning the draft land use plan is a good idea. Mr. Bass said, according to demographics in the draft land use plan, the over 55 population for Currituck County will become very large and wanted to know if the County has anything in the Unified Development Ordinance to address this forthcoming need. The board also expressed concern with the draft land use plan being outdated, saying it has been a long time since 2016 when this plan was started. Discussion was held on approving this draft land use plan and then amending it in the near future in order to update the plan.

Board discussion was held to choose a specific date to have a special meeting for more education on the draft land use plan. There will be no formal recommendation vote at this meeting.

Ms. Krause motioned to hold a special meeting on Wednesday, May 25th at 5:30 PM for the board to gain a better understanding of the draft land use plan, PB 22-09 Imagine Currituck 2040 Vision Plan. Mr. Bass seconded the motion and the motion carried unanimously.

RESULT: CONTINUED WITH NO VOTE

Next: 5/25/2022 5:30 PM

NEW BUSINESS

A. PB 22-06 H2OBX, LLC:

Chairman Ballance recused himself and took a seat in the public seating area due to a conflict of interest.

Vice Chairman Owens began to chair the meeting at 6:24 PM. He asked for the applicant or applicants to come forward and state their name and address for the record. Michael Strader came before the board stating his address as 1607 Teal Court, Kill Devil Hills. Jeff Malarney also came before the board stating his address as Wanchese, North Carolina. Vice Chairman Owens asked the applicants to be seated while staff presented their case. Tammy Glave presented the staff report stating the request is for conditional rezoning to allow the addition of a campground to H2OBX, went over zoning, the Land Use Plan classification map, and reviewed the new Land Use Diagram dated, May 10, 2022. She said the Development Services Director, Kevin Kemp, had made a determination that the prior entrance was a use that could not be used as shown on Land Use Diagram dated, April 5, 2022. The applicants created a new plan shifting the entrance road from the easement to the entire property of the owners. Ms. Glave went over the revised Land Use Diagram showing the specific areas for parking, camping sites, cabin sites, and the amenities to be included. Ms. Glave gave the background for the waterpark and said on February 7, 2022, the Board of Commissioners approved an amendment to the Unified Development Ordinance to allow for new campgrounds. Upon the approval of that text amendment this request was submitted for the addition of a campground. Ms. Glave said staff has found the existing wastewater treatment plant to be in compliance with their campground plans, also the Technical Review Committee recommends approval with the agreed upon conditions of:

1. All proposed development will be consistent with and currently allowed within GB

- zoning.
2. The entire entrance to the campground shall be on the same parcel as the campground and under the same ownership as the campground.
 3. "Private Access - Not for campground use" signage shall be placed where Ballast Rock Road terminates at the subject property line. The guard shack amenity and any other campground entrance/exit feature will be eliminated at this location.
 4. Since the total wastewater capacity for the development is expected to exceed 60,000 gpd and wastewater capacity beyond 60,000 gpd is not available to the project at this time (per project engineer), the project will be developed in two phases:
 - a. Phase 1 shall include no more camp sites and amenities than will bring the total wastewater usage up to 60,000 gpd for the development.
 - b. Phase 2 (remaining campsites and amenities) shall not be developed until the proper state permits are issued and required system expansion is complete and operating in compliance with the state permits.

Ms. Glave said staff is also recommending the following condition that must be agreed upon by the owners:

1. The project engineer shall designate the number of campsites and which amenities Phase 1 will include prior to site plan approval.

Ms. Glave read the Consistency and Reasonableness Statement into record:

The requested amended conditional zoning is consistent with the 2006 Land Use Plan because:

- The campground allows for a new and expanding tourist-oriented businesses in targeted tourist growth areas and allows for continued economic growth of our tourist industry. (Policies ED1, ED2, and ED3)
- There is adequate infrastructure available, both county and private services, and the plan mitigates impacts to the wetlands on the property by providing a minimum 30' setback from the wetlands to any development as required by the UDO. (Policies ES1 and ES2)
- The development will have no impact on schools, the water supply is sufficient, it will be served by private sewer, and law enforcement and fire and rescue reviewed the project without any noted concerns. (Policy PP2)

Vice Chairman Owens asked for questions from the board.

Board members asked questions about the width of the new road and whether it was wide enough. Ms. Glave said the road is 20 feet in width which meets the requirement for a commercial road. Board members asked questions concerning the future use of the old easement road. Ms. Glave said that is questions for the applicant.

Members of the Griggs family began talking to the board members from the public seating area concerning the applicant changing the road location and said it was a violation of their shared agreement. Ms. Glave gave her opinion, saying a property dispute between property owners is not something the County should get involved with.

The Griggs family continued to talk and approached the podium.

Vice Chairman Owens asked for the name and address of the person speaking. Brad Griggs a resident of Dare County spoke in opposition of the applicant's request. He said their family sold the waterpark developers eighty acres, then handed out the Agreement of Purchase between Bittersweet Farms, LLC, and Griggs Investments, LLC, Sellers, and CBH2O,LP, Buyer, dated April 14, 2016. Brad Griggs also handed out a Sketch for OBX Waterpark Adventure, OBX Waterpark Adventure, LLC approved on March 14, 2017 that shifts the first section of the entrance to the waterpark solely on to the waterpark's property. Mr. Griggs said this was the original road and at the last minute the County allowed them to change the road which, he said, cuts them off from 158. He said he realizes this is a civil issue, but 461 acres will be cut off. Mr. Griggs handed out the Waste Allocation and Use Agreement and Deed of Easement both dated October 14, 2016. Mr. Griggs asked the board to table the applicant's request and to give them 30-60 days to get this sorted out. Ms. Glave said the Unified Development Ordinance (UDO) allows the road to be changed.

Vice Chairman Owens asked if the board members had anymore questions for staff. With no more questions, Vice Chairman Owens asked for the applicant to come forward to present their case. Michael Strader, Civil Engineer with Quible & Associates, P.C., said their application was supposed to be a simple change to have the addition of the campground. He said the H2OBX RV & Waterpark Resort Land Use Diagram they provided is very detailed since this is the first campground being constructed in the County in a very long time. He said this plan is not new; there have been meetings along with a Community Meeting which notified the adjacent property owners. Mr. Strader said they had to shift the road in order to comply with the UDO.

Board members asked questions concerning the onsite Wastewater Treatment Plant, the capacity of the Plant, the Spray Field, etc. Mr. Strader gave the capacity numbers and said there is more than enough with the expansion of a campground.

Board members held more conversation on the ability for the Griggs family to be able to access their property. Mr. Strader said their property has road frontage which allows them access.

Discussion was held by the board members to table the applicant's request. Ms. Glave reminded the board members the UDO states no other campgrounds shall be located within 5 miles of each other. She said if another application is received for a campground located within 5 miles of H2OBX, it could cause a conflict.

Jeff Malarney told the board members they meet all the requirements of the UDO and asked that the board approve the request to keep their application on track.

Vice Chairman Owens asked if there were any other questions for the applicant. Vice Chairman Owens asked if there were any other public members who wished to speak. With no other person wishing to speak, the open meeting was closed.

Mr. Bass made a motion to table the request, then withdrew his motion.

Ms. Glave reminded the board the Griggs do not currently have access to US Highway 158, that section is on the property of the waterpark, so if you were to table their request it would not change anything.

Mr. Doll motioned to table the request for 30 days due to the late notice of the proposed map. Mr. Bass seconded the motion and the motion passed unanimously.

RESULT:	TABLED [5 TO 0]	Next: 6/14/2022 6:00 PM
MOVER:	David Doll, Board Member	
SECONDER:	K. Bryan Bass, Board Member	
AYES:	Michael Corbell, Board Member, Garry Owens, Vice Chairman, K. Bryan Bass, Board Member, David Doll, Board Member, Juanita S. Krause, Board Member	
ABSENT:	Thomas Hurley, Board Member	
RECUSED:	C. Shay Ballance, Chairman	

ANNOUNCEMENTS

Vice Chairman Owens asked if anyone had an announcement. Kevin Kemp said the County Manager, Ike McRee, will present the proposed annual Fiscal Year Budget for 2022-2023 at the Board of Commissioners' Meeting on Monday, May 16th. The Board of Commissioners will formally vote on this budget at their first regular meeting in June.

ADJOURNMENT

Mr. Bass motioned to adjourn the meeting. Ms. Krause seconded the motion and the meeting adjourned at 7:45 PM.



**CURRITUCK COUNTY
NORTH CAROLINA**

April 12, 2022

Minutes – Regular Meeting of the Planning Board

CALL TO ORDER

The Currituck County Planning Board held a regular meeting in the Conference Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina.

Chairman Ballance called the meeting to order at 6:02 PM.

Attendee Name	Title	Status	Arrived
Michael Corbell	Board Member	Present	
C. Shay Ballance	Chairman	Present	
Garry Owens	Vice Chairman	Present	
K. Bryan Bass	Board Member	Present	
David Doll	Board Member	Present	
Thomas Hurley	Board Member	Late	6:12 PM
Juanita S. Krause	Board Member	Present	
Kevin Kemp	Development Services Director	Present	
Laurie LoCicero	Planning Director	Present	
Jennie Turner	Senior Planner	Present	
Cheri Elliott	Clerk to the Board	Present	

A. Pledge of Allegiance & Moment of Silence

Chairman Ballance asked everyone to stand for the Pledge of Allegiance and a moment of silence.

B. Ask for Disqualifications

Chairman Ballance asked if any board member had a conflict of interest with the item of discussion tonight. No conflicts were noted.

C. Announce Quorum Being Met

Chairman Ballance announced a quorum being met with six board members present. Mr. Hurley arrived at a later time - bringing the number of board members present to seven.

D. Approval of Agenda

Chairman Ballance asked if there were any changes necessary for the agenda. Mr. Doll motioned to approve as presented. Mr. Bass seconded the motion and the motion carried unanimously.

Communication: Planning Board Minutes - April 12, 2022 (Approval of Minutes for April 12, 2022)

RESULT:	APPROVED [6 TO 0]
MOVER:	David Doll, Board Member
SECONDER:	K. Bryan Bass, Board Member
AYES:	Michael Corbell, Board Member, C. Shay Ballance, Chairman, Garry Owens, Vice Chairman, K. Bryan Bass, Board Member, David Doll, Board Member, Juanita S. Krause, Board Member
AWAY:	Thomas Hurley, Board Member

APPROVAL OF MINUTES FOR JANUARY 11, 2022

Chairman Ballance asked if there were any changes needed for the minutes for January 11, 2022. Mr. Corbell motioned to approve as presented. Ms. Krause seconded the motion and the minutes were unanimously approved as presented.

RESULT:	APPROVED [6 TO 0]
MOVER:	Michael Corbell, Board Member
SECONDER:	Juanita S. Krause, Board Member
AYES:	Michael Corbell, Board Member, C. Shay Ballance, Chairman, Garry Owens, Vice Chairman, K. Bryan Bass, Board Member, David Doll, Board Member, Juanita S. Krause, Board Member
AWAY:	Thomas Hurley, Board Member

E. Planning Board Minutes - January 11, 2022

OLD BUSINESS

There was no old business discussed.

NEW BUSINESS

A. PB 22-09 Imagine Currituck 2040 Vision Plan:

Ms. LoCicero thanked the board for meeting to discuss the draft land use plan on a night without a normal business item on the agenda. She said the land use plan is an important document for the county that has been in the works for a long time. She asked the board to continue reviewing the document after tonight's meeting with the intention of making a recommendation at the next regular board meeting in May. Ms. LoCicero started by giving the background and purpose, the planning goals, and planning process, saying the Coastal Area Management (CAMA) requires each of the twenty coastal counties in North Carolina to produce and adopt a certified land use plan that sets forth policies for growth. Ms. LoCicero said the land use plan process was started in 2016 with a twelve-member steering committee, in 2019 the draft land use plan was submitted to the CAMA office in Elizabeth City for a determination of completeness. CAMA returned the document with approximately 54 to 55 items needing correction. Ms. LoCicero said she worked this past fall and winter to address all the issues with the help of a consultant and resubmitted the document back to CAMA the first week of March. Ms. LoCicero said she hopes for the Board of Commissioners to consider adopting the new land use plan sometime this summer. Ms. LoCicero continued by reviewing the county profile, giving the history with past, current, and

projected demographics. Ms. LoCicero said the last census in 2020 had Currituck County's permanent population at 28,048 which was updated by the State Demographer on July 1st, 2021, to 29,563 making our county the fastest growing area in the Albemarle Region. Ms. LoCicero continued by reviewing the guiding principles, the recommendations with the role of policies for the planning elements of land use, economic development, infrastructure, and county services for the geographic focus areas of Northern Mainland, Lower Currituck, Corolla with the Off-Road Area, Gibbs Woods, and Knotts Island. Ms. LoCicero also reviewed the implementation matrix within the land use plan which is a summary designed to guide decision making for planning across all levels within the county with its listed actions, guiding principles, and connected policies. Ms. LoCicero said, additionally, the matrix series identifies lead departments and the specific years of implementation for the specific actions. Ms. LoCicero asked if the board members had any questions.

Mr. Corbell asked if the Currituck Station was still in the plan. Ms. LoCicero said yes, but currently sewer is not available for that plan. Mr. Kemp said the larger developments have shifted south of the Currituck Station area. Ms. LoCicero said the maps within the land use plan showing higher density are not set and may change with the Board of Commissioner's decisions with development applications. Ms. Turner told the board members to not confuse the density maps with zoning maps; applicants would still have to meet the set zoning requirement for their requested applications.

The board members held discussion with staff concerning the projected population growth for the county and flooding issues by new developments. Ms. LoCicero said she and Ms. Turner are currently working with the County Engineer, Eric Weatherly, reviewing the Unified Development Ordinance and the Stormwater Plan to make corrections to assist with the current flooding issues from new developments. Discussion was also held on the influx of new residents to the beach area. Mr. Hurley said building and residential sales were at an all-time high with contractors booked three years out. Parking issues in the beach area was also discussed.

Ms. Turner recommended placing the draft land use plan on May's agenda as a discussion item that could potentially be acted upon or continued to the June meeting, if necessary. Mr. Kemp agreed with Ms. Turner.

RESULT: CONTINUED WITH NO VOTE

Next: 5/10/2022 6:00 PM

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

Mr. Bass motioned to adjourn the meeting. Mr. Doll seconded the motion and the meeting adjourned at 7:45 PM.



Currituck County Agenda Item Summary Sheet

Agenda ID Number – 3400

Agenda Item Title: PB 22-09 Currituck County - Imagine Currituck 2040 Vision Plan: Consider Adoption of the Future Land Use Plan, Imagine Currituck 2040 Vision Plan

Submitted By: Cheri Elliott – Planning & Community Development

Item Type: Legislative

Presenter of Item: Kevin Kemp

Board Action: Action

Brief Description of Agenda Item:

The future land use plan, Imagine Currituck 2040 Vision Plan, will be considered for adoption.

Planning Board Recommendation: Approval

Staff Recommendation:

TRC Recommendation:



Imagine

CURRITUCK

2040 VISION PLAN



CURRITUCK COUNTY, NC
WINTER 2022





PREPARED FOR

Currituck County, North Carolina



PRODUCED BY

Currituck County Department of Planning and Community Development

AND



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ACKNOWLEDGMENTS

CURRITUCK COUNTY BOARD OF COMMISSIONERS

Mike H. Payment, Chairman	Selina S. Jarvis	Bob White
Paul M. Beaumont, Vice Chair	Kevin E. McCord	J. Owen Etheridge
Mary “Kitty” Etheridge		

2040 VISION PLAN STEERING COMMITTEE

Troy Breathwaite	Kimberlee Hoey	David Palmer
Edward Cornet	Barry Lipman	Elizabeth White
Steven W. Craddock	Peggy Lusk	John Wright
Warren D. Eadus	Barbara Marzetti	Jim Clark

CURRITUCK COUNTY STAFF

Donald “Ike” McRee, Jr. County Manager	Jennie Turner, CZO, CFM Planner II	Tammy Glave, CZO Senior Planner
Kevin Kemp Development Services Director	Jason Litteral, CFM Planner II	Matt Kirkendall Planner
Laurie LoCicero, AICP Planning Director	Harry Lee, GIS Coordinator	Savannah Newbern Planner
Ben E. Woody, AICP Planning Director (previous)	Donna Voliva, CZO Assistant Planning Director	

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INTRODUCTION

BACKGROUND AND PURPOSE

PLANNING GOALS

PLANNING PROCESS

BACKGROUND AND PURPOSE

The Coastal Area Management Act requires each of the 20 coastal counties in North Carolina to produce and adopt a local land use plan that sets forth policies for growth. The *Imagine Currituck 2040 Vision Plan* satisfies this requirement for Currituck County and replaces the 2006 Currituck County Land Use Plan.

Currituck County is experiencing growth, shifting demographics, and increasing opportunities for new development. These factors create a need for a land use plan that incorporates citizen ideas and concerns regarding the changing physical and demographic landscape.

Imagine Currituck provides a framework for land use and development decision-making that updates and further refines policies set forth in the 2006 Land Use Plan. This plan strategically reduces the number of overall policies compared to the 2006 plan while also integrating several key planning elements to produce a comprehensive vision for the future.



THE PLAN IS ORGANIZED INTO FOUR CHAPTERS:

1. COUNTY PROFILE
2. PUBLIC ENGAGEMENT AND GUIDING PRINCIPLES
3. RECOMMENDATIONS
4. IMPLEMENTATION



PLANNING GOALS

This plan conveys a bold, long-range vision for Currituck County; it expresses community aspirations to strategically direct growth while protecting vital natural resources and landscapes.

From the onset of the planning process, four (4) goals were identified:

1. **WORK TOGETHER.** Engage citizens in a meaningful way through a participatory planning process.
2. **STAY ON TARGET.** Identify areas appropriate for varying densities of growth to maximize existing infrastructure and the preservation of rural landscapes and sensitive natural areas.
3. **MAKE IT VISUAL.** Produce a plan that is visually compelling and illustrates opportunities for growth and conservation.
4. **KEEP IT REAL.** Establish realistic priorities and specific steps for achieving plan recommendations.

PLANNING PROCESS

The *Imagine Currituck* Steering Committee and County planning staff achieved plan development objectives during an extensive process.

The plan process included five (5) major phases: 1) Direction Setting; 2) Research and Analysis; 3) Public Engagement and Visioning; 4) Plan Development; and 5) Final Plan Development and Adoption.

MARCH-MAY '16

DIRECTION SETTING

- Establish citizen Steering Committee with county-wide representation
- Review existing plans
- Project branding
- Develop public engagement strategy
- Produce project website and establish social media presence



APRIL-JULY '16

RESEARCH AND PRELIMINARY ANALYSIS

- Identify existing and emerging conditions
- Develop custom infographics
- Field Visits
- Develop conceptual renderings for key growth or infrastructure improvement areas
- Perform Land Suitability Analysis



JUNE-NOV. '16

PUBLIC ENGAGEMENT

- Focus groups conducted by County staff
- Launch online questionnaire
- Launch Ideas, Insights, & Barriers Interactive Map
- Social Media marketing campaign
- Public Workshops conducted by County staff





DEC. '16-JUNE '17

PLAN DEVELOPMENT

Present results of research and analysis, public engagement, and conceptual schematics to County Commissioners and Steering Committee

Finalize all renderings and schematics based on feedback.

Prepare and review with Steering Committee and staff all policy recommendations.



JAN.-JULY '22

FINAL PLAN DEVELOPMENT & ADOPTION

Review final document with staff and Steering Committee.

Develop final presentation

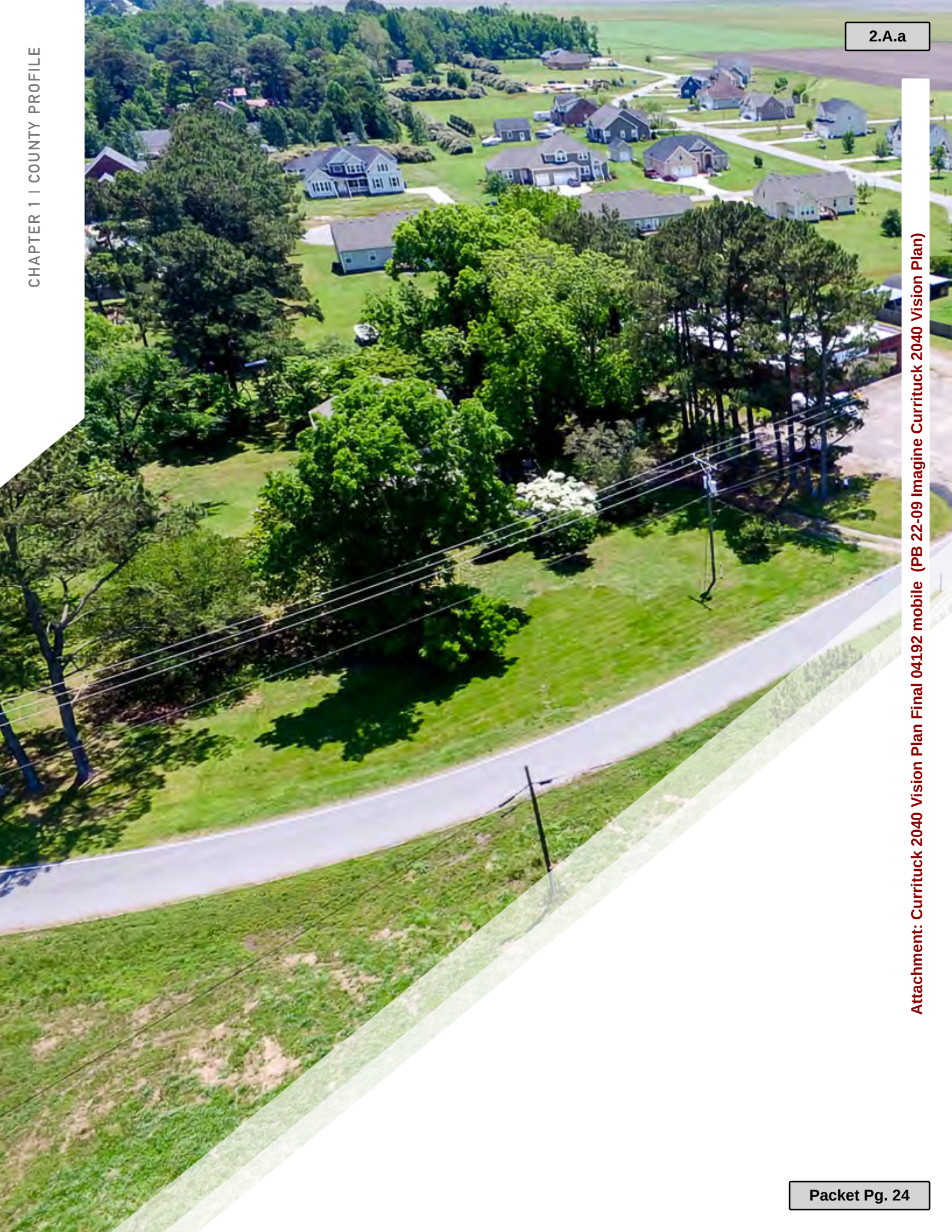
Public survey, hearing, and 45 day public comment period

Final revisions after public comment

Plan Adoption



EXHIBIT: 1





CHAPTER 1: COUNTY PROFILE

This chapter provides a comprehensive profile of Currituck County and includes five (5) parts:

1. **HISTORY.** The first section examines the County's history from colonial settlement to its establishment as a "sportsman's paradise" and present-day vacation destination.
2. **REGIONAL CONTEXT.** This section provides an overview of Currituck County's regional context both geographically and spatially as it relates to centers of growth and development.
3. **DEMOGRAPHIC TRENDS.** An assessment of existing and projected demographic trends reveals some of the County's greatest challenges for managing future growth.
4. **LAND SUITABILITY.** The Land Suitability Analysis evaluates the physical environment to identify land most suitable for development.
5. **PREVIOUS PLANS.** The last section provides a summary of previous planning efforts throughout the County.

A HISTORY OF PROGRESS



PHOTO FROM: CURRITUCK CO. DEPT.
OF TRAVEL AND TOURISM

COLONIAL SETTLEMENT

Currituck County's original residents were the Algonquin Native Americans. The name *Currituck* is derived from the Algonquin word *Coratank*, meaning "Land of the Wild Goose." Beginning around 1650, former indentured servants from the colony of Virginia braved the Great Dismal Swamp to settle in what is now Currituck County. The Carolina Charters (1663 and 1665) further attracted settlers with land grants. The County was established soon after in 1668 and is one of the five original ports in North Carolina.



ALBEMARLE-CHESAPEAKE WATERWAY

Open for commerce in 1859, the Albemarle-Chesapeake Waterway is a canal segment of the Atlantic Intracoastal Waterway that connects the Chesapeake Bay to the Albemarle Sound. The canal divides the Currituck Mainland into northern and southern geographies. The Intracoastal Waterway established a vital shipping route that provides free passage to vessels from Maine to Florida. The Waterway played a significant role in World War II by providing safe passage for military cargo vessels from enemy submarines off the Atlantic.



PHOTO FROM: CURRITUCK CO. DEPT.
OF TRAVEL AND TOURISM

SPORTSMAN'S PARADISE

Ease of access, facilitated by the Albemarle-Chesapeake Canal, increased visitation to Currituck's stunning landscapes. By the late 1800's the County had earned a reputation as a "Sportsman's Paradise" for its abundance of fish and game, particularly, water fowl. Wealthy industrial capitalists established numerous hunt clubs. The historic Whalehead Club in Corolla is the most well-known.



PHOTO FROM: CURRITUCK CO. DEPT.
OF TRAVEL AND TOURISM

POST WWII

During the Great Depression and World War II, the population of Currituck slightly decreased. Post-war, the population grew modestly with the County experiencing a 12.5 percent increase from 1950 to 1970. In the 1970s, population and residential development began to grow dramatically due to the in-migration of workers and their families from the Hampton Roads area of Virginia. These new residents settled in the Moyock township of northern Currituck in close proximity to their jobs.

Prior to the influx of workers and professionals from Virginia, agriculture was the dominant employment sector for the County. Consistent with the national trend, farming as a career path and lifestyle declined dramatically. Manufacturing, military operations, and trade industries located outside of the County became the primary employers of Currituck residents.



PRESENT DAY

Today, Currituck remains a vacation destination that attracts hundreds of thousands of visitors a year to its beaches, bays, and marshes. Tourism is a major employer and economic driver that has resulted in significant development and infrastructure investment in the Outer Banks community of Corolla. The Off-Road Area north of Corolla has seen limited development due to the absence of road infrastructure and the Coastal Barrier Resources Act (COBRA) designation that prohibits the issuance of federally subsidized flood insurance or other federal investment in the area.

For the Currituck Mainland, the trends of the 1970s persist today. The vast majority of the workforce commutes outside of the County for employment. Development pressure from the Hampton Roads Area has intensified and the growing residential population has created a demand for additional county services.

Conservation is a citizen priority on both the Mainland and the Outer Banks. Balancing this priority with current and impending growth presents both a challenge and an opportunity for Currituck County.

HISTORIC AND CULTURAL AREAS

HISTORIC PRESERVATION COMMISSION

Currituck County recognizes the value of its historic heritage and in 2017 the Board of Commissioners established a Historic Preservation Commission in order to safeguard county heritage by preserving local landmarks. The Historic Preservation Commission maintains an inventory of properties of historical significance that are eligible to apply for local landmark designation.

NATIONAL REGISTER OF HISTORICAL AND CULTURAL RESOURCES

There are several significant historical and cultural resource sites within Currituck County that are either listed in the National Register of Historic Places or are included in the inventory of Currituck County's own Historic Preservation Commission (see Map B.9 in Appendix B).

Baum Site

The Baum site contains three Colington phase ossuary burials and is within the traditional Carolina Algonkian distribution. The Baum site is and has been subject to erosion.

additions and a one-story front portico. Also on the property are two outbuildings and a family cemetery.

Coinjock Colored School

Coinjock Colored School is a historic Rosenwald school building for African-American students, originally located at 4358 Caratoke Highway in Coinjock, the building was moved to the east side of Caratoke Highway in 2016. It was built in 1920, and is a one-story frame, side-gable-roof, two-classroom school building with American Craftsman style design elements. The school was one of three Rosenwald schools built in Currituck County during the period 1921 to 1927 and it housed a school until 1950.

Currituck Beach Light

First lit in December 1875, the 162 foot high Currituck Beach Lighthouse in historic Corolla Village towers above the northern Outer Banks landscape. Similar to other lighthouses on North Carolina's Outer Banks, the Currituck Beach Light still serves as a navigational aid and can be seen for eighteen nautical miles. The Currituck Beach Lighthouse was the last major brick lighthouse built on the Outer Banks and to distinguish it from other regional lighthouses, its red-brick exterior was left unpainted. The site was listed in the National Register of Historic Places in 1973 and after extensive maintenance and restoration by the Outer Banks Conservationists (OBC), the lighthouse was opened to the public in 1990. Today this impressive landmark offers adventurous visitors who climb its 220 winding steps a panoramic view of Currituck Sound, the Atlantic Ocean, and the Currituck Outer Banks.

Culong House

Culong, also known as the Thomas Cooper Ferebee House and Forbes House is a historic home located in Shawboro; built in 1812, it is a two-story, three bay by three bay Federal style frame dwelling with a gable roof. It has two wing

Currituck County Courthouse and Jail

The original two-story section of the courthouse was built about 1842, enlarged in 1897, and a rear wing was added in 1952. An 1897 remodel added a second floor to the original one-story wings and Classical Revival style design elements. The jail was built circa 1857 and is a two-story, rectangular building with 32 inch thick brick walls. It is one of the oldest existing jails in North Carolina.

Flyway Club

Flyway Club is one of a small number of remaining fowl hunting lodges established in the early twentieth century in the northeast corner of North Carolina. Composed of a large late 1920s farm building and a large two-story, multi-gabled hunting lodge from 1960, it stands on the east shore of the Currituck Sound. The farm building, constructed from 1928 to 1930, is a local example of a substantial outbuilding designed both to contribute to the operation of the estate and to house workers who labored at Flyway Club.

Grandy School

Grandy School is a historic school that was built in 1908. It is a tall, one-story, frame building with Late Victorian and Colonial Revival style design elements. It has a gable roof and features a tall central bell tower.

Jarvisburg Colored School

Jarvisburg Colored School is a historic school building for African-American students. It was in service from 1868 until 1950 when Currituck opened a Consolidated School and closed all the small African American county schools. The Jarvisburg Colored School is a two-story, frame building built of cypress wood with Queen Anne style design elements. It last housed a school in 1950. Today, the Jarvisburg Colored School serves as a Museum to share the stories of former students and histories of all the Colored Schools in Currituck County, North Carolina.

Currituck Shooting Club (Gone)

Currituck Shooting Club was a historic shooting club located in Corolla. The clubhouse was built between 1879 and 1882, and consisted of three connected sections. Also on the property were a boatmen's house, and boathouse complex, and scattered outbuildings. The Currituck Shooting Club was formed in 1857, and was the oldest active shooting club in the United States. The complex burned to the ground on March 20, 2003.

Shaw House

Shaw House, also known as Cupola House, is a historic home located in Shawboro. It was built about 1885, and is a two-story, three bay by two bay, Italianate style frame dwelling on a brick foundation. It features a three-story tower and has a two-story rear wing.

Twin Houses

Twin Houses is a historic home built circa 1797, it consists of two separate two-story, five bay by two bay, identical Federal style structures, joined by a transverse hall. Col. Henry Shaw and his wife are buried at the property.

Whalehead Club

The Whalehead Club is a 21,000 square foot mansion representing the Art Nouveau style of architecture. The structure was completed in 1925 and subsequently added to the National Register of Historic Places in 1980. Originally situated in an isolated area of the Outer Banks overlooking the Currituck Sound, the home served as a retreat for the owners and their frequent guests. Over the years the site has been repurposed many times, in turn being a Coast Guard recruitment base, educational institution, and aviation test site. Today, the County-owned site has been fully restored and functions as a public museum and event venue.

CHAPTER 1

Wilson Walker House and Walker-Snowden Store

The 1876 Wilson Walker House and 1895 Walker-Snowden Store are on the south side of Courthouse Road, directly across from the Currituck County Courthouse. The house replaced an earlier 1850 house on the site and several outbuildings on the property were built around the time of the earlier house but remain on the parcel and are contributing resources. The store is a single-story, frame structure with a false front parapet hiding a front gable roof. A small grouping of outbuildings including the 1850 Walker Cottage, 1852 kitchen, 1859 smokehouse, 1950 shed and 1920 office are located to the rear, south and west of the house and store. To the far south of the parcel is a small family cemetery.



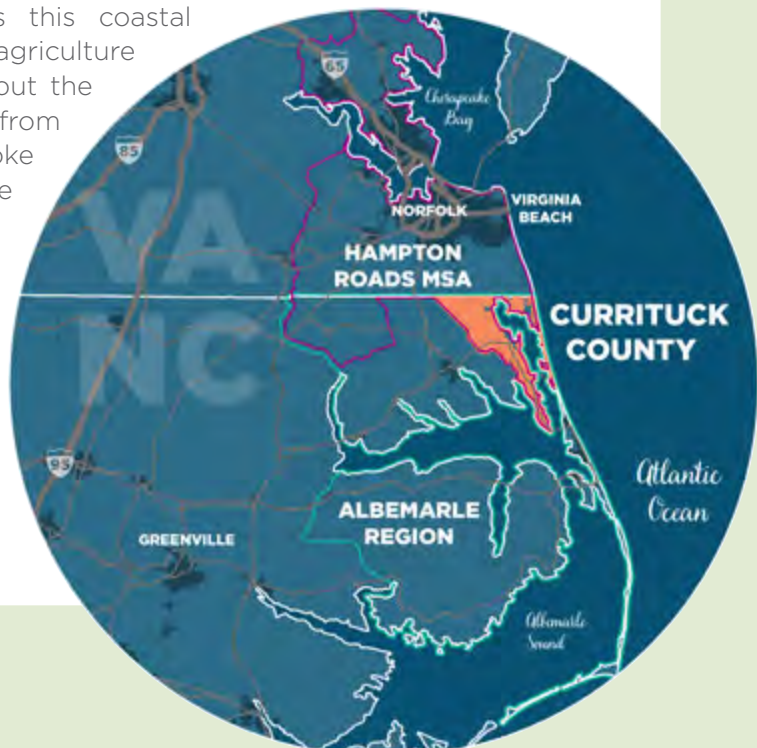
REGIONAL CONTEXT

Currituck County is located in the Albemarle region of North Carolina. It is also part of the Hampton Roads, Virginia Metropolitan Statistical Area (MSA) which includes Norfolk, Chesapeake, and Virginia Beach.

Hampton Roads is a major center of commerce, boasting the only deep-water port in the mid-Atlantic region. Currituck County is linked to the Hampton Roads area via Caratoke Highway (NC Highway 168/US Highway 158), the Intracoastal Waterway, and major rail lines.

Bound by the Atlantic Ocean to the east, and Currituck Sound to the west, the Currituck Outer Banks are a major tourist destination. From the seclusion of the Off-Road area to the resort-like atmosphere of Corolla, Currituck's barrier island attracts tens of thousands of visitors every year. Caratoke Highway provides the primary point of access to the Outer Banks, transporting visitors through the mainland and across the Currituck Sound.

The Currituck Outer Banks is just one of the diverse landscapes that encompass this coastal county. Residential areas and agriculture still dominate the mainland but the nature of those uses vary from north to south along Caratoke Highway. The remote locations of Knotts Island and Gibbs Woods have their own distinct characteristics with long expanses of sound shoreline and marsh. With water separating different geographies of the county, Currituck faces unique challenges as it plans for the future.



MAP: 1

DOMINANT GROWTH RELATED CONDITIONS

GENERAL

Currituck County's population has expanded by over 4,500 people between 2010 and 2020, a 19% increase in population. This trend is projected to continue as the county population is expected to grow by nearly 8,000 over the next two decades. Growth is attributable to several factors including close proximity to the metropolitan area of Hampton Roads, Virginia and Dare County, low taxes and housing costs, a high quality of life, good schools, and an abundance of desirable shoreline property. With no incorporated municipalities to provide services, it is the responsibility of the county government to provide most of the public services required by an increase in residents.

Currituck is surrounded by sounds, canals and bays and the landscape is rife with creeks, slues and ditches. As the county grows and develops, a major concern is the impact of new development on the quality of these surface waters as well as groundwater. The mainland is experiencing a conversion from rural farmland to exurban, even suburban, bedroom communities. With this conversion, it is important for the county to provide infrastructure, such as water and sewer, and to regulate stormwater to limit negative impacts to the environment. Being a low-lying coastal county with significant swaths of poor draining soils and a high water table, handling stormwater is a paramount issue for new development. Stormwater management should address runoff quality as well as runoff quantity.

Even with the conversion of farmland to residential neighborhoods, there are large portions of the mainland with active farming and agriculture is still a major driver of Currituck's economy and culture. As a number of factors make farming less attractive, the trend of losing farmland to

other uses is expected to continue. The effect of this conversion will impact the mainland significantly over the next decade. Balance will need to be achieved between these new uses and Currituck's traditional rural character and natural environment.

Another factor concerning growth in Currituck is the Mid-County Bridge. The Mid-County Bridge is a proposed transportation project that will connect the mainland in Aydlett to Corolla and continues to be a major issue on both sides of the Currituck Sound. This project has been in the planning stage for decades and has been designated for funding in the 2020-2029 Statewide Transportation Improvement Program. The bridge has been a divisive issue and will certainly change the pace and possibly the character of development both on the Mainland and the beach. Proponents of the bridge believe it is very much needed to improve east-west travel, enhance economic development, and provide better delivery of services to the Currituck Outer Banks. Opponents of the bridge are concerned about environmental impacts and changes to quality of life. In December 2021, the US District Court for the Eastern District of North Carolina ruled in favor of the NC Department of Transportation and Federal Highway Administration (FHWA) for constructing the Mid-Currituck Bridge. This is the most recent legal decision in the history of this project but the decision may be appealed by bridge opponents. After the court decision, NCDOT representatives indicated the Right of Way/Design-Build Let process will be delayed until June 2024 due to the uncertainties about legal challenges.

NORTHERN MAINLAND

The dominant growth related concerns for this area include the conversion of farmland to residential development and the associated challenge of maintaining existing infrastructure and expanding new infrastructure to support this conversion. There is residential growth countywide, but the Northern Mainland is experiencing the most intense residential development pressure. With a close proximity to the military installations and support industries of the Virginia's Hampton Roads region, northern Currituck County is an attractive place for young families and military retirees to relocate. A majority of the soils on the Mainland have "severe limitations" for on-site septic systems, as illustrated by the Soil Suitability Map (See Appendix B.2). Currently there are four wastewater treatment plants (one private facility and three county-owned facilities) in the Northern Mainland which can serve more than just a single development. The service districts of these four WWTPs are limited but have the ability to be expanded. For public water, the County is

currently producing 1.6 million gpd at the Maple plant. Expansion of this facility and the associated distribution infrastructure are being planned and budgeted by the County Utilities Department in order to meet demands. Residential growth should be directed toward the existing and planned water and sewer infrastructure to limit the potential negative impact on groundwater quality from development. Drainage and stormwater are also major factors with the residential growth in the Northern Mainland. As impervious surface is increased in an area of poor draining soils and low elevation, there is potential to negatively impact water quality. State stormwater standards address water quality and County standards address water quantity. New residential developments must meet both local and state requirements. The Moyock Stormwater Service District was modified in 2021 to consolidate existing districts and expanded to encompass most of Moyock Township.

LOWER CURRITUCK

Lower Currituck soils are generally more suitable for on-site septic systems but due to extensive shoreline and wetland areas, there is less land available for development. This geography has not seen the same market demand for residential development as in other areas of the County such as Corolla and Northern Mainland but it is experiencing steady home building. The limited availability of infrastructure, including water and sewer, along with land use classifications established by the Future Land Use map, have influenced development patterns in this area of the county. Water lines are in place along the length of Caratoke Highway for access by future development to but only a small portion of existing neighborhoods are served by County water. One public WWTP is located in the Grandy area of

Lower Currituck. Agricultural fields dominate segments of Lower Currituck's landscape along with pockets of neighborhood-scale commercial uses. This region of Currituck has experienced growth for support services for the Outer Banks' beaches, along with visitor attractions such as the local vineyard, NC's oldest microbrewery, sound accesses, farm markets, golf courses, and an outdoor waterpark. Because of the location near the Wright Memorial Bridge and few north-south alternative routes, heavy tourist traffic during the summer impacts residents in this geography of the County. A challenge for Lower Currituck is to balance the visitor and support service businesses with enhancing the sense of community for its residents.

COROLLA

The Corolla area of the Currituck Beaches has mostly been developed in Planned Unit Developments (PUDs) to create a resort-type beach community. PUDs are a development type expected to promote a more efficient use of land, a higher level of amenities and more creative design than would otherwise be possible. There are a few undeveloped phases of approved PUDs in Corolla where additional commercial, mixed-use and residential development is expected. A few areas in Corolla were developed as more traditional subdivisions and there is potential for new development or redevelopment in these subdivisions as well. As a county, providing services for tens of thousands of weekly visitors during summer months then scaled down to just over a thousand residents in the off-season can be complicated.

Corolla continues to struggle with stormwater management, traffic, and access to beaches and sound access. Drainage is a major concern with new development as well as existing development. Stormwater issues in older subdivisions such as Whalehead and Ocean Sands, have resulted in the county creating stormwater districts in order to implement infrastructure projects to improve stormwater management for these neighborhoods. Another issue is the demand for larger dwellings with more bedrooms and amenities, both as new structures on vacant lots and as redevelopment in older neighborhoods. Larger houses can result in more summer visitors with increased stresses on infrastructure and services, such as roads, utilities, and beach accesses.

OFF-ROAD AREA, GIBBS WOODS, & KNOTTS ISLAND

The Off Road Area is one of the most unparalleled landscapes in Currituck County. It is only accessible by boat or by driving on the beach strand in a four wheel drive vehicle. Neighborhoods are accessed by sand roads. Much of this land area was subdivided into small sized lots prior to the County's adoption of subdivision regulations. Since the Off Road has such hindered access, only about 25% of available lots have been developed. Extensive wetlands and natural habitat areas characterize much of the Off Road with an abundance of wildlife and maritime forests. Even without improved roads, this area is struggling with the same growth-related concerns that Corolla is experiencing since residents and visitors alike find this geography tremendously appealing. This portion of the beach has been designated by Congress as a Coastal Barrier Resource Act zone; Federal grants and programs are not available, including federal flood insurance. Recent changes to the adopted FEMA Flood Insurance Rate Maps in 2018 have drastically reduced the Special Flood Hazard Areas and the need for flood insurance to obtain mortgages. This map change has resulted in an increase in development of single-family

homes in the Off-Road Area. With the majority of substandard lots platted prior to regulation, minimum basic infrastructure, and lack of easy access, planning for growth in this subarea of the county is challenging. The entire Off-Road area is zoned for very low density residential use and associated accessory uses. Public safety and utility uses are allowed, while commercial, office, and industrial uses are prohibited.

Gibbs Woods is predominantly residential, with large portions in agricultural use and much undeveloped land. Its transportation linkages tie this area as much to Tidewater Virginia as to Currituck County. Water and sewer infrastructure are not available. The current land use regulations allow creation of larger lots and prohibits most non-residential uses. Due to the proximity to the City of Virginia Beach, Gibbs Woods is seeing the conversion of farmland to large-lot residential development. The area is remote with substantial wetlands along the sound and creek shorelines.

Knotts Island represents the smallest developed subarea of the County with Mackay Island National Wildlife Refuge occupying most of this

CHAPTER 1

territory. Infrastructure concerns and increased density pressures from the Hampton Roads area represent the dominant growth related issues for the residents. Having no central water or sewer system, a very high seasonal water table, limited access, and extensive wetlands on the western half of the island all give reason for lower density development in this area. Additionally, issues

concerning the preservation of the small town rural character and environmental protection are important for residents as pressure for more residential development and limited commercial development continues.



DEMOGRAPHIC TRENDS

This section provides an overview of key demographic factors within Currituck County including population, age, education, income, employment, housing and racial composition.

POPULATION

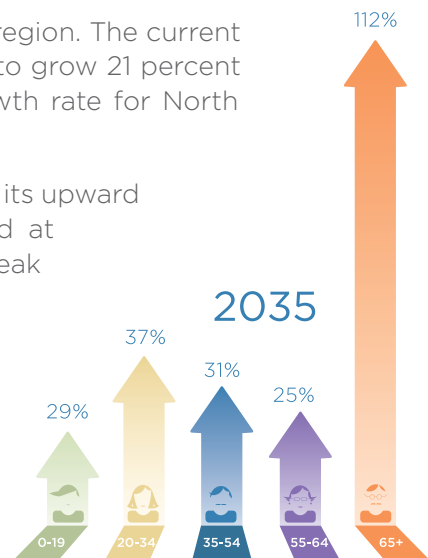
HERE WE GROW!

Currituck County is the fastest growing county in the Albemarle region. The current permanent population is 28,100 (2020 Census) and is projected to grow 21 percent by 2035. This growth rate is consistent with the projected growth rate for North Carolina (20.5 percent).

Currituck County's visitor population is also projected to continue its upward growth trend. Peak seasonal population in 2015 was estimated at 50,000, including full-time residents.* In 2025, the projected peak seasonal population is 62,924, including full-time residents.*

**Growth rates and totals for permanent and seasonal population projections were derived from the Office of NC State Demographer, county records for certificates of occupancy, and realtor estimates for rental unit occupancy during peak weeks in the outer banks. (see table C.1 in Appendix C for detailed population projections).*

By 2035, the 65+ age group is expected to increase by 112 percent and will account for 22 percent of the total population



By 2035, Currituck County's population is expected to increase by 21 percent or 5,955 persons.

AGE DISTRIBUTION

THE GENERATION THAT KEEPS ON BOOMING

Over the next 15 years, Currituck County is expected to experience growth in every age bracket. The most significant growth is expected to occur in the 65 and older cohort. By 2035, the 65+ age group is expected to increase by 112 percent and account for 22 percent of the total population, slightly higher than state and national rates. The projected increase in adults over the age of 65 demonstrates a need to plan for senior housing and services. Currently, Currituck County's population is distributed accordingly: ages of 0-19 represent 22.6%; ages 20-34 represent 17.7%; ages 35-54 represent 26.9%; ages 55-64 represent 16.2%; and ages 65+ represent 16.4% of the total population.

EDUCATIONAL ATTAINMENT

Eighty-five percent of Currituck residents over age 25 possess a high school diploma, identical to the statewide rate. The Hampton Roads MSA reports a slightly higher rate, approximately 87 percent. Approximately 19 percent of Currituck County citizens possess a bachelor's degree compared to 27.8 percent for North Carolina citizens and 25 percent for the Hampton Roads MSA.

19.2% OF CURRITUCK
COUNTY CITIZENS
POSSESS A BACHELOR'S
DEGREE COMPARED
TO 27.8 % FOR NORTH
CAROLINA.

EMPLOYMENT AND COMMUTE
PATTERNS

The County's top four industry sectors for employment are Government, Retail Trade, Educational Services, and Accommodation and Food Services. According to 2017 & 2018 data from the North Carolina Department of Commerce, Government sector jobs comprise 14.2% of all industry jobs, Retail & Trade comprise 18.4%, Educational Services comprise 13.7%, and Accommodation and Food Services comprise 12.7%. Together, these four major sectors make up 59% of Currituck County's Economy. The unemployment rate is among the lowest in North Carolina at 4.5 percent. Currituck



County's job growth rate has far outpaced the state since 2012.

Eighty-one percent of Currituck's work force commutes out of the County for employment.* 41% of those who leave the county for work are commuting to the Hampton Roads area of Virginia. High commute rates result in retail leakage in which resident spending occurs outside of the county. This creates an imbalance between the services provided by the county and the sales tax revenues received.

ECONOMY & INCOME

Tourism is the primary driver of the economy and provides a significant job presence in the Retail Trade and Accommodation and Food Services sectors. These sectors, along with Government and Education, account for more than half of the total jobs in Currituck County.

Median household income in Currituck (\$69,964) was significantly higher than North Carolina (\$54,602) in 2019. Elevated income levels can primarily be attributed to the high percentage of county residents who commute to high-wage maritime commerce and defense jobs in the Hampton Roads area.

*Currituck County workforce commute destinations: 19% to Dare County, NC; 41% to Virginia; 40% to other NC counties

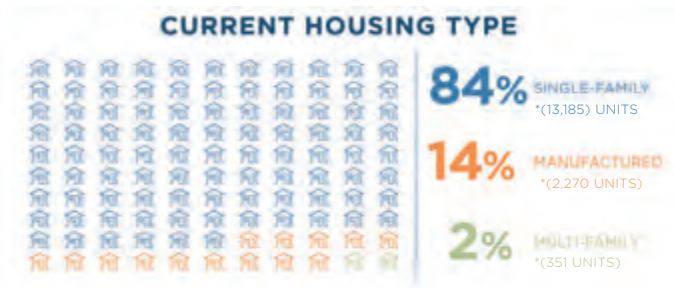
HOUSING

Approximately 67 percent of Currituck's housing stock is occupied year-round by the County's permanent population of 28,100 resulting in an average of 2.6 people per dwelling unit. To accommodate the projected permanent population increase, Currituck will need to add 154 dwelling units per year for the next 20 years. According to the number of Certificates of Occupancy issued by the county between 2014



and 2021 there is currently an average of 328 new units being developed per year.

New housing should be encouraged to take a range of forms in order to diversify the current housing stock of predominantly single-family homes. A balanced mix of housing types will position the County to accommodate the needs of the aging population and preferences of young professionals moving to the area.



*Housing type data from 2015-2019 ACS

COST OF LIVING AND COST BURDENED HOUSEHOLDS

Households that spend more than 30 percent of their income on housing are defined as "cost-burdened." Over 34 percent of homeowners and 57.5 percent of renters are considered cost-burdened in Currituck County. Both figures for Currituck are above state and national rates for cost-burdened households.

COST BURDENED

(>30% INCOME SPENT ON HOUSING)

	NC	CURRITUCK
HOMEOWNERS	31.2%	34.4%
RENTERS	41.0%	57.5%

RACIAL AND ETHNIC COMPOSITION

The population of Currituck County is less racially and ethnically diverse than that of North Carolina. In 2015, 90.4 percent of the population was white, 6 percent was African American, and 3.7 percent identified as Latino or Hispanic. Consistent with

the statewide trend, Latinos represented the fastest growing ethnic group.

THE MEDIAN HOUSEHOLD INCOME OF CURRITUCK RESIDENTS IS 28% GREATER THAN FOR NORTH CAROLINA AS A WHOLE.

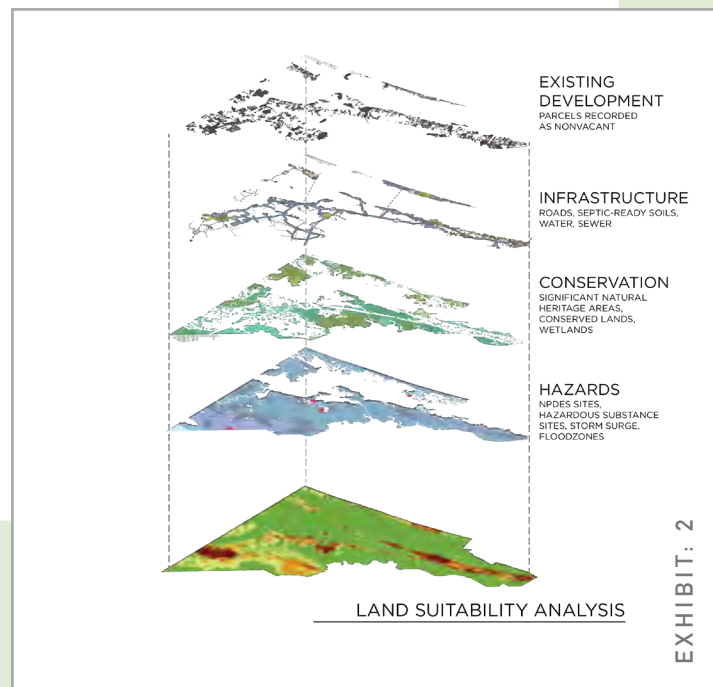
LAND SUITABILITY ANALYSIS

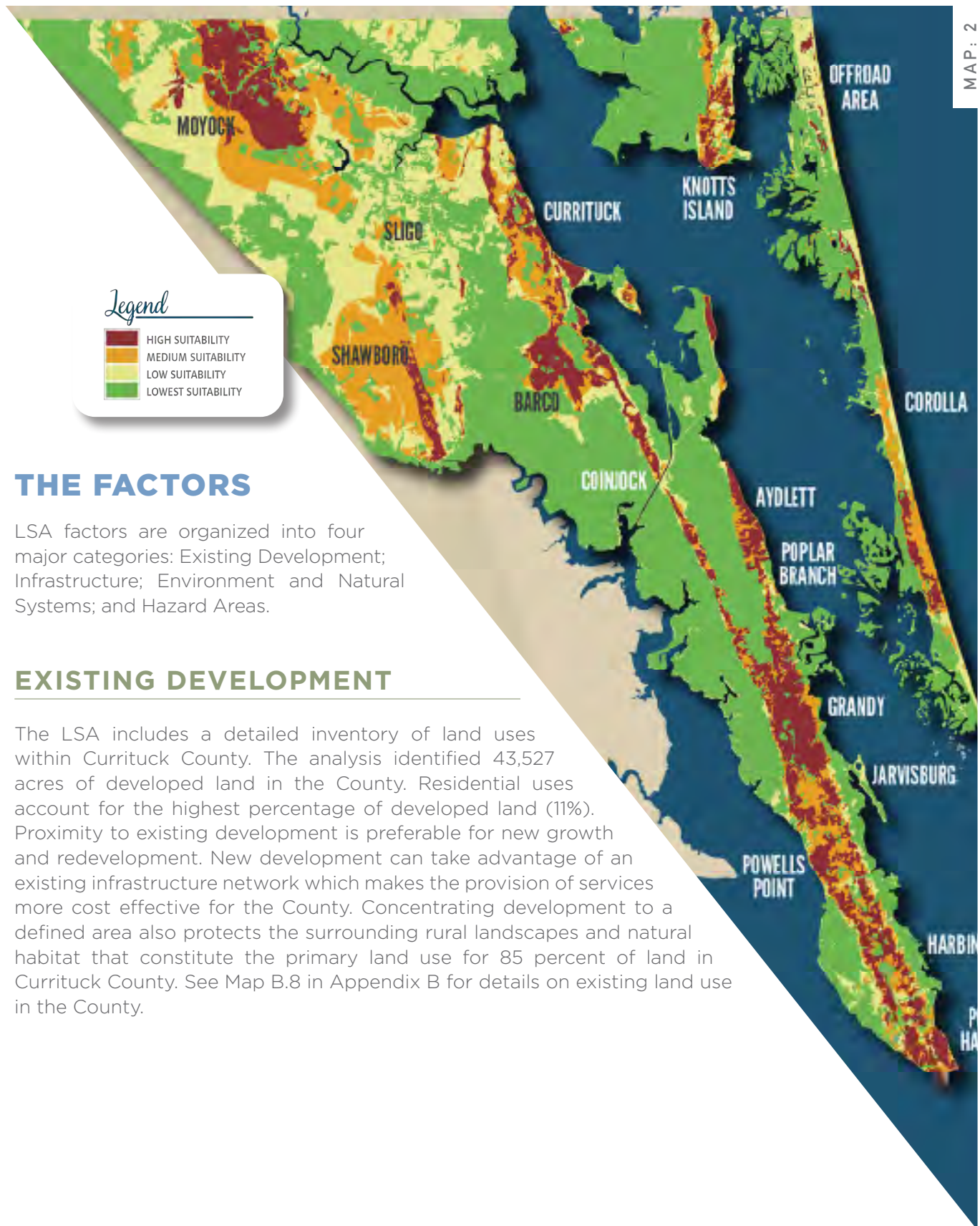
The Land Suitability Analysis (LSA) identifies key areas most suitable for development, while highlighting vital areas for conservation.

The LSA evaluates numerous criteria to determine land suitability, including existing development, infrastructure, conservation areas, and hazard areas. The LSA breaks the County into four geographic units of analysis: Mainland; Knotts Island; Corolla; and the Off-Road Area. The analysis weighs each factor within the context of the geographic area. For example, the presence of storm surge areas has greater significance for Corolla, due to its location, than for the Mainland. Differences such as this are accounted for as numeric weights determined by the Steering Committee.

For a complete list of factors, rankings, and weights for each geography, see Appendix A.

The Land Suitability Analysis identifies key areas most suitable for development, while highlighting vital areas for conservation.





THE FACTORS

LSA factors are organized into four major categories: Existing Development; Infrastructure; Environment and Natural Systems; and Hazard Areas.

EXISTING DEVELOPMENT

The LSA includes a detailed inventory of land uses within Currituck County. The analysis identified 43,527 acres of developed land in the County. Residential uses account for the highest percentage of developed land (11%). Proximity to existing development is preferable for new growth and redevelopment. New development can take advantage of an existing infrastructure network which makes the provision of services more cost effective for the County. Concentrating development to a defined area also protects the surrounding rural landscapes and natural habitat that constitute the primary land use for 85 percent of land in Currituck County. See Map B.8 in Appendix B for details on existing land use in the County.

INFRASTRUCTURE

TRANSPORTATION

Land within close proximity of primary roads scores higher in the suitability analysis because it maximizes the use of existing road infrastructure. Caratoke Highway (US 158/NC168) provides an important connection for commerce and tourism between the Hampton Roads Area, northeast North Carolina, the Currituck Mainland, and the Outer Banks. It bisects the Mainland and carries traffic from the state line to the Wright Memorial Bridge. Several collector roads and rural highways branch off from Caratoke Highway to form the Mainland's road network.

Two major NCDOT projects are planned that will alleviate traffic and provide essential connections within and through Currituck County: the Mid-Currituck Bridge and East-West Connector. See map B.12 in Appendix B.

On mainland Currituck, most development, residential and non-residential, occurs along Caratoke Highway or within easy access to this thoroughfare. In the northern mainland, the majority of commercial uses are located along Caratoke Highway or are easily accessible to the thoroughfare. Residential developments typically occur on secondary roads but near Caratoke Highway for quick access for daily commuters. Commercial uses in the lower portion of the Mainland tend to involve tourist destinations, retail sales, services and warehousing adjacent to Caratoke Highway related to the support of the Outer Banks resort/retirement economy. Several collector roads and rural highways branch off from Caratoke Highway to form the Mainland's road network, connecting to agricultural and residential areas. Residential neighborhoods in Lower Currituck are located with their main collector road entrance onto Caratoke Highway or to a major secondary road that connects to the highway. The propagation of this interconnected road network in both sections of the mainland

is important to give residents alternative routes during times of heavy tourist traffic along Caratoke Highway.

NC Highway 12 is the primary road corridor serving the Outer Banks. Much like Caratoke Highway on the mainland, development in Corolla occurs on or with close access to NC 12. The corridor links a majority of residential and recreational/conservation land uses with limited commercial uses in Corolla and the surrounding area. Because most drivers use NC 12 in Corolla to move to a destination, it also experiences heavy traffic during tourist season.

The Off-Road Area is accessed by sand roads and by driving on the beach where beach parking is permitted. The area comprises large areas of protected wildlife preserves and is the last remaining habitat of the Corolla Wild Horses.

Gibbs Woods and Knotts Island are rural communities dominated by the presence of conservation lands and are geographically isolated from both the Currituck Mainland and Outer Banks. Knotts Island is accessible via NC-615 and the NCDOT Knotts Island Ferry while Gibbs Woods is accessible through a rural road network that links to Hampton Roads area.

Along the Atlantic Intracoastal Waterway in the Coinjock, there are several commercial uses accessible for boaters. Development is clustered in several small communities including Currituck, Maple, and Barco. The Currituck County airport serves the area as well. From small plans with agriculture priorities to use by tourists with small or private jets, the airport is growing and is an impressive asset for a county with a small population.

