



March 27, 2025

Mr. Jason Litteral, CFM
Currituck County
Planning & Community Development
153 Courthouse Road, Suite 110
Currituck, North Carolina 27949

Re: Conditional Rezoning Application
Conditional Rezoning and Land Use Plan Amendment – Lot 5 Hampton
Poplar Branch, Currituck County, North Carolina

Mr. Jason Litteral,

On behalf CRMP, Inc., WithersRavenel hereby submits for your review the enclosed Conditional Rezoning application package for the subject referenced project located at 0 Caratoke Highway (008300000050000) in Poplar Branch, Currituck County.

The following documents are included and shall be considered part of this submittal package:

1. Application fee in the amount of \$384 (\$300 + \$7 x 11.7 ac) made payable to "Currituck County";
2. One (1) copy of the Complete Conditional Rezoning Application & signed Offer to Purchase & Contract;
3. One (1) copy of the Community Meeting Report;
4. One (1) copy of the Conceptual Development Plan;
5. One (1) copy of the Preliminary Building Drawings.

At your earliest convenience, please review and do not hesitate to contact me at (252) 491-8147 or ndashti@withersravenel.com should you have any questions or require any additional information.

Thank you for your attention to this project.

Sincerely,
WithersRavenel

Nadeen Dashti

NORTH CAROLINA
CURRITUCK COUNTY

OFFER TO PURCHASE & CONTRACT

Commercial Ready Mix Products, Inc., as Buyer, and Edward Markert, James L. Markert, Jesse M. Rivers, Raymond P. Midgett, Jane M. Harvey, Suzanne L. Midgett and Russell A. Midgett, as Sellers, agree to the following:

Buyer shall buy and Sellers shall sell to Buyer that portion of Currituck County Tax Parcel 008300000050000, 10 acres, as shown on the Conceptual Site Development Plan attached hereto, together with the easements for access and utilities shown thereon for [REDACTED] once the property is rezoned as set out hereafter; The Buyer shall be responsible for having the property rezoned so it is suitable for construction and operation of a concrete plant. Closing shall take place within 30 days of final rezoning approval. Sellers shall convey the same by general warranty deed. Buyer shall be responsible for deed preparation, land transfer tax and the excise tax, expenses normally paid by Seller. Ad valorem taxes shall be prorated and paid at closing.

This the 20 day of December, 2024.

BUYER:

COMMERCIAL READY MIX
PRODUCTS, INC.

By: 

Timothy E. Newsome
Vice President

SELLERS:

Edward Markert

James L. Markert

Jesse M. Rivers

Raymond P. Midgett

Jane M. Harvey

Suzanne L. Midgett

Russell A. Midgett



March 26th, 2025

Mr. Jason Litteral, CFM
Currituck County Planning and Zoning
153 Courthouse Rd., Suite 110
Currituck, NC 27929

RE: Community Meeting Report
Conditional Rezoning Application & Land Use Amendment or Lot 5, Hampton
Parcel ID No. 008300000050000
Poplar Branch, Currituck County, NC

Mr. Jason Litteral,

A community meeting for the proposed Conditional Rezoning Application and Land Use Amendment of the above referenced parcel was held on Tuesday, March 18, 2025 at 4:00 p.m. at Currituck County Public Library. The meeting was conducted by WithersRavenel on behalf of CRMP, Inc., with representatives from CRMP, Inc., Currituck County, the landowners and members of the local community in attendance.

Purpose

The purpose of the meeting was to inform the community in the vicinity of the subject parcel of the intent to apply for a Land Use Amendment and Conditional Rezoning to C-HI to accommodate heavy manufacturing in the form of a batch concrete plant. It was explained that the proposed concrete plant would service the future Currituck bridge.

Meeting synopsis

The community meeting presentation documents were set up within the meeting area of the public library by 3:30pm. The library meeting room was open to the public and attendees began arriving at approximately 3:45 pm. Prior to beginning the community meeting, an "Open House" viewing of the conditional rezoning exhibit, along with the existing zoning exhibit, Conditional Rezoning Application, surrounding property owner notification letters, County Conditional Rezoning Review Process and Procedures and the County Application Submittal Schedule were available to the public. The conditional rezoning exhibit and existing zoning exhibit were mounted on poster boards and placed on an easel for ease of viewing.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the check in table and were advised to please utilize the provided comment sheets to remit comments. Attendees were also advised that comments could be received by WithersRavenel either by email or telephone.

