

**From:** [Ben Woody](#)  
**To:** [Tammy Glave](#)  
**Subject:** Re: Zoning Map Amendment  
**Date:** Tuesday, May 09, 2017 8:00:08 AM

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Since MXR allows a range of business uses similar to GB I think it's ok.

A few reasons:

- they don't want to pursue a conditional zoning. MXR doesn't allow many potentially incompatible uses.
- the MXR is intended to be more of a neighborhood serving district. This parcel fits that description since it is off the highway and within walking distance of school/houses.
- they mentioned subdividing the parcel and and/or converting to residential if the business idea flops. I think MXR makes this possible without another rezoning.

I'm fine if it ends up going GB. You can work through options at a pre-app conference and see what makes the most sense.

Good questions.

Ben

Sent from my iPhone

On May 8, 2017, at 1:29 PM, Tammy Glave <[Tammy.Glave@CurrituckCountyNC.gov](mailto:Tammy.Glave@CurrituckCountyNC.gov)> wrote:

I'm showing my stupidity here, but why MXR? Could there be an issue with spot zoning since it is only an acre? (I realize spot zoning is not always a legal issue.) I would think they'd have a better case for extending the GB district that joins the back of the property.

Teach me o' great one!

Tammy D. Glave, CZO  
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County of Currituck  
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**From:** Ben Woody  
**Sent:** Thursday, May 04, 2017 12:02 PM  
**To:** Tammy Glave  
**Subject:** RE: Zoning Map Amendment

FYI – ice cream shop at 155 Survey Road. We talked about MXR zoning.

**Ben E. Woody, AICP**  
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County of Currituck  
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**From:** Ben Woody  
**Sent:** Thursday, May 04, 2017 12:02 PM  
**To:** 'rebecca\_miller11@yahoo.com'  
**Cc:** Tammy Glave ([Tammy.Glave@CurrituckCountyNC.gov](mailto:Tammy.Glave@CurrituckCountyNC.gov));  
'smiller@laurelwoodsestates.com'  
**Subject:** Zoning Map Amendment

Rebecca,

Attached please find a rezoning application. After you review, please follow-up with Tammy to schedule a pre-application meeting. Looking forward to working with you on the project.

Thanks,

**Ben E. Woody, AICP**  
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<Tammy D Glave.vcf>