WATER SUPPLY SYSTEMS

All potable water systems in the County are supplied from ground water sources tapped by public and private water supply systems. Therefore, there are no surface water supply watersheds within the County. There are two public water systems operated by Currituck County: the Mainland System and the Southern Outer Banks Water System (SOBWS). SOBWS became the sole provider of potable water in Corolla after acquiring several private systems in 2011. Collectively, these systems have the capacity to produce approximately 5 million gallons of water per day within existing facilities. At current peak demand, the County produces 4.5 million gallons of water per day. In addition to the County systems, there are four private water supply systems in Currituck. These systems were designed to serve finite demands of specific developments and may not be designed for future expansion. According to NCDWR, there are no documented overflows, bypasses or other problems with the public or private water supply systems that may degrade water quality or constitute a threat to public health.

Peak day usage for the Mainland water treatment plant is 85 percent of maximum capacity and will need to be expanded to meet future needs. To meet these demands, the County will need access to more wells. The Utilities Department is in the process of researching and establishing the location for new wells. Other water system infrastructure will need to be constructed in conjunction with the plant expansion. The County is advancing infrastructure projects to increase water capacity as water demands have increased with the recent residential development and development that will occur in the next five years. These projects include:

- » A new well for each water treatment plant
- » Expansion of each water plant (new RO train)
- » Redundant water main crossing under the Coinjock Canal
- » 16" water main on Hwy 168 for the north end of the county
- » Sligo Booster Station

- » Moyock Booster pump station
- » Coinjock Booster pump station

The difficulty in assessing future demands for central water based on population growth particularly for the Mainland is that existing development is not required to connect to this system. However current regulations require that new development within a prescribed distance from the distribution system connect to the County's system. Because the system is relatively new and the ground water for residential wells is generally abundant, the number of individual households opting to connect to the public system rather than install a private well is hard to predict with any level of certainty. As a result, there are no "planned service areas" for County water. As new development occurs in the future, there is the potential that most of the mainland will need to be served by the County water system. The 2020 Census estimates that there are 28,100 permanent residents in Currituck County. Given the growth projection of 5,712 people for both seasonal and permanent population by 2025 (Appendix C.1 pg. XXIV) and the County's average of 2.57 people per household (2013-2018 ACS estimate) it can be estimated that approximately 2,222 new households will be established between 2020 and 2025. It is further estimated that each household uses approximately 200 gallons of water per day. Multiplying the projected number of households by the average daily residential water usage translates into a need for the County to produce approximately 444,400 additional gallons of water per day by 2025 not including commercial or industrial users. Additionally, the projected permanent and seasonal population increase between 2025 and 2045 is estimated to total 23,270. Using the same method above it can be estimated that there will be 9,054 new households between 2025 and 2045, and that Currituck County will need to produce approximately 1,810,800 additional gallons of water per day by 2045. Currently the central distribution line follows US-158 and NC 168 and as opportunities present themselves for expansion into new areas the County and development interest will jointly make improvements to the system.

CHAPTER 1

Peak day usage for SOBWS is 99% percent of maximum capacity. In order to provide for the projected growth in permanent and seasonal populations, SOBWS will require a new reverse osmosis train that can be accommodated within the existing water treatment plant. This new train will be constructed within the next two years. The Utilities Department is researching if the Castle Hayne aquifer can be accessed for additional water supply on the Outer Banks.

Currituck County contains one wellhead protection area (WHP #129), located in Maple. The wellhead protection area serves the Currituck County Mainland Water System, including 31 wells with a service population of 12,494.

WASTEWATER TREATMENT

Wastewater treatment availability is a major growth suitability factor. This is especially true in Currituck County where soils limit the use of septic systems throughout extensive areas of the county. Soils with severe septic system limitations dominate the County. The extent of these soils is depicted on the Soil Suitability for Septic Systems Map in Appendix C. Notably, the Moyock and Gibbs Woods areas have poor soils for septic. Poor soils establish a natural tendency to direct growth towards existing and planned public infrastructure. With improved septic technology and strategic expansion of sewer service, most of the chronic septic issues have been resolved, as noted by Albemarle Regional Health Service staff. In areas outside of central sewer service, the County must rely upon individual septic systems to accommodate development. On the Mainland, the Coinjock Canal tends to be the dividing line, with the southern portion of the county having better soils for septic. Most new development south of the Coinjock Canal will use on-site septic.

Currituck County operates five wastewater treatment facilities. Four are located on the Mainland (Moyock Regional, Moyock Commons, Maple, and Waterside Villages) and one is located in Corolla (Ocean Sands). Collectively, these systems can treat 899,000 gallons of wastewater per day. At peak monthly flow, the County treats 533,596 gallons per day. Currently, the four Mainland wastewater treatment plants are

Currituck County has a wellhead protection plan in place for the Mainland Water System that relies on 31 wells to provide water to approximately 17,317 people. The County intends to develop a wellhead protection plan for the Southern Outer Banks Water System in the future.

It is important that future expansion of the County's water lines occurs strategically in concentrated areas of existing development and infrastructure to manage growth and encourage conservation of open space. For details on County water systems and a map of facilities, see map B.10 in Appendix B.

operating at 37 percent of maximum capacity. Even with this capacity, population growth projections in the Northern Mainland indicate that maximum treatment capacity north of the Coinjock Canal will need to be expanded to meet future demand. In the Northern Mainland, there are four sewer systems that can serve new development, although service areas are limited in size. These sewer systems are the Eagle Creek/Mill Run WWTP, Moyock Regional WWTP, Moyock Commons WWTP, and Maple WWTP. Eagle Creek/Mill Run is a privately owned facility that serves the Eagle Creek development and is in the regulatory process to expand their service districts to take flow from other neighborhoods. The Moyock Commons, Moyock Regional, and Maple WWTPs are owned and operated by Currituck County. Waterside Villages WWTP is located in Grandy, south of the Coinjock Canal. This plant does have capacity for more flow but is limited by the service district and collection system.

In 2018, the county began the design and build process to expand the Moyock Regional WWTP potentially to 300,000 gallons per day of total capacity. Due to budget constraints, the project has not started. One goal of the Moyock Regional WWTP expansion was to serve the Currituck Station area. Moyock Commons WWTP was brought back on-line in 2020 to help serve the Moyock Regional customers. Until a larger

plant is constructed for Moyock Regional, the future and longevity of the Moyock Commons plant is uncertain. The Maple WWTP serves the county facilities at the Maple Community Park, and the Detention Center. It will also serve the Maple Commerce Park as sites are occupied. In the last two years, the county has completed improvements to the Ocean Sands treatment plants to expand capacity and improve performance.

These three county facilities in the Northern Mainland may be able to serve new development, but the service areas will be limited in size. By maximizing the use of existing public infrastructure, fewer public dollars are required for system expansion to accommodate new development. For details on County wastewater systems and a map of facilities, see map B.11 in Appendix B. In addition to the County's facilities there are seven private surface treatment plants, including Eagle Creek/Mill Run, and 64 large underground septic systems that serve individual

private developments. These facilities typically serve only the development with which they were originally designed.

According to NCDEQ Division of Water Resources, there are three wastewater treatment plants in the county the Division noted as having chronic compliance issues which may impact surface water and/or groundwater quality or have documented cases of water quality impacts: Moyock Regional WWTP, and two privately owned facilities, Carolina Village and Eagle Creek. Carolina Village plant is a privately owned plant and can only serve the development of Carolina Village. Currituck County is in the process of planning for the design and construction of an entirely new WWTP to replace the current Moyock Regional Plant. This plant serves about 300 residences, along with several small commercial developments. State agencies are in the process of bringing the other WWTPs into compliance.

STORMWATER MANAGEMENT

Stormwater management and drainage has become increasingly important for Currituck County over the past decade as development continues to convert agricultural and open land into residential subdivisions and supporting commercial uses. As the amount of impervious surface area in the County increases, so does stormwater runoff. An increase in runoff during rain events leads to higher frequency and intensity of flooding and poor water quality. Currituck County's Unified Development Ordinance and 2012 Stormwater Manual require and regulate the installation of stormwater infrastructure in new development. County standards are intended to ensure that post-development runoff does not exceed pre-development stormwater conditions. These stormwater regulations exceed NCDEQ's requirements to address water quality for development.

In 2021, the Moyock Stormwater Service district was expanded to 35,025 acres in Moyock

Township. Expansion of this district consolidated Guinea Mill and Northwest Watershed Districts into the larger Moyock Watershed Improvement District. The extension of this district will allow for the implementation of a comprehensive drainage maintenance and improvement plan to address system wide drainage and flooding problems.

In some areas that were developed prior to the adoption of stormwater requirements, the County has worked with communities to establish watershed-based Stormwater Service Improvement Districts to fund drainage studies, ditch maintenance, and the installation of groundwater lowering systems. Improvements are funded through a tax program for properties within each district. There are six Stormwater Service Districts in the County (see map B.13 in Appendix B). Additional areas are being considered for new service districts.

ENVIRONMENT AND NATURAL SYSTEMS

NATURAL HERITAGE AREAS, ENVIRONMENTALLY FRAGILE AREAS, AND CONSERVED LANDS

The Fragile Areas Map shows general locations of areas classified as Significant Natural Heritage Areas by the NC Natural Heritage Program (See map B.1 in Appendix B). The Program inventories, catalogues and facilitates protection of the rarest and the most outstanding elements of the natural diversity of our state. These elements of natural diversity include those plants and animals that are so rare, or the natural communities that are so significant, they merit special attention as land use decisions are made. The Natural Heritage Program is not a regulatory program, although some of these sites may be protected or regulated by other state or federal agencies. Many of these sites are unprotected. Significant Natural Heritage Areas in Currituck County include the Great Marsh on Knotts Island; and the Currituck Banks / Swan Island Natural Area, Currituck Banks Corolla Natural Area and Pine Island / Currituck Club Natural Area on the Outer Banks. Major Heritage Areas on the Mainland include the Green Sea in the northwestern tip of the County; the area around Northwest River including the Northwest River Marsh Game Land, Nellie Bell Ponds Marsh and Cedar Swamp, Gibbs Woods / Tull Bay Marshes, Gibbs Point Forests and Marshes and Lower Tull Creek Woods and Marsh; the Buckskin Creek / Great Swamp and Indiantown Creek / North River Cypress Forest west of the community of Maple; the Church Island Marsh, Maple Swamp Gordonia Forest and North River / Deep Creek Marshes and

Forest near Coinjock; and the Mamie Marshes and Ponds and Harbinger Marshes on the southern tip of the Mainland.

The Land Suitability Analysis does not provide for any form of development on conserved lands. A large percentage of land in Currituck County is protected from development by agencies such as U.S. Fish and Wildlife Service and the NC Coastal Land Trust (see map B.7 in Appendix B). Many of these conservation lands contain Significant Natural Heritage Areas that are designated by the state as essential to preservation of the natural biodiversity of North Carolina. While several Natural Heritage Areas in Currituck are protected, many remain vulnerable to development and should be prioritized for permanent conservation in order to better protect the endangered species located within the county (See Appendix C.5 for more information on endangered species).

Historically, agriculture has been an integral part of Currituck County's economy, heritage, and physical landscape. Today, agricultural lands in the County are threatened by the rapid conversion of farmland to residential subdivisions at a rate of over 500 acres per year. Much of the land lost to residential development contains prime agricultural soil (see map B.3 in Appendix B). These lands should be targeted for conservation through the County's farmland preservation program or the NC Farmland Preservation Trust.

ESTUARINE SYSTEMS

The NC Coastal Resources Commission (CRC) classifies estuarine systems as Areas of Environmental Concern (AEC). These areas include: estuarine waters; coastal shorelines; and coastal wetlands. Development in close proximity to estuarine systems is highly regulated by the CRC. The LSA ranks these locations as least suitable for development.

Estuarine waters in Currituck County include the Albemarle Sound, Currituck Sound and all bays, channels, and coves, the North River, Northwest River, Tulls Creek, and Shingle Landing Creek.

Two components of the estuarine system AEC are public trust areas and coastal shorelines. Public Trust Areas are the coastal waters and submerged lands that allow public use for activities such as boating, swimming or fishing.

These areas often overlap with estuarine waters and also include many inland fishing waters. The following lands and waters are considered public trust areas: all waters of the Atlantic Ocean and the lands underneath, from the normal high water mark on shore to the state's official boundary three miles offshore; all navigable natural water bodies and the lands underneath, to the normal high watermark on shore, not including privately owned lakes where the public doesn't have access rights; all water in artificially created water bodies that have significant public fishing resources and are accessible to the public from other waters; and all waters in artificially created water bodies where the public has acquired rights by prescription, custom, usage, dedication or any other means.

Coastal shorelines include all lands within 75 feet of the normal high water level of estuarine waters, and lands within 30 feet of the normal high water level of public trust waters located inland of the dividing line between coastal fishing waters and inland fishing waters.

Coastal wetlands exist in several locations: adjacent to the Currituck Sound on both the Mainland and Outer Banks including the west side

of Knotts Island; the Northwest River at Tulls Bay; the Albemarle Sound; and the west side of the Mainland.

Instances of non-coastal, freshwater wetlands are extensive in Currituck County and are regulated by the US Army Corps of Engineers. These lands are non-tidal, but are inundated with water at a frequency and duration that supports freshwater ecosystems. Freshwater wetlands are important natural filtration and purification systems for groundwater. See map B.1 in Appendix B.

In 2010, the US Army Corps of Engineers and the North Carolina Department of Environmental Quality conducted the Currituck Sound Environmental Restoration Study to examine environmental restoration opportunities within the 153-square mile estuary. The study finds a decrease in waterfowl, fish, and invertebrate populations as well as significant erosion, sediment loading, loss of marsh sheetflow, decline in wetlands, and loss of connectivity with the ocean through inlet closures. The study also identified a historic decline in water quality (i.e. nutrient and sediment loading) from residential development, agriculture, and dredging activities.

NON-COASTAL WETLANDS

According to the US Army Corps of Engineers (USACE), wetlands are "areas that are periodically or permanently inundated by surface or groundwater and support vegetation adapted for life in saturated soil." Wetlands include swamps, marshes, bogs and similar areas. Wetlands serve important functions relating to fish and wildlife; food chain production; habitat; nesting; spawning; rearing and resting sites for aquatic and land species; protection of other areas from wave action and erosion; storage areas for storm and flood waters; natural recharge areas where ground and surface water are interconnected; and natural water filtration and purification functions. While individual alterations of wetlands may constitute a minor change, the cumulative effect of numerous changes often results in major damage to wetland resources. The USACE regulates development in wetlands under Section 404 of the Clean Water Act, which determines

which areas qualify for protection as wetlands. The Fragile Areas Map in Appendix B (see page X) shows areas that may be classified as non-coastal wetlands. While this map does not provide a lot-by-lot identification of wetlands, it does provide information as to the general areas that may contain non-coastal wetlands. These areas are extensive in Currituck County and must be determined by onsite investigation. On the Outer Banks non-coastal wetlands are generally located between coastal wetlands and uplands along the Currituck Sound. The largest area of non-coastal wetlands on Knotts Island occurs in the southwestern portion of the subarea. Major areas of non-coastal wetlands on the Mainland occur along the Northwest River, along the western County boundary, and generally on either side of US Highway 158 between the communities of Maple and Grandy.

CHAPTER 1

SOIL CHARACTERISTICS

A detailed soils survey of Currituck County was completed in 1982 by the United States Department of Agriculture's Natural Resources Conservation Service. According to the survey, the majority of County soils have severe limitations for conventional septic systems. In general, soils in the County limit many uses due to saturation, flooding and high sand content. The widespread presence of poor soils for septic underscores the importance of a concentrated growth strategy that takes advantage of existing sewer infrastructure. For details on soil suitability,

see map B.2 in Appendix B.

Despite their lack of suitability for septic systems, much of the County's soils are highly suitable for agriculture. The Currituck Mainland and Klotts Island contain large areas of prime and important agricultural soils. These soils are responsible for Currituck's County's rich agricultural heritage, abundance of farm markets, and availability of fresh, local produce. See map B.3 in Appendix B for details on agricultural soils.

WATER QUALITY

Currituck County lies within the Pasquotank River Basin and contains portions of six watersheds: The North River, Northwest River, North Landing River, Currituck Sound, Sand-Ridge Bodie Island and Albemarle-Croatan Sound. The Pasquotank River Basinwide Water Quality Plan notes that runoff is the most significant factor affecting water quality in Currituck County. However, there are no known outfalls or point sources of discharges of stormwater or wastewater. Currituck County through its zoning and drainage regulations prohibits any direct stormwater discharges into any Sound, river, tributary or stream. Nevertheless, accelerated conversion of farmland to residential subdivisions poses a threat to water quality due to increased impervious surface runoff and lawn runoff that carry pollutants to surface waters.

The NC Division of Water Quality (DWR) classifies all surface waters based on their suitability for aquatic life, recreation, and fish consumption. In Currituck County, surface waters are suitable for supporting aquatic life and for recreation. The North River, fed by Run Swamp Canal and Indiantown Creek, forms the watershed for the western part of the county. Currently there are no DWR ambient monitoring stations or benthic macroinvertebrate sites in this watershed. Water quality monitoring is being conducted by the Currituck Soil and Water Conservation District (SWCD) in the North River. Significant Natural Heritage Areas in the North River are characterized by vast, high quality Tidal Freshwater Marshes

and Cypress-Gum Swamps, as well as nonriverine wetland communities of Swamp Forest and Atlantic White Cedar.

The Northwest River watershed contains no DWR ambient monitoring stations and one benthic macroinvertebrate site. The benthic macroinvertebrate site (MB11) is located on an unnamed tributary of Cowells Creek. The site was only sampled once in 2005 and received a moderate rating, no ongoing sampling has occurred at this site. Water quality monitoring is being conducted by the Currituck Soil and Water Conservation District in Tulls Bay Near Olmstead Lane.

The Currituck Sound watershed includes two waterbodies (Currituck Sound and Dowdys Bay) that are on the state's 303(d) list of impaired waters for enterococcus. Both waterbodies are in prohibited shellfish closures (growing area I-2 and I-16) due to potential fecal coliform bacterial levels. The DWR does not have ambient monitoring or benthic macroinvertebrate sampling locations in these waters. Water quality monitoring is conducted by the Currituck SWCD from two sites in Coinjock Bay.

The Albemarle Sound-Croatan Sound watershed includes the Albemarle Sound which is impaired for Copper and pH and remains on the state's 303(d) list of impaired waters. The Albemarle Sound is classified as a prohibited shellfish closure in growing area I-2 and I-15. Sanitary surveys in

the shellfish growing areas of the Albemarle Sound had been limited due to reductions in staff; therefore, monitoring in areas I-1 through I-16, has been stopped. The Division of Marine Fisheries is pursuing efforts to begin sampling areas of the Albemarle Sound again soon (See map B.14 in Appendix B).

The Sand Ridge-Bodie Island and the North Landing River watersheds contain no impaired streams. There are no NPDES wastewater, non-discharge, or animal operations.

None of the surface waters in the County are rated suitable for fish consumption or commercial shellfish harvesting. However, there are four Primary Inland Nursery Areas in the County that are identified by the Marine Fisheries Commission as significant areas for the growth of commercially-important finfish. These areas are located in Deep Creek, Lutz Creek, Tulls Creek, and Tulls Bay (see map B.1 in Appendix B).

According to the 2012 Report of Sanitary Survey, non-point sources of pollution can impact water quality for shellfish. These sources include golf courses, marinas, stormwater, subdivisions and on-site wastewater facilities. For areas that drain to the Albemarle Sound in Lower Currituck, the three golf courses, Kilmarlic, the Carolina Club and Holly Ridge do not have a major impact on water quality. For residential subdivisions, Lower Currituck has not experienced the rate of growth as areas north of the Coinjock Bridge. All new residential development south of the canal utilizes on-site wastewater treatment. The townships of Moyock and Shawboro have experienced significant residential growth with new subdivisions being developed and houses quickly being occupied. The most recent Sanitary Survey is through November of 2012 and there has been substantial residential development in the I-16 watershed area over the last 10 years.

HAZARD AREAS

FLOOD HAZARD

The majority of the County is located in the Special Flood Hazard Area, meaning there is a one percent chance of flooding over the course of a year. Development regulation in these flood-prone areas requires that the lowest occupied floor of a structure be constructed above the base flood elevation for a 100 year flood event.

High Hazard Flood areas primarily include beaches and oceanfront lands on the Atlantic coast of the Outer Banks. These areas are subject to high water velocity during a flood event. They are classified by the Coastal Resource Commission as *Areas of Environmental Concern*. (for details, see map B.5 in Appendix B)

STORM SURGE

Nearly all of Currituck County is subject to storm surge associated with hurricanes. Storm surges are characterized by rapid sea level rise caused by high off-shore winds and wind-driven shifts along

estuarine waters. Property that is further inland is better protected from storm surge thereby ranking it as more suitable for development (for details, see map B.6 in Appendix B).

OCEAN ERODIBLE AREAS

Currituck's entire oceanfront coastline is located in the Ocean Erodible Area of Environmental Concern, meaning that it is subject to long-term erosion and shoreline changes. These oceanfront lands are protected from new development by

minimum erosion setback lines that extend inland from the first line of stable vegetation. According to the 2019 CAMA Erosion Rate Maps, the highest rate of erosion is occurring in the Swan Beach area of the Outer Banks at rates of 4.0 - 8.0 feet

per year. (Ocean Erodible Area is shown on map B.1 in Appendix B.) There are no public facilities threatened due to shoreline erosion, but there are

three privately owned residential structures that may be considered threatened located between Milepost 15.5 and 16.5 in the Off Road Area.

HAZARDOUS SUBSTANCE DISPOSAL AND NPDES SITES

North Carolina administers National Environmental Protection Agency Programs (NEPA) that regulate Hazardous Substance Disposal and National Pollutant Discharge Elimination System

(NPDES) Sites. There are very few of these sites in the County. They include water and wastewater treatment plants, and military training sites. Land in and around these sites receives a lower score.

LSA IMPLICATIONS

The LSA results in the classification of land as High, Medium, Low, or Lowest Suitability within each of the four geographic units of analysis. High suitability land is located outside of natural hazard areas, does not contain sensitive ecological areas, and is located near existing development and public infrastructure.

There are 44,836 acres of Medium and High Suitability land in Currituck County, of which 47.6 percent is undeveloped (21,384 acres). The majority of the Medium and High Suitability land is concentrated in Moyock, Maple-Barco, Grandy, Jarvisburg, Powells Point, and Point Harbor.

Most land in Currituck is classified as Low or Lowest Suitability. Low Suitability lands include coastal and freshwater wetlands, conserved lands, floodplains, and Significant Natural Heritage Areas. These lands are less appropriate for development due to environmental constraints and distance from existing infrastructure.

Note: The LSA is not site-specific and individual development projects should be evaluated on a case by case basis.



PREVIOUS PLANS

Currituck County has a strong history of long-range planning. The *Imagine Currituck* plan incorporates these previous plan efforts and their recommendations where applicable.



2006 LAND USE PLAN

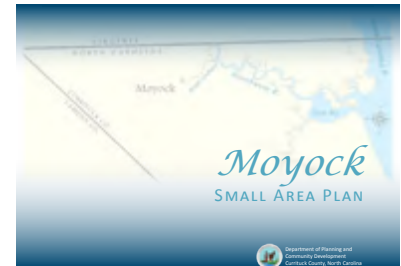


CURRITUCK COUNTY 2006 LAND USE PLAN

Since 2006, the Currituck County Land Use Plan has provided guidance for policy decisions on future development in compliance with the Coastal Area Management Act (CAMA). The plan recommended numerous actions that the County has successfully implemented including completion of a parks and recreation master plan and development of a comprehensive stormwater management program. The 2006 Land Use Plan provides a foundation for the *Imagine Currituck* plan.

MAPLE-BARCO SMALL AREA PLAN

Currituck County's first small area plan (2009) focused on the neighboring communities of Maple and Barco. The area is anchored by the Currituck County Regional Airport. The plan encourages expansion of the airport and recruitment of aviation related industries and businesses to the area. In accordance with the plan, the County successfully adopted an airport overlay district, created a shovel-ready commerce park with a central wastewater system, expanded the airport runway and taxiway, and amended the Unified Development Ordinance (UDO) to provide for mixed use and building design standards.



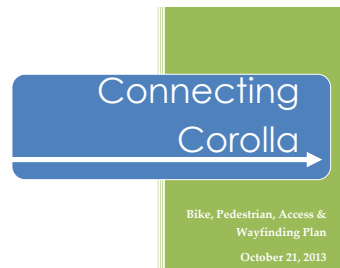
MOYOCK SMALL AREA PLAN

Adopted in 2014, the Moyock Small Area Plan expresses the Moyock community's desire to capitalize on its strategic economic location while balancing growth to enhance the area's small-town charm. To accomplish this vision, the plan recommends growth management strategies, a multi-modal transportation network, a stormwater service district, the expansion of recreation offerings, protection of the community's rural character, and promotion of Moyock as a prime location for eco-tourism, small businesses, and light industrial development. The Plan recommendations were implemented by recent amendments to the County's UDO, outlining residential development standards that require appropriate density and compatibility with existing surrounding development.



COROLLA VILLAGE SMALL AREA PLAN

The Corolla Village Small Area Plan (2011) emphasizes preservation of the historic coastal village character and important natural resources such as old-growth maritime forest. The plan encourages human-scale design for new development, pedestrian and bicycle oriented transportation facilities, low-impact development techniques, and a close partnership with the Currituck Tourism Development Authority (TDA) to promote the village as a destination. Significant plan accomplishments include a successful marketing collaboration between the TDA and the Whalehead Preservation Trust, the completion of a pedestrian and bicycle plan, and a village circulation and wayfinding plan.



CONNECTING COROLLA: COROLLA BICYCLE AND PEDESTRIAN PLAN

In conformity with the Corolla Village Small Area Plan, Currituck County completed Connecting Corolla in 2013 to examine existing bike/ped infrastructure and identify enhancements to improve safety and connectivity. As a result of the plan, several greenway, sidewalk, and boardwalk projects are included in the list of potential capital improvements. Some projects are now complete or currently underway.



COROLLA VILLAGE CIRCULATION AND WAYFINDING PLAN

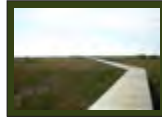
As a recommendation of the Corolla Village Small Area Plan, the County completed the Corolla Circulation and Wayfinding Plan in 2014. The plan provides a detailed inventory of bicycle and pedestrian related assets and needs. It also identifies potential funding sources and provides marketing recommendations. Since the plan's completion, wayfinding signage has been installed and pedestrian-oriented improvements have been made in Corolla.

Comprehensive Transportation Plan



Currituck County

Comprehensive Parks and Recreation Master Plan

Currituck County
January 6, 2011

CURRITUCK COUNTY COMPREHENSIVE TRANSPORTATION PLAN

Prepared by the North Carolina Department of Transportation, in cooperation with Currituck County and the Albemarle Regional Planning Commission, the Comprehensive Transportation Plan was initially completed in 2012 and amended in 2015 to prioritize motor vehicle, bicycle, and pedestrian projects. The highest profile project identified in the plan is the Mid-Currituck Bridge. The bridge will span the Currituck Sound from the Mainland to Corolla. When complete, this project will provide a second means of access to the Outer Banks and relieve heavy congestion during tourist season on the County's existing thoroughfares and the Wright Memorial Bridge. Another priority project is the East-West Connector that will join NC 168 to US 17/Future I-87; this connection will be critical to realize the full vision of Currituck Station. The East-West connector will connect potential industrial tenants with an interstate quality transportation network.

CURRITUCK COUNTY PARKS AND RECREATION MASTER PLAN

The 2012 Parks and Recreation Master Plan assessed existing park facilities, identified future recreation needs, and developed a plan of action to meet those needs. The study determined that nine ball fields, six outdoor courts for various sports, four playgrounds, seven picnic shelters, a community center, and eight miles of pedestrian trails are needed by 2021. Currituck County has constructed three soccer fields, three ball fields, and a playground at the Maple Community Park in the first phase of plan implementation.

HERITAGE PARK MASTER PLAN

A detailed master plan was completed in 2013 for Heritage Park in Corolla. Plan recommendations call for a new building, additional parking, pedestrian pathways, and public water access. The plan capitalizes on the rich scenic and historic setting by suggesting passive recreational opportunities in the form of walking trails and boardwalks that weave through the property and connect points of interest such as the famous Whalehead Club.

Note: The County's vision for Historic Corolla Park has evolved since this plan was completed. The County will implement some elements of this plan.



ALBEMARLE REGIONAL BIKE PLAN

This 2013 plan builds on the region's reputation as a cycling destination where bicycles are used both as a means of transportation and recreation. The plan seeks to enhance cycling infrastructure to increase ridership among residents and visitors. Currituck County's top priorities include the addition of paved shoulders on Shortcut Road from NC 343 to Tulls Creek Road, and on Caratoke Highway from Tulls Creek Road to Shortcut Road. Other recommendations included a multi-use path along NC 12 (partially complete) and a buffered bike lane along NC 168 from Moyock to Barco.



GREEN SEA BLUEWAY AND GREENWAY MANAGEMENT PLAN

Completed in 2015, this regional plan defines a long-term strategy for the conservation, management, and development of recreational amenities in the Green Sea area of the North Landing River and Northwest River watersheds, including northern Currituck County. The plan recommends the establishment a non-profit organization to lead implementation efforts supported by the participating local governments.



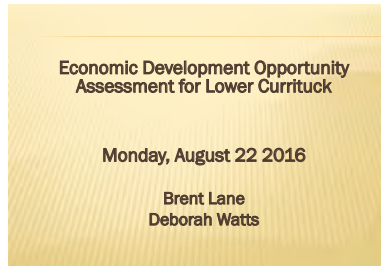
ALBEMARLE HAZARD MITIGATION PLAN

The Outer Banks Regional Hazard Mitigation Plan (2020) is a regional plan that focuses on the unique coastal hazards of Currituck and Dare Counties, including the municipalities of Dare County. The purpose of the plan is to identify, assess and mitigate hazard risk to better protect the people and property within Currituck and Dare Counties from the effect of natural and human-caused hazards. The plan notes progress on existing hazard mitigation planning efforts, updates the previous plan to reflect current conditions in the Region including relevant hazards and vulnerabilities, increases public education and awareness about the plan and planning process, maintains grant eligibility for the jurisdictions along with compliance with state and federal requirements for hazard mitigation plans and identifies and outlines strategies the participants will use to decrease vulnerability and increase resiliency.



WILD HORSE MANAGEMENT AGREEMENT

The Wild Horse Management Agreement is a collaborative document created by four stakeholder groups: the Corolla Wild Horse Fund; Currituck County; National Estuarine Research Reserve; and Currituck National Wildlife Refuge. The agreement is updated every five years, most recently in 2015, and provides policy guidance for effective stewardship of the wild horse habitat.



LOWER CURRITUCK VISION PLAN

This plan assesses economic development opportunities for Lower Currituck from Waterlily south to Point Harbor. The study aims to develop community consensus on future development for Lower Currituck. A robust community engagement process and market evaluation revealed that the County should focus its efforts on encouraging improved broadband, the development of concentrated retail and mixed-use villages, local business development, agritourism, and the beautification of the Highway 158 corridor.



CONNECT CURRITUCK: PEDESTRIAN MASTER PLAN

The Connect Currituck Pedestrian Master was approved in 2018. The plan provides recommendations for enhancing pedestrian safety and accessibility throughout the County based on a thorough public engagement process and analysis of existing conditions and pedestrian facilities. Pedestrian network recommendations focused on four major pedestrian hubs. The plan identifies six priority projects for implementation in Moyock, Barco, Grandy, and Corolla.



CHAPTER 2: PUBLIC ENGAGEMENT AND GUIDING PRINCIPLES

This chapter provides a comprehensive overview of all community engagement efforts and culminates with key emerging themes that will guide plan recommendations.

IMAGINE CURRITUCK STEERING COMMITTEE

The Currituck County Board of Commissioners appointed a 12-member *Imagine Currituck* Steering Committee with representation from across the County to guide plan preparation and provide local perspective and insight. The Steering Committee was highly effective in generating public engagement via online tools and workshops.

The Committee received technical and administrative assistance from County planning staff and the planning consultant team. The Commissioners supported the Committee by providing leadership and direction at strategic benchmarks during plan development.

COMMUNITY VISION STATEMENT

2026 VISION

Currituck County is a complete community where residents enjoy a high quality of life with ample choices to live, work and play. With its beaches, waterways, and rural vistas, Currituck County is rich with natural assets. Preservation of these abundant environmental resources enhances the rural atmosphere of the County and offers plentiful recreational opportunities for residents and visitors alike.

New development offers a wide range of housing choices and is compatible with its surroundings by providing connectivity between neighborhoods and amenities such as walkways and water access. The County maintains appropriate development densities and discourages encroachment into areas that impact natural assets. Development occurs in areas adequately served by county infrastructure, or occurs concurrently with planned infrastructure improvements.

Economic development ventures support existing residents and create quality jobs in the community. New commercial and employment development diversifies the local economy while maintaining balance with the existing community character. The County fosters business opportunities by maintaining an excellent education system that prepares students for a prosperous future.

PLAN OPPORTUNITIES

- » Economic development
- » Tourism diversity
- » Business growth
- » Employment centers
- » Regionalism
- » Growth management
- » Recreation and water access
- » Transportation access and improvements
- » Workforce housing
- » Infrastructure management
- » Historic, cultural, and natural resource protection





THIS IS CLEARLY A COMMUNITY THAT IS PASSIONATE ABOUT ITS FUTURE AND RECOGNIZES THE VALUE OF BEING PROACTIVE. BECAUSE OF THE EXTENT OF CITIZEN INPUT AND IDEAS, INCLUDING 1,790 SURVEY RESPONSES AND ATTENDANCE AT 22 PUBLIC MEETINGS HELD THROUGHOUT THE COUNTY, IMAGINE CURRITUCK WILL BE FOREVER MARKED AS A TURNING POINT IN OUR COUNTY'S HISTORY.

– LAURIE LOCICERO, PLANNING DIRECTOR, CURRITUCK COUNTY

TOOLS OF ENGAGEMENT

WEBSITE & BLOG



www.imaginecurrituck.com

A project website served as the portal for blog posts, project updates, and discussions on plan-related topics. Additionally, the site featured an informational video and key demographic data. The website also housed essential public engagement tools including the online survey and interactive map.

VIDEO

The Imagine Currituck promotional video included dramatic aerial views of the County and highlighted the key planning themes. The video

was promoted on Facebook and supported a “call to action” for citizens to engage in the plan development process.

SOCIAL MEDIA

Facebook and Twitter were used to publish and promote the video, blog, survey, and interactive map. Paid Facebook advertising helped to reach over 28,000 residents and property owners, and resulted in observable spikes in survey responses.



Paid Facebook advertising helped to reach over 28,000 residents and property owners.

SURVEY

An online questionnaire provided an opportunity to collect citizen opinion on a variety of planning topics and community preferences. The survey

was a tremendous success with 1,790 responses. Paper copies of the survey were made available at the County's senior centers and libraries.

INTERACTIVE MAP

A custom interactive map of the County allowed respondents to identify map markers as “ideas, insights, or barriers.” Participant comments were

provided and associated with each marker. The map proved effective, resulting in the collection of 134 location-specific comments.



A custom interactive map of the County allowed respondents to identify map markers as “ideas, insights, or barriers.”

PUBLIC WORKSHOPS:
LOCATION AND ATTENDANCE

PUBLIC MEETINGS

Seven (7) public meetings were held throughout the County from October–December 2016. The workshops were open-house style and provided an opportunity for participants to review demographic information, online survey results, respond to conceptual plan renderings, and provide pertinent comments about their specific area.

COMMUNITY MEETINGS

PUBLIC MEETINGS	DATE
Shawboro Ruritan Facility	10/27/16
Currituck Middle School	11/01/16
Jarvisburg Elementary School.....	11/03/16
Moyock Elementary School	11/10/16
Knott's Island Elementary School.....	11/15/16
Corolla Library	11/17/16
Carova Fire Department	11/27/16

Fifteen (15) focus group meetings were conducted from June–November, 2016 by County planning staff. The focus groups represented a wide range of interests from across the County. Each group identified the top opportunities and challenges for Currituck County.

FOCUS GROUPS	DATE
Planning Board.....	06/14/16
Chamber of Commerce.....	07/27/16
Agricultural Extension Board	07/28/16
Lower Currituck Property Owners	08/10/16
Off-Road Area Property Owners	08/12/16
Soil and Water Board	08/16/16
Corolla Civic Association.....	08/16/16
Board of Historic Jarvisburg	
Colored School.....	08/24/16
Walnut Island Property Owners.....	09/10/16
Board of Education.....	09/12/16
J.P. Knapp 10th grade Civics Class	09/19/16
Outer Banks Homebuilders Assoc.....	09/27/16
Knott's Island Property Owners.....	10/10/16
Moyock Concerned Citizens	10/25/16
Senior Center	11/15/16



MAP : 3

WE ASKED, YOU RESPONDED!

PUBLIC OUTREACH BY THE NUMBERS

1,790	SURVEY RESPONSES
134	INTERACTIVE MAP RESPONSES
\$860.37	SPENT ON ADVERTISING VIA FACEBOOK
28,043	PEOPLE REACHED VIA FACEBOOK
320	PROMOTIONAL VIDEO VIEWS ON YOUTUBE
15	FOCUS GROUPS
7	PUBLIC WORKSHOPS

PUBLIC WORKSHOPS: SAMPLE COMMENTS

- “ Provide expanded vocational opportunities to entice youth to stay in the area.”
- “ These concepts are a big improvement to what now looks like blight.”
- “ Establish a park area that would give public access to a sandy beach with shallow water for swimming, kayaking, and sailing.”
- “ Need better drainage and ditches maintained to alleviate flooding.”

INTERACTIVE MAP: SAMPLE COMMENTS

- “ Bridge would be a great economic opportunity. Corolla could develop into a year round community providing tax money for the county.”
- “ The downtown, historic area of Moyock should be preserved and restored as a tourist interest area.”
- “ Entrance to off road area must be improved if development continues; a permit system may be needed.”

ONLINE SURVEY: SAMPLE COMMENTS

- “ 4x4 area could use some parks.”
- “ Land needs to be protected, not developed.”
- “ Eventually every township should have their own facilities. At this time concentrate on the fastest growing areas like Moyock.”
- “ Do not build the mid-county bridge – costly, will bring too much development.”



GUIDING PRINCIPLES

Upon review of all public comments, the steering committee identified seven (7) key guiding principles that should guide future growth.

Each goal and policy identified in the subsequent recommendation chapter correlates to at least one of the guiding principles. Policies within the plan may exceed CAMA's minimum requirements for land use planning rules, but no policy exceeds the use standards or permitting requirements as determined by CAMA.



NATURAL RESOURCE PROTECTION AND COASTAL RESILIENCE.

Protect and sustain natural assets, rural landscapes, water quality, prime agricultural areas, and biodiversity. Conserve ecologically sensitive areas and wildlife habitat by actively planning for a resilient coastland by encouraging uses that enhance and connect people to the natural environment.



COORDINATED GROWTH. Strategically direct growth toward areas that are accessible to existing or planned transportation networks, water and wastewater infrastructure, and compatible with surrounding land uses. Produce and implement design-focused civic master plans for key growth areas that include an emphasis on natural resource protection.



ECONOMIC PROSPERITY AND RESILIENCE. Cultivate a diverse economy that encourages the growth of traditional sectors while fostering new opportunities for nature-based recreation tourism and small business growth. Provide a range of housing types and land development densities appropriate for attracting quality, environmentally compatible businesses and industries that strengthen the County tax base.



ENHANCED TRANSPORTATION AND MOBILITY. Coordinate highway corridor management with NCDOT to improve vehicular traffic flow while accommodating accessible walking and biking facilities that connect neighborhoods to commercial centers and public open spaces.



EXPANDED PUBLIC ACCESS TO NATURAL RESOURCES.

Increase public access to the County's abundant waterways, shorelines, and protected natural areas to provide new opportunities for active and passive recreation and enjoyment of natural landscapes. Ensure that new development preserves physical and visual public access to the waterfront.

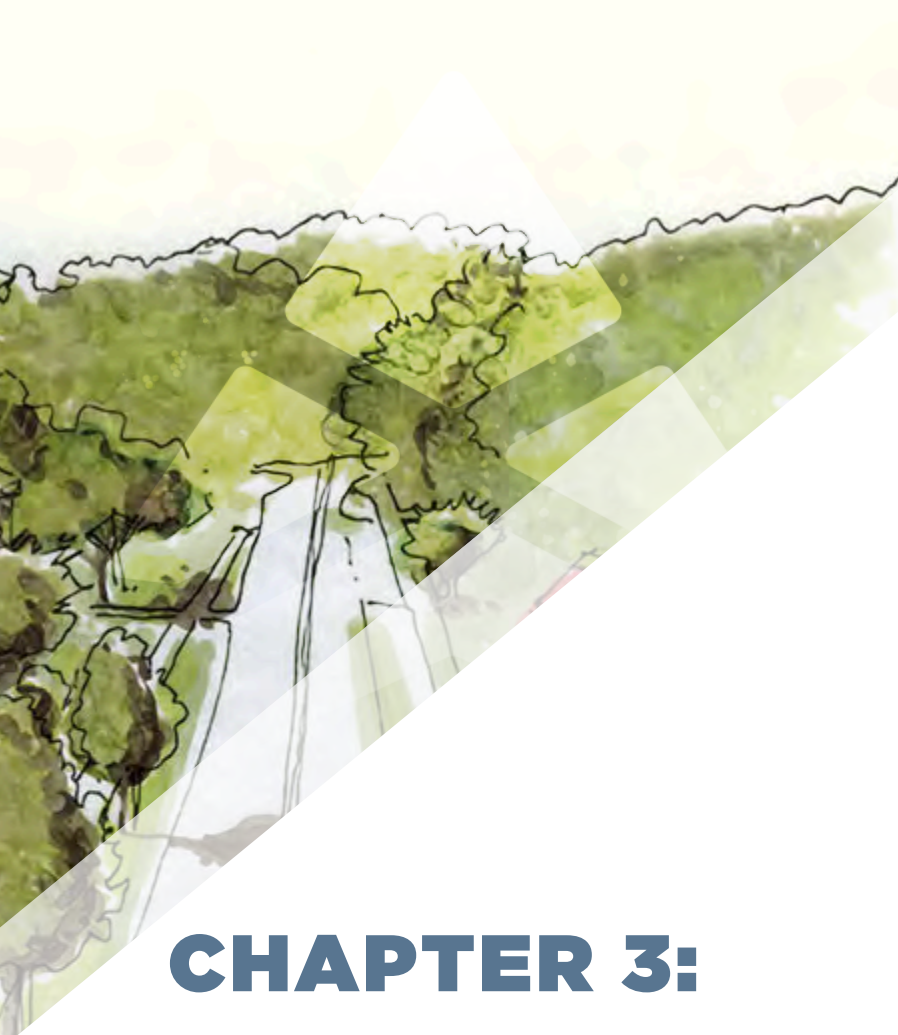


DESTINATION POINTS. Establish and enhance key destinations throughout Currituck County, including natural and cultural centers. Create walkable, mixed-use neighborhoods and develop destination-quality recreation facilities and trails.



PLACE-MAKING. Create places that are meaningful, compelling, and reflect the unique identity and cultural heritage of Currituck County within their specific context.





CHAPTER 3: RECOMMENDATIONS

This chapter provides recommendations that will guide Currituck County leaders as they make decisions regarding where and how the County will grow to achieve consistency with the Guiding Principles.

Goals and actions are provided according to six (6) planning elements and four (4) geographic regions of Currituck County.

IN THIS CHAPTER:

1. PLANNING ELEMENTS

- » Land Use
- » Economic Development
- » Infrastructure and County Services
- » Transportation
- » Environment
- » Parks and Recreation

2. GEOGRAPHIC FOCUS AREAS

- » Northern Mainland
- » Lower Currituck
- » Corolla
- » Off-Road Area, Gibbs Woods, & Knotts Island

HOW TO USE THIS CHAPTER

This chapter serves as the heart of the Imagine Currituck 2040 Vision Plan and is comprised of two sections. The first section emphasizes broad, county-wide goals that are organized according to the six (6) plan elements, including: 1) Land Use; 2) Economic Development; 3) Infrastructure and County Services; 4) Transportation; 5) Environment; and 6) Parks and Recreation.

The second section emphasizes specific goals associated with four (4) geographic regions of Currituck County, including: (1) Northern Mainland; (2) Lower Currituck; (3) Corolla; and (4) Off-Road Area, Gibbs Woods, and Knotts Island.

EXPLORE COUNTY-WIDE GOALS ACCORDING TO THE SIX PLAN ELEMENTS



LAND USE 38



ECONOMIC DEVELOPMENT 44



INFRASTRUCTURE AND COUNTY SERVICES 46



TRANSPORTATION 48



ENVIRONMENT 50



PARKS AND RECREATION 52

EXPLORE COUNTY GOALS ACCORDING TO GEOGRAPHIC REGION

NORTHERN MAINLAND 55

LOWER CURRITUCK 63

COROLLA 69

OFF-ROAD AREA,
GIBBS WOODS, &
KNOTTS ISLAND 75

THE ROLE OF PLAN POLICIES

The Currituck County 2040 Vision Plan will serve both day-to-day and long-range functions. The day-to-day functions relate primarily to the County's administrative staff on preparation and administration of development management ordinances and the public's understanding and use of these ordinances for land use and development decisions regarding their own property. Other users of the Plan include the following:

Board of County Commissioners

For the Board of Commissioners, the Plan will be a policy and decision guide on matters related to land use and land development. The plan will be used in the Board of Commissioners' decision-making on the capital and annual operating budgets. The Board will review the implementation plan periodically and make necessary adjustments based on budgetary considerations, coordination with other projects, and community needs.

County Planning Board

The Planning Board will use the plan and its policies to determine consistency of project plans and development proposals with County goals in making decisions to grant or deny requests, such as a zoning change or to approve project plans. This plan will also be used in making recommendations on text amendments to the UDO.

Property Owners and Developers

The Plan will provide guidance on the types of land uses and development that are desired by the county. The policies will help owners or developers formulate proposals that are consistent with the goals and objectives of the community, thereby increasing the likelihood of approval. In addition, the plan points to basic sources of information that will help owners and developers understand the capabilities and limitations of their property.

County Residents, Generally

The plan will provide information that will allow residents and property owners to better understand plans for public projects or private development and will provide a reference when supporting or opposing such proposals.

County Administrative Staff

The staff of the County will use the plan as a tool for evaluating development proposals and for preparing plans for public facilities. Staff will also check existing ordinances for consistency with the plan and recommend any necessary adjustments to the Planning Board and Board of Commissioners. Staff will also use the plan and implementation strategy when preparing its budget recommendations and will make reference to the plan when preparing applications for grants and other assistance.

North Carolina Division of Coastal Management/Other State and Federal Agencies

The Division of Coastal Management will use the Plan for consistency determinations on major development permits and by other state and federal agencies on the consistency of their projects and programs with local plans and policies.

PLANNING ELEMENTS

LAND USE

The Future Land Use Map is a land use policy map intended to provide guidance to Currituck County's leaders as they make decisions on where and how the County should grow (See pg. 23). It provides the overall structure for orchestrating appropriate patterns of growth and environmental conservation throughout the County. As such, it provides the framework for and is the cornerstone of the Land Use Planning Element.

The Future Land Use Map is informed by existing development trends and adopted land use policy, including the County's existing zoning districts, watershed protection areas, and water/wastewater service delivery areas. In addition to the methodology described herein, the Future Land Use Map is also based on development concepts that the community articulated and prioritized during the public engagement process.

The transect methodology divides land within the study area into six separate classifications or “sectors” (labeled as O-1 through G-4 and further described on the pages that follow). These range from the most natural (Preserved Lands) to the most urbanized areas (Mixed-Use and Villages), with each sector reflecting the appropriate balance between environmental conservation and development intensity for the area.

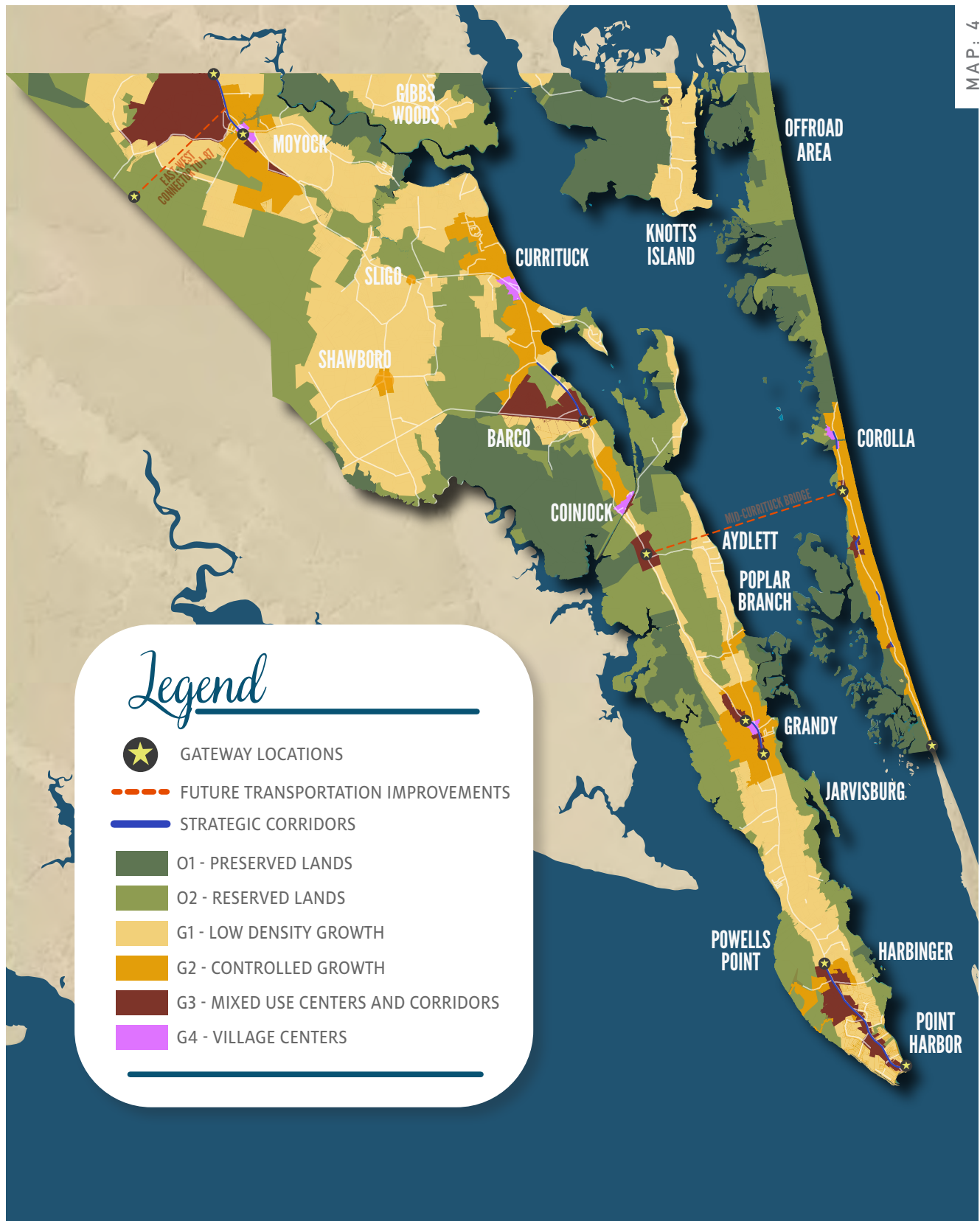
TRANSECT METHODOLOGY

This form or mapping and classification is known as “transect mapping,” and is based on the history of human settlement patterns. The Rural-Urban Transect is a conceptual “slice” through the landscape from rural conditions to urban core, and relates development potential to the ecological conditions and settlement patterns of the land. The transect creates a hierarchy of and provides the primary classification for the environmental and/or built character of the various parts of the County.



In addition to providing a framework for balancing conservation and development intensity, the transect methodology can be applied to density regulation by establishing density-averages that correspond with each of the sectors. A key recommendation of this plan is amendment of the Unified Development Ordinance to regulate development density through an appropriate density-average for each future land use transect.

CURRITUCK COUNTY FUTURE LAND USE MAP



TRANSECT PROFILE

O-1: PRESERVED LANDS

The O-1 classification is comprised of nature preserves, conservation lands, and County parks. This sector includes existing major conservation lands under the control of government or private conservation agencies. Many of these lands provide educational, ecotourism, or limited passive recreation opportunities. This category, indicated in dark green on the Future Land Use Map, comprises lands that are primarily non-developable, such as swamps, wetlands, riparian buffers, and parks.

Appropriate Land Uses and Development Types:

- » County parks
- » Greenways
- » Public water-access facilities
- » Natural-resource based passive recreation
- » Forestry and agricultural practices related to land-management by conservation and public agencies

O-2: RESERVED LANDS

The O-2 classification is comprised of wetlands, environmentally sensitive areas, significant natural heritage areas, sensitive habitat areas, and prime agricultural lands that should be targeted for conservation or farmland preservation. The O-2 classification also allows for limited development of low-density single family residential. This area should not be targeted for public or private water and sewer infrastructure or other growth inducing activities.

Appropriate Land Uses and Development Types:

- » County parks, public water access, and related amenities
- » Greenways
- » Forestry
- » Cultivated farmland and accessory agricultural structures
- » Low-density single family rural residential that prioritizes preservation of open space and natural landscapes

G-1: LOW DENSITY GROWTH

The G-1 classification is intended for agricultural lands and compatible low-density rural residential growth that may be supported by limited small-scale neighborhood retail. Residential and non-residential uses should be in keeping with community character.

Limited municipal-type services, such as fire protection, emergency services, and community water may be available but public or private sewer services are not appropriate.

Special consideration should be given to protect historically agricultural and wooded areas.

Encourage neighborhood commercial to locate near road intersections and existing compatible uses and community facilities.

Appropriate Land Uses and Development Types:

- » Agriculture and agritourism destinations and related businesses
- » County facilities
- » Limited neighborhood commercial
- » Low-density residential growth that prioritizes preservation of open space and the natural landscapes
- » Tourism-oriented commercial, along Caratoke Highway
- » Eco-tourism and water dependent uses
- » Forestry and other natural resource based activities

G-2: CONTROLLED GROWTH

The G-2 classification contains medium-density residential developments and neighborhood-scale commercial nodes. This sector is characterized by an interconnected local road network, available water or wastewater, and walkable neighborhoods that connect to parks, open space, commercial nodes, and other neighborhoods.

Appropriate Land Uses and Development Types:

- » Medium-density single family subdivisions

- » Mixed residential developments that provide a variety of housing types
- » Limited multi-family developments
- » Neighborhood office and commercial mixed-use including beach-tourism supporting businesses
- » Civic uses such as schools or County facilities
- » Agritourism
- » Eco-tourism
- » Encourage neighborhood serving commercial to locate near road intersections, neighborhood serving facilities such as schools and parks and existing compatible commercial uses.
- » All new development and redevelopment in G-2 shall connect to county water.
- » Medium density residential, commercial and compatible industrial uses are encouraged to locate within the G2 transect areas where both water and wastewater services are available.

RURAL SUBDIVISION



EXHIBIT: 4

Conservation subdivisions are particularly appropriate for the G-1 sector. They can be incentivized by providing density bonuses in exchange for additional open space.

TRANSITIONAL SUBDIVISION



EXHIBIT: 5

Transitional Subdivisions provide for medium density residential growth while preserving one-third of the development area for open space that includes existing wetlands and habitat restoration areas along the perimeter of the subdivision. A key feature of the Transitional Subdivision is an internal greenway system that weaves through preserved open space.

G-3: MIXED-USE CENTERS AND CORRIDORS

The G-3 classification is supported by major transportation networks, public water and wastewater infrastructure, and a community greenway system that links neighborhoods to mixed use areas. This sector provides for a wide range of uses including mixed residential subdivisions with a variety of housing types and mixed use developments that maximize the efficient use of space. Attractive mixed use development can be achieved by incentivizing multi-story buildings that comply with design standards that emphasize building form,

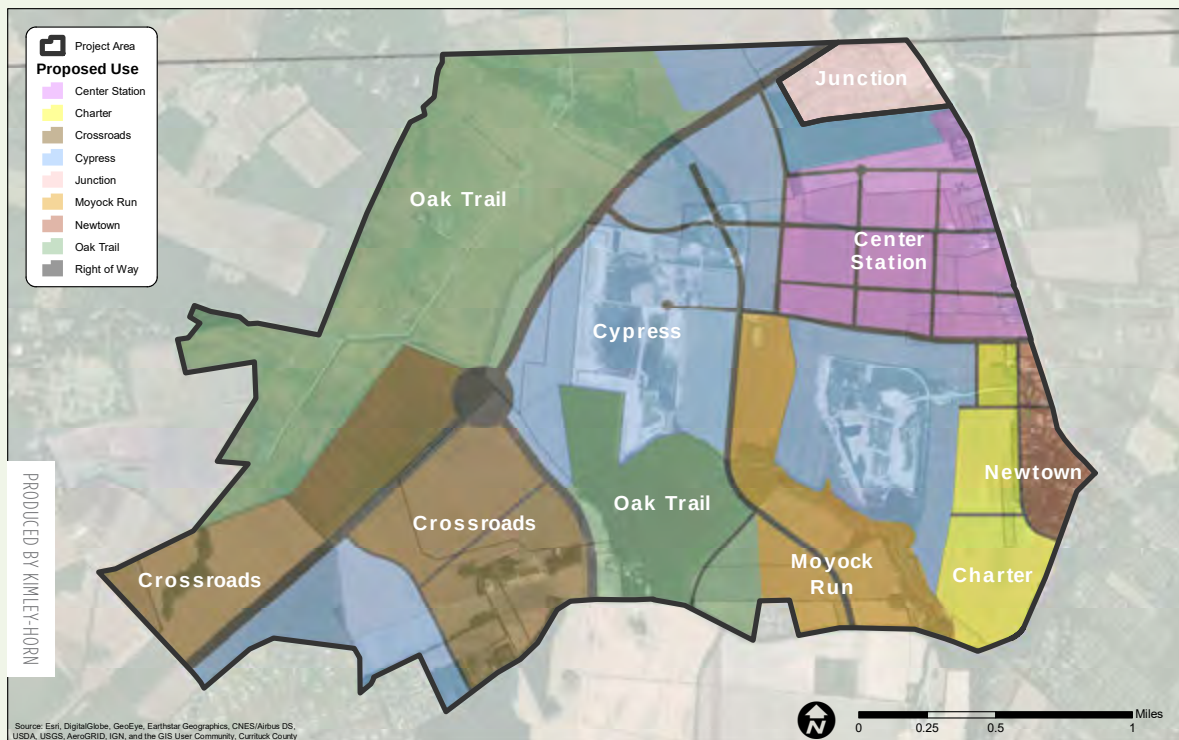
orientation, and architecture.

Appropriate Land Uses and Development Types:

- » Mixed residential developments that provide a variety of housing types
- » Horizontal and vertical mixed-use development
- » Multi-family development
- » Office and institutional
- » Light industrial facilities
- » Regional commercial centers with national brands

Medium to high residential densities, commercial and compatible industrial uses are encouraged to locate within the G-3 transect areas where both water and wastewater services are available.

CURRITUCK STATION MASTER PLAN: TAKING ADVANTAGE OF REGIONAL GROWTH



Currituck County's planned Currituck Station is located within the G-3 future land use classification. This mixed-use master planned site is approximately 3,400 acres and will include the development of a diversified residential product; Currituck's current housing stock consists of more than 80% single family detached, compared to only 60% for the region as a whole. The Currituck Station Master Plan will also include commercial, office, and industrial uses. The ultimate goal is to provide developers and businesses with shovel-ready sites to position Currituck County to effectively compete for job growth.

EXHIBIT: 6

Attachment: Currituck 2040 Vision Plan Final 04192 mobile (PB 22-09 Imagine Currituck 2040 Vision Plan)

G-4: VILLAGE CENTER

The G-4 classification is characterized by a compact street network, a well-developed pedestrian network, and readily-available water or wastewater infrastructure. Village centers should be developed into complete communities with walkable neighborhoods and pedestrian-oriented streetscapes. Development in the Village Center should prioritize the preservation and rehabilitation of historic buildings, encourage compatible infill development and locate parking on the street or side and rear of buildings. Architectural standards for the Village Center should be strengthened to ensure appropriate scale, massing, orientation, and location of buildings.