At 4:00 pm a presentation for the proposed land use amendment, conditional rezoning and proposed concrete plant was provided by WithersRavenel. A copy of the agenda was distributed

8466 Caratoke Highway, Building 400 | Powells Point, NC 27966
t: 252-491-8147 | f: 919.467.6008 | www.withersravenel.com | License No. F-1479
Asheville | Cary | Charlotte | Greensboro | Pittsboro | Powells Point | Raleigh | Southern Pines | Wilmington

to everyone in attendance and the sign-in sheet was routed throughout the room. The presentation setting was as casual as possible and loosely followed the Agenda (Exhibit 1), to allow for a comfortable atmosphere allowing the community to ask questions throughout the meeting.

WithersRavenel (Michael W. Strader, Jr., P.E.) began with a brief discussion about the County procedures for reviewing and approving the proposed project and purpose for the community meeting and the proposed development.

The parcel proposed for conditional rezoning and land use amendment was described and identified on the exhibits. The proposed conditional rezoning exhibit and Conditional Rezoning application were described as in compliance with the current Currituck County UDO requirements and in keeping with the surrounding neighborhoods and County Land Use Plan. It was also reiterated during the meeting that the proposed development will be consistent with and as allowed within the C-HI zoning, including uses, dimensional standards, and County Land Use Plan. The importance and need for the proposed concrete plant within lot 5 was expressed.

Throughout the presentation, the floor was open for questions and comments from the audience. Comments and questions received during the meeting were as follows:

1. A comment was made to check with NCDOT about reducing or eliminating the 200' min. driveway centerline separation.
2. It was stated that there would be preservation of the surrounding land, especially on the west side marsh area.
3. A comment was made about the proximity of the concrete plant to the other concrete plants in Currituck county and whether an additional concrete plant is necessary. There are currently two concrete plants, one in Moyock and one in Powells Point. The proposed concrete plant is necessary due to the advantageous location and proximity to the proposed mid-Currituck bridge. The proposed concrete plant is intended to be used for the construction of the future bridge.
4. A question about why the location of this concrete plant is advantageous. The location of the proposed concrete plant is advantageous due to its proposed proximity to the future Currituck bridge. This is in relation to the two existing concrete plants, whose locations are not as advantageous or convenient for use to service the construction of the future bridge. The Owner also explained that they have reviewed other locations and landed on this particular location due to there being no residences within the vicinity. It also helped that the surrounding area was utilized for agricultural purposes and the adjacent use to the south a rather "industrial" use given the noise, dust, lighting, and lack of residential use. In addition, the gradient slopes downward as viewing east from the highway making objects at ground level not very noticeable. It was also chosen east of the main high voltage power lines to remain well outside the highway corridor. The location seemed to be the best case.
5. Members of the community present at the meeting all expressed their support of the subject application.



6. One member of the public enquired about the proposed rezoning via email. She requested any information presented at the meeting. Pdf copies of the agenda, comment sheet, and exhibits were provided to the individual via email response.

Upon the conclusion of the discussions, attendees were again reminded that any further questions or comments not addressed at the meeting can be forwarded to WithersRavenel and the meeting was adjourned. There did not seem to be any opposition or adversity to the application, but rather inquisitiveness and support. No written comments were received other than the above noted email. It was also explained that if the application review process goes as planned, there would be a public hearing at the July 7th, 2025 Board of Commissioners meeting.

Copies of all handouts, exhibits, and other documents are provided in attachments to this document.

Please do not hesitate to contact me at (252) 491-8147 or ndashti@withersravenel.com should you have any questions and/or concerns.

