



# Conditional Rezoning Application

OFFICIAL USE ONLY:	
Case Number:	
Date Filed:	
Gate Keeper:	
Amount Paid:	

## Contact Information

### APPLICANT:

Name: Carl Ferebee for Clifton White Heirs  
Address: 304 Webb Hill Street  
Roanoke Rapids, N.C. 27870  
Telephone: 252-673-2306  
E-Mail Address: cferebee90@gmail.com

### PROPERTY OWNER:

Name: As per attached, uploaded in Exhibit 1  
Address: 1 attached  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Owner

## Property Information

Physical Street Address: Caratoke Highway 168, Currituck County

Location: Moyock N.C. 27958

Parcel Identification Number(s): As Per Uploaded Exhibit 1, Owners

Total Parcel(s) Acreage: 7.68

Existing Land Use of Property: Vacant Farmland

## Request

Current Zoning of Property: Ag/Residential      Proposed Zoning District: Lt Industrial

## Community Meeting

Date Meeting Held: 01/09/2026      Meeting Location: Moyock Public Library

## 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:**

Fully Screened Police Impound Lot and Vehicle Storage facility. Rezoning 8 acre tract and isolating 2 acres inside

the 8 acres. The rest of the acreage will be used for ingress and egress and buffer zone. Exhibit 1& 2 for better

clarification. The proposed floor area of the secluded 8 acres will be improved with Sand and approved materials

ie, Crush and run etc. There will be a 12x12 storage building to house the printer and other office material for printing

See upload for better description of proposed uses.

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

Fully Screened and Buffered impound lot meeting all required screening and setbacks required under the UDO.

Other proposed conditions can be better described in the upload provided. Exhibit 2- Proposed uses notes.

An application has been duly filed requesting that the property involved with this application be rezoned from:  
Agriculture/Residential to: Light Industrial

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.

\_\_\_\_\_  
Property Owner

1/22/2026

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
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.**

## Conditional Rezoning Design Standards Checklist

The table below depicts the design standards of the conceptual development plan for a conditional rezoning application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

# Conditional Rezoning

## Conceptual Development Plan Design Standards Checklist

Date Received: \_\_\_\_\_

TRC Date: \_\_\_\_\_

Project Name: Conditional Rezoning

Applicant/Property Owner: Carl Ferebee applicant and Co Owner for James Hiles Silverback Towing

<b>Conditional Rezoning Design Standards Checklist</b>	
1	Property owner name, address, phone number, and e-mail address. <input type="checkbox"/>
2	Site address and parcel identification number. <input type="checkbox"/>
3	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, easements, and reservations. <input type="checkbox"/>
4	North arrow and scale to be 1" = 100' or larger. <input type="checkbox"/>
5	Vicinity map showing property's general location in relation to streets, railroads, and waterways. <input type="checkbox"/>
6	Existing zoning classification of the property and surrounding properties and existing uses. <input type="checkbox"/>
7	Approximate location of the following existing items within the property to be rezoned and within 50' of the existing property lines: Pathways, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, shorelines, bodies of water, ditches, canals, streams, wooded areas, ponds, and cemeteries. <input type="checkbox"/>
8	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County." <input type="checkbox"/>
9	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency. <input type="checkbox"/>
10	Proposed zoning classification and intended use of all land and structures, including the number of residential units and the total square footage of any non-residential development. <input type="checkbox"/>
11	General areas in which structures will be located and the general location of parking, loading, and service areas. <input type="checkbox"/>
12	All existing and proposed points of access to public streets. General locations of new streets, driveways, and vehicular and pedestrian circulation features. Including streets, drives, loading and service areas, and parking layout. <input type="checkbox"/>
13	Approximate location of storm drainage patterns and facilities intended to serve the development. <input type="checkbox"/>
14	Proposed common areas, open space set-asides, anticipated landscape buffering (required by the Ordinance or proposed), and fences or walls (if proposed). <input type="checkbox"/>
15	Elevations and written descriptions of design elements of the proposed building(s) as seen from public streets, public parks, or adjacent lands containing single-family detached development. <input type="checkbox"/>
16	Proposed development schedule. <input type="checkbox"/>