Appropriate Land Uses and Development Types:

- » Mixed residential and commercial uses
- » Civic and cultural uses
- » County services
- » Entertainment
- » Medium to high residential densities and commercial uses are encouraged to locate within the G-4 transect areas where both water and wastewater services are available.

HISTORIC MOYOCK VILLAGE AT SHINGLE LANDING AND CHURCH STREET



A Village Center should be characterized by dynamic, inviting, and safe public spaces that encourage pedestrian activity and vibrant street life. Key features include:

- A walkable environment with wide sidewalks and safe street crossings
- Attractive and comfortable outdoor site furnishings
- Pedestrian-scale signage and lighting
- Permanent locations for public art installations
- Landscaping, street trees, and planting beds

EXHIBIT: 7



LAND USE

GOALS AND POLICIES

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.

- 1.1 The Future Land Use Map is a guide for decision making, planning for infrastructure and conservation and should not be the sole basis for land use decisions.
- 1.2 Consider adopted small area plan policies and civic master plans.
- 1.3 Consider community character and established visions for the community.
- 1.4 Protect the uniqueness of the County through preservation of farmland, wooded areas, open space and water views from roads, walkways and other public spaces.
- 1.5 Preserve farmland and open space by protecting historically rural areas using more compact density requirements for new developments that discourage and help prevent urban sprawl.

2. Carefully consider the design and location of intensive and potentially incompatible land uses to mitigate compatibility issues such as environmental quality, safety, overburdening local infrastructure, scale, use, design, location, and adverse effects.

- 2.1 Continue to encourage businesses to coordinate site design with nearby businesses including shared or connected parking and access, pedestrian and vehicular movement, and consistent signage.
- 2.2 Continue to prohibit incompatible or poorly planned commercial encroachment near residential areas.
- 2.3 Encourage new industrial uses to locate in existing or planned industrial sites and locate on suitable land with unique

locational advantages.

- 2.4 Support the exploration and development of renewable energy producing facilities of environmental quality. Thoughtfully consider all potential impacts, positive and negative, of any renewable energy producing facility.
- 2.5 Continue to prohibit unclean energy producing facilities including but not limited to: Oil and natural gas wells, associated staging, transportation, refinement, processing or on-shore service and support facilities.
- 2.6 Proposed residential development that would expose residents to the harmful effects of incompatible land uses or to environmental hazards shall be minimized. For example: proximity to airport or to activities involving excessive noise, light, odors, dust, fertilizers and insecticides (farm operations, mining activities, etc.)
- 2.7 Protect agriculture and other resource based activities (ex: animal feeding operations) from incompatible land uses.
- 2.8 Consider adverse effects of a development or land use decision. Adverse effects are negative consequences for the physical, social, or economic environment.

3. Support new and existing commercial developments that adhere to quality community appearance and design standards, including landscaping improvements and signs tailored to achieve a unique community character.

4. Recognize and encourage protection of the County's architectural, historic and archaeological resources, including adaptive reuse of historic resources.



ECONOMIC DEVELOPMENT

Currituck County is working to diversify its economic base while growing its traditional industry sectors. Although the County is challenged with a high workforce commute rate and an aging population, the County possesses an abundance of assets to meet its challenges and realize a sound economic future. Some of the County's key assets include the provision of shovel-ready industrial sites, an outstanding natural environment, a multi-modal transportation network, and a booming seasonal visitor population. Accordingly, the Currituck

WHAT DID YOU IMAGINE, CURRITUCK?

- “ More training for trade and vocational jobs at the community college
- “ Invest in water, sewer, and broadband infrastructure to support business growth in targeted areas
- “ Expand broad natural resource based tourism such as hunting, fishing, paddling, boating, hiking, and cycling
- “ Facilitate small business development; more local restaurants and shops
- “ Grow the agritourism and ecotourism industries including farm tours, wineries, breweries, farm to table restaurants, and farm stands

economic development strategy must be diverse and support a range of initiatives.

GOALS AND POLICIES

- 1. Support the retention and expansion of existing businesses and promote the development of new businesses, especially those that help diversify the local economy and are compatible with the county's natural amenities and environment.**
- 2. Promote sustainable tourism that improves quality of life for residents and preserves the natural and cultural resources of the County so that they may continue to attract visitors to the area.**
 - 2.1 Protect natural resources, open space, and biodiversity through a variety of conservation methods including, but not limited to: open space preservation; land acquisition partnerships; and managing coastal resilience issues.
 - 2.2 Encourage establishment of new outdoor recreation amenities, visitor attractions, destinations and eco-tourism opportunities.
 - 2.3 Encourage development of the tourism and educational potential of the county's architectural, historic and cultural resources
- 3. Increase value-added agriculture throughout the county and expand agritourism.**
 - 3.1 Support the continued operation of farm stands and farmers markets and encourage the sale of local value added products.
 - 3.2 Encourage small-scale aquaculture ventures such as fisheries and crabbing in appropriate areas.
 - 3.3 Encourage agritourism enterprises such as you-pick farms, vineyards/wineries, breweries, and farm tours.
- 4. Attract new healthcare, service-industry professionals, and businesses.**
 - 4.1 Encourage the development of diverse workforce housing for mixed incomes.
- 5. Attract compatible industrial operations and support existing industries.**
 - 5.1 Industrial Development shall be located on land that is physically suitable and has unique locational advantages for industry.

CASE STUDY: HARVESTING THE POWER OF LOCAL FARMS

ISLAND-GROWN INITIATIVE IN MARTHA'S VINEYARD, MASSACHUSETTS

EXHIBIT: 8

A 3-year planning effort in Martha's Vineyard resulted in the establishment of the Island Grown Initiative, a community agency with the mission to create a resilient and equitable local food system in Martha's Vineyard. The Island Grown Initiative operates a farm hub that provides greenhouse space and land for lease to aspiring farmers; coordinates farm-to-school programs to provide healthy foods to students and a dependable market for farmers; and provides resources such as a mobile poultry-processing trailer and shared cold storage facilities that would otherwise be cost-prohibitive for small farms and start-ups. The Island Grown Initiative also offers an agritourism marketing program and training opportunities for small farmers. Through active web-marketing, direct sales and CSAs more than 3 dozen providers now sell fruits, vegetables, meat, poultry, honey, cheese, oysters and seafood directly to 17,000 year-round residents, vacationers and restaurants on the island and within the region.



CURRITUCK COUNTY WILL HAVE THE TOP PERFORMING DIVERSE ECONOMY IN NORTHEAST NORTH CAROLINA AND WILL BE RECOGNIZED AS THE BEST PLACE TO LIVE, LEARN, PLAY, WORK, AND DO BUSINESS.

- VISION STATEMENT FROM THE CURRITUCK COUNTY ECONOMIC DEVELOPMENT STRATEGY (2017)



INFRASTRUCTURE AND COUNTY SERVICES

The County provides critical infrastructure, amenities, and support services to ensure public safety and welfare. These critical services and infrastructure include: water treatment; wastewater treatment; public works; law enforcement; emergency management; public schools; social services; planning and zoning; and the Currituck Airport. By strategically expanding public infrastructure and services, the County can meet the demands of its growing population and utilize its infrastructure investments to generate private investment.

GOALS AND POLICIES

- 1. Ensure sufficient provision of services to support associated growth and development and continue to enforce the adequate public facilities ordinance.**
 - 1.1 The costs of infrastructure, facilities, and services related to demand created by new growth and development shall be borne, in equitable proportion, by those creating the additional demand. This may include but is not limited to: land transfer tax, development fees, upzoning fees, and user fees.
 - 1.2 Actions concerning infrastructure shall direct new development first to targeted growth areas.
- 2. Continue to provide satisfactory public safety, law enforcement, and emergency management and response services.**
 - 2.1 Support the development and improvement of fire fighting services that enhance the security and safety of life and property and provide the added benefit of lower property insurance rates.
- 3. Continue to provide satisfactory public water and wastewater service in a fiscally responsible manner that coordinates growth in targeted development areas where infrastructure already exists.**
 - 3.1 New development shall connect to the County's water system at the expense of the developer. (Wherever available and in accordance with County standards.)
 - 3.2 Expansion of utilities shall reinforce targeted growth areas for increased development densities.
 - 3.3 Continue to support efforts to regionalize and interconnect water supply systems.
 - 3.4 Carefully consider use and location of new private package treatment plants for increased development density. These plants shall use the best available technology and allow for assimilation into a centralized system.
 - 3.5 Septic systems in suitable soils are an environmentally acceptable means of treating and dispersing waste from low-density development.
- 4. Improve stormwater management and mitigation throughout the County by continuing to implement a watershed-based approach to stormwater management.**
 - 4.1 Support soil and stormwater projects to improve stormwater drainage and to mitigate flooding hazards.
- 5. Prepare to meet demands of growing senior population.**
 - 5.1 Support the development of diverse senior housing including active adult retirement communities, assisted living facilities, nursing homes, granny flats, and accessory apartments.
- 6. Position the Currituck Airport for sustained economic viability as a regional airport serving both the Mainland and Outer Banks.**
 - 6.1 Protect existing and future airport approach-zones from development.

CHAPTER 3



INFRASTRUCTURE AND COUNTY SERVICES (CONTINUED)

7. Recognize local schools as valuable community assets that can contribute to Currituck County's desirability, livability, community vibrancy, and economic competitiveness.

- 7.1 Work with developers on offers of land for the siting of new schools in desired locations.
- 7.2 Continue enforcement of adequate public facilities ordinance to ensure sufficient school capacity.
- 7.3 Plan for new public school locations that serve the greatest number of residents and reinforce growth in targeted growth areas.

8. Ensure that all public services remain at a sufficient level to provide superior service to the growing Currituck County population.

- 8.1 Strategically locate new public facilities based on opportunities for collocation with existing facilities in targeted growth areas.
- 8.2 Ensure that the County's staff capacity can meet demands of growing population.

9. Sustain satisfactory solid waste services and amenities.

- 9.1 Continue to provide convenient and well-maintained solid waste facilities throughout the County.
- 9.2 Facilities for disposal of hazardous waste (including but not limited to: chemical, biological, radioactive) shall not be located in Currituck County.
- 9.3 No solid waste from outside the county shall be accepted for disposal at any site inside the county.

WHAT DID YOU IMAGINE, CURRITUCK?

- “ Improved infrastructure to accommodate growth
- “ Expanded and upgraded county water and sewer systems in underserved areas
- “ Improved drainage infrastructure
- “ County-wide broadband access
- “ New community and senior centers
- “ Expanded vocational education offerings to create workforce for trade jobs



TRANSPORTATION

Currituck County's transportation system is comprised of its roads, rail, bicycle and pedestrian paths, waterways, and airport. The recommendations below provide general guidance as County leaders continue working with NCDOT on planning and improvements aimed at achieving a well-balanced, multi-modal transportation system.

GOALS AND POLICIES

1. Improve safety, traffic flow, access, and appearance of major highways and roads.

- 1.1 Support the Mid-County bridge to provide critical traffic relief, to improve emergency access to and evacuation from the Currituck Outer Banks, to promote economic development, and to provide better access to public and private services not readily available to the Outer Banks.
- 1.2 Collaborate with NCDOT to improve seasonal traffic congestion along 168/158 and NC12.
- 1.3 Encourage and support regional transportation connections.
- 1.4 New development along the County's roadways shall be managed so as to preserve the intended purpose, protect taxpayer dollars invested, and minimize hazardous turning movements in and out of traffic flows. Methods include: limits on frequency of driveway cuts, shared driveway access, minimum lot frontages, connections between adjoining parking lots, central medians, etc.
- 1.5 Concentrate development density at strategic locations along major corridors, while limiting highway access along intervening stretches of road.

2. Improve and expand pedestrian and bicycle facilities throughout the County.

- 2.1 New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.

WHAT DID YOU IMAGINE, CURRITUCK?

- | | |
|--|---|
| “ Improved safety and congestion on Caratoke Highway and NC 12 | “ Strategically planned development at Mid-Currituck bridge landings |
| “ Public transportation for aging population | “ Interconnected secondary road network between neighborhoods that allows local traffic to avoid Caratoke Highway |
| “ Improved and expanded bicycle and pedestrian amenities on both the Mainland and in Corolla | “ Improved facilities and increased access to water for boat travel; improved facilities for air travel |
| “ Relief from summer tourist traffic | “ Improved appearance of Caratoke Highway Corridor |
| “ Mid-Currituck Bridge | |

3. Support provision and expansion of a multi-modal transportation system.

- 3.1 Continue to support operation of Currituck Sound Ferry system.
- 3.2 Continue to support the Currituck Regional Airport as a means of alternative transportation.

CONNECT CURRITUCK PEDESTRIAN MASTER PLAN

The Connect Currituck Pedestrian Master Planning process took place during the summer of 2017. The plan provides recommendations for enhancing pedestrian safety and accessibility throughout the County based on a thorough public engagement process and analysis of existing conditions and pedestrian facilities. Connect Currituck makes general policy recommendations, programming recommendations, and identifies specific priority projects at key locations. Currituck County's top locations for pedestrian facility improvements include: Camelia Road at Highway 158 in Moyock; College Way and Shortcut Road intersection in Barco; Highway 12 intersection at Currituck Clubhouse Drive in Corolla; Poplar Branch and Highway 158 intersection; Walnut Island Boulevard; and Lighthouse Drive and Whalehead Drive.

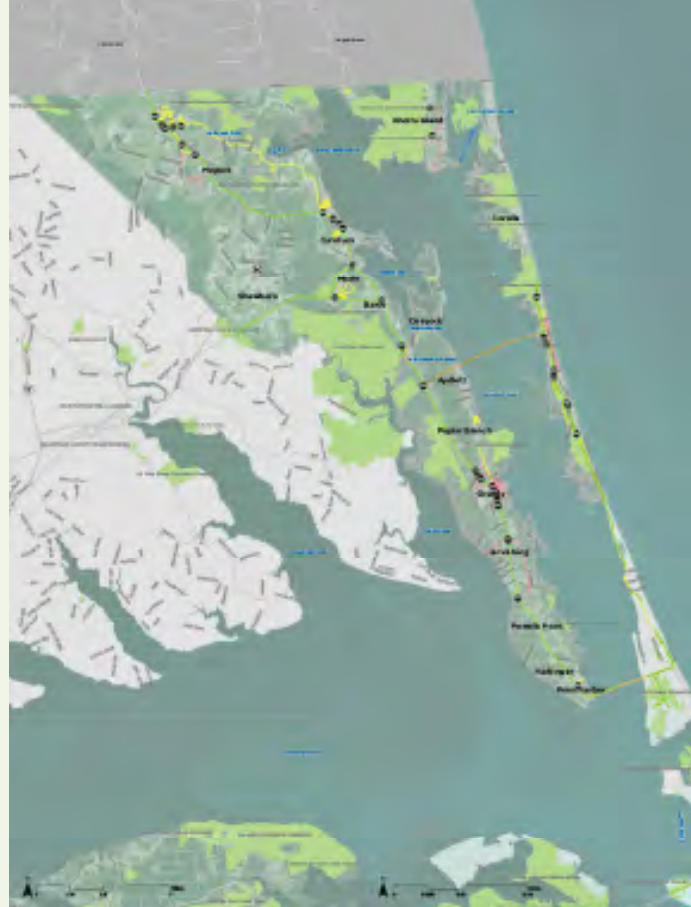


EXHIBIT: 9



ENVIRONMENT

Currituck County has an abundance of natural resources including its many bays, rivers, sounds, beaches, marshes, maritime forests, fertile farmland, and wildlife habitat. These environmental features define the County's unique geography and provide the natural landscapes that have attracted visitors for over two hundred years. The County is home to numerous wildlife sanctuaries, preserves, and game lands of national and regional significance. Continued protection of open space and sensitive natural areas from future development is critical for sustaining a healthy ecosystem and preserving Currituck's exceptional landscapes.

WHAT DID YOU IMAGINE, CURRITUCK?

- “ Protect wildlife habitat from encroaching development
- “ Mitigate stormwater drainage and flooding issues
- “ Minimize beachfront erosion; pursue beach nourishment strategies
- “ Conserve agricultural lands
- “ Protect sand dunes from damage and erosion
- “ Prioritize the preservation of open space in new developments.

GOALS AND POLICIES

1. Preserve and protect the County's environmentally significant and sensitive lands and surrounding areas.

- 1.1 Preserve coastal and non-coastal wetlands and riparian buffers for their natural resilience benefits.
- 1.2 Future growth areas shall avoid Natural Heritage Areas.

2. Ensure the protection and preservation of prime agricultural lands to the extent possible.

- 2.1 Support measures to protect and promote forest and farmland as outlined in the adopted Currituck County Agricultural Development Plan.
- 2.2 Encourage farmers and timber operators to use best management practices to protect and improve water quality.

3. Ensure the protection and cleanliness of water resources throughout Currituck County.

- 3.1 Preserve riparian buffers along canals, wetlands, sounds, rivers, and the Atlantic Ocean.
- 3.2 New development shall not impact ground water quality and shall allow for ground water recharge.
- 3.3 Quantity and quality of ground water resources shall be protected and

monitored to prevent pollution, saltwater intrusion and excessive draw-downs.

- 3.4 Preserve use of public trust waters for navigation, fishing, and other uses.

4. Plan for coastal resilience.

- 4.1 Recognize the risks to life and property that exist within Special Flood Hazard areas and continue to participate in National Flood Insurance Program (NFIP) and Community Rating System (CRS).
- 4.2 Ensure that critical infrastructure and public facilities are designed and located to minimize risk.
- 4.3 Maintain an ocean shoreline that provides economic, recreational, aesthetic, natural, and storm protective value.
- 4.4 Uses approved for location in estuarine waters and coastal wetlands shall be water dependent (public access, docks, piers, erosion control, and other CAMA-approved uses) and be developed to minimize impacts.
- 4.5 Conserve and protect coastal and non-coastal wetlands for the valuable functions they perform in protecting water quality, absorbing floodwaters, filtering pollutants from stormwater runoff, recharging the ground water table and providing critical habitat for many plant and animal species.

4.6 Sand dunes, natural shoreline ecosystems and maritime forests shall receive a high level of environmental protection and special consideration.

“COASTAL RESILIENCE
MEANS BUILDING THE
ABILITY OF A COMMUNITY
TO ‘BOUNCE BACK’ AFTER
HAZARDOUS EVENTS SUCH
AS HURRICANCES, COASTAL
STORMS, AND FLOODING-
RATHER THAN SIMPLY
REACTING TO IMPACTS.”

- NATIONAL OCEAN SERVICE, NOAA

CASE STUDY: PLANNING FOR COASTAL RESILIENCE TOWN OF NAGS HEAD PARTNERSHIP WITH THE NC SEA GRANT

In 2015, the Town of Nags Head entered into a partnership with the North Carolina Sea Grant to conduct a community-driven sea-level rise (SLR) Vulnerability, Consequences, and Adaptation Planning Scenarios (VCAPS) process to equip the Town with the research and policy analysis necessary to formulate strategies and actions for adapting to SLR. The town formed a Climate Resiliency and Sea-Level Rise Committee in 2016 to guide policy development. Through the VCAPS process, the committee identified 90 actions for public agencies, including local government, and 35 actions for the private sector (citizens and businesses). The strategies and actions are incorporated into the Town’s Comprehensive Land Use plan for implementation.

The NC Sea Grant is funded by the National Oceanic and Atmospheric Administration to facilitate research, outreach, and education to assist coastal communities on a broad range of topics including coastal hazards and sea-level rise.



EXHIBIT: 10

Attachment: Currituck 2040 Vision Plan Final 04192 mobile (PB 22-09 Imagine Currituck 2040 Vision Plan)



PARKS AND RECREATION

The provision of public parks, greenways, and natural recreation areas are critical for enhancing quality of life and promoting economic development throughout Currituck County. In addition, accessible and safe recreational amenities help encourage an active lifestyle and human health. As a rural county striving to attract investment, tourism, young families, and retirees, Currituck must continue to provide accessible trails, inviting parks, and connectivity to open space and waterways.

WHAT DID YOU IMAGINE, CURRITUCK?

- | | |
|--|--|
| “ More public water access and swimming areas on the sounds in both Corolla and the Mainland | “ Preserve natural areas for eco-tourism, hunting, fishing, paddling, and hiking |
| “ More greenways and trails, especially in natural areas | “ Expanded programming and facilities for children and teenagers |
| “ More public beach access points | “ Multi-use facilities/co-located county services |

GOALS AND POLICIES

1. Improve public access to natural resource areas including ocean and estuarine shorelines and public trust waters. (Currently, there are no beach nourishment areas in the county.)

- 1.1 Plan for additional public access areas with diverse recreation activities including boat, canoe and kayak launches, marinas, docks, scenic outlooks, boardwalks, swimming and crabbing areas.
- 1.2 Consider property acquisition or easements along shorelines and waterfronts or within marsh areas for increased public access opportunities.
- 1.3 Develop a strategic plan for acquiring key recreation properties within targeted growth areas.
- 1.4 Explore opportunities for partnerships with public land managers and conservation agencies to allow more public access to outdoor recreation resource areas.
- 1.5 New development shall provide public access to recreation and natural resource areas.
- 1.6 New parks and recreation facilities, as well as improvements to existing facilities, shall give special consideration to the needs of handicapped persons.
- 1.7 Encourage public and private marinas to locate in upland locations that are compatible with adjacent land uses and

compliant with CAMA marina standards.

- 1.8 Encourage marina operators to participate in Best Practice Operating Programs such as “Clean Marina.”

2. Increase pedestrian and bicycle connectivity by expanding greenways, multi-use paths, and trails.

- 2.1 Continue to require new development to construct pedestrian walkways and multi-use greenways that connect to external adjacent residential, commercial, recreation, and open space areas.

3. Ensure that parks and recreation offerings remain relevant to meet the recreation needs of the population.

- 3.1 Continue to implement the 2012 Parks and Recreation Master Plan for active recreation.
- 3.2 Continue to require recreation and park area dedication or fee in lieu of providing recreation amenities.
- 3.3 Continue to work cooperatively with the school system to maximize use of recreational facilities located at public school sites and to foster joint development of public park facilities at new school sites.
- 3.4 Continue joint-use agreement with Currituck County Schools that provide for use of school playing fields for recreational programming.

GEOGRAPHIC FOCUS AREAS

This section emphasizes growth policies according to four (4) specific geographic regions of Currituck County, including:

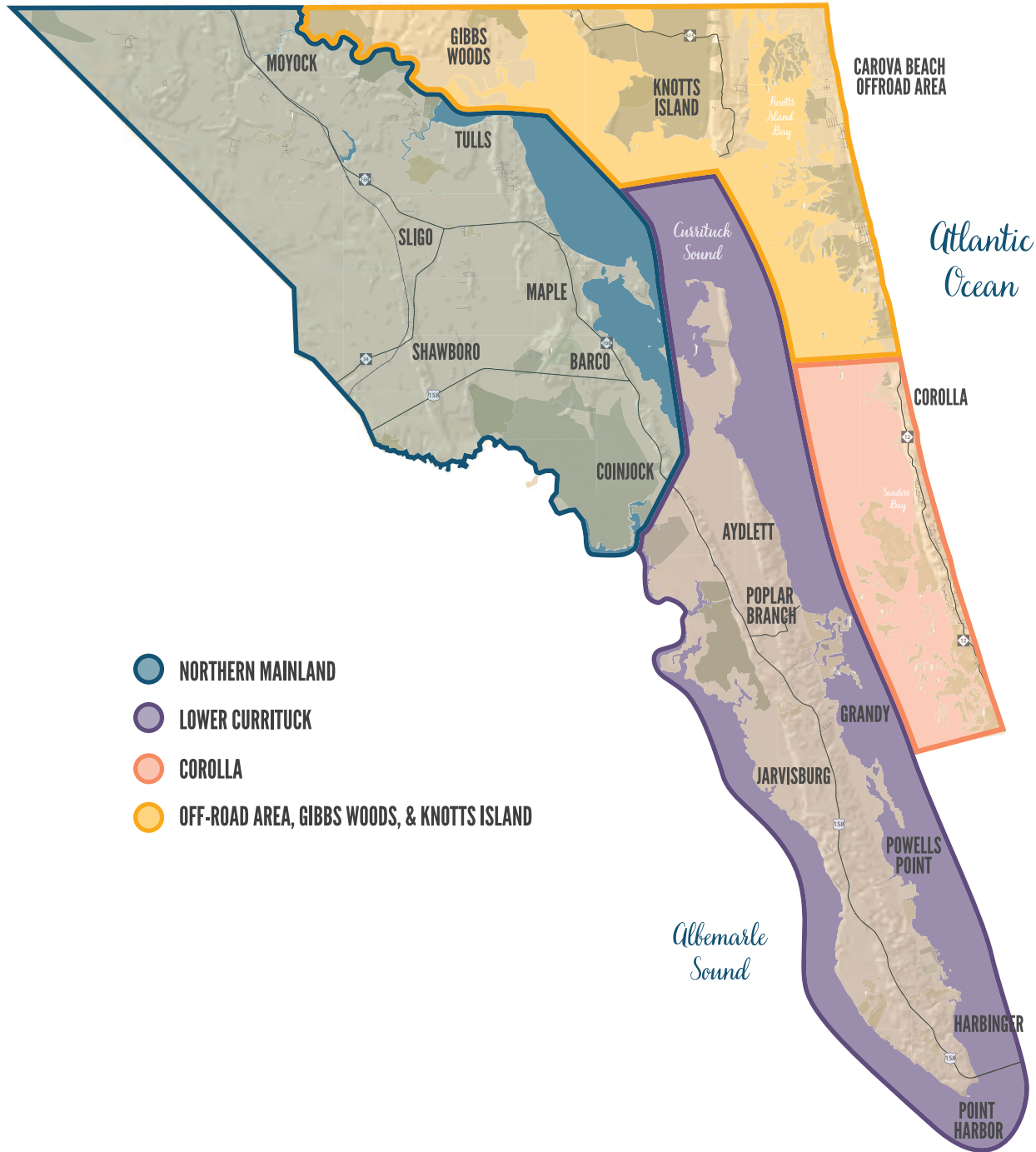
- 1) Northern Mainland;
- 2) Lower Currituck;
- 3) Corolla; and
- 4) Off-Road Area, Gibbs Woods, and Knotts Island.

Specific land use policies for each of the four geographic regions are provided in this section.

Each geographic sub-area in this chapter has recommended density ranges that are tailored to serve its unique geographic and environmental conditions. Recommended densities established in this plan may be achieved through local zoning districts and informed by this plan and other officially adopted plans (ex: Civic Master Plans) that are developed in accordance with this plan.

GEOGRAPHIC FOCUS AREAS

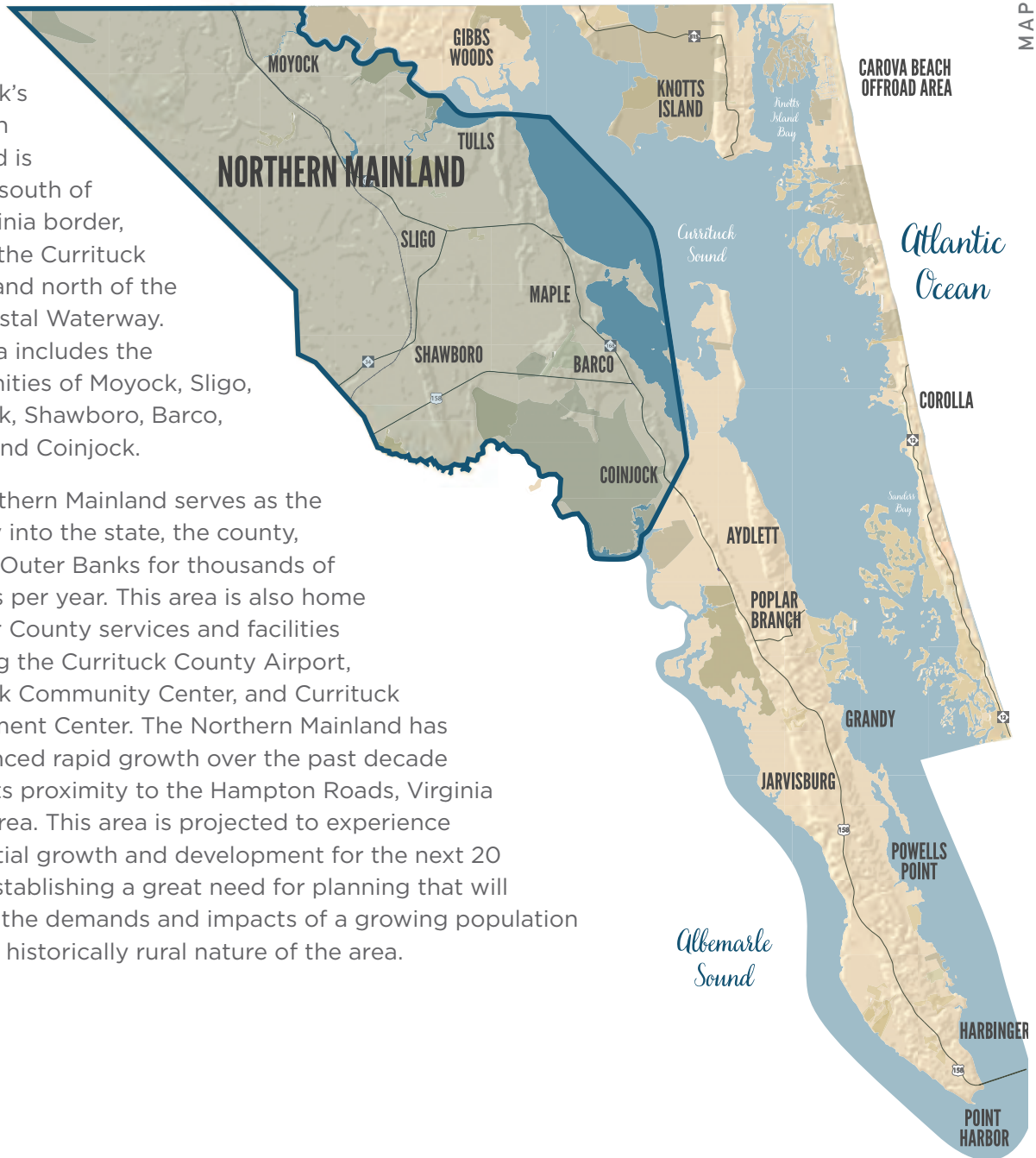
MAP: 5



NORTHERN MAINLAND

Currituck's Northern Mainland is located south of the Virginia border, west of the Currituck Sound, and north of the Intracoastal Waterway. This area includes the communities of Moyock, Sligo, Currituck, Shawboro, Barco, Maple, and Coinjock.

The Northern Mainland serves as the gateway into the state, the county, and the Outer Banks for thousands of travelers per year. This area is also home to major County services and facilities including the Currituck County Airport, Currituck Community Center, and Currituck Government Center. The Northern Mainland has experienced rapid growth over the past decade due to its proximity to the Hampton Roads, Virginia metro-area. This area is projected to experience substantial growth and development for the next 20 years, establishing a great need for planning that will balance the demands and impacts of a growing population with the historically rural nature of the area.



MAP: 6

THE NORTHERN MAINLAND SERVES AS A PRIMARY GATEWAY INTO NORTH CAROLINA AND CURRITUCK COUNTY. THIS AREA IS EXPERIENCING SIGNIFICANT GROWTH PRESSURE DUE TO A GROWING HAMPTON ROADS METRO-AREA.



NORTHERN MAINLAND

LAND USE POLICIES

GENERAL

1. NORTHERN MAINLAND

- 1.1 Foster growth and development while maintaining the distinctive natural environment (wildlife habitat, natural beauty, critical areas) and rural character of the community (farms and pastures, open space, forests and farmland).
- 1.2 Encourage attractive, vibrant, walkable communities that support a variety of businesses and recreational activities.

SUB-AREAS

2. MOYOCK

- 2.1 Properly manage the increased urban level of growth in Moyock.
- 2.2 Encourage clustered housing developments to preserve the natural environment and rural character.

3. SHAWBORO/CRAWFORD/SLIGO

- 3.1 Balance residential growth with agricultural operations and remain predominately rural, with the best and most extensive agricultural lands protected.
- 3.2 Preserve agriculture and open space as this is not a center of development. Major intersections should be targeted for neighborhood scale commercial development and other areas for low density residential growth.

4. COURTHOUSE AREA

- 4.1 Encourage growth as a small community center around existing county services and small businesses.
- 4.2 Prioritize quality development and preservation of open space.
- 4.3 Encourage preservation of unique historical and architectural features.

5. MAPLE/BARCO/AIRPORT AREA

- 5.1 Promote area for growth as a significant community center and commerce park.
- 5.2 Encourage growth as a commercial center that supports mainland businesses and Outer Banks tourism

6. COINJOCK

- 6.1 Encourage commercial development on both sides of the canal compatible with existing residential uses that capitalize on the development potential of the canal.

TRANSECT PROFILE

7. O-2: RESERVED LANDS

- 7.1 Special consideration should be given to protect historically agricultural and wooded areas.

8. G-1: LOW-DENSITY GROWTH

- 8.1 Conservation subdivisions are valued over other less-compatible development types and density bonuses should be exchanged for the conservation of additional open space in the rural areas around Moyock, Shawboro, and Sligo.

9. G-2: CONTROLLED GROWTH

- 9.1 This area is best suited for medium-density transitional subdivisions that establish interconnected walkable neighborhoods that link parks and open space in the transitional areas of residential development near Moyock and Currituck.

10. G-3: MIXED USE CENTERS AND CORRIDORS

- 10.1 Appropriate uses include attractive mixed use developments and multi-story buildings that comply with design standards and village subdivisions that provide a variety of housing types. Densities shall be established in existing and future Civic Master Plans.
- 10.2 Encourage commercial development on the south side of the canal compatible with existing residential uses that capitalize on the development potential of the canal.

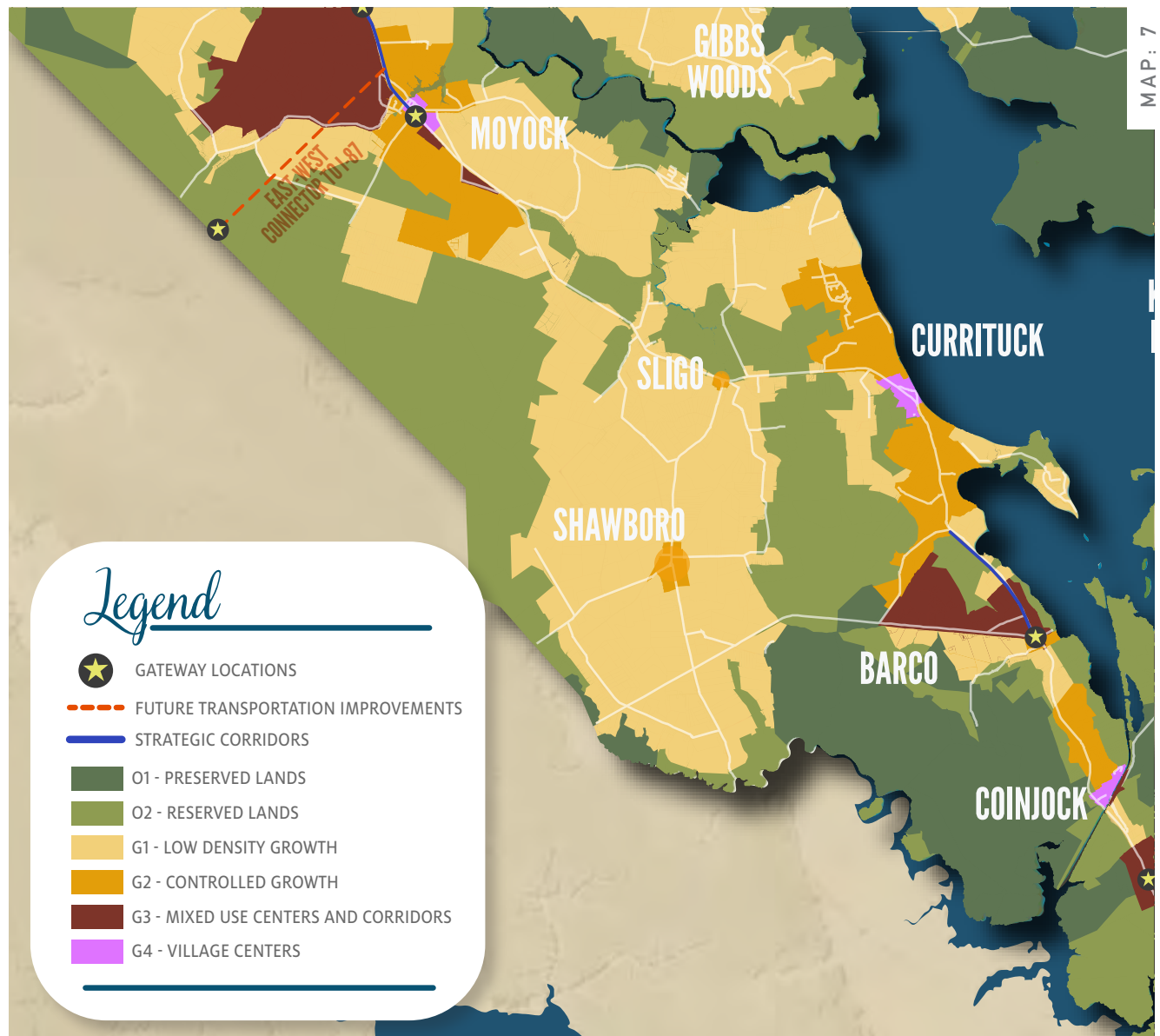
11. G-4: VILLAGE CENTER

- 11.1 Village Centers are appropriate for historic Moyock and historic Currituck that include walkable neighborhoods and support for a vibrant mix of residential types and village-scale commercial uses.
- 11.2 Suitable for a small Village Center in Coinjock along the Intracoastal Waterway with a boardwalk & public marina that works in conjunction with canal functions and water access.
- 11.3 Densities will be subject to existing and future Civic Master Plans.

CIVIC MASTER PLANS ARE RECOMMENDED FOR THE FOLLOWING AREAS:

- » Currituck Station
- » Historic Moyock Village
- » Historic Currituck Village
- » Coinjock Canal Area

NORTHERN MAINLAND FUTURE LAND USE



Subareas	O-1 Preserved Lands	O-2 Reserved Lands	G-1 Low Density Growth	G-2 Controlled Growth	G-3 Mixed Use Centers	G-4 Village Centers
Moyock	N/A	1 du/ 3 acres	up to 1 du/acre	up to 2 du/acre	up to 12du/acre subject to Currituck Station Master Plan	up to 2 du/acre or as established in Civic Master Plan
Shawboro/Crawford/Sligo	N/A	1 du/ 3 acres	up to 1 du/acre	up to 1 du/acre	N/A	N/A
Courthouse Area	N/A	1 du/ 3 acres	up to 1 du/acre	up to 2 du/acre	up to 2 du/acre or as established in Civic Master Plan	up to 2 du/acre or as established in Civic Master Plan
Maple/Barco	N/A	1 du/ 3 acres	up to 1 du/acre	up to 2 du/acre	up to 2 du/acre or as established in Civic Master Plan	N/A
Coinjock - North of Canal	N/A	1 du/ 3 acres	up to 1 du/acre	up to 2 du/acre	N/A	up to 2 du/acre or as established in Civic Master Plan

NORTHERN MAINLAND

VILLAGE SUBDIVISION

Village Subdivisions provide for a variety of housing types and lot sizes. A key feature of the Village Subdivision is its connection to a larger community greenway system that provides residents with direct pedestrian and bicycle access to retail and commercial destinations near the Village Center.



EXHIBIT: 11

MOYOCK VILLAGE

The historic village area of Moyock presents a significant opportunity to establish a vibrant Village Center through infill development and the establishment of a pedestrian-oriented streetscape that respects the historic architecture of existing buildings.



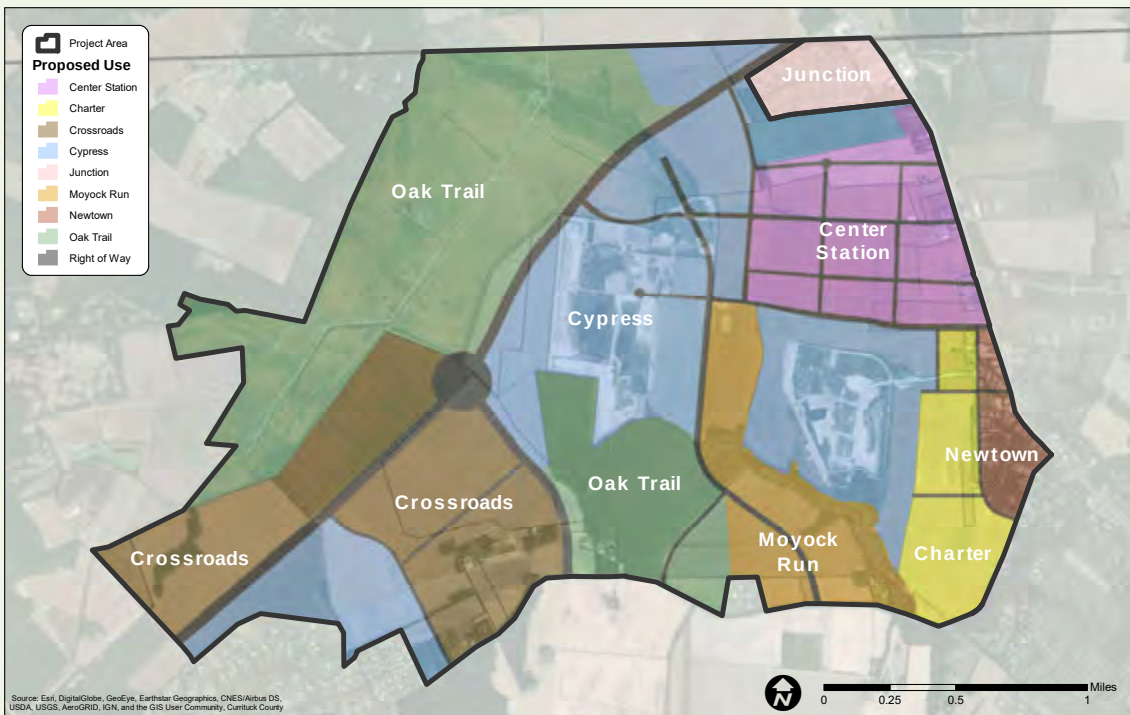
EXHIBIT: 12

PLANNING FOR PLACE: CIVIC MASTER PLANS

Civic Master Plans are a long-range planning tool for making detailed land use, transportation, and place-making recommendations for a small geographic area. Civic Master Plans will take the recommendations of this plan a step further to visually illustrate the desired future build-out of a specific geographic area. The Currituck Station Master Plan is an example of a Civic Master Plan. The Currituck Station Master Plan includes diversified housing options, commercial, office, and industrial uses, and a location for a new school within the 3,400-acre site.



EXHIBIT: 13



PRODUCED BY KIMLEY-HORN

CONSIDER THIS: NORTHWEST RIVER RECREATION DESTINATION

A regional park along the Northwest River could capitalize on the Northern Mainland's great natural assets by providing a destination-quality park that features both passive recreation through preserved landscapes, and programmed recreation elements such as a themed playground area. A large regional park in this area would also create the opportunity to explore the possibility of a public-private partnership for a summer camp program or zipline and ropes-course amenity.

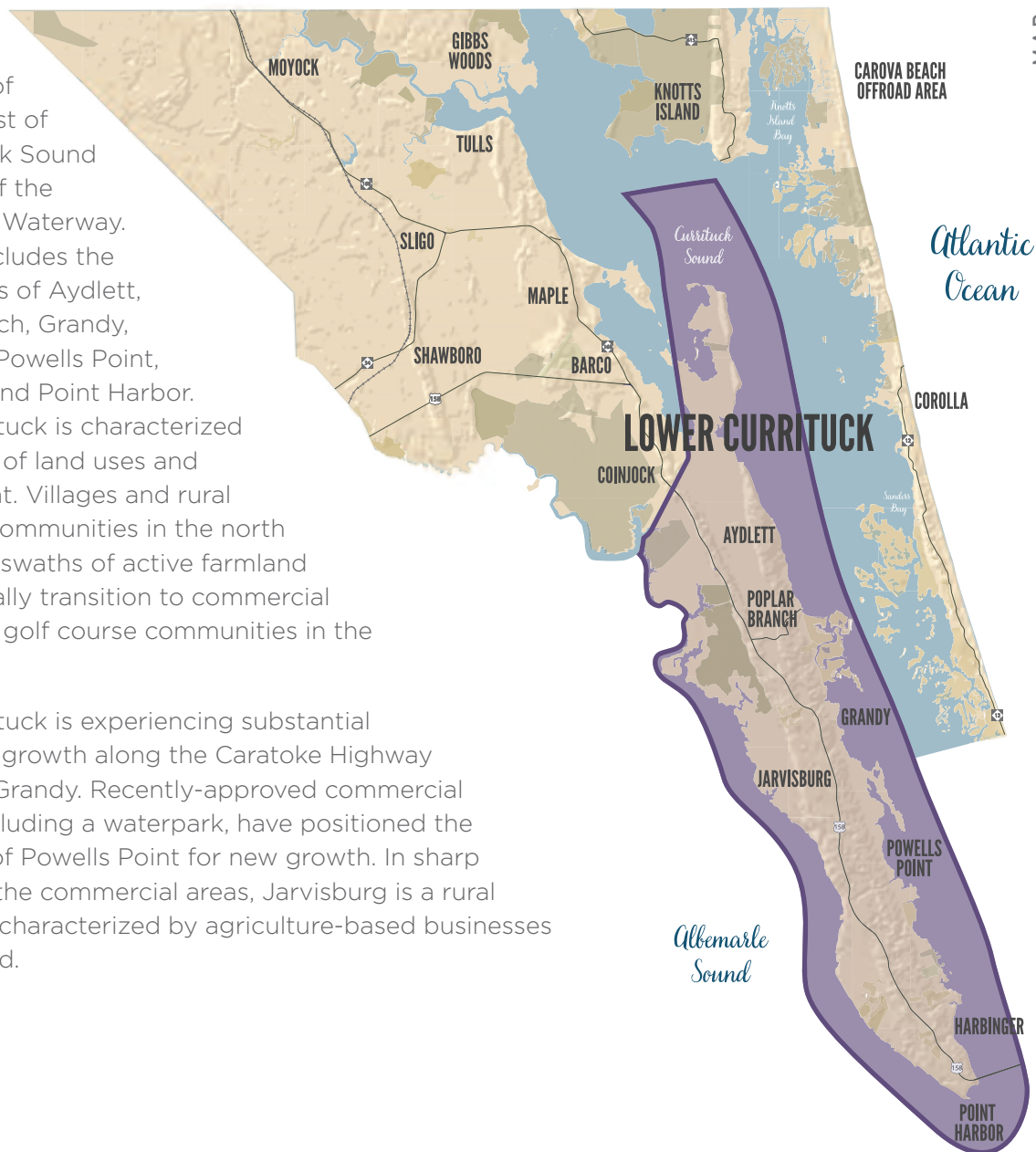


PUBLIC PADDLE ACCESS AND AN INTERCONNECTED NETWORK OF GREENWAYS AND OPEN SPACE WILL ESTABLISH THE NORTHERN MAINLAND AS A PREMIER AREA FOR EXPERIENCING CURRITUCK COUNTY'S OUTSTANDING NATURAL LANDSCAPES.

LOWER CURRITUCK

Lower Currituck is comprised of the area west of the Currituck Sound and south of the Intracoastal Waterway. This area includes the communities of Aydlett, Poplar Branch, Grandy, Jarvisburg, Powells Point, Harbinger, and Point Harbor. Lower Currituck is characterized by a variety of land uses and development. Villages and rural residential communities in the north give way to swaths of active farmland that eventually transition to commercial centers and golf course communities in the south.

Lower Currituck is experiencing substantial commercial growth along the Caratoke Highway Corridor in Grandy. Recently-approved commercial projects, including a waterpark, have positioned the area south of Powells Point for new growth. In sharp contrast to the commercial areas, Jarvisburg is a rural community characterized by agriculture-based businesses and farmland.



MAP: 8

LOWER CURRITUCK
IS CHARACTERIZED BY A VARIETY
OF LAND USES AND DEVELOPMENT.
VILLAGES AND RURAL RESIDENTIAL
COMMUNITIES IN THE NORTH GIVE
WAY TO SWATHS OF ACTIVE FARMLAND
THAT TRANSITION TO COMMERCIAL
CENTERS AND GOLF COURSE
COMMUNITIES IN THE SOUTH.



LAND USE POLICIES

LOWER CURRITUCK

GENERAL

1. LOWER CURRITUCK

- 1.1 Foster growth and development while maintaining the distinctive natural environment and rural character of the community.
- 1.2 New development and redevelopment should be properly planned so as to not adversely impact the character of the area and the peace and quiet traditionally enjoyed by its residents.
- 1.3 Support coastal and waterfront communities by allowing a variety of residential development on the waterfront.
- 1.4 Recognize community desire for additional neighborhood level services, retail, & dining.
- 1.5 Capitalize on natural and waterfront heritage.

SUB-AREAS

2. AYDLETT/WATERLILLY/CHURCHES ISLAND

- 2.1 Continue to encourage predominately low density residential development.

3. MID COUNTY BRIDGE AREA

- 3.1 Continue to discourage access from Bridge Road into Aydlett.
- 3.2 Commercial development should locate near US 158.
- 3.3 Location and design of development in this area should not compromise traffic moving function of new bridge.

4. GRANDY

- 4.1 Plan for continued growth as a community center.
- 4.2 Encourage clustered housing developments, plan for buffering to transition from service areas to more rural and agricultural surrounding areas.
- 4.3 Plan for growth as a commercial center that supports Outer Banks tourism.

5. JARVISBURG

- 5.1 Protect rural character and landscape.
- 5.2 Balance well-planned residential development that allows for continued agriculture and open space uses.
- 5.3 Encourage compact, village-like clusters near existing community centers (churches, schools, general store).

6. POINT HARBOR

- 6.1 Conservation subdivisions are valued over less-compatible development types and density bonuses should be considered for the conservation of additional open space.
- 6.2 Incentivize revitalization of existing businesses to achieve a higher quality business image.

6.3 Encourage year-round tourism-based commercial uses for economic growth.

TRANSECTS

7. G-1: LOW-DENSITY GROWTH

- 7.1 Conservation subdivisions are valued over other less-compatible development types and density bonuses should be considered for the conservation of additional open space.
- 7.2 Support the development of agriculture-based businesses, agritourism ventures, production of value-added agricultural products, and markets in Lower Currituck to establish the area as an agritourism destination.

8. G-2: CONTROLLED GROWTH

- 8.1 Predominantly low to medium residential densities that support a variety of housing types
- 8.2 Compatible with commercial and mixed use developments at major intersections in Grandy, Point Harbor, and Poplar Branch
- 8.3 Supports human-scale neighborhood commercial and tourism-oriented uses near major intersections and historically non-residential areas.

9. G-3: MIXED USE CENTERS AND CORRIDORS

- 9.1 Encourage mixed use development that includes family entertainment and tourism-supporting businesses south of the waterpark in Lower Currituck.

10. G-4: VILLAGE CENTER

- 10.1 Encourage the development of a mixed use village in Grandy with higher residential density and 2-3 story buildings constructed to architectural design standards.

CIVIC MASTER PLANS ARE RECOMMENDED FOR THE FOLLOWING AREAS:

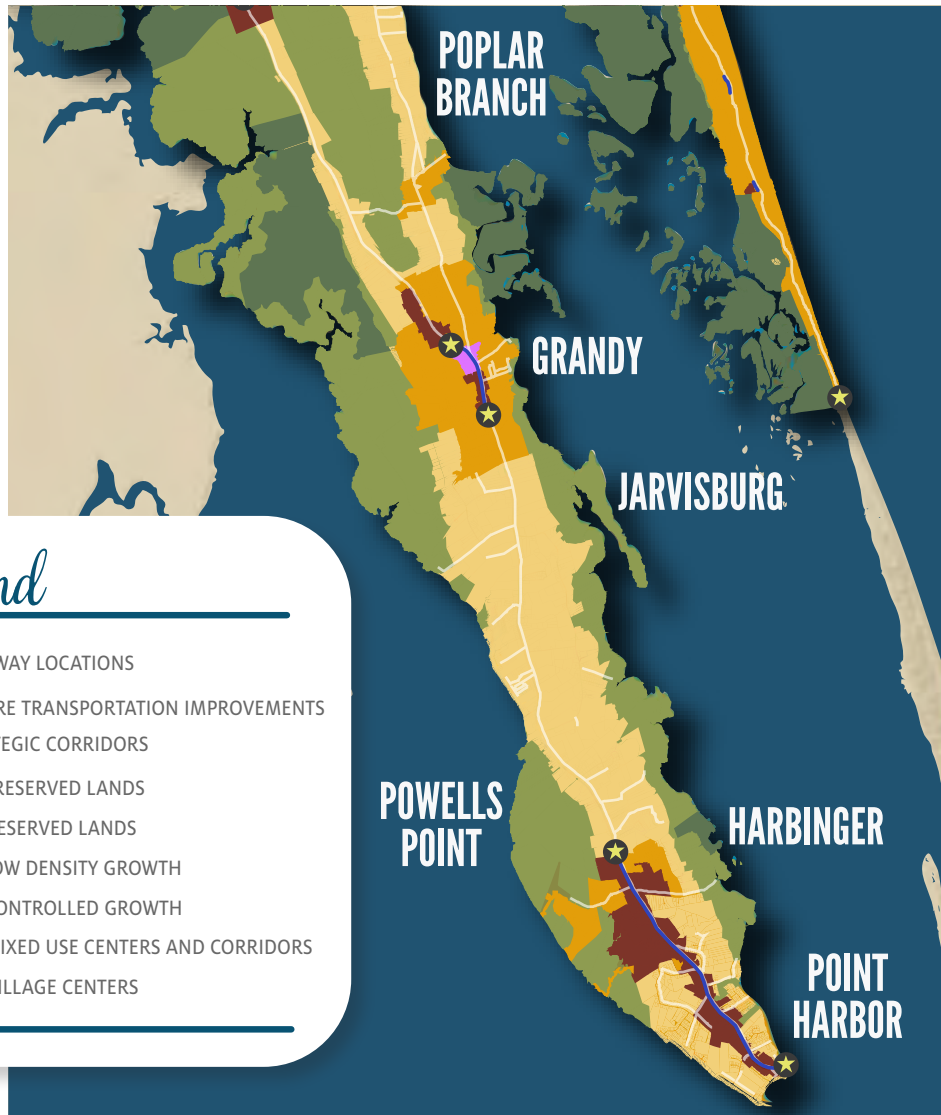
- » Grandy
- » Lower Currituck from Wright Memorial Bridge to North Spot Road
- » Jarvisburg
- » Future Mid-Currituck Bridge landing

LOWER CURRITUCK FUTURE LAND USE

MAP: 9

Legend

-  GATEWAY LOCATIONS
-  FUTURE TRANSPORTATION IMPROVEMENTS
-  STRATEGIC CORRIDORS
-  O1 - PRESERVED LANDS
-  O2 - RESERVED LANDS
-  G1 - LOW DENSITY GROWTH
-  G2 - CONTROLLED GROWTH
-  G3 - MIXED USE CENTERS AND CORRIDORS
-  G4 - VILLAGE CENTERS



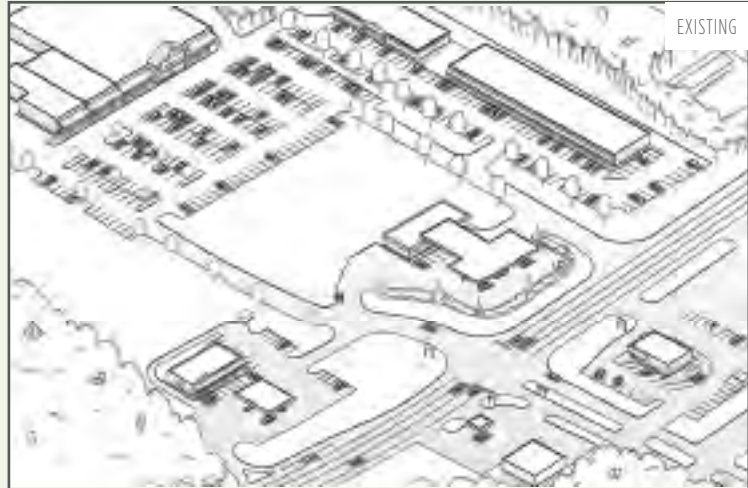
Subareas	O-1 Preserved Lands	O-2 Reserved Lands	G-1 Low Density Growth	G-2 Controlled Growth	G-3 Mixed Use Centers	G-4 Village Centers
Coinjock - South of Canal	N/A	1 du/ 3 acres	up to 1 du/acre	up to 2 du/acre	up to 2 du/acre or as established in Civic Master Plan	N/A
Future Mid-Currituck Bridge Area	N/A	1 du/ 3 acres	up to 1 du/acre	N/A	up to 2 du/acre or as established in Civic Master Plan	N/A
Aydlett/Waterlilly/Churches Island	N/A	1 du/ 3 acres	up to 1 du/acre	N/A	N/A	N/A
Grandy	N/A	1 du/ 3 acres	up to 1 du/acre	up to 2 du/acre	3-4 du w/o sewer 6-10 du w/ sewer	up to 2 du/acre without sewer up to 4 du/acre with sewer or as established in Civic Master Plan
Jarvisburg	N/A	1 du/ 3 acres	up to 1 du/acre	N/A	N/A	N/A
Point Harbor	N/A	1 du/ 3 acres	up to 1 du/acre	up to 1.5 du/acre	up to 2 du/acre without sewer up to 4 du/acre with sewer or as established in Civic Master Plan	N/A

LOWER CURRITUCK

GRANDY: EVOLUTION OF A VILLAGE

The existing commercial area in Grandy presents a significant opportunity for establishing a mixed use village with higher residential density and multi-story buildings constructed to architectural design standards to enhance village aesthetics.

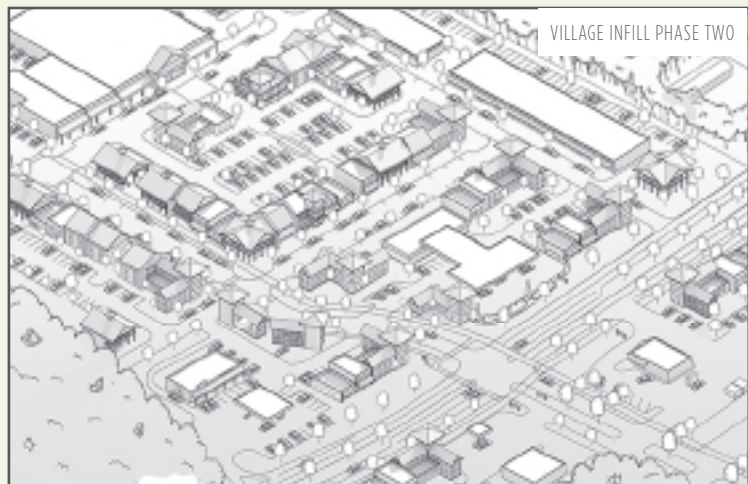
Currently, Grandy is characterized by highway-oriented commercial development that lacks pedestrian infrastructure. Establishment of new streets would provide for infill development over time around existing businesses. Parking for new development should be concentrated at the rear of buildings or on-street, and special attention given to establishing the pedestrian realm in front of businesses. New development should also consider future connections to a larger greenway system.



