



## CURRITUCK COUNTY

### NORTH CAROLINA

#### Minutes- Regular Meeting of the Planning Board

April 8, 2025, 6:00 p.m.

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

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#### 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. Chairman Bass welcomed Steve Hedrick as the newly sworn Planning Board member. Mr. Hedrick said it was a pleasure to be serving on the board.

##### 2. Ask for Disqualifications

There were no conflicts of interest or disqualifications noted.

**3. Announce Quorum Being Met**

Chairman Bass announced a quorum with six board members present.

**4. Election of Chairman**

Vice Chairman Owens nominated Bryan Bass to continue as Chairman. The motion was seconded by Mr. Corbell and unanimously approved with a 6-0 vote.

**MOVER:** Garry Owens

**SECONDER:** Michael Corbell

AYES (6): K. Bryan Bass, Garry Owens, Michael Corbell, Steve Hedrick, Thomas Hurley, and Juanita Krause

ABSENT (1): Brian P. Innes

**RESULT: Approved (6 to 0)**

**5. Election of Vice Chairman**

Chairman Bass motioned to nominate Garry Owens to continue as Vice Chairman. The motion was seconded by Mr. Hurley and unanimously approved with a 6-0 vote.

**MOVER:** K. Bryan Bass

**SECONDER:** Thomas Hurley

AYES (6): K. Bryan Bass, Garry Owens, Michael Corbell, Steve Hedrick, Thomas Hurley, and Juanita Krause

ABSENT (1): Brian P. Innes

**RESULT: Approved (6 to 0)**

**6. Approval of Agenda**

Ms. Krause motioned to approve the agenda as presented. Vice Chairman Owens seconded the motion, and the motion was approved with a 6-0 vote.

**MOVER:** Juanita Krause

**SECONDER:** Garry Owens

AYES (6): K. Bryan Bass, Garry Owens, Michael Corbell, Steve Hedrick, Thomas Hurley, and Juanita Krause

ABSENT (1): Brian P. Innes

**RESULT: Approved (6 to 0)**

**7. Approval of Minutes for December 10, 2024**

Mr. Corbell motioned to approve the minutes for December 10, 2024, as presented. Mr. Hurley seconded the motion, and the motion was unanimously approved with a 6-0 vote.

**MOVER:** Michael Corbell

**SECONDER:** Thomas Hurley

**AYES (6):** K. Bryan Bass, Garry Owens, Michael Corbell, Steve Hedrick, Thomas Hurley, and Juanita Krause

**ABSENT (1):** Brian P. Innes

**RESULT: Approved (6 to 0)**

**2. Old Business**

There was no old business discussed.

**3. New Business**

**1. PB 25-03 Currituck County Text Amendment**

Assistant Planning Director Jennie Turner presented the staff report, noting that Steve Hedrick had previously identified inconsistencies in the language regarding community meetings within the Unified Development Ordinance. He brought these concerns to the Planning Board's attention at an earlier meeting. During her presentation, Ms. Turner walked the board through a slide presentation outlining the proposed changes and highlighted the review standards for text amendments. She concluded by stating that staff recommends approval of the request.

Chairman Bass opened the floor for questions from the board. Mr. Hedrick inquired about the specific timing of community meetings within the process. In response, Ms. Turner explained that pre-application meetings with staff occur first, followed by the community meeting, and finally, submission of the formal application. Chairman Bass requested clarification from staff on whether school capacity is assessed based on the district of the proposed major subdivision or the county as a whole. Ms. Turner responded that elementary school capacity is evaluated within the specific district, while high school capacity is considered on a countywide basis. Ms. Krause asked when the evidentiary hearing notifications are sent and to whom they are addressed. Mr. Turner explained that the applicant initially sends the notices with the community meeting notification. A second round of notices is then sent by staff as part of the Board of Commissioners' public hearing process. These notifications are distributed to all adjacent property owners within 500 feet of the subject property. Mr. Hedrick asked where local notices are

published. Ms. Turner responded that they are primarily published in *The Coastland Times*, and occasionally in *The Daily Advance*.

There were no citizens present to speak. Chairman Bass opened the floor for a motion.

Vice Chairman Owens moved to **approve PB 25-03 Currituck County Text Amendment** because the request 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*.

Mr. Hedrick seconded the motion, and the motion carried unanimously with a 6-0 vote.

**MOVER:** Garry Owens

**SECONDER:** Steve Hedrick

AYES (6): K. Bryan Bass, Garry Owens, Michael Corbell, Steve Hedrick, Thomas Hurley, and Juanita Krause

ABSENT (1): Brian P. Innes

**RESULT: Approved (6 to 0)**

#### **4. Announcements**

There were no announcements.

#### **5. Adjournment**

Chairman Bass asked for a motion for adjournment.

Mr. Corbell motioned to adjourn. Mr. Hurley seconded the motion, and the meeting adjourned at 6:15 PM.

**MOVER:** Michael Corbell

**SECONDER:** Thomas Hurley

AYES (6): K. Bryan Bass, Garry Owens, Michael Corbell, Steve Hedrick, Thomas Hurley, and Juanita Krause

ABSENT (1): Brian P. Innes

**RESULT: Approved (6 to 0)**