



Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information**APPLICANT:**

Name: William L. & Eddie-Jo Powell
Address: 136 Powell Road
Shawboro, NC 27973
Telephone: 252.339.9923
E-Mail Address: paxtin99@gmail.com

PROPERTY OWNER:

Name: William L. & Eddie-Jo Powell
Address: 136 Powell Road
Shawboro, NC 27972
Telephone: 252.339.9923
E-Mail Address: paxtin99@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Property Information

Physical Street Address: 2120 Caratoke Highway, Moyock, NC 27958
Location: Approximately 12 acres immediately North of Blue 42 Brewing Barn
Parcel Identification Number(s): 0032-000-065J-0000
Total Parcel(s) Acreage: Approximately 12 acres
Existing Land Use of Property: Agricultural

Request

Current Zoning of Property: AG Proposed Zoning District: GB (Conditional)

Community Meeting

Date Meeting Held: October 1, 2026 Meeting Location: 2132 Caratoke Hwy, Moyock

Conditional Rezoning Request

To Chairman, Currituck County Board of Commissioners:

The undersigned respectfully requests that, pursuant to the Unified Development Ordinance, a conditional zoning district be approved for the following use(s) and subject to the following condition(s):

Provide a written description of the proposed use(s) of all land and structures, types of improvements, density, number of lots, proposed floor area of non-residential buildings, activities, and hours of operation:

See attached Exhibit A.

Proposed Zoning Condition(s) (Any proposed conditions shall not be less restrictive than the provisions of the Ordinance):

See attached Exhibit A.

An application has been duly filed requesting that the property involved with this application be rezoned from:
AG to: GB - Conditional

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the conceptual development plan, use(s) authorized, and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Currituck County Unified Development Ordinance. It is further understood and acknowledged that final plans for any development be made pursuant to any such conditional zoning district so authorized and shall be submitted to the Technical Review Committee.

William L Powell
Property Owner

10-16-2026
Date

Edith St. Paul
Property Owner

10-16-2026
Date

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

Exhibit A
to
Conditional Rezoning Application

Provide a written description of the proposed use(s) of all land and structures, types of improvements, density, number of lots, proposed floor area of non-residential buildings, activities, and hours of operation:

The request is to change the zoning from AG to General Business - Conditional. This is for an approximately 12 acre tract of land. The proposed use is for a fueling station with a convenience store with a food service (QSR concept). The food service will have four (4) tables, which will seat no more than sixteen (16) individuals. The convenience store/food service area will be a building less than 5,000 square feet. The full approximately 12 acres would be contained within the site to include, septic area, storm water area, fuel pumps, store and parking. Hours of operation will be from 5:00AM to 10:00PM, 7 days per week. It is anticipated that the facility will employ approximately 20-30 employees, including cashiers, managers, food service, district manager and custodial workers. The fuel dispensing will be by approximately 8 gasoline pumps and 4 diesel pumps. Sketch plan for facility being attached.

Proposed Rezoning Condition(s) (Any proposed conditions shall not be less restrictive than the provision of the Ordinance):

The present Use Table for General Business denotes a number of uses that are either subject to a Zoning Compliance Permit or Special Use Permit. The applicant proposes that one of the conditions to be imposed upon the GB-Conditional, if granted, is to limit the number of potential uses that can be made of the property. Attached is a copy of UDO Use Table, Section 4.1.2. Under GB and "X" has been struck through various potential uses to say those uses would not be allowed for this particular conditional rezoning to GB.

In addition, if the County approves the change in the zoning, and then later approves the use of the premises for the fueling facility/convenience store/food service, then a condition would be added that no truck would be allowed overnight parking with the owner of the facility being required to post signs and to retain the services of a towing company to enforce the no overnight parking except, for an ELD distress situation, and even then, the parties must be gone by 5:00AM the next day.