EXISTING



VILLAGE INFILL PHASE ONE



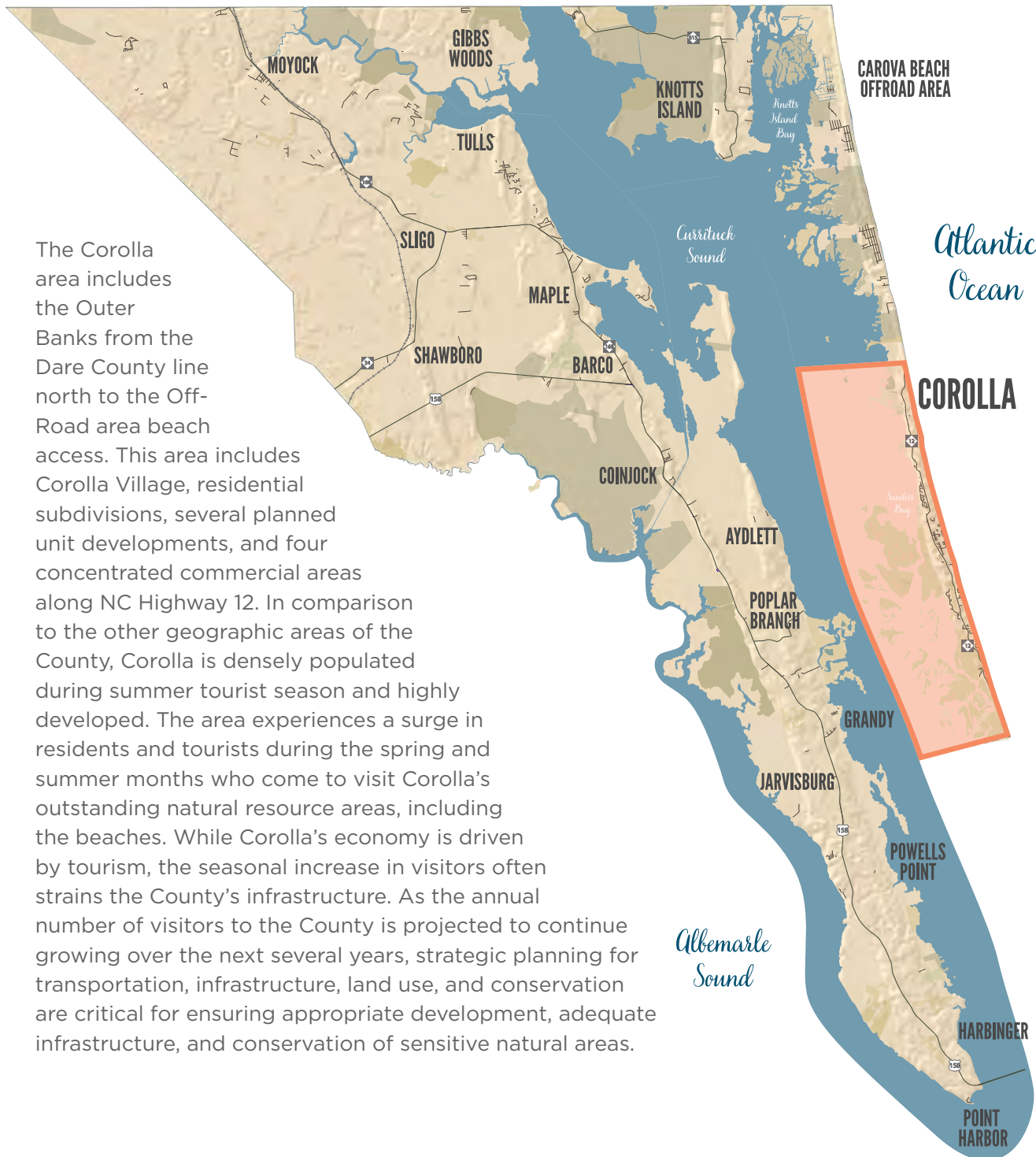
VILLAGE INFILL PHASE TWO

EXHIBIT: 16

Attachment: Currituck 2040 Vision Plan Final 04192 mobile (PB 22-09 Imagine Currituck 2040 Vision Plan)

COROLLA

The Corolla area includes the Outer Banks from the Dare County line north to the Off-Road area beach access. This area includes Corolla Village, residential subdivisions, several planned unit developments, and four concentrated commercial areas along NC Highway 12. In comparison to the other geographic areas of the County, Corolla is densely populated during summer tourist season and highly developed. The area experiences a surge in residents and tourists during the spring and summer months who come to visit Corolla's outstanding natural resource areas, including the beaches. While Corolla's economy is driven by tourism, the seasonal increase in visitors often strains the County's infrastructure. As the annual number of visitors to the County is projected to continue growing over the next several years, strategic planning for transportation, infrastructure, land use, and conservation are critical for ensuring appropriate development, adequate infrastructure, and conservation of sensitive natural areas.



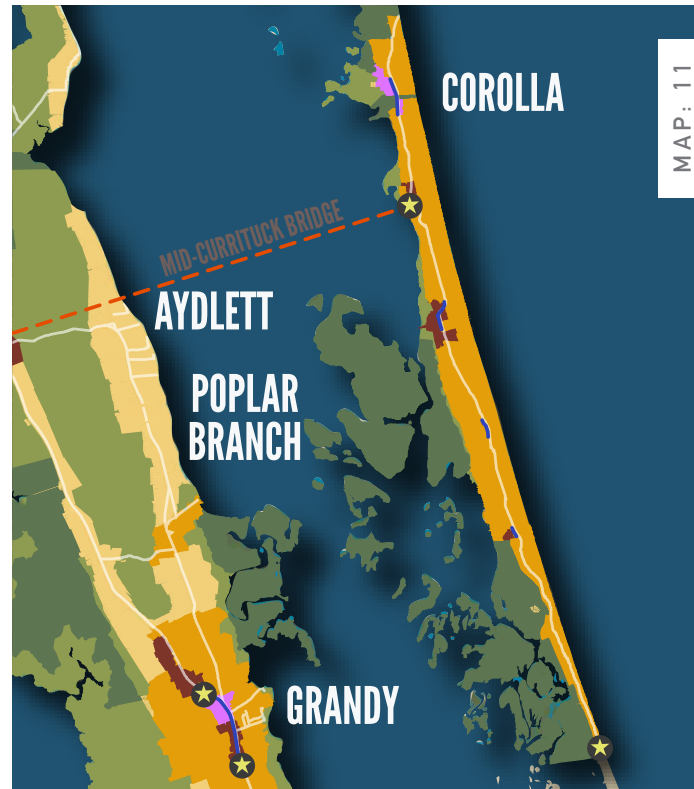
MAP: 10

COROLLA SERVES AS THE BACKBONE FOR CURRITUCK'S TOURISM INDUSTRY. THE AREA EXPERIENCES A SURGE IN RESIDENTS AND TOURISTS DURING THE SPRING AND SUMMER MONTHS WHO COME TO VISIT COROLLA'S OUTSTANDING NATURAL RESOURCES AND BEACHES.



COROLLA

COROLLA FUTURE LAND USE



LAND DEVELOPMENT DENSITY WITHIN THE COROLLA PLANNING AREA SHALL BE AS FOLLOWS:

Subareas	O-1 Preserved Lands	O-2 Reserved Lands	G-1 Low Density Growth	G-2 Controlled Growth	G-3 Mixed Use Centers	G-4 Village Centers
Corolla	N/A	N/A	N/A	N/A	3 du/ 1 acre	3 du/ 1 acre

LAND USE POLICIES

GENERAL

1. COROLLA

- 1.1 Protect tourism interests and support and enhance a family-oriented beach environment.
- 1.2 Consider the community's concerns of over-development and beach crowding in making decisions regarding density in Corolla.
- 1.3 Protect and preserve natural resources for the crucial role they play in the County's tourism and economic development potential.
- 1.4 Continue to improve access to estuarine shorelines and beaches.
- 1.5 Encourage development of workforce housing for a viable community.
- 1.6 Continue to support policies and actions to improve seasonal traffic congestion.

COROLLA

- 1.7 Minimize commercial strip development and maximize traffic moving capability by encouraging commercial development to cluster at appropriate locations rather than dispersing along NC12.
- 1.8 Ensure adequate provision of infrastructure but avoid stimulating inappropriate intensive development in environmentally frag, hazardous barrier island areas.
- 1.9 Sand dunes and maritime forest shall receive a special level of protection and consideration during review of public and private projects.
- 1.10 Encourage waterfront ecotourism in Corolla along the estuarine shoreline: revisit opportunities to include compatible uses in Historic Corolla Park.

TRANSECT

2. G-2 CONTROLLED GROWTH AND G-3 MIXED USE CENTERS AND CORRIDORS

- 2.1 Concentrate commercial development in existing neighborhood nodes to minimize commercial strip development and maximize the moving capability of NC12.
- 2.2 Encourage existing PUDs to continue to develop according to the master plan in order to achieve a more efficient use of land, a higher level of amenities and creative design.

3. G-4 VILLAGE CENTER

- 3.1 Continue to preserve the historic character of Corolla Village and allow more human-scale neighborhoods supporting commercial uses in accordance with the Corolla Village Small Area Plan.



AN OCEAN OF OPPORTUNITY: COROLLA CONFERENCE CENTER AT THE MID-CURRITUCK BRIDGE

The future Mid-Currituck Bridge landing creates a significant opportunity for the County to capitalize on improved access to Corolla by master-planning the bridge landing to establish a new destination-quality mixed-use area that could include a regional conference center with hotel; retail and restaurant space; and public amenities such as access to the sound and a community center for Corolla.



CONCEPTUAL RENDERING

EXHIBIT: 17

CONSIDER THIS: WATER-BASED PUBLIC TRANSIT

While coastal communities share many of the transportation-related concerns faced by inland communities, their proximity to water creates distinct transportation challenges as well as opportunities. Many communities wrestle with traffic congestion; in waterfront communities, this congestion can be exacerbated by local



topography, bridges, surges in seasonal visitors and residents. Coastal communities, though, can offer water-based transportation options, such as ferries and water taxis, which are unavailable to their landlocked counterparts. When combined with higher density, mixed-use, transit and pedestrian-oriented development on the waterfront, water-based transportation becomes more attractive to both tourists and commuters (Smart Growth Guide for Coastal Communities). A reliable water-based public transit ferry between Lower Currituck and Corolla could reduce vehicular traffic on the Outer Banks during peak visitor season. Ferry terminals located in conjunction with public water access or the new Mid-Currituck Bridge landings would efficiently use waterfront space to provide additional amenities to citizens and visitors.

EXHIBIT: 18

COROLLA

CASE STUDY: CITIZEN SCIENCE ENABLES COASTAL RESEARCH VIRGINIA KEY, FLORIDA

EXHIBIT: 19

Citizen Science is a crowd-sourcing approach to scientific research in which members of the general public collaborate with professional scientists to assist with data collection and analysis to achieve a research goal. At Virginia Key off the coast of Miami, FL a Citizen-Science approach has been successfully employed to monitor habitat restoration and dune health. Volunteers, coordinated by a principal scientist at the Frost Museum of Science, survey for birds, new dune vegetation, and collect water quality data following the reforestation of mangrove wetlands on Virginia Key. The citizen-scientists use free smartphone apps to document their findings quickly and effectively.



PHOTO BY XAVIER CORTADA



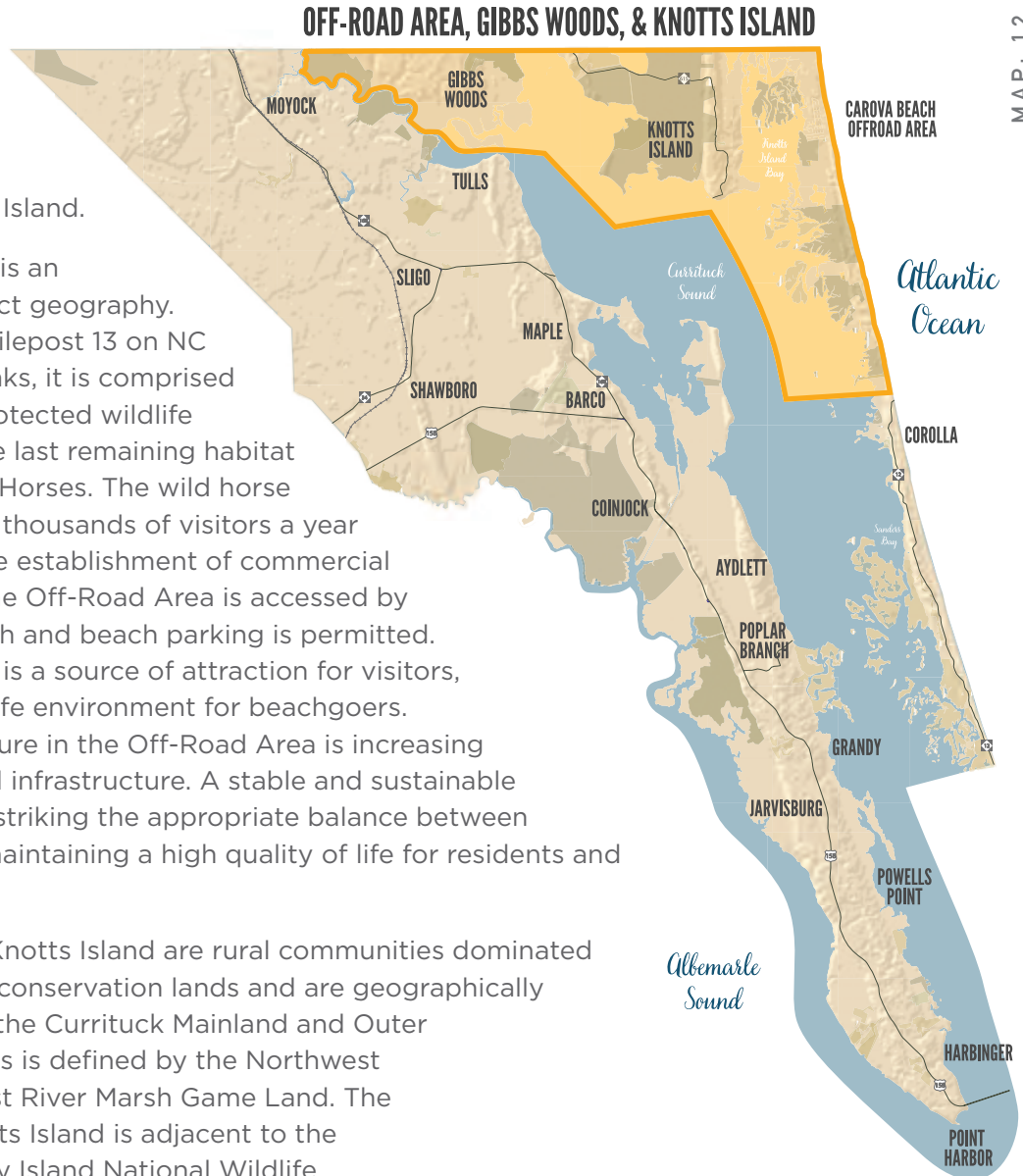
PHOTO BY OTHERS

OFF-ROAD AREA, GIBBS WOODS, & KNOTTS ISLAND

This section establishes policies and actions for the Off-Road Area, Gibbs Woods, and Knotts Island.

The Off-Road Area is an exceptionally distinct geography. Located north of milepost 13 on NC 12 on the Outer Banks, it is comprised of large areas of protected wildlife preserves and is the last remaining habitat of the Corolla Wild Horses. The wild horse population attracts thousands of visitors a year and has inspired the establishment of commercial wild horse tours. The Off-Road Area is accessed by driving on the beach and beach parking is permitted. This unique feature is a source of attraction for visitors, but creates an unsafe environment for beachgoers. Development pressure in the Off-Road Area is increasing despite very limited infrastructure. A stable and sustainable future depends on striking the appropriate balance between conservation and maintaining a high quality of life for residents and visitors.

Gibbs Woods and Knotts Island are rural communities dominated by the presence of conservation lands and are geographically isolated from both the Currituck Mainland and Outer Banks. Gibbs Woods is defined by the Northwest River and Northwest River Marsh Game Land. The community of Knotts Island is adjacent to the 9,000+ acre Mackay Island National Wildlife Refuge directly south of the Virginia border. Both communities have been sparsely developed with single family homes.



GIBBS WOODS, KNOTTS ISLAND,
AND THE OFF-ROAD AREA ARE
RURAL COMMUNITIES DOMINATED BY
THE PRESENCE OF CONSERVATION
LANDHOLDINGS AND OUTSTANDING
COASTAL LANDSCAPES.



OFF-ROAD AREA, GIBBS WOODS, & KNOTTS ISLAND

LAND USE POLICIES

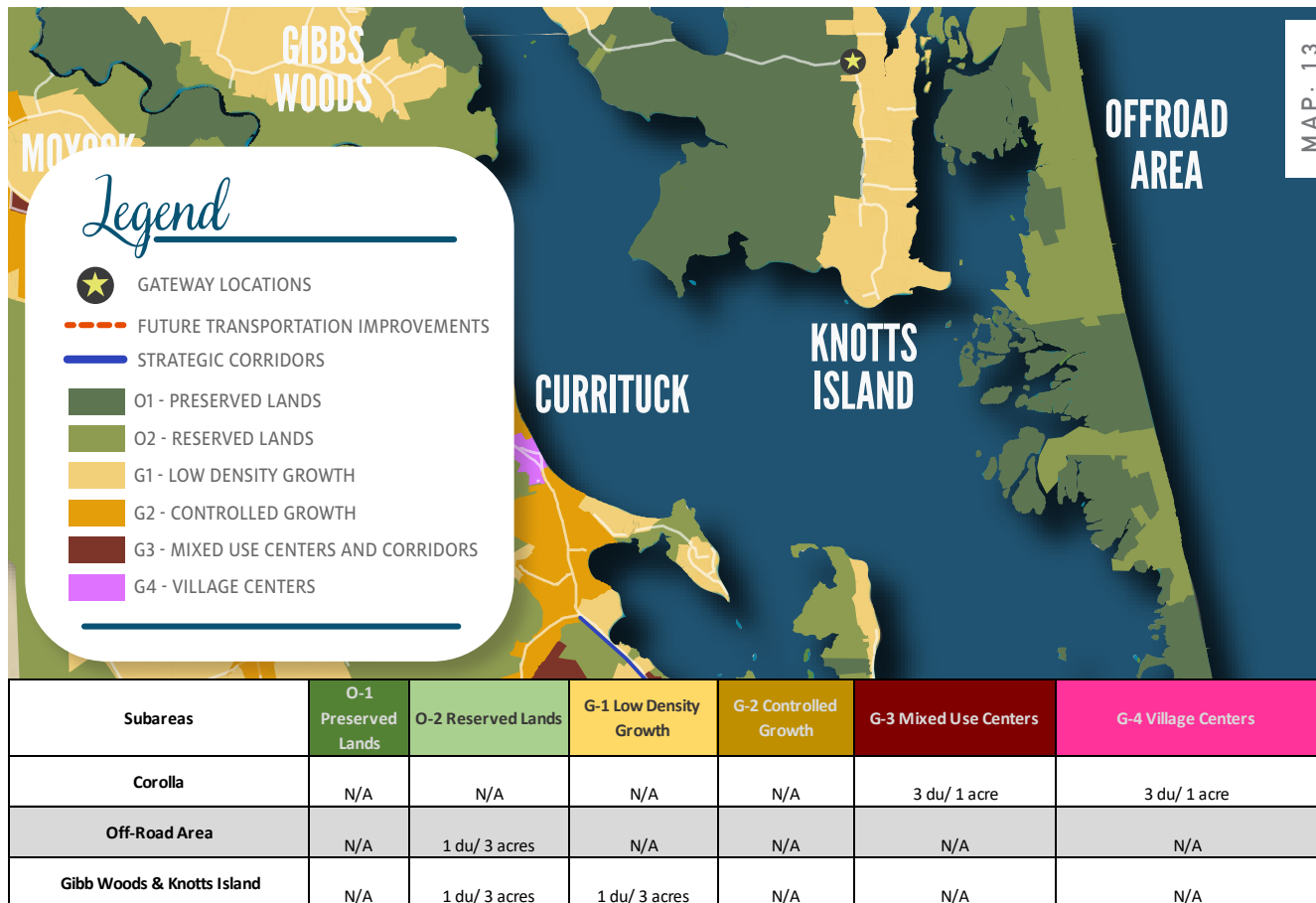
1. O-1 PRESERVED LANDS AND O-2 RESERVED LANDS/CONSERVATION:

- 1.1 Explore the feasibility of public-private partnerships with landowners and conservation agencies to acquire lots in the Off-Road Area for conservation, open space preservation, and stormwater and public safety needs (i.e ponds for fire-fighting capability).
- 1.2 Continue to prohibit commercial development and avoid growth-inducing policies and infrastructure in the Off-Road Area.

2. G-1 POLICIES FOR GIBBS WOODS AND KNOTTS ISLAND

- 2.1 Encourage limited neighborhood commercial uses and ecotourism to locate in areas already zoned or established for commercial use.

OFF ROAD AREA, GIBBS WOODS & KNOTTS ISLAND, FUTURE LAND USE



OFF-ROAD AREA, GIBBS WOODS, & KNOTTS ISLAND

3. GENERAL POLICIES

- 3.1 Maintain the area's unique identity by valuing and protecting natural resources, open space, wildlife habitat, and biodiversity through a variety of conservation methods including, but not limited to: open space preservation; land acquisition partnerships; and monitoring marsh health.
- 3.2 Encourage compatible commercial businesses to locate in existing appropriately zoned areas.
- 3.3 Encourage additional, compatible ecotourism offerings on Knotts Island.
- 3.4 Continue to prohibit and discourage growth inducing facilities including centralized water and wastewater in the Off Road Area.
- 3.5 Continue to protect and preserve vehicular access to the Off-Road area that does not compromise environmental integrity, ecologically sensitive areas or habitat for wild horses.
- 3.6 Prioritize preservation of open space near marshes and special flood hazard areas to allow for inland retreat of coastal marshes.

A MANAGEMENT STRATEGY FOR BEACH DRIVING IN THE OFF-ROAD AREA IS ESSENTIAL TO ENSURE BOTH SAFETY FOR BEACH-GOERS AND ADEQUATE ACCESS FOR RESIDENTS.



CHAPTER 4: IMPLEMENTATION

This chapter summarizes the policies set forth in the previous chapter in a series of five (5) matrices.

The Imagine Currituck 2040 Vision Plan provides a wide-ranging policy framework to guide decision-making across all levels and departments of County government. The plan provides direction for future planning efforts, updates to existing regulations, capital improvement projects, internal operating policies, and the establishment of new partnerships.

IN THIS CHAPTER:

- » Countywide Implementation Matrix
- » Northern Mainland Implementation Matrix
- » Lower Currituck Implementation Matrix
- » Corolla Implementation Matrix
- » Off-Road Area Implementation Matrix

IMPLEMENTATION MATRIX SERIES

The first implementation matrix includes over-arching policies that apply throughout the County. The subsequent matrices correspond with each of the four geographic areas introduced in Chapter three.

Within each matrix, recommended policies are organized into five action categories: Capital Project; UDO Amendment; Long Range Planning; County Department Policy; or Community Initiative. Additionally, the matrix series identifies lead departments and specifies years for starting and completing each policy.

Icons in the left columns identify the corresponding Planning Element and Guiding Principles that are supported by the listed policy.



THE COMMUNITY VISION PRESENTED IN IMAGINE CURRITUCK
MUST BE REALIZED COLLECTIVELY THROUGH A CONCERTED
EFFORT FROM ALL LEVELS OF COUNTY GOVERNMENT, STATE
AND NON-PROFIT PARTNERS, COUNTY RESIDENTS, AND
PRIVATE DEVELOPERS.

COUNTYWIDE IMPLEMENTATION MATRIX

CAPITAL PROJECTS

Planning Elements	Policy/Action	Action -Item
 Economic Development	Expand reliable, high-speed internet service throughout the County to attract home-based/telecommuter, finance, insurance, and real estate professionals and businesses.	CC-ACT-1
 Infrastructure and Services	Implement the Airport Improvement Program to ensure facility expansion and improvement.	CC-ACT-2
	Expand airport operations and services according to the Airport Layout Master Plan.	CC-ACT-3
 Transportation	Work with NCDOT to create identifiable gateways into and within Currituck County by installing signage, landscaping, and public art at the following locations (in priority order): a. NC 168 at VA border; b. 158/168 at Wright Memorial Bridge in Point Harbor; c. US 158 intersection at Barco; d. NC 12 at Currituck/Dare County line; e. Knott's Island past Mackay Island refuge; f. Future Mid-County Bridge landings on NC 168/158 and NC 12; g. North and South Gateways to Grandy Village area; h. 168 Gateway into Lower Currituck/Powell's Point from North Mainland; i. Future East-West Connector to I-87 Gateway at County line	CC-ACT-4
	Partner with NCDOT to implement recommendations in the Connect Currituck Pedestrian Master Plan to provide for sidewalks, multi-use paths, bike lanes, and quiet streets along key roads in Poplar Branch, Grandy, Jarvisburg, and Point Harbor.	CC-ACT-5
	Encourage and partner with NCDOT to provide pedestrian facilities on the Wright Memorial Bridge, Mid-Currituck Bridge, and Joseph P. Knapp bridge over the Intracoastal Waterway as recommended in Connect Currituck.	CC-ACT-6
	Plan for implementation of specific pedestrian projects, as recommended in the Connect Currituck Pedestrian Master Plan.	CC-ACT-7
	Partner with NCDOT to provide more locations to safely cross Caratoke Highway/US 158 as identified in the Connect Currituck Pedestrian Master Plan.	CC-ACT-8
 Parks and Recreation	Identify and secure property for public water access to the County's rivers, canals, sounds, and beaches.	CC-ACT-9
	Develop a strategic plan for acquiring key recreation properties within targeted growth areas.	CC-ACT-10

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Economic Development Dept. & Chamber of Commerce	2022	2027		ED-4
Airport Advisory Board & Economic Development Dept., Public Facilities	2022	Ongoing	 	ICS-6, TR-3.2
Airport Advisory Board & Economic Development Dept., Public Facilities	2022	Ongoing	 	ICS-6, TR-3.2
Planning Dept.	2022	2037	 	TR-1
Planning Dept.	2022	2037	 	TR-2
Planning Dept.	2022	2037	 	TR-2, PR-2
Planning Dept.	2022	2037	 	TR-2
Planning Dept.	2022	2023		TR-2
Parks Dept.	2022	2030	  	PR-1
Planning Dept.	2022	2025	  	PR-1

GUIDING PRINCIPLES



Natural Resource Protection



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Expanded Public Access to Natural Resources



Destination Points



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COUNTYWIDE IMPLEMENTATION MATRIX

UDO AMENDMENTS

Planning Elements	Policy/Action	Action -Item
 Land Use	Update UDO, zoning districts, and zoning map to align with the Imagine Currituck Future Land Use Transect Categories and Future Land Use Map.	CC-ACT-11
	Evaluate and strengthen standards for mining activities.	CC-ACT-12
	Evaluate and strengthen standards to require new development to coordinate site design with nearby existing and future development.	CC-ACT-13
 Economic Development	Review UDO and amend to allow compatible outdoor recreation amenities and eco-tourism opportunities in appropriate zoning districts.	CC-ACT-14
	Review UDO and amend to allow compatible farm-to-table restaurants, farm stands and markets, and agritourism enterprises in appropriate zoning districts.	CC-ACT-15
	Update UDO to provide incentives for development of a variety of workforce housing for mixed incomes.	CC-ACT-16
	Provide rolling TRC review for all Planned Urban Development projects in the G-3 and G-4 growth areas to encourage growth in targeted areas with existing infrastructure .	CC-ACT-17
	Provide expedited permitting in growth areas G-3 and G-4 to encourage targeted growth in areas with existing infrastructure.	CC-ACT-18
 Infrastructure and Services	Update utility extension policies to strengthen the relationship between development densities and targeted growth areas.	CC-ACT-19
	Improve construction standards for private streets to provide for more effective stormwater drainage.	CC-ACT-20
	Evaluate existing ordinance and establish parameters by which developments may employ use of on-site wastewater treatment.	CC-ACT-21
	Strengthen stormwater guidelines to minimize non-point pollution of open water sources.	CC-ACT-22

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	2024	   	LU-1
Planning Dept.	2022	Ongoing		LU-2
Planning Dept.	2022	Ongoing	 	LU-2.1
Planning Dept.	2022	2024	 	ED-2.2, LU-2
Planning Dept.	2022	2024	 	ED-3
Planning Dept.	2022	2024	 	ED-4.1
Planning Dept.	2022	Ongoing	 	ED-4
Planning Dept.	2022	Ongoing	 	ED-1
Public Utilities Dept.	2022	2027		ICS-1, ICS-3
County Engineer & Planning Dept.	2022	2027	 	ICS-4, EN-4.5
Planning Dept. & County Engineer	2022	2024	 	ICS-3.5
Planning Dept. & County Engineer	2022	2024		ICS-4, EN-4.10

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COUNTYWIDE IMPLEMENTATION MATRIX

UDO AMENDMENTS

Planning Elements	Policy/Action	Action Item
 Transportation	Establish secondary street network to create connectivity between neighborhoods, commercial areas, and community centers by requiring new development to provide for multi-modal connectivity to adjacent existing or future development.	CC-ACT-23
	Evaluate and strengthen corridor appearance standards for areas inside of strategic corridors.	CC-ACT-24
	Strengthen standards that require new development to construct pedestrian walkways and multi-use greenways that connect to adjacent residential and commercial areas.	CC-ACT-25
	Amend the UDO to incorporate specifications and typical cross sections consistent with Complete Street principles for both public and private streets.	CC-ACT-26
	Require a Transportation Impact Analysis for uses that will generate a significant increase in vehicle activity.	CC-ACT-27

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	2038		TR-1
Planning Dept.	2023	2024	  	TR-1, LU-3
Planning Dept.	2022	2024	  	TR-1, TR-2, PR-2
Planning Dept.	2023	2024		TR-1, TR-2
Planning Dept.	2022	Ongoing		TR-1

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UDO AMENDMENTS

Planning Elements	Policy/Action	Action -Item
 Environment	Evaluate effectiveness and update the stormwater ordinance to ensure high water quality and adequate water quantity management.	CC-ACT-28
	Prioritize preservation of open space near marshes and special flood hazard areas to allow for inland retreat of coastal marshes and wetlands.	CC-ACT-29
	Amend UDO so that coastal and non-coastal wetlands shall not be considered part of a lot's acreage for the purpose of determining minimum lot size or development density.	CC-ACT-30

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
County Engineer & Planning Dept.	2022	Ongoing	   	ICS-4, EN-4.10
Planning Dept.	2023	2025		EN-4, ED-2.1
Planning Dept.	2022	2023	 	EN-4

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COUNTYWIDE IMPLEMENTATION MATRIX

LONG RANGE PLANNING

Planning Elements	Policy/Action	Action -Item
 Economic Development	Develop a unified signage package and installation plan that utilizes the Currituck County brand. Install signage at key gateways, wayfinding points, public facilities, and Villages.	CC-ACT-31
	Plan for water and wastewater expansion to encourage business retention and expansion in G-2, G-3, & G-4.	CC-ACT-32
	Create a unique, recognizable visual brand for the County through a community-driven process.	CC-ACT-33
	Ensure adequate infrastructure and public services to meet future market demand for residential, commercial, and industrial development in classifications G-2, G-3, G-4.	CC-ACT-34
 Infrastructure and Services	Develop a County Security Plan.	CC-ACT-35
	Work to expand the Inter-County Public Transportation Authority services to meet increased demand for senior transit.	CC-ACT-36
	Develop a plan for improving and developing new senior centers to serve aging population.	CC-ACT-37
	Explore expansion of sewer in Grandy to encourage concentrated development.	CC-ACT-38
 Environment	Partner with the NC Sea Grant and DCM to develop an estuarine shoreline management plan that identifies locations and strategies for shoreline stabilization based on the County's specific shoreline types.	CC-ACT-39
	Partner with the North Carolina Sea Grant and the Nature Conservancy to conduct a community-driven vulnerability assessment and adaptation plan.	CC-ACT-40
	Commission a beach monitoring and stability assessment to investigate long-term and short-term shoreline and volumetric changes occurring along the oceanfront beaches.	CC-ACT-41
	Develop a beach and long-term management plan including best management practices for dune preservation and coastal resilience to maintain the beach for it's economic, recreational, aesthetic, natural and storm protective value.	CC-ACT-42

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Dept. of Travel & Tourism & Planning Dept.	2022	2025	 	ED-2, TR-1
Public Utilities Dept. & County Engineer	2022	Ongoing	 	ED-1, ICS-1
Dept. of Travel & Tourism & Planning Dept.	2024	2028		ED-2
Public Utilities Dept.	2022	Ongoing	 	ED-1, ICS-1
Emergency Management.	2022	2024		ICS-2
Planning Dept. & ICPTA Advisory Board	2023	2028	 	ICS-5
Senior Services & Planning Dept.	2023	2028		ICS-5
Public Utilities Dept. & County Engineer	2022	2027	 	ICS-3
Planning Dept.	2023	2028		EN-4
Planning Dept. & Emergency Services Dept.	2023	2027		EN-4
Planning Dept., County Engineer, Dept. of Travel & Tourism, & Economic Development Dept.	2022	2024		EN-4
Planning Dept., County Engineer, Dept. of Travel & Tourism, & Economic Development Dept.	2022	2025		EN-4, ED-2.1

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COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Land Use	Facilitate a program whereby junked cars may be hauled away and recycled.	CC-ACT-43
	Encourage neighborhood commercial to locate near road intersections, neighborhood serving facilities such as schools and parks, and existing compatible commercial uses.	CC-ACT-44
	Continue to evaluate and recommend updates to the sign ordinance to achieve desired sign design, types and placement.	CC-ACT-45

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	2023		LU-2, LU-3
Planning Dept.	2022	Ongoing		Transect G-2
Planning Dept.	2022	Ongoing	 	LU-2, LU-3

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COUNTY POLICIES

Planning Elements	Policy/Action	Action Item
 Economic Development	Support small business growth by establishing a small business development and technical assistance program.	CC-ACT-46
	Provide early-stage technical assistance to area entrepreneurs and growing companies in partnership with the NC Small Business and Technology Development Center and the College of the Albemarle Small Business Center. (See pg. 48)	CC-ACT-47
	Continue to support and provide free public entertainment such as the existing outdoor concert series, movie nights, and festivals, while establishing new locations for free public entertainment. Consider establishing a grant program for events and festivals.	CC-ACT-48
	Create a unique, recognizable visual brand for the County through a community driven process to use for business recruitment.	CC-ACT-49
	Encourage industrial developments to pursue "Certified" designation.	CC-ACT-50
	Expand workforce training and vocational education at the Currituck County College of the Albemarle campus to include programs of study in healthcare and related fields.	CC-ACT-51
	Communicate all potential new business developments or inquiries to the Economic Development Department for follow up contact.	CC-ACT-52
	Retain and attract desirable jobs by fostering a skilled and educated workforce.	CC-ACT-53

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Economic Development Dept. & Chamber of Commerce	2022	2026		ED-1
Economic Development Dept. & Chamber of Commerce	2022	2029		ED-1
Dept. of Travel & Tourism	2022	Ongoing	  	ED-2
Dept. of Travel & Tourism & Economic Development Dept.	2022	2028	 	ED-2
Economic Development Dept. & Planning Dept.	2022	Ongoing		ED-5
Economic Development Dept. & College of the Albemarle	2022	2028		ED-1, ED-4
All Departments & Agencies	2022	Ongoing		ED-1, 2, 3, 4, 5
College of the Albemarle; Board of Education;	2022	Ongoing		ED-1

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COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Infrastructure and Services	Update the water system growth plan and extension policy for water systems.	CC-ACT-54
	Develop standard details for construction of water and wastewater infrastructure to ensure quality, consistency, and adequate volume and pressure for fire suppression.	CC-ACT-55
	Consider establishing a tiered utility connection fee schedule based on the number of bedrooms for single-family homes.	CC-ACT-56
	Proactively coordinate with NCDOT to properly maintain or improve drainage infrastructure on state roads through infrastructure retrofit.	CC-ACT-57
	Establish watershed-based stormwater service districts that are mapped and funded in order to address the drainage needs of individual watersheds.	CC-ACT-58
	Implement and update the Outer Banks Regional Hazard Mitigation Plan.	CC-ACT-59
	Continue to require new development to connect to the County's water system at the expense of the developer if it is within a calculated distance from an existing water main, ensuring that the cost of growth is not borne by existing water customers.	CC-ACT-60
	Develop a voluntary process for retrofitting existing private development to improve stormwater management.	CC-ACT-61
	Explore partnerships with public and private agencies such as the Army Corps of Engineers and The Nature Conservancy, to provide technical assistance and funding for retrofitting stormwater infrastructure to include nature-based solutions.	CC-ACT-62
	Consider establishing a County stormwater permit system for new development.	CC-ACT-63
	Expand provision of senior services including adult daycare, assisted living, and nutrition programs.	CC-ACT-64
	Evaluate and strengthen ordinances and parameters relating to the use of new private package treatment plants.	CC-ACT-65

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Public Utilities Dept.	2022	2032		ED-1, ED-3, ICS-1
County Engineer & Public Utilities Dept.	2022	2032	 	ICS-2, ICS-3
Public Utilities Dept.	2022	2032		ICS-3
Planning Dept. & County Engineer	2022	Ongoing		ICS-4
County Engineer & Planning Dept.	2022	2042	 	EN-4, ICS-4
Emergency Managment	Ongoing	Ongoing	 	ICS-2
Public Utilities Dept. & Planning Dept.	2022	Ongoing		ICS-3.1
County Engineer & Planning Dept.	2022	2042	 	ICS-4, EN-4.5
County Engineer & Planning Dept.	2022	2042	 	ICS-4, EN-4.5
County Engineer & Planning Dept.	2022	2032	 	ICS-4, EN-4.5
Senior Services Dept.	2023	2038		ICS-5
County Engineer & Planning Dept.	2022	2027		ICS-3.4

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COUNTYWIDE IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Infrastructure and Services	Support the development of affordable senior housing.	CC-ACT-66
	Continue to identify and evaluate sites for deep wells as needed.	CC-ACT-67
	Continue to implement utility rate fee increase for usage over 20,000 gallons per month.	CC-ACT-68
	Upgrade public safety system to a trunked system with additional frequencies.	CC-ACT-69
	Evaluate communities for curbside household garbage collection, based on a suitability threshold.	CC-ACT-70
	Construct a central public safety facility (Completed 2021).	CC-ACT-71
	Expand airport operations and services according to the Airport Layout Master Plan.	CC-ACT-72
	Ensure adequate fire fighting capacity through annual evaluation of the need for additional fire stations or improvements to existing fire stations.	CC-ACT-73

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning, Economic Development, & Senior Services Dept.	2023	Ongoing	 	ICS-5
Public Utilities Dept.	2022	Ongoing		ICS-8
Public Utilities Dept.	2022	Ongoing	 	ICS-3, ICS-8
Communications	2022	2023		ICS-2
Public Works Dept.	2022	Ongoing		ICS-9
County Manager	Complete	Complete		ICS-2
Aiport Advisory Board, Airport Manager Economic Development Dept., Public Facilities	2022	Ongoing	 	ICS-6
Fire & Emergency Medical Services	2022	Ongoing		ICS-2

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COUNTYWIDE IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Infrastructure and Services	Establish parameters by which developments may employ use of on-site wastewater treatment.	CC-ACT-74
	Provide public education and outreach activities that reduce litter and illegal dumping.	CC-ACT-75
	Develop educational outreach program for existing home and property owners associations to provide information on stormwater responsibility and mitigation strategies.	CC-ACT-76

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
County Engineer & Planning Dept.	2022	2025		ICS-3.4 EN-3
County Engineer	2022	Ongoing		ICS-9
County Engineer & Planning Dept., Soil & Water Conservation District	2022	2026	 	ICS-4, EN-4.5

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COUNTYWIDE IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action Item
 Transportation	Request that the following Currituck County Strategic Corridors be included in the State Transportation Improvement Program (STIP) (in priority order): a. NC 168/Caratoke Hwy from Virginia border to Puddin Ridge Rd; b. NC 168/Caratoke Hwy from Maple Road to intersection with NC 158; c. Caratoke Hwy from Wright Memorial Bridge north to Westside Lane; d. US 158/NC 168/Caratoke Hwy through Grandy; e. NC 12 in Corolla at 4 commercial nodes.	CC-ACT-77
	Continue limiting driveway cuts on highways and collector roads by the number of driveways per lot and the distance between driveways.	CC-ACT-78
	Monitor traffic volume and development on other secondary roads to identify need for driveway cut regulations.	CC-ACT-79
	Prioritize emergency evacuation in the development and approval of transportation plans and improvements included in the STIP.	CC-ACT-80

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	2038	 	TR-1
Planning Dept.	2022	Ongoing	 	TR-1.4
Planning Dept.	2023	Ongoing	 	TR-1.4
Emergency Management	2022	Ongoing		TR-1

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COUNTYWIDE IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Transportation	Evaluate and strengthen corridor appearance standards for areas inside of strategic corridors.	CC-ACT-81
	Strengthen minimum architectural design standards for areas outside of strategic corridors.	CC-ACT-82
	Establish a threshold and requirement for a Traffic Impact Analysis for uses that will generate a significant increase in traffic volume and carefully consider the impacts of proposed developments when making land use decisions.	CC-ACT-83
	Evaluate the expansion of transit services with regional agencies.	CC-ACT-84
	Explore the expansion of water-based transportation options.	CC-ACT-85

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	2025	 	TR-1, LU-3
Planning Dept.	2022	2025	 	TR-1, LU-3
Planning Dept.	2022	Ongoing		TR-1
Planning Dept., Senior Services	2022	Ongoing	 	TR-3
Planning Dept.	2022	Ongoing		TR-3

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COUNTYWIDE IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action Item
 Environment	Continue to promote and improve the County's farmland preservation program and evaluate opportunities to work in conjunction with the NC Farmland Preservation Trust Fund.	CC-ACT-86
	Identify regulatory options for decommissioning solar farms and conversion back to agricultural uses (Completed 2019).	CC-ACT-87
	Partner with agencies such as the NC Sea Grant and the Division of Coastal Management (DCM) to study and map estuarine marsh migration along the Currituck and Albemarle Sounds.	CC-ACT-88
	Identify and evaluate critical infrastructure and develop strategies to ensure resilience.	CC-ACT-89
	Protect dunes and natural shoreline ecosystems by following recommendations of the NC Sea Grant's Dune Book for best-management practices for vegetation, sand fencing, and pedestrian beach access.	CC-ACT-90
	As stormwater service districts are established, consider incentivizing property owners to implement green and blue infrastructure on private property.	CC-ACT-91
	Partner with conservation agencies to conserve Significant Natural Heritage Areas through fee-simple acquisition or conservation easements.	CC-ACT-92
	Continue to partner with the Corolla Wild Horse Fund, National Estuarine Research Reserve, and Currituck National Wildlife Refuge to implement the management goals and actions of the Wild Horse Management Agreement.	CC-ACT-93
	Periodically reexamine water quality classifications and seek to achieve higher quality conditions and ratings.	CC-ACT-94
	Require the establishment or preservation of riparian buffers in new developments.	CC-ACT-95
	Develop a beach assessment and long-term management plan including best management practices for dune preservation and coastal resilience to maintain the beach for its economic, recreational, aesthetic, natural and storm protective value.	CC-ACT-96

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Soil & Water Conservation District, Cooperative Extension Office, & Planning Dept.	2022	2026		EN-2
Planning Dept.	Complete	Complete		EN-2
Planning Dept.	2023	2038		EN-4
Public Utilities, Planning Dept., & Emergency Management	2022	Ongoing		EN-4, ICS-1
Planning Dept. & Dept. of Travel & Tourism	2022	Ongoing		EN-4
County Engineer & Planning Dept.	2022	2042		ICS-4, EN-4.5
Soil & Water Conservation District, Cooperative Extension Office, and Planning Dept.	2023	Ongoing		EN-1.2
Planning Dept.	2022	2040		EN-4, EN-4, ED-2.1
County Engineer	2022	Ongoing		EN-3
Planning Dept.	2022	2040		EN-3
Planning Dept., County Engineer, Dept. of Travel & Tourism, & Economic Development Dept.	2022	2025	 	EN-4, ED-2.1

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COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Environment	Fully Enforce the stormwater ordinance to help prevent nonpoint source pollution in area waterways.	CC-ACT-97
	Monitor water and sewage treatment discharges into the surface waters of Currituck County to help prevent discharges that cause degradation of water quality.	CC-ACT-98
	Reference the Countywide Land Parcel Prioritization Strategy for Water Quality Enhancement.	CC-ACT-99
	Improve the County's Community Rating System (CRS) score with public outreach and higher regulatory standards to make development in the county safer and help reduce premiums for Federal Flood Insurance.	CC-ACT-100
	Educate the public about the use of the least hardened shoreline stabilization method along estuarine shorelines.	CC-ACT-101
	Plan for and establish higher regulatory standards for resiliency based on evaluations and considerations of future flood risk, coastal hazards, flood conditions, increased precipitation, and vulnerability.	CC-ACT-102
	Protect dunes and natural shoreline ecosystems by following recommendations of the NC Sea Grant's Dune Book for best-management practices for vegetation, sand fencing, and pedestrian beach access.	CC-ACT-103
	Reference the Soil Conservation Service mapping of prime soils in making land use decisions and target prime lands for conservation.	CC-ACT-104

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
County Engineer & Planning Dept.	2022	Ongoing		ICS-4, EN-3
County Engineer, Economic Development Dept., & Planning Dept.	2022	Ongoing		EN-3
County Engineer & Planning Dept.	2022	Ongoing		EN-3
Planning Dept. & Emergency Management	2022	Ongoing		EN-4
Planning Dept.	2022	Ongoing		EN-4.6
Planning Dept.	2022	Ongoing		EN-4
Planning Dept.	2022	Ongoing		EN-4, ED-2.1
Soil & Water Conservation District, Cooperative Extension Office, & Planning Dept.	2022	Ongoing		EN-2, LU-1.5

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COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Parks and Recreation	Explore opportunities for partnerships with public land managers and conservation agencies to allow more public access to outdoor recreation resource areas.	CC-ACT-105
	Ensure that new facilities and access areas are ADA compliant and identify existing facilities that should be retrofitted for ADA compliance.	CC-ACT-106
	Schedule year-round programming for festivals and events at various County facilities and parks.	CC-ACT-107
	Require recreation and park area dedication or fee in lieu of providing recreation amenities.	CC-ACT-108
	Maintain joint-use agreement with Currituck County Schools that provides for use of school playing fields for recreational programming.	CC-ACT-109
	Develop programming to reflect projected demographic shift towards large senior population.	CC-ACT-110
	Plan for additional public access areas with diverse recreation activities including boat, canoe and kayak launches, marinas, docks, scenic outlooks, boardwalks, swimming and crabbing areas and incorporate specific needs into the Parks and Recreation Master Plan	CC-ACT-111
	Establish level of service policies to ensure location and capacity of public access is consistent with growth.	CC-ACT-112
	Educate marina operators about Best Practice Operating Programs such as "Clean Marina."	CC-ACT-113
	Establish level of service policies to ensure location and capacity of parks and recreation offerings are consistent with growth.	CC-ACT-114

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Parks & Planning Depts.	2022	2034		PR-1
Public Facilities & Planning Depts.	2022	Ongoing		PR-1.2
Dept. of Travel & Tourism & Parks Dept.	2022	Ongoing	 	ED-2, PR-3.1
Planning Dept.	2022	Ongoing	  	PR-3
Parks Dept.	2022	2041		PR-3.1
Dept. of Travel & Tourism & Parks Dept.	2022	2029	 	ICS-5
Dept. of Travel & Tourism, Parks Dept., & Planning Dept.	2022	Ongoing	  	PR-1, ED-2
Parks Dept. & Planning Dept.	2022	Ongoing	  	PR-1
Planning Dept., Economic Development Dept., & Parks Dept.	2022	Ongoing		PR-1
Parks Dept. & Planning Dept.	2022	Ongoing	  	PR-3

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COUNTYWIDE IMPLEMENTATION MATRIX

COMMUNITY INITIATIVES

Planning Elements	Policy/Action	Action -Item
 Parks and Recreation	Establish a system for property or easement acquisitions along shorelines and waterfronts or within marsh areas to increase public access opportunities.	CC-ACT-115
	Encourage public access through private sector facilities	CC-ACT-116
 Economic Development	Recruit farm-to-table restaurants.	CC-ACT-117
	Encourage grocery stores and food service business to source local produce and products for sale in stores and for distribution.	CC-ACT-118
	Help establish and support the operation of community farmers markets in village centers.	CC-ACT-119
 Infrastructure and Services	Promote the conservation of potable water through water conservation programs that help reduce consumption, e.g. Limit irrigation use to specific time periods; Encourage drought resistant landscaping; Encourage High Efficiency appliances.	CC-ACT-120
	Develop educational outreach program for existing home and property owners associations to provide information on stormwater responsibility and mitigation strategies.	CC-ACT-121
	Encourage Currituck County Schools to continue pursuing educational excellence. Consider seeking school accreditation from the State Board of Education.	CC-ACT-122
	Minimize solid waste by promoting recycling and reuse, composting and mulching.	CC-ACT-123
	Establish public outreach and education activities that help reduce litter and illegal dumping.	CC-ACT-124

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept. & Recreation Dept.	2022	Ongoing	  	PR-1
Planning Dept. & Recreation Dept.	2022	Ongoing	  	PR-1
Economic Development Dept. Planning Dept., Chamber of Commerce, & NC Cooperative Extension Office	2022	Ongoing	  	ED-3
Economic Development Dept., Planning Dept., Chamber of Commerce, & NC Cooperative Extension Office	2022	Ongoing	 	ED-3
Economic Development Dept., Planning Dept., Chamber of Commerce, & NC Cooperative Extension Office	2022	Ongoing	  	ED-3.1
Public Utilities Dept. & Soil & Water Conservation District	2022	Ongoing		ICS-3
County Engineer & Planning Dept., Soil & Water Conservation District	2022	2026	 	ICS-4, EN-4.5
Economic Development Dept.	2022	Ongoing		ICS-7
County Engineer & Public Works	2022	Ongoing		ICS-9
County Engineer & Public Works	2022	Ongoing		ICS-9

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COMMUNITY INITIATIVES

Planning Elements	Policy/Action	Action -Item
 Environment	Promote use of The Nature Conservancy's Coastal Resiliency app by private property owners, the development community, and planning staff to identify best locations for open space preservation.	CC-ACT-125
	Develop an educational outreach program for property owners and residents on the topics of coastal resiliency, storm surge, oceanfront, sound side erosion, and beach management.	CC-ACT-126
	Expand Cooperative Extension Agriculture Awareness programming and promotional campaigns to educate residents on the importance of agriculture.	CC-ACT-127
	Expand Cooperative Extension programming on pesticide use and effects on adjacent land.	CC-ACT-128

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	Ongoing	 	ED-2.1, EN-4.6
Planning Dept.	2022	2040		EN-4.45
NC Cooperative Extension Office	2022	2030		EN-2
NC Cooperative Extension Office	2022	2030		EN-3

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NORTHERN MAINLAND IMPLEMENTATION MATRIX

CAPITAL PROJECTS

Planning Elements	Policy/Action	Action -Item
 Transportation	Establish Key Gateways on NC 168 at the following locations: 1) NC/VA state line; 2) Intersection with Puddin Ridge Road; 3) Intersection with US 158 in Barco.	NM-ACT-1
	Partner with NCDOT to implement recommendations in the Connect Currituck Pedestrian Master Plan to provide for sidewalks, multi-use paths, and quiet streets along key roads in Moyock, Currituck, Maple, Barco, and Coinjock.	NM-ACT-2
	Partner with NCDOT to provide more locations to safely cross Caratoke Highway/NC 168 as identified in the Connect Currituck Pedestrian Master Plan.	NM-ACT-3
 Parks and Recreation	Establish public paddle access for Shingle Landing Creek, Tulls Creek, and the Northwest River.	NM-ACT-4
	Create an interconnected network of greenways and open space in the Moyock area with potential to connect throughout the County and evaluate the UDO to ensure open space/greenway connections where feasible.	NM-ACT-5
	Establish a regional park with water access to the Northwest River, trails, and eco-tourism infrastructure near Panther Landing Road.	NM-ACT-6
	Provide a pedestrian walkway along the Intracoastal Waterway with Public Marina in Coinjock.	NM-ACT-7
	Enhance the waterfront area and water access at Veterans Memorial Park in Coinjock.	NM-ACT-8
 Infrastructure and Services	Expand Maple Park to meet the County's need for traditional recreation facilities as recommended in the Currituck County Parks and Recreation Master Plan.	NM-ACT-9
	Create a separate water transmission main north of the existing water treatment facility from Maple to Moyock. The transmission main should be designed with fire flow capabilities for expanding commercial areas in Moyock.	NM-ACT-10
	Complete expansion of the Moyock WWTP and plan for future expansion.	NM-ACT-11

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2023	2033	 	TR-1
Planning Dept.	2023	2041	 	TR-2, PR-2
Planning Dept.	2023	2041		TR-2, PR-2
Parks Dept.	2022	2023	  	PR-1
Planning Dept.	2022	2041	 	PR-2
Parks Dept.	2023	2028	  	PR-1, ED-2
Planning Dept. & Parks Dept.	2023	2038	  	PR-1.3, PR-2
Planning Dept. & Parks Dept.	2023	2033	  	PR-1, ED-2
Parks Dept.	2022	2023	 	PR-3
Public Utilities Dept.	2022	2042	 	ICS-1, ICS-2
County Engineer & Utilities Dept.	2022	2028	 	ICS-3

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UDO AMENDMENTS

Planning Elements	Policy/Action	Action Item
 Land Use	Incentivize conservation subdivisions over other less-compatible development types by providing density bonuses to the developer in exchange for the conservation of additional open space in the rural areas around Moyock, Shawboro, and Sligo.	NM-ACT-12
	Incentivize medium-density transitional subdivisions that establish interconnected walkable neighborhoods that link parks and open space in the transitional areas of residential development near Moyock and Currituck.	NM-ACT-13
	Target the crossroad areas in Sligo and Shawboro for small-scale neighborhood-commercial.	NM-ACT-14
	Incentivize multi-story buildings that comply with design standards to encourage attractive mixed use developments.	NM-ACT-15
	Incentivize the development of village subdivisions that provide a variety of housing types at appropriate locations where infrastructure is available.	NM-ACT-16
	Establish Villages in historic Moyock and historic Currituck with walkable neighborhoods that support a vibrant mix of residential types and village-scale commercial uses.	NM-ACT-17
	Establish a small Village Center in Coinjock along the Intracoastal Waterway with a boardwalk & public marina.	NM-ACT-18
	Strengthen UDO with input from Historic Preservation Commission to help preserve unique historical and architectural features.	NM-ACT-19
 Economic Development	Incentivize the development of multigenerational and senior housing.	NM-ACT-20
	Require large-scale residential development to include a supporting commercial component or an interconnection to existing adjacent business.	NM-ACT-21
 Transportation	Strengthen landscaping requirements for development along Caratoke Highway.	NM-ACT-22
 Environment	Prioritize preservation of open space near marshes to allow for inland retreat of coastal marshes along the Currituck Sound.	NM-ACT-23
	Carefully evaluate development proposals in the Barco-Maple area to protect the Currituck Mainland water supply and treatment plant. Ensure that new development effectively treats stormwater on-site, does not impact ground water quality, and allows for ground water recharge.	NM-ACT-24

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2023	2025	 	LU-2
Planning Dept.	2023	2025	 	LU-2
Planning Dept.	2023	2028		LU-2
Planning Dept.	2022	2025	  	LU-3
Planning Dept.	2023	2028	 	ED-4.1
Planning Dept.	2025	2029	  	LU-2
Planning Dept.	2023	2025	   	PR-1.3
Planning Dept.	2023	2025	  	LU-4
Planning & Economic Development Depts.	2023	2033	 	ED-4.1, ICS-5
Planning Dept.	2023	2025	 	ED-1
Planning Dept.	2023	2025	 	TR-1
Planning Dept.	2025	2027		EN-1
Planning Dept., County Engineer, & Public Utilities	2022	2027		EN-3, ICS-3,4

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LONG RANGE PLANNING

Planning Elements	Policy/Action	Action -Item
 Land Use	Develop a Civic Master Plan for Currituck Station.	NM-ACT-25
	Develop a Civic Master Plan for Historic Moyock Village.	NM-ACT-26
	Develop a Civic Master Plan for Historic Currituck Village.	NM-ACT-27
 Infrastructure and Services	Establish a growth plan for the Mainland Water System.	NM-ACT-28
	Evaluate the following sites for a new High School based on location in targeted growth areas and opportunities for collocation with existing facilities: 1) Currituck Station; and 2) Between Caratoke Highway and Tulls Creek Road.	NM-ACT-29

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	2023	   	LU-1.2, LU-3, ED-1
Planning Dept.	2027	2029	   	LU-1.2, LU-3, ED-1
Planning Dept.	2026	2028	   	LU-1.2, LU-3, ED-1
Public Utilities Dept.	2022	2028	 	ICS-3
Board of Education & Planning Dept.	2022	2029		ICS-7

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COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Land Use	Create specific service centers and provide a lower density transition between G-1 and G-2, and G-3 and G-4 transects.	NM-ACT-30
	Promote conservation subdivisions over other less-compatible development types in the rural areas of Moyock, Shawboro, and Sligo.	NM-ACT-31
	Require water connections based on the formula established by UDO.	NM-ACT-32
 Infrastructure and Services	Consider acquisition of Eagle Creek wastewater system.	NM-ACT-33
	Update the water line interconnection agreement with Camden County.	NM-ACT-34
	Plan for future expansions of the Moyock Waste Water Treatment Plant.	NM-ACT-35
	Coordinate with NCDOT to develop a process for retrofitting the following infrastructure for improved drainage: 1) Moyock Commons culvert under Highway 168; 2) Culvert under Puddin Ridge Road.	NM-ACT-36
	Establish a process for retrofitting existing private development areas to improve stormwater management in the following locations: 1) Subdivisions along Shingle Landing Creek & Northwest River; 2) Subdivisions along Puddin Ridge Road; 3) Tulls Bay Colony subdivision on Tulls Creek Road; 4) Eagle Creek Golf Club; 5) Ranchland subdivision.	NM-ACT-37
 Economic Development	Pursue foreign trade zone designation for the Barco-Maple area surrounding the airport to foster economic diversity.	NM-ACT-38
	Recruit non-residential development and medical service providers and related businesses to locate specifically at Currituck Station.	NM-ACT-39
	Recruit and facilitate the establishment of new outdoor recreation offerings throughout the Northern Mainland.	NM-ACT-40
	Market Moyock as an emerging growth area for the retail and service industry.	NM-ACT-41
	Recruit businesses and increase marketing of the Maple Commerce Park. Target aviation related business and industry as well as local businesses that are expanding.	NM-ACT-42
	Maintain recruitment efforts for Currituck Station.	NM-ACT-43
 Transportation	Advocate for the development of more local access roads to ensure connectivity and provide alternatives to Highway 168/158 for local traffic.	NM-ACT-44

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	Ongoing	 	LU-1
Planning Dept.	2022	Ongoing	 	LU-2
Planning Dept.	2022	Ongoing	 	LU-1, ICS-3
Public Utilities Dept.	2022	2032	 	ICS-8
Public Utilities Dept.	2022	2026	 	ICS-8
Public Utilities Dept.	2022	2027	 	ICS-3
Planning Dept. & County Engineer	2022	2024	 	ICS-4.1, TR-1, EN-4.5
Planning Dept. & County Engineer	2022	2027	 	ICS-4.1, EN-4.5
Economic Development Dept.	2022	2028		ED-5, ICS-6
Economic Development Dept.	2022	Ongoing		ED-1, ED-4
Economic Development Dept.	2022	Ongoing	 	ED-2, PR-3
Economic Development Dept.	2022	Ongoing		ED-1
Economic Development Dept.	2022	Ongoing		ED-1, ED-1.5
Economic Development Dept.	2022	2035		ED-1
Planning Dept. & County Engineer	2022	Ongoing	 	TR-1.4

