



**STAFF REPORT  
PB 15-02 HIDDEN OAKS  
BOARD OF COMMISSIONERS  
OCTOBER 16, 2017**

**APPLICATION SUMMARY**

<b>Property Owner:</b> Hidden Oaks LLC Justin Old 417 D Caratoke Highway Moyock, NC 27958	<b>Applicant:</b> Hidden Oaks LLC Justin Old 417 D Caratoke Highway Moyock, NC 27958
<b>Case Number:</b> PB 15-02	<b>Application Type:</b> Amended Use Permit
<b>Parcel Identification Number:</b> <i>Original parcels:</i> 0009-000-026A-0000 and 0009-000-026B-0000 <i>Now:</i> 0009-000-026B-0000, 0009-000-026E-0000, and all the parcel numbers for the lots and open space in Phase 1, as recorded)	<b>Existing Use:</b> Single-Family Development
<b>Land Use Plan Classification:</b> Full Service <b>Moyock Small Area Plan:</b> Full Service	<b>Parcel Size (Acres):</b> 36.5
<b>Number of Units:</b> 67 pervious approved. Requesting to convert 6 lots to duplex units for a total of 73 units.	<b>Project Density:</b> Previously approved: 1.81 units/ acre New request: 2 units/acre requested.
<b>Required Open Space:</b> 14.83 acres (40%)	<b>Provided Open Space:</b> 15.86 acres

**SURROUNDING PARCELS**

	Land Use	Zoning
North	Residential	AG
South	Residential/Institutional	GB
East	Residential	SFM
West	Industrial	GB

**STAFF ANALYSIS**

1. The applicant is requesting to amend the use permit to convert six single-family dwelling lots to duplex lots. This would increase the number of approved units from 67 to 73.
2. The number of lots, amount of open space, and lot coverage limits will remain as previously approved.
3. Project density will increase to 2 units per acre from the previously approved 1.81 units per acre. Two units per acre is the maximum number of dwelling units for this parcel in this zoning district.

4. Two units per acre are allowed under the development regulations at the time of use permit approval.
5. This proposal will provide an alternate housing style that is not currently available in Moyock.
6. The applicant is proposing that duplex units be placed on lots 9 through 14 on North Gumbery Trace.
7. The applicant is proposing building elevations (see attached) that should be incorporated into this approval to insure the architectural standards imposed by the applicant are met.

INFRASTRUCTURE	
Water	Public
Sewer	Public
Schools	Additional Elementary Students Generated: 1.5 students
	Additional Middle School Students Generated: .48 students
	Additional High School Students Generated: .84 students
Recreation and Park Area Dedication	.153 acres – Additional payment in lieu of dedication will be accepted in the amount of \$2,243.

## RECOMMENDATIONS

### TECHNICAL REVIEW COMMITTEE

1. The Technical Review Committee recommends adoption of the amended use permit as presented.
  - a. That the architectural standards of the elevation presented (attached) be maintained for all duplex lots.
2. An amended use permit shall be approved on a finding that the applicant demonstrates the proposed use will meet the use permit review standards. It is staff's opinion that the evidence in the record, prepared in absence of testimony presented at a public hearing, supports the preliminary applicant findings.

## USE PERMIT REVIEW STANDARDS

**The use will not endanger the public health or safety.**

Preliminary Applicant Findings:

1. The use will adhere to county health and safety standards. All lots front on low-speed interior streets that are connected to two means of egress. The lots will be served with public water and sewer. The project should not adversely affect the public health or safety.

**The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.**

Preliminary Applicant Findings:

1. Over 42% of the land is being preserved as open space and existing trees are being preserved to the greatest degree practicable with tree buffers ranging from 60 to more than 100 isolating the community from neighboring communities. Construction style will be attractive and similar to the adjacent communities. The use will not injure the value of adjoining or abutting lands and will be in harmony with the surrounding area.

The use will be in conformity with the Land Use Plan or other officially adopted plans.

Preliminary Applicant Findings:

1. The Land Use Plan classifies this area as Full Service within the Moyock subarea. The proposed development density of two units per acre is below the densities envisioned in both the Currituck County Land Use Plan and the Moyock Small Area Plan for a full-service development connected to county sewer.

