



## Currituck County

Department of Planning and Community Development  
153 Courthouse Road, Suite 110  
Currituck, North Carolina 27929  
252-232-3055  
FAX 252-232-3026

### MEMORANDUM

**To:** Mark Bissell, Bissell Professional Group  
Justin Old

**From:** Tammy Glave, Senior Planner

**Date:** September 14, 2017

**Re:** PB 15-02 Hidden Oaks, Amended Use Permit, TRC Comments

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The following comments have been received for the September 20, 2017 Technical Review Committee meeting. In order to be scheduled for the October 16, 2017 Board of Commissioners meeting, please address all comments and resubmit corrected plan/necessary information by 3:00 p.m. on September 25, 2017. TRC comments are valid for six months from the date of the TRC meeting.

#### **Planning, (Tammy Glave, 252-232-6025)**

Approved with correction:

1. The application indicates that up to 16 lots will be duplex lots. With 67 lots approved for the subdivision, the addition of 16 units would bring the density to 2.27 units per acre which exceed the 2 units per acre allowed under the development regulations at the time of use permit approval. (83 units/36.5 acres = 2.27 units per acre). Staff cannot support a density above two units per acre, so the maximum number of duplex units allowed must be adjusted.
2. Please indicate which lots are intended as duplex lots so building permits can be tracked accordingly.

#### **Currituck County Building Inspections (Bill News, 252-232-6023)**

Approved with comment:

1. Need to clear up CBU installation and accessibility.

#### **Currituck County Code Enforcement (Stacey Smith, 252-232-6027)**

Reviewed without comment.

#### **Currituck County Engineer (Eric Weatherly 252-232-6035)**

Approved with corrections:

1. Please verify no modifications are required to the stormwater permit or other state permits.
2. Please confirm this modification will require 8 additional water and sewer tap fees.

#### **Currituck County Fire Marshal (James Mims, 252-232-6641)**

Reviewed without comment.

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

Reviewed with comment:

1. If duplex units are placed on some lots, property/unit addresses will need to be modified from those already approved.

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

Reviewed without comment.

**Currituck County Utilities - Water (Yama Jones, 252-232-6061)**

Reviewed without comment.

**Currituck County Utilities – Wastewater (William Nash, 252-232-6062)**

Reviewed with comment:

1. If duplexes are allowed each unit within the dwelling will need a separate cleanout connection to the sewer.

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

Reviewed with comment:

1. Owner/developer needs to consult with Currituck County for public water and public sewer approval for each lot that makes up this proposed subdivision.

**NC Department of Transportation (Randy Midgett, 252-331-4737)**

Reviewed without comment.

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

Reviewed without comment.

**NC Office of State Archaeology (Mary Beth Fitts, 919-807-6554)**

Reviewed without comment.

**US Postal Service, Moyock Postmaster**

1. Please contact the local postmaster (Moyock) to determine the mode of delivery and type of delivery equipment.

**Comments not received from:**

Currituck Soil and Water (Will Creef, 252-232-3360)

**The following items are necessary for resubmittal, if applicable:**

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