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Place-Making

NORTHERN MAINLAND IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Transportation	Limit driveway cuts on the following highways and collector roads based on number of driveways per lot and distance between driveways: US 158; NC 168; NC 34; SR 1222 (Tulls Creek Road).	NM-ACT-45
	Plan and prepare for the following funded STIP Projects: 1) R-2574 - Widen US 158 to multi-lanes from NC 34 east to NC 168 in Barco (Funding designated - FY 2023); 2) R-5717 - South Mills Rd, widen and intersection improvements from NC 343 in Camden Co. to NC 168 in Currituck (Funding designated - FY 2019); 3) K-4700 - Rest Area at US 158 & NC 168 (Funding Designated - unfunded, beyond 2027)	NM-ACT-46
	Support the development of the East-West connector (R-5717) as a priority for the State Transportation Improvement Program (STIP).	NM-ACT-47
	Recommend the following projects for inclusion in the STIP: 1) Improve Cooper Garrett Road to create connection between Puddin Ridge Road and South Mills Road as alternate to Caratoke Highway; 2) Expand Puddin Ridge Road to better accommodate existing and future traffic volumes; 3) Expand Tulls Creek Road to better accommodate existing and future traffic volumes.	NM-ACT-48
	Improve strategic corridor NC 168/Caratoke Highway from NC/VA line to Puddin Ridge Road by identifying distinct improvement projects for the Albemarle Rural Planning Organization SPOT process and inclusion in the NCDOT STIP.	NM-ACT-49
	Work with NCDOT and private developers to provide landscaping along Caratoke Highway.	NM-ACT-50
	Monitor traffic volume and development on South Mills Road (SR 1277/1218) and Puddin Ridge Road (SR 1216) to assess need for driveway cut regulations.	NM-ACT-51
 Environment	Use the Soil Conservation Service mapping of prime soils to target prime agricultural lands for conservation in the Northern Mainland.	NM-ACT-52
	Encourage agricultural property owners in the Northern Mainland to preserve their farmland through the County's farmland preservation program or with a conservation easement through the NC Farmland Preservation Trust Fund.	NM-ACT-53

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	Ongoing		TR-1.4
Planning Dept.	2022	2033	 	TR-1
Planning Dept.	2022	2041	 	TR-1
Planning Dept.	2022	2038	 	TR-1
Planning Dept.	2023	2041		TR-1
Planning Dept.	2023	2041	 	TR-1, LU-3
Planning Dept.	2022	Ongoing		TR-1.4
Planning Dept.	2022	2024		EN-2, LU-1.4
Planning Depts. & NC Cooperative Extension Office	2019	Ongoing		EN-2, LU-1.4

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NORTHERN MAINLAND IMPLEMENTATION MATRIX

COMMUNITY INITIATIVES

Planning Elements	Policy/Action	Action Item
 Economic Development	Encourage farm-to-table restaurants, wineries and craft breweries in Moyock, Currituck, Barco-Maple, and Coinjock.	NM-ACT-54
	Encourage small-scale aquaculture ventures such as fisheries and crabbing along the Currituck Sound.	NM-ACT-55
	Encourage farm stands and markets throughout the Northern Mainland to carry local value-added products.	NM-ACT-56
	Encourage agritourism enterprises such as you-pick farms, vineyards/ wineries, and farm tours in the rural areas of the Northern Mainland.	NM-ACT-57
	Encourage grocery stores and food service businesses to source local produce and products from nearby farms for sale in stores.	NM-ACT-58
 Parks and Recreation	Determine locations for additional camping platforms along the Northwest River, Tulls Creek, and Shingle Landing Creek.	NM-ACT-59
	Pursue funding (both local and other sources) for camping platforms.	NM-ACT-60

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Economic Development Dept., Planning Dept., Chamber of Commerce, & NC Cooperative Extension Office	2022	Ongoing	  	ED-3
Economic Development Dept., Planning Dept., Chamber of Commerce, & NC Cooperative Extension Office	2022	2027		ED-3.2, EN-3.4
Economic Development Dept., Planning Dept., Chamber of Commerce, & NC Cooperative Extension Office	2022	Ongoing	  	ED-3
Economic Development Dept., Planning Dept., Chamber of Commerce, & NC Cooperative Extension Office	2023	Ongoing	 	ED-3.3
Economic Development Dept., Planning Dept., Chamber of Commerce, & NC Cooperative Extension Office	2022	Ongoing	 	ED-3.1
Parks Dept. & Dept. of Travel & Tourism	2022	2023	 	PR-3, ED-2.2
Parks Dept. & Dept. of Travel & Tourism	2022	Ongoing	 	PR-3, ED-2.2

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Place-Making

LOWER CURRITUCK IMPLEMENTATION MATRIX

CAPITAL PROJECTS

Planning Elements	Policy/Action	Action -Item
 Transportation	Establish Key Gateways at the following locations: 1) US 158 at the Wright Memorial Bridge landing in Point Harbor; 2) Future Mid-Currituck Bridge landing; 3) Caratoke Highway/168 at Spot Road in Powells Point; 3) North and South Gateways into the Grandy Village area.	LC-ACT-1
 Parks and Recreation	Establish new public boat accesses to the North River/Albemarle Sound.	LC-ACT-2
	Establish public beach area for swimming on the North River/Albemarle Sound.	LC-ACT-3
	Establish new public boat access and explore ecotourism initiatives on the Currituck Sound.	LC-ACT-4
 Infrastructure and Services	Strategically expand water and sewer in Powell's Point, Harbinger, and Point Harbor to encourage commercial development.	LC-ACT-5
	Construct a water storage reservoir south of Grandy fed by a water transmission main that is not connected to any other sources except the original water source and the water tank.	LC-ACT-6
 Economic Development	Explore ecotourism initiatives on the Currituck Sound	LC-ACT-7

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	2038	 	TR-1
Parks Dept.	2023	2028	  	PR-1, ED-2
Parks Dept.	2023	2028	  	PR-1
Parks Dept.	2022	2024	  	PR-1, ED-2
Public Utilities Dept.	2022	2042	 	ICS-3
Public Utilities Dept.	2022	2042		ICS-3
Planning Dept.	2022	Ongoing		ED-2

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Enhanced Transportation



Place-Making

LOWER CURRITUCK IMPLEMENTATION MATRIX

UDO AMENDMENTS

Planning Elements	Policy/Action	Action -Item
 Land Use	Incentivize conservation subdivisions over other less-compatible development types by considering density bonuses to the developer in exchange for the conservation of additional open space.	LC-ACT-8
	Promote mixed use development that includes family entertainment and tourism-supporting businesses south of the waterpark in Lower Currituck.	LC-ACT-9
	Promote the development of a mixed use village in Grandy with higher residential density and 2-3 story buildings constructed to architectural design standards.	LC-ACT-10
 Economic Development	Encourage and consider incentives for the development of a variety of housing.	LC-ACT-11
 Transportation	Evaluate the landscape ordinance and strengthen landscaping requirements for development along Caratoke Highway that prioritizes the use of resilient, native plants.	LC-ACT-12
	Work with NCDOT, private landowners, and developers to provide landscaping along Caratoke Highway.	LC-ACT-13

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2023	2041	 	LU-2
Planning Dept. & Economic Development Dept.	2022	2041	 	ED-2
Planning Dept.	2023	2027	  	LU-3
Planning & Economic Development Dept.	2025	Ongoing	 	ED-4.1
Planning Dept.	2023	2025	 	TR-1, LU-3
Planning Dept.	2023	2041	 	TR-1, LU-3

GUIDING PRINCIPLES



Natural Resource
Protection



Economic Prosperity



Expanded Public
Access to Natural
Resources



Destination Points



Coordinated Growth



Enhanced
Transportation



Place-Making

LOWER CURRITUCK IMPLEMENTATION MATRIX

LONG RANGE PLANNING

Planning Elements	Policy/Action	Action -Item
 Land Use	Develop a Civic Master Plan for the Future Mid-Currituck Bridge landing.	LC-ACT-14
	Develop a Civic Master Plan for Grandy Village.	LC-ACT-15
	Develop a Civic Master Plan for Jarvisburg.	LC-ACT-16
	Develop a Civic Master Plan for Lower Currituck from Wright Memorial Bridge north to Spot Road.	LC-ACT-17
 Infrastructure and Services	Explore feasibility of a future connection of water and sewer infrastructure between the Currituck Mainland and Corolla across the Mid-Currituck Bridge.	LC-ACT-18
	Plan and budget for expansion of wastewater in Grandy to encourage concentrated development.	LC-ACT-19
 Transportation	Plan and prepare for the future Mid-Currituck Bridge (R- 2576; Funding Designated in FY 2017) by developing a master plan for the bridge landing.	LC-ACT-20
 Parks and Recreation	Explore strategies, including public-private partnerships, for creating a destination quality boardwalk system or greenway system through preserved open space along the Currituck Sound.	LC-ACT-21
	Plan for a bicycle and pedestrian system through Jarvisburg that connects key destinations including, the Albemarle Sound, Currituck Sound, elementary school, and local agritourism businesses.	LC-ACT-22
	Create an interconnected network of greenways and open space in Grandy.	LC-ACT-23

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2023	2025	   	LU-1.2, LU-3, ED-1
Planning Dept.	2025	2027	   	LU-1.2, LU-3, ED-1
Planning Dept.	2028	2030	   	LU-1.2, LU-3, ED-1
Planning Dept.	2023	2025	   	LU-1.2, LU-3, ED-1
Public Utilities Dept.	2022	2027	  	ICS-3
Public Utilities Dept.	2023	2027	  	ICS-3
Planning Dept.	2022	2041	   	TR-1, ED-1
Parks Dept., Planning Dept., & Dept. of Travel & Tourism	2025	2035	   	PR-2, ED-2
Planning Dept.	2023	2038	   	PR-2, TR-2
Planning Dept.	2023	2041	  	PR-2

GUIDING PRINCIPLES



Natural Resource Protection



Economic Prosperity



Expanded Public Access to Natural Resources



Destination Points



Coordinated Growth



Enhanced Transportation



Place-Making

LOWER CURRITUCK IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Infrastructure and Services	Explore the feasibility of a future connection of water and sewer infrastructure between the Currituck Mainland and Corolla across the Mid-Currituck Bridge.	LC-ACT-24
 Economic Development	Improve water and wastewater capacity in Lower Currituck to encourage business retention and facilitate expansion.	LC-ACT-25
	Promote Lower Currituck as a family entertainment destination in the area surrounding the water park.	LC-ACT-26
	Recruit an eco-resort to Lower Currituck	LC-ACT-27
	Recruit and facilitate the establishment of new outdoor recreation offerings, wineries and craft breweries in Lower Currituck.	LC-ACT-28
 Transportation	Limit driveway cuts on the following highways and collector roads by number of driveways per lot and distance between driveways: US 158; NC 136/SR 1131 - Poplar Branch Road	LC-ACT-29
	Improve the following strategic corridors by identifying succinct improvement projects for the Albemarle Rural Planning Organization SPOT process and inclusion in the NCDOT STIP: 1) Caratoke Highway from the Wright Memorial Bridge north to West Side Lane; 2) Caratoke Highway through Grandy: appearance, access management, pedestrian facilities	LC-ACT-30
	Work with NCDOT to provide landscaping along Caratoke Highway.	LC-ACT-31
	Monitor traffic volume and development on the following roads to assess need for driveway cut regulations: SR 1140 - Aydlett Road; SR 1125 - Grandy Road; SR 1118 - Jarvisburg Road	LC-ACT-32
	As neighborhoods develop ensure connectivity and to provide local traffic alternatives to Caratoke Highway.	LC-ACT-33
	Work with NCDOT to improve seasonal traffic congestion in Lower Currituck and along NC12.	LC-ACT-34
	Strengthen minimum landscaping requirements for development along Caratoke Highway in Lower Currituck.	LC-ACT-35

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
County Engineer	2022	2027	 	ICS-3
Public Utilities Dept.	2022	2042	 	ICS-1, ED-1
Economic Development Dept; Chamber of Commerce	2022	2033	 	ED-2
Economic Development Dept.	2023	2030	  	ED-2
Economic Development & Planning Depts.	2022	2027	  	ED-3.3
Planning Dept.	2022	Ongoing		TR-1.4
Planning Dept.	2023	2041		TR-1, TR-2
Planning Dept.	2023	2041	 	TR-1, LU-3
Planning Dept.	2022	Ongoing		TR-1.4
Planning Dept.	2022	Ongoing		TR-1.4
Planning Dept.	2022	Ongoing		TR-1.2
Planning Dept.	2023	2025		TR-1, LU-3

GUIDING PRINCIPLES



Natural Resource
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Place-Making

LOWER CURRITUCK IMPLEMENTATION MATRIX

COMMUNITY INITIATIVES

Planning Elements	Policy/Action	Action -Item
 Economic Development	Allow opportunities to increase the stock of vacation homes in Lower Currituck.	LC-ACT-36
	Establish Jarvisburg and other historically agricultural lands in Lower Currituck as agritourism destinations.	LC-ACT-37
 Land Use	Support the development of agriculture-based businesses, agritourism ventures, production of value-added agricultural products, and markets in Lower Currituck to establish the area as an agritourism destination.	LC-ACT-38

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning & Economic Development Depts.	2022	2027		ED-4.1
Planning Dept., Economic Development Dept, & NC Cooperative Extension Office	2023	Ongoing	  	ED-3, EN-2
Economic Development Dept. Planning Dept., Chamber of Commerce, & NC Cooperative Extension Office	2022	Ongoing	  	LU-2.7, ED-2, ED-3

GUIDING PRINCIPLES



Natural Resource
Protection



Economic Prosperity



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Destination Points



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Place-Making

COROLLA IMPLEMENTATION MATRIX

CAPITAL PROJECTS

Planning Elements	Policy/Action	Action -Item
 Transportation	Establish Key Gateways at the following locations on NC 12: 1) Currituck/ Dare County line; 2) Mid-Currituck Bridge Landing.	COR-ACT-1
	Partner with NCDOT and adjacent property owners to complete the Corolla Greenway along the entire length of NC 12 on both sides where possible.	COR-ACT-2
	Partner with NCDOT to implement recommendations in the Connect Currituck Pedestrian Master Plan to provide for sidewalks and quiet streets that connect areas of residential density to commercial destinations.	COR-ACT-3
	Partner with NCDOT to provide more safe crossings of NC Highway 12 as identified in the Connect Currituck Pedestrian Master Plan.	COR-ACT-4
	Implement the Connecting Corolla Bicycle, Pedestrian, and Access Plan to expand sidewalks, multi-use paths, bicycle facilities, pedestrian amenities, and to establish trailheads	COR-ACT-5
	Implement recommendations of the Corolla Village Circulation and Wayfinding Plan.	COR-ACT-6
 Parks and Recreation	Identify and secure property for additional public beach access in Corolla.	COR-ACT-7
	Expand pedestrian pathways and provide additional public access to the Currituck Sound with boat slips, docking piers, and paddle launch facilities at Historic Corolla Park.	COR-ACT-8
	Improve existing beach access areas according to the Connecting Corolla plan: Albacore Street; Shad Street; Dolphin Street; and Herring Street.	COR-ACT-9
	Complete the Corolla Greenway.	COR-ACT-10

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2023	2031	 	TR-1
Planning Dept., Parks Dept., & County Engineer	2025	2041	  	TR-2, PR-2
Planning Dept. & County Engineer	2025	2041	 	TR-2
Planning Dept. & County Engineer	2023	2041		TR-2
Planning Dept.	2025	2041	 	TR-2, PR-2
Planning Dept., Dept. of Travel & Tourism	2025	2041	  	TR-2, PR-2
Dept. of Travel & Tourism, Planning Dept., & Parks Dept.	2022	Ongoing	  	PR-1, PR-2
Parks Dept., Planning Dept., Dept. of Travel & Tourism	2025	2040	   	PR-1, PR-2
Parks Dept., Planning Dept., Dept. of Travel & Tourism	2023	2027	  	PR-1, PR-2
Parks Dept., Planning Dept., Dept. of Travel & Tourism, & County Engineer	2023	2038	  	TR-2, PR-2

GUIDING PRINCIPLES



Natural Resource Protection



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Place-Making

COROLLA IMPLEMENTATION MATRIX

UDO AMENDMENTS

Planning Elements	Policy/Action	Action -Item
 Land Use	Control growth and large residential structures by limiting the square footage per unit per acre for new development.	COR-ACT-11
	Incentivize a mix of commercial uses to locate in Corolla Village area between Austin Street and Persimmon Street in accordance with the Corolla Village Small Area Plan.	COR-ACT-12
	Evaluate UDO and PUD standards to address development intensity by requiring building setbacks that are based on lot width, square footage, and/or height.	COR-ACT-13
	Limit development intensity by establishing a maximum floor-area ratio for new structures.	COR-ACT-14
 Economic Development	Incentivize the development of affordable workforce housing in mixed use and multi-family developments in Corolla.	COR-ACT-15

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept., County Engineer, & Board of Commissioners	2025	2027		LU-1
Planning Dept. & Economic Development Dept.	2022	2041	 	LU-1, LU-2, LU-3
Planning Dept.	2025	2027		LU-1, LU-2
Planning Dept.	2025	2027		LU-1, LU-2, LU-3
Planning & Economic Development Depts.	2024	Ongoing	 	ED-4.1

GUIDING PRINCIPLES



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COROLLA IMPLEMENTATION MATRIX

LONG RANGE PLANNING

Planning Elements	Policy/Action	Action -Item
 Infrastructure and Services	Explore future connection of water and sewer infrastructure between the Currituck Mainland and Corolla across the Mid-Currituck Bridge.	COR-ACT-16
 Parks and Recreation	Develop a master plan for the County's 10-acre parcel on the Currituck Sound located north of Corolla Bay that provides for public water access and amenities.	COR-ACT-17
	Work with NCDOT on the establishment of public water access at the future Mid-Currituck Bridge landing.	COR-ACT-18
	Partner with the NC Division of Coastal Management to explore the feasibility of extending the Maritime Forest hiking trail north through the Currituck Banks National Estuarine Research Reserve to connect to the Currituck National Wildlife Refuge and The Nature Conservancy property in accordance with associated public access and stewardship plans.	COR-ACT-19
 Economic Development	Explore opportunities to expand paddling, hiking, and cycling at the Pine Island Audubon Sanctuary and the Currituck Banks Maritime Forest Reserve in accordance with their associated master plans and public access plans.	COR-ACT-20
 Transportation	Prepare for the future Mid-Currituck Bridge (R- 2576; Funding Designated in FY 2017) by developing a master plan for bridge landing.	COR-ACT-21
	Evaluate the need for a public trolley system that would connect existing private community trolleys.	COR-ACT-22
 Environment	Develop a beach assessment and management plan to maintain beaches for the economic, recreational, aesthetic, natural, and storm protective value.	COR-ACT-23

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Public Utilities Dept. & County Engineer	2022	2027	  	ICS-1, ICS-3
Planning Dept., Parks Dept., Dept. of Travel & Tourism, & County Engineer	2025	2027	 	LU-1.2, PR-1, ED-2.2
Planning & Parks Depts.	2023	2027	  	PR-1
Planning & Parks Depts.	2023	2028	  	PR-1, EN-4, ED-2
Planning & Parks Depts.	2025	2029	  	ED-2, PR-1, EN-4
Planning Dept.	2022	2041	   	TR-1
Planning Dept. & Dept. of Travel and Tourism	2024	2025		TR-3, ED-2
Planning Dept. & County Engineer	2022	2028	 	EN-4, ED-2

GUIDING PRINCIPLES



Natural Resource Protection



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Place-Making

COROLLA IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Infrastructure and Services	Explore acquisition of private wastewater systems in Corolla.	COR-ACT-24
	Evaluate strategies for establishing adequately funded stormwater service districts for Corolla.	COR-ACT-25
	Establish a water line interconnection with Dare County.	COR-ACT-26
	Ensure emergency response and vehicle access to the beach by enforcing no-parking zones at public beach access areas.	COR-ACT-27
	Ensure adequate provision of infrastructure but avoid stimulating inappropriate intensive development in environmentally fragile, hazardous barrier island areas.	COR-ACT-28
	Provide paid fire department supported by the fire district tax in Corolla (Completed 2019).	COR-ACT-29
 Transportation	Improve the following strategic corridors on NC 12 by identifying distinct improvement projects for the Albemarle Rural Planning Organization SPOT process and inclusion in the NCDOT STIP: 1) Commercial Node at Old Stoney Road and Yaupon Lane intersection; 2) Commercial Node at the Currituck Clubhouse Drive intersection; 3) Commercial Node between Albacore and Dolphin Street; 4) Commercial Node between Austin Street and Persimmon Street. Support these project requests and recommendations with preliminary plans and schematics.	COR-ACT-30
	Limit driveway cuts on NC Highway 12 by number of driveways per lot and distance between driveways.	COR-ACT-31
	Work with NCDOT to improve seasonal traffic congestion along NC 12.	COR-ACT-32
 Environment	Protect dunes and natural shoreline ecosystems by following recommendations of the NC Sea Grant's Dune Book for best-management practices for vegetation, sand fencing, and pedestrian beach access.	COR-ACT-33
	Partner with Federal, State, and other cooperating agencies to continue monitoring the beach and dune system by collecting data such as, beach elevation, beach erosion, dune erosion or accretion, location of seaward dune toes, dune height, and dune breadth. Explore the development of citizen science programs for data collection and monitoring.	COR-ACT-34
	Protect dunes through enforcement of ordinances and evaluate their effectiveness and update as needed to achieve desired level of protection.	COR-ACT-35
	Educate the public on ways to improve coastal resilience and hazards of coastal flooding.	COR-ACT-36

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Public Utilities Dept.	2022	2042	 	ICS-3
County Engineer & Planning Dept.	2026	2027	 	ICS-4.1, EN-4.5
Public Utilities Dept.	2022	2032	 	ICS-1, ICS-3
Sheriff's Office	2024	2025	 	ICS-2
Planning Dept. & County Engineer	2022	Ongoing	  	ICS-1, EN-4
Administration	Complete	Complete		ICS-2
Planning Dept.	2023	2041	 	TR-1
Planning Dept.	2022	2041		TR-1.4
Planning Dept.	2022	Ongoing		TR-1.2
Planning Dept. & Dept. of Travel & Tourism	2022	Ongoing	 	EN-4
Planning Dept. & County Engineer	2024	Ongoing		EN-4
Planning Dept.	2022	Ongoing		EN-4
Planning Dept.	2022	Ongoing		EN-4

GUIDING PRINCIPLES



Natural Resource Protection



Economic Prosperity



Expanded Public Access to Natural Resources



Destination Points



Coordinated Growth



Enhanced Transportation



Place-Making

COROLLA IMPLEMENTATION MATRIX

COMMUNITY INITIATIVES

Planning Elements	Policy/Action	Action -Item
 Land Use	Educate and work with property owners associations, and real estate management companies to enforce maximum occupancies to ensure compatibility with existing neighborhoods.	COR-ACT-37
 Parks and Recreation	Explore ways to incorporate waterfront eco-tourism at Historic Corolla Park in harmony with the vision of the park and other tourism uses.	COR-ACT-38
 Environment	Educate the public on the benefits of dune enhancement and vegetation for protective capacity.	COR-ACT-39
	Preserve and enhance dunes by offering a cost-share program for appropriate dune enhancement methods.	COR-ACT-40

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept. & Dept. of Travel & Tourism	2023	Ongoing		LU-2
Economic Development Dept., Planning Dept., Chamber of Commerce, & Dept. of Travel & Tourism	2022	2033	  	PR-3, ED-2
Planning Dept. & Dept. of Travel & Tourism	2022	Ongoing		EN-4
Planning Dept. & Dept. of Travel & Tourism	2022	Ongoing		EN-4

GUIDING PRINCIPLES



Natural Resource
Protection



Economic Prosperity



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Destination Points



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Transportation



Place-Making

OFF-ROAD AREA, KNOTTS ISLAND, GIBBS WOODS IMPLEMENTATION MATRIX

CAPITAL PROJECTS

Planning Elements	Policy/Action	Action -Item
 Transportation	Establish a gateway on Knotts Island at the intersection of NC 615/Marsh Causeway and Knotts Island Road.	OGK-ACT-1
	Work with NCDOT to raise the road bed and improve drainage on Highway 615 on Knotts Island to stop road wash-out during storms.	OGK-ACT-2
	Work with NCDOT to implement recommendations in the Connect Currituck Pedestrian Master Plan to provide for a quiet street environment on NC Highway 615.	OGK-ACT-3
	Work with NCDOT to provide safe crossings of NC Highway 615 on Knotts Island as identified in the Connect Currituck Pedestrian Master Plan.	OGK-ACT-4
 Parks and Recreation	Establish a public boat access with parking on Knotts Island Bay at Cason Point Road.	OGK-ACT-5

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2025	2028		TR-1
Planning Dept.	2023	2041		TR-1
Planning Dept.	2023	2041		TR-2
Planning Dept.	2023	2041		TR-2
Parks & Planning Depts.	2027	2029		PR-1

GUIDING PRINCIPLES



Natural Resource
Protection



Economic Prosperity



Expanded Public
Access to Natural
Resources



Destination Points



Coordinated Growth



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Transportation



Place-Making

OFF-ROAD AREA, KNOTTS ISLAND, GIBBS WOODS IMPLEMENTATION MATRIX

UDO AMENDMENTS

Planning Elements	Policy/Action	Action -Item
 Land Use	Evaluate UDO and PUD standards to address development intensity by requiring building setbacks that are based on lot width, square footage, and/or height.	OGK-ACT-6
	Limit development intensity in the Off-Road Area by establishing a maximum floor-area ratio for new structures. Consider additional regulatory strategies to minimize the impacts of new construction.	OGK-ACT-7
 Environment	Preserve open space near marshes to allow for inland retreat of coastal marshes.	OGK-ACT-8
	Establish best practices for construction of beach accessways and vehicular drive access.	OGK-ACT-9

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2025	2027	  	LU-1, LU-2
Planning Dept.	2025	2041	  	LU-1, LU-2
Planning Dept.	2023	2041		EN-1, EN-4
Planning Dept.	2022	Ongoing	 	EN-4, PR-1

GUIDING PRINCIPLES



Natural Resource Protection



Economic Prosperity



Expanded Public Access to Natural Resources



Destination Points



Coordinated Growth



Enhanced Transportation



Place-Making

OFF-ROAD AREA, KNOTTS ISLAND, GIBBS WOODS IMPLEMENTATION MATRIX

LONG RANGE PLANNING

Planning Elements	Policy/Action	Action -Item
	Develop a small area plan for the Off-Road Area.	OGK-ACT-10
	Develop a master site plan for future County-owned land at the Off-Road Area access drive. Consider the need for parking, restrooms, emergency service facilities, and other amenities.	OGK-ACT-11
	Develop a beach assessment, management, and restoration plan to maintain beach for the economic, recreational, aesthetic, natural, and storm protective value.	OGK-ACT-12
 Parks and Recreation	Partner with the NC Division of Coastal Management to explore the feasibility of extending the Maritime Forest hiking trail north through the Currituck Banks National Estuarine Research Reserve to connect to the Currituck National Wildlife Refuge and The Nature Conservancy property in accordance with associated public access and stewardship plans.	OGK-ACT-13
	Partner with U.S. Fish and Wildlife to complete a feasibility study for developing a network of hiking trails on publicly held lands within the Currituck National Wildlife Refuge on the Currituck Outer Banks.	OGK-ACT-14

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2024	2026	 	LU-1.2, LU-3, ED-1
Planning Dept.	2025	2029	 	ICS-8
Planning Dept. & County Engineer	2023	2029	 	EN-4, ED-2
Planning & Parks Depts.	2023	2028	  	PR-1, EN-4, ED-2
Planning & Parks Depts.	2023	2028	  	PR-1, EN-4, ED-2

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Place-Making

OFF-ROAD AREA, KNOTTS ISLAND, GIBBS WOODS
IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Land Use	Prohibit commercial development in the Off-Road and avoid growth-inducing policies.	OGK-ACT-15
	Explore the feasibility of public-private partnerships with landowners and conservation agencies to acquire developable lots in the Off-Road Area for conservation, open space preservation, and infrastructure needs.	OGK-ACT-16

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept.	2022	Ongoing	  	LU-2, EN-4
Planning Dept.	2025	Ongoing	 	LU-2, EN-4, ICS-1

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Place-Making

OFF-ROAD AREA, KNOTTS ISLAND, GIBBS WOODS IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Infrastructure and Services	Evaluate strategies for establishing community-driven, adequately funded stormwater and road maintenance service districts for the Off-Road Area.	OGK-ACT-17
	Establish process for retrofitting existing development throughout the Off-Road Area to improve stormwater management that takes into account the unique site features of development in this area.	OGK-ACT-18
	Support volunteer fire departments to ensure sufficient response times, fire-suppression equipment and facilities, and emergency services.	OGK-ACT-19
	Evaluate and improve the safety of driving patterns in the Off- Road Area.	OGK-ACT-20
	Monitor and improve the vehicle permit parking system in the Off-Road Area.	OGK-ACT-21
	Prohibit growth inducing facilities including centralized water and wastewater in the Off Road Area.	OGK-ACT-22
	Provide Library Services on Knotts Island.	OGK-ACT-23
	Improve Emergency Services communications.	OGK-ACT-24
	Protect and preserve vehicular access to the Off-Road area that does not compromise environmental integrity, ecologically sensitive areas or habitat for wild horses.	OGK-ACT-25
	Prohibit the use of hard surfaced roads in the Off-Road area.	OGK-ACT-26
	Establish community-driven service districts for road maintenance in the Off-road Area.	OGK-ACT-27

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
County Engineer & Planning Dept.	2022	Ongoing	 	ICS-4
County Engineer & Planning Dept.	2022	2032	 	ICS-4, EN-3, EN-4
Fire & Emergency Management	2022	Ongoing	 	ICS-2
Planning Dept.	2022	Ongoing	  	ICS-2
Sheriff's Office & Planning Dept.	2022	2041	  	ICS-8
Planning Dept. & County Manager	2022	Ongoing		ICS-1
Library	2022	Ongoing	  	ICS-2
Communications	2022	Ongoing		ICS-2
All Depts.	2022	Ongoing	 	TR-1, EN-4
Planning Dept.	2022	Ongoing		ICS-1, TR-1
Planning Dept.	2022	Ongoing		ICS-1, TR-1

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Place-Making

OFF-ROAD AREA, KNOTTS ISLAND, GIBBS WOODS IMPLEMENTATION MATRIX

COUNTY POLICIES

Planning Elements	Policy/Action	Action -Item
 Environment	Protect dunes and natural shoreline ecosystems by following recommendations of the NC Sea Grant's Dune Book for best-management practices for vegetation, sand fencing, and pedestrian beach access.	OGK-ACT-28
	Implement the management goals and recommendations of the Wild Horse Management Agreement.	OGK-ACT-29
	Pursue partnerships with conservation agencies to conserve Significant Natural Heritage Areas through fee-simple acquisition or conservation easements.	OGK-ACT-30
	Partner with Federal and State agencies, and other cooperating entities to continue monitoring the beach and dune system by collecting data such as beach elevation, beach erosion, dune erosion or accretion, location of seaward dune toes, dune height, and dune breadth. Explore the development of citizen science programs for data collection and monitoring.	OGK-ACT-31
	Develop nature-based solutions to address stormwater management, fire suppression, wild horse habitat, and increased open space.	OGK-ACT-32
	Protect dunes through enforcement of ordinances and evaluate their effectiveness and update as needed to achieve the desired level of protection.	OGK-ACT-33
	Regulate commercial Outdoor Tour Operators to minimize impacts to wild horse population, habitat areas, and existing residential neighborhoods.	OGK-ACT-34
 Parks and Recreation	Provide access to public trust waters in the Knotts Island area.	OGK-ACT-35
	Provide access to indoor recreation facilities on Knotts Island.	OGK-ACT-36
	Work with NCNERR to explore feasibility of establishing a public boat access to the sound at Ships Bay. Establish this area as a gateway from the sound into the Off-Road Area.	OGK-ACT-37

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept. & Dept. of Travel & Tourism	2022	Ongoing	  	EN-4, PR-1
Planning Dept.	2022	Ongoing	  	EN-4, ED-2
Planning Dept.	2025	Ongoing	 	EN-4
Planning Dept.	2024	Ongoing		EN-4
Planning Dept., County Engineer, Fire & Emergency Medical Service	2022	Ongoing	 	EN-4
Planning Dept.	2022	Ongoing		EN-4
Planning Dept.	2022	Ongoing		EN-4, LU-1
Parks Dept. & Planning Dept.	2022	Ongoing	 	PR-1
Parks Dept.	2022	Ongoing		PR-3
Parks & Planning Depts.	2026	2028	  	PR-1, TR-1

GUIDING PRINCIPLES



Natural Resource Protection



Economic Prosperity



Expanded Public Access to Natural Resources



Destination Points



Coordinated Growth



Enhanced Transportation



Place-Making

OFF-ROAD AREA, KNOTTS ISLAND, GIBBS WOODS
IMPLEMENTATION MATRIX

COMMUNITY INITIATIVES

Planning Elements	Policy/Action	Action -Item
 Environment	Educate the public on the benefits of dune enhancement and vegetation for protective capacity	OGK-ACT-38
	Preserve and enhance dunes by offering a cost-share program for appropriate dune enhancement methods.	OGK-ACT-39

Coordinating Agency	Fiscal Year Start	Fiscal Year End	Guiding Principles	Policy Foundation
Planning Dept. & Dept. of Travel & Tourism	2022	Ongoing		EN-4
Planning Dept. & Dept. of Travel & Tourism	2023	Ongoing		EN-4

GUIDING PRINCIPLES



Natural Resource
Protection



Economic Prosperity



Expanded Public
Access to Natural
Resources



Destination Points



Coordinated Growth



Enhanced
Transportation



Place-Making



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APPENDIX A: LAND SUITABILITY ANALYSIS AND LAND USE DEVELOPMENT TOPICS

A.1 LAND SUITABILITY ANALYSIS FACTORS, RANKINGS, AND WEIGHTS

SUITABILITY FACTOR	Least Suitable Rating	Low Suitability Rating (-2)	Medium Suitability Rating (+1)
Coastal Wetlands	inside		outside
Exceptional & Substantial Noncoastal Wetlands	inside		outside
Estuarine Waters	inside		outside
Protected Lands	inside		outside
Beneficial Noncoastal Wetlands		inside	
Storm Surge Areas		inside	
Soils With Septic Limitations		severe	moderate
Flood Zones		inside	
Significant Natural Heritage Areas		<750'	
Hazardous Substance Disposal Sites		<500'	
NPDES Sites		<500'	
Nonvacant Land		>.5 mi	.25 - .5 mi
Primary Roads		>.5 mi	.25 - .5 mi
Water Infrastructure		>.5 mi	.25 - .5 mi
Wastewater Infrastructure		>.5 mi	.25 - .5 mi
Prime Farmland		inside	
CBRA Zone Designation		inside	
Wild Horse Habitat		inside	

- » Prime Farmland includes the following soil types: Altavista; Bojac; Munden; State series
- » Weights correspond with each factor's level of significance in affecting the suitability of land for development within each geography:
 - 1 = significant
 - 2 = higher significance
 - 3 = highest significance

High Suitability Rating (+2)	Mainland Assigned Weight	Knotts Island Assigned Weight	Corolla Area Assigned Weight	Off-road Area Assigned Weight
	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a
outside	1	1	1	1
outside	1	1	2	2
slight	3	3	3	3
outside	3	3	3	3
>750'	2	2	2	2
>500'	3	3	3	3
>500'	2	2	2	2
<.25 mi	2	2	2	2
<.25 mi	2	2	2	1
<.25 mi	3	n/a	3	3
<.25 mi	3	n/a	3	3
outside	2	2	1	1
outside	n/a	n/a	2	2
outside	n/a	n/a	n/a	2

A.2 LAND USE DEVELOPMENT TOPICS

COUNTY-WIDE

» Public Access

- » Expand public access to sounds, rivers, canals and beaches.
- » Diversify types of public access to include boating/paddling facilities, swimming areas, etc.
- » Continue to construct trails, greenways and paths that connect to destinations including public water accesses.
- » Encourage land banking and conservation easements for preservation of natural resources.

» Land Use Compatibility

- » Preserve rural character through preservation of water views, open space, farms and pastures, woodland and forests, and wildlife habitat areas for hunting and fishing.
- » Maintain a high quality of life to attract new business investment.
- » Commercial development should have a quality design, appearance, landscaping and ease of access.
- » Continue to focus on small commercial businesses, agriculture, agri-tourism and eco-tourism.
- » Additional medical services are needed.
- » Locate residential and mixed use developments close to existing services, schools and recreation areas.
- » Encourage broad natural resource-based tourism (hunting, fishing, paddling, hiking, biking, etc.)

» Infrastructure Carrying Capacity

- » Invest in infrastructure (sewer, water, broadband, etc.) to provide sufficient fire suppression capacity and to attract new business investment with local job opportunities.
- » Improve seasonal traffic congestion.
- » Improve safety and traffic flow on Caratoke Highway, especially during tourist season and improve connectivity of secondary roads.
- » Complete Mid-County Bridge to improve seasonal traffic and provide an additional evacuation route for the Currituck Outer Banks.
- » Improve safety and traffic flow on NC12.
- » Continue to plan for county services such as emergency response, senior services, parks and recreation amenities, etc.
- » Continue to monitor and plan for growth impacts on services.

» Natural Hazard Areas

- » Continue to plan for and mitigate the effects of hurricanes, nor'easters and other severe storm and rainfall events.
- » Continue and improve stormwater management practices to mitigate impacts of drainage and flooding.
- » Continue to monitor and plan for a response to beachfront erosion and dune loss.
- » Improve emergency communications and improve disaster response plans.

» Water Quality

- » Preservation of water quality is crucial for the future of the county because water assets offer economic, recreational, aesthetic, and natural value. Continue to protect water quality for agriculture, fishing, crabbing, etc.
- » 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.

NORTHERN MAINLAND

» Public Access

- » Increase public access to sounds, rivers and creeks including boating/paddling facilities.
- » Continue to construct trails, greenways and paths that connect to destinations including public water accesses.
- » Expand recreation opportunities.

» Land Use Compatibility

- » Preserve agriculture and rural character through preservation of open space, farms and pastures, woodland and forests, and wildlife habitat areas for hunting and fishing.
- » Maintain a high quality of life to attract new business investment and local jobs.
- » Locate residential development close to schools and recreation areas with ease of access to Caratoke Highway.
- » Focus new development into a pattern of communities with a variety of housing, retail and recreation options.
- » Manage growth so that residential development does not outpace commercial development.

» Infrastructure Carrying Capacity

- » Invest in infrastructure (sewer, water, broadband, etc.) to attract new business investment with local job opportunities.
- » Improve safety, traffic flow and interconnectivity on Caratoke Highway and secondary roads. Improve seasonal traffic congestion issues.
- » Continue to plan for county services such as emergency response, senior services, parks and recreation amenities, etc.
- » Monitor and plan for growth impacts on services.

» Natural Hazard Areas

- » Continue to plan for and mitigate the effects of hurricanes, nor'easters and severe storm and rainfall events.
- » Stormwater management is a priority - mitigate impacts of drainage and flooding issues.
- » Protect natural resources from development.

» Water Quality

- » Continue to protect water quality through preservation of riparian buffers, water quality and quantity standards to protect groundwater and prevent pollution, saltwater intrusion and draw-downs.
- » Continue to require stormwater infrastructure to protect water quality.
- » Water quality is important for agriculture, fishing, crabbing etc.

APPENDICES

LOWER CURRITUCK

» **Public Access**

- » Expand public access to sounds, rivers and creeks.
- » Diversify types of access provided to include boating/paddling facilities, swimming areas, etc.
- » Construct trails, greenways and paths that connect to destinations including public water accesses.

» **Land Use Compatibility**

- » Preserve rural character through preservation of water views, open space, farms and pastures, woodland and forests, and wildlife habitat areas for hunting and fishing.
- » Maintain a high quality of life to attract new business investment and local jobs.
- » Commercial development should have a quality design and appearance, landscaping and ease of access.
- » Focus on small commercial businesses, agriculture, agri-tourism and eco-tourism.
- » Encourage broad natural resource-based tourism (hunting, fishing, paddling, hiking, biking, etc.)

» **Infrastructure Carrying Capacity**

- » Limited infrastructure exists in lower Currituck - invest in infrastructure (sewer, water, broadband, etc.) to attract new business investment with local job opportunities.
- » Improve safety and traffic flow on Caratoke Highway, especially during tourist season and improve connectivity of secondary roads.
- » Complete Mid-County Bridge to improve seasonal traffic congestion.

» **Natural Hazard Areas**

- » Continue to plan for and mitigate the effects of hurricanes, nor'easters and severe storm and rainfall events.
- » Mitigate impacts of drainage and flooding issues.
- » Protect natural resources from development.

» **Water Quality**

- » Continue to protect water quality through preservation of riparian buffers, water quality and quantity standards to protect groundwater and prevent pollution, saltwater intrusion and draw-downs.
- » Continue to require stormwater infrastructure to protect water quality.
- » Water quality is important for agriculture, fishing, crabbing etc.

COROLLA

» Public Access

- » Expand public access to the sound and ocean shoreline including boat basin(s) on the Currituck Sound.
- » Continue to construct trails, greenways and paths that connect to destinations including public water accesses.
- » Encourage land banking and conservation easements for preservation of natural resources.

» Land Use Compatibility

- » Preserve water views, open space, wildlife habitat areas, and natural resources.
- » Commercial development should have a quality design and appearance, landscaping and ease of access.
- » Protect tourism and preserve a family oriented beach atmosphere.
- » There is concern about residential density, overdevelopment and beach crowding.
- » Workforce housing is needed.

» Infrastructure Carrying Capacity

- » Complete Mid-County Bridge to improve seasonal traffic and provide an additional evacuation route.
- » Improve safety and traffic flow on NC12 (consider additional lanes, turn lanes and decel lanes)
- » Continue to plan for county services such as emergency response, senior services, parks and recreation amenities, parking, etc.
- » Manage infrastructure investments, monitor growth impacts on infrastructure.

» Natural Hazard Areas

- » Preserve and protect oceanfront dune system. Monitor and plan for mitigation of beachfront erosion and dune loss.
- » Continue to plan for and mitigate the effects of hurricanes, nor'easters and severe storm and rainfall events.
- » Mitigate impacts of drainage and flooding issues.
- » Protect natural resources from development.

» Water Quality

- » The county's water assets offer economic, recreational, aesthetic, natural and storm protective value and preservation of water quality is crucial for the future of the county.
- » Continue to protect water quality through preservation of riparian buffers, water quality and quantity standards to protect groundwater and prevent pollution, saltwater intrusion and draw-downs.
- » Continue to require stormwater infrastructure to protect water quality.
- » Continue to improve and expand stormwater districts.

OFF ROAD AREA, KNOTTS ISLAND, GIBBS WOODS

» Public Access

- » Expand public access to sounds, rivers and beaches.
- » Need additional boat access and parking on Knotts Island.
- » Encourage land banking and conservation easements for preservation of natural resources.

» Land Use Compatibility

- » Preserve rural character through preservation of water views, open space, farms and pastures, woodland and forests, and wildlife habitat areas for hunting and fishing.
- » Preserve character of the beach. There is concern about residential density, overdevelopment and beach crowding.
- » Continue to limit commercial uses.
- » Larger lots are preferred.

» Infrastructure Carrying Capacity

- » Continue to implement permit system in Off-Road Area to mitigate beach traffic.
- » Improve road maintenance and drainage.
- » Continue to plan for county services such as emergency response, senior services, parks and recreation amenities, etc.
- » Provide library services on Knotts Island.
- » Continue to Improve emergency communication and disaster response.

» Natural Hazard Areas

- » Preserve and protect oceanfront dune system. Monitor and plan for mitigation of beachfront erosion and dune loss.
- » Continue to plan for and mitigate the effects of hurricanes, nor'easters and severe storm and rainfall events.
- » Mitigate impacts of drainage and flooding issues.
- » Protect and preserve natural resources and wildlife habitat.

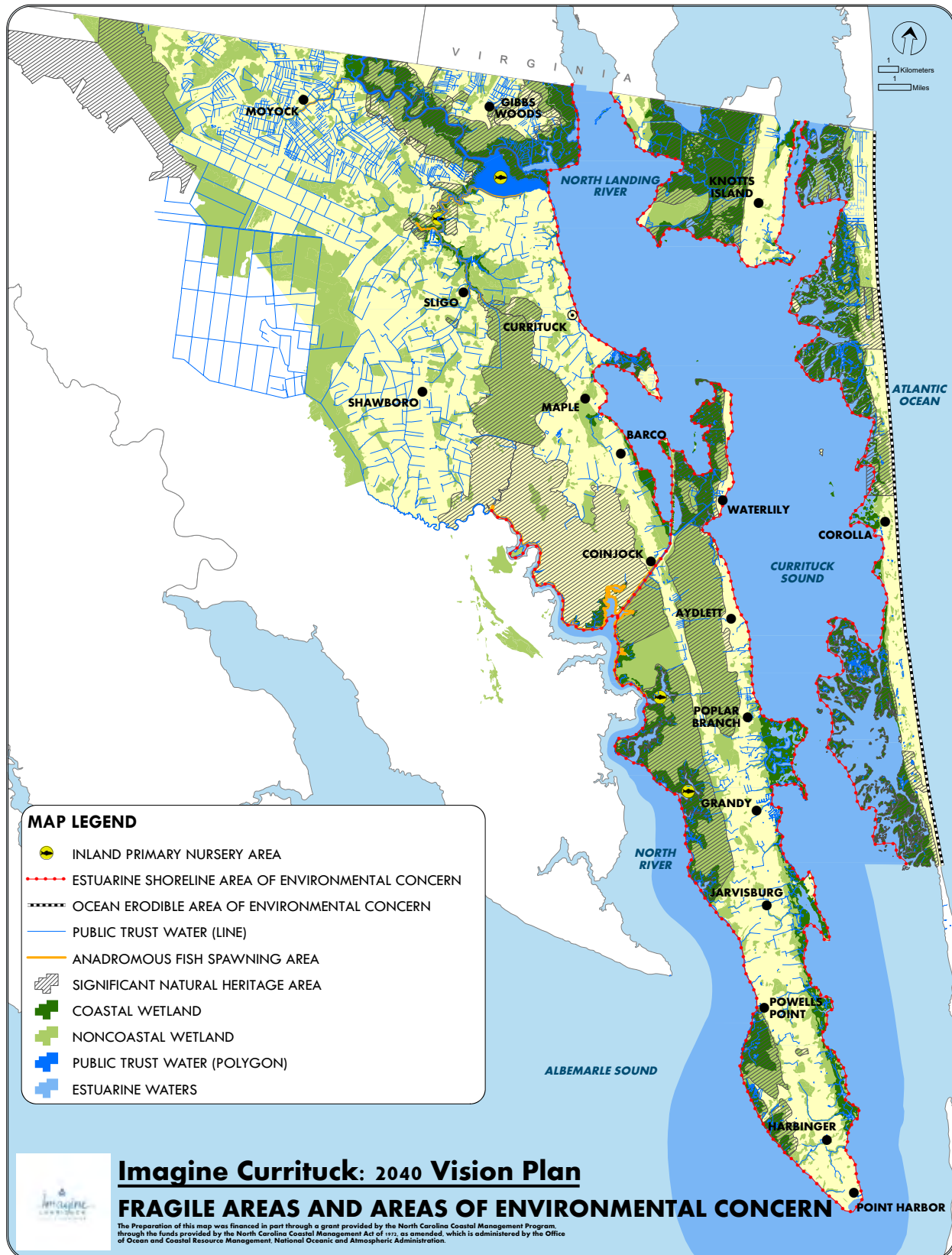
» Water Quality

- » The county's water assets offer economic, recreational, aesthetic, natural and storm protective value and preservation of water quality is crucial for the future of the county.
- » Continue to protect water quality through preservation of riparian buffers, water quality and quantity standards to protect groundwater and prevent pollution, saltwater intrusion and draw-downs.
- » Continue to require stormwater infrastructure to protect water quality.

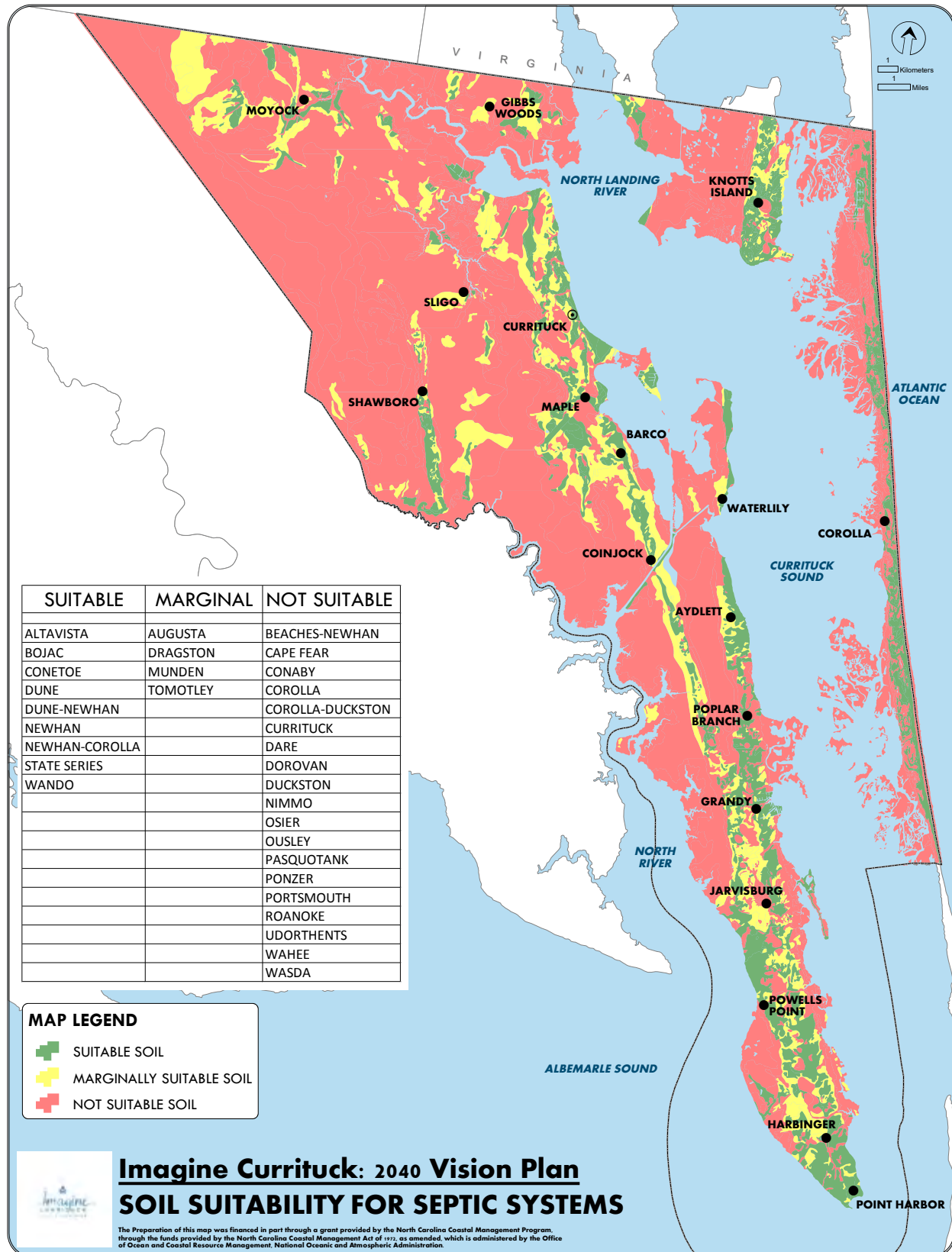


APPENDIX B: EXISTING CONDITIONS MAPS

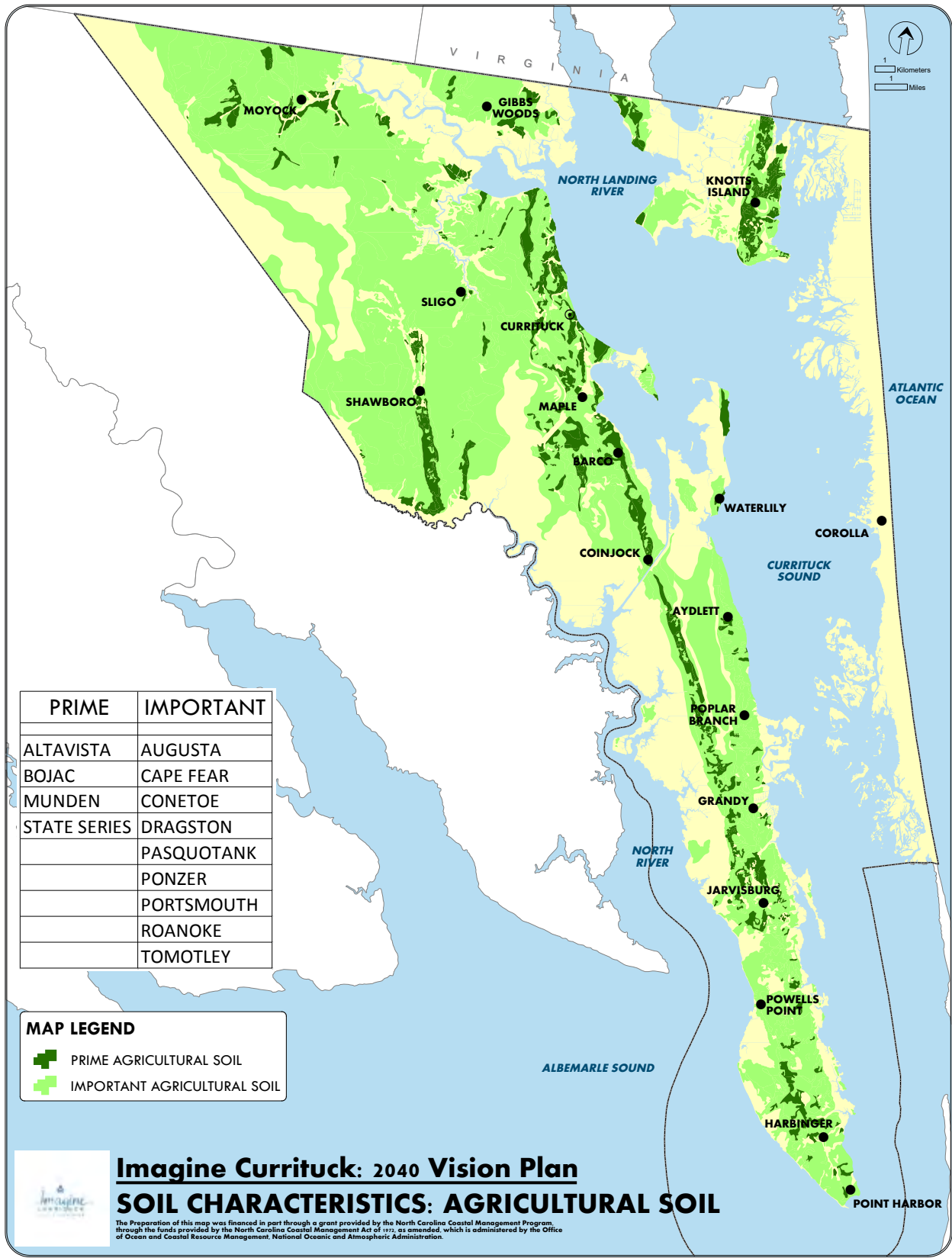
B.1 FRAGILE AREAS AND AREAS OF ENVIRONMENTAL CONCERN



B.2 SOIL SUITABILITY FOR SEPTIC SYSTEMS

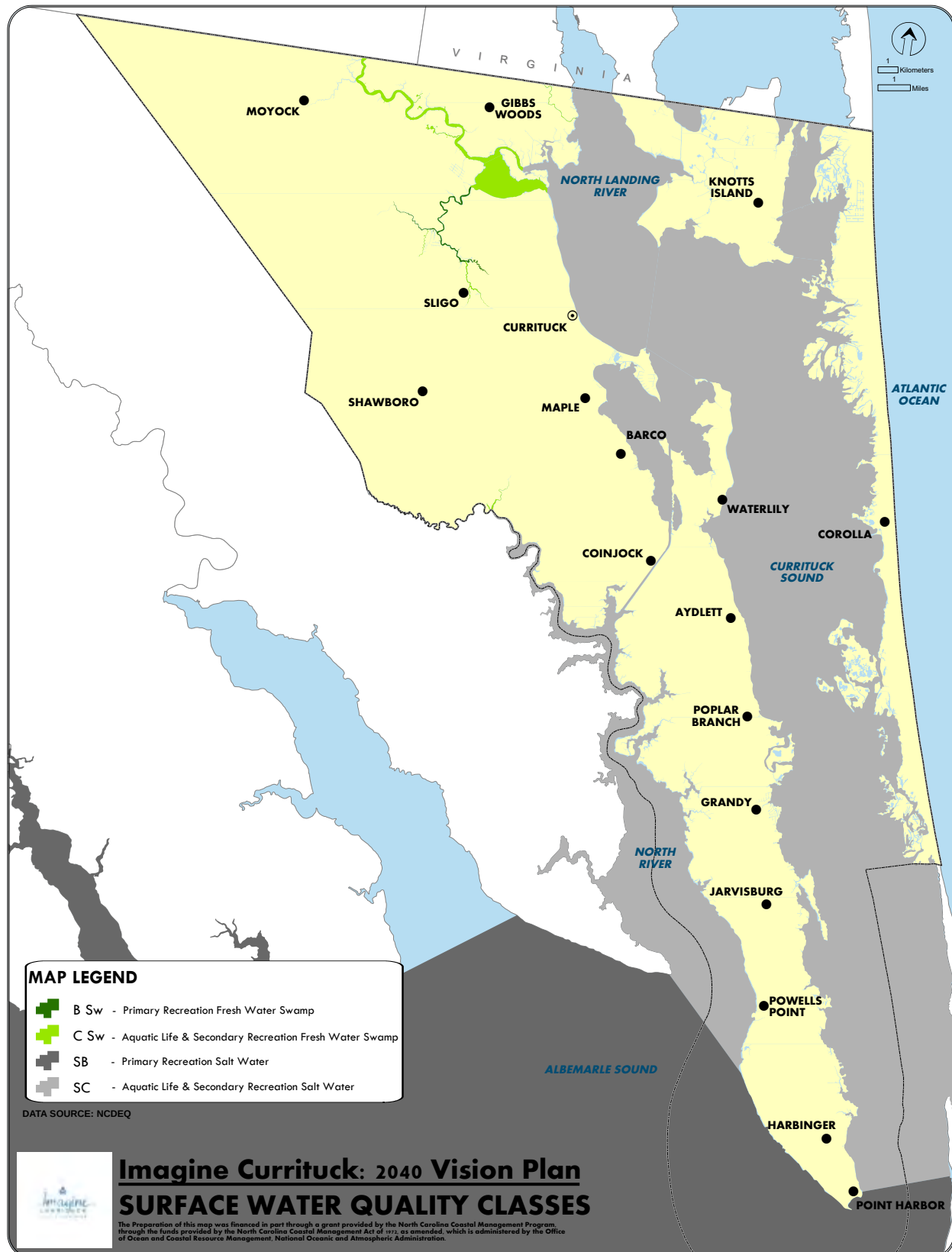


B.3 AGRICULTURAL SOILS

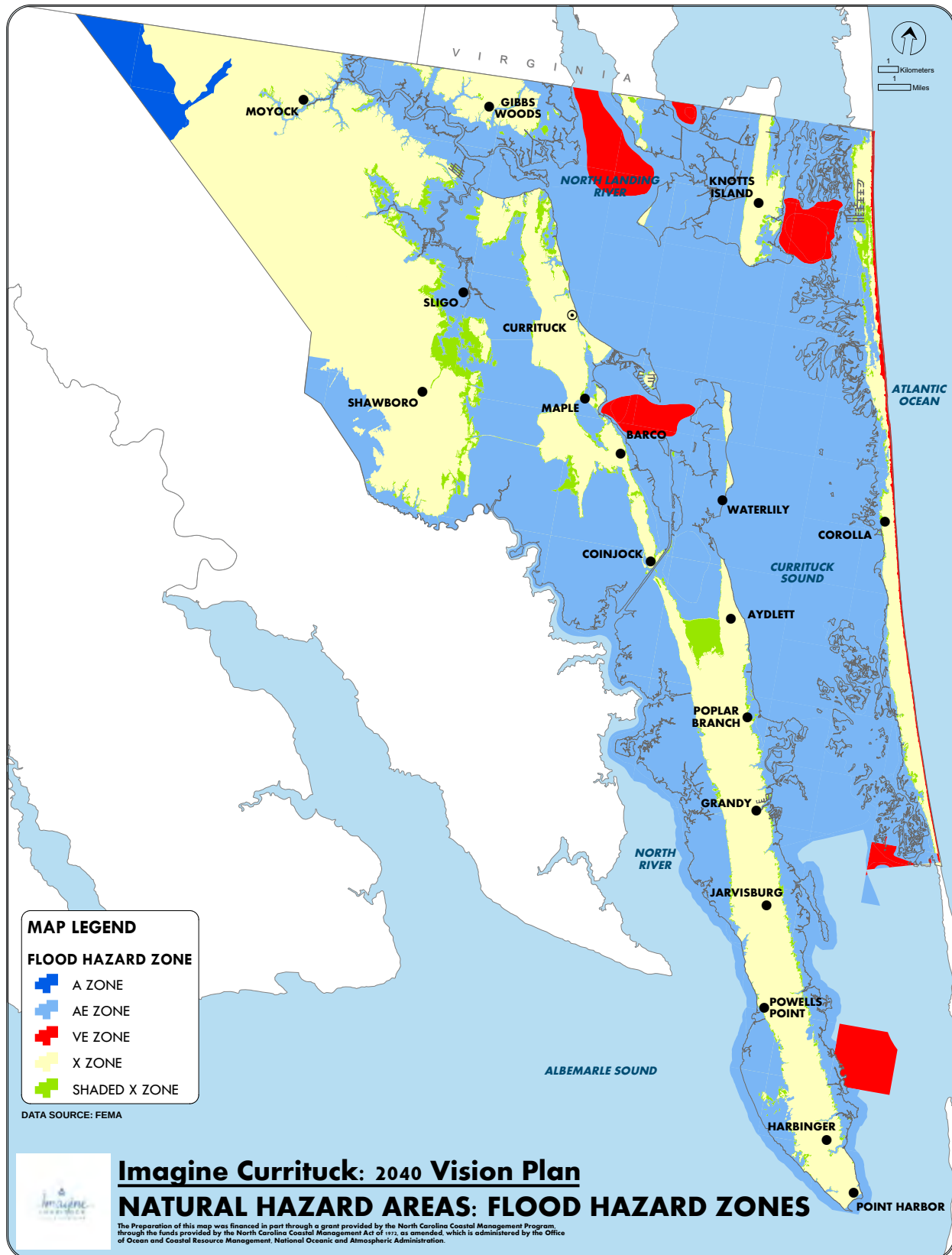


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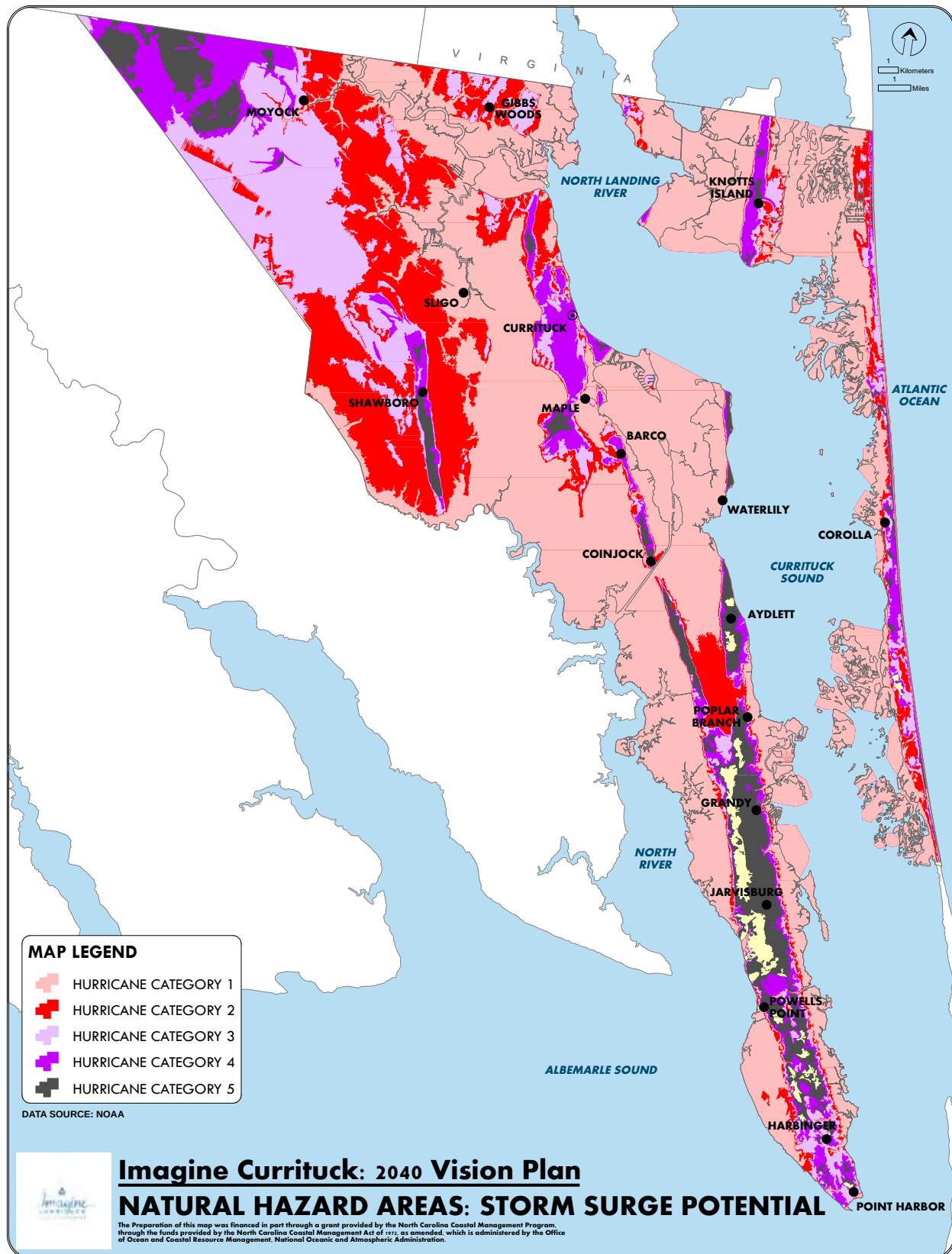
B.4 WATER QUALITY CLASSIFICATIONS



