



**CURRITUCK COUNTY
NORTH CAROLINA**

Minutes- Regular Meeting of the Board of Commissioners

April 6, 2026, 6:00 p.m.

Present:	Paul O'Neal	Chairman
	Selina S. Jarvis	Vice-Chair
	Tony Angell	Commissioner
	Troy Breathwaite	Commissioner
	Kevin E. McCord	Commissioner
	Michael H. Payment	Commissioner
	Janet Rose	Commissioner

1. Work Session - 3:30 PM

1. Mid-Currituck Bridge Update-NC Department of Transportation

The Board of Commissioners met in a Work Session to receive a Mid-Currituck Bridge project status update from representatives of the North Carolina Department of Transportation (NCDOT). Chairman O'Neal opened the session at 3:33 PM. Ronnie Sawyer, NCDOT Division 1 Engineer and David Wasserman, Director of Division of Planning and Permitting in Raleigh, State Board of Transportation member Tess Judge and NC State Senator Bobby Hanig attended. David Roy, Turnpike Authority Director of Innovative Finance, joined by phone.

Mr. Wasserman reviewed governing laws, funding methods for statewide, regional and division needs, and processes for transportation project prioritization and scoring. The Mid-Currituck Bridge project timeline was presented, including funding, permitting, and litigation. Presenters responded to several questions from Board members and Senator Hanig regarding project assessment methods, factors used for project selections, and federal grants.

Challenges shared with Commissioners included denials of federal grants due to potential litigation and the significant funding gap due to cost

escalations, making the project financially unfeasible without additional funding. Information was shared on permitting processes and approved permits soon set to expire. Based on discussion, Senator Hanig asked Mr. Roy to provide application timelines for federal grant funding.

Two options proposed were to continue the project as planned while addressing legal and funding issues, or to change the project to preliminary engineering only, which sends it back for regional reprioritization and frees up its \$173 million for other projects. The Albemarle Rural Planning Organization will vote on the matter on April 15.

The presentation concluded, and Chairman O'Neal thanked Ms. Judge, Senator Hanig, and all NCDOT staff for attending. The Work Session closed at 4:52 PM.

2. Off-Road Traffic Study Virtual Presentation-NC State Institute for Transportation Research and Education (ITRE)

Commissioners held a virtual Work Session beginning at 5:01 PM to review results from an off-road area traffic study conducted by North Carolina State University's Institute of Transportation Research and Education (ITRE). Presenter Daniel Findley outlined key findings, including approximately 422,000 vehicle movements into and out of the area over the study period. He shared data through charts and graphs highlighting daily traffic patterns, visit frequency, U-turn activity, and length of stays, along with an interactive map illustrating visitor movements before and after accessing the off-road. Economic impacts associated with the off-road area were also presented.

Following the presentation, Mr. Findley answered questions from the Board. Commissioners, along with County Manager Gay, emphasized the importance of continued monitoring, particularly given the number of undeveloped lots remaining. They also discussed the need for a new turnaround area and possible access restrictions.

The Board thanked Mr. Findley for his presentation, and he expressed appreciation for the opportunity and willingness to assist with future studies. The Work Session closed at 5:28 PM.

2. Call to Order - 6:00 PM

The Board of Commissioners held its Regular Meeting at 6:00 PM in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, NC. Chairman O'Neal called the meeting to order and announced the earlier Work Sessions.

1. Invocation & Pledge of Allegiance

Pastor Taylor attended to offer the Invocation and lead the Pledge of Allegiance. Chairman O'Neal asked for prayers for our troops and for Commissioner Etheridge.

2. Ethics Awareness and Conflicts of Interest Reminder

County Attorney Megan Morgan recited the Ethics Awareness and Conflicts of Interest Reminder statement. No conflicts were disclosed.

3. Approval of Agenda

Commissioner Angell moved to approve the agenda. Commissioner McCord seconded the motion. The motion passed, 7-0.

