



Major Subdivision Application

Contact Information

APPLICANT:
 Name: APVA, LLC
 Address: 227 Caratoke Highway
Moyock, NC 27958
 Telephone: 252-453-2718
 E-Mail Address: jold@qhoc.com

PROPERTY OWNER:
 Name: Same
 Address: _____
 Telephone: _____
 E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Request

Physical Street Address: Tulls Creek Road

Parcel Identification Number(s): 0022-000-078E-0000

Subdivision Name: The Reserve

Number of Lots or Units: 2 Phase: _____

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Special Use Permit
- Preliminary Plat (or amended)
 - Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

I hereby authorize county officials to enter my property for the purpose of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.


Applicant

10-22-24
Date

Property Owner(s)

Date

***NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Community Meeting, if applicable

Date Meeting Held: _____ Meeting Location: _____

The Reserve Subdivision Attachment to Use Permit Application

Purpose:

The Reserve subdivision proposes the division of approximately 3.66 acres into a conservation subdivision of 2 lots. A 1.23-acre lot and a 0.96-acre lot are proposed with residual open space consisting of a stormwater pond and associated easements. No roadway or waterline improvements are proposed. An existing waterline will be tapped with service connections, and individual stormwater control measures will be provided on each of the two lots. A multi-use path will be provided and extended to the Moyock Library.

Suggested Findings:

- A. The use will not endanger the public health or safety due to the following:
 - 1. Stormwater management will be provided in accordance with the current Currituck County stormwater manual and the UDO and in accordance with NCDEQ regulations.
 - 2. Albemarle Regional Health Services has evaluated each of the 2 new lots for suitability for wastewater disposal and has provisionally approved each lot as being capable of properly treating domestic wastewater with properly filled and drained lots.
 - 3. The project is being designed in accordance with the NC Department of Energy, Mineral and Land Resources sedimentation & erosion control standards, and will therefore minimize erosion and will contain siltation on site.
 - 4. Potable water supply is available and will be provided in accordance with NC Public Water Supply rules and will meet the fire code requirements for fire protection.

- B. Land on the north and west sides is developed as residential; the Tulls Creek elementary school is under construction to the east, and to the south is the Moyock Library. Values will be similar to those in nearby subdivisions. The use will not injure the value of adjoining or abutting lands, and will be in harmony with the surrounding area.

- C. The 2020 Land Use Plan (Imagine Currituck) classifies this area as a G-1 low density growth area, suitable for rural residential growth non-residential uses that are in keeping with community character. suitable for medium density residential subdivisions with a suggested density of up to 0.75 dwelling units per acre. The proposed density is 0.55 unit per acre.

The following policies of the plan appear to support the proposed request:

The **Moyock Subarea policy** to properly manage the increased urban level of growth in Moyock is supported.

Land Use Goal 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.

Land Use Policy 1.3: Consider community character and established visions for the community.

- **Parks and Recreation Policy 2:** Increase pedestrian and bicycle connectivity by expanding greenways, multi-use paths, and trails. (A section of walkway along Tulls Creek Road and along Campus Drive will be constructed.)
 - **General:** “Ensure that post-development runoff does not exceed pre-development stormwater conditions, and ... exceed NCDEQ’s requirements to address water quality for development.”
- D. Currituck County appears to have adequate public school facilities to serve the proposed subdivision.