### Conditional Rezoning Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

## Conditional Rezoning

### Submittal Checklist

Date Received: \_\_\_\_\_

TRC Date: \_\_\_\_\_

Project Name: Conditional Rezoning

Applicant/Property Owner: Carl Ferebee applicant and Co Owner for James Hiles Silverback Towing

<b>Conditional Rezoning Submittal Checklist – Documents provided on USB flash drive or CD</b>	
1	Complete Conditional Rezoning application
2	Community meeting written summary
3	Conceptual development plan with all components of Conditional Rezoning Design Standards Checklist
4	Architectural drawings and/or sketches of the proposed structures and written descriptions of design elements of the proposed building(s)
5	Application fee (\$300 plus \$7 for each acre and/or part of an acre)

### For Staff Only

#### Pre-application Conference

Pre-application Conference was held on \_\_\_\_\_ and the following people were present:

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#### Comments

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**Notes: Exhibit 1**

**Applicant:** Carl Ferebee, C/O Clifton White Heirs  
304 Webb Hill Street  
Roanoke Rapids, N.C. 27870  
[Cferebee90@gmail.com](mailto:Cferebee90@gmail.com)

**Property Owner/s:**

Carl Ferebee, 304 Webb Hill Street, Roanoke Rapids, N.C. 27870  
Patricia Albritton, 226 Puddin Ridge Rd. Moyock, N.C. 27958  
Naomi Baxter, 321 Poyner's Road Moyock, N.C. 27958  
Willa Fay Evans, 1117 High Fox Dr. Durham, N.C. 27703  
Rena Dean, 10033 Greentop Rd. Lincoln, DE 19960  
Lisa McIntyre, 816 Grimes Rd, Washington, N.C. 27889  
James McIntyre, 816 Grimes Rd, Washington, N.C. 27889  
Henrietta Cartwright, 189A Trafton Rd. Camden, N.C. 27921  
George Harris, 1421 Campostella Road, Chesapeake Va. 23320

**Legal Relationship of applicant:** Co-Property Owner

**Physical Street Address:** Caratoke Highway 168, Moyock, N.C. 27958

**Location:** Crawford Township, Currituck County, Moyock, N.C. 27958

**Parcel Identification number/s:** 0041-000-070D-000, Global Pin 8969-566-0710 acreage GIS 2;  
0041-000-070F-0000 Global Pin 8969-56-0337 acreage GIS 2:35;

0041-000-070L-0000 Global Pin 8969-56-6445 and Deed Book 517, page 949 acreage GIS 3.33.

**Total Parcels acreage** 7.68 as reference to Survey for Clifton White Heirs Survey and deed book 329  
page 193 and filed for registration in Plat Cabinet R page 122 dated April 2008.

Heir Authorization Letter

I, Rena Dean am an owner/heir of record for the property being rezoned in Currituck County, North Carolina, Caratoke Highway 168, Moyock, N.C.27958.

I hereby Authorize Carl Ferebee to act as my representative for the purpose of submitting, processing and representing my interests in a Conditional Rezoning/ Conditional Rezoning Application to Currituck County.

Parcels of Record [PIN]s 0041-000-070D-000, Global Pin 8969-56-0710 acreage GIS 2; 0041-000-070F-000 Global Pin 8969-56-0337 acreage GIS 2:35; 0041-000-070L-000 Global Pin 8969-56-6445 and Deed Book 517, Page 949 acreage GIS 3.33. Total Parcels acreage for rezoning 7.68 as reference to Survey for Clifton White Heirs Survey deed book 329 page 193 and filed for registration in Plat Cabinet R page 122 dated April 2008.

This authorization includes participation in community meetings, public hearings, and acceptance of conditions associated with the rezoning request.

Signature: Rena Dean

Printed Name: Rena Dean

Date: 1-20-26

## Heir Authorization Letter

I, Naomi Baxter am an owner/heir of record for the property being rezoned in Currituck County, North Carolina, Caratoke Highway 168, Moyock, N.C.27958.

