



**CURRITUCK COUNTY
NORTH CAROLINA**

Minutes- Regular Meeting of the Board of Commissioners

October 7, 2024, 6:00 p.m.

Present: Bob White
 Selina S. Jarvis
 Paul M. Beaumont
 J. Owen Etheridge
 Mary "Kitty" Etheridge
 Kevin E. McCord
 Michael H. Payment

1. Work Session - 5:00 PM

1. Beach Management

The Board of Commissioners met at 5:00 PM in the Board Meeting Room of the Historic Courthouse to consider and prioritize goals for a Beach Management Plan. Chairman Bob White, Vice-chair Selina Jarvis, and Commissioners Paul Beaumont, J. Owen Etheridge, Mary Etheridge, and Mike Payment attended. Commissioner Kevin McCord was not present for the Work Session.

Interim County Manager, Rebecca Gay, recapped information presented in April, 2024, by Coastal Protection Engineering regarding the need to establish goals for the Beach Management Plan, and a list of suggested goals were displayed on the overhead for consideration.

Commissioners identified current issues and challenges on the oceanfront, such as homes impeding traffic on the off-road, areas in need of beach nourishment, state restrictions, inconsistent Coastal Area Management Act (CAMA) oversight, and costs associated with projects. Commissioners voiced concerns with the potential loss of homes and tax revenues, as well as access to the off-road. Commissioners presented alternatives to beach nourishment such as sand dune restoration and off-

shore mitigation. Commissioners recognized the county's dune grass and sand fence grant programs and after discussion, authorized a funding increase and asked for better messaging to increase participation.

Commissioner Jarvis commented on the continued impacts all along the Outer Banks, even after beach nourishment projects, and voiced uncertainty as to the feasibility of nourishment and how to pay for it. Commissioner Beaumont agreed and noted the ocean has historically been moving west. He discussed Pine Island subdivision's success with a dune project they undertook on their own, which has protected their oceanfront at significantly less cost than beach nourishment.

After highlighting several suggested goals for discussion, the Board selected the following for development of the Beach Management Plan:

- Preserve tax revenues
- Provide sufficient recreational beach to encourage tourism
- Reduce risk to oceanfront properties from long-term erosion and coastal storms
- Protect public roads/emergency evacuation corridors
- Reduce risk of dune breaching
- Establish resilience planning

Additional Board directives included engaging with the county's coastal neighbors to lobby for changes at the state level, with goals of securing funding through state grants for mitigation and nourishment projects and changing regulations to allow off-shore wave action mitigation.

Ms. Gay agreed to investigate whether the county can initiate more conservative regulations than CAMA to ensure dunes are protected during beachfront construction. She recommended creating a video to help market the county's dune preservation grant program.

Chairman White recommended starting action toward the removal of two homes that are impeding traffic flow at Swan Beach. He asked the Board if they wanted to begin trucking in sand for two oceanfront subdivisions in need of nourishment. Commissioners suggested the subdivision property owner associations investigate solutions on their own initially, similar to Pine Island.

Discussion concluded and Commissioner Jarvis moved to close the Work Session. Commissioner Mary Etheridge seconded the motion. The motion passed, 6-0, and the Work Session ended at 5:46 PM.

2. Call to Order - 6:00 PM

The Board of Commissioners held its Regular Meeting in the Board Meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina. Chairman White called the meeting to order at 6:03 PM.

1. Invocation & Pledge of Allegiance

Pastor Ron Lawrence attended to offer the Invocation and lead the Pledge of Allegiance.

2. Ethics Awareness and Conflicts of Interest Reminder

The Ethics Awareness and Conflicts of Interest Reminder statement was recited by Chairman White. Commissioner Payment disclosed a business relationship with the applicants for Public Hearing PB 23-13, Grandy Village, and will ask to be recused from the discussion.

3. Approval of Agenda

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

MOVER: Michael H. Payment

SECONDER: Selina S. Jarvis

Motion to approve the meeting agenda.

