CURRITUCK COUNTY: REGIONAL SYNTHESIS & STRATEGIC BLUEPRINT

TRANSFORMING TOWN HALL FEEDBACK INTO A GEOGRAPHIC MANDATE



BASED ON 223 SURVEY RESPONSES AND COMPREHENSIVE TOWN HALL FEEDBACK | SEPTEMBER 2026

Gemini Notebook

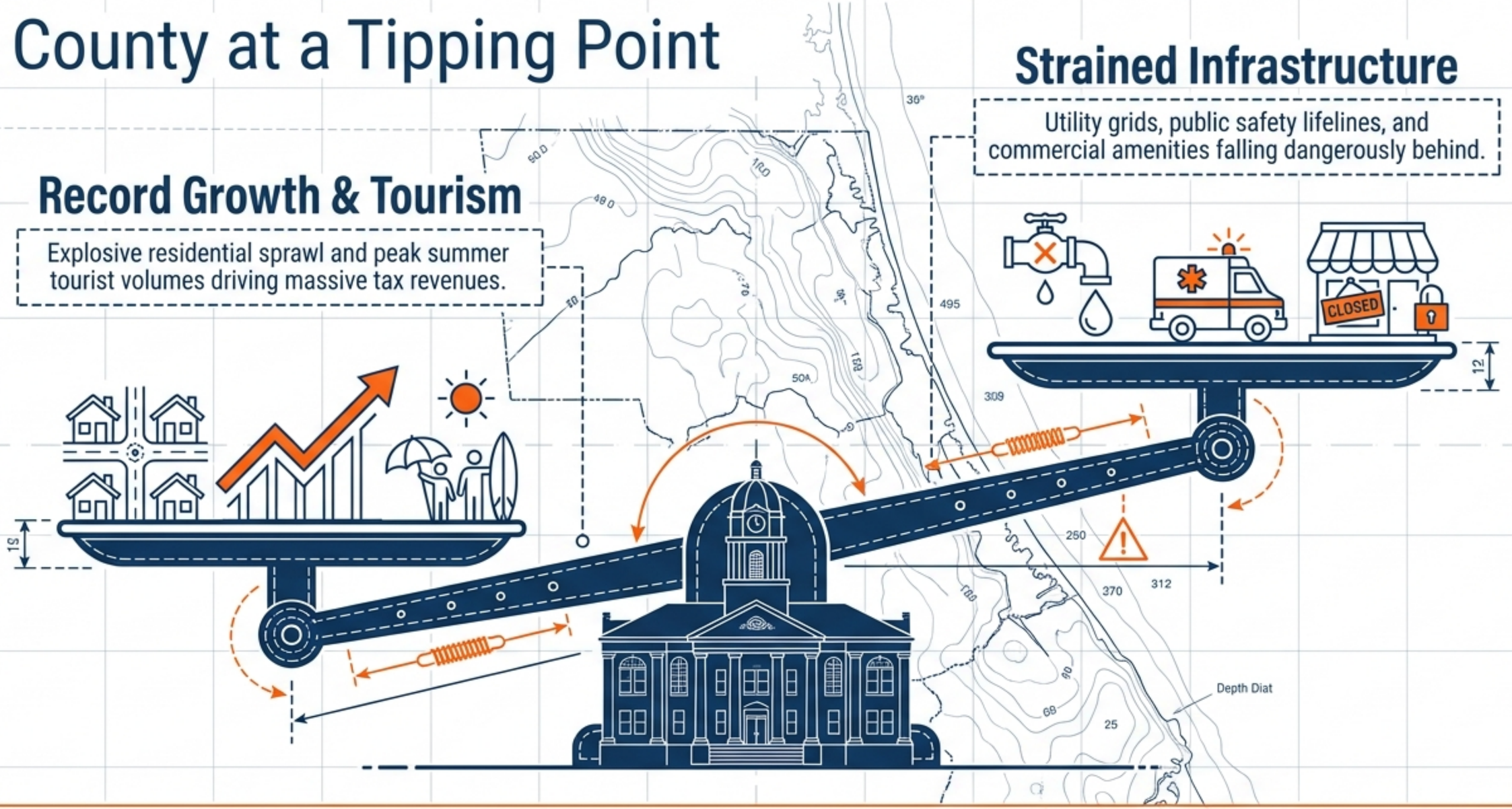
A County at a Tipping Point

Record Growth & Tourism

Explosive residential sprawl and peak summer tourist volumes driving massive tax revenues.

Strained Infrastructure

Utility grids, public safety lifelines, and commercial amenities falling dangerously behind.



Over crowding isn't just a school issue, it's a county-wide issue.