MOVER: Tony Angell

SECONDER: Kevin E. McCord

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

3. Public Comment

Chairman O'Neal opened the Public Comment period.

Tom Hurley, a Corolla off-road resident and Planning Board member, referenced the earlier traffic assessment and agreed that the lack of a turnaround area is a problem, often causing bottlenecks. He emphasized that short-term visitors who drive through the area contribute more to traffic issues than those who park and stay. He also raised concerns about the structural integrity and septic system at the property on the off-road beach known as "Laughing Gull."

Commissioners clarified that they do not have authority over septic permitting, which is handled by Albemarle Regional Health Services (ARHS) in accordance with state law. Commissioner Payment, who serves on the ARHS Board, can bring the issue forward for discussion.

John Snowden, a resident of Maple, spoke in opposition to the proposed Mid-Currituck Bridge. He argued that traffic congestion primarily occurs in Dare County towns—Duck, Southern Shores, and Kitty Hawk—and not in Corolla or Aydlett. He stated that building a bridge would not resolve congestion in those areas and suggested that Dare County address its own traffic issues rather than impacting Currituck County residents.

With no additional speakers, Public Comment was closed.

4. Administrative Reports

1. Dominion Energy Off-Road Improvements Update

Northeastern North Carolina External Affairs Manager, Winnie Wade, and area Operations and Construction Manager, John Morgan, presented an overview of assessment and planned improvements to the electric utility infrastructure on the off-road area following two recent outages of significant duration. Ms. Wade provided information on customers

currently served and service area. Mr. Morgan reported on Dominion's immediate action in response to the outages, needs assessment, and identification of improvements needed for the off-road area. Planned projects include new conductors and poles in two locations along with circuit reconfigurations. Documents contained graphics of planned improvements were shared with Board members. Commissioners thanked attendees, and Chairman O'Neal offered appreciation for Ms. Wade's responsiveness.

5. Legislative Hearings

1. PB 26-02 Currituck Way

Planning and Inspections Director, Jennie Turner, reviewed the rezoning application for Commissioners and presented the site location, zoning and surrounding land uses. The project area was displayed on the overhead and noted the lot layout and conceptual plan. Densities of surrounding subdivisions were shared, along with proposed conditions to include a "B" landscape buffer which is above what is required.

Relevant policies and goals in the land use plan were reviewed, including subarea policies specific to Lower Currituck and Point Harbor. Conditional Rezoning Review Standards were included in the packet to ensure consistency and compliance. The Planning Board recommended approval of the request with the conditions proposed by the applicant.

Ms. Turner responded to questions from Commissioners. She said fire flows would need to be met and explained the purpose for Mixed Residential (MX-R) zoning requires higher development standards. Ms. Turner said current Agricultural zoning would allow for 6-8 lots, and the Board would have to approve requested changes once a conditional rezoning is approved. She said spot zoning was discussed by the Planning Board, and factors were considered and included in the Planning Board's motion.

Applicant, Cheyney Cole, addressed the Board and noted the hard work put in on the project. He said homes prices would be in the \$475-500,000 range and the planned pocket park would be for community residents.

Chairman O'Neal opened the Public Hearing.

John Snowden, Maple resident, voiced concerns with rezonings and the effect they have on tax rates for all residents. He also is concerned with the request for MX-R zoning on the property. He said homes do not pay for the cost of school children, and the applicant can use the property with current zoning.

There were no other speakers and Chairman O'Neal closed the Public Hearing.

Ms. Turner reiterated that the subdivision must meet fire flow requirements. When asked, Mr. Cole agreed to a stated condition establishing a twenty-lot subdivision for development of single-family homes.

