



Currituck County

Planning and Inspections Department
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To: Planning Board
From: Planning Staff
Date: April 3, 2025
Subject: PB 25-03 Currituck County Text Amendment
Community meetings

The enclosed text amendment submitted by the Currituck County Planning and Inspections Department will revise the Unified Development Ordinance (UDO) to provide clarity for community meeting applicability and require community meetings for Type II preliminary plats of more than 20 lots as directed by the Board of Commissioners during the work session on February 26, 2025.

During the process of updating the UDO to clarify public participation procedures for evidentiary hearings, it became clear that additional clarification is needed regarding community meeting applicability. Since the adoption of the UDO, community meetings have been required for major subdivisions resulting in 50 or more lots. The UDO contains inconsistent language relating to community meeting requirements, this text amendment will clarify the requirements.

Text Amendment Review Standards

The advisability of amending the text of the UDO is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the Board of Commissioners may weigh the relevance of and consider whether and the extent to which the proposed text amendment:

1. Is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans;
2. Is not in conflict with any provision of this Ordinance or the County Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the county;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Recommendation

Staff recommends approval of this text amendment subject to the suggested Consistency Statement:

The requested text amendment is in conformance with the Unified Development Ordinance and clarifies community meeting requirements. The request is not in conflict with the *Imagine Currituck 2040 Vision Plan*.