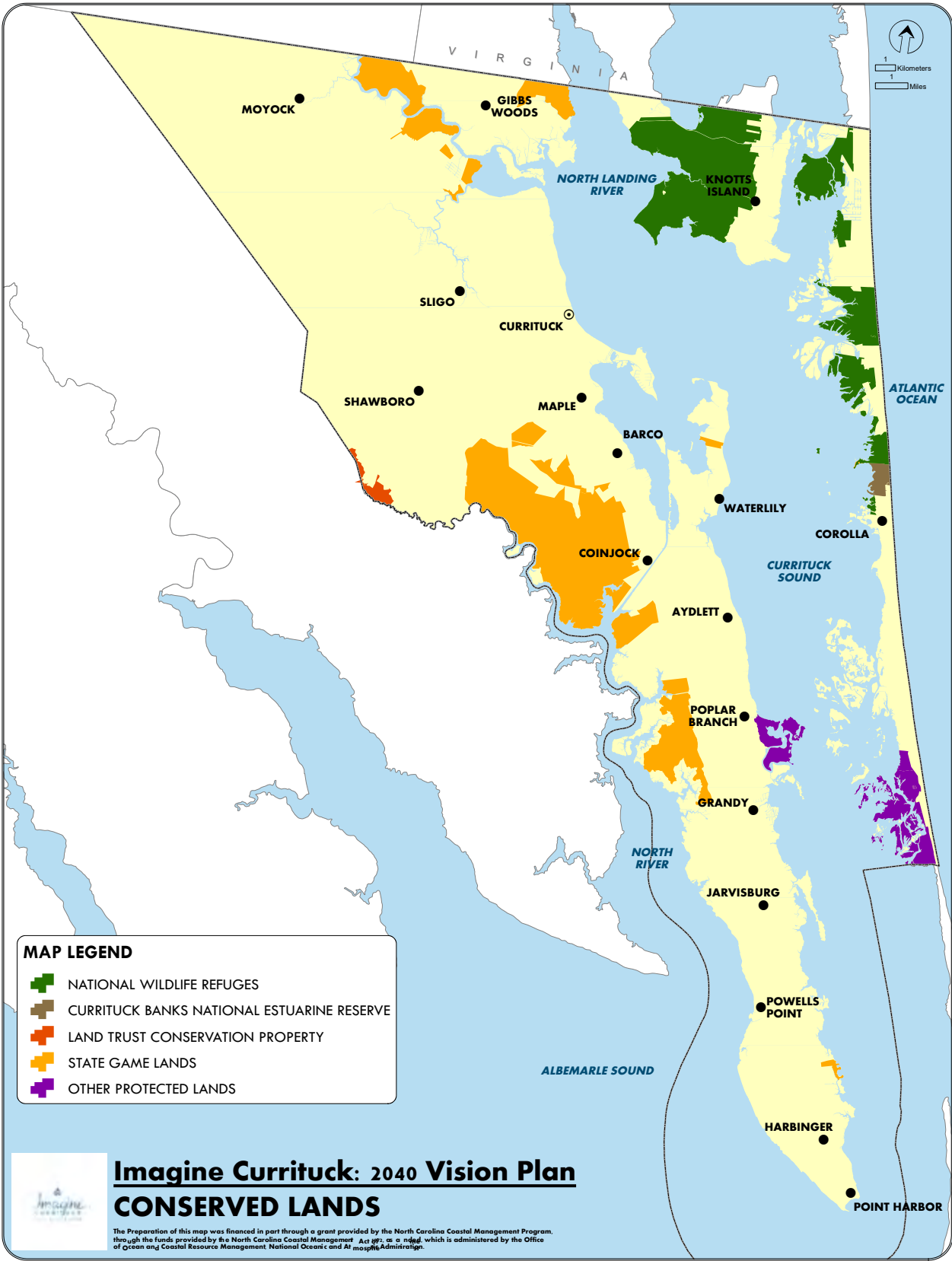
B.5 FLOOD HAZARD ZONES



B.6 STORM SURGE POTENTIAL

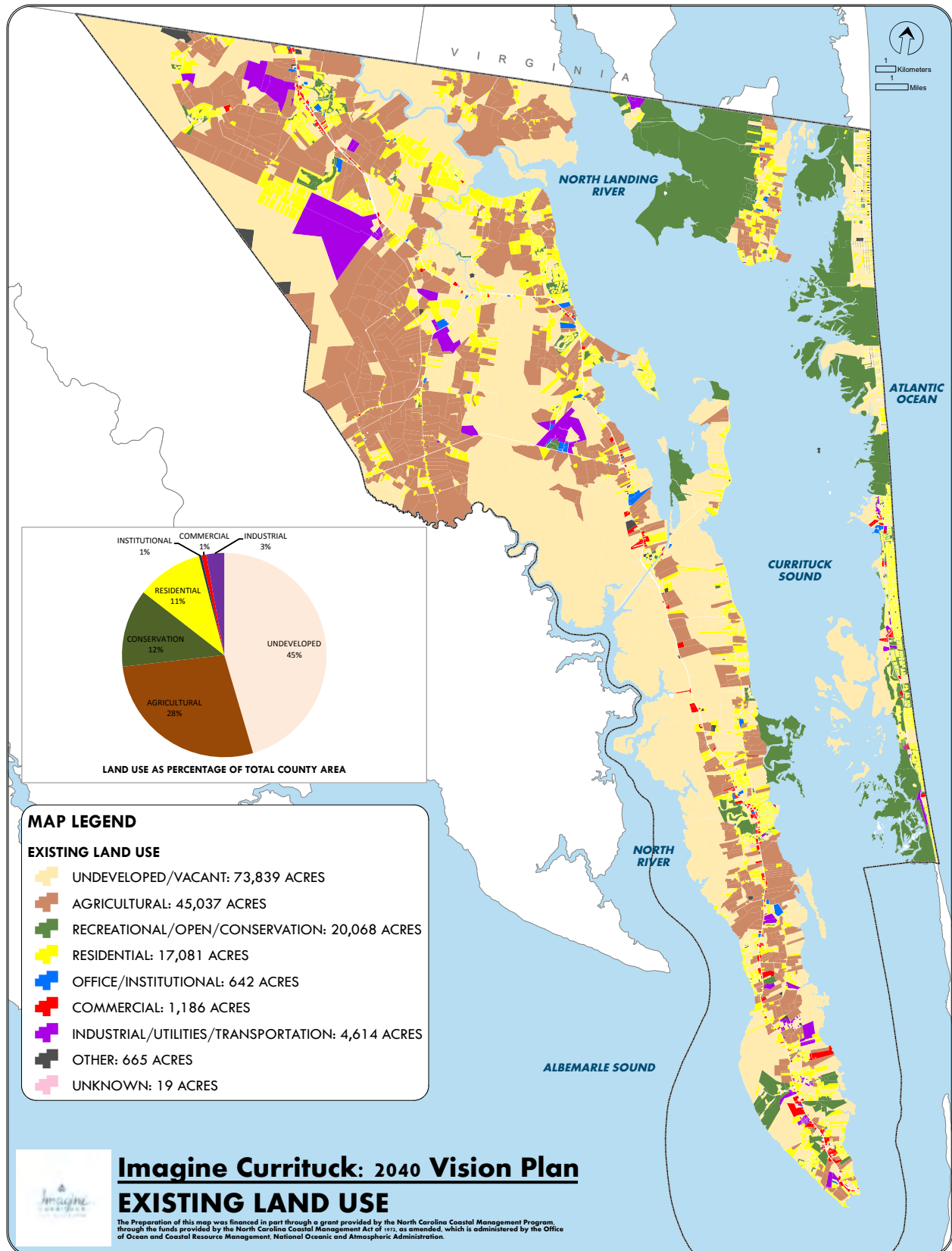


B.7 CONSERVED LANDS



Attachment: Currituck 2040 Vision Plan Final 04192 mobile (PB 22-09 Imagine Currituck 2040 Vision Plan)

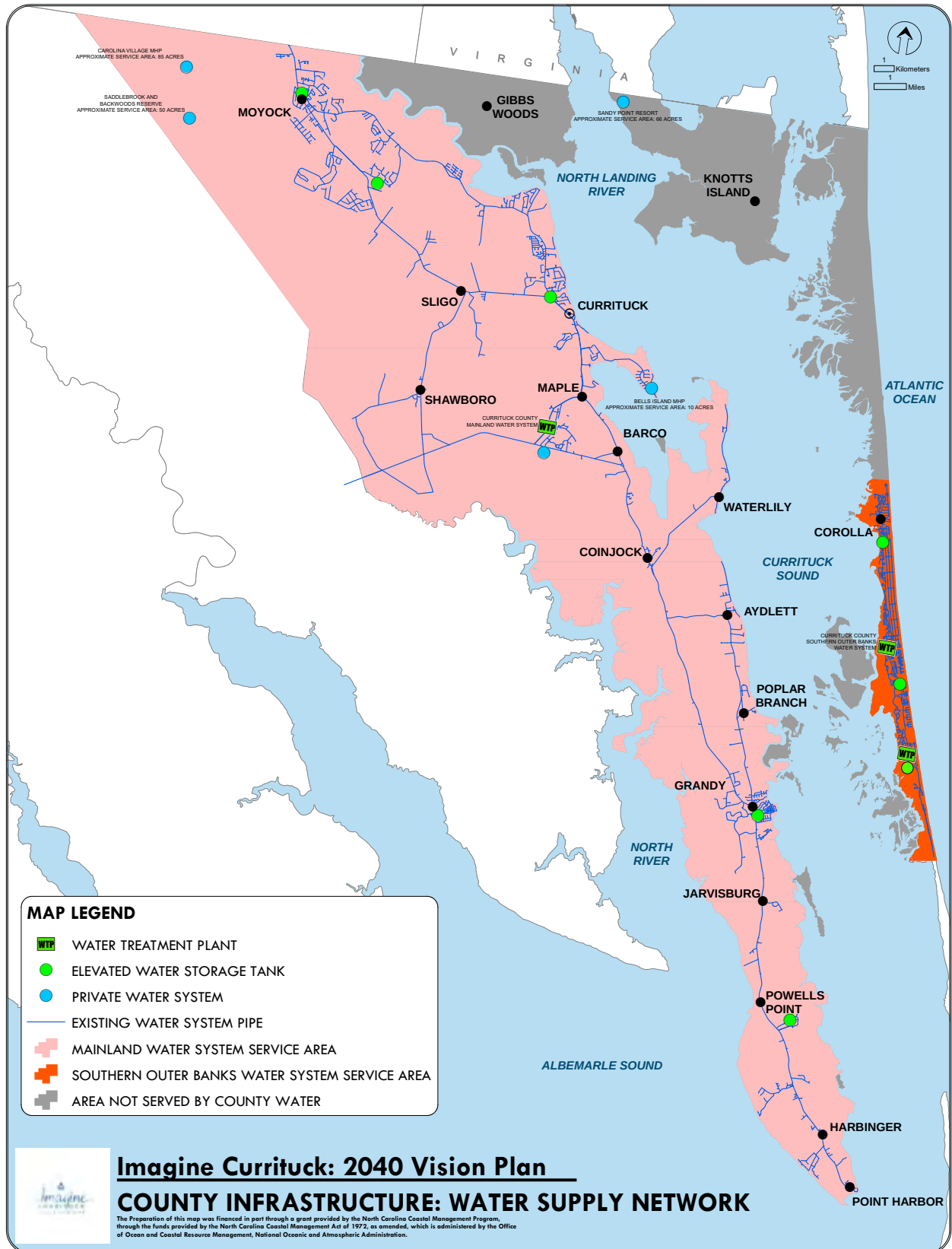
B.8 EXISTING LAND USE



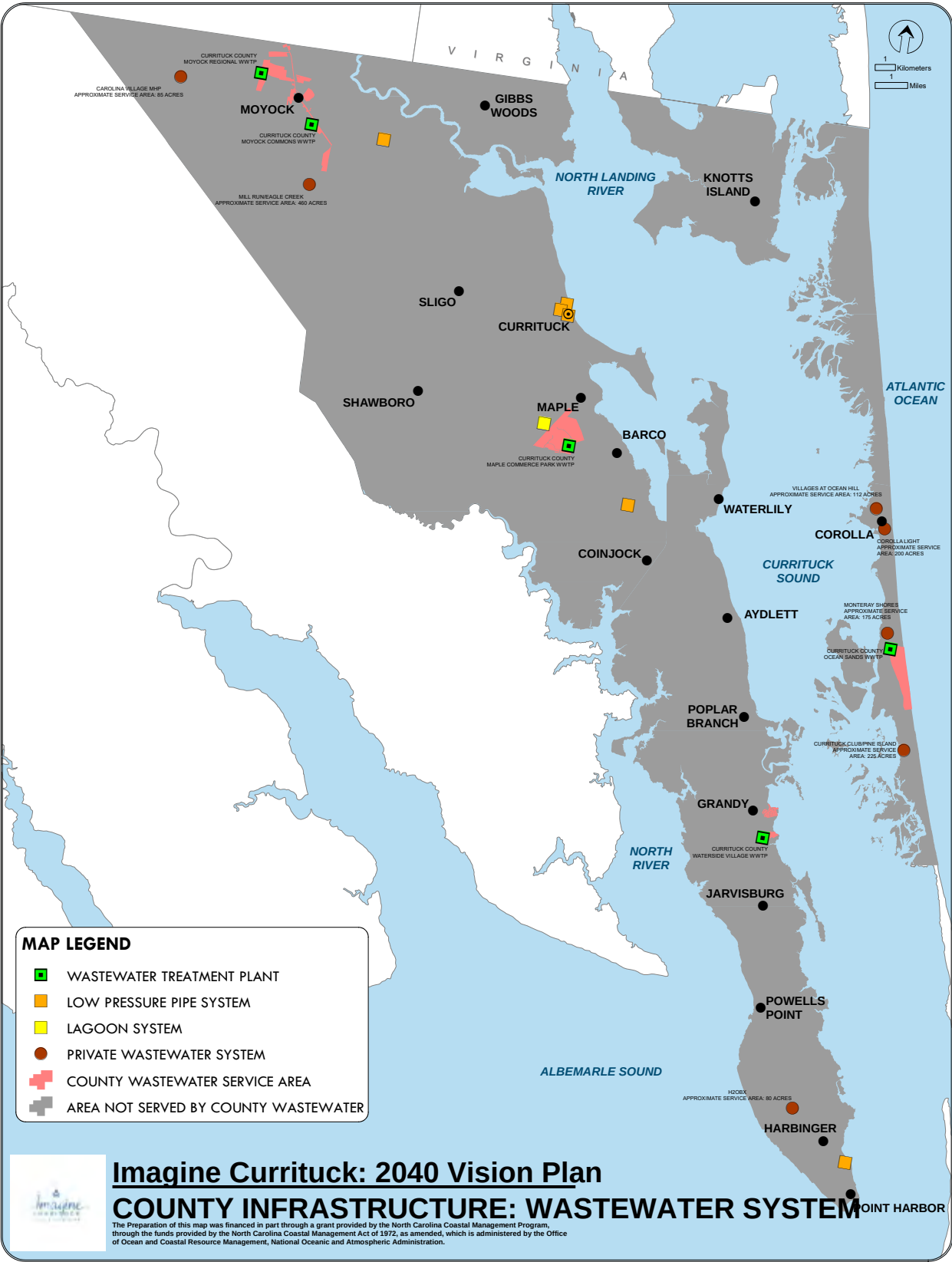
B.9 HISTORIC AND CULTURAL RESOURCES



B.10 WATER SUPPLY NETWORK

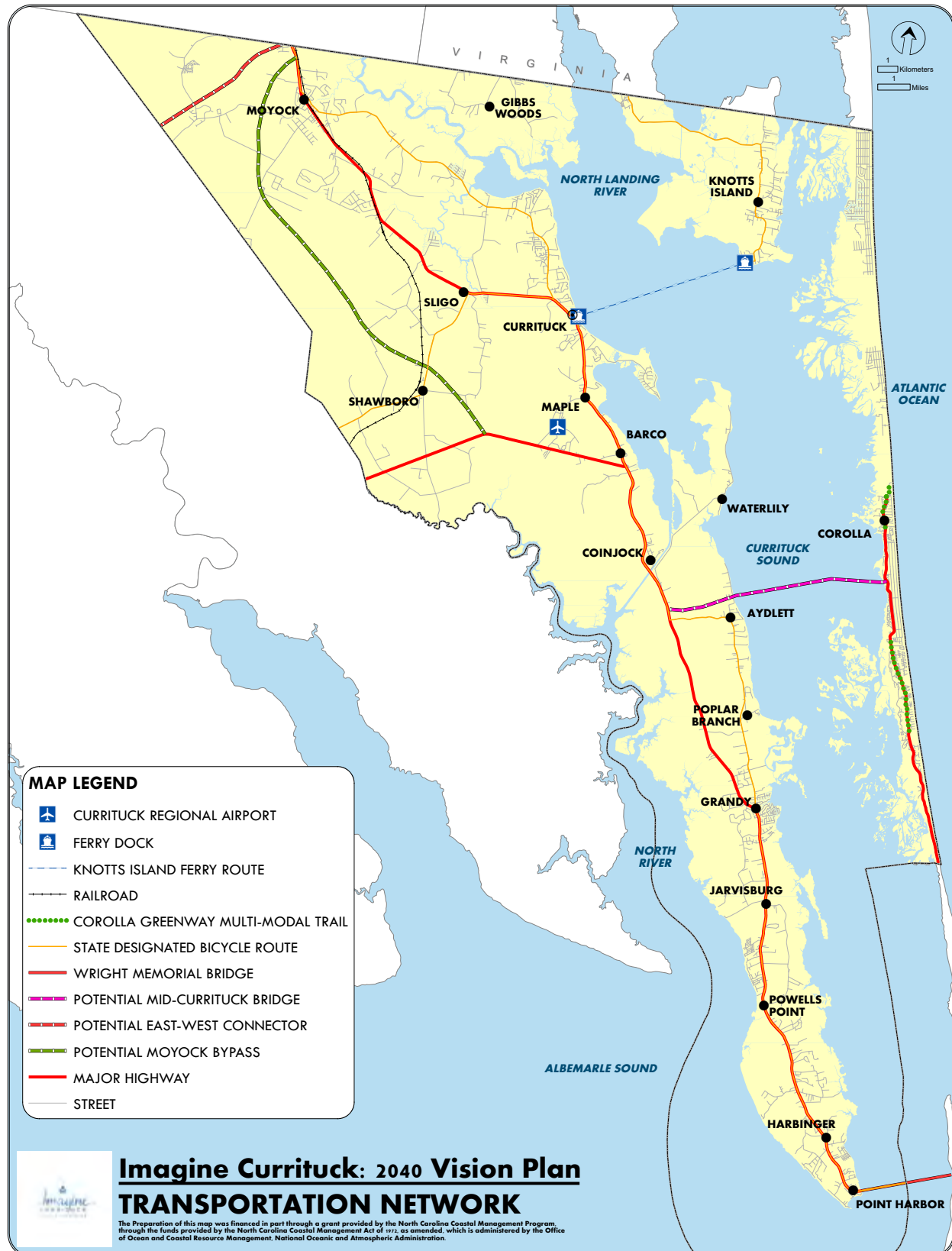


B.11 WASTEWATER SYSTEM

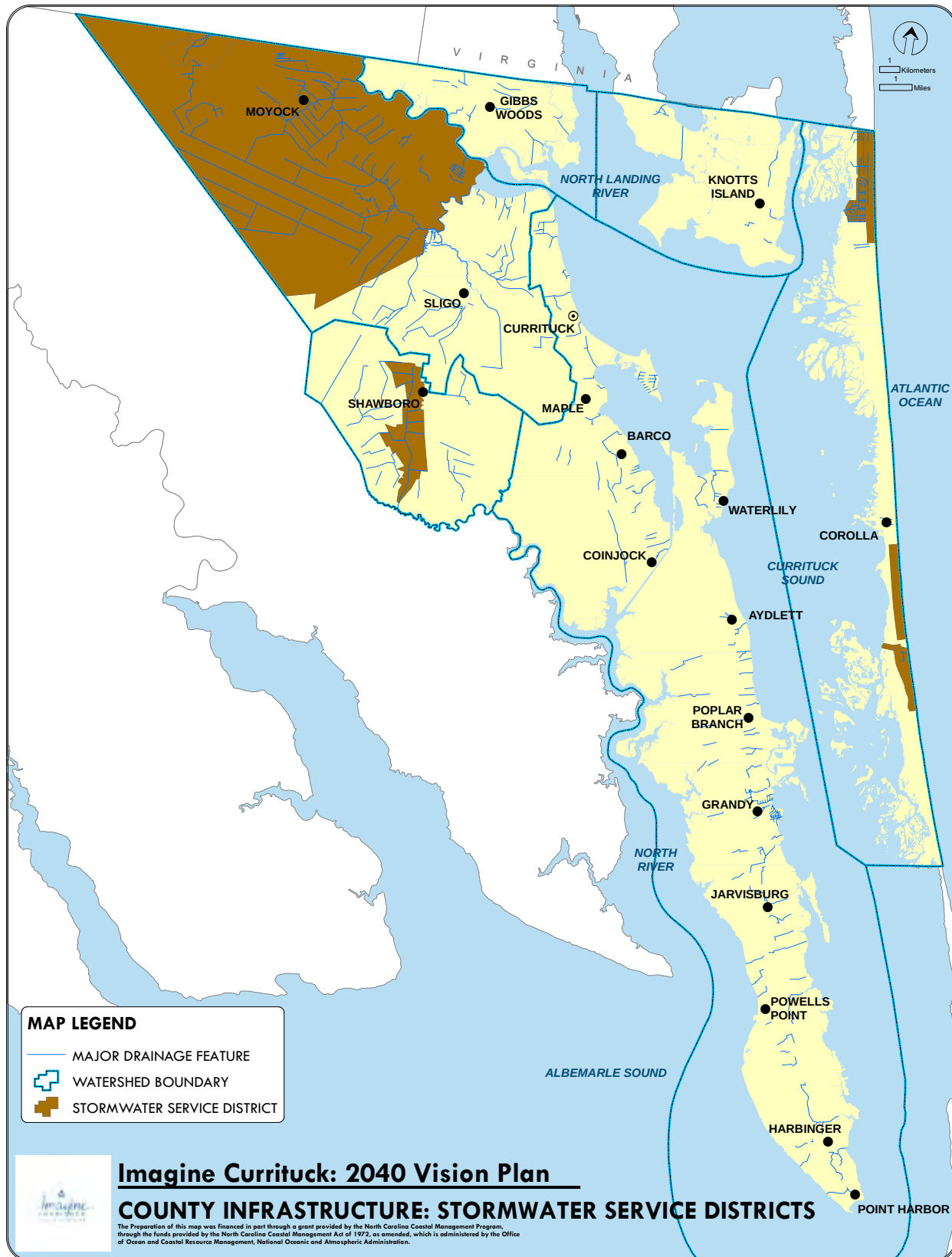


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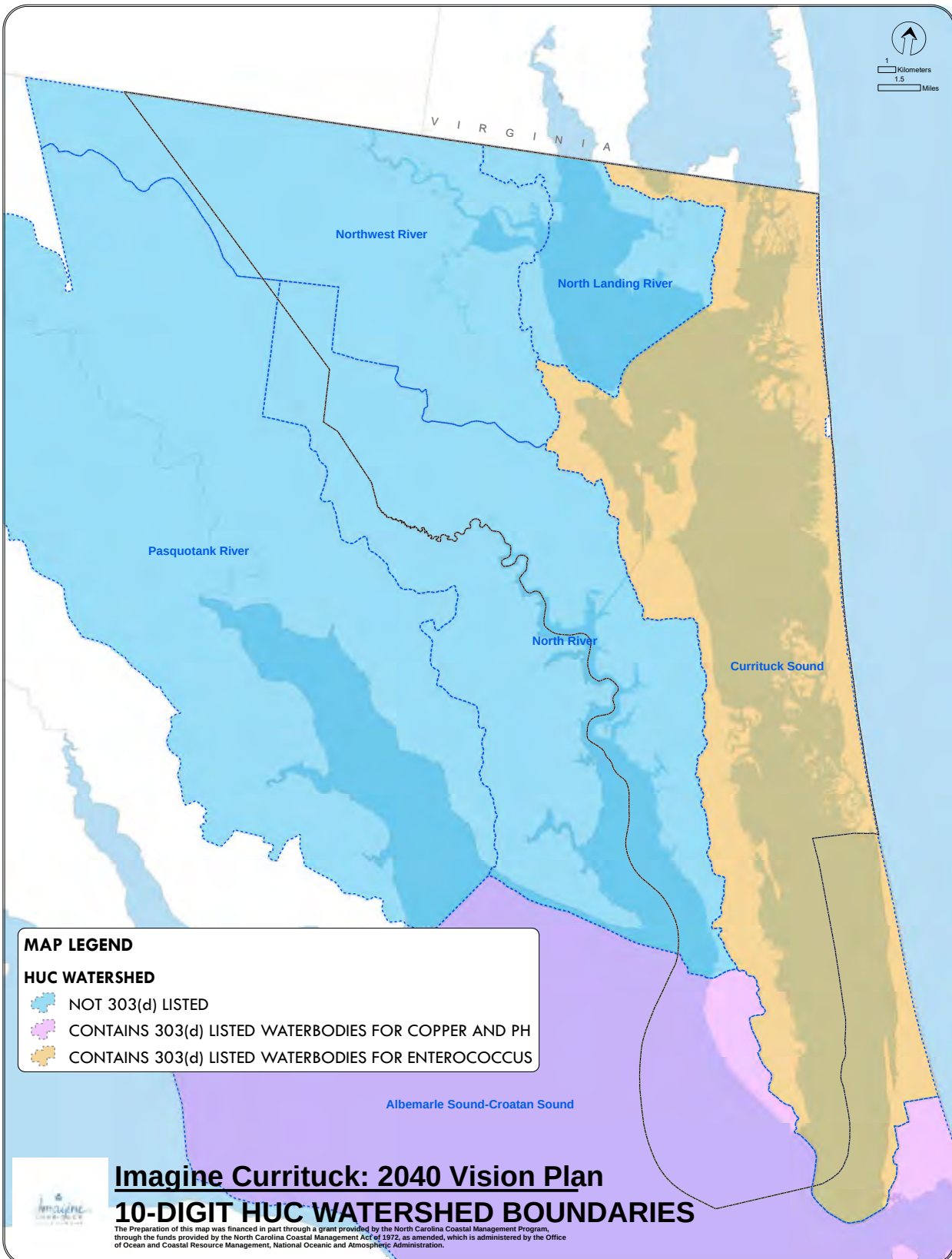
B.12 TRANSPORTATION NETWORK



B.13 STORMWATER SERVICE DISTRICTS



B.14 10 DIGIT HUC WATERSHEDS



APPENDIX C: EXISTING CONDITIONS TABLES & LISTS

C.1 PERMANENT AND SEASONAL POPULATION PROJECTIONS

Year	Permanent Population	Seasonal Population	Total
2015	25,616	25,384	50,000
2020	28,048	29,164	57,212
2025	29,980	32,944	62,924
2030	32,017	36,724	68,741
2035	34,055	40,507	74,562
2040	36,092	44,287	80,379
2045	38,127	48,067	86,194

*Growth rates and totals for permanent and seasonal population projections were derived from the Office of NC State Demographer, county records for certificates of occupancy, and realtor estimates for rental unit occupancy during peak weeks in the outer banks.

Seasonal Population Projections assume a 3,780 seasonal population increase every 5 years (756 each year) as estimated by Certificate of Occupancy records from 2014 - 2020 and data from realtors in the Outer Banks.

According to area Realtors, each rental unit on the Currituck Outer Banks during a typical summer week is occupied by between 12 and 17 persons. For purposes of establishing a seasonal population figure, it is estimated that each Outer Banks rental unit will average 14 persons. This high number is based on the growing size of "single family" homes constructed over the past five years that have been averaging between 6 and 7 bedrooms per house. This trend has been continuing with some rental homes exceeding 12 bedrooms and over 6,000 square feet of heated space.

Mainland and Knotts Island

Currituck County is in the process of amending regulations to allow new campgrounds to be developed on the mainland and Knotts Island. It is anticipated for the number of campgrounds to increase once these new standards are in place. Changes are also being considered to allow seasonal worker housing with specific criteria. This most likely will impact Lower Currituck with close proximity to beaches. There is also some interest to accommodate a greater variety of housing in areas of appropriate infrastructure.

Outer Banks

Looking at the past five years of Outer Banks building activity, it is estimated that an average of 54 houses per year are added to the rental home inventory of the Currituck Outer Banks. This means that during each 5-year period between 2014 and 2025, an additional 594 residential units will be available for rent in the Corolla and Carova areas.

C.2 CURRITUCK COUNTY IMPAIRED WATERS

Currituck Sound - enterococcus

Dowdys Bay - enterococcus

Albemarle Sound - Copper & pH

Sources: Pasquotank River Basinwide Water Quality Plan 2007 (Updated 2021), NC Division of Water Quality 2016 EPA 303(d) submittal list, NC Department of Environmental Quality; Water classifications derived from NCDEQ NC Water Classifications web map.

WATER CLASSIFICATIONS DEFINITIONS

Class B Sw - Primary Recreation Fresh Water Swamp: Classification that designates waters as suitable for recreation activities that may include swimming, diving, water skiing and others. This classification includes a “swamp” class modifier to recognise waters as having a low energy flow rate or current compared to surrounding waters.

Class C Sw - Aquatic Life & Secondary Recreation Fresh Water Swamp: Classification that designates waters as suitable for recreation activities that may include fishing, wildlife and fish consumption, marine biology propagation and others. This class is not typically used for activities that place people or recreation craft in water. This classification includes a “swamp” class modifier to recognise waters as having a low energy flow rate or current compared to surrounding waters.

Class SB - Primary Recreation Saltwater: Classification that designates waters as suitable for recreation activities such as boating, fishing and consumption, and marine biology propagation. In addition, these waters are considered suitable for swimming, diving, and water skiing.

Class SC - Aquatic Life & Secondary Recreation Salt Water: Classification that designates waters as suitable for recreation activities such as fishing and consumption, boating, and marine biology propagation. These waters are not typically associated with swimming, diving, and water skiing.

C.3 LOCATIONS OF RECURRING DRAINAGE PROBLEMS

- » Moyock Commons Culvert under Highway 168
- » Culvert under Puddin Ridge Road
- » Residential subdivisions adjacent to Shingle Landing Creek and the Northwest River
- » Residential subdivisions on Puddin Ridge Road
- » Tulls Bay Colony Subdivision
- » Eagle Creek Golf Club
- » Ranchland Subdivision
- » Off-Road Area

C.4 EXISTING LAND USE CATEGORIES

- » **Residential:** single-family homes, duplexes, multifamily housing (apartments, townhouses & condominiums)
- » **Commercial:** retail, convenience stores, personal services, professional services, mixed use, hotels and motels
- » **Industrial:** manufacturing operations, warehousing and distribution establishments, research parks
- » **Office/Institutional:** County offices and buildings, churches, hospitals, schools

APPENDICES

- » **Agriculture:** bona fide farms
- » **Recreation:** public parks, golf courses, beach and estuarine access locations, dedicated open space, land preserved through conservation easements or deed restrictions, federal and state conserved lands or nature preserves
- » **Undeveloped:** land in an idle state and not used for any open-space function; includes forestry
- » **Other:** cemeteries, parking lots, rest areas

C.5 ENDANGERED SPECIES

CURRENTLY ENDANGERED SPECIES:

Red-cockaded Woodpecker (*Picoides borealis*)-Small Black and white woodpecker with red mark on side of nape (males). Habitat and range include south eastern Atlantic coastal plain-coastal woodlands.

Kemp's ridley sea turtle (*Lepidochelys kempii*)-Smallest sea turtle that has an oval-shaped shell that is typically olive-gray in color. Habitat and range include south-eastern Atlantic and Gulf coastline and estuarine marshes.

Leatherback sea turtle (*Dermochelys coracea*)-Largest sea turtle that has a multi-boned shell covered in a tough rubbery skin that is typically black in color. Habitat and Range include Atlantic, Gulf, and Pacific Coastlines.

Piping Plover (*Charadrius melodus*)-Light brown and white bird that is less than a foot long. Habitat and range include Atlantic and Gulf coastlines and estuarine waters and portions of the midwest.

CURRENTLY THREATENED AND LIKELY TO BECOME ENDANGERED:

Northern Long-Eared Bat (*Myotis spetentrionalis*)-Medium sized bat with long ears that is in rapid decline due to a fungal disease known as Whit-nose syndrome. Habitat and range include large swaths of the northeast and midwest.

West Indian Manatee (*Trichechus manatus*)-Grey colored seal shaped mammal that can weigh up to 1,000 pounds. These manatees are protected from hunting and any harassment by the Marine Mammal Protection Act.

Red Knot (*Calidris Canutus Rufa*)-Small bird with mottled black, gray, and white back and wings with a cinnamon colored breast and belly. Habitat and range include Atlantic and Gulf Coastal communities and inland regions throughout Texas, Oklahoma, South Dakota, and North Dakota. Other areas include the Great Lakes region and the Lower Missouri River.

Green Sea Turtle (*Chelonia mydas*)-A large sea turtle with a heart shaped shell that varies in color. Adults typically have yellow markings on the head. Habitat and range include Atlantic coastline and estuarine waters, Texas coastline and estuarine waters, and coastline and estuarine waters between Pensacola and Tallahassee.

Loggerhead Sea Turtle (*Caretta caretta*)-Large headed turtle with powerful jaws and a heart shaped shell that is reddish brown. Habitat and range include Atlantic and Gulf coastlines and estuarine waters and the Pacific Northwest coast in Oregon.

Seabeach Amaranth (*amaranthus pumilus*)-Small, low-lying, leafy vegetation that has pink or red stems and green leaves. Habitat and range include partial presence along Atlantic Coastline beaches. Plant communities typically inhabit beach dunes and are often isolated from other plant communities.

C.6 COUNTY WATER SYSTEM CURRENT CONDITIONS & CAPACITY TABLES

MAINLAND WATER SYSTEM (NORTH AND SOUTH MAINLAND)

Current Peak Demand (gallons per day)	1,600,00
Residential and Commercial Customers	7,319
Current Utilization of Plant (percentage of peak capacity)	85%
Plant Treatment Capacity (gallons per day)	1,886,000
Projected Investment Costs to Add Capacity	\$2.0/Mgal/Day
Expansion Capacity at Existing Site (million gallons per day)	4,136,000

SOUTHERN OUTER BANKS WATER SYSTEM (COROLLA)

Current Peak Demand (gallons per day)	2,900,00
Residential and Commercial Customers	3,274
Current Utilization of Plant (percentage of peak capacity)	99%
Plant Treatment Capacity (gallons per day)	293,700
Projected Investment Costs to Add Capacity	\$2.0/Mgal/Day
Expansion Capacity at Existing Site (million gallons per day)	493,700

C.7 PRIVATE WATER SYSTEMS

MAINLAND

- » **Bells Island Campground** - Last inspected Sept 2020, no deficiencies cited, system is 37 years old with an approved design capacity of 72,000 gpd.
- » **Ponderosa Mobile Home Park** - Last inspected Sept 2020, no deficiencies cited, system is 41 years old, with an approved design capacity of 86,400 gpd.
- » **Saddlebrook & Backwoods Reserve** - Last inspected March 2021, no deficiencies cited, system is 5 years old with an approved design capacity of 20,160 gpd

KNOTTS ISLAND

- » **Sandy Point Resort** - Last inspected June 2021, no deficiencies cited, system is 44 years old, with an approved design capacity of 36,000 gpd.

C.8 COUNTY WATER SYSTEM CAPACITY PROJECTIONS

FUTURE WATER DEMAND AND 20 YEAR CAPACITY PROJECTION: MAINLAND WATER SYSTEM

DEMAND	GALLONS
Current Peak Demand	1,600,000
Additional New Daily Demand	1,640,000
Total New Daily Demand	3,240,000
Current Maximum Production Capacity	1,886,000

**based on average Certificate of Occupancy data and 250 gallons per household per day.*

- » *This table only addresses the mainland water plant expansion. It does not include any storage tanks, water lines, booster stations or any other water infrastructure needed to be expanded or improved.
- » The Mainland Water Plant's current production capacity needs to be expanded to meet 20 year demand.

FUTURE WATER DEMAND AND 20 YEAR CAPACITY PROJECTION: SOUTHERN OUTER BANKS WATER SYSTEM

DEMAND	GALLONS
Current Peak Demand	2,900,00
Additional New Daily Demand	1,574,000
Total New Daily Demand	4,474,000
Current Maximum Production Capacity	2,937,000

**based on average Certificate of Occupancy data and 250 gallons per household per day.*

- » The Southern Outer Banks Water Plant's current production capacity must be expanded to meet 20 year demand.

C.9 COUNTY WASTEWATER SYSTEMS CURRENT CONDITIONS & CAPACITY TABLES

MAPLE COMMERCE PARK WASTEWATER FACILITY (NORTHERN MAINLAND)

Current Monthly Peak Demand (gallons per day)	9,193
Residential and Commercial Connections	9
Current Utilization of Plant (percentage of peak capacity)	26%
Plant Treatment Capacity (gallons per day)	40,000
Projected Investment Costs to Add Capacity	\$21.5/Mgal/Day
Expansion Capacity at Existing Site (million gallons per day)	160,000

**Based on \$21.50 per gallon*

MOYOCK REGIONAL/MOYOCK COMMONS WASTEWATER FACILITIES (NORTHERN MAINLAND)

Current Monthly Peak Demand (gallons per day)	73,234
Residential and Commercial Connections	300
Current Utilization of Plant (percentage of peak capacity)	53%
Plant Treatment Capacity (gallons per day)	139,000
Projected Investment Costs to Add Capacity	\$54/Mgal/Day
Expansion Capacity at Existing Site (million gallons per day)	640,000

**Based on \$21.50 per gallon*

OCEAN SANDS WATER AND SEWER DISTRICT WASTEWATER FACILITY

Current Monthly Peak Demand (gallons per day)	425,000
Residential and Commercial Connections	1002
Current Utilization of Plant (percentage of peak capacity)	71%
Plant Treatment Capacity (gallons per day)	600,000
Projected Investment Costs to Add Capacity	\$54/Mgal/Day
Expansion Capacity at Existing Site (million gallons per day)	120,000

**Based on \$21.50 per gallon*

WATERSIDE VILLAGE/WALNUT ISLAND WASTEWATER FACILITIES (SOUTHERN MAINLAND)

Current Monthly Peak Demand (gallons per day)	26,170
Residential and Commercial Connections	253
Current Utilization of Plant (percentage of peak capacity)	22%
Plant Treatment Capacity (gallons per day)	120,000
Projected Investment Costs to Add Capacity	\$54/Mgal/Day
Expansion Capacity at Existing Site (million gallons per day)	120,000

**Based on \$21.50 per gallon*

C.10 PRIVATE WASTEWATER SYSTEMS

MAINLAND

- » Carolina Village MHP
- » Mill Run/Eagle Creek
- » H2OBX Waterpark

OUTER BANKS

- » Villages at Ocean Hill
- » Corolla Light Plant #1
- » Monteray Shores
- » Currituck Club/Pine Island

C.11 COUNTY WASTEWATER SYSTEM CAPACITY PROJECTIONS

FUTURE WASTEWATER TREATMENT DEMAND AND 20 YEAR CAPACITY PROJECTION: MAPLE WASTEWATER TREATMENT PLANTS

DEMAND	GALLONS
Current peak daily demand	16,000
Additional new daily treatment demand	66,000*
Total new daily demand	82,000
Current maximum daily treatment capacity	40,000

*Based on the Maple Prison sewer connection at 12,000 gpd and the allocated flow of the Maple Commerce Park at 54,000 gpd.

- » Maple WWTP current capacity must be expanded to meet 20 year demand. The expansion can be accommodated at the existing WWTP site.

FUTURE WASTEWATER TREATMENT DEMAND AND 20 YEAR CAPACITY PROJECTION: MOYOCK REGIONAL WASTEWATER TREATMENT SYSTEM

DEMAND	GALLONS
Current peak daily demand	38,088
Additional new daily treatment demand	396,000*
Total new daily demand	434,088
Current maximum daily treatment capacity	139,000

*based on projected population growth and average daily use of 60 gallons per person

» Moyock Regional WWTP current capacity must be expanded to meet 20 year demand. The expansion can be accommodated at the existing WWTP site.

FUTURE WASTEWATER TREATMENT DEMAND AND 20 YEAR CAPACITY PROJECTION: OCEAN SANDS WASTEWATER TREATMENT PLANTS

DEMAND	GALLONS
Current peak daily demand	371,000
Additional new daily treatment demand	829,000*
Total new daily demand	1,200,000
Current maximum daily treatment capacity	600,000

*based on buildout of current sewer district plus buildout of undeveloped lots in Ocean Sands

» Ocean Sands WWTP current capacity must be expanded to meet 20 year demand. The expansion can be accommodated at the existing WWTP site.

FUTURE WASTEWATER TREATMENT DEMAND AND 20 YEAR CAPACITY PROJECTION: WATERSIDE VILLAGE WASTEWATER TREATMENT PLANTS

DEMAND	GALLONS
Current peak daily demand	33,000
Additional new daily treatment demand	87,000*
Total new daily demand	120,000
Current maximum daily treatment capacity	120,000

*based on 30,000 gpd allocation to Walnut Island and buildout of Waterside Village

» The Waterside Village/Walnut Island WWTP current production capacity can meet 20 year demand.

C.12 ROADS PROVIDING UNACCEPTABLE SERVICE

CURRITUCK COUNTY 2012 COMPREHENSIVE TRANSPORTATION PLAN

"The 2012 Currituck Comprehensive Transportation Plan (CTP) provides that no roads were exceeding capacity as of 2009. The 2012 CTP also provides that the following roads are projected to provide unacceptable service (average vehicles per day near or exceeding capacity) in the year 2035:

- » US 158 from Camden County line to Mid-Currituck Bridge
- » US 158 from Mid-Currituck Bridge to Dare County line
- » NC 168 from VA line to SR 1215
- » NC 168 from SR 1215 to NC 34
- » NC 12 from Dare County line to North Beach Access Road
- » NC 34 from NC 168 to Indiantown Road
- » Tulls Creek Road from NC 168 to Guinea Road"

C.13 CURRITUCK COUNTY 2012 COMPREHENSIVE TRANSPORTATION PLAN HIGHWAY PROJECTS

PRIMARY HIGHWAY PROJECTS

- » Mid-Currituck Bridge
- » US 158 from the Currituck/Camden line to the future Mid Currituck bridge
 - Widen to four lanes
- » US 158 from the future Mid Currituck bridge to Currituck/Dare County line
 - Convert five-lane boulevard to four-lane divided boulevard
- » NC 168 from the NC/VA line to US 168
 - Convert five-lane thoroughfare to four-lane divided boulevard
- » East-West Connector (NC 168 Moyock Bypass)
 - New four-lane freeway from NC 168 near NC/VA line to US 158

OTHER HIGHWAY PROJECTS

- » NC 34 from Currituck/Camden line to NC 168
 - Widen to two-lane major thoroughfare
- » NC 615 (Knotts Island)
 - Widen lanes to 24 ft. with paved shoulders and turn lanes
- » South Mills Road from Currituck/Camden line to future East West Connector
 - Widen to four-lane major thoroughfare with paved shoulders and turn lanes
- » Cooper Garrett Road from South Mills Road to Puddin Ridge Road
 - Widen lanes to 24 ft. with paved shoulders and turn lanes
- » Grandy Road extension
 - Connect Grandy Road to Colonial Beach Road

- » Harbinger Road extension
 - Connect Harbinger Road to Griggs Acre Drive
- » Realign Sawyertown Road (SR 1221) to form a crossroads intersection with traffic signal at US 168 and Survey Road (SR 1215)
- » Realign Fisher Landing Road (SR 1124) to form a crossroads intersection with traffic signal at US 158 and Forbes Road (SR 1118)
- » Coordinate with the Inter-County Public Transit Authority to establish a fixed-route trolley along NC 12. Construct park-and-ride lot at Mid-Currituck Bridge landing

C.14 POLICIES EXCEEDING STANDARDS OF SUBCHAPTER 7H: STATE GUIDELINES FOR AECS

- » Infrastructure and County Services Policy 3.4 | pg. 63
- » Environment Policy 3.1 | pg. 67
- » Environment Action: CC-ACT-95 | pg. 124
- » Corolla and Off-Road Area Environment Policy: Continue to protect dunes and dune vegetation through County ordinances COR-ACT-35 & OGK-ACT-33. | pgs. 162 and 176

C.15 EXISTING DEVELOPMENT MANAGEMENT PROGRAM

Currituck County's existing development management program is comprised of codes, ordinances, plans, policies, and programs that regulate, prescribe, or facilitate activities related to land use, development, and service provision.

PLANS

Previously-existing plans listed below are discussed in detail on pages 21-25.

- » Currituck County 2006 Land Use Plan
- » Maple-Barco Small Area Plan
- » Moyock Small Area Plan
- » Corolla Village Small Area Plan
- » Connecting Corolla: Corolla Bicycle and Pedestrian Plan
- » Corolla Village Circulation and Wayfinding Plan
- » Currituck County Parks and Recreation Master Plan
- » Heritage Park Master Plan
- » Albemarle Regional Bike Plan
- » Green Sea Greenway and Blueway Management Plan
- » Outer Banks Hazard Mitigation Plan
- » Wild Horse Management Plan
- » Lower Currituck Vision Plan
- » Airport Layout Master Plan 2000
- » NFIP Community Rating System Plan
- » Connect Currituck: Pedestrian Master Plan

APPENDICES

UNIFIED DEVELOPMENT ORDINANCE (UDO)

- » Subdivision Regulations: sets standards for subdividing land into smaller parcels for sale or development.
- » Countywide Zoning: determines the most appropriate use of a given parcel of land, based on many factors of built and natural environments.
- » Adequate Public Facilities Ordinance: requires that new development must not overburden the capacity of existing public facilities.
- » Flood Damage and Prevention Program: sets standards for development to prevent the loss of life and property due to flooding.

STORMWATER MANUAL

The 2013 Currituck County stormwater manual is used in tandem with the UDO to instruct developers, design professionals, and property owners in the application of stormwater infrastructure to new development projects.

NORTH CAROLINA STATE BUILDING CODE

The County enforces the State Building Code in all areas of Currituck County. Currently, the Mainland Permits and Inspections Office is staffed with one chief building inspector, four building inspectors, a permit coordinator, and three permit officers. The Corolla Permits and Inspections Office is staffed with one building inspector and one permit officer. When needed, Mainland staff will support the Corolla office with inspections and permit applications.

BOARDS AND COMMITTEES

Several boards and committees provide advisory or binding decisions on matters related to land use, development, infrastructure and services, economic development, and recreation.

- » Board of Commissioners
- » Board of Adjustment
- » Carova Beach Road Service District
- » Economic Development Board
- » Fire & EMS Advisory Boards
- » Farmland Preservation Board
- » Historic Preservation Commission
- » Northeastern Workforce Development
- » Planning Board
- » Recreation Advisory Board
- » Senior Citizens Advisory Board
- » Social Services Board
- » Technical Review Committee
- » Tourism Advisory Board
- » DCM Local Permit Officer Program

APPENDIX D: PUBLIC ENGAGEMENT INSTRUMENTS AND RESULTS

D.1 FACT SHEET



BACKGROUND

The **IMAGINE CURRITUCK: 2040 VISION PLAN** will establish a unified vision and serve as a guide for future growth and development in Currituck County for years to come. The Imagine Currituck plan will ultimately establish clear policies according to seven key elements:

-  **LAND USE**
-  **ECONOMIC DEVELOPMENT**
-  **INFRASTRUCTURE AND COUNTY SERVICES**
-  **TRANSPORTATION AND MOBILITY**
-  **ENVIRONMENT**
-  **PARKS AND RECREATION**
-  **SENSE OF PLACE**

LET'S HEAR FROM YOU!

The Currituck County Planning Department and local leaders invite public comment and involvement throughout the planning process. Citizens are encouraged to get involved in three ways:

- 1. Steering Committee.** Express issues and ideas with planning staff and the Imagine Currituck Steering Committee, which includes citizen representatives from across the county;
- 2. Online Survey.** Take the online survey and express ideas on the interactive map located at the project website (<http://imaginecurrituck.com>); and
- 3. Public Workshop.** Attend one of the Imagine Currituck public workshops scheduled for fall 2016.



THE PLANNING PROCESS

The Currituck Planning Department, along with planning consultants, Destination by Design (DbDplanning.com), will lead a three-part planning process that will conclude by June 2017:

- 1. Research and Analysis**
(MARCH - JULY 2016)
Identify existing and emerging conditions that impact current and future growth. Develop a public engagement strategy and website.
- 2. Public Engagement and Visioning**
(JUNE - NOV. 2016)
Receive ideas from citizens by promoting an online survey and conducting public workshops throughout the county.
- 3. Plan Development**
(OCT. - JULY 2017)
Create a highly visual plan that communicates how citizens Imagine Currituck. Present the draft plan to the public and elected officials and develop final document for adoption.

