



Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: _____

Date Filed: _____

Gate Keeper: _____

Amount Paid: _____

Contact Information**APPLICANT:**Name: Windansea2 LLCAddress: PO Box 95Point Harbor, NC, 27964Telephone: 252-202-4529E-Mail Address: nbobx2@gmail.com**PROPERTY OWNER:**Name: James G. & Minnie V. BarcoAddress: 103 Pine StCamden, NC, 27921

Telephone: _____

E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: contract to purchase**Property Information**Physical Street Address: (no address) Shortcut Road, Crawford TownshipLocation: East of and adjacent to Ponderosa ParkParcel Identification Number(s): 005200000210000Total Parcel(s) Acreage: 51.7Existing Land Use of Property: agriculture**Request**Current Zoning of Property: AGProposed Zoning District: C-SFM & C-GB**Community Meeting**Date Meeting Held: October 15, 2025Meeting Location: Currituck Coop Extension

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):

Provide a written description of the proposed use(s) of all land and structures, types of improvements, density, number of lots, proposed floor area of non-residential buildings, activities, and hours of operation:

44.4 acres proposed for single family conservation subdivision to include homesites (21.2 ac). right-of-ways (4.5 ac)

and conservation areas (18.8 ac). Conservation areas to include buffers, open space, stormwater management and recreational area (walking trail & pavilion area).

7.3 acres proposed for GB lots along Shortcut Rd. Uses depend on interested buyers but shall be allowable under

Currituck County UDO. Lot development shall also conform to Currituck County UDO

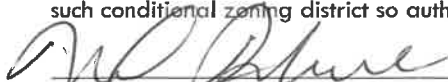
Proposed Zoning Condition(s) (Any proposed conditions shall not be less restrictive than the provisions of the Ordinance):

The C-SFM shall provide a minimum buffer of 50' from residential lots to properties adjacent to the conservation subdivision.

The C-GB shall provide a minimum 100' front setback and minimum 50' side & corner setback.

An application has been duly filed requesting that the property involved with this application be rezoned from: Agricultural to: Conditional Single Family Mainland & General Business

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
SHORTCUT FARMS, LLC

Signed by:

Minnie Barco

A750520F55BE4B2...

Property Owner

Signed by:

James Barco

A750520F55BE4B3

10/18/25

Date

10/20/2025

Date

10/20/2025

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.