

Community Meeting Notification Letter (Conditional Rezoning)

Carl Ferebee / Clifton White Heirs
304 Webb Hill Street
Roanoke Rapids, N.C. 27870
252-673-2306
Cferebee90@gmail.com

December 24, 2025

Re: Community Meeting Notification – Property Located in Crawford Township Caratoke Highway 168, Currituck County, North Carolina:

Pins and book affected: 0041-000-070L-0000; 0041-000-070D-0000; 0041-000-070F-0000; 0041-000-070K-0000; Book 517 Page 949,

Dear Property Owner,

This letter is being sent to notify you as a property owner within five hundred (500) feet of the subject property listed above of an upcoming community meeting regarding a proposed conditional rezoning request that may be submitted to Currituck County Planning & Zoning.

The purpose of this meeting is to present preliminary information regarding a proposed conditional rezoning from residential/agricultural to light industrial, discuss the proposed uses of the property and provide neighboring property owners an opportunity to ask questions and offer comments prior to the formal application submittal.

The Meeting information is:

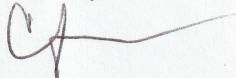
Date: January 9, 2026

Time: 6:00pm-7:00pm

Location: Currituck County Public Library (Moyock) 126 Campus Dr. Moyock, N.C. 27958

If you have any questions prior to the meeting or wish to provide comments, feel free to contact Carl Ferebee at the contact information provided above.

Sincerely,



Carl Ferebee

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CARTWRIGHT HENRIETTA W	WOODLEY CLIFTON R	C/O WILLIAM E WOODLEY SR PO BOX 84	SHAWBORO	NC	27973
N C DEPT OF TRANSPORTATION		PO BOX 748	AHOSKIE	NC	27910
WHITE JAMES AND OTHERS	CARTWRIGHT HENRIETT, C/O HENRIETTA CARTWRIGHT	189A TRAFTON RD	CAMDEN	NC	27921
BELL ROBERT F JR		PO BOX 144	SHAWBORO	NC	27973
ALBRITTEN PATRICIA	BAXTER NAOMI	C/O NAOMI BAXTER	MOYOCK	NC	27958
DIXIE PINE INC		PO BOX 100	CURRITUCK	NC	27929
BELL ROBERT F JR	WHITEHURST JOHN W JR	PO BOX 100	CURRITUCK	NC	27929
MCINTYRE LISA	MCINTYRE JAMES	816 GRIMES RD	WASHINGTON	NC	27889
WHITE DOCK (DECEASED)	AND OTHERS	C/O CELESTINE WILLIAMS	ELIZABETH CIT	NC	27909
SEYMORE MARGIE TRUSTEE & O'FEREBEE CARL		C/O RENA E DEAN	LINCOLN	DE	19960
WHITE BUXTON HEIRS	LEWIS ANGELA WHITE	C/O ANGELA WHITE LEWIS	ELIZABETH CIT	NC	27909
EARLEY SUSAN POWELL		916 W STOKES ST	AHOSKIE	NC	27910
BRUMSEY WILLIAM III	WHITEHURST JOHN W	PO BOX 100	CURRITUCK	NC	27929
HUGHES GEORGIA P.		71 DECK ST	RIVERHEAD	NY	11901
PERKINS BERTIE L	HOLLMAN GERALDEAN	C/O GERALDEAN HOLLMAN	CAMDEN	DE	19934
CURRITUCK COUNTY PLANNING		153 COURTHOUSE RD,	CURRITUCK	NC	27929

*All on this owners list were mailed
a community Notification letter.*

Community Meeting
Moyock Public Library
01/09/2026

Conditional Rezoning Request
Meeting

Introductions

- Introductions-
- Housekeeping
- Sign up Sheet
- Meeting duration

Community Meeting

- The purpose of this community meeting is to inform property owners within 500 feet of the proposed change about the application and conditional rezoning process that is going to be reviewed under the UDO [Unified Development Ordinance] and to provide us [the applicant] an opportunity to hear comments and concerns about the application as a means of resolving any outstanding issues if any arise.
- Community meetings are opportunities for informal communication between the applicant [landowners and proposed buyer] and property owners of nearby land and the public in general. The actual application has to be done by the landowner. The meeting is one of several steps that takes place prior to zone change.

Property Overview

- A conditional rezoning request of 8 acres from Agricultural/Residential to Light Industrial is being made.
- 8 Acres of Property being rezoned is located on a 30 acre tract of land Located in Crawford Township Caratoke Highway 168, Currituck County, North Carolina:
- Pins and book affected: 0041-000-070L-0000; 0041-000-070D-0000;0041-000-070F-0000;0041-000-070K-0000; Book 517 Page 949,
- The existing zone of the property is Residential/Agricultural.
- The proposed zone change is to light industrial.