STEERING COMMITTEE REPRESENTATIVES

Troy Breathwaite [Northern Mainland] troydb@coastalnet.com
Edward Cornet [Corolla] ecornet@mac.com
Warren D. Eadus [Southern Mainland] weadus@quible.com
Steven W. Craddock [Southern Mainland] appraisals@appraisen-c4u.com
Kimberlee Hoey [Off-Road Area] kkimbrulea@embarqmail.com
Barry Lipman [Southern Mainland] pblipman@aol.com
Peggy Lusk [Northern Mainland] designs@greatbridgedecorating.com
Barbara Marzetti [Corolla] barbara.marzetti@gmail.com
David Palmer [Northern Mainland] dmpsr55@yahoo.com
Elizabeth White [Off-road area] lynxint@aol.com
John Wright [Southern Mainland] john@sanctuaryvineyards.com
Jim Clark [Knotts Island] backbaybas@aol.com

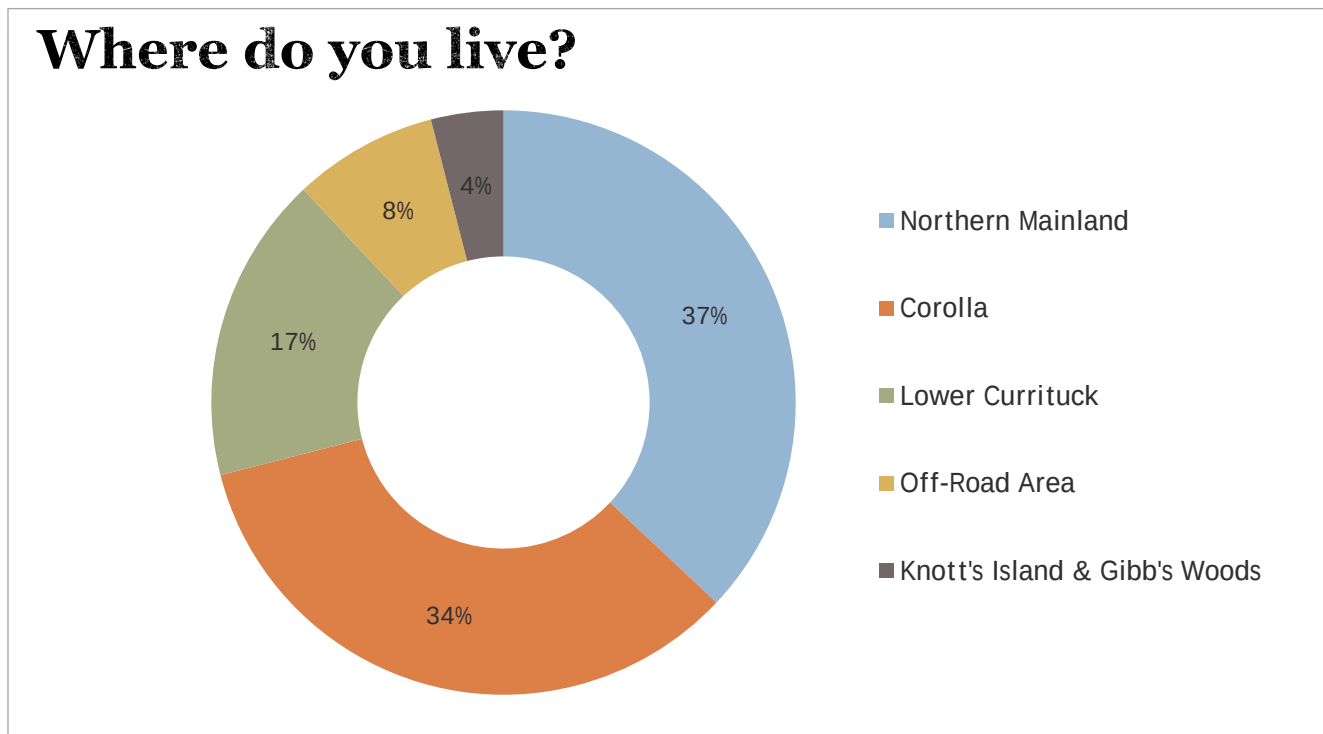
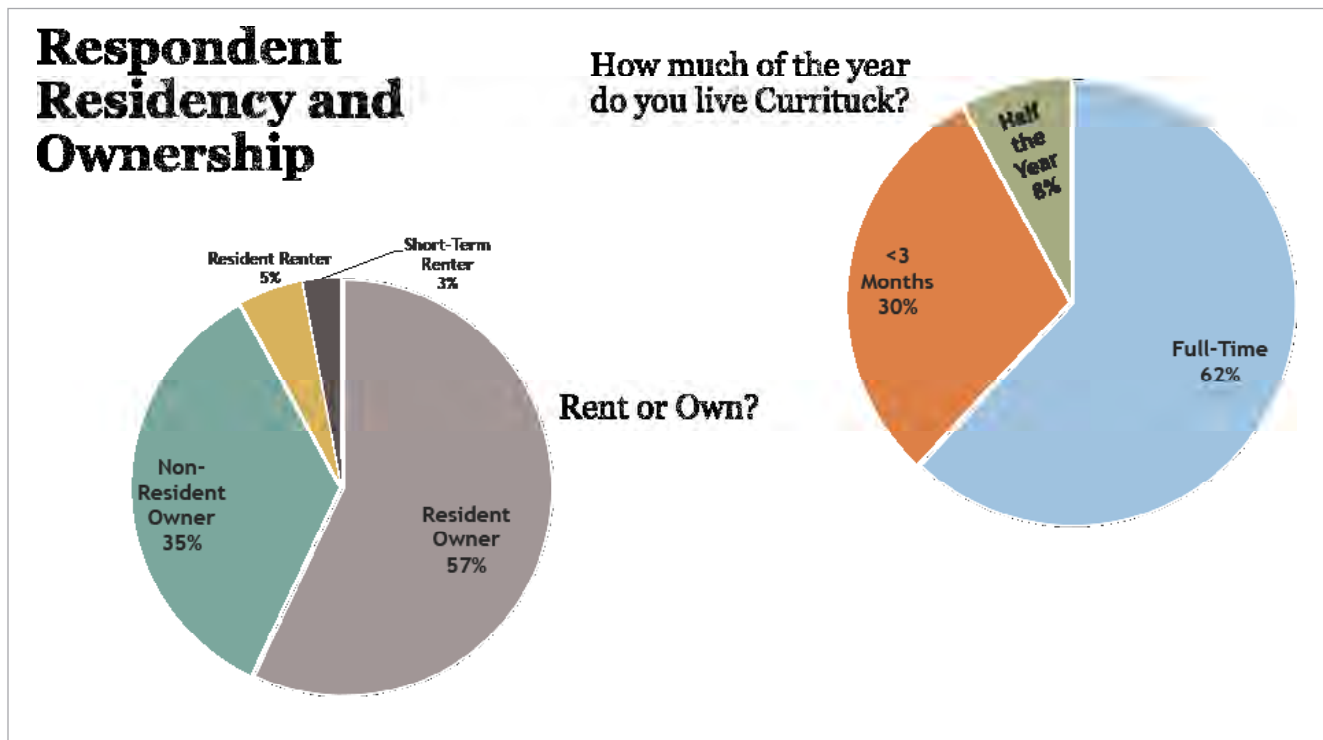
CONSULTANT CONTACT

Eric Woolridge, AICP | Principal, Destination by Design
www.DbDplanning.com | Eric@dbdplanning.com | (828) 386-1866

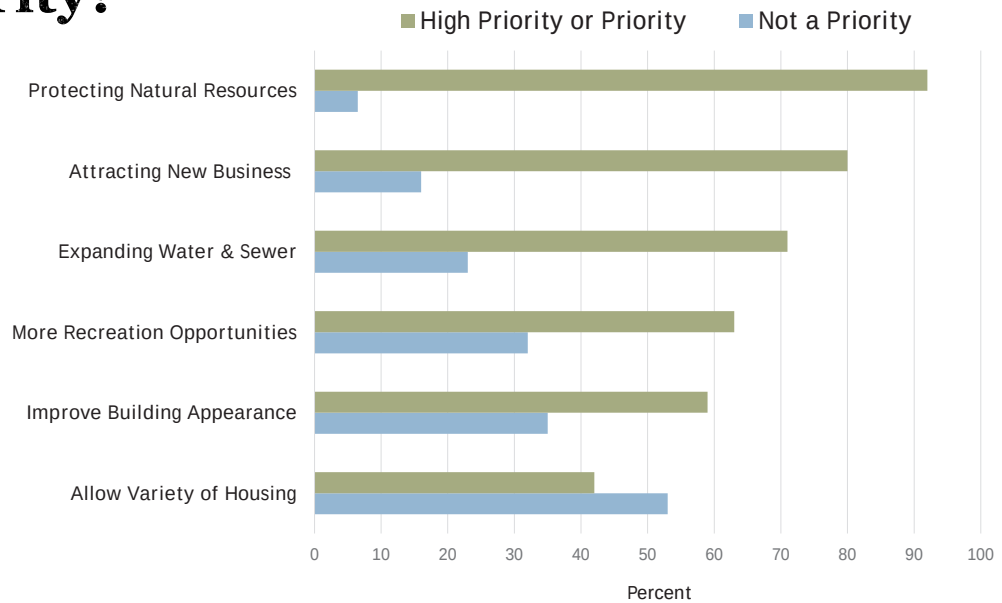
CURRITUCK PLANNING DEPARTMENT CONTACT

Laurie LoCicero, AICP | Assistant Planning Director, Currituck County
Laurie.LoCicero@CurrituckCountyNC.gov | (252) 232-6028

D.2 SUMMARY OF SURVEY RESULTS

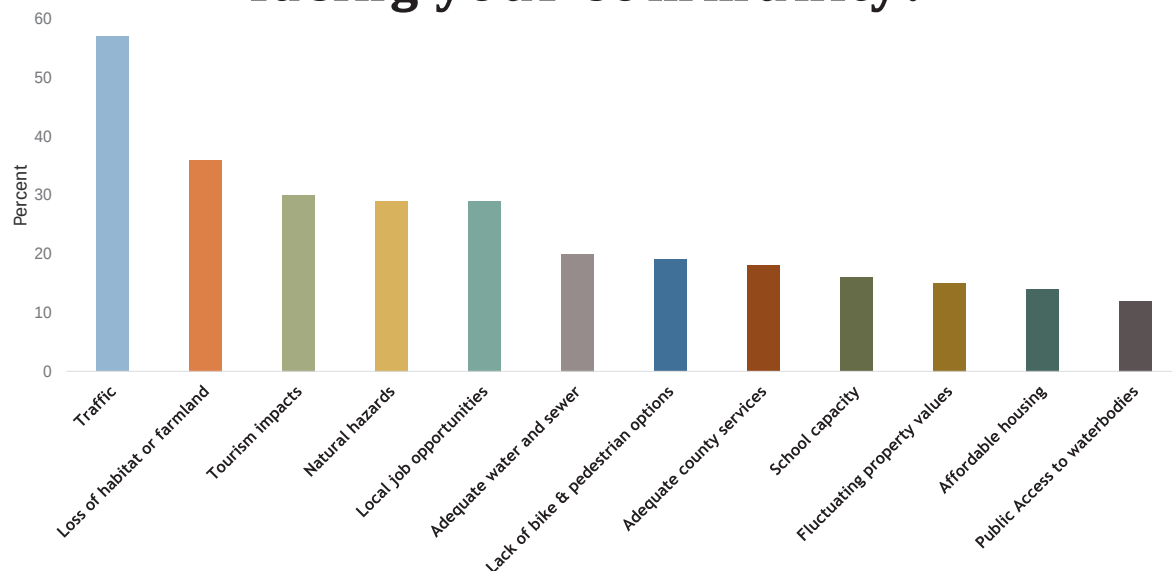


As the County grows, what should be the top priority?



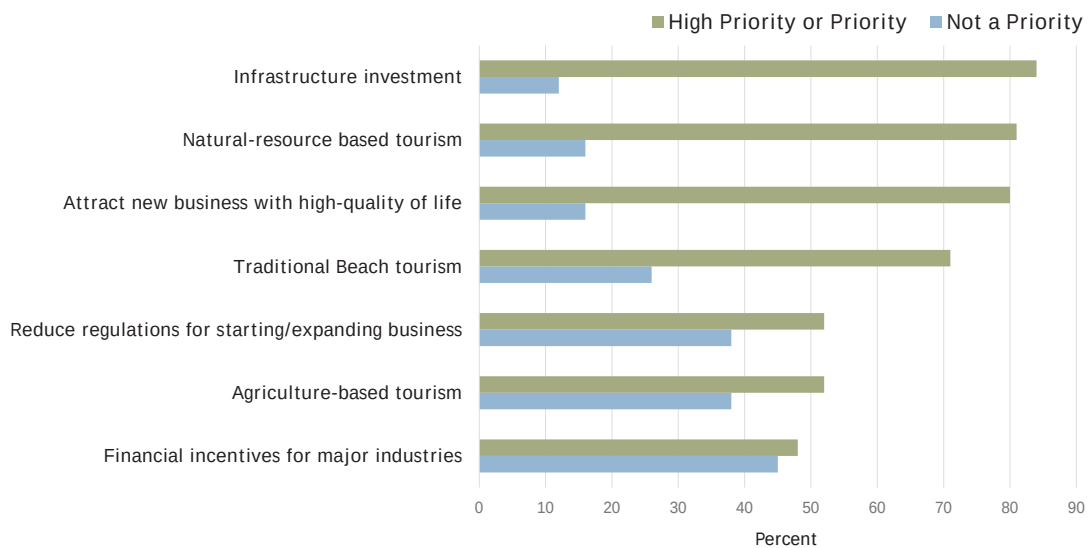
What are the most important issues facing your community?

*respondents chose 3



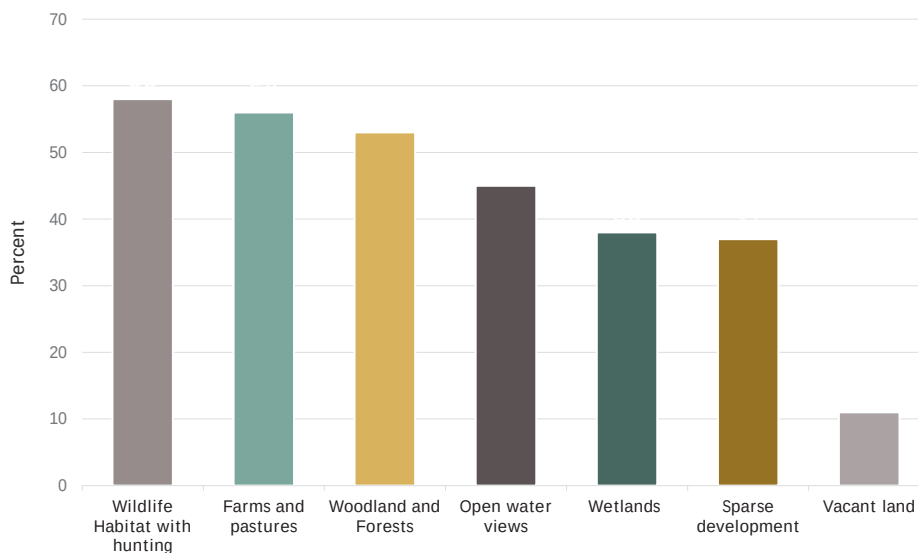
D.2 SUMMARY OF SURVEY RESULTS

What should the County's Economic Development priorities be?

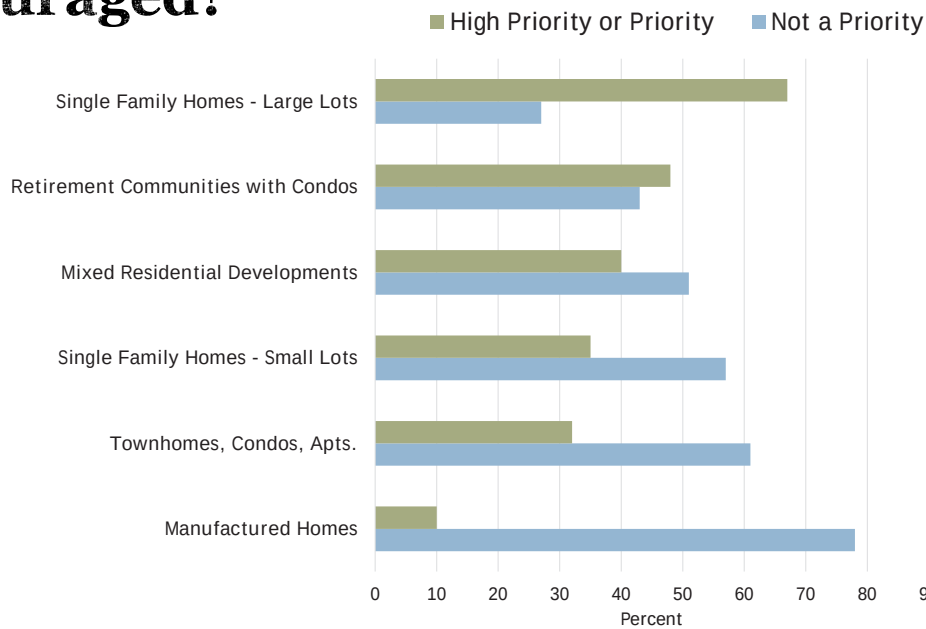


What are the most important elements of rural character?

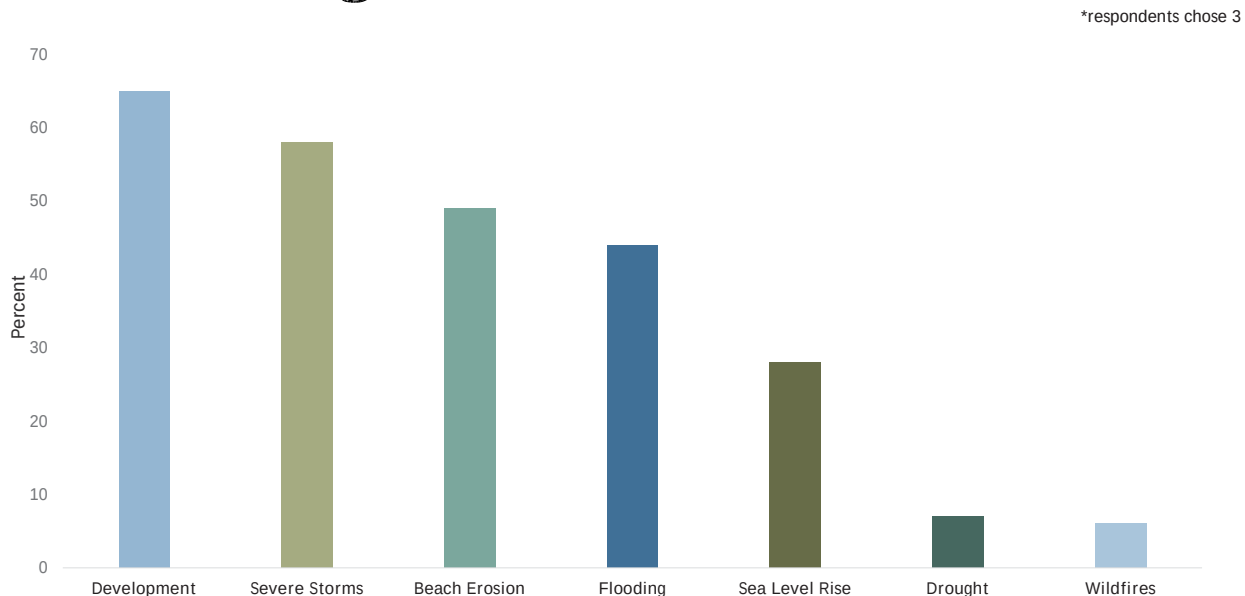
*respondents chose 3



What type of housing should be encouraged?



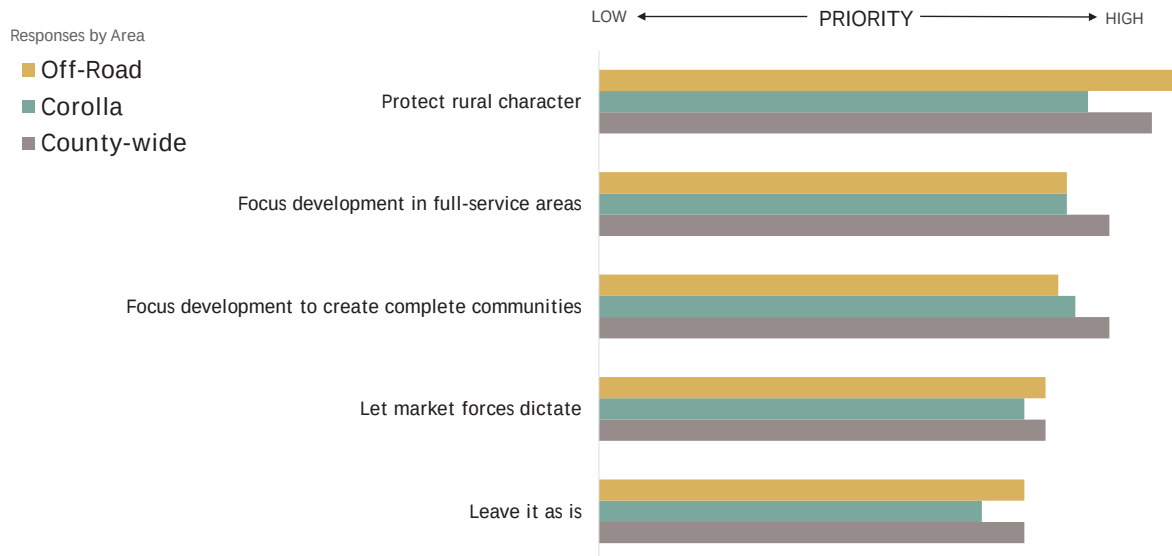
What are the greatest environmental threats?



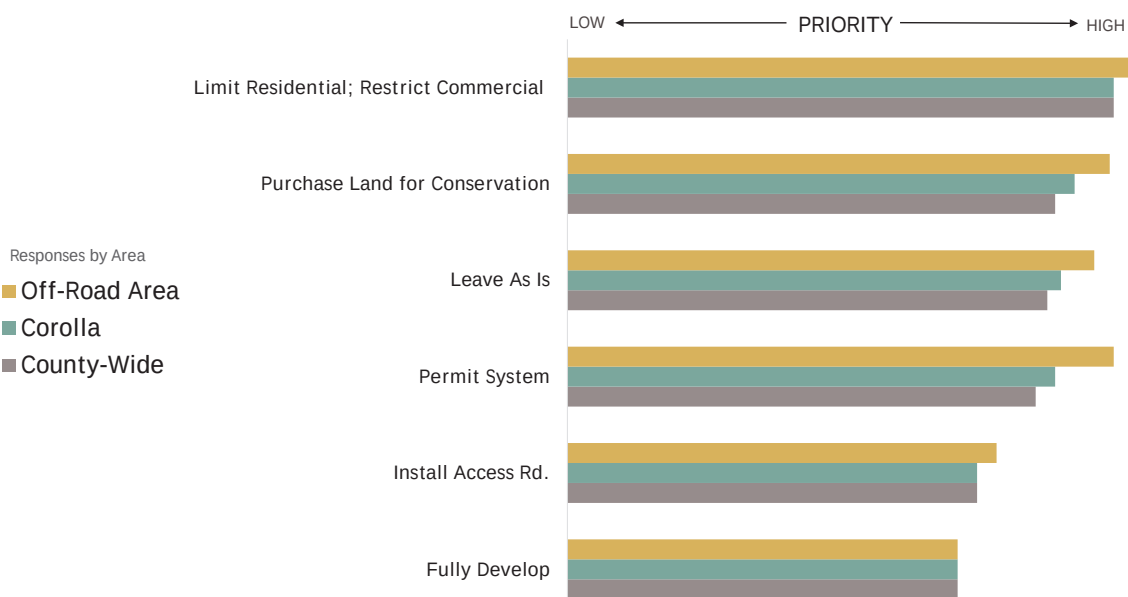
D.2 SUMMARY OF SURVEY RESULTS

How should the Mainland grow?

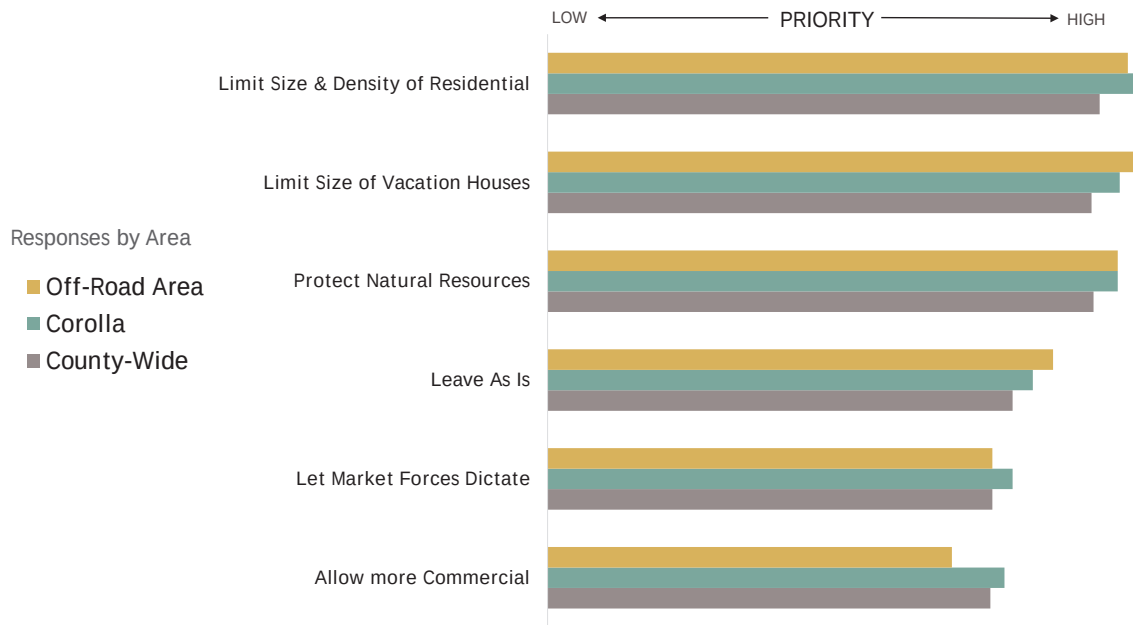
(including Gibb's Woods & Knott's Island)



How Should the Off-Road Area Grow?



How should Corolla Grow?



APPENDIX E: PRIMARY USERS AND ROLE OF THE *Imagine Currituck: 2040 Vision Plan*

BOARD OF COUNTY COMMISSIONERS

Imagine Currituck serves as a policy and decision-making guide for the Board of Commissioners on matters related to land use and development, economic development, transportation, and the environment. It will not have the status of a local ordinance or code, except in matters related to development or land use within Areas of Environmental Concern. However, the goals, policies, and the Future Land Use map will guide decisions on the County's enforceable ordinances and regulations. The plan will lead the Board of Commissioners' decision-making on the capital and annual operating budgets. The Board will review the Implementation Matrix periodically and make necessary adjustments based on budgetary considerations, coordination with other projects, and community needs.

COUNTY PLANNING BOARD

The Planning Board will use *Imagine Currituck* to determine consistency of project plans and development proposals with the goals and policies stated in the plan. Consistency with *Imagine Currituck* will be the primary basis for deciding to grant or deny any request heard by the Planning Board.

PROPERTY OWNERS AND DEVELOPERS

The goals, policies, and Future Land Use Map in *Imagine Currituck* communicate the types and locations of land uses and development that are desired by the county. The policies will help owners or developers formulate proposals that are consistent with the shared county vision set forth in *Imagine Currituck*. In addition, the plan points to basic sources of information that will help owners and developers understand the capabilities and limitations of their property.

COUNTY RESIDENTS AND PROPERTY OWNERS

Imagine Currituck provides information that will allow residents and property owners to better understand environmental characteristics relevant to their property, future public infrastructure and transportation projects, and desirable forms of private development. The goals, policies, and Future Land Use Map will help owners understand what uses and development types may be appropriate for their property.

COUNTY STAFF

Imagine Currituck will guide County staff in evaluating development proposals and prioritizing long-range planning tasks. The *Imagine Currituck* Implementation Matrix identifies policies that require amendments to the UDO as well as policies that direct departmental operations and decision-making. Additionally, the Implementation Matrix identifies lead departments for achieving each policy or action. Staff will use the plan and Implementation Matrix when preparing its budget recommendations and when preparing applications for grants and other partnerships.

County planning staff will annually review *Imagine Currituck* and lead an update of the plan every five (5) years to reflect completed actions and new opportunities or challenges. Updates to *Imagine Currituck* may occur sooner than every five years if triggered by unexpected changes in the economy, the environment, traffic congestion, projected growth, or other issues.

NORTH CAROLINA DIVISION OF COASTAL MANAGEMENT/OTHER STATE AND FEDERAL AGENCIES

The Division of Coastal Management will use *Imagine Currituck* for consistency determinations on major development permits. Other state and federal agencies will use the plan to coordinate their projects and programs with the local plans and policies set forth in *Imagine Currituck*.

APPENDIX F: CAMA MATRIX FOR LAND USE PLAN ELEMENTS

Matrix for Land Use Plan Elements - 15A NCAC 7B .0702	
	Page Reference(s)
Organization of the Plan	
Matrix that shows the location of the required elements as set forth in this Rule	Appendix F: pg. XLIV
Community Concerns and Aspirations	
Description of the dominant growth-related conditions that influence land use, development, water quality and other environmental concerns in the planning area	Pg. 15
Description of the land use and development topics most important to the future of the planning area, including:	
Public Access	Appendix A.2: pgs. IV-VIII
Land Use Compatibility	Appendix A.2: pgs. IV-VIII
Infrastructure Carrying Capacity	Appendix A.2: pgs. IV-VIII
Natural Hazard Areas	Appendix A.2: pgs. IV-VIII
Water Quality	Appendix A.2: pgs. IV-VIII
Community Vision	
Description of the general physical appearance and form that represents the local government's plan for the future. It shall include objectives to be achieved by the plan and identify changes that may be needed to achieve the planning vision.	Pgs. 2-3, 42
Existing and Emerging Conditions	
Population, Housing and Economy	
Discussion of the following data and trends:	
Permanent population growth trends using data from the two most decennial Censuses	Pg. 19
Current permanent and seasonal population estimates	Appendix C.1: pg. XXIV
Key population characteristics including age and income	Pgs. 19-21
Thirty-year projections of permanent and seasonal population in five-year increments	Appendix C.1: pg. XXIV
Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multifamily, and manufactured)	Pg. 21, Appendix C.1: pg. XXIV
Description of employment by major sectors and community economic activity	Pg. 20
Natural Systems	
Description of natural features in the planning jurisdiction to include:	
Areas of Environmental Concern (AECs) as set forth in Subchapter 15A NCAC 07H	Pgs. 28-29, Appendix Map B.1: pg. X
Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development	Pgs. 30-31, Appendix Map B.2: pg. XI, Appendix Map B.3: pg. XII
Environmental Management Commission (EMC) water quality classifications and related use support designations	Pgs. 30-31, Appendix Map C.2: XXV
Division of Marine Fisheries (DMF) shellfish growing areas and water quality conditions	Pgs. 30-31
Flood and other natural hazard areas	Pgs. 31-32, Appendix Map B.5: pg. XIV, Appendix Map B.6: pg. XV
Storm surge areas	Pg. 31, Appendix Map B.6: pg. XV
Non-coastal wetlands, including forested wetlands, shrub-scrub wetlands and freshwater marshes	Pg. 29, Appendix Map B.1: pg. X
Water supply watersheds or wellhead protection areas	Pgs. 25-26, Appendix Map B.10: pg. XIX,

APPENDIX F: CAMA MATRIX FOR LAND USE PLAN ELEMENTS

	Appendix Map B.14: pg. XXIII
Primary nursery areas	Pgs. 30-31, Appendix Map B.1: pg. X
Environmentally fragile areas, such as wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests	Pgs. 28-32, Appendix Map B.1: pg. X, Appendix Map B.7: pg. XVI
Natural Systems, contd.	Page Reference(s)
Additional natural features or conditions identified by the local government	N/A
Environmental Conditions	
Discussion of environmental conditions within the planning jurisdiction to include an assessment of the following conditions and features:	
- Status and changes of surface water quality; including: - Impaired streams from the most recent Division of Water Resources (DWR) Basin Planning Branch Reports - Clean Water Act 303 (d) List - Other comparable data	Pgs. 30-31, Appendix C.2: pg. XXV Pgs. 30-31, Appendix C.2: pg. XXV, Appendix Map B.14: pg. XXIII N/A
Current situation and trends on permanent and temporary closures of shell fishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation and Recreational Water Quality Section of the DMF	Pgs. 30-31, Appendix C.2: pg. XXV, Appendix Map B.14: pg. XXIII
Areas experiencing chronic wastewater treatment malfunctions	Pgs. 26-27
Areas with water quality or public health problems related to non-point source pollution	Pgs. 30-31, Appendix C.2: pg. XXV, Appendix Map B.14: pg. XXIII
Areas subject to recurrent flooding, storm surges and high winds	Pgs. 29, 31, Appendix Map B.5: pg. XIV, Appendix Map B.6: pg. XV
Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities	Pgs. 31-32, Appendix Map B.1: pg. X
Environmentally fragile areas (as defined in Part (c)(2)(A)(ix) of this Rule) or areas where resources functions are impacted as a result of development	Pgs. 28-29, Appendix Map B.1: pg. X, Appendix Map B.7: pg. XVI, Appendix Map B.8: pg. XVII
Natural resource areas that are being impacted or lost as a result of incompatible development. These may include, but are not limited to the following: coastal wetlands, protected open space, and agricultural land.	Pgs. 28-32, Appendix Map B.1: pg. X, Appendix Map B.7: pg. XVI, Appendix Map B.8: pg. XVII
Existing Land Use and Development	
MAP of existing land use patterns	Appendix Map B.8: pg. XVII
Description of the existing land use patterns	Pgs. 15-18, 23-27, Appendix C.4: pgs. XXV-XXVI
Estimates of the land area allocated to each land use category	Appendix Map B.8: pg. XVII
Characteristics of each land use category	Appendix C.4: pgs. XXV-XXVI
MAP of historic, cultural, and scenic areas designated by a state or federal agency or by the local government	Appendix Map B.9: pg. XVIII
Descriptions of the historic, cultural and scenic areas	Pgs. 8-12
Community Facilities	
Evaluation of existing and planned capacity, location and adequacy of community facilities to include:	
MAP of existing and planned public and private water supply service areas	Appendix Map B.10: pg. XIX
- Description of existing public and private water supply systems to include: - Existing condition - Existing capacity	Pgs. 25-26, Appendix C.6: pg. XXVII, Appendix C.7: pg. XXVIII Pgs. 25-26, Appendix C.6: pg. XXVII,

	Appendix C.7: pg. XXVIII	
- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR	Pg. 25	
- Future water supply needs based on population projections	Pgs. 25-26, Appendix C.8: pg. XXVIII	
MAP of existing and planned public and private wastewater service areas	Appendix Map B.11: pg. XX	
• Description of existing public and private wastewater systems to include:		
- Existing condition	Pgs. 26-27, Appendix C.9: pgs. XXIX-XXX	
- Existing capacity	Pgs. 26-27, Appendix C.9: pgs. XXIX-XXX	
- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR	Pg. 27	
- Future wastewater system needs based on population projections	Pgs. 26-27, Appendix C.11: pgs. XXX-XXXI	
MAP of existing and planned multimodal transportation systems and port and airport facilities	Appendix Map B.12: pg. XXI	
• Description of any highway segments deemed by the NC Department of Transportation (NCDOT) as having unacceptable service as documented in the most recent NCDOT Transportation and/or Thoroughfare Plan	Appendix C.12: pg. XXXII	
• Description of highway facilities on the current thoroughfare plan or current transportation improvement plan	Appendix C.13: pgs. XXXII-XXXIII	
• Description of the impact of existing transportation facilities on land use patterns	Pgs. 23-24	
• Description of the existing public stormwater management system	Pg. 27, Appendix Map B.13: pg. XXII	
• Identification of existing drainage problems and water quality issues related to point-source discharges of stormwater runoff	Appendix C.3: pg. XXV	
Future Land Use		
Policies	Policy Citation(s)	Page Reference(s)
Policies that exceed the use standards and permitting requirements found in Subchapter 7H, State Guidelines for Areas of Environmental Concern		N/A
Policies that address the Coastal Resources Commission's (CRC's) management topics:		
<i>Public Access Management Goal: Maximize public access to the beaches and the public trust waters of the coastal region.</i>		
The planning objectives for public access are local government plan policies that:		
• Address access needs and opportunities	PR-1.1 – 1.6 NM-ACT-18 NM-LU-11.2 COR-LU-1.4 COR-ACT-20, OGK-GEN-1.3, 1.5 OGK-ACT-9, 11, 33	Pg. 69 Pg. 136 Pg. 75 Pg. 88 Pg. 160 Pg. 95 Pg. 168, 170, 176
• Identify strategies to develop public access	PR-1.1, 1.3, 1.4 NM-ACT-4, 6, 7, 8 COR-LU-1.4 LC-ACT-2, 3, 4, 21	Pg. 69 Pg. 134 Pg. 88 Pg. 146, 150

Attachment: Currituck 2040 Vision Plan Final 04192 mobile (PB 22-09 Imagine Currituck 2040 Vision Plan)

<i>Infrastructure Carrying Capacity Management Goal: Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored.</i>		
The planning objectives for infrastructure carrying capacity are local government plan policies that:		
Establish service criteria	ICS-1.1, 1.2, 3.1, 8, 8.1 NM-ACT-1, 2, 3, 5, 10, 11, 22, 36, 37, 44, 46, 47-51 LC-ACT-1, 5, 12, 13, 19, 20, 22, 23, 25, 29, 30, 32, 34 COR-LU-1.6, 1.8 COR-ACT-5, 6, 27, 28, 29 OGK-ACT-3, 4, 10, 11, 18, 19, 20, 21 OGK-GEN-1.4, 1.3, 1.5, 1.	Pg. 63- 64 Pg. 134, 136, 140, 142 Pg. 146, 148, 150, 152 Pg. 88-89 Pg. 156, 162 Pg. 166, 170, 174 Pg. 95
Ensure improvements minimize impacts to AECs and other fragile areas	ICS-1.2, 3.4, 3.5 EN-1.1, 1.2, 4.3 NM-ACT-36, 37 COR-ACT-27, 28 OGK-LU-1.2 OGK-ACT-10, 11, 18 OGK-GEN-1.5	Pg. 63 Pg. 67 Pg. 140 Pg. 162 Pg. 94 Pg. 170, 180 Pg. 95
<i>Natural Hazard Areas Management Goal: Conserve and maintain barrier dunes, beaches, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.</i>		
The planning objectives for natural hazard areas are local government plan policies that:		
Establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities	LU 1-2 ICS-4.1 EN-1.1, 1.2 EN-4.1-4.5 ED-2.1 COR-LU-1.9 COR-ACT-23, 28, 29, 34, 36	Pg. 60 Pg. 63 Pg. 67 Pg. 67 Pg. 61 Pg. 89 Pg. 160, 162

APPENDIX F: CAMA MATRIX FOR LAND USE PLAN ELEMENTS

Minimize threats to life, property and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards	LU-1.2 ICS-4.1 EN-1.1, 1.2 EN-4.1-4.5 ED-2.1 COR-LU-1.8 COR-ACT-23, 28 OGK-GEN-1.6	Pg. 94 Pg. 60 Pg. 63 Pg. 68 Pg. 67 Pg. 61 Pg. 89 Pg. 160, 162 Pg. 95
Water Quality Management Goal: Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.		
The planning objectives for water quality are local government plan policies that:		
Establish strategies and practices to prevent or control nonpoint source pollution	LU 1, 2.8 ICS-4.1 ED-2 EN-3, 4.5 NM-ACT-24, 36, 37 COR-ACT-23, 25 OGK-GEN-1.5 OGK-ACT-2, 17, 18, 32	Pg. 60 Pg. 61 Pg. 61 Pg. 67 Pg. 136, 140 Pg. 160, 162 Pg. 95 Pg. 166, 174, 176
Establish strategies and practices to maintain or improve water quality	LU 1, 2.8 ICS-4.1 ED-2 EN-1.4 NM-LU-1.3 NM-ACT-24 LC-LU-1.1 COR-LU-1.3 COR-ACT-23, 25 OGK-GEN-1.1, 1.4, 1.6	Pg. 60 Pg. 61 Pg. 61 Pg. 67 Pg. 74 Pg. 136 Pg. 82 Pg. 88 Pg. 160, 162 Pg. 95
Future Land Use Map		
MAP of future land uses that depicts the policies for growth and development and the desired future patterns of land use and development with consideration given to natural system constraints and infrastructure	Pgs. 55, 76, 84, 88, 94	
Descriptions of land uses and development associated with the future land use map designations	Pgs. 56-59	
Tools for Managing Development		
Description of the role of plan policies, including the future land use map, in local decisions regarding land use and development	Pg. 53	
Description of the community's development management program, including local ordinances, codes, and other plans and policies	Pgs. 34-39, 60-69, 74-75, 82-83, 88-89, 94-95 Appendix C.15: pgs. XXXIII-XXXIV	
Action Plan and Implementation Schedule		
Description of actions that will be taken by the local government to implement policies that meet the CRC's management topic	Pgs. 97-179	

goals and objectives, specifying fiscal year(s) in which each action is anticipated to start and finish	
• Identification of specific steps the local government plans to take to implement the policies, including adoption and amendment of local ordinances, other plans, and special projects	Pgs. 97-179, Appendix A.2: pgs. IV-VIII, Appendix C.13: pgs. XXXII-XXXIII, Appendix C.15: pgs. XXXIII-XXXIV



Currituck County Agenda Item Summary Sheet

Agenda ID Number – 3427

Agenda Item Title: PB 22-06 H2OBX, LLC:

Submitted By: Tammy Glave – Planning & Community Development

Item Type: Legislative

Presenter of Item: Kevin Kemp

Board Action: Action

Brief Description of Agenda Item:

Request for conditional rezoning from General Business and Conditional General Business to Conditional General Business to allow a campground with up to 335 campsites with associated amenities at 8526 Caratoke Highway (H2OBX Waterpark), Tax Map 124, Lot 137L, Poplar Branch Township.

Planning Board Recommendation: Approval with Conditions

Staff Recommendation: Approval with Conditions

TRC Recommendation: Approval with Conditions



**STAFF REPORT
PB 22-06 H2OBX LLC
CONDITIONAL ZONING
BOARD OF COMMISSIONERS
JULY 5, 2022**

APPLICATION SUMMARY

Property Owner: H2OBX LLC 13 Green Mountain Dr Cohoes NY, 12047	Applicant: H2OBX LLC 13 Green Mountain Dr Cohoes NY, 12047
Case Number: PB 22-06	Application Type: Conditional Rezoning
Parcel Identification Number: 0124000137L0000	Existing Use: Outdoor Recreation (Waterpark)
Land Use Plan Classification: Full Service	Parcel Size (Acres): 96.77
Current Zoning: GB and C-GB	Proposed Zoning: C-GB
Zoning History: Main parcel HI to C-GB 5/2/2016; Others B (1975), GB (1989 and 2013)	

REQUEST

NARRATIVE

The Board of Commissioners (BOC) approved the current C-GB zoning on the property on May 2, 2016, to allow an outdoor recreation facility including a waterpark with associated infrastructure and amenities including restaurants, water slides, restroom facilities, employee housing/dorms, stormwater management, on site sewer treatment and disposal, parking, and all other required features as required by county, state, and federal regulations. On February 7, 2022, the BOC approved an amendment to the Unified Development Ordinance (UDO) to allow for new campgrounds. Upon the approval of that text amendment, this request was submitted for the addition of a campground on the site with up to 244 RV campsites, 25 tent sites, and 66 cabin sites (total of 335 campsites.) Proposed amenities include such things as the following: swimming pool, playground, pickleball courts, cornhole courts, shuffleboard courts, sand volleyball court, lodge, pavilion, golf cart rentals, and a dog park. These amenities are detailed in the attached applicant's submittal package.

SUMMARY	CAMPSITES	CABINS	SEASONAL CAMPSITES	DENSITY
UDO ALLOWANCE	500	100	100	12 campsites/ac
REQUEST	335	66	67	3.46 campsites/ac

Since the UDO requires that new campgrounds shall only be accessed from a major arterial street, the campground will be accessed from the existing waterpark entrance. Ballast Rock Road will not be used for campground access, but it will continue to be used as a maintenance access for the wastewater treatment plant. The applicant has agreed to place private access signage along Ballast Rock Road to prevent its use by the general public. (See Agreed Upon Conditions of Approval)

The number of campsites and amenities on the campground property are limited by the capacity of the existing on-site wastewater treatment plant. The applicant has agreed to conditions to ensure that the wastewater usage does not exceed what has been permitted. Development of the site will be done in phases. The existing wastewater plant will have adequate facilities for phase one of the development. Should additional wastewater facilities be required for phase two, all necessary approvals shall be obtained from NCDEQ. (See the Agreed Upon Conditions)

COMMUNITY MEETING

A community meeting was held on February 22, 2022. Seven people attended the meeting, including staff. Questions primarily involved the start date, total acreage, site fencing or containment, the use of Ballast Rock Road, campground management, and noise concerns. A complete summary of the community meeting provided by the applicant is available in the supporting documentation attached to the staff report.

SURROUNDING PARCELS		
	Land Use	Zoning
North	Commercial Park, Sand Mine	HI & GB
South	Commercial Park, Residential	LI, GB, AG
East	Residential	GB & MXR
West	Sand Mine, Wetlands	HI & GB

LAND USE PLAN	
The 2006 Land Use Plan classifies this site as Full service within the Point Harbor subarea. The policy emphasis for the Point Harbor subarea is to allow portions of the Point Harbor area to continue to evolve as a full service community, but with better attention to the planning needed to protect residential areas and the natural features that work to make the area attractive.	
Policy ED1	It promotes a new and expanding industry that diversifies the local economy, trains, and utilizes a more highly skilled labor force, and is compatible with the environmental quality of the county.
Policy ML4	With limited access from US 158 and a focus on landscaping and appearance standards, the request can have a positive impact on the long-term economic prospects for residents and property owners
Policy ES1	New development shall be permitted to locate only in areas with suitable soils and adequate infrastructure.
Policy ES2	Non-Coastal wetlands must be protected for the important role they play in absorbing floodwaters, filtering pollutants from stormwater runoff, recharging the ground water table, and providing critical habitat for many plant and animal species.
Policy PP2	Adequate public facilities exist to support the associated growth associated with the development.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

Only conditions mutually agreed to by the owner(s) may be approved as part of a conditional zoning district. Conditions shall be limited to those that address conformance of development and use of the site with county regulations and adopted plans and that address the impacts reasonably expected to be generated by the development or use. No condition shall be less restrictive than the standards of the parallel general use zoning district. All conditions of the original approval remain valid (see attached conditional zoning approval order).

Agreed upon conditions of approval:

1. All proposed development will be consistent with and currently allowed within GB zoning.
2. The entire entrance to the campground shall be on the same parcel as the campground and under the same ownership as the campground.
3. "Private Access – Not for campground use" signage shall be placed where Ballast Rock Road terminates at the subject property line. The guard shack amenity and any other campground entrance/exit feature will be eliminated at this location.
4. Since the total wastewater capacity for the development is expected to exceed 60,000 gpd and wastewater capacity beyond 60,000 gpd is not available to the project at this time (per project engineer), the project will be developed in two phases:
 - a. Phase 1 shall include no more camp sites and amenities than will bring the total wastewater usage up to 60,000 gpd for the development.
 - b. Phase 2 (remaining campsites and amenities) shall not be developed until the proper state permits are issued and required system expansion is complete and operating in compliance with the state permits.

Staff Suggested conditions of approval that must be agreed upon by the applicant:

1. The project engineer shall designate the number of campsites and which amenities Phase 1 will include prior to site plan approval.

PLANNING BOARD RECOMMENDATION

On June 14, 2022, the Planning Board unanimously approved PB 22-06 H2OBX, LLC, conditional rezoning.

Motion: Mr. Bass moved to recommend approval of PB 22-06 H2OBX, LLC because the request is consistent with Land Use Plan policies: ED1, ML4, ES1, ES2, PP2.

The request is reasonable and in the public interest because it addresses a need to operate a desired businesses for tourists and perhaps an economic stimulus to local businesses that may share the customer base and residents who may work at the facility.

Mr. Hurley seconded the motion, and the motion was approved unanimously, 5-0. Chairman Ballance was recused from voting.

CONSISTENCY AND REASONABLENESS STATEMENT

An amended conditional zoning is a legislative decision of the Board of Commissioners. In determining whether to approve or deny a conditional rezoning the Board of Commissioners shall adopt a written statement of consistency and reasonableness.

The requested amended conditional zoning is consistent with the 2006 Land Use Plan because:

- The campground allows for a new and expanding tourist-oriented businesses in targeted tourist growth areas and allows for continued economic growth of our tourist industry. (Policies ED1, ED2, and ED3)
- There is adequate infrastructure available, both county and private services, and the plan mitigates impacts to the wetlands on the property by providing a minimum 30' setback from the wetlands to any development as required by the UDO. (Policies ES1 and ES2)
- The development will have no impact on schools, the water supply is sufficient, it will be served by private sewer, and law enforcement and fire and rescue reviewed the project without any noted concerns. (Policy PP2)

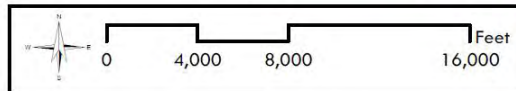
The request is reasonable and in the public interest because:

It addresses a need to operate a desired businesses for tourists and perhaps an economic stimulus to local businesses that may share the customer base and residents who may work at the facility.

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Board of Commissioners: www.co.currituck.nc.us/planning-board-minutes-current.cfm



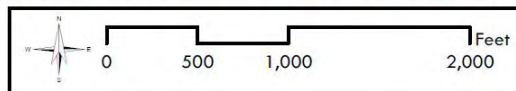
PB 22-06 H2OBX LLC (Campground)
GB and C-GB to C-GB
Context Map



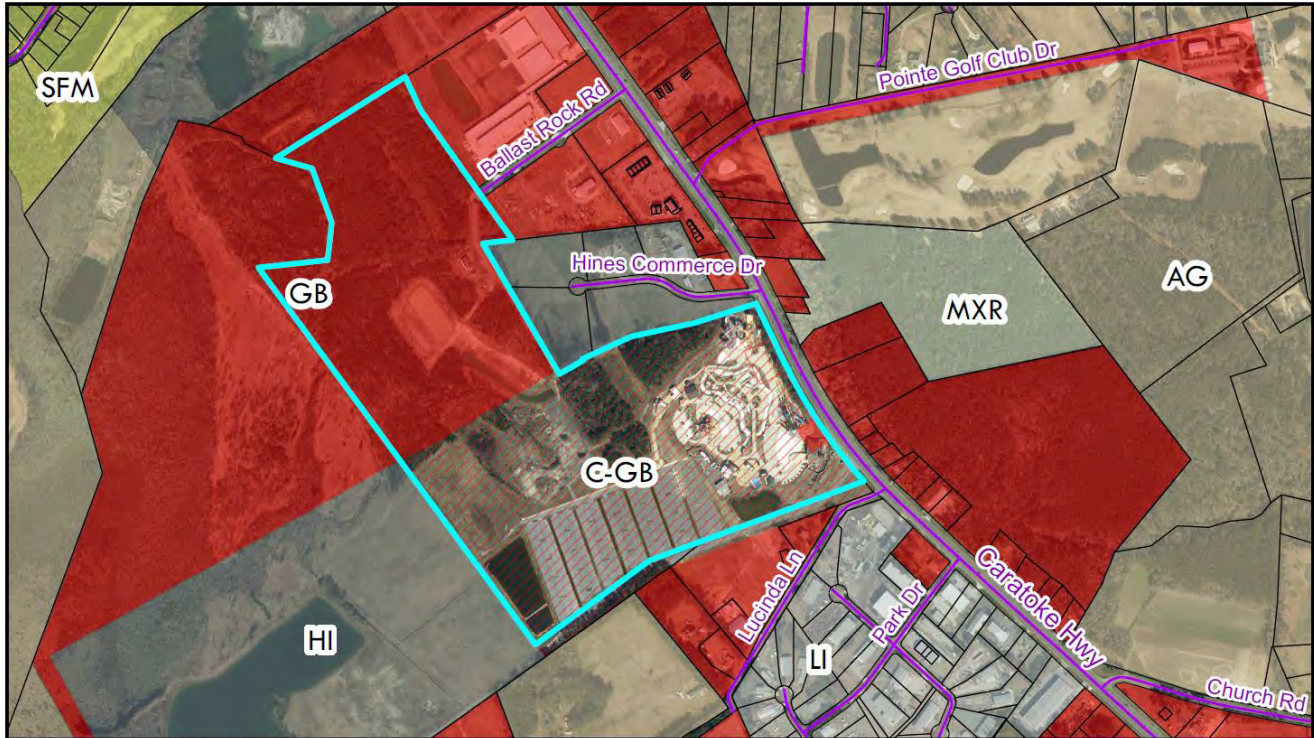
Currituck County
Planning and
Community Development



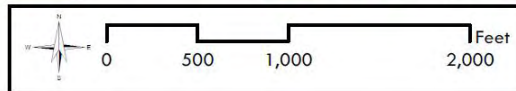
PB 22-06 H2OBX LLC (Campground)
GB and C-GB to C-GB
2020 Aerial Photography



Currituck County
Planning and
Community Development



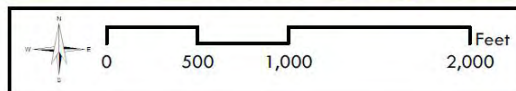
PB 22-06 H2OBX LLC (Campground)
GB and C-GB to C-GB
Zoning



Currituck County
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Community Development



PB 22-06 H2OBX LLC (Campground)
GB and C-GB to C-GB
LUP Classification



Currituck County
Planning and
Community Development

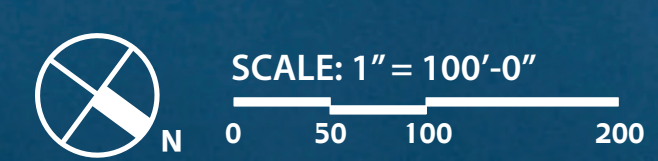


Attachment: 2 5-10-2022 Plan Resubmittal (PB 22-06 H2OBX Campground)

H2OBX RV & WATERPARK RESORT

POWELLS POINT, NORTH CAROLINA

LAND USE DIAGRAM



MAY 10, 2022





Currituck County

Development Services Department
 153 Courthouse Road, Suite 110
 Currituck, North Carolina 27929
 252-232-3055
 FAX 252-232-3026

MEMORANDUM

To: Mike Strader, PE, Quible and Associates
 Ken Ellis, H2OBX LLC

From: Planning Staff

Date: ~~March 10, 2022~~ April 14, 2022

Re: H2OBX LLC Campground – Conditional Rezoning TRC Comments (Resubmittal Comments)

The following comments were received for the March 9, 2022 TRC meeting. All outstanding comments must be adequately addressed by 3:00 p.m. on March 24, 2022 to be placed on the May 10, 2022 Planning Board agenda. TRC comments are valid for six months from the date of the TRC meeting.

Planning (Tammy Glave, 252-232-6025)

Reviewed with comments:

1. Are the wetland delineations still valid? (Delineation renewal in process – will be complete at site plan submittal.)
2. Access from Ballast Rock Road is not allowed for campground access. (UDO Section 4.2.4.j.3 as interpreted by the Development Services Director) (Acknowledged and noted on plan.)
3. Is the turning radius at the end of the waterpark parking lot toward the campground sufficient for the maximum size of recreational vehicles expected to use the campground? (Sufficient. – turning radii further clarified at site plan submittal.)
4. Please provide parking calculations including space sizes. (Received – more than minimum number of spaces provided without exceeding 125% allowed; more detail at site plan submittal.)
5. Correct Note 7: Flood Zone Panel Suffix K with effective date of 12/21/2018. (Corrected)
6. Cabins must meet the UDO definition for Recreational Vehicles or must meet building code. Please provide general information regarding cabin construction. (Acknowledged that cabins will meet the building code or meet the UDO definition of Recreational Vehicles)
7. It is difficult to read items on the Land Use Diagram such as the 30' wetland setback line and the 50' setback with Type D Buffer line. Is it possible to make this more legible? (Complete)

8. Please label as many features as possible on the Land Use Diagram as this will be the plan used for approval and will provide a detailed snapshot for the board (Pavilion, Lodge, Dog Park, WWTP, etc.). (Complete.)
9. Please make sure that all lines/symbols on the plan are identified or removed if not needed. (Complete)
10. This is not required, but there appear to be setbacks/boundaries shown specifically for state requirements for the WWTP (review boundary, property line, compliance boundary, etc.). To avoid confusion with zoning requirements, perhaps call these setbacks/boundaries out as specific to the WWTP or removed from this plan. (Complete)
11. At site plan submittal, please provide a landscape plan compliant with Section 5.2.1 of UDO for review and approval (buffering, vehicular use area, shading, etc.). (Acknowledged)
12. Proposed zoning conditions must include all currently approved zoning conditions for the property and staff suggests the following conditions that must be agreed upon by the applicant:
 - “Private Access – Not for campground use” signage shall be placed where Ballast Rock Road terminates at the subject property line. The guard shack amenity and any other campground entrance/exit feature will be eliminated at this location.
 - Since the total wastewater capacity for the development is expected to exceed 60,000 gpd and wastewater capacity beyond 60,000 gpd is not available to the project at this time (per project engineer), the project will be developed in two phases:
 - o Phase 1 shall include no more camp sites and amenities than will bring the total wastewater usage up to 60,000 gpd for the development. The project engineer shall designate the number of campsites and which amenities Phase 1 will include prior to site plan approval. (Staff requests adding the highlighted language to this note.)
 - o Phase 2 (remaining campsites and amenities) shall not be developed until the proper state permits are issued and required system expansion is complete and operating in compliance with the state permits. (Complete)
13. Thank you for the revised plan received on April 5, 2022. There are still errors on the plan. For example, one section of RV spaces labels 12 spaces, but displays 13 spaces and the number of spaces displayed do not match the total number of spaces listed in the table at the bottom. As you indicated in your email of the same date, staff does acknowledge that this is a conceptual layout and more detail will follow at the design and permitting stage, but I would have the plan as accurate as possible before the BOC public hearing. Even if things are displayed in a general location, that is acceptable. For example, 15 tent spaces are shown, but 25 are listed. A bubble indicating approximately where the additional tent spaces will be located will be sufficient. I also recommend adding something like “Maximum Number of Sites” to the table at the bottom since the plan and table do not match and a note that reads something like “general layout shown – more specific detail to follow at site plan submittal.” This will remind the BOC that this

is a conceptual plan that will be tweaked as the project progresses through the review process. Please let me know if you have any questions.

Currituck County Building and Fire Inspections (Bill Newns, 252-232-6023)

Reviewed without comment.

Currituck County Engineering (Eric Weatherly, 252-232-6035)

Reviewed with comment:

1. Wastewater and stormwater will be reviewed in detail at site plan submittal.
(Acknowledged)

Currituck Soil and Stormwater (Dylan Lloyd, 252-232-3360)

Approved with comments:

1. Please have latest 5yr delineation of Wetlands as approved by Army Corp noted on plans by site plan submittal. (Acknowledged)
2. Existing Drainage features to be managed as to not increase significant head flow at outfall locations (see 5 yr / 2 yr requirement). (Acknowledged)
3. Provide a copy of the amended State Stormwater plan

Currituck County Public Utilities - Water/Wastewater (Will Rumsey, 252-232-6065 and Dave Spence 252-232-4152)

Reviewed with comment:

1. Preference is for installation of a master meter and operation as a private system.
(Acknowledged)
2. We will discuss with staff the idea of allowing the connection on ballast rock rd and allow H2OBX to run and operate their private system with a 6" meter/backflow/waterline.
3. Utilities department believes there will be a pressure issue if they are allowed to connect to the existing 6" with an 8" waterline.

Currituck County GIS (Harry Lee 252-232-4039)

Reviewed without comment.

Currituck County Parks and Recreation (Jason Weeks, 252-232-3007)

Reviewed without comment.

Currituck County Economic Development (Larry Lombardi, 252-232-6015)

Reviewed without comment.

Currituck County Water Department, Cross Connection Backflow prevention ORC (Chas Sawyer, 252-202-1692)

Reviewed with comment:

1. All connections to the Currituck Water System shall be protected from backflow with an RPZ. I would suggest to further protect visitors to H2OBX from a backflow incident, an isolation approach be taken. If an isolation approach is taken than each connection to the Currituck Water System can me protected with a DC device in stead of an RPZ.

NC Division of Coastal Management (Charlan Owens, 252-264-3901)

Reviewed without comment.

NCDOT (David Otts/Caitlyn Spear, 252-331-4737)

Attachment: 3 22-06 H2OBX CZ Campground TRC Resubmittal Comments 4-14-2022 (PB 22-06 H2OBX (Campground))

Reviewed with comment:

1. We will study the driveway/increased traffic in more detail at site plan submittal.
(Acknowledged)

Albemarle Regional Health Services (Joe Hobbs, 252-232-6603)

Reviewed with comment:

1. OWNER/CONSULTING ENGINEER WILL NEED TO CONSULT WITH KEVIN CARVER RS AT 252-232-6603 CONCERNING WASTEWATER APPROVAL FOR PROPOSED CAMPGROUND . (This comment is not applicable as it is a private WWTP permitted by NCDENR.)

US Army Corps of Engineers (Anthony Scarbraugh, 910-251-4619)

Reviewed with comment:

1. Any impacts to jurisdictional waters or wetlands of the US require prior approval from the US Army Corps of Engineers. (Acknowledged)

The following items are necessary for resubmittal:

- 3 - full size copies of revised plans.
- 1- 8.5"x11" copy of all revised plans.
- 1- PDF digital copy of all revised documents and plans.

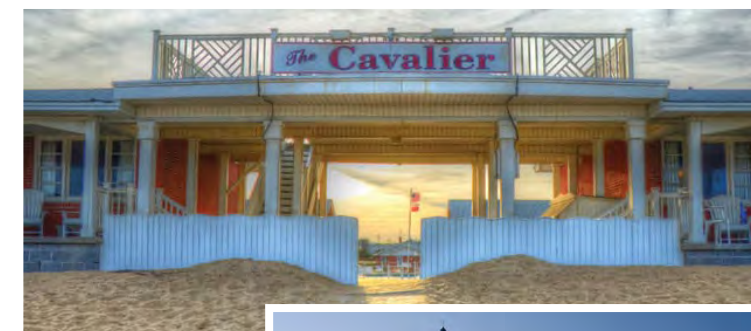
ARCHITECTURAL REFERENCE



CASUAL COASTAL



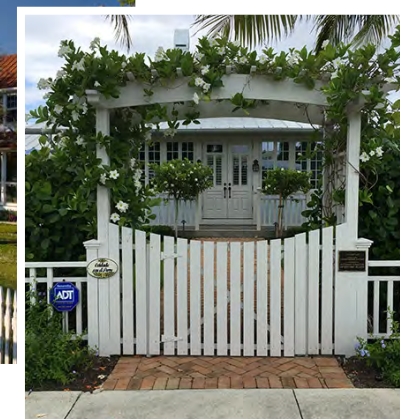
LODGE STYLE



TEXTURAL MATERIALS



SITE REFERENCE



Attachment: 4 H2OBX Amenities and Architectural Themes (PB 22-06 H2OBX (Campground))

OPEN AIR BAR**CABANAS****POOL W/
CHaise
LOUNGE
CHAIRS****FIRE PIT****CASUAL SEATING AREAS****DOG PARK****PLAYGROUNDS****VARIOUS GAME
COURTS****PLAYFUL ACCENTS**



Attachment: 4 H2OBX Amenities and Architectural Themes (PB 22-06 H2OBX (Campground))



Attachment: 4 H2OBX Amenities and Architectural Themes (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

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Kitty Hawk, NC 27949
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Fax: 252-491-8146
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February 23, 2022

Ms. Tammy Glave
Currituck County Planning and Community Development
153 Courthouse Rd., Suite 110
Currituck, NC 27929

RE: **Community Meeting Report**
Conditional Rezoning Application for H2OBX Campground
Parcel ID No. 0124000137L0000
Powells Point, Currituck County, NC

Ms. Glave,

A community meeting for the proposed Conditional Rezoning Application of the above referenced parcel within H2OBX was held on Tuesday, February 22, 2022 at 4:00 p.m. at Quible & Associates, P.C. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of H2OBX, LLC, with representatives from H2OBX, LLC, Currituck County, and members of the local community in attendance.

Purpose

The purpose of the meeting was to inform the community in the vicinity of the subject parcel of the intent to apply for a Conditional Rezoning of C-GB to allow for a private campground. It was explained that the previously approved C-GB zoned 80 acre parcel has since been recombined into a single 96.77 acre parcel. It was further explained that the uses would be expanded to allow for a private campground in addition to the previously approved waterpark (outdoor recreation facility), WWTF, permanent dormitories, and associated site and utility improvements.

Meeting synopsis

The community meeting presentation documents were set up within the meeting area of Quible & Associates P.C. by 3:30pm. The office of Quible & Associates P.C. was open to the public and attendees began arriving at approximately 3:45 pm. Prior to beginning the community meeting, an "Open House" viewing of the conditional rezoning exhibits, along with the existing zoning exhibit, recorded recombination plat, Conditional Rezoning Application, surrounding property owner notification letters, County Conditional Rezoning Review Process and Procedures, County Application Submittal Schedule, and copies of the previously approved Conditional Rezoning Exhibits were available to the public. The conditional rezoning exhibits, existing zoning exhibit, and recorded recombination plat were mounted on a poster board placed on an easel for ease of viewing.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the check in table and were advised to please utilize the provided comment sheets to remit comments. Attendees were also advised that comments could be received by Quible & Associates, P.C. either by email or telephone.