I hereby Authorize Carl Ferebee to act as my representative for the purpose of submitting, processing and representing my interests in a Conditional Rezoning/ Conditional Rezoning Application to Currituck County.

Parcels of Record [PIN]s 0041-000-070D-000, Global Pin 8969-56-0710 acreage GIS 2; 0041-000-070F-000 Global Pin 8969-56-0337 acreage GIS 2:35; 0041-000-070L-000 Global Pin 8969-56-6445 and Deed Book 517, Page 949 acreage GIS 3.33. Total Parcels acreage for rezoning 7.68 as reference to Survey for Clifton White Heirs Survey deed book 329 page 193 and filed for registration in Plat Cabinet R page 122 dated April 2008.

This authorization includes participation in community meetings, public hearings, and acceptance of conditions associated with the rezoning request.

Signature: Naomi Baxter

Printed Name: Naomi Baxter

Date: 1-20-2026

## Heir Authorization Letter

I, Patricia F Albritton am an owner/heir of record for the property being rezoned in Currituck County, North Carolina, Caratoke Highway 168, Moyock, N.C.27958.

I hereby Authorize Carl Ferebee to act as my representative for the purpose of submitting, processing and representing my interests in a Conditional Rezoning/ Conditional Rezoning Application to Currituck County.

Parcels of Record [PIN]s 0041-000-070D-000, Global Pin 8969-56-0710 acreage GIS 2; 0041-000-070F-000 Global Pin 8969-56-0337 acreage GIS 2:35; 0041-000-070L-000 Global Pin 8969-56-6445 and Deed Book 517, Page 949 acreage GIS 3.33. Total Parcels acreage for rezoning 7.68 as reference to Survey for Clifton White Heirs Survey deed book 329 page 193 and filed for registration in Plat Cabinet R page 122 dated April 2008.

This authorization includes participation in community meetings, public hearings, and acceptance of conditions associated with the rezoning request.

Signature: Patricia F Albritton

Printed Name: Patricia F Albritton

Date: 01/20/2026

Heir Authorization Letter

I, Henrietta Cartwright am an owner/heir of record for the property being rezoned in Currituck County, North Carolina, Caratoke Highway 168, Moyock, N.C.27958.

I hereby Authorize Carl Ferebee to act as my representative for the purpose of submitting, processing and representing my interests in a Conditional Rezoning/ Conditional Rezoning Application to Currituck County.

Parcels of Record [PIN]s 0041-000-070D-000, Global Pin 8969-56-0710 acreage GIS 2; 0041-000-070F-000 Global Pin 8969-56-0337 acreage GIS 2:35; 0041-000-070L-000 Global Pin 8969-56-6445 and Deed Book 517, Page 949 acreage GIS 3.33. Total Parcels acreage for rezoning 7.68 as reference to Survey for Clifton White Heirs Survey deed book 329 page 193 and filed for registration in Plat Cabinet R page 122 dated April 2008.

This authorization includes participation in community meetings, public hearings, and acceptance of conditions associated with the rezoning request.

Signature: Henrietta Cartwright

Printed Name: Henrietta Cartwright

Date: 11/20/26

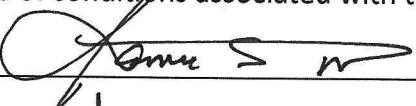
## Heir Authorization Letter

I, James S. McIntyre am an owner/heir of record for the property being rezoned in Currituck County, North Carolina, Caratoke Highway 168, Moyock, N.C.27958.

I hereby Authorize Carl Ferebee to act as my representative for the purpose of submitting, processing and representing my interests in a Conditional Rezoning/ Conditional Rezoning Application to Currituck County.