Commissioner Jarvis stressed the need for homes in her district, particularly single-family, and moved to approve PB 26-02: Currituck Way, with the applicant's proposed conditions:

- Development of the property shall conform to the proposed conceptual development plan.
- Minimum 20,000 square feet lots.
- A Type B landscaping Buffer along Foster Forbes Rd.
- Manufactured Homes are prohibited.
- Duplexes are prohibited.
- Developer will record a restrictive covenant to require curbside trash service prior to putting the first phase of subdivision to record.
- Residential dwellings shall be substantially consistent with the architectural elevations submitted.
- A maximum of twenty lots will be developed as principal use.

The request is in conformance with the General Purpose and Intent of the Unified Development Ordinance and is consistent with the goals, objectives, and policies of the Imagine Currituck 2040 Vision Plan, including Land Use Goal 1, Land Use Policy 1.1 and 1.2, Infrastructure and County Services Policy 3.1, and Point Harbor Subarea Policy 6.1. The application is deemed to be consistent with the G-1 Transect of the Land Use Plan, the property is approximately 20 acres of farmland/field, the request is not detrimental to homeowners, neighbors or the surrounding community. The current actual permissible development and the proposed development are similar with respect to single-family home developments in the area. The density requested is similar to the density of adjacent subdivisions, and it is in the public interest, as it will provide housing options in the Point Harbor subarea.

Chairman O'Neal seconded the motion. The Board voted 4-3 in favor of approval, with Commissioners Breathwaite, Payment and Rose opposed.

MOVER: Selina S. Jarvis
SECONDER: Paul O'Neal

AYES (4): Paul O'Neal, Selina S. Jarvis, Tony Angell, and Kevin E. McCord

OPPOSED (3): Troy Breathwaite, Michael H. Payment, and Janet Rose

RESULT: Approved (4 to 3)

2. PB 26-01 Currituck County

Planning and Inspections Director, Jennie Turner, reviewed the text amendment, initiated by the county, to allow for zoning permit approval for the expansion of transfer and convenience sites. A community meeting would be required. Ms. Turner explained that the current Special Use Permit would require the county to hire experts to testify for the county's own case. Ms. Turner reviewed relevant goals and policies in the Imagine Currituck 2040 Vision Plan and Text Amendment review standards were presented. Staff and Planning Board recommended approval of the request.

Chairman O'Neal opened the Public Hearing. There were no speakers and the Public Hearing was closed.

Commissioner Angell moved to approve PB 26-01: Currituck County Text Amendment because the request is in conformance with the General Purpose and Intent of the Unified Development Ordinance and is consistent with the goals, objectives, and policies of the Imagine Currituck 2040 Vision Plan, including Land Use Goal 2 and ICS Goal 1.

Commissioner Breathwaite seconded the motion. The motion passed, 7-0.

MOVER: Tony Angell

SECONDER: Troy Breathwaite

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

6. New Business

1. Second Reading-Ordinance Amending Sec. 11-29, 11-30, 11-31 and Article VI of Chapter 11 of the Code of Ordinances-Storage of Garbage

Chairman O'Neal opened the item and there was no discussion for the second reading of the ordinance. Commissioner Angell moved for approval, and Commissioner McCord seconded the motion. The motion passed, 7-0.

MOVER: Tony Angell
SECONDER: Kevin E. McCord

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

2. Resolution Authorizing Electronic Notice and Advertisement

County Attorney Megan Morgan reviewed the Resolution that authorizes some county advertisements to be published online rather than in a newspaper publication. She said the change saves money and is more efficient, and she clarified the types of advertisements approved to be posted online only.

Commissioner McCord moved for approval of the Resolution. Commissioner Payment seconded the motion. The motion passed, 7-0.

MOVER: Kevin E. McCord
SECONDER: Michael H. Payment

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

3. Resolution Requesting Support from the Albemarle Rural Planning Organization (ARPO) for the Mid-Currituck Bridge Project (R-2576) to Remain Committed for Funding in the 2026-2035 State Transportation Improvement Program (STIP)

County Manager Rebecca Gay reviewed the Resolution requesting support from the Albemarle Rural Planning Organization to maintain the funding that has been committed for the Mid-Currituck Bridge. She said the ARPO will soon vote on the matter to either keep the current status or to move the project to engineering only.

