



**PB 25-03 CURRITUCK COUNTY
TEXT AMENDMENT
BOARD OF COMMISSIONERS
MAY 5, 2025**

Currituck County requests an amendment to the Unified Development Ordinance, Chapter 2. Administration, to clarify community meeting requirements for major subdivisions.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That Chapter 2, Section 2.3.3, is amended by deleting the following strikethrough language and adding the underlined language:

2.3.3. Community Meeting

A. Purpose

The purpose of the community meeting is to inform owners and occupants of nearby lands about a proposed development application that is going to be reviewed under this Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the development proposal as a means of resolving conflicts and outstanding issues, where possible.

B. Favored Practice

Community meetings are encouraged as opportunities for informal communication between applicants and the owners and occupants of nearby lands, and other residents who may be affected by development proposals.

C. Applicability

(I) Community Meeting Mandatory

A community meeting is required before submittal of any of the following applications:

- (a)** Zoning map amendments to establish a more intense base zoning district;
- (b)** Conditional rezonings;
- (c)** Planned developments;
- (d)** Special use permits (except Type I preliminary plats); and
- (e)** Type II preliminary plats (for major subdivision) of 50 lots or more.

Item 2: That Chapter 2, Section 2.3.6, is amended by adding the underlined language:

TABLE 2.3.6.B: PUBLIC NOTIFICATION TIMING REQUIREMENTS

APPLICATION TYPE [1]	TYPES OF REQUIRED PUBLIC NOTICE		
	PUBLISHED NOTICE	MAILED NOTICE	POSTED NOTICE
Text Amendment [2]	Once a week for 2 successive calendar weeks, with first notice between 10 and 25 days before hearing		
Zoning Map Amendment [2]	Once a week for 2 successive calendar weeks, with first notice between 10 and 25 days before hearing	Between 10 and 25 days before hearing [3]	At least 10 days before hearing
Conditional Rezoning [2]	Once a week for 2 successive calendar weeks, with first notice between 10 and 25 days before hearing	Between 10 and 25 days before hearing	At least 10 days before hearing
Planned Development [2]	Once a week for 2 successive calendar weeks, with first notice between 10 and 25 days before hearing	Between 10 and 25 days before hearing	At least 10 days before hearing
Special Use Permit [2]	Once a week for 2 successive calendar weeks, with first notice between 10 and 25 days before hearing	Between 10 and 25 days before hearing	At least 10 days before hearing
Type II Preliminary Plat (for Major Subdivision)	Once a week for 2 successive calendar weeks, with first notice between 10 and 25 days before hearing	Between 10 and 25 days before hearing	At least 10 days before hearing
Variance		Between 10 and 25 days before hearing	At least 10 days before hearing
Administrative Adjustment		At least 10 days before a decision is rendered	
Appeal	Once a week for 2 successive calendar weeks, with first notice between 10 and 25 days before hearing	Between 10 and 25 days before hearing [4]	At least 10 days before hearing [4]
Development Agreement	Once a week for 2 successive calendar weeks, with first notice between 10 and 25 days before hearing	Between 10 and 25 days before hearing	At least 10 days before hearing

NOTES:

[1] Only those development application types listed here require public hearing notification. Public notification of public meetings held by the Planning Board is not required.

[2] Applications that would change the range of allowable uses within five miles of a military installation require mailed notice be delivered by certified mail to the military base commander between 10 and 25 days before the hearing.

[3] Mailed notice shall not be required when a zoning map amendment includes more than 50 lots or tracts, owned by at least 50 different landowners, provided the county publishes a notice (occupying at least one-half (1/2) of a newspaper page) showing the boundaries of the affected area in a newspaper of general circulation once a week for two successive calendar weeks, with the first notice published not less than ten days nor more than 25 days before the date fixed for the public hearing. Affected land owners residing outside the newspaper circulation area shall be notified via first class mail pursuant to Section 2.3.6, Public Hearing Scheduling and Public Notification.

[4] Mailed and posted notification are required only in cases where the appeal pertains to a specific parcel of land.

Item 3: That Chapter 2, Section 2.4.8, is amended by deleting the following strikethrough language:

(3) Type II Preliminary Plat / Special Use Permit Procedure

(a) Pre-Application Conference

Applicable (see Section 2.3.2).

(b) Community Meeting

Applicable ~~for plats of 50 lots or more~~ (see Section 2.3.3).

Item 4: Statement of Consistency:

The request is in conformance with the Unified Development Ordinance and clarifies community meeting requirements. The request is not in conflict with the *Imagine Currituck 2040 Vision Plan*.

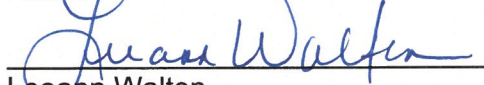
Item 5: The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Item 6: This ordinance amendment shall be in effect from and after the 5th day of May 2025.



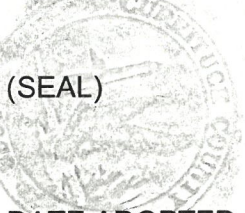
Board of Commissioners' Chairman

Attest:



Leeann Walton

Clerk to the Board



(SEAL)

DATE ADOPTED: May 5, 2025

MOTION TO ADOPT BY COMMISSIONER: _____

SECONDED BY COMMISSIONER: _____

VOTE: 6 AYES 0 NAYS 0

PLANNING BOARD DATE: 4/8/2025

PLANNING BOARD RECOMMENDATION: Approved

VOTE: 6 AYES 0 NAYS

ADVERTISEMENT DATE OF PUBLIC HEARING: 4/23/2025 & 4/30/2025

BOARD OF COMMISSIONERS PUBLIC HEARING: 5/5/2025

BOARD OF COMMISSIONERS ACTION: Approved

POSTED IN UNIFIED DEVELOPMENT ORDINANCE: 5/6/2025

AMENDMENT NUMBER: 112