

## Poyners Road subdivision rezoning approved

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The Daily Advance

Friday, November 23, 2012

CURRITUCK — A proposed 84-acre subdivision on Poyners Road in Moyock recently advanced a step toward approval.

The Currituck Planning Board voted 6-1 in favor of a rezoning requested by Harbinger Land & Timber for a 54-lot subdivision and church on what is now farmland at Tulls Creek Road and Elrod Road. Currituck Commissioners, who have the final say on the rezoning, could consider the request in early December.

Several residents on Poyners Road said the proposed 40,000-square-foot lots are smaller than surrounding lots and don't fit in with the rest of the neighborhood.

"To put a development in with this high density, to me, it doesn't fit," said Poyners Road resident Clifton Banks.

The rezoning from agricultural/residential to conditional district/residential will allow for smaller lot sizes than would previously have been allowed. Under the agricultural/residential zoning, density may be one house for every three acres. The conditional/residential district allows for 1 lot per acre or even 1.5 per acre under certain circumstances.

Eddie Hyman, of engineering consultant company Hyman and Robey, speaking on behalf of the developers, said overall density for the 84 acres would be about two acres per house, and that re-zoning may not even be necessary to reach that density. He said smaller lots are what many home buyers are wanting to purchase.

Residents were also concerned with added traffic on Poyners Road, which has become a popular cut-through from Tulls Creek Road to N.C. Highway 168.

"It would certainly raise safety concerns," said Poyners Road resident Bill Hancock.

The owners of a home-based seafood operation next to the proposed subdivision were concerned how new residents may react to the existing business.

Business owners Paul and Janet Rose said they've had no complaints from neighbors since they began operating their wholesale operation in 1999. They were concerned that construction of houses so close to the business could change that. Tractor trailers are moving in and out of the site late at night and nearby residents may not like the smell of seafood, they said.

“It doesn’t always smell real good,” said Janet Rose.

Hyman said the developers would build a buffer between the business and the houses to separate the two. In addition, the plats for lots adjoining the seafood business would include a notice of the business.

Other residents said soils on the site would make it difficult for smaller sized lots to perk for septic tanks. Hyman said the health department will test the lots to make sure they are suitable for septic tanks before the preliminary plat is considered for approval.