Gemini Notebook

The Geographic Tour



1 **Northern Mainland** (Moyock)
The Suburban Pressure Cooker

2 **Outer Banks** (Corolla)
The Golden Goose Under Siege

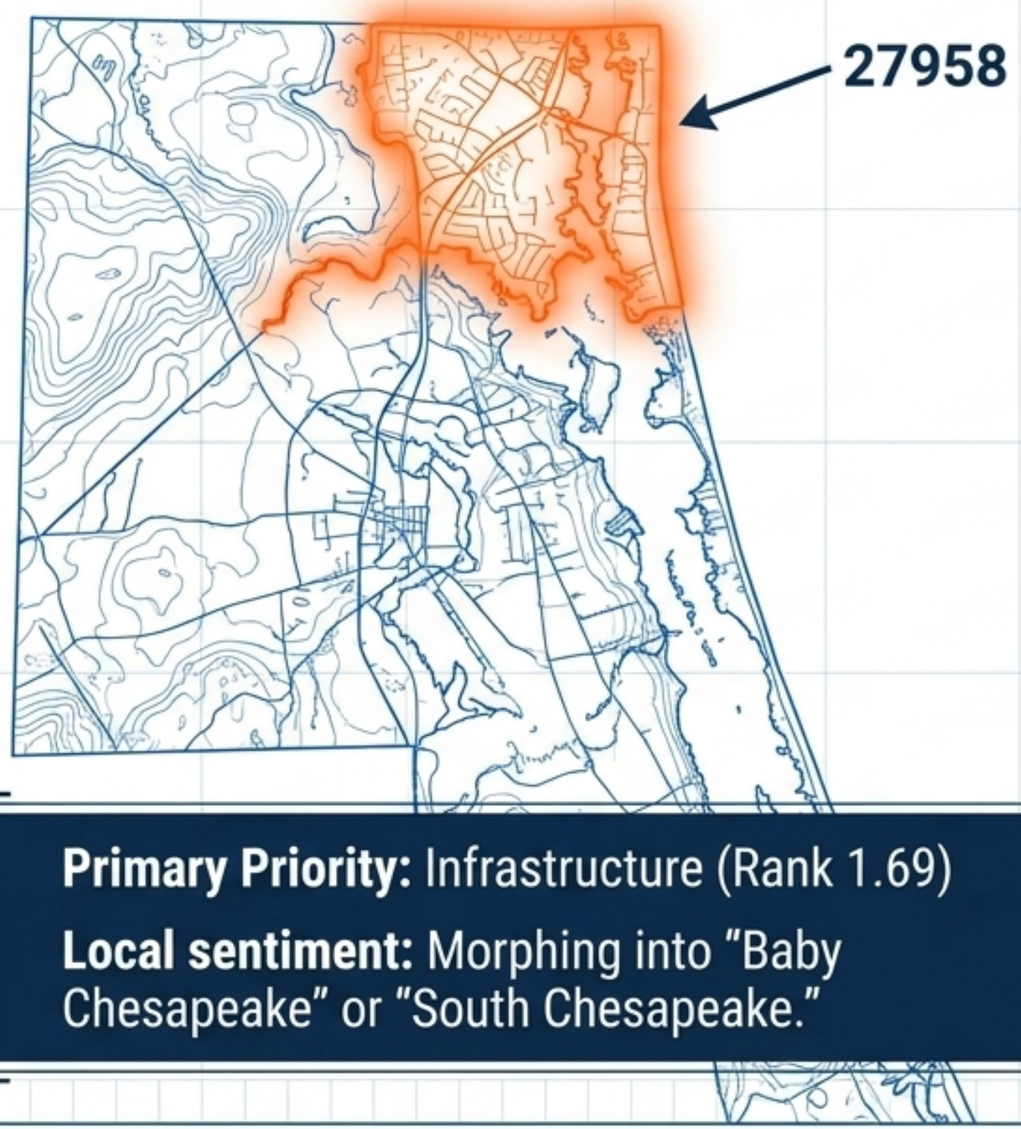
3 **Central Corridor**
(Grandy, Aydlett, Jarvisburg)
The Battle for the Rural Soul

4 **Middle Currituck**
(Shawboro, Maple)
The Uneven Hub

5 **Isolated Regions**
(Knotts Island, Gibbs Woods)
Forgotten Lifelines

Gemini Notebook

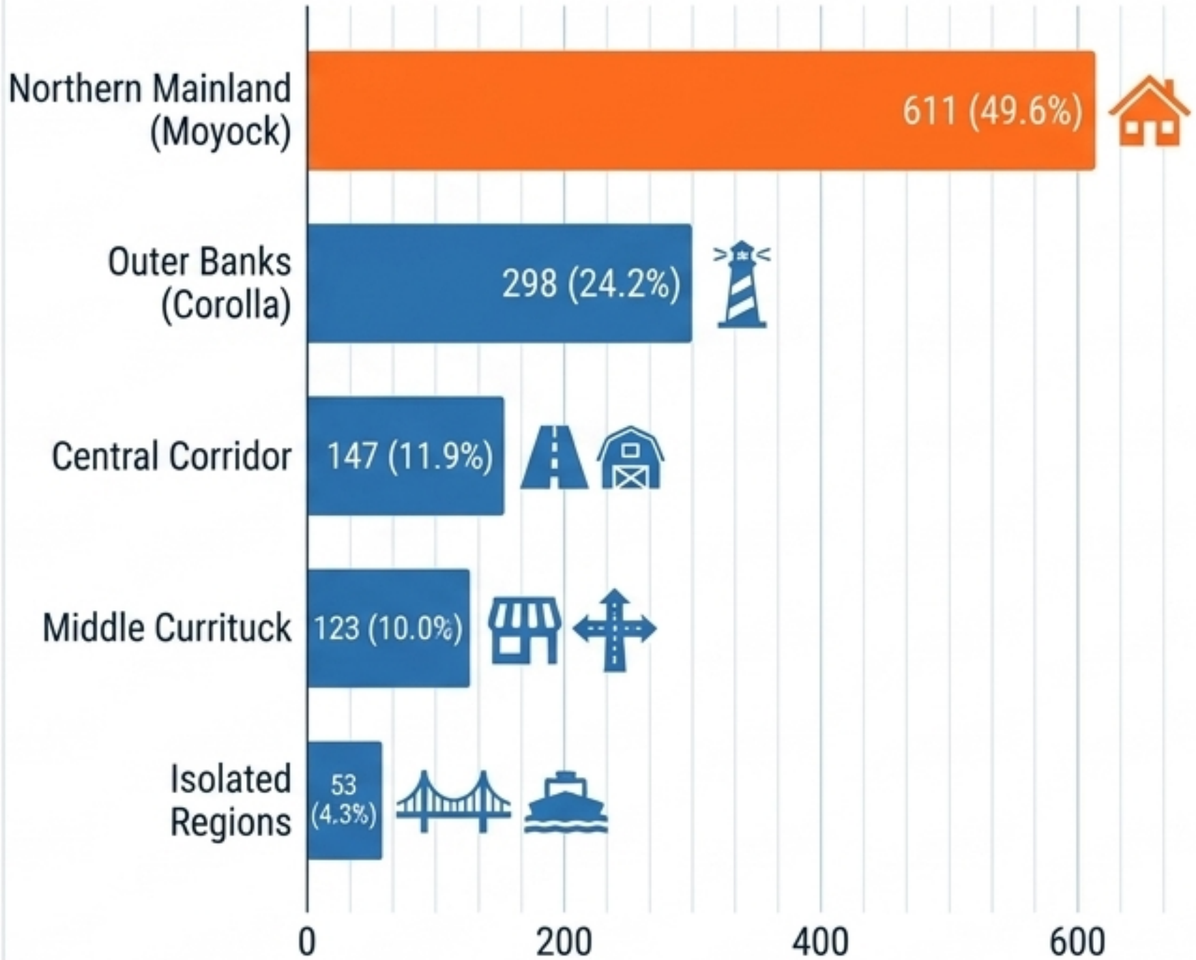
Moyock: The Suburban Pressure Cooker



Primary Priority: Infrastructure (Rank 1.69)

Local sentiment: Morphing into “Baby Chesapeake” or “South Chesapeake.”