Sincerely,
WithersRavenel

Nadeen Dashti

COMMUNITY MEETING EXHIBITS

EXHIBIT 1 : Meeting Agenda

EXHIBIT 2 : Presentation Posters – Conceptual Development Plan, Conditional Rezoning Amendment Review Process and Application, Currituck County Land Use Plan & County Submittal Schedule

EXHIBIT 3 : Attendance Sign-In Sheet

EXHIBIT 4 : Community Member Comment Sheet

EXHIBIT 5 : Letter to Property Owners

EXHIBIT 1 : Meeting Agenda

Community Meeting for Conditional Rezoning – Lot 5 Hampton

Barco, Currituck County, NC

March 18, 2025

AGENDA

1. General Introduction

- a. WithersRavenel
- b. CRMP, INC.
- c. Currituck County

2. Community Meeting Purpose

- a. Informal informational meeting regarding application
- b. Opportunity to hear comments and concerns as a means of resolving conflicts and issues, where possible.

3. Property Location & Zoning

- a. PIN 00830000005000
- b. Parcel area: 10.5 Acres
- c. Current zoning: AG
- d. Proposed Site Zoning: C-HI

4. Development Proposal

- a. The Applicant proposes a conditional rezoning of the subject property zoned Agricultural (AG) to Conditional-Heavy Industrial (HI), to accommodate heavy manufacturing in the form of a batch concrete plant.
- b. Timeline and Review Process

5. Questions & Comments

- a. WithersRavenel, Applicant and County will be available to answer questions and comments.
- b. Comments can be provided in writing on Comment Forms provided or they can be sent to Michael W. Strader, Jr., WithersRavenel. by email at mstrader@withersravenel.com, phone at 252-491-8147 or by mail addressed to WithersRavenel 8466 Caratoke Highway Powells Point NC 27966.

EXHIBIT 2 : Presentation Posters



PLANNING & ZONING – APPLICATION SUBMITTAL SCHEDULE

| RECOMMENDED PRE- APPLICATION MEETING WEEK | APPLICATION SUBMITTAL DATE | TRC MEETING | TRC COMMENTS TO APPLICANT | TRC REVISIONS DEADLINE | PLANNING BOARD MEETING Text Amendments | BOC MEETING Text Amendments | PLANNING BOARD MEETING Rezoning | BOC MEETING Preliminary Plats/ Special Use Permits | BOC MEETING Rezoning |
|--|----------------------------------|----------------|---------------------------------|------------------------------|--|---------------------------------------|--|--|-----------------------------|
| 1/13/2025 | 1/23/2025 | 2/11/2025 | 2/12/2025 | 2/13/2025 | 2/27/2025 | 4/7/2025 | 4/8/2025 | 4/21/2025 | 5/5/2025 |
| 2/17/2025 | 2/27/2025 | 3/11/2025 | 3/12/2025 | 3/13/2025 | 3/27/2025 | 5/5/2025 | 5/13/2025 | 5/19/2025 | 6/2/2025 |
| 3/17/2025 | 3/27/2025 | 4/8/2025 | 4/9/2025 | 4/10/2025 | 4/24/2025 | 6/2/2025 | 6/10/2025 | 6/16/2025 | 7/7/2025 |
| 4/14/2025 | 4/24/2025 | 5/13/2025 | 5/14/2025 | 5/15/2025 | 5/22/2024 | 7/7/2025 | 7/8/2025 | 7/21/2025 | 8/4/2025 |
| 5/12/2025 | 5/22/2024 | 6/10/2025 | 6/11/2025 | 6/12/2025 | 6/26/2025 | 8/4/2025 | 8/12/2025 | 8/18/2025 | 9/2/2025 |
| 6/16/2025 | 6/26/2025 | 7/8/2025 | 7/9/2025 | 7/10/2025 | 7/24/2025 | 9/2/2025 | 9/9/2025 | 9/15/2025 | 10/6/2025 |
| 7/14/2025 | 7/24/2025 | 8/12/2025 | 8/13/2025 | 8/14/2025 | 8/28/2025 | 10/6/2025 | 10/14/2025 | 10/20/2025 | 11/3/2025 |
| 8/18/2025 | 8/28/2025 | 9/9/2025 | 9/10/2025 | 9/11/2025 | 9/25/2025 | 11/3/2025 | 11/10/2025 | 11/17/2025 | 12/1/2025 |
| 9/15/2025 | 9/25/2025 | 10/7/2025 | 10/8/2025 | 10/9/2025 | 10/23/2025 | 12/1/2025 | 12/9/2025 | 12/15/2025 | 1/5/2026 |
| 10/13/2025 | 10/23/2025 | 11/4/2025 | 11/5/2025 | 11/6/2025 | 11/13/2025 | 1/5/2026 | 1/13/2026 | 1/20/2026 | 2/2/2026 |
| 11/3/2025 | 11/13/2025 | 12/2/2025 | 12/3/2025 | 12/4/2025 | 12/11/2025 | 2/2/2026 | 2/10/2026 | 2/16/2026 | 3/2/2026 |
| 12/1/2025 | 12/11/2025 | 1/13/2026 | 1/14/2026 | 1/15/2026 | 1/22/2026 | 3/2/2026 | 3/10/2026 | 3/16/2026 | 4/6/2026 |
| 1/12/2026 | 1/22/2026 | 2/10/2026 | 2/11/2026 | 2/12/2026 | 2/26/2026 | 4/6/2026 | 4/14/2026 | 4/20/2026 | 5/4/2026 |

