



**Currituck County**

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To: Planning Board

From: Planning Staff

Date: June 6, 2025

Subject: PB 25-11 James Eaton Text Amendment  
Warehouse (Storage and Distribution), Limited Access

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James Eaton is requesting a text amendment to the Unified Development Ordinance (UDO) Chapter 4, Use Standards, to add a new *Warehouse (Storage and Distribution), Limited Access* use. As proposed, the new use would be permitted with the issuance of a zoning permit in Light Industrial and Heavy Industrial districts. A new section 4.2.5.B.(7) will add use-specific standards for the Warehouse (Storage and Distribution), Limited Access use.

The request includes an amendment to Chapter 5, Section 5.1.3.C, to establish an appropriate parking standard for the new use.

Amendment to Chapter 10, Section 10.5 is requested to describe the characteristics of the new use and add definitions of *Warehouse (Storage and Distribution), Limited Access, Trip, and Straight Truck*.

**Background**

The Warehouse and Freight Movement use category currently allows warehouse uses, including storage and distribution, in both the Heavy Industrial and Light Industrial zoning districts. The use-specific standards for these uses require a 500-foot setback from any residential zoning district, school, or child care center. The district purposes for Heavy and Light Industrial Zoning Districts are as follows:

**Light Industrial:** The Light Industrial (LI) district is established to accommodate low intensity light manufacturing and industrial uses engaged in assembly, fabrication, processing, distribution, storage, and research and development activities within portions of the county removed from residential and environmentally sensitive areas. The district is intended for small-scale development that has a minimum of exterior vehicular movements, limited outdoor storage of raw materials, minimal visual impacts on adjacent residential lands, and avoidance of excessive noise, odor, glare, dust, or vibration impacts on off-site areas. In addition to light industrial uses, the district allows supporting office, commercial, and warehousing functions. Residential uses are not permitted in the district, but some institutional and commercial uses are permitted, provided they will not

negatively impact the range of allowed uses in the district. Development in the district is subject to development standards that seek to minimize nuisances and address the visual quality of development, as seen from adjacent residential development and public streets.

**Heavy Industrial:** The Heavy Industrial (HI) district is established to accommodate intense or heavy manufacturing and industrial uses engaged in assembly, fabrication, processing, distribution, storage, and research and development activities within portions of the county removed from residential and environmentally sensitive areas. The district is intended for large-scale development that includes extensive exterior vehicular movements, outdoor storage of raw materials and finished products, stockpiling of waste, and the potential for noise, odor, glare, dust, vibration, or negative visual impacts on adjacent uses. In addition to industrial uses, the district allows supporting office and warehousing functions. Residential uses are not permitted in the district, but some institutional, commercial, and office uses are permitted, provided they will not negatively impact the range of allowed uses in the district. Development in the district is subject to development standards that seek to minimize nuisances and address the visual quality of development, as seen from adjacent residential development and public streets.

UDO section 10.4.6.D provides characteristics and examples of Warehouse and Freight Movement Category as follows:

#### **Characteristics**

The Warehouse and Freight Movement Use Category includes use types involving the storage or movement of goods for themselves or other firms or businesses. Goods are generally delivered to other firms or the final customer, except for some will-call pickups. There is little on-site sales activity with the customer present. Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas.

#### **Examples**

Example use types include separate storage warehouses (used for storage by retail stores such as furniture and appliance stores); distribution warehouses (used for distribution by trucking companies; cold storage plants; self-service storage; and outdoor storage (as a principal use).

These uses frequently involve loading and unloading of large vehicles such as tractor trailers or semi-trucks, which typically require the use of loading docks, forklifts, etc. These activities produce noise that would be a nuisance to residential uses. There is currently no limit to the size of the trucks or buildings for these uses, nor is there a limit on the number of trips per day. These are the main reasons for the 500-foot setback from residential districts, schools, and child care centers.

The enclosed text amendment proposes a less intense warehouse use which allows both storage and distribution but limits the size of trucks and the trips per day. The proposed *Warehouse (Storage and Distribution), Limited Access* use specific standards limit the use to straight trucks. Typical examples of straight trucks are box trucks and pickup trucks. This will be further clarified in the proposed definition.

According to the United States Bureau of Transportation statistics, the average household in Currituck County generates about 5 to 6 trips per day. The trips per day for the new proposed use would be limited to 20. Each time a vehicle enters or exits the site counts as a trip. The

combination of these limitations is intended to allow less intense storage and distribution in industrial zones without the need for the current 500-foot separation from residential districts, schools, and child care centers.

### **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 request subject to the suggested Consistency Statement:

The requested text amendment is consistent with the goals, objectives, and policies of *Imagine Currituck 2040 Vision Plan* and the UDO, including:

**Land Use Goal 1:** Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils; adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services.

**Land Use Goal 2.2:** Continue to prohibit incompatible or poorly planned commercial encroachment near residential areas.

**Land Use Goal 3:** Support new and existing commercial developments that adhere to quality community appearance and design standards, including landscaping improvements and signs tailored to achieve a unique community character.

**Economic Development Goal 1:** Support the retention and expansion of existing businesses and promote the development of new businesses, especially those that help diversify the local economy and are compatible with the county's natural amenities and environment.