

Moyock hot spot for 5 projects

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CURRITUCK — In the local real estate market, Moyock is a hot spot with five new subdivisions ready to join dozens of new housing starts.

Large developments moving through the county permitting process could add more than 300 houses to the real estate inventory in Currituck's fastest growing township.

The locations are spread across Moyock — Guinea and Poyners Road to the north; Baxter Road and properties near Shingle Landing and Food Lion to the south.

Local real estate agent Ron Rose, owner of All NC Real Estate, said new construction and sales "are moving very fast."

Housing prices are going up as well, he said. The price for newly built homes now averages about \$275,000, up from previous years. The rise can be partly attributed to fewer foreclosures on the market. A year ago, about 15 foreclosures were on the market at one time; now that's down to about two, said Rose.

The new subdivisions will help gradually fill increased demand for new housing, Rose expects.

"Not all of them will come on line at the same time," he said.

Moyock and the Outer Banks are the hot spots in new construction, compared to other parts of the county, said Planning Director Ben Woody. Lower Currituck is still slow in recovering from the economic recession, he said.

The five proposed subdivisions in Moyock are part of that activity.

Two proposals, one for a 98-acre subdivision on Guinea Road and another 52-acre subdivision on Baxter Lane, won the unanimous approval of Currituck's Planning Board Tuesday. Now the proposals advance to the Currituck Board of Commissioners on July 1 for final consideration.

Brooks and Tina Clements of Spruill Lane, Moyock, are seeking to rezone farmland on Guinea Road for a 66-lot residential subdivision called "The Gables."

Justin Old with Quality Homes of Currituck is seeking a permit to build Baxter's Lane Estates on a previously wooded site close to Shingle Landing in northern Moyock. Plans call for 32 lots to be built in phases.

Other proposals are poised to come before Currituck's planning board in the next few months.

Developer Chip Friedman is proposing a 85-lot mixed home subdivision behind the Food Lion in Moyock Commons shopping center. That proposal is expected to go before the Currituck Planning Board in July. Friedman initially proposed a project more than double that size, but withdrew his rezoning request in 2011 after property owners retracted their offers to sell land for the development.

Plans for another 92-lot subdivision south of Shingle Landing in northern Moyock by Gee's Group is still in the preliminary stages of permit approval. The proposal is expected to go before the county's technical review committee in July and the planning board in August.

Both Gee's Group and Friedman are seeking hook-ups to the county's sewage treatment plant that could soon reach capacity after beginning operations in early January.

"The capacity is filling up quickly. At some point in the near future, we will need to look at expanding the plant," said Woody.

A fifth development on Poyners and Tulls Creek roads is advancing after Currituck Commissioners approved rezoning in January for a 54-lot subdivision being developed by Gary Dunstan with Harbinger Land Timber. New houses have already been built on several lots with earlier permit approval. Houses will be clustered along two roads, one with an entrance at Tulls Creek Road and the other at Poyners Road. Fifteen acres sandwiched between the two housing clusters would be reserved for a new church.

At Tuesday's planning board meeting the following details were discussed about two of the planned subdivisions.

- **The Gables**

The project's spokesman Mark Bissell with Bissell Professional Group said Guinea Road's history of flooding was the biggest concern of residents at a community meeting in April. Bissell said county stormwater regulations will require about two to three acres of stormwater ponds to prevent rapid runoff of rain after storms. Six existing drainage ditches will remain as part of the new subdivision, he said.

Planning Board Chairman Jim Clark asked that the ponds have gradual drop-offs so that children at the edge will not land in deep water.

The average lot will be 40,000 square feet. Custom-built homes will range from 1,700 to 2,600 square feet, said Bissell.

- **Baxter's Lane Estates**

The subdivision with an estimated value of \$6.5 million will be built in two phases, one with 17 lots and the next with 15 lots, according to the permit application. Lot sizes will be a minimum 40,000 square feet, almost an acre. About 33 percent of the subdivision will remain reforested open space.

Lots are expected to sell in the range of \$50,000 to \$65,000. Homes between 1,200 to 1,800 square feet are expected to sell for \$180,000 to \$225,000.

“Everything is ready to go, waiting for approval,” said Quality Homes spokesman Eddie Hyman with engineering consulting firm Hyman and Robey.

The county planning staff has recommended the developer pay a fee rather than provide one acre of county-required recreational space. The county owns 20 acres beside the subdivision but the adjoining property is not usable because of ditches, say county planners.