Applications to be reviewed by the Technical Review Committee (TRC), Planning Board (PB), and Board of Commissioners (BOC), must follow the specified submittal schedule. Submittal deadlines are firm and shall not be waived. To avoid late or incomplete submissions, it is recommended that an applicant submit all required materials in advance of the submittal deadline date using the Currituck County Citizen Self Service online program.

EXHIBIT 3 : Attendance Sign-In Sheet

WITHERSRAVENEL

Conditional Rezoning - Lot 5 Hampton Community Meeting Barco, Currituck County, North Carolina

WithersRavenel Project No. 24-1134

The Following Persons Were in Attendance of the Community Meeting on March 18, 2025

| # | Name | Company / Organization / Address | Telephone No. | Fax No. | Email |
|-----|-----------------|----------------------------------|--------------------------------|---------|--------------------------------|
| 1. | Michael Strader | WithersRavenel | 252.267.6751 (252) 491-8147 | | mstrader@withersravenel.com |
| 2. | Steve Duncan | CRUP | 252.312.6416 | | stewed@CRUPinc.com |
| 3. | Ned Markert | Land owner | 252.262.9141 | | |
| 4. | Jim Markert | Land owner | 252.333.6033 | | JL123248@AOL.com |
| 5. | Patrick Leary | 153 Carthouse Rd | 252.232.6032 | | Patrick.leary@CurrituckCounty |
| 6. | Jason Litteral | 153 Carthouse Rd | 252.232.6052 | | jason.litteral@CurrituckCounty |
| 7. | Tim Newsome | CRUP | 252.257.9686 | | TimN@CRUPinc.com |
| 8. | | | | | |
| 9. | | | | | |
| 10. | | | | | |
| 11. | | | | | |
| 12. | | | | | |
| 13. | | | | | |
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| 15. | | | | | |
| 16. | | | | | |
| 17. | | | | | |
| 18. | | | | | |

EXHIBIT 4 : Community Member Comment Sheet

Community Meeting for Conditional Rezoning – Lot 5 Hampton

4261 Caratoke Hwy -PIN# 00830000005000

Poplar Branch, Currituck County, NC

Comments: _____

Contact Information: _____

EXHIBIT 5 : Letter to Property Owners



March 05, 2025

Re: Notice of Community Meeting
Conditional Rezoning – Lot 5 Hampton
Poplar Branch, Currituck County, NC

Dear Property Owner(s),

Please be advised that WithersRavenel and CRMP, INC. (Applicant) will conduct a community meeting on March 18, 2025 at 4:00 p.m. at Currituck County Public Library located at 4261 Caratoke Hwy, Barco, NC

The purpose of the meeting is to inform the community of CRMP Inc.'s intention to apply for a Conditional Rezoning from AG to C-HI to accommodate heavy manufacturing in the form of a batch concrete plant. It is also anticipated that the application would require an exempt subdivision plat when appropriate, and an eventual major site plan design. The subject parcel is identified as Parcel Number 00830000005000 and is located at Lot 5, Caratoke Highway in Poplar Branch, Currituck County.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed Conditional Rezoning may be obtained by contacting Michael Strader of WithersRavenel by phone at 252-491-8147 or by email at mstrader@withersravenel.com.

Sincerely,
WithersRavenel

Nadeen Dashti