

**Proposed Moyock Commons
Residential Subdivision**

PRELIMINARY PLAT SUBMITTAL

12-21-16

Zoning Conditions



HASSELL & FOLKES, P.C.

ENGINEERS-SURVEYORS-PLANNERS

325 VOLVO PARKWAY

CHESAPEAKE, VIRGINIA 23320

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COUNTY OF CURRITUCK

Planning and Community Development Department
Planning and Zoning Division
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
Telephone (252) 232-3055 / Fax (252) 232-3026

March 18, 2014

Moyock Land Co., LLC
500 Pacific Avenue, #600
Virginia Beach, VA 23451

Hassell & Folkes, PC
Jim Bradford, CLA
325 Volvo Parkway
Chesapeake, VA 23320

RE: PB 13-12 Moyock Commons – Conditional Rezoning

Dear Owner/Applicant:

At its March 17, 2014 meeting, the Currituck County Board of Commissioners approved the request for a conditional rezoning of 27.66 acres from AG (Agricultural) to CD-SFM (Conditional District-Single Family Mainland), Tax Map 15, Parcel 79, Moyock Township with the following zoning conditions:

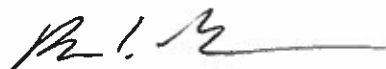
1. Minimum rear yard setback for all residential lots along the perimeter boundary shall be as shown on plan. These setbacks shall apply to all principal uses but shall not apply to fences or accessory structures. *In no instance shall setbacks be less than allowed by the UDO.*
2. Prior to any land disturbing activities within the development, the property owner shall conduct a tree inventory plan as required by Section 7.2 of the UDO. The purpose of said plan shall be to identify the number and location of any heritage trees present and the methods by which they will be preserved.
3. That an effort be made to work with the owner of the existing commercial shopping center to extend a sidewalk from the proposed development to the shopping center.
4. The property shall be developed in accordance with the Conceptual Development Plan dated December 26, 2013.
5. On-street parking shall be prohibited by the provision of signage.
6. The location of rights-of-way, open space areas, setbacks, and stormwater management areas shall be as generally shown on the approved conceptual development plan.
7. The developer agrees that stormwater management for the improvements resulting from this application shall not exceed pre-developed discharge rates as allowed by ordinance.

Such improvements shall be identified by means of a preliminary drainage impact study to be provided by the developer and approved by the county prior to submittal of the preliminary subdivision plat. As an alternative, at the developer's discretion, downstream improvements to include ditch regarding and cleaning, piping and the purchase of any required easements for the conveyance of stormwater may be accomplished in accordance with a county approved plan.

8. All residential dwellings shall be constructed either with crawl spaces or on raised slabs (finished floor at least 16 inches above outside ground grade).
9. The use of prefabricated structures or trailers as dwellings shall be strictly prohibited.

If you have any questions, please call me at 252-232-6029.

Sincerely,



Ben E. Woody, AICP
Planning and CD Director

BEW/st

Enclosure

Cc: Harry Lee, Currituck County