



**CURRITUCK COUNTY
NORTH CAROLINA**

Minutes- Regular Meeting of the Planning Board

December 10, 2024, 6:00 p.m.

Present:	K. Bryan Bass Garry Owens Michael Corbell Brian P. Innes Juanita Krause	Chairman Vice Chairman Board Member Board Member Board Member
Absent:	Thomas Hurley	Board Member
Staff Present:	Cheri Grego Jennie Turner Bill Newns	Clerk to the Board Assistant Planning Director Planning & Inspections Director

1. Call to Order - 6:00 PM

The Currituck County Planning Board held a Regular Meeting at 6:00 PM in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina. Chairman Bass Called the meeting to order.

1. Pledge of Allegiance and Moment of Silence

Chairman Bass led the Pledge of Allegiance and asked for a moment of silence.

2. Ask for Disqualifications

There were no conflicts of interest or disqualifications noted.

3. Announce Quorum Being Met

Chairman Bass announced a quorum present with five board members in attendance.

4. Approval of Agenda

Ms. Krause moved for approval of the agenda as presented. Vice Chairman Owens seconded the motion. The motion passed, 5-0, and the agenda was approved.

5. Approval of Minutes for November 12, 2024

Ms. Krause motioned to approve the minutes for November 12, 2024, as presented. Vice Chairman Owens seconded the motion. The motion passed 5-0 and the minutes were approved.

2. Old Business

1. PB 24-22 Currituck County

Ms. Turner presented the staff report, reviewed the requested changes, gave staff's recommendation of approval with the suggested Consistency Statement, and directed the board to the Text Amendment Review Standards.

Ms. Krause asked specifically when the notice content for evidentiary hearing procedures would be mailed. Ms. Turner said the notice will be included in the community meeting notice letters sent by the applicants.

There were no citizens present to speak.

Vice Chairman Owens moved to **approve PB 24-22 Currituck County** because the request is in conformance with the Unified Development Ordinance and clarifies evidentiary hearing procedures. The request is not in conflict with the Imagine Currituck 2040 Vision Plan.

Mr. Innes seconded the motion and the motion was approved unanimously 5-0.

MOVER: Garry Owens

SECONDER: Brian P. Innes

AYES (5): K. Bryan Bass, Garry Owens, Michael Corbell, Brian P. Innes, and Juanita Krause

ABSENT (1): Thomas Hurley

RESULT: Approved (5 to 0)

3. New Business

1. PB 24-04 Currituck County

Ms. Turner presented the staff report and said the requested text amendment was necessary to provide a better definition for shopping center. Ms. Turner reviewed the current definition in relation to the proposed definition, all changes and noted that the other developments

not defined as a shopping center would still need to meet their specified design standards. Ms. Turner requested the board review the text amendment review standards found in the staff report and said staff recommends approval of the request subject to the suggested Consistency Statement which includes Land Use Goal 3.

Mr. Innes asked for the difference between a zoning compliance permit and the special use permit. Ms. Turner said the zoning permit is approved by staff for shopping centers less than 30,000 square feet of floor area while the special use permit would go through the quasi-judicial process for approval by the Board of Commissioners for shopping centers 30,000 square feet or more. Ms. Turner also noted the requirement for a traffic plan when shopping centers are 30,000 square feet or more.

There were no more questions from the board and there were no citizens present to speak.

Mr. Corbell moved to **approve PB 24-04 Currituck County** because the request is in conformance with the Unified Development Ordinance and Imagine Currituck 2040 Vision Plan Land Use Goal 3.

Mr. Innes seconded the motion and the motion was approved unanimously 5-0.

MOVER: Michael Corbell

SECONDER: Brian P. Innes

AYES (5): K. Bryan Bass, Garry Owens, Michael Corbell, Brian P. Innes, and Juanita Krause

ABSENT (1): Thomas Hurley

RESULT: Approved (5 to 0)

4. Announcements

Ms. Turner introduced Patrick Leary as the new Planner for the Planning and Inspections Department.

Board members and staff wished everyone a Merry Christmas.

5. Adjournment

Vice Chairman Owens motioned to adjourn the meeting. Ms. Krause seconded the motion and the meeting adjourned with a unanimous vote at of 5-0 at 6:14 PM.

MOVER: Garry Owens

SECONDER: Juanita Krause

AYES (5): K. Bryan Bass, Garry Owens, Michael Corbell, Brian P. Innes, and
Juanita Krause

ABSENT (1): Thomas Hurley

RESULT: Approved (5 to 0)