Following discussion, Commissioner Jarvis moved for approval. Commissioner Payment seconded. The motion passed, 7-0.

MOVER: Selina S. Jarvis
SECONDER: Michael H. Payment

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

4. Recommendation of Award-Ocean Sands North/Crown Point Drainage Improvements Project- Phase 1 Crown Point Pump Station

County Manager Rebecca Gay provided a brief project review for Commissioners. She recommended the project be awarded to Hatchell as low bidder in the amount of \$674,660, and that the County Manager be authorized to execute contracts.

Commissioner Angell moved for approval. Commissioner McCord seconded the motion. The motion passed, 7-0.

MOVER: Tony Angell

SECONDER: Kevin E. McCord

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

5. Board Appointments

Commissioner Jarvis moved to approve the appointment of nominees and terms as stated on the agenda:

Dr. Emily Walker, College of the Albemarle Board of Trustees; Sonia Dowdy Green, Rachael Benner and Lauren Dozier to the Animal Services and Control Advisory; Justin Hazlett and Andy Shilling to the Game Commission; Donna McCormick to the Senior Citizens Advisory; and Mike Martine to the Tourism Advisory Board.

Commissioner Rose seconded the motion. The motion passed, 7-0, and all nominees were approved for appointment.

MOVER: Selina S. Jarvis

SECONDER: Janet Rose

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

- a. Reappoint Dr. Emily Walker-College of the Albemarle Board of Trustees
- b. Animal Services and Control Advisory
- c. Game Commission
- d. Senior Citizens Advisory
- e. Tourism Advisory

6. Consent Agenda

Chairman O'Neal took a moment to recognize Deputy Jason Jones on his retirement. Commissioner Jarvis moved to approve the Consent Agenda. Commissioner Breathwaite seconded the motion. The motion passed, 7-0.

MOVER: Selina S. Jarvis

SECONDER: Troy Breathwaite

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

- a. Budget Amendments
- b. Project Ordinance-Antenna System Upgrades
- c. Report of Unpaid Taxes-2025 and Order to Advertise Liens
- d. Resolution Authorizing Fireworks at Whalehead in Historic Corolla Park, July 3, 2026
- e. Vehicle Surplus Resolution-Fire and EMS Ambulance
- f. Sheriff's Office Retirement: Surplus Resolution and Transfer of Service Weapon-Deputy Jason Jones
- g. Proclamation-Local News Day, April 10, 2026
- h. Tower Lease Agreement-Third Amendment: 734 Ocean Trail, Corolla
- i. Consideration of Moyock Volunteer Fire Department Request to Purchase Two (2) Quick Response Vehicles
- j. Approval of Minutes-March 2, 2026; March 6, 2026-SM

7. Commissioner's Report

Commissioner Rose shared that the Coastal Counties Fisheries Coalition is planning a trip to Raleigh during the General Assembly's short session to discuss key issues. She also provided updates from the Social Services Board, noting Child Abuse Prevention Month and introducing new state appointee Kitty Etheridge. In addition, she attended a regional Resource Conservation and Development Council meeting where watershed grant opportunities were discussed.

Commissioner Payment took a moment to thank all candidates who ran for office for their willingness to serve. He emphasized the importance of the upcoming election and encouraged residents to reach out to county staff or Board members with questions about the Sales Tax referendum. He also asked everyone to remember and support U.S. troops.

Commissioner Jarvis congratulated recent retirees Harry Lee, Bill Newns, and Deputy Jason Jones. She also shared highlights from the North Carolina Association of County Commissioners District 1 meeting, including concerns about efforts by the General Assembly to shift authority away from local governments. She closed by thanking staff for their facilitation of productive conversation in the recent Board retreat.