Response Volume by Region (N=1,232)



Gemini Notebook

The Demographic Divide in Moyock

The Transient Commuter (75%)

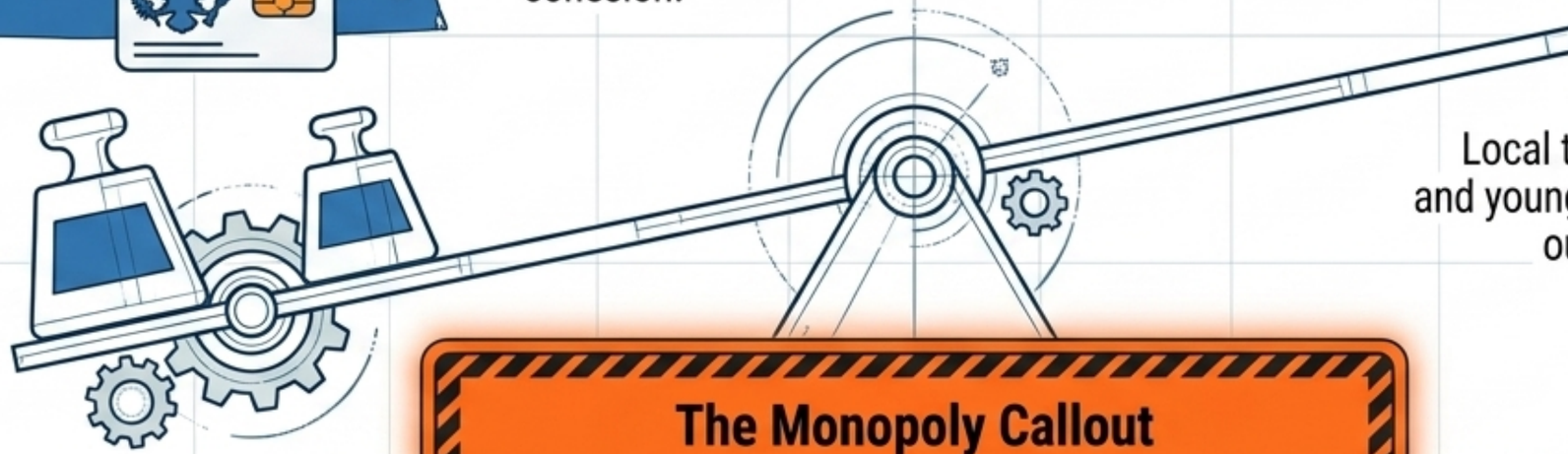


Virginia-based employees (military/federal) staying only 3-5 years. High purchasing power drives home values to $400k+, but dilutes long-term civic cohesion.

The Essential Workforce (25%)



Local teachers, county employees, and young families completely priced out. Severe lack of affordable rentals or starter homes.



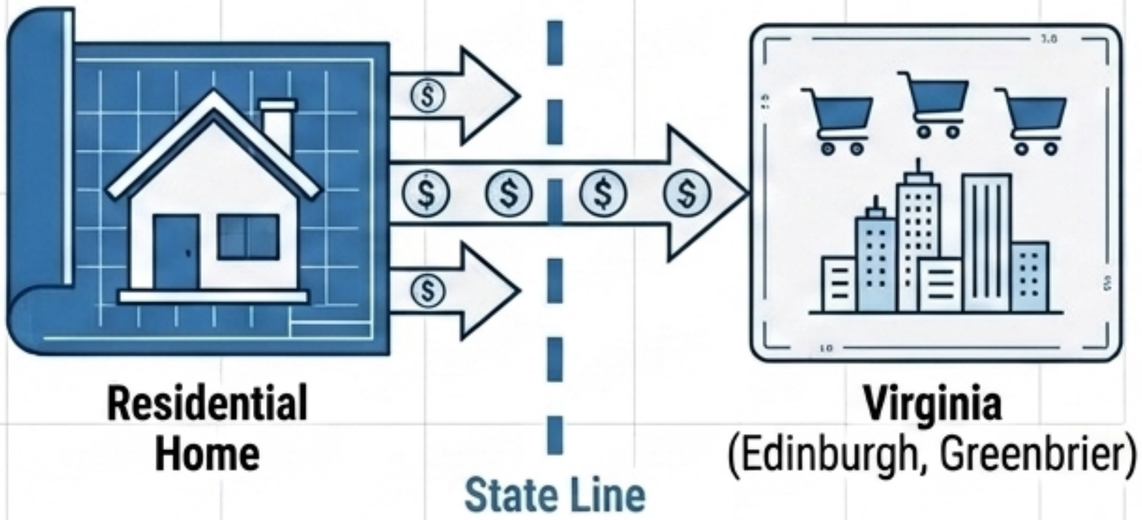
The Monopoly Callout

Market dominated by a single-builder monopoly (Ryan Homes), drawing persistent complaints regarding construction quality and a 'one-size-fits-all' standard.