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

3. Public Comment

Chairman White opened the Public Comment period.

County resident Sybil O'Neal, a former member of the ABC Board, discussed the opening of the new ABC store in Corolla. She said there was no meeting of the ABC Board to discuss activities surrounding the grand opening of the new store and believes Chairman White, who also chairs the ABC Board, has a propensity to act unilaterally.

There were no other speakers and the Public Comment period was closed.

4. Commissioner's Report

Commissioner Payment asked for prayers for those impacted by Hurricane Helene in Western North Carolina. He recognized the efforts of County residents who worked to deliver goods and supplies to the area, 30,000 pounds of which were flown out of the Currituck County Airport in small planes. He serves as the Board representative on the Albemarle Regional Health Services Board and congratulated new board member Catherine Dougherty on her appointment representing Currituck County.

Commissioner Mary Etheridge recognized those affected in Western North Carolina and thanked Currituck County Schools for adopting Avery County schools to send school supplies. She recognized the one-year anniversary of the October 7, 2023 attack on Israel. She announced October is Breast Cancer Awareness Month and encouraged screenings. She provided information on Operation Santa and early voting.

Commissioner Jarvis reported on the recent Planes and Plows and Sheriff's Community Night Out events. She highlighted some of the topics discussed during the Work Session on beach management. She discussed the devastation in Asheville following Hurricane Helene and the need to work together and support each other. She thanked staff for their efforts to pump stormwater and aid with mosquito mitigation after significant rain events.

Commissioner Beaumont reported on actions by the federal government which shut down air travel, inhibiting delivery of cargo to hurricane victims in Western North Carolina. He discussed support provided in the area by the county, including medical and patient movement and supply distribution. He reported on the success of the county's Planes and Plows event.

Commissioner McCord recently spoke at a Knotts Island Ruritans meeting and thanked the group for the invite. He recognized all involved in putting together a successful Planes and Plows event over the weekend. He announced several upcoming events in the county, including a golf tournament to raise money for Hurricane Helene victims in Western NC. He thanked agencies for their efforts to assist with an earlier incident in Moyock and sent prayers to the Morgan family and Woodhouse family.

Commissioner J. Owen Etheridge discussed the federal government's failure to provide assistance to areas impacted by Hurricane Helene. He recognized the ongoing work of communications staff and first responders during the Moyock Food Lion incident, who continued to respond to calls for other incidents. He said there was a great turnout at the Planes and Plows event and asked citizens to support Moyock Days on Saturday.

Chairman White responded to public comments made by Ms. O'Neal. As Chairman of the ABC Board, he discussed the signing of the contract for the ABC Store and its transfer to the ABC Board. He explained his use of emails to message members and gather consensus, which allows for informed discussion during meetings.

5. County Manager's Report

Rebecca Gay, Interim County Manager, recognized several departments and staff members who are providing support in Western North Carolina following Hurricane Helene. She thanked all who contributed toward stormwater pumping efforts in Corolla and Carova.

6. County Attorney's Report

The County Attorney was absent from the meeting.

7. Administrative Reports

1. Resolution Recognizing Reginald L. Saunders, North Carolina Department of Transportation Supervisor

Commissioner McCord presented a Resolution of the Board of Commissioners to recognize Reginald L. Saunders for his years of service with the North Carolina Department of Transportation. Mr. Saunders worked at the Maple maintenance facility serving Currituck County for thirty-four years, eleven of those as Transportation Supervisor. Commissioner McCord read the Resolution and family photos were taken following presentation.

The Board voted 7-0 to adopt the Resolution following a motion by Commissioner McCord and a second by J. Owen Etheridge.

MOVER: Kevin E. McCord

SECONDER: J. Owen Etheridge

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

8. Public Hearings

1. PB 24-19 Flora Farm C-MXR

Project Engineer, Mark Bissell, attended on behalf of the applicant to request the item be deferred to the October 21, 2024, Commissioners meeting. Commissioner Beaumont moved to approve the deferral request. Commissioner McCord seconded the motion. The motion passed, 7-0.