Commissioner Breathwaite said he and the County Manager will attend the upcoming Albemarle Rural Planning Organization meeting, where they will vote to support the current status of the Mid-Currituck Bridge project. He also thanked Airport Director William Nelson for taking time to tour the airport and discuss its operations with him.

Commissioner McCord also congratulated the recent retirees. He spoke about the upcoming election and the Sales Tax referendum on the ballot, encouraging residents to do their research on the matter. He praised Public Safety staff for their professionalism and expertise when responding to a recent medical emergency.

Commissioner Angell offered prayers and condolences to a local family following a fatal boating accident on Easter Sunday and expressed appreciation for the community members who helped search for the missing boater.

Chairman O'Neal asked that everyone continue to keep the men and women serving in the military in their thoughts.

8. County Manager's Report

County Manager Rebecca Gay reviewed NCDOT's planned upgrades in Corolla and Maple Park, announced an upcoming Parks and Recreation public meeting on Community Park Phase III, and reported that hydrant maintenance in Corolla will occur over the next couple of weeks.

9. County Attorney's Report

County Attorney Megan Morgan described her experience delivering meals during this month's March for Meals program as rewarding and encouraged others to volunteer.

10. Recess Regular Meeting

The regular meeting recessed at 7:35 PM for Special Meetings of the Board of Commissioners.

11. Special Meeting-Tourism Development Authority

The Board of Commissioners held a Special Meeting during a recess of the April 6, 2026, regular meeting to sit as the Tourism Development Authority. The meeting took place in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina, for the purpose of considering Budget Amendments. Chairman O'Neal called the meeting to order at 7:35 PM.

1. TDA Budget Amendments

County Manager Rebecca Gay reviewed one of the budget amendments for consideration that moves money for continued beach monitoring and assessment over three years.

Commissioner Angell moved for approval of the budget amendments. Commissioner McCord seconded the motion. The motion passed, 7-0.

MOVER: Tony Angell

SECONDER: Kevin E. McCord

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

12. Adjourn Special Meeting of the Tourism Development Authority

There was no further business and the special meeting adjourned at 7:37 PM.

13. Special Meeting of the Ocean Sands Water and Sewer District Board

The Board of Commissioners held a Special Meeting during a recess of the April 6, 2026, regular meeting to sit as the Ocean Sands Water and Sewer District Board. The meeting took place in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina, for the purpose of considering Budget Amendments. Chairman O'Neal called the meeting to order at 7:37 PM.

1. OSWSD Budget Amendments

Commissioner Jarvis moved for approval of the budget amendment. Commissioner Angell seconded the motion. The motion passed, 7-0.

MOVER: Selina S. Jarvis

SECONDER: Tony Angell

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

14. Adjourn Special Meeting of the Ocean Sands Water and Sewer District Board

There was no further business and the special meeting adjourned at 7:37 PM.

15. Reconvene Regular Meeting

Chairman O'Neal reconvened the regular meeting at 7:38 PM for Closed Session.

16. Closed Session

Commissioner Angell moved to enter Closed Session pursuant to NC G.S. 143-318.11(a)(5) to establish or instruct county staff concerning the position to be taken in negotiating the material terms of a contract for the acquisition of real property by purchase or exchange to be used for any public purpose. The property is owned by Brenda F. Tyler and is located off of Shortcut Road in Barco, NC, Pin # 006000000140000.

Commissioner Payment seconded the motion. The motion passed, 7-0, and Commissioners entered Closed Session.

MOVER: Tony Angell

SECONDER: Michael H. Payment

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)

17. Adjournment

Commissioners returned from Closed Session with no further business. Commissioner Angell moved to adjourn. Commissioner Rose seconded the motion. The motion passed, 7-0, and the meeting concluded at 7:50 PM.

MOVER: Tony Angell

SECONDER: Janet Rose

AYES (7): Paul O'Neal, Selina S. Jarvis, Tony Angell, Troy Breathwaite, Kevin E. McCord, Michael H. Payment, and Janet Rose

RESULT: Approved (7 to 0)