Gemini Notebook

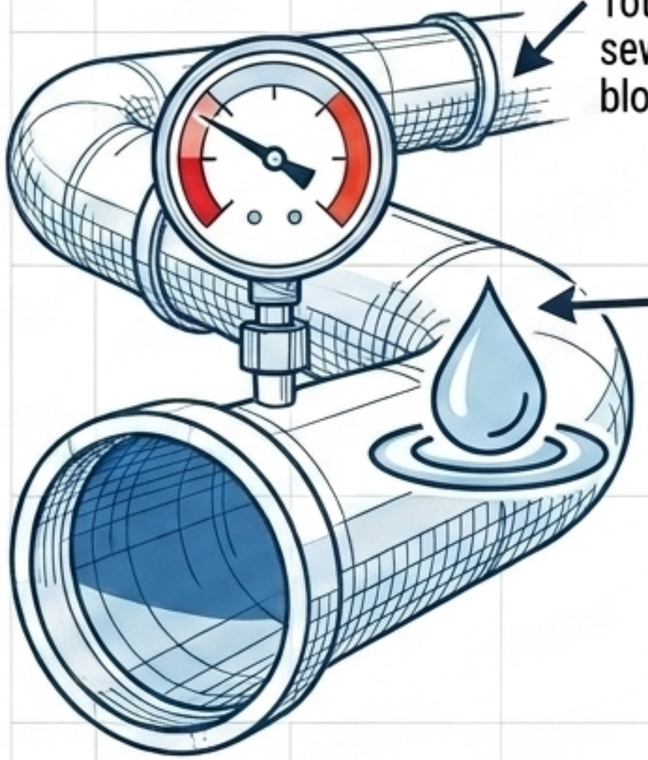
Moyock's Infrastructure Deficit

The Commercial Leaks



Severe lack of commercial diversity (no local pharmacy, only one overcrowded Food Lion) forces spending across the border to VA or Amazon.

The Wastewater Debacle



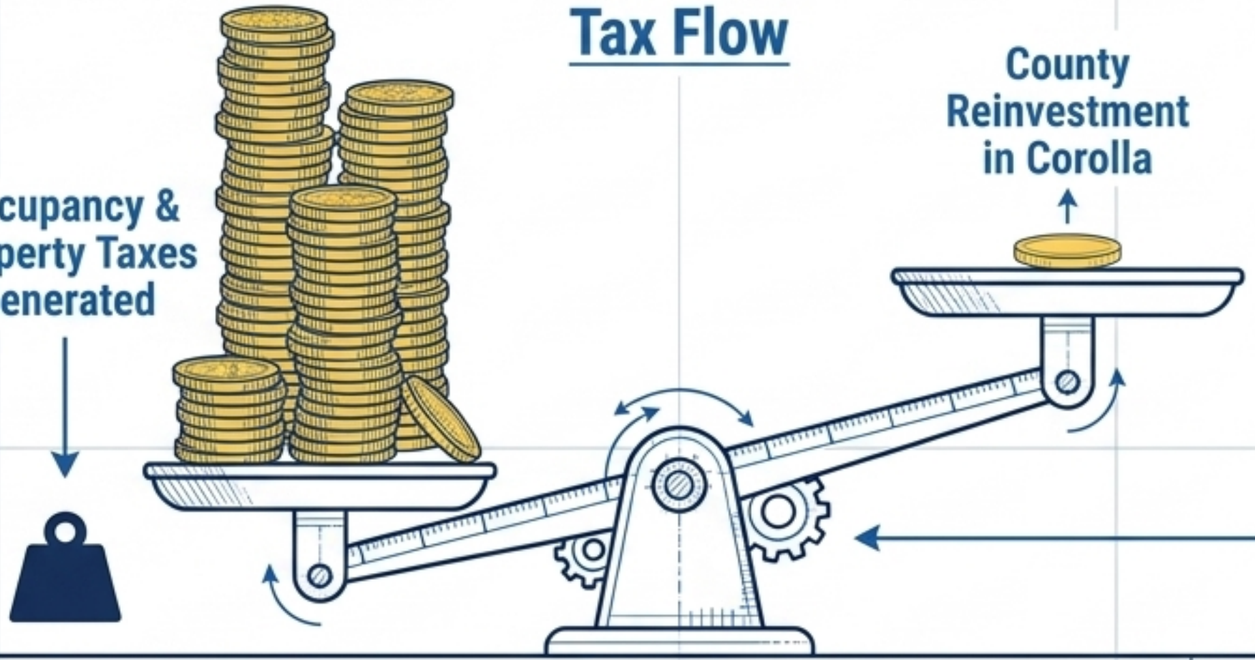
Total lack of county-wide sewer infrastructure directly blocks a second grocery store.