MOVER: Paul M. Beaumont

SECONDER: Kevin E. McCord

Motion to defer the Public Hearing to the October 21, 2024 Commissioners meeting.

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

2. PB 23-13 Grandy Village

Commissioner Beaumont moved to recuse Commissioner Payment from the hearing due to his business relationship with the applicants.

Commissioner Mary Etheridge seconded the motion. The motion passed, 7-0, and Commissioner Payment exited the meeting room.

Jennie Turner, Assistant Planning Director, reviewed the rezoning request for the Board. A map of the location was displayed on the overhead and Ms. Turner reviewed the current designations on the site and surrounding parcels. The applicant is requesting a G-4 (Village Center) land use designation, and Ms. Turner presented proposed density, conceptual plans for multi-family, and commercial designations. County water and sewer would be provided. Stormwater, access, amenities, open space and buffer areas were presented. Adequate public facilities are available for student generation. Applicable goals in the Imagine Currituck 2040 Vision Plan, review standards, and consistency and reasonableness statements were presented. Conditional approval was recommended by the Planning Board and Technical Review Committee. Conditions were highlighted for Commissioners.

Ms. Turner responded to questions from Commissioners regarding development incentives, density comparisons based on the old and new land use plans.

Mark Bissell, Project Engineer, reviewed conditional zoning standards that support the request for rezoning, noting the request's consistency with the Unified Development Ordinance and Imagine Currituck 2040 Vision Plan.

Mr. Bissell and applicant, Jim Breathwaite, responded to questions from Commissioners. It was stated market conditions would determine whether units would be rented or sold, and any management company would likely be off site due to the small number of units planned.

Chairman White opened the Public Hearing.

Curtis Inge of Grandy said he had just received his notice about the development. He sited two examples of the county running out of water for firefighting, and that the county is asking for a disaster with a high-density project. He said the county does not have the infrastructure to support the project and discussed the current cost of water and sewer bills in Walnut Island. He asked the Board to give the matter thoughtful consideration.

James Mims, Moyock resident, said the project is not what residents want and suggested incentivizing small business, not residential density.

John Snowden, resident of Maple Road, said revenues with multi-family development create a large deficit and is not sustainable. He noted single-family has a smaller deficit, and related the Fost Townhomes to the recent tax-rate explosion due to school needs. He asked the Board to deny the rezoning until the applicant comes back with a significant commercial component.

There were no other speakers and the Public Comment period was closed.

Mr. Bissell responded to comments. He said the buildings must meet fire code and that student calculations were lower than what was presented, under one child per unit based on the Tischler study. Commissioner Jarvis suggested families with school-age children will be the most likely residents. Mr. Bissell said many owners will be first-time buyers and empty nesters.

Commissioner J. Owen Etheridge asked about sprinklering for fire protection, and Planning and Inspections Director, Bill Newns, replied that sprinklers are not required because townhomes fall under the residential building code.

Interim County Manager, Rebecca Gay, explained enterprise funds and clarified pricing for sewer and water utilities are based on the service locations. She said user rates pay for each system, and funds are not commingled.

Commissioners asked about unit values and construction timelines. Ms. Turner confirmed that the project will not require a special use permit.

A recess was called at 7:24 PM, prior to the vote. The meeting reconvened at 7:33 PM.

The Board returned from the recess and Commissioner Beaumont moved to approve PB 23-13: Grandy Village Conditional Rezoning, 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 1 and the G-4 Village Center Transect. Additionally, it is in compliance with CC-ACT-16 which is providing incentives for the development of a variety of workforce housing with mixed incomes, which this would serve to that public interest. It is reasonable and in the public interest because the size and location of the property is appropriate for the proposed use and the request provides a needed housing alternative in the Grandy sub-area of Lower Currituck. Technical Review Committee comments and applicant's agreed upon conditions of approval in the staff report shall become conditions of approval.