Parcels of Record [PIN]s 0041-000-070D-000, Global Pin 8969-56-0710 acreage GIS 2; 0041-000-070F-000 Global Pin 8969-56-0337 acreage GIS 2:35; 0041-000-070L-000 Global Pin 8969-56-6445 and Deed Book 517, Page 949 acreage GIS 3.33. Total Parcels acreage for rezoning 7.68 as reference to Survey for Clifton White Heirs Survey deed book 329 page 193 and filed for registration in Plat Cabinet R page 122 dated April 2008.

This authorization includes participation in community meetings, public hearings, and acceptance of conditions associated with the rezoning request.

Signature: 

Printed Name: James S. McIntyre

Date: 1/20/26

## Heir Authorization Letter

I, Lisa W. McFartyre am an owner/heir of record for the property being rezoned in Currituck County, North Carolina, Caratoke Highway 168, Moyock, N.C.27958.

I hereby Authorize Carl Ferebee to act as my representative for the purpose of submitting, processing and representing my interests in a Conditional Rezoning/ Conditional Rezoning Application to Currituck County.

Parcels of Record [PIN]s 0041-000-070D-000, Global Pin 8969-56-0710 acreage GIS 2; 0041-000-070F-000 Global Pin 8969-56-0337 acreage GIS 2:35; 0041-000-070L-000 Global Pin 8969-56-6445 and Deed Book 517, Page 949 acreage GIS 3.33. Total Parcels acreage for rezoning 7.68 as reference to Survey for Clifton White Heirs Survey deed book 329 page 193 and filed for registration in Plat Cabinet R page 122 dated April 2008.

This authorization includes participation in community meetings, public hearings, and acceptance of conditions associated with the rezoning request.

Signature: Lisa W McFartyre

Printed Name: Lisa W McFartyre

Date: 1/20/26

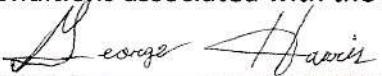
## Heir Authorization Letter

I, George Harris am an owner/heir of record for the property being rezoned in Currituck County, North Carolina, Caratoke Highway 168, Moyock, N.C.27958.

I hereby Authorize Carl Ferebee to act as my representative for the purpose of submitting, processing and representing my interests in a Conditional Rezoning/ Conditional Rezoning Application to Currituck County.

Parcels of Record [PIN]s 0041-000-070D-000, Global Pin 8969-56-0710 acreage GIS 2; 0041-000-070F-000 Global Pin 8969-56-0337 acreage GIS 2:35; 0041-000-070L-000 Global Pin 8969-56-6445 and Deed Book 517, Page 949 acreage GIS 3.33. Total Parcels acreage for rezoning 7.68 as reference to Survey for Clifton White Heirs Survey deed book 329 page 193 and filed for registration in Plat Cabinet R page 122 dated April 2008.

This authorization includes participation in community meetings, public hearings, and acceptance of conditions associated with the rezoning request.

Signature: 

Printed Name: George Harris

Date: 01/20/2026

Grant Authorization Letter

I, WILLIAM C. COOK, am an owner/Party of record for the property being rezoned in Carrabuck County, North Carolina, Carrabuck Highway 188, Minxie, NC 27958.

I hereby authorize Carl Pennebaker to act as my representative for the purpose of submitting, processing and representing my interests in a Conditional Zoning/Conditional Banking Application to Carrabuck County.

Parcels of Record (PRNs) 0041-000-0700-000, (Initial) Pin 8969-56-0700 acreage 0.05 2-0041-000-0700-000 (Initial) Pin 8969-56-08337 acreage 0.05 2-13, 0041-000-0700-000 (Initial) Pin 8969-56-0845, and Deed Book 517, Page 948 acreage 0.05 3-13. Total Parcels acreage for rezoning 3.68. A reference to Survey for Offons White Creek Survey Deed book 329 page 133 and filed for registration in Plat Cabinet # page 122 dated April 2008.

This authorization includes participation in community meetings, public hearings, and acceptance of conditions associated with the rezoning request.