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))

A laptop computer with a Teams meeting allowed for Mr. Ken Ellis, H2OBX, LLC to participate in the community meeting. Unfortunately, just as the meeting began at 4:00pm, the internet connection was lost causing the Teams meeting to not function on the laptop. We therefore continued the Teams meeting on a cell phone and allowed for Mr. Ellis's participation.

At 4:00 pm a presentation of the proposed conditional rezoning and private campground use within H2OBX was provided by Quible & Associates, P.C. A copy of the agenda was distributed to everyone in attendance and the sign-in sheet was routed throughout the room. The presentation setting was as casual as possible and loosely followed the Agenda (Exhibit 1), to allow for a comfortable atmosphere allowing the community to ask questions throughout the meeting.

Quible & Associates (Michael W. Strader, Jr., P.E.) began with a brief discussion about the County procedures for reviewing and approving the proposed project and purpose for the community meeting and the proposed development.

The parcel proposed for conditional rezoning and the proposed private campground was described and identified on the exhibits. The proposed conditional rezoning exhibits and Conditional Rezoning application were described as in compliance with the current Currituck County UDO requirements, including the recently adopted Zoning Text Amendment associated with private campgrounds, and in keeping with the surrounding neighborhoods and County Land Use Plan. Mr. Ken Ellis then went into further detail of his vision of the private campground, provided some background of the very professional design team, and briefly went over anticipated amenities and themes. The high demand for the described campground was expressed. It was stated that the private campground would comply with all the recently adopted dimensional standards and requirements, including but not limited to a 30-day closing period (likely January and/or February), cabins occupying no greater than 20% of the total number of campsites, and no greater than 20% seasonal campsites. Mr. Ellis went over some management concepts and the desire to provide comfortable accommodations that complement the existing waterpark and its themes.

Mr. Strader then picked back up on the County's review process and provided a conceptual schedule of events. It was also described that the conditional zoning approval was the first step in allowing for a private campground, that would subsequently be followed by the major site plan review process. The regulatory review agencies were listed along with the numerous permits and approvals that would be required prior to obtaining a building permit that would allow for any construction associated with the private campground use.

Throughout the presentation, the floor was open for questions and comments from the audience. Comments and questions received during the meeting were as follows:

1. A question was posed about the anticipated start date. Ken Ellis responded that the schedule, if all goes as planned, would have a groundbreaking in August or September of 2022. This would be once all permits and approvals were in hand and construction could commence.
2. A question was raised about the total acreage. Initially, Mr. Strader responded that the total parcel area is 96.77 acres, but Mr. Ellis estimated an approximate campground area of about 39 acres. We agreed to review and designate the entire campground area.

3. Mr. Strader, trying to prompt additional questions or feedback, reiterated the conditional rezoning review process. Explained that a submittal of the application is anticipated on Thursday, February 24th, and that a Technical Review Committee (TRC) meeting by Planning Staff would occur March 9th, with a Planning Board meeting in May, and ultimately a public hearing at the June Board of Commissioners meeting. Reiterating that the public has an opportunity to speak or present information at those Board meetings.
4. Mr. Strader asked the audience, given their presence at the meeting, about their interest in the project.
5. Ms. Sally Wagner asked if there would be any plans for fencing or containment. Mr. Strader explained the buffer setbacks. Mr. Ellis requested which property was being referred to, and Ms. Wagner showed is being 153 Lucinda Lane located adjacent to the existing stormwater basin and parking lot. We did explain that no new improvements were being proposed south of the northern edge of the existing storm basin and parking lot, that all of the proposed improvements are further away (north) of the subject property. We also showed from the conceptual rezoning exhibits that line of proposed vegetation around the perimeter of proposed campsites. It was also stated that the existing parking lot has landscaping requirements whereby trees are within 60' of parking spaces, as well as other vegetative buffer requirements.
6. Mr. Strader raised the existing use of Ballast Rock Rd for the purposes of accessing the wastewater treatment plant and asked if there were any concerns with continuing to utilize Ballast Rock Rd as a secondary means of egress from the property. Commissioner Jarvis asked if it was a public or private right of way. Mr. Strader responded that it is a private right-of-way. Ms. Jarvis then asked if there was a right of access. Mr. Ellis stated that they currently utilize the access but agreed that the Team would research to confirm legal access.
7. A comment was made by Ms. Wagner that at 308 new campsites, that's like having 1200 new neighbors with added noise. Mr. Ellis described the campground research indicated an approximate average of about 3.5 persons per campsite. He also reiterated the phased approach that was explained during the presentation, whereby only new campsites within the current WWTP capacity would be improved initially. Mr. Ellis also explained that there will be Rules and management to operate the campground. He emphasized that the intent is for a very nice family campground complimenting the nice waterpark, and that there will certainly be quiet times and the desire to provide a comfortable environment for all users.
8. Mr. Eadus also expressed that the County has a pretty good set of Ordinances that help control noise, light, etc, and added that there are enforcement measures that can be taken.
9. Laurie LoCicero added that the County is working on a requirement for a campground license. And added that one must apply for the license and apply to renew the license over time. If there are reoccurring violations or issues with any particular campground, one could lost their privilege to operate.
10. Mr. Ellis explained that his vision is not to have a "trailer park". He wants to compliment the quality and style of the existing waterpark with accommodations where the same people staying in the campground are also utilizing the waterpark and any other amenities that may be added.
11. One member provided documentation of their support in writing on the provided comment form.

Community Meeting Report
Conditional Rezoning Application for H2OBX
Parcel ID No. 0124000137L0000
February 23, 2022

Upon the conclusion of the discussions, attendees were again reminded that any further questions or comments not addressed at the meeting can be forwarded to Quible & Associates and the meeting was adjourned. One written comment was received in support of the exciting new addition.

Copies of all handouts, exhibits, and other documents available at the meeting are provided in attachments to this document.

Please do not hesitate to contact me at (252) 491-8147 or mstrader@quible.com should you have any questions and/or concerns.

Sincerely,
Quible & Associates, P.C.



Michael W. Strader, Jr., P.E.

cc: file
H2OBX, LLC

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))

COMMUNITY MEETING EXHIBITS

EXHIBIT 1 : Meeting Agenda

EXHIBIT 2 : Presentation Posters – Conditional Rezoning Exhibits, Existing Base Districts Zoning Exhibit, Recorded Recombination Plat, Draft Conditional Rezoning Review Process and Application, Recently adopted Private Campground Text Amendment

EXHIBIT 3 : Attendance Sign-In Sheet

EXHIBIT 4 : Attendee Comment Sheet

EXHIBIT 5 : Letters to Property Owners

EXHIBIT 1 : Meeting Agenda



Community Meeting for the Conditional Zoning – H2OBX Water Park

Powells Point, Currituck County, NC

February 22, 2022

AGENDA

1. General Introduction & Sign-In

- a. Quible & Associates, P.C.
- b. H2OBX
- c. Currituck County

2. Property Location & Zoning

- a. PIN 0124000137L0000
- b. Parcel area: 96.77 Acres (recorded Recombination Plat available for reference)
- c. Current Land Use: C-GB—Site of Water Park (outdoor recreation facility), WWTF, and associated site and utility improvements.
- d. Approved Land Use: C-GB—Water Park (outdoor recreation facility), WWTF, Dormitories, and associated site and utility improvements.
- e. Site Zoning: C-GB
 - i. Subject parcel already zoned C-GB

3. Development Proposal

- a. C-GB to allow for the additional private campground use within H2OBX.
 - i. Please acknowledge that private campgrounds were recently added as a conditional use within specified zoning districts.
 - ii. Please further acknowledge that if conditional zoning approval is granted to allow a private campground within H2OBX, that a major site plan application will still be required. This would include fully engineered plans, permits, and approvals necessary for development of a private campground.

4. Process/Procedure

- a. Review the conditional rezoning application, the community meeting notifications, comment forms, conceptual exhibit, submittal schedule, etc.

5. Questions & Comments

- a. Quible & Associates, Owner and County will be available to answer questions and comments
- b. Comments can be provided in writing on Comment Forms provided or they can be sent to Michael W. Strader, Jr., Quible & Associates, P.C. by email at mstrader@quible.com, phone at 252-491-8147 or by mail addressed to Quible & Associates, P.C. 8466 Caratoke Highway Powells Point NC 27966.

EXHIBIT 2 : Presentation Posters



RV CAMPSITES

TENT CAMPSITES

CABINS

GRAND TOTAL:

235

12

61

308

NOTES:

1. OWNER/APPLICANT: H2OBX LLC
13 GREEN MOUNTAIN DR
COHOES, NY 12047

2. PROPOSED REZONING: CONDITIONAL ZONING - PRIVATE CAMPGROUNDS (CZ) TO ALLOW FOR SEASONAL RV PARK CAMPGROUND, CAMPING CABINS AND ASSOCIATED AMENITIES.

3. TOTAL PROJECT AREA = 4,215,494 SF / 96.77 AC
RV RESORT AREA = 2,601,471.37 SF / 59.7 AC
WETLANDS AREA = 79,244.06 SF / 1.7 AC
PARCEL 137L = 3,484,800.00 SF / 80.00 AC
PARCEL 137E = 34,946.87 SF / 0.80 AC
PARCEL 127 = 19,979.92 SF / 0.46 AC
PARCEL 68J = 675,767.98 SF / 15.51 AC

4. PIN#/PID#: 9837-54-8094 / 0124000137L0000
SITE ADDRESS: 8526 CARATOKE HWY
DB 1512, PG 459

PIN#/PID#: 9837-74-0821 / 0124000137E0000
SITE ADDRESS: 8504 CARATOKE HWY
DB 1512, PG 459

PIN#/PID#: 9837-74-2398 / 012400012700000

SITE ADDRESS: 8524 CARATOKE HWY
DB 1512, PG 459

PIN#/PID#: 9837-45-9881 / 0124000068J0000
SITE ADDRESS: BALLAST ROCK RD
DB 1512, PG 459

5. OVERALL BOUNDARY INFORMATION SHOWN BASED ON A SURVEY BY QUILBE & ASSOCIATES, PC ENTITLED "AS-BUILT SURVEY", DATED 6/28/17. THIS IS NOT A BOUNDARY SURVEY.

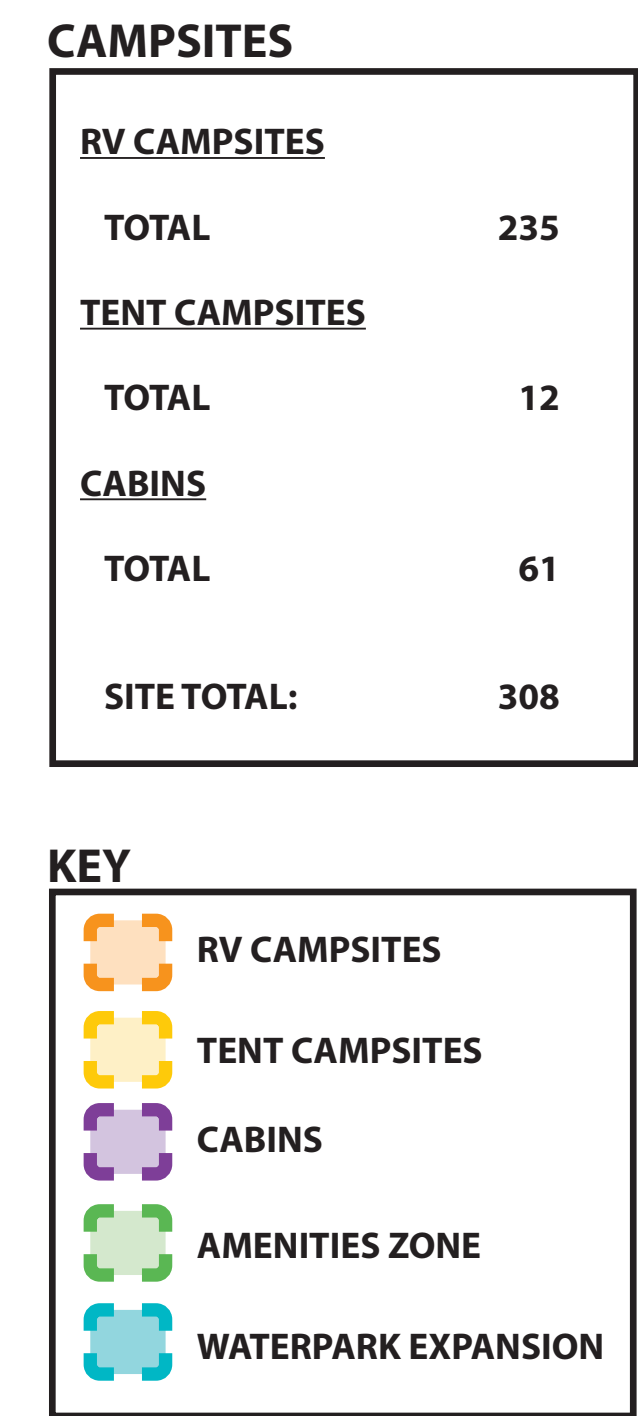
6. CONCEPTUAL LAYOUT SHOWN BASED ON DESIGN PROVIDED BY BDR DESIGN GROUP DATED 12/21/21.

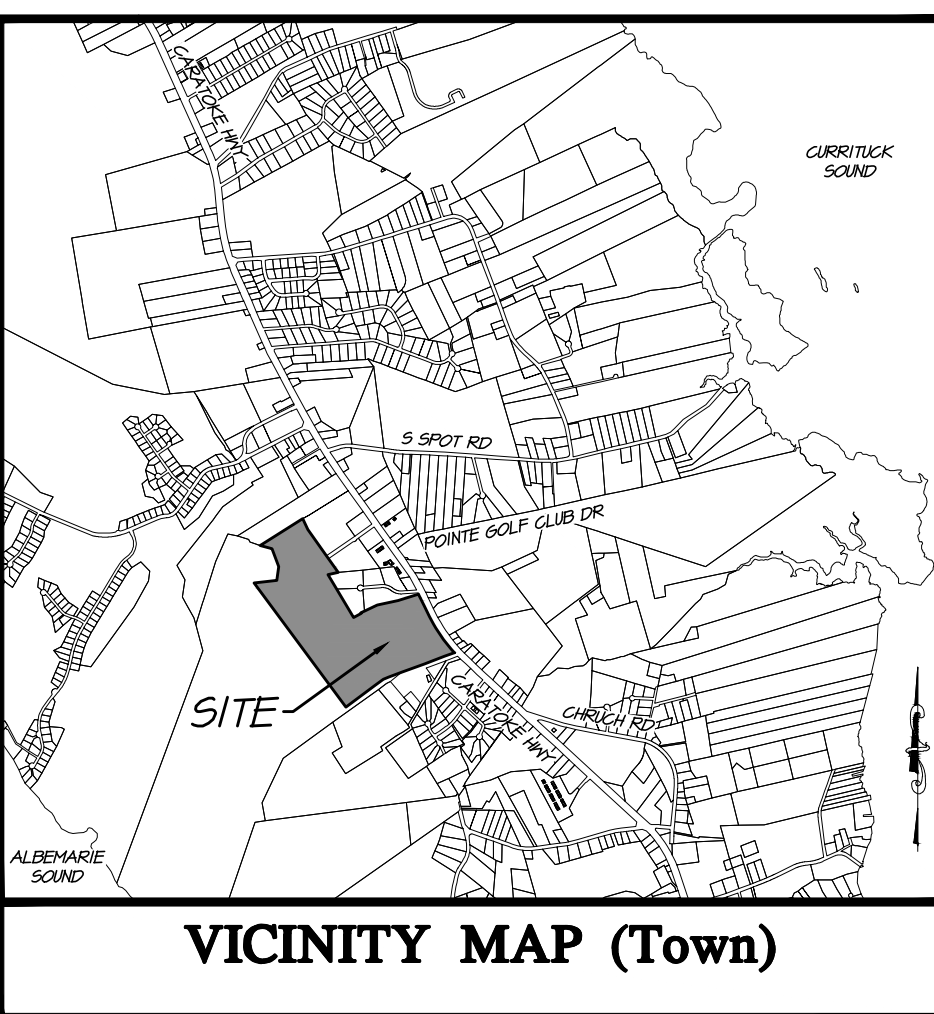
7. PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES. BASED ON COMMUNITY CID NO. 370078; PANEL 9837; SUFFIX J.(MAP NUMBER 3720983700J) EFFECTIVE DATE: 12/16/2005

8. THIS EXHIBIT SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

9. NO MORE THAN 20% OF THE CAMPSITES WILL BE SEASONAL. NO MORE THAN 20% OF THE CAMPSITES WILL BE CABINS.

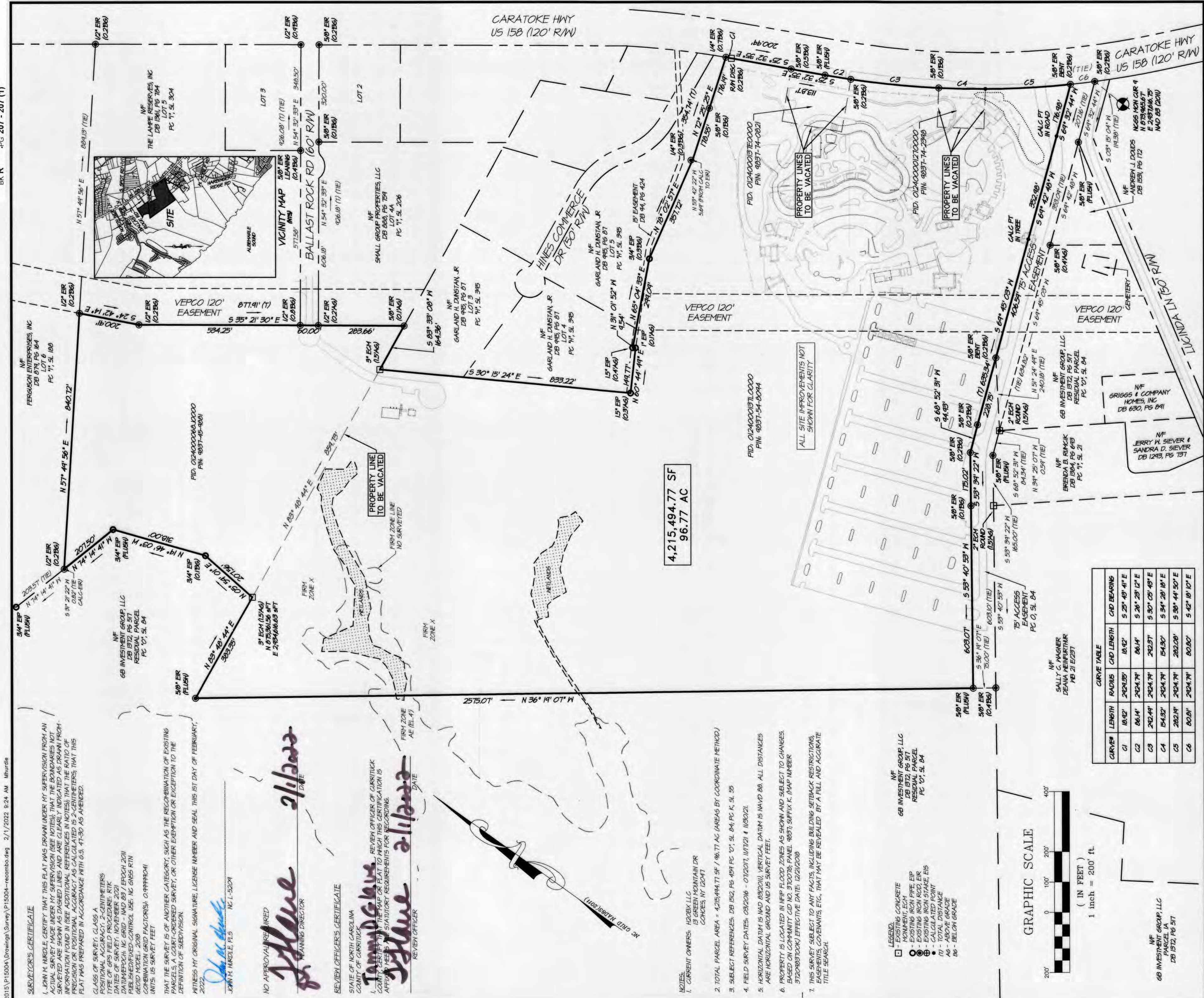
VICINITY MAP (Powells Point)
1"=2,500'





Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))

Doc No: 372989
Recorded: 02/01/2022 04:13:19 PM
Fee Amt: \$21.00 Page 1 of 1
Currituck County North Carolina
Denise A. Hall, Register of Deeds
BK R PG 207 - 207 (1)



Q:\2015\PI15004\Drawings\Survey\PI15004--recombo.dwg 2/1/2022 9:24 AM Mhurdle

SURVEYOR'S CERTIFICATE
I, JOHN M. HURDLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE NOTES); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY IS AS FOLLOWS: METERS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED.

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 2-CENTIMETERS
TYPE OF GPS FIELD PROCEDURE: RTK
DATE OF SURVEY: NOVEMBER 2021
DATUM/EPOCH: NAD 83 - NAD 83 / EPOCH 2011
PRECISION: 10.0000000000000000
COORDINATE SYSTEM: NAD 83
CONVERSION GRID FACTOR(S): 0.99999994
UNITS: US SURVEY FEET

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 1ST DAY OF FEBRUARY, 2022.

JOHN M. HURDLE, FLS
PLANNING DIRECTOR
DATE: 2/1/2022

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK
I, JENNIFER L. HARRIS, REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS APPLICATION IS APPLIED MEETS THE STATUTORY REQUIREMENTS FOR RECORDING.

JENNIFER L. HARRIS
REVIEW OFFICER
DATE: 2/1/2022

- NOTES:**
1. CURRENT OWNERS: H2OBX LLC
IS GREEN MOUNTAIN DR
CONCES, NY 12041
 2. TOTAL PARCEL AREA = 4,215,494.77 SF / 96.77 AC (AREAS BY COORDINATE METHOD)
 3. SUBJECT REFERENCES: DB 1502, PG 429 PG 101, SL 84, PG K, SL 55
 4. FIELD SURVEY DATES: 09/2016 - 01/2017, 11/21/21 & 11/30/21
 5. HORIZONTAL DATUM IS NAD 83(2011), VERTICAL DATUM IS NAVD 88. ALL DISTANCES ARE HORIZONTAL GROUND AND US SURVEY FEET.
 6. PROPERTY IS LOCATED IN NEEP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES BASED ON COMMUNITY JOI NO. 200709, PANEL 9837, SHEET K. (MAP NUMBER 310204837000) EFFECTIVE DATE: 12/24/2018
 7. THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

- LEGEND:**
- - EXISTING CONCRETE MONUMENT, ECH
 - - EXISTING IRON PIPE, EIP
 - - EXISTING IRON STAKE, EIS
 - - CALCULATED POINT
 - - TOTAL DISTANCE
 - - ABOVE GRADE
 - - BELOW GRADE



CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
G1	10.92'	2424.35'	10.92'	S 25° 48' 41" E
G2	86.14'	2424.74'	86.14'	S 28° 28' 12" E
G3	242.44'	2424.74'	242.37'	S 30° 05' 48" E
G4	154.32'	2424.74'	154.30'	S 34° 28' 18" E
G5	202.14'	2424.74'	202.08'	S 38° 44' 50" E
G6	80.81'	2424.74'	80.80'	S 42° 18' 10" E

NF
GB INVESTMENT GROUP, LLC
PARCEL 1A
DB 1512, PG 517

NF
SALLY C. WAGNER
DEANA WEINFARTH
NO 21 E221

RECOMBINATION PLAT

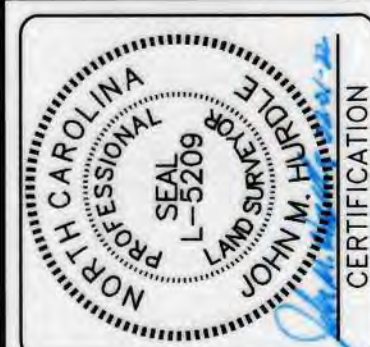
H2OBX WATERPARK H2OBX LLC

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	P15004
DRAWN BY	JMH
CHECKED BY	DLT/JMH
SCALE	1"=200'
ISSUE DATE	02/01/22

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NOT A FINAL DOCUMENT, AND
NOT BE USED FOR ANY CONSTRUCTION,
CONSTRUCTION RECORDATION, SALES
OR LAND CONVEYANCES, UNLESS
OTHERWISE NOTED.



Quible & Associates, P.C.
ENGINEERING** * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING**
ENGINEERING/SURVEYING NOT OFFERED AT BLACK MTN. OFFICE**

8468 CARATOKE HWY
SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 357-5149
administrator@quible.com

NC License#: C-0208
SINCE 1959

90 CHURCH STREET
SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 357-5149
administrator@quible.com



Conditional Rezoning Application

OFFICIAL USE ONLY:

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

Contact Information

APPLICANT:

Name: H2OBX LLC
 Address: 13 Green Mountain Dr
Cohoes, NY 12047
 Telephone: _____
 E-Mail Address: kene@aquaticgroup.com

PROPERTY OWNER:

Name: H2OBX LLC
 Address: 13 Green Mountain Dr
Cohoes, NY 12047
 Telephone: _____
 E-Mail Address: kene@aquaticgroup.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: same

Property Information

Physical Street Address: 8526 Caratoke Highway
 Location: Powells Point
 Parcel Identification Number(s): 0124000137L0000
 Total Parcel(s) Acreage: 96.77 acres
 Existing Land Use of Property: Water park, and undeveloped land area

Request

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

Community Meeting

Date Meeting Held: 2/22/2022 Meeting Location: 8466 Caratoke Hwy,
Bldg 400, Powells Pont, NC 27966

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))

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):

Development of an outdoor water park with ability to add additional outdoor and indoor entertainment features (adventure course etc.)

associated infrastructure and amenities to include restaurants, water slides, climbing towers, private campground

and all associated stormwater, wastewater treatment and disposal, parking and any other site elements as required

by County, State and Federal regulations.

Proposed Zoning Condition(s):

All proposed development will be consistent with and currently allowed within GB zoning.

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

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 (s)

 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.



Currituck County

Planning and Community Development Department
Planning Division
 153 Courthouse Road, Suite 110
 Currituck, North Carolina, 27929
 252-232-3055 FAX 252-232-3026

To: Planning Board

From: Planning Staff

Date: December 29, 2021

Subject: PB 21-29 Currituck County Text Amendment
 Campgrounds

The enclosed text amendment, submitted by the Currituck County Board of Commissioners, will allow **NEW** campgrounds through conditional zoning approval in specified zoning districts.

- Item 1 Revise terminology from "travel trailer" to "recreational vehicle" in Section 4.1.1. Prohibited Uses and remove "private campgrounds" as a prohibited use. Amend Summary Use Table 4.1.1.A to allow campgrounds with conditional zoning approval in Agriculture (AG), Single Family Mainland (SFM), Single Family Isolated (SFI – Knotts Island) and General Business (GB)
- Item 2 Provide Use Specific Standards for new campgrounds. (4.2.4.J)
- Item 3 Provide parking standards for campgrounds. (Table 5.1)
- Item 4 Add private campgrounds to "Visitor Accommodations" Use Category (10.4.5) and amend definitions to clarify campground terminology (10.5).

BACKGROUND

The 1982 Currituck County Zoning Ordinance did allow campgrounds but did not permit the expansion of the district which allowed the use.

The 1989 Unified Development Ordinance did not allow for the expansion of the zoning district that allowed campgrounds (RR). This restriction did not permit campgrounds created on property not zoned RR.

In 1992, a text amendment was approved that allowed the expansion of the RR zoning district when a property contained two zoning districts one of which was RR with a maximum overall density of 4.5 units per acre. The density was later increased to 5.5 units per acre.

In early 2011, a request was submitted to the county to allow new RR zoning districts to be created and was later withdrawn.

In 2013, the UDO specified campgrounds were nonconforming uses and could no longer be expanded.

In 2016, Blue Water Development Corp. submitted a request to allow private campgrounds in the Single Family Residential-Mainland (SFM) zoning district. After meeting with staff, the applicant

modified the request to only allow the expansion of existing campgrounds subject to specific standards. The Planning Board recommended denial of the request at the March 14, 2017 meeting. The request was withdrawn by the applicant and was not heard by the Board of Commissioners.

In 2020, planning staff and the county attorney brought forward language to address concerns over existing, non-conforming campgrounds. After public input in June 2020, the Board gave staff direction to consider language to allow for new campgrounds. Several work sessions were held over 2021 with the Board. The attached language is the consensus of the Board to allow NEW campgrounds. At the direction of the Board, existing, non-conforming campgrounds are **not** addressed in this amendment.

Text Amendment Review Standards

The advisability of amending the text of the UDO is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the Board of Commissioners may weigh the relevance of and consider whether and the extent to which the proposed text amendment:

1. Is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans;
2. Is not in conflict with any provision of this Ordinance or the County Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the county;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Recommendation

Economic Development Director Larry Lombardi submitted input regarding the 5-mile distance between campgrounds. Mr. Lombardi recommends removing the 5-mile distance between new campgrounds. His email, along with the supporting documents noted in the email, are enclosed.

Planning staff recommends approval of the request as submitted and suggests the following statement of Consistency and Reasonableness:

The requested zoning text amendment is consistent with the goals, objectives, and policies of the 2006 Land Use Plan including:

Land Use and Development Goal # 10 To properly distribute development forms in accordance with the suitability of the land, infrastructure available and the compatibility of surrounding land uses.

Policy ED 1: NEW AND EXPANIDNG INDUSTRIES AND BUSINESSES should be especially encouraged that: 1) diversify the local economy, 2) train and utilize a more highly skilled labor

force, and 3) are compatible with the environmental quality and natural amenity-based economy of Currituck County.

The request is reasonable and in the public interest by providing language to allow for a greater variety of tourist-oriented businesses and visitor accommodations to locate within the county.

DRAFT



STAFF REPORT PB20-05 CURRITUCK COUNTY NONCONFORMING CAMPGROUNDS PLANNING BOARD JANUARY 11, 2022

Amendment to the Unified Development Ordinance Chapter 4: Use Standards, Chapter 5: Development Standards, and Chapter 10: Definitions and Measurements, to add private campgrounds as an allowable use.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That Chapter 4 is amended by deleting the following struck-through language and adding the underlined language:

4.1.1 Explanation of Use Table Structure

B. Prohibited Uses

- (2) The following activities or use types are not identified in Table 4.1.1.A. and Table 4.1.1B but are prohibited in all zoning districts in the county.
 - (a) Use of a parked motor vehicle to buy, sell, or store goods or services, except as allowed in Section 4.3 Accessory Use Standards or Section 4.4 Temporary Use Standards.
 - (b) Use of a boat, houseboat, or other floating structure as a temporary permanent residence (this shall not prevent the overnight occupancy of a vessel temporarily docked while in transit on navigable waters;
 - (c) Use of a ~~travel trailer~~ recreational vehicle as a permanent residence or use of a ~~travel trailer~~ recreational vehicle as a temporary residence outside of approved campgrounds;
 - (d) The operation of a principal (non-accessory) commercial use located solely on the beach strand (uses simply transporting customers to the beach from an approved off beach location are exempted); and
 - (e) Manufactured home parks ~~or private campgrounds~~ as a principal use.

TABLE 4.1.1.A: SUMMARY USE TABLE

Z = Zoning Compliance Permit; U = Special Use Permit; MP = Allowed with Master Plan;
CZ= Allowed in a Conditional Zoning District blank cell = Prohibited

USE CATEGORY	USE TYPE	ZONING DISTRICT [NOTE: OVERLAY OR SUB-DISTRICT REQUIREMENTS MAY FURTHER LIMIT USES]												ADDITIONAL REQ. (4.2.____)
		RC	AG	SFM	SFO	SFR	SFI	MXR	GB	LB	CC	VC	LI	
COMMERCIAL USE CLASSIFICATION														
Visitor Accommodations	<u>Private Campgrounds</u>		<u>CZ</u>	<u>CZ</u>			<u>CZ</u>		<u>CZ</u>					<u>4.J.3</u>

Item 2: That Chapter 4, Section 4.2.4.J. is amended by adding the following underlined language and numbering accordingly:

(3) **Private Campgrounds**

Private campgrounds shall comply with all applicable standards in the county Code of Ordinances and the following standards:

- (a) Camping is an allowed use of land only in campgrounds and camper subdivisions.
- (b) All land used for the campground must be one parcel and under the same ownership.
- (c) Campgrounds shall be accessed from a major arterial street.
- (d) The minimum parcel size for a campground shall be 50 acres.
- (e) No campground shall be located within 5 miles from another campground as measured from exterior property lines of the campgrounds.
- (f) The maximum number of campsites permitted for a campground shall be 500 and a campsite density not exceeding 12 campsites per acre of land, whichever is less. CAMA and 404 wetland areas shall not be included in the density calculation.
- (g) The application shall include a conceptual development plan. The conceptual development plan shall be in accordance with Section 3.6.5 and shall also include the following:
 - (i) Campsites, amenities, recreation areas and facilities, associated with campground use.
 - (ii) General location and total square feet of storage areas for recreational vehicles, boats, watercraft, and all associated trailers only.

- (A) Storage areas shall be used only by the owner of the facility, full-time employees, seasonal guests, or short-term guests.
- (B) The storage areas shall not exceed five acres or 10 percent of the total area of the campground. CAMA and 404 Wetlands shall not be included in the calculation.
- (C) All storage areas facing interior to the campground shall be screened by a minimum Type "B" buffer. Storage areas shall be screened from off-site views in accordance with Table 4.3.3.S, Outdoor Storage Screening.
- (iii) General location of all required and proposed infrastructure.
- (iv) All campsites, amenities, restroom, kitchen and laundry facilities, food service areas, recreation areas, camp stores, welcome centers, offices, and infrastructure facilities shall be setback 100 feet from all property lines of the campground. The setback may be reduced by up to fifty feet from a property line, provided a Type "D" buffer is installed and maintained along all property lines where the setback is less than 100 feet.
- (v) A Type "C" buffer shall be provided as a perimeter landscape buffer between campground projects and all adjacent properties, not separated from the property by a right-of-way greater than 20 feet in width, except as provided for in Section 4.2.4.J(10)(h)(iv).
- (vi) Only recreational vehicles, camping cabins, alternative camping units or tents shall be allowed in campgrounds.
- (vii) Total number of campsites and the type of camp site shall be designated:
 1. Recreational Vehicle
 2. Tent
 3. Camping cabins
 4. Alternative camping units
- (viii) No more than 20 percent of the total number of campsites may contain camping cabins or alternative camping units.
- (ix) Campsites shall be designated as seasonal or short-term. No more than 20 percent of the total campsites may be seasonal.

- (x) Only one residential dwelling unit may be in the campground. The residential dwelling unit may only be occupied by the campground owner and/or full-time employees and members of their families.
- (h) After conditional zoning approval, the applicant shall submit an operational plan with the Major Site Plan application. The operational plan shall include the following:
 - (i) Designation of a 30 day period between November first and March first of each year when the campground is closed. An opening and closing date shall be designated.
 - (ii) The total number of employees and any related persons residing at the campground during seasonal operation.
 - (iii) The number of employees and any related persons residing at the campground as full-time residents during the time of closure.
- (i) Full-time residents at the campground, other than the campground owner and their family and full-time employees and their families, as specified in this ordinance, are not permitted at the campground.
- (j) Amendments to the operational plan may be approved by the Director if all standards of this ordinance are met. Minor modifications to the conceptual design plan in accordance with Section 2.4.4.I may be approved by the Director.
- (k) Inspection for compliance with the approved conditional zoning and operational plan shall be required prior to obtaining licensure from the County. It shall be the responsibility of the campground operator to apply for renewal of the license and schedule the inspection with county staff prior to designated opening date.

Item 3: That Chapter 5 is amended by adding the underlined language:

TABLE 5.1.3.C: MINIMUM OFF-STREET PARKING STANDARDS		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES
COMMERCIAL USE CLASSIFICATION		
Visitor Accommodations	Bed and breakfast inn	2 spaces + 1 per guest bedroom
	Hotel or motel	1 per every guest room + 75% of spaces required for on-site accessory uses
	Hunting Lodge	1 per bedroom + 2
	<u>Private Campgrounds</u>	<u>1 per campsite + 1 visitor space for each 10 camp sites</u>

Item 4: That Chapter 10 is amended by adding the following underlined language and deleting the struck-through language and renumbering accordingly:

10.4.5. Commercial Use Classification

L. Visitor Accommodations

(1) Characteristics

The Visitor Accommodations Use Category includes use types that provide lodging units or space for short-term stays of less than 30 days for rent, lease, or interval occupancy. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.

(2) Examples

Example use types include hotels or motels, bed and breakfast inns, private campgrounds, and hunting lodges.

(3) Exceptions

Rooming houses are classified as Group Living.

10.5 DEFINITIONS

ALTERNATIVE CAMPING UNIT

A camping unit constructed of canvas or other similar materials, not to exceed 400 square feet in area, to intended to locate in a campground and used as temporary quarters for shelter during period of recreation, vacation, leisure time of travel and shall not be used for permanent living quarters. Alternative camping units shall be constructed for

compliance with the applicable North Carolina Building Code and Section 7.4 of this ordinance. The unit may or may not include kitchen and restroom facilities. The term alternative camping unit includes terms such as yurts, eco-tents, safari tents or other similar names.

CAMPER

See "Recreational Vehicle". A portable dwelling (as a special equipped trailer or automobile vehicle) for use during casual travel and camping.

CAMPGROUND

Any area, place, parcel or tract of land on which two or more campsites are occupied or intended for occupancy or facilities established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of campsites and facilities is granted gratuitously, or by rental fee, lease or conditional sale, or by covenants, restrictions and easements. Campground includes but not limited to, a travel camp, recreational camp, family campground, camping resort, recreational vehicles park and camping community. Campground does not include a summer camp, migrant labor camp or park for manufactured homes, or a construction camp, or storage area for unoccupied camping units.

CAMPING CABIN

A structure located in a campground, not exceeding 400 square feet and constructed to the North Carolina Building Code. Camping cabins may or may not include restroom and kitchen facilities. Such cabins shall be compliant with Section 7.4 of this ordinance.

CAMPSITE

A designated space designed for parking a recreational vehicle or for the location of a camper cabin, alternative camping unit or a tent along with picnic tables, infrastructure hook-ups pedestal, fire rings and constructed platforms.

RECREATIONAL VEHICLE

A vehicle built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable; designed primarily not for use as a permanent dwelling, but as a temporary living quarters for recreational, camping, travel, or seasonal use; fully licensed and ready for highway use; that does not exceed 8.5 feet in width in the transport mode; and of a size and weight that does not require a special highway movement permit when towed by a motorized vehicle. Recreational vehicles shall not have any permanent (hard) wiring, plumbing, or mechanical connections. The term "recreational vehicle" does not include a "manufactured home".

~~For the purposes of Section 7.4., Flood Damage Prevention, a vehicle, which is:~~

- ~~a. — built on a single chassis;~~
- ~~b. — 400 square feet or less when measured at the largest horizontal projection;~~

- c. ——— designed to be self-propelled or permanently towable by a light duty truck;
- d. ——— designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use; and,
- e. ——— is fully licensed and ready for highway use.

SEASONAL CAMPSITE

A campsite designated for use by a campground guest for a period exceeding thirty consecutive days.

SHORT TERM CAMPSITE

A campsite designated for use by a campground guest for a period of less than thirty days.

TRAVEL TRAILER

See "Recreational Vehicle". A structure that is:

- a. ——— Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and
- b. ——— Is for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a manufactured home.

Item 5: The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Item 6: This ordinance amendment shall be in effect from and after the _____ day of _____, 2022.

Board of Commissioners' Chairman
Attest:

Leeann Walton
Clerk to the Board

DATE ADOPTED: _____
MOTION TO ADOPT BY COMMISSIONER: _____
SECONDED BY COMMISSIONER: _____
VOTE: _____AYES _____NAYS
.....

PLANNING BOARD DATE: _____
PLANNING BOARD RECOMMENDATION: _____
VOTE: _____AYES _____NAYS

ADVERTISEMENT DATE OF PUBLIC HEARING: _____
BOARD OF COMMISSIONERS PUBLIC HEARING: _____
BOARD OF COMMISSIONERS ACTION: _____
POSTED IN UNIFIED DEVELOPMENT ORDINANCE: _____
AMENDMENT NUMBER: _____

DRAFT

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))

EXHIBIT 3 : Attendance Sign-In Sheet



Conditional Rezoning H2OBX Community Meeting
Powells Point, Currituck County, North Carolina
Quible & Associates Project No. 15004
The Following Persons Were in Attendance of the Community Meeting on February 22, 2022

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	Michael Strader	Quible & Associates, P.C.	(252) 491-8147	(252) 491-8146	mstrader@quible.com
2.	Damian Donahoe	H2OBX			
3.	Selina Jarvis	Curr. Co.	252-207-6994		Selina.Jarvis@curr.nc.gov
4.	SALLY WAGNER	153 LUCINDA LANE	252-202-8183		SALLY C. WAGNER@YANDU.COM
5.	Pamela Marlowe	Bay Disposal 8546 Cavetole Hwy	252-455-4103		pmarlowe@wcmx.org
6.	Nadeen Dashti	Quible & Associates, P.C.			Ndashti@quible.com
7.	Laurie LoCicero	Currituck Co			
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					
18.					

EXHIBIT 4 : Attendee Comment Sheet

Community Meeting for Conditional Zoning – H2OBX Water Park

8526 Caratoke Highway-PIN# 0124000137L0000

Powells Point, Currituck County, NC

Comments: _____

Bay Disposal would like to
offer our support on your
exciting addition to your
park. If there is anything
you need from us, please
reach out.



Pamela Marlowe
SITE MANAGER

Cell 252-455-4103

pamela.marlowe@wasteconnections.com

8546 Caratoke Hwy. • Powells Point, NC 27966

Contact Information: _____

Pamela Marlowe - Site Manager -
252-455-4103

EXHIBIT 5 : Letters to Property Owners

8556 E CARATOKE HWY LLC		8556 CARATOKE HWY	POWELLS POINT	NC 27966
ARF HOLDINGS LLC	C/O CAROLINA CUSTOM CABINETS	PO BOX 252	KITTY HAWK	NC 27
ATLANTIC OBX INC		PO BOX 2560	KITTY HAWK	NC 27
BAY DISPOSAL PROPERTY HOLDINGS LLC	C/O WASTE CONNECTIONS US INC	3 WATERWAY SQUARE PLACE, STE 110	SPRING	TX 77
BRISBON, ERNESTINE		8537 CARATOKE HWY	POWELLS POINT	NC 27
CK CARROLL LLC		8474 CARATOKE HWY, UNIT 202	POWELLS POINT	NC 27
CURRITUCK CO. DEVELOPMENT DEPART.	PLANNING DIVISION - KEVIN KEMP	153 COURTHOUSE ROAD, SUITE 110	CURRITUCK	NC 27
DOUDS, ANDREW JOSEPH		122 LUCINDA LN	POWELLS POINT	NC 27
DUNSTAN, GARLAND H. JR.		PO BOX 402	KITTY HAWK	NC 27
FERGUSON ENTERPRISES INC		751 LAKEFRONT COMMONS	NEWPORT NEWS	VA 23
GB INVESTMENT GROUP LLC		345 JARVISBURG RD	JARVISBURG	NC 27
GREEN ACRES LAND DEVELOPMENT		PO BOX 332	POWELLS POINT	NC 27
GRIFFIN, HENRY N		223 SCUPPERNONG RD	MANTEO	NC 27
GRIGGS & COMPANY HOMES INC		PO BOX 125	POINT HARBOR	NC 27
GRIGGS, MINNIE S ESTATE		PO BOX 154	HARBINGER	NC 27
H2OBX LLC		13 GREEN MOUNTAIN DR	COHOES	NY 12
HALL FAMILY LTD PARTNERSHIP NO 2 & 3		PO BOX 130	PORTSMOUTH	VA 23
HERNANDEZ-SALAZAR, JOAQUIN	HERNANDEZ, TANESHA	PO BOX 854	CARRBORO	NC 27
HERRING, PRISCILLA J & WILLIE M HERRING	C/O CARLTON POWELL	245 FERNWOOD FARMS RD	CHESAPEAKE	VA 23
JONES, JAMES H JR	OVERTON, MARY ELIZABETH JOHNSON	945 LEGACY LNDG APT 211	VIRGINIA BEACH	VA 23
KITTY HAWK IRON AND STEEL		PO BOX 40	HARBINGER	NC 27
LASSITER, BRENDA RUMCIK TRUSTEE		PO BOX 93	HARBINGER	NC 27
NEWBERN, JEFFREY A		PO BOX 67	HARBINGER	NC 27
NORFOLK & CAROLINA TEL. & TEL. CO.	PROPERTY TAX DEPT	PO BOX 12913	SHAWNEE MISSION	KS 66
NORRIS, HERSEY B		PO BOX 217	HARBINGER	NC 27
OUTER BANKS BREWING LLC		PO BOX 2584	KILL DEVIL HILLS	NC 27
PATTON, FLOYD JACKSON IV		849 SEAHAWK CIR	VIRGINIA BEACH	VA 23
PINEY GROVE CHURCH		8482 CARATOKE HWY	POWELLS POINT	NC 27
RAVA DEVELOPMENTS LLC		PO BOX 3009	KITTY HAWK	NC 27
SAMPAT BLDG #200 OWNERS ASSOC	C/O CK CARROLL LLC	8443-F CARATOKE HWY	POWELLS POINT	NC 27
SIEVER, JERRY W	SIEVER, SANDRA D	154 LUCINDA LANE	POWELLS POINT	NC 27
SMALL GROUP PROPERTIES LLC		113 BALLAST ROCK DRIVE	POWELLS POINT	NC 27
SPENCER, MATTHEW J	SPENCER, SARAH R	5012 RADCLIFF CT	KITTY HAWK	NC 27
THE LAMPE RESERVES INC		618 N BOYLAN AVE, SUITE 1024	RALEIGH	NC 27
WAGNER, SALLY C	WEINFURTHUR, DEANA	102 AZALEA LN	POWELLS POINT	NC 27



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

8556 E CARATOKE HWY LLC
8556 CARATOKE HWY
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and H2OBX, LLC (Applicant) will conduct a community meeting on February 22, 2022 at 4:00 p.m. at the offices of Quible & Associates, P.C. located at 8466 Caratoke Highway Suite 400 Powells Point (building behind the blue roofed ReMax building) within Sampat Professional Center.

The purpose of the meeting is to inform the community of H2OBX, LLC's intention to apply for a Conditional Rezoning of C-GB & GB to allow for campgrounds at H2OBX Water Park. The subject parcel is identified as Parcel Number 0124000137L0000 and is located on Highway 158 at 8526 Caratoke Highway in Powells Point, Currituck County.

The Applicant proposes to construct campgrounds and associated improvements on parcel number 124000137L0000.

All persons having an interest in this matter are invited to attend the informational meeting. We appreciate attendees honoring the CDC guidance that is in place at the time of the meeting. Further information regarding the proposed Conditional Rezoning may be obtained by contacting Michael Strader of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates. P.C.

Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 670
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

ARF HOLDINGS LLC
PO BOX 252
KITTY HAWK, NC 27949

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

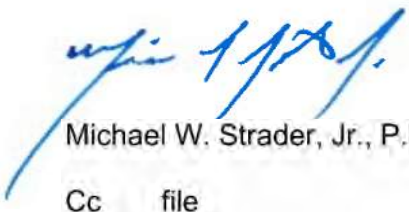
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Sincerely,
Quible & Associates, P.C.


Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

ATLANTIC OBX INC
PO BOX 2560
KITTY HAWK, NC 27949

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

BAY DISPOSAL PROPERTY HOLDINGS LLC
3 WATERWAY SQUARE PLACE, STE 110
SPRING, TX 77380

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

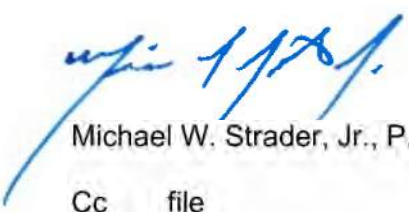
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Sincerely,
Quible & Associates, P.C.


Michael W. Strader, Jr., P.E.

Cc file
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Currituck County Planning, Attn: Tammy Glave

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

BRISBON, ERNESTINE
8537 CARATOKE HWY
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

CK CARROLL LLC
8474 CARATOKE HWY, UNIT 202
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

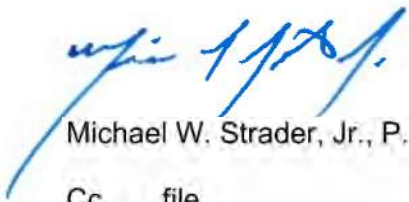
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Quible & Associates. P.C.


Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

CURRITUCK CO. DEVELOPMENT DEPART.
153 COURTHOUSE ROAD, SUITE 110
CURRITUCK, NC 27929

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

DOUDS, ANDREW JOSEPH
122 LUCINDA LN
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

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Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

DUNSTAN, GARLAND H. JR.
PO BOX 402
KITTY HAWK, NC 27949

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27549
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

FERGUSON ENTERPRISES INC
751 LAKEFRONT COMMONS
NEWPORT NEWS, VA 23602

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

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Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

GB INVESTMENT GROUP LLC
345 JARVISBURG RD
JARVISBURG, NC 27947

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

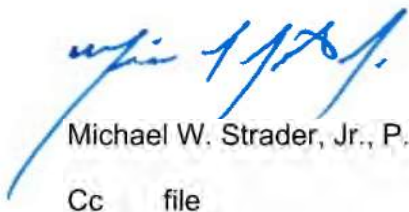
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Quible & Associates, P.C.


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Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 670
Kitty Hawk, NC 27049
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

GREEN ACRES LAND DEVELOPMENT
PO BOX 332
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

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Quible & Associates, P.C.

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Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 670
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

GRIFFIN, HENRY N
223 SCUPPERNONG RD
MANTEO, NC 27954

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 670
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

GRIGGS & COMPANY HOMES INC
PO BOX 125
POINT HARBOR, NC 27964

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

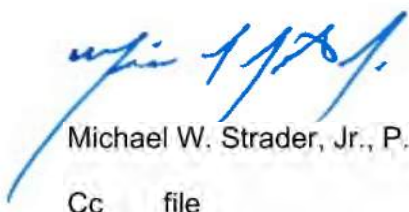
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Quible & Associates, P.C.


Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

GRIGGS, MINNIE S ESTATE
PO BOX 154
HARBINGER, NC 27941

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

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Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27049
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

H2OBX LLC
13 GREEN MOUNTAIN DR
COHOES, NY 12047

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

HALL FAMILY LTD PARTNERSHIP NO 2 & 3
PO BOX 130
PORTSMOUTH, VA 23705

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

HERNANDEZ-SALAZAR, JOAQUIN
PO BOX 854
CARRBORO, NC 27510

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Currituck County Planning, Attn: Tammy Glave

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Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27049
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

HERRING, PRISCILLA J & WILLIE M HERRING
245 FERNWOOD FARMS RD
CHESAPEAKE, VA 23320

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

JONES, JAMES H JR
945 LEGACY LNDG APT 211
VIRGINIA BEACH, VA 23464

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 670
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

KITTY HAWK IRON AND STEEL
PO BOX 40
HARBINGER, NC 27941

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

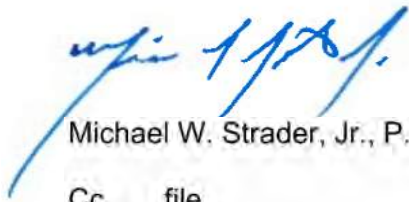
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Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

LASSITER, BRENDA RUMCIK TRUSTEE
PO BOX 93
HARBINGER, NC 27941

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Currituck County Planning, Attn: Tammy Glave

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Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

NEWBERN, JEFFREY A
PO BOX 67
HARBINGER, NC 27941

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Currituck County Planning, Attn: Tammy Glave

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Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27049
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

NORFOLK & CAROLINA TEL. & TEL. CO.
PO BOX 12913
SHAWNEE MISSION, KS 66212

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and H2OBX, LLC (Applicant) will conduct a community meeting on February 22, 2022 at 4:00 p.m. at the offices of Quible & Associates, P.C. located at 8466 Caratoke Highway Suite 400 Powells Point (building behind the blue roofed ReMax building) within Sampat Professional Center.

The purpose of the meeting is to inform the community of H2OBX, LLC's intention to apply for a Conditional Rezoning of C-GB & GB to allow for campgrounds at H2OBX Water Park. The subject parcel is identified as Parcel Number 0124000137L0000 and is located on Highway 158 at 8526 Caratoke Highway in Powells Point, Currituck County.

The Applicant proposes to construct campgrounds and associated improvements on parcel number 124000137L0000.

All persons having an interest in this matter are invited to attend the informational meeting. We appreciate attendees honoring the CDC guidance that is in place at the time of the meeting. Further information regarding the proposed Conditional Rezoning may be obtained by contacting Michael Strader of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates. P.C.

Michael W. Strader, Jr., P.E.

Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

NORRIS, HERSEY B
PO BOX 217
HARBINGER, NC 27941

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

Dear Property Owner(s),

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Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

OUTER BANKS BREWING LLC
PO BOX 2584
KILL DEVIL HILLS, NC 27948

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Kitty Hawk, NC 27949
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Fax: 252-491-8146
web: quible.com

February 10, 2022

PATTON, FLOYD JACKSON IV
849 SEAHAWK CIR
VIRGINIA BEACH, VA 23451

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Currituck County Planning, Attn: Tammy Glave

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Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

PINEY GROVE CHURCH
8482 CARATOKE HWY
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Michael W. Strader, Jr., P.E.

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Currituck County Planning, Attn: Tammy Glave

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Quible & Associates, P.C.

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

RAVA DEVELOPMENTS LLC
PO BOX 3009
KITTY HAWK, NC 27949

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Currituck County Planning, Attn: Tammy Glave

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

SAMPAT BLDG #200 OWNERS ASSOC
8443-F CARATOKE HWY
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

SIEVER, JERRY W
154 LUCINDA LANE
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

SMALL GROUP PROPERTIES LLC
113 BALLAST ROCK DRIVE
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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SINCE 1999

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

SPENCER, MATTHEW J
5012 RADCLIFF CT
KITTY HAWK, NC 27949

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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Currituck County Planning, Attn: Tammy Glave

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Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

THE LAMPE RESERVES INC
618 N BOYLAN AVE, SUITE 1024
RALEIGH, NC 27603

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))



Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

February 10, 2022

WAGNER, SALLY C
102 AZALEA LN
POWELLS POINT, NC 27966

Re: Notice of Community Meeting
Conditional Rezoning - H2OBX Water Park
Powells Point, Currituck County, NC

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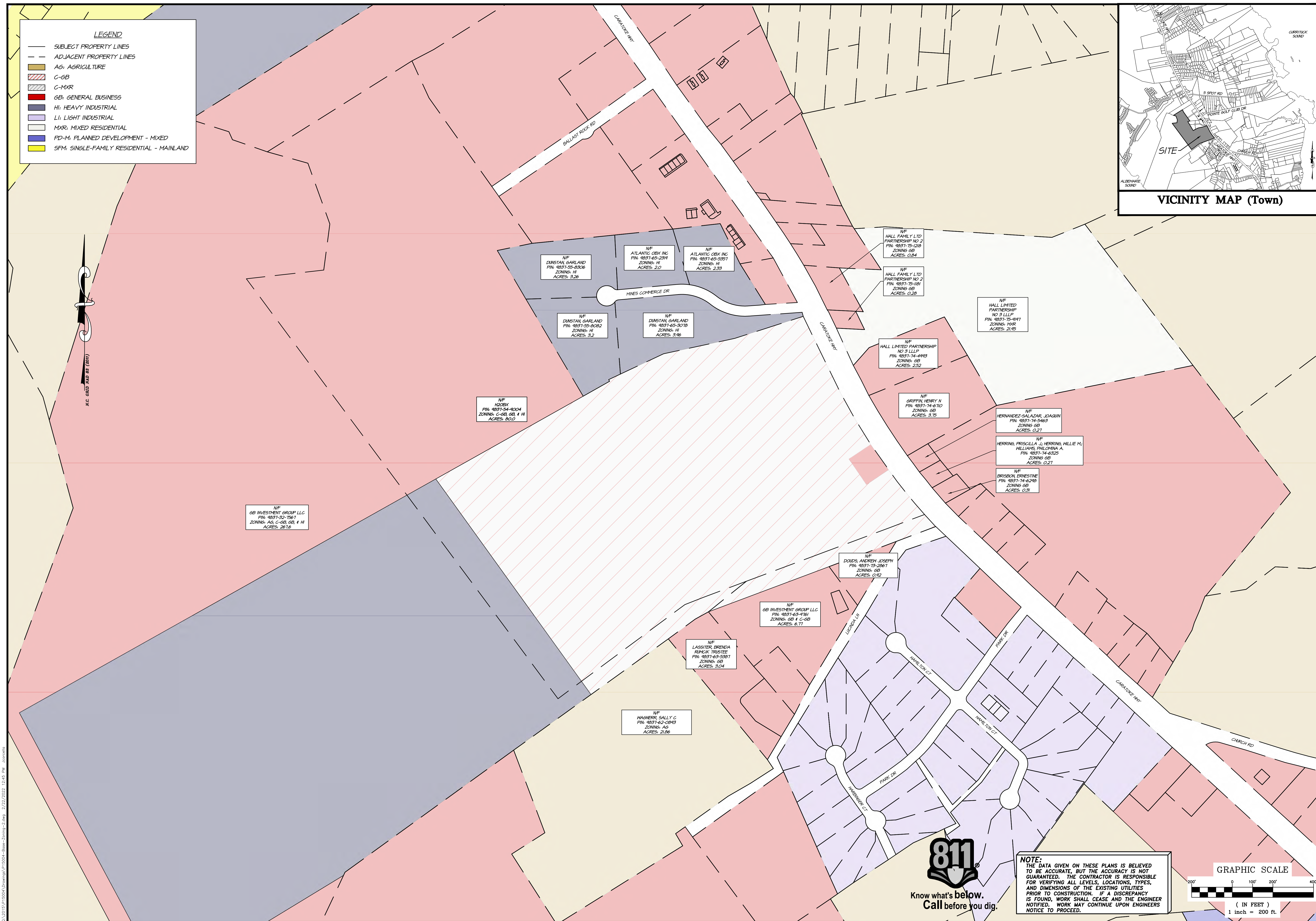
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Cc file
H2OBX, LLC
Currituck County Planning, Attn: Tammy Glave

Attachment: 5 P15004 Community Meeting Report-reduced (PB 22-06 H2OBX (Campground))

[illegible]



Conditional Rezoning Application

OFFICIAL USE ONLY:

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

Contact Information

APPLICANT:

Name: H2OBX LLC
 Address: 13 Green Mountain Dr
Cohoes, NY 12047
 Telephone: 518-369-2422
 E-Mail Address: kene@aquaticgroup.com

PROPERTY OWNER:

Name: H2OBX LLC
 Address: 13 Green Mountain Dr
Cohoes, NY 12047
 Telephone: 518-369-2422
 E-Mail Address: kene@aquaticgroup.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: same

Property Information

Physical Street Address: 8526 Caratoke Highway
 Location: Powells Point
 Parcel Identification Number(s): 0124000137L0000
 Total Parcel(s) Acreage: 96.77 acres
 Existing Land Use of Property: Water park, and undeveloped land area

Request

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

Community Meeting

Date Meeting Held: 2/22/2022 Meeting Location: 8466 Caratoke Hwy,
Bldg 400, Powells Pont, NC 27966

Attachment: 8 P15004-ConditionalRezoningApplication2022-02-24 (PB 22-06 H2OBX (Campground))

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):

Development of an outdoor water park with ability to add additional outdoor and indoor entertainment features (adventure course etc.)

associated infrastructure and amenities to include restaurants, water slides, climbing towers, private campground

and all associated stormwater, wastewater treatment and disposal, parking and any other site elements as required

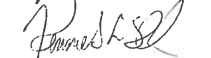
by County, State and Federal regulations.

Proposed Zoning Condition(s):

All proposed development will be consistent with and currently allowed within GB zoning.

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

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 (s)

02/23/22

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.