Chairman White seconded the motion. The motion passed on a vote of 4-2 in favor of approval. Commissioner Mary Etheridge and Vice-chair Selina Jarvis voted against the motion.

Commissioner Payment rejoined the Board following the vote.

MOVER: Paul M. Beaumont

SECONDER: Mary R. Etheridge

Motion to recuse Commissioner Payment.

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

MOVER: Paul M. Beaumont

SECONDER: Bob White

Motion for approval of PB 23-13: Grandy Village rezoning.

AYES (5): Bob White, Paul M. Beaumont, J. Owen Etheridge, Kevin E. McCord, and Michael H. Payment

OPPOSED (2): Selina S. Jarvis, and Mary R. Etheridge

RESULT: Approved (5 to 2)

9. New Business

1. Ordinance Amending Section 3-87 of the Code of Ordinances to Provide Exception for Trap-Neuter-Release Program

Commissioner Jarvis spoke to the importance of the trap, neuter, release program and thanked staff for working to develop the program and the related ordinance. Commissioner Jarvis moved to approve the ordinance amendment section 3-87 of the Code of Ordinances to provide exception for the trap-neuter-release program. Commissioner McCord seconded the motion. The motion passed, 7-0.

MOVER: Selina S. Jarvis

SECONDER: Kevin E. McCord

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

2. Interlocal Government Agreement - Veteran Services Officer

Commissioner Jarvis discussed the shared position through the county's partnership with Camden County that will provide assistance to veterans as they navigate the complicated benefits system. Commissioner Mary Etheridge discussed the importance of networking with other counties, as the idea came from a presentation at a conference she attended with Commissioner Jarvis.

Commissioner McCord moved for approval of the agreement.

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

MOVER: Kevin E. McCord
SECONDER: Selina S. Jarvis

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

3. Board Appointments

a. ABC Board

Chairman White moved to approve nominee Ronda Galko to serve on the ABC Board. Commissioner Mary Etheridge seconded the motion. The motion passed, 6-1, with Commissioner Beaumont opposed.

MOVER: Bob White
SECONDER: Mary R. Etheridge

AYES (6): Bob White, Selina S. Jarvis, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

OPPOSED (1): Paul M. Beaumont

RESULT: Approved (6 to 1)

4. Consent Agenda

Commissioner Payment moved for approval of the Consent Agenda. Chairman White seconded the motion. The motion passed, 7-0, and Consent Agenda was approved.

MOVER: Michael H. Payment
SECONDER: Bob White

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

- a. Budget Amendments
- b. Surplus Resolution-Sheriff's Office LESO Returns
- c. Resolution-Appointment of Review Officers
- d. Job Description Revision and Reclassification-Admin I to Office Coordinator, Public Works
- e. Approve FY 23-24 Settlement for Current & Delinquent Taxes for Years 2014-2023

f. Minutes Approval-Sept. 16, 2024; Oct. 4-5, 2023-SM

10. Closed Session

Chairman White moved to enter Closed Session pursuant to NC G.S. 143-318.11(a)(6) to discuss personnel matters. Commissioner Mary Etheridge seconded the motion. The motion passed, 7-0, and the Board entered Closed Session at 7:43 PM.

MOVER: Bob White

SECONDER: Mary R. Etheridge

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)

11. Adjourn

Commissioners returned from Closed Session and had no further business. Commissioner McCord moved to adjourn and Commissioner Jarvis seconded the motion. The motion passed, 7-0, and the meeting of the Board of Commissioners concluded at 8:25 PM.

MOVER: Kevin E. McCord

SECONDER: Selina S. Jarvis

AYES (7): Bob White, Selina S. Jarvis, Paul M. Beaumont, J. Owen Etheridge, Mary R. Etheridge, Kevin E. McCord, and Michael H. Payment

RESULT: Approved (7 to 0)