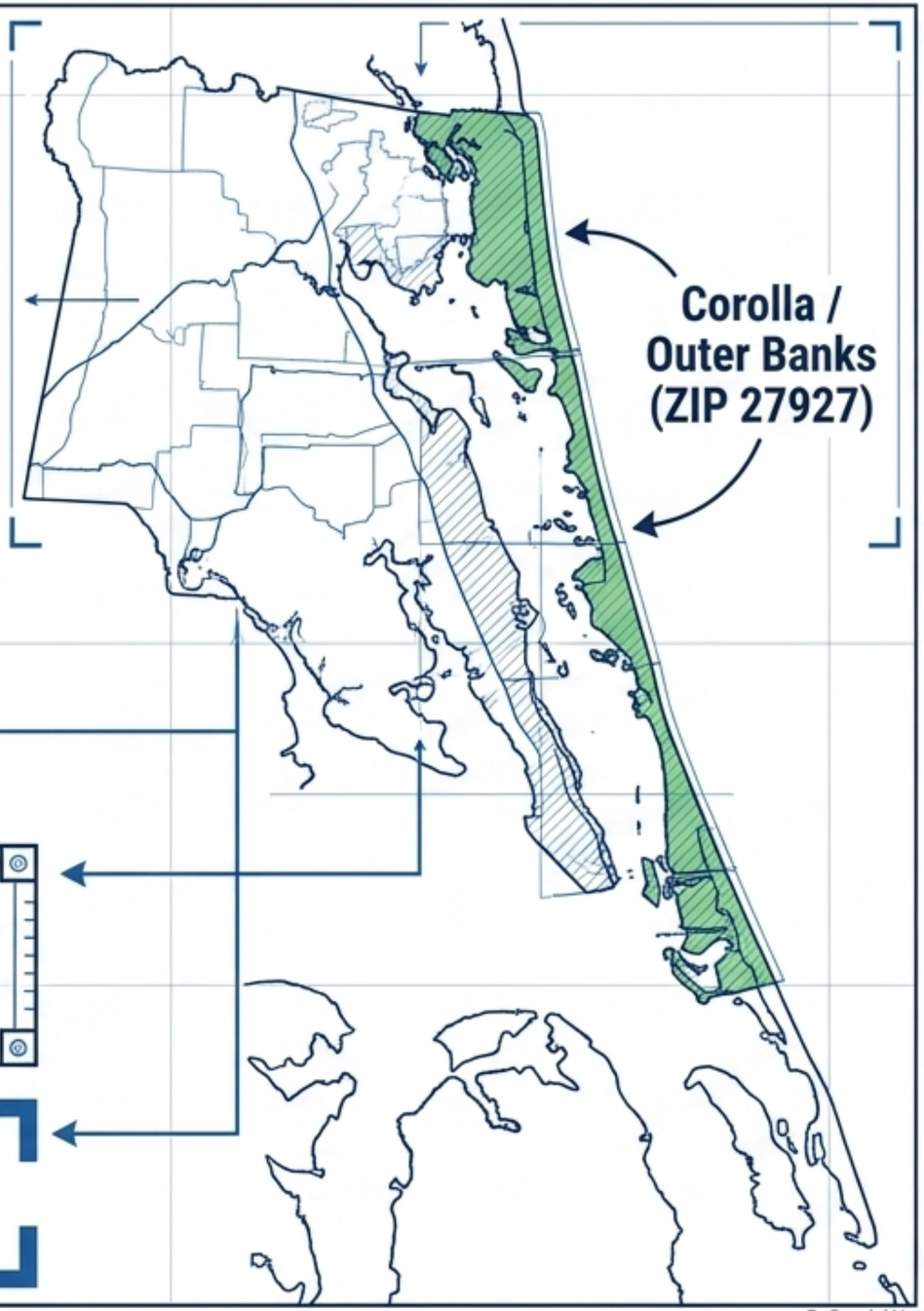
Dangerous water pressure drops. Residents demand a $100k local water tower over the costly $500k Tulls Creek project.

Gemini Notebook

Corolla: The Golden Goose Under Siege

Tax Flow





- Represents 19.3% of feedback, driven heavily by perceived fiscal inequity.
- Seniors note the presence of massive mainland senior centers while Corolla lacks any dedicated community or senior facility.

“ I feel the Outer Banks subsidizes services for mainland Currituck County and we do not get the benefit of our taxes.”

Gemini Notebook

The Weight of Tourism on the Outer Banks

Check-in Gridlock



Paralyzing traffic on NC-12 during summer weekend changeovers.

4x4 Beach Overuse



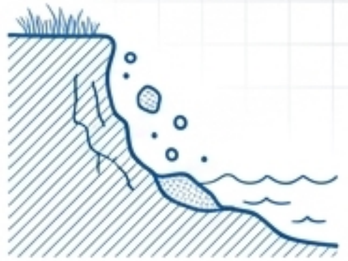
Intense commercial tour company congestion on off-road beaches.

Ecological Stress



Severe noise pollution, exhaustion of protected wild horses, and dangerous pedestrian-vehicle conflicts where multi-use paths abruptly end.

Environmental Threat



Severe dune erosion and sand loss threatening the primary economic asset.

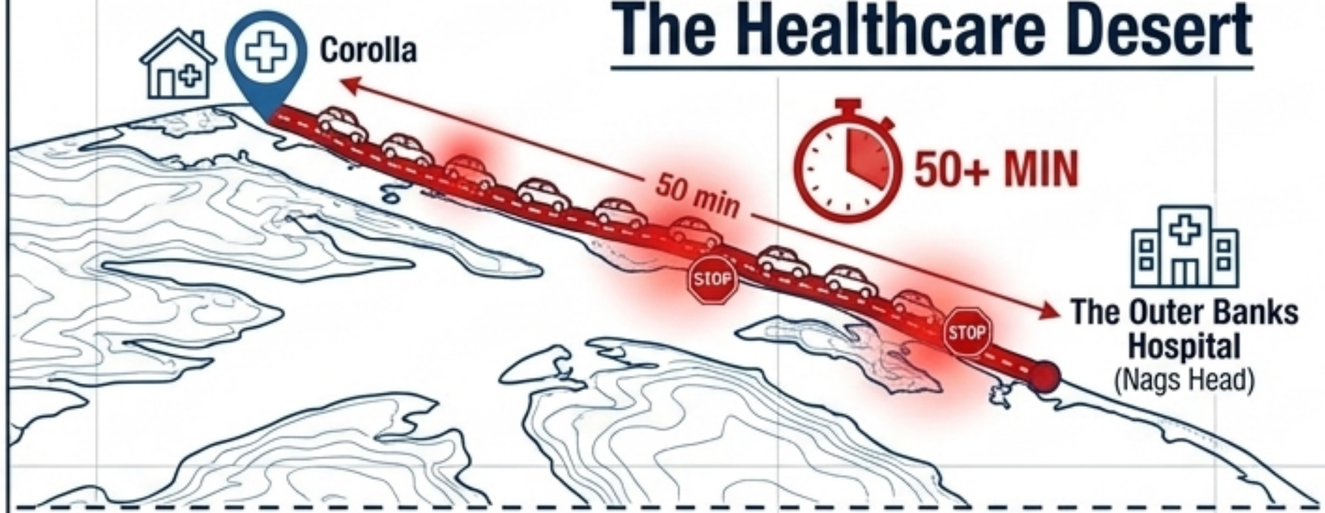
Strategic Demand: Execute full beach replenishment and dune nourishment from Whalehead north to Carova.

Planning-Board Green

Gemini Notebook

The Corolla Lifeline Crisis

The Healthcare Desert



Intolerable 50-minute drive for basic diagnostics or urgent care. Life-threatening during peak summer traffic bottlenecks.