Intended Use of Property

- 2 acres of the apx. 8 acres [25%] are going to be used to establish a secured, fully screened impound and vehicle storage facility that will support Public Safety by giving the Currituck County Sheriff's Office, Highway patrol and local police a reliable, nearby location for impounded or recovered vehicles. Officers currently must have vehicles hauled long distances and some to out of county impound lots. This site would reduce response times and towing distances, saving taxpayers by reducing officers fuel and labor cost by .
- Majority of the storage will be from impounded vehicles from law enforcement, but there may be a need for someone to store a vehicle there while out of town etc. etc.

[illegible]

④ Existing Caratoke Highway
NC HWY 168



- ① Site starts more than 550' from highway
② Site is 2-acre site inside of 6 acres
③ 100' Lake Buffer on each side of site
④ Caratoke Highway 168

Notes:

- Will not be seen from Highway -
- Conforms w/ 2040 vision plan.
- Land hasn't been farmed in over 35 years.

Aerial View of Property

Maximum number records is 7500

PARCEL ID NUMBER	GLOBAL PIN	ADDRESS NUMBER	APT/UNIT/S
0041000070D0000	8969-56-0710		
0041000070F0000	8969-56-0337		
0041000070L0000	8969-56-6445		
0041000070K0000	8969-55-2992		
0041000070D0000	8969-56-0710		



Proposed Site View from Roadside



Review Process

- [1]The first step we did was a pre-application Conference.
- [2]This is the second step- The Community Meeting.*
- A written summary of this meeting that includes a list of meeting attendees, [be sure to fill out the sign up sheet] a summary of the comments, and include the summary with the application materials and be made available to the public.
- Any person attending this meeting may submit a written response about this meeting to the Director of planning within 30 days after the application is determined complete. The response may state their understanding of the meeting, discuss any concerns related to the development or positive comments or any other information they deem appropriate. All written responses to the applicant's summary of the community meeting shall be transmitted to the applicant, included with the application materials, and made available for public review.
- Staff Attendance-We do have County staff present for the purpose of advising attendees about the applicable provisions of the [UDO] and the land use plan, but this is a community meeting from the community and they are here to listen and advise if necessary but not conduct the meeting.
- [3] The applicant must submit a complete application packet on or before the application submittal date which is usually the fourth Thursday of each month.
- [4]The next step after the application submittal is, staff review (Technical Review Committee (TRC). The TRC reviews review the application, prepare a report and provide a recommendation on the application.
- [5] The advisory body review and makes a recommendation and schedule the application for a public meeting with the Planning Board.
- [6] The Staff will schedule A Public Hearing and Public Notification of the meeting will be sent out meeting notification requirements. [You will receive a notice from the Staff]
- [7]Public Hearing Procedures, and Decision-making Body review and a decision is made by the Board of Commissioners.

6.55 PM

Date: January 9, 2026 **Time:** 6:00 PM

[illegible]

Community Meeting Summary Statement

Attachment A

A required community meeting was held on January 9, 2026 at the Moyock Public Library. The purpose of the meeting was to present and discuss a proposed Conditional Rezoning from AG/Residential to Light Industrial with conditions.

Attendees were informed of the limited proposed use and provided an opportunity to ask questions and submit comments.

A Power-Point presentation is attached.

Project Description (Attachment PD)

This conditional Rezoning request involves four (4) contiguous parcels under multiple-heir ownership being developed as a single unified project.

The properties are currently zoned AG/Residential and are proposed to be rezoned to Light Industrial with voluntary conditions. The rezoning is requested to allow the operation of a contracted police impound and vehicle storage facility.

The proposed use will occupy approximately two (2) acres within the overall 7.68 acre tract. No other industrial or commercial uses are requested or permitted under this rezoning.

Staff Clarification Memo

This memorandum is provided to clarify elements of the Conditional Rezoning application currently being made to the TRC.

The rezoning request applies to four contiguous parcels under multiple-heir ownership but will function as a single unified project.

The proposed use is limited exclusively to a contracted police impound and vehicle storage facility.

The impound area is limited to approximately two [2] acres of the total 7.6 (7.6) acre tract.

No public access, retail activity, vehicle dismantling, or repair is permitted.

Future expansion beyond the approved use area would require a new rezoning application and public review.

The applicant welcomes staff feedback and is willing to adjust conditions or site layout to address compatibility concerns.