



**PB 25-11 JAMES EATON
TEXT AMENDMENT
PLANNING BOARD
JUNE 10, 2025**

James Eaton requests an amendment to the Unified Development Ordinance, Chapter 4. Use Standards and Chapter 10. Definitions and Measurement to add a new *Warehouse, Limited Access* use.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That Chapter 4, Table 4.1.1.A, is amended by adding the following underlined language.

TABLE 4.1.1.A.: SUMMARY USE TABLE

Z = Zoning Compliance Permit; U = Special Use Permit; MP = Allowed with Master Plan;
CZ= Allowed in a Conditional Zoning District blank cell = Prohibited

USE CATEGORY	USE TYPE	ZONING DISTRICT [NOTE: OVERLAY OR SUB-DISTRICT REQUIREMENTS MAY FURTHER LIMIT USES]															ADDITIONAL REQ. (4.2.____)					
		RC	AG	SFM	SFO	SFR	SFI	MXR	GB	LB	VC	LI	HI	PD-R	PD-M	PD-O						
INDUSTRIAL USE CLASSIFICATION																						
Warehouse and Freight Movement	<u>Warehouse (Storage and Distribution), Limited Access</u>																Z	Z		MP	MP	<u>5.B.7</u>

Item 2: That Chapter 4, Section 4.2.5.B.7, is amended by adding the underlined language and renumbering accordingly.

(7) Warehouse (Storage and Distribution), Limited Access

- (a) The use shall be limited to straight trucks for deliveries and pickups and shall not exceed twenty (20) trips per day.
- (b) The use of tractor-trailers or semi-trucks for deliveries and pickups is prohibited.
- (c) The total floor area of all associated buildings shall not exceed 10,000 square feet.
- (d) On-site manufacturing and hazardous material storage are prohibited.

Item 3: That Chapter 5, Table 5.1.3.C, is amended by adding the underlined language:

TABLE 5.1.3.C: MINIMUM OFF-STREET PARKING STANDARDS		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES
INDUSTRIAL USE CLASSIFICATION		
Warehouse and Freight Movement	<u>Warehouse (Storage and Distribution), Limited Access</u>	<u>Section 5.1.3.E</u>

Item 4: That Chapter 10, Section 10.5, Definitions is amended by adding the underlined language:

WAREHOUSE (STORAGE AND DISTRIBUTION), LIMITED ACCESS

A storage and distribution facility that operates with a maximum of twenty (20) trips per day, utilizes only straight trucks and does not involve on-site manufacturing, or hazardous material storage.

TRIP

A one-way journey that proceeds from an origin to a destination via a single mode of transportation.

STRAIGHT TRUCK

A vehicle with a fixed trailer or bed where the cargo area is attached directly to the cab on a single frame, making it a self-contained unit. Examples include, but are not limited to, box trucks and pick-up trucks.

Item 5: Statement of Consistency:

[STATEMENT OF CONSISTENCY TO BE ADDED FOLLOWING BOARD ACTION]

Item 6: The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Item 7: This ordinance amendment shall be in effect from and after the _____ day of _____, 2025.

Board of Commissioners' Chairman
Attest:

Leeann Walton
Clerk to the Board

(SEAL)

DATE ADOPTED: _____
MOTION TO ADOPT BY COMMISSIONER: _____
SECONDED BY COMMISSIONER: _____
VOTE: _____AYES _____NAYS _____
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PLANNING BOARD DATE: _____
PLANNING BOARD RECOMMENDATION: _____
VOTE: _____AYES _____NAYS _____
ADVERTISEMENT DATE OF PUBLIC HEARING: _____
BOARD OF COMMISSIONERS PUBLIC HEARING: _____
BOARD OF COMMISSIONERS ACTION: _____
POSTED IN UNIFIED DEVELOPMENT ORDINANCE: _____
AMENDMENT NUMBER: _____