Relevant MSAP and 2006 LUP Policies:

1. LUP POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location.
2. LUP POLICY HN2: The county shall encourage alternatives to large lot developments through INNOVATIVE DEVELOPMENT CONCEPTS AND CORRESPONDENCING ZONING techniques.
3. LUP POLICY HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional suburban sprawl:
  - COMPACT, MIXED USE DEVELOPMENTS OR DEVELOPMENTS NEAR A MIXTURE OF USES that promote a return to balanced, self-supporting community centers generally served by centralized water and sewer. The types of development are contemplated for the Full service Areas identified on the Future Land Use Map.
4. LUP POLICY HN5: Currituck County recognizes that there are many types of housing...that are often overlooked in meeting the Currituck County 2006 Land Use Plan for AFFORDABLE HOUSING NEEDS of young families, workers of modest income, senior citizens, and others.
5. LUP POLICY TR7: A system of LOCAL CONNECTOR ROADS shall be identified and implemented to allow local traffic to move in a north-south direction without having to use and further burden US 158.
6. LUP POLICY TR8: Local streets shall be designed and built to allow for convenient CIRCULATION WITHIN AND BETWEEN NEIGHBORHOODS and to encourage mobility by pedestrians and bicyclists.
7. LUP POLICY WQ5: Development that preserves the NATURAL FEATURES OF THE SITE, including existing topography and significant vegetation, shall be encouraged.
8. MSAP POLICY TR2: Ensure that all development is designed with an interconnected, multi-modal transportation network between neighborhoods, activity centers, and other destinations to improve mobility and emergency access. Development of an interconnected road network east and west of Highway 168 that allows north-south movement for local residential traffic.
9. MSAP POLICY FLU1: Promote compatibility between new development and existing development to avoid adverse impacts to the existing community...

The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

Preliminary Applicant Findings:

1. Currituck County has adequate public facilities to serve the proposed subdivision.

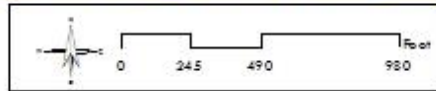
THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON  
THE COUNTY'S WEBSITE

Board of Commissioners: [www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm](http://www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm)