The Workforce Desert



Unregulated post-COVID surge in short-term rentals has decimated long-term housing stock for local business employees and first responders.

Planning-Board Green

Gemini Notebook

Central Corridor: The Battle for the Rural Soul

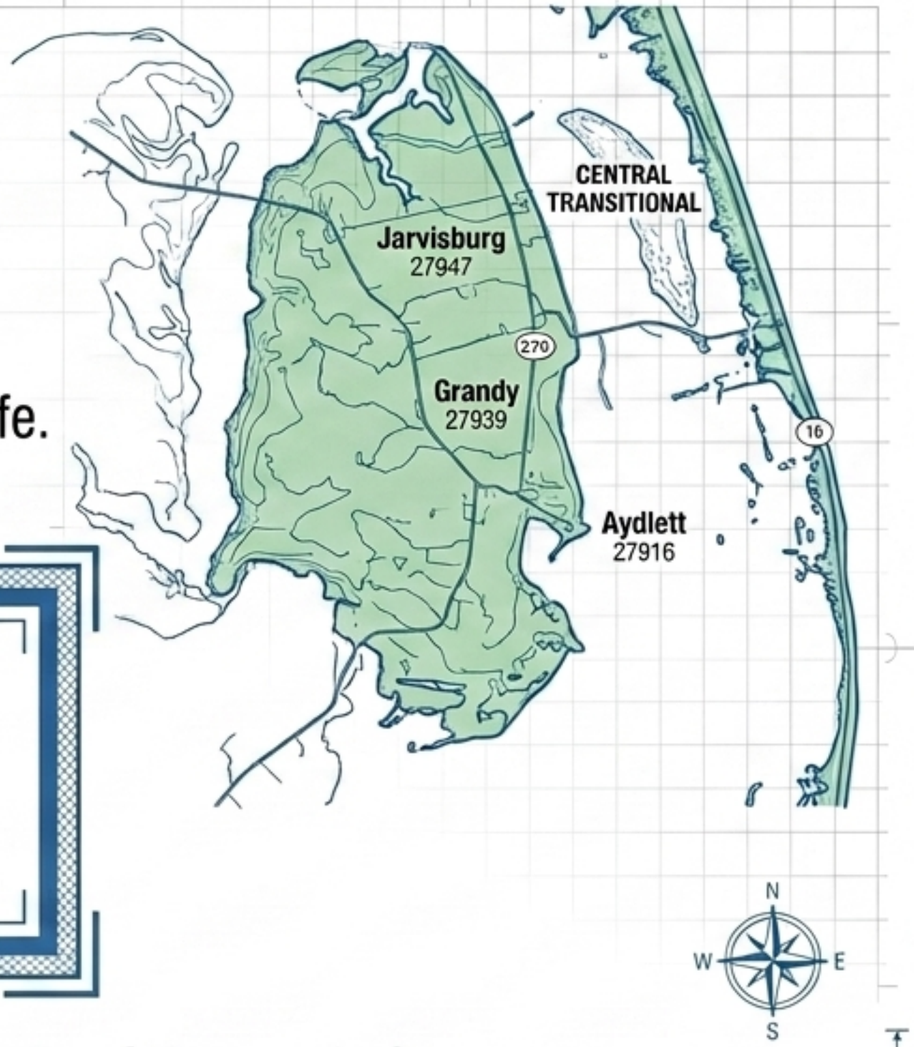
Healthy diversity of housing options.

Protected local wildlife.

Preserving the Small Farm Feeling

Quality of county water and VFD.

Lack of dense infrastructure is a strength—it preserves our rural charm.



Planning-Board Green

Gemini Notebook

Growth vs. Preservation at the Crossroads

The Bridge Divide (Aydlett)

Fierce opposition to the Mid-Currituck Bridge. Residents fear destruction of quiet soundside communities and advocate redirecting funds to mainland water systems.



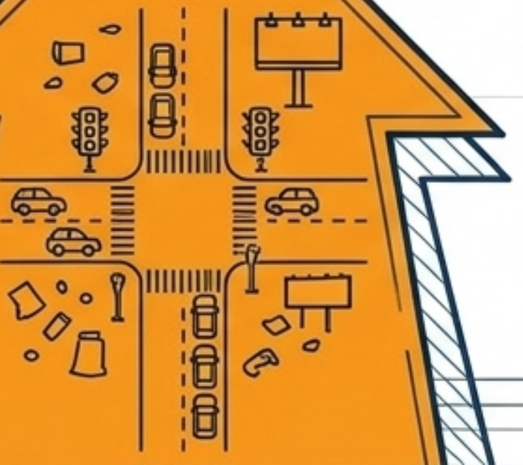
Industrial Intrusion (Grandy/Coinjock)

High alarm over proposed Data Centers. Fears of noise pollution, immense water usage, and closed-door county sessions.



Highway Hazards (Jarvisburg)

Severe roadway dangers regarding neighborhood ingress/egress onto major seasonal highways, compounded by highway litter and visual blight from billboards.

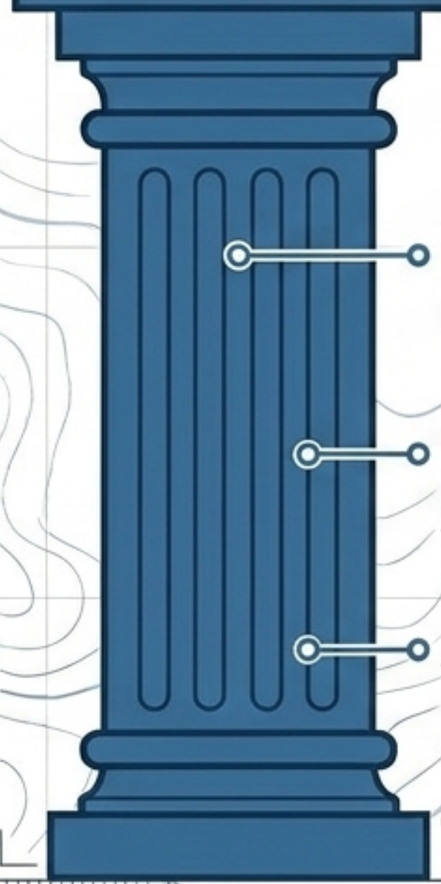


Planning-Board Green

Gemini Notebook

Middle Currituck: The Uneven Hub

The Foundation



- **The Barco Complex Industrial Park**
- **Regional Airport Assets**
- **Active Chamber of Commerce Promotion**

