

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

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> 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
Senior Planner
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Planning & Community Development
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Website: www.currituckgovernment.com

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
Planning Director
County of Currituck
Planning & Community Development
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Website: www.currituckgovernment.com

From: Ben Woody
Sent: Thursday, May 04, 2017 12:02 PM
To: 'rebecca_miller11@yahoo.com'
Cc: Tammy Glave (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>