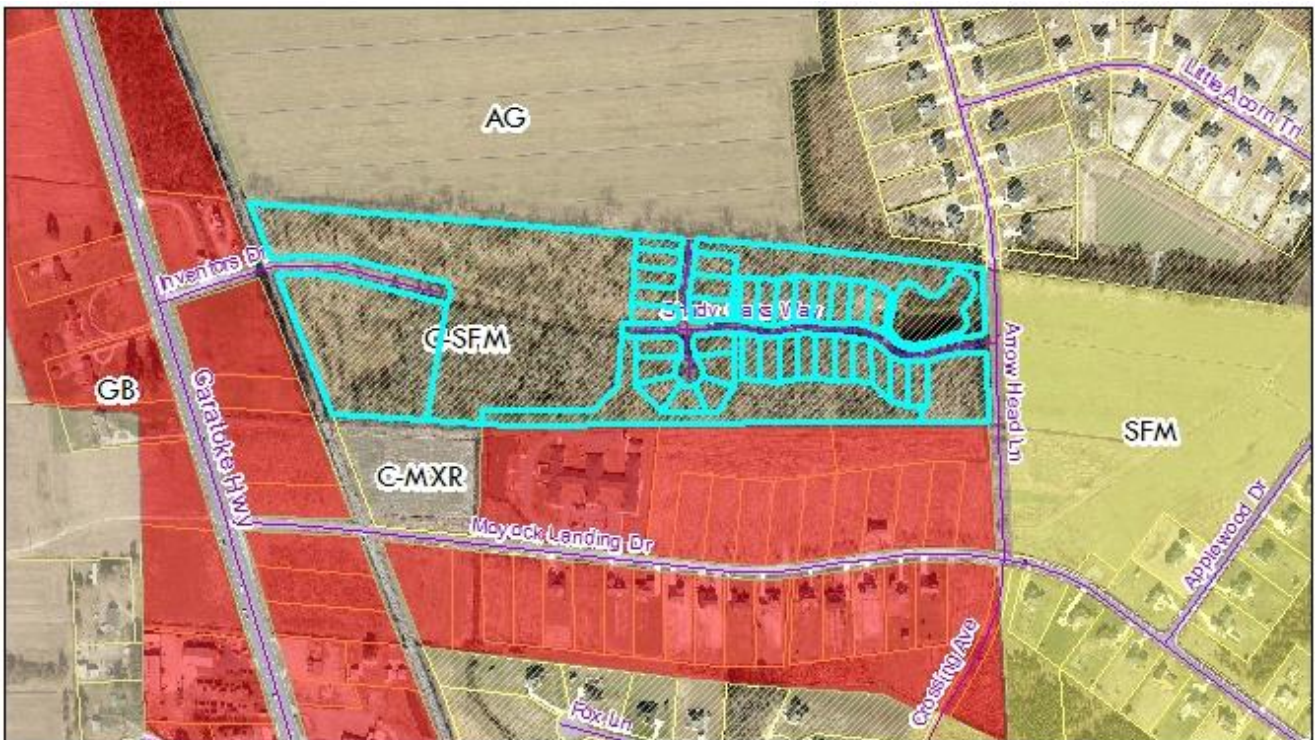




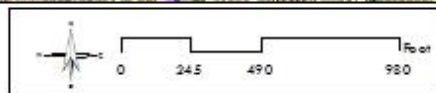
PB 15-02 Hidden Oaks  
Amended Use Permit  
2016 Aerial



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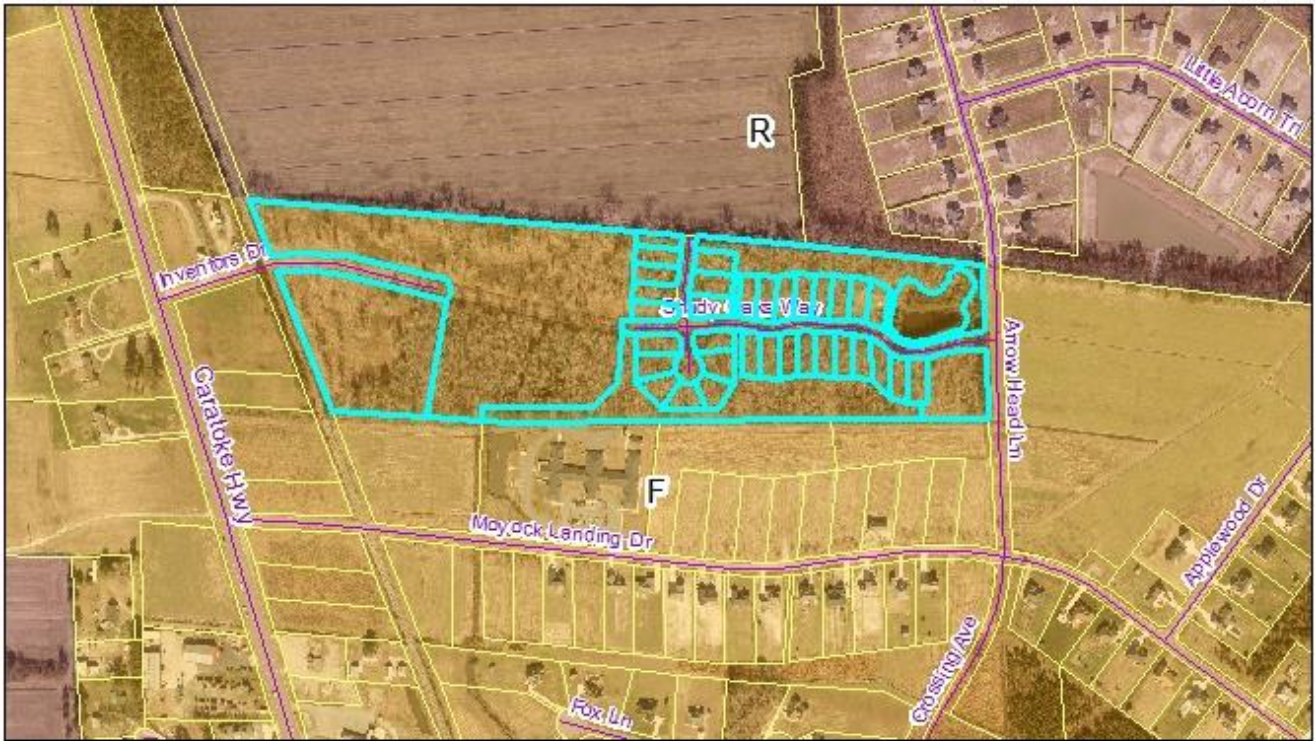


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Amended Use Permit  
Zoning

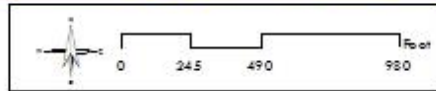


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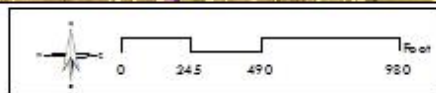
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LUP



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