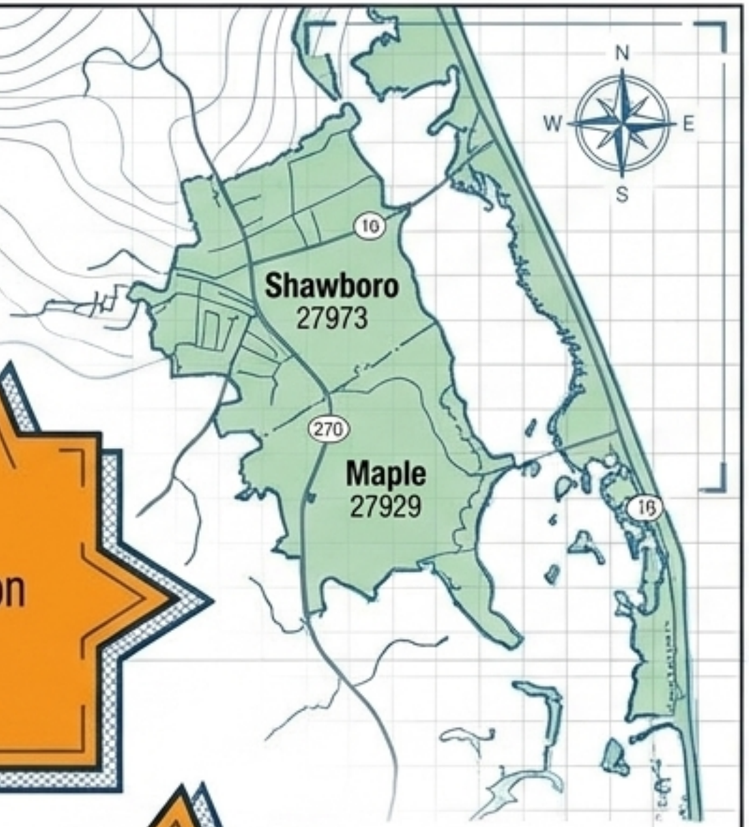
The Friction

Sign Code Strangling

Small businesses face severe friction from "unfriendly" local permitting offices and restrictive sign codes.

Anti-Big Box Mandate

Widespread opposition to heavy industry or corporate "Big Box" retail that threatens the rural aesthetic.



Gemini Notebook

Generational Flight & Utility Bottlenecks

The Cause:

Unmanaged, rapid residential subdivisions ("cheap growth").

Effect 1: The Wastewater Wall

Total lack of county-wide sewer/ wastewater utilities blocks quality commercial business, resulting in uncoordinated "pop-up" dollar stores.

Effect 2: Generational Flight

Rapidly rising land costs mean young adults and working families can no longer afford starter homes on the mainland where they grew up.

Effect 3: School Tax Strain

Overbuilt residential areas drive up student enrollment, straining teacher retention and local taxes.

Gemini Notebook

The Geographic Funding Disparity

The Hubs (Barco / Poplar Branch)







Community perception of heavy funding ("$100+ per resident") and high-quality municipal maintenance of recreational facilities.

The Outlying Areas (Moyock)







Severe neglect of Moyock Park: A public park completely lacking basic necessities—no trash cans, no shade shelters, and no drinking water fountains.

Gemini Notebook

Isolated Autonomy: Forgotten Lifelines

Core Identity

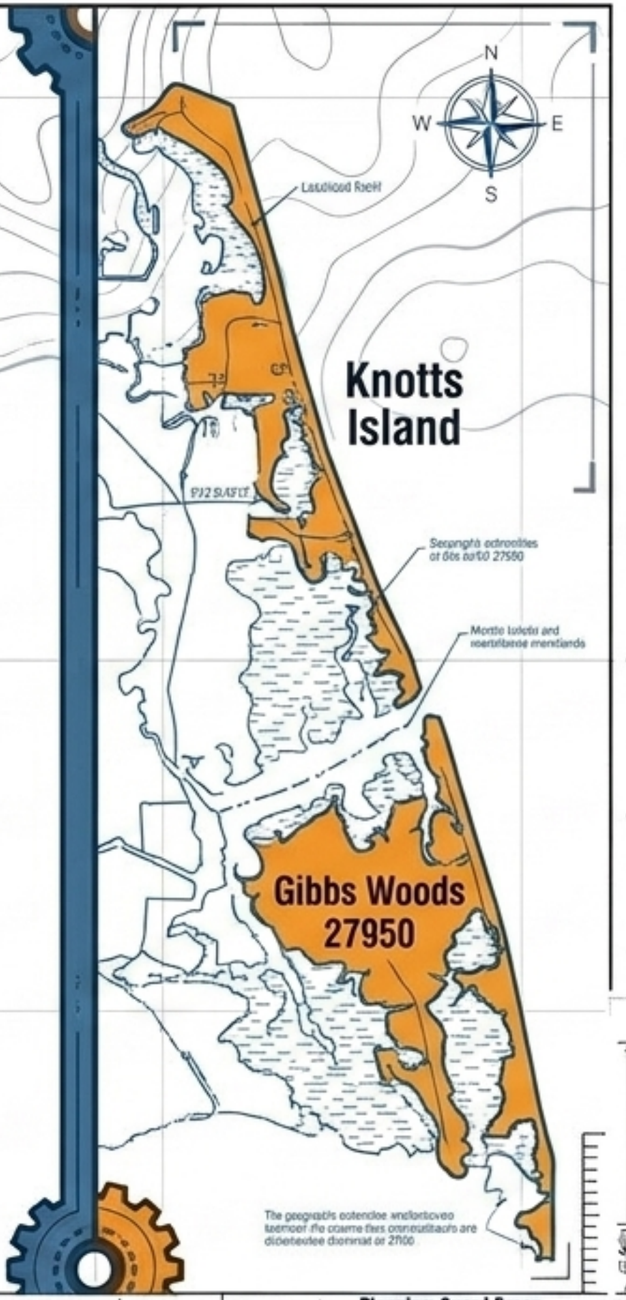
These areas are separated from the mainland and feel entirely forgotten by county government.