Signature W. William Cook

Printed Name W. William Cook

Date 1-25-08

**Notes Exhibit 2.**

**Written Description of the proposed use(s)**

**Proposed Zoning Conditions(s)**

- The permitted use shall be limited to a contracted police and insurance impound storage facility.
- No retail sales, public access, or walk-in customers shall be permitted.
- The facility shall operate only for secured vehicle storage and administrative access to release vehicles.
- Hours of operation shall be 27/7 on call for law enforcement and 8:00am to 6:00pm Monday-Saturday and closed on Sunday otherwise.
- All vehicles shall be stored behind fencing and screened from public view.
- Lighting shall be adequate solar lighting 4-6 units in downward direction and no spill onto adjacent properties.
- Cameras covering entirety of lot inside and outside fencing.
- No outdoor audio vehicle dismantling or mechanical repair activities shall be permitted.
- Access shall be limited to designated driveways as shown on the conceptual plan.
- These conditions shall apply to all parcels included in the rezoning request.
- Any expansion of the impound use beyond the approved two (2) acre area shall require a new rezoning approval by Currituck County.
- The remaining acreage shall remain undeveloped except for required buffers, access and stormwater features.

## **Conceptual Development Plan Design Standards Checklist**

1. Applicant: Carl Ferebee C/O Clifton White Heirs, 304 Webb Hill Street, Roanoke Rapids. N.C. 27870.
2. Property Owners: See Notes Exhibit 1
3. See Sight Plan as per survey for Clifton White Heirs.
4. North Arrow in place.
5. Vicinity map...See Sight Plan as per Survey for Clifton White Heirs.
6. Existing Zoning.. Residential and Agricultural.
7. Approximate location ..See Survey for Clifton White Heirs dated April 2008.
8. Approximate Flood Zone.. Line and Base Flood Elevation to be handled per County and State Requirements.
9. Approximate location.. of all designated Areas of Environmental Concern will be handled per County and State Requirements.
10. Proposed Zoning Classifications.. is Light industrial 7.68 acres. 334,540 square feet. 43,560 square feet [2] acres are proposed as police impound lot. Apx. 2 acres left open for ingress egress adjacent to residential/Agricultural zone at the roadside and Apx. 4 acres will be used as buffer zones around the secured fenced in impound lot. Total square footage of the Storage Office building is 144 square feet. It will be used to keep computer printout when release of vehicles. No residential units will be on the site. No access inside the gated area from the public.
11. General areas.. A 12x12 storage/Office building to print off paper work will be inside the gated area. No public will be allowed inside the area. Parking will be allowed outside the gated area to receive impounded vehicle. See Conceptual Drawing.
12. All existing...See conceptual drawing for points of access to Highway 168. An access drive will be made for ingress and egress, a bridge is currently located there but may need a little enhancements. There will be no loading and unloading except to load and unload vehicles inside the secured impound lot gate. See Conceptual Drawing for more detail.
13. Approximate location.. No facilities will be needed to service the impound lot. It will only be a drop off and pick up location for the impounded vehicles. Storm drainage patterns will not change and is to be handled per County and State requirements.
14. Proposed Common area.. No common area is applicable, only a load and unload area for impounded vehicles. Buffers will be placed with Evergreen Screening consistent with the County's UDO. There is a requirement by the state and Fence height and type will be consistent with County Standards.  
When the Evergreen screening grows to the north the facility will be completely non visible from the highway. Until then the security fencing consistent with County Standards may be seen until growth takes place. The East, West and South Side is currently buffered from view by Evergreen trees and natural vegetation.
15. Elevations and written descriptions.. The building will be a modular 12X12 storage building to house storage and an office printer to print off paper/work receipts when a vehicle is obtained. The building will be fully disclosed inside the secured impound area and will meet all county requirements on elevation.

**Conditional Rezoning Checklist- Cont'd**

16. As soon as the rezone is approved the proposed development will start. Building obtained, fencing and buffers installed, the lot where the vehicles are stored and the driveway will be built up with sand and crush and run.
17. There will be estimated low daily vehicle trips associated with law enforcement impound activity.
18. No future expansions are anticipated and any future expansion beyond shown use is prohibited.
19. The impound facility is more than 500 feet from the main highway and has 75' or greater on each side for setback.