The Anti-Commercial Mandate

No major economic developments—and residents want to keep it that way. The complete lack of modern commercialization is viewed as a distinct strength.

The Tax Frustration

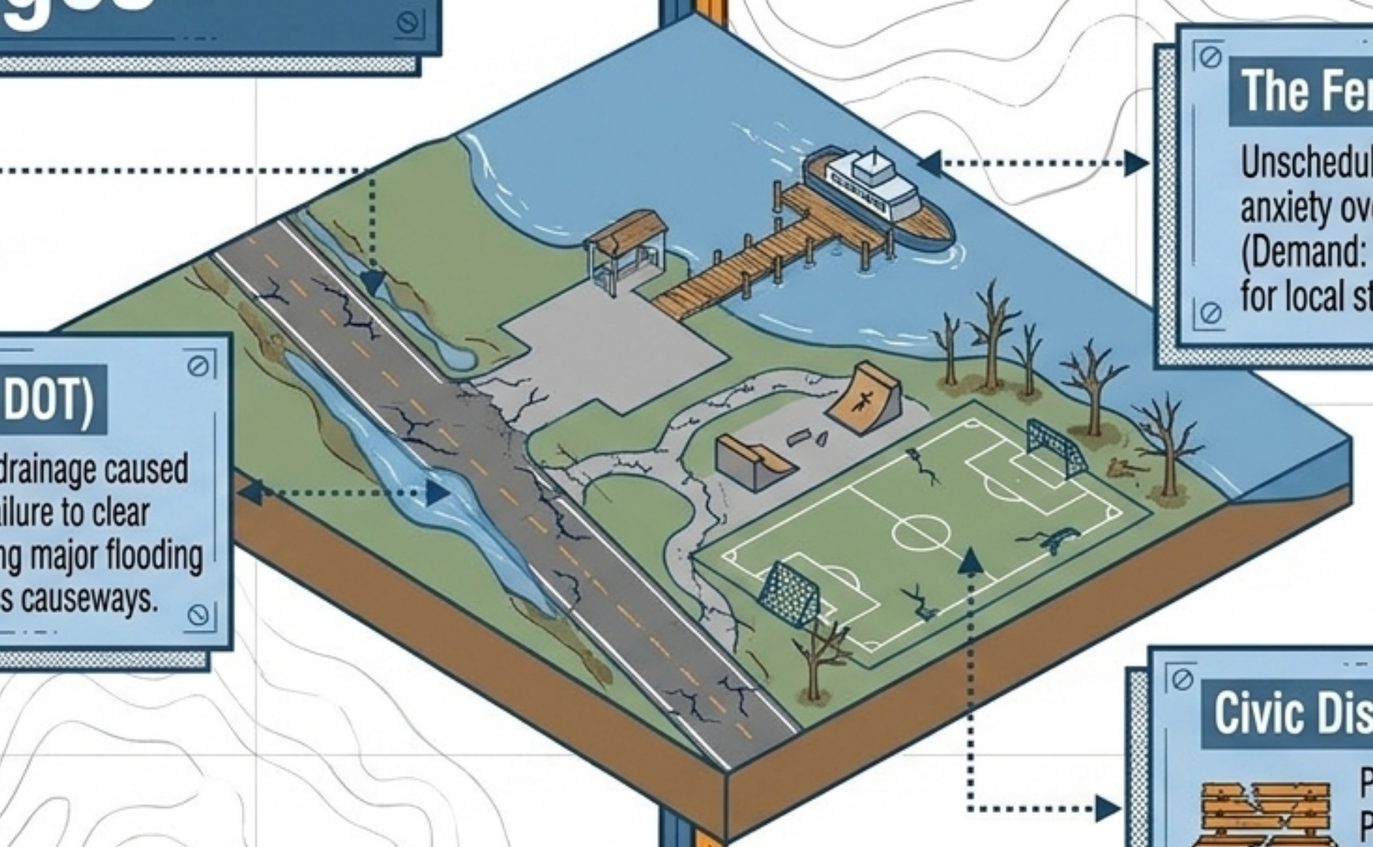
Property tax dollars are pulled from the island to fund mainland schools and subdivisions that island residents never utilize.



Planning-Guard Green

Gemini Notebook

Systemic Neglect on the Edges



Agency Failures (NC DOT)



Ineffective stormwater drainage caused by NC DOT's ongoing failure to clear roadside ditches, causing major flooding on narrow, shoulder-less causeways.

The Ferry Lifeline



Unscheduled cancellations and severe local anxiety over proposed state ferry tolling. (Demand: Institute a strict "No-Toll" policy for local students and school activities).

Civic Disrepair



Physical deterioration of Ruritan Park—cracking walking paths, broken skate ramps, torn soccer nets, and a lack of athletic field lighting.

Gemini Notebook

The Gibbs Woods EMS Crisis



The Hour-Long Wait.

The most acute public safety issue in Currituck County.

During life-or-death emergencies, Gibbs Woods residents wait up to an hour for an ambulance due to geographic disconnect and a failed reliance on Virginia Beach mutual aid.

Planning-Guard Green

Gemini Notebook

The Parking Lot:
Unanswered Resident Inquiries

Affordable Housing (Jarvisburg)

What is the official definition and dollar amount for affordable workforce housing?

Master Planning

Is there a cohesive 10- or 20-year master plan, or are approvals granted without unified strategy?

Lobbying & Transparency

Why does the county fail to communicate legislative goals and lobbying efforts to taxpayers?

Missing Revenues

Why has the county not developed an RV park to capture youth sports tournament lodging?

The Food Lion Parcel

What are the long-term plans for the 10-acre parcel adjacent to the new liquor store?

Planning-Guard Green

Gemini Notebook