



STAFF REPORT
PB 87-56 MONTERAY SHORES,
PHASE 10, PART A, COROLLA BOAT CLUB
PRELIMINARY PLAT/SPECIAL USE PERMIT
BOARD OF COMMISSIONERS
JANUARY 17, 2023

APPLICATION SUMMARY

Property Owner: Richard C. Willis Outer Banks Ventures, LLC PO Box 549 Corolla, NC 27927	Applicant: Richard C. Willis Outer Banks Ventures, LLC PO Box 549 Corolla, NC 27927
Case Number: PB 87-56	Application Type: Preliminary Plat/Special Use Permit
Parcel Identification Number: 0116-000-0010-0000	Existing Use: Vacant Land with Existing Pond
Imagine Currituck Land Use Plan Classification: G3 & O2	Parcel Size (Acres): 36.19 (Subject Parcel) 10.01 (Proposed Phase)
Request: Preliminary Plat/Special Use Permit for 6 lots (5 residential & 1 commercial)	Zoning: SFO with PUD Overlay

SURROUNDING PARCELS

	Land Use	Zoning
North	Monteray Shores Open Space	Monteray Shores PUD SFO with PUD Overlay
South	Timbuck II Shops	Buck Island PUD SFO with PUD Overlay
East	Monteray Shores WWTP/ Corolla Adventure Golf & Bumper Cars/Seaside Farm Market/Coffee Shop	SFO with PUD Overlay
West	Currituck Sound	N/A

STAFF ANALYSIS

Background

The overall development plan approved through the Amended Sketch Plan/Special Use Permit process included a total of thirty-six (36) residential dwelling units: five (5) single-family dwelling lots, twenty-five (25) townhome lots and six (6) upper story dwelling units, a ten (10) slip boat basin for use by residents and visitors to the site, construction of three retail buildings over the existing pond with two (2) upper story dwelling units in each building. A boardwalk connection is proposed from the retail buildings to a proposed restaurant and outdoor entertainment deck. A recreation/paddle boat rental storefront/storage building is proposed adjacent to the pond with docks over the pond.

A conceptual development plan and preliminary architectural renderings were provided by the applicant during the Amended Sketch Plan/Special Use Permit process to illustrate the proposed uses and project layout. Additional approvals are required prior to construction. Below is the conceptual plan that was approved.



Request & Application Summary

The applicant, Outer Banks Ventures, Inc. is requesting **preliminary plat/special use permit (PP/SUP) approval for the establishment of six (6) lots** (including five (5) single-family residential lots and one (1) commercial lot) on the 36.194-acre subject property located in the Monterey Shores Planned Unit Development (PUD). This request is part of the development plan approved by the BOC on October 18, 2021 (see above).

The proposed lots meet the bulk and dimensional standards of UDO Section 1.8 for minimum lot area, width, and setbacks. Required open space is provided. Paved sidewalks are proposed within the subdivision and a pedestrian connection will be made to the crosswalk at NC12 just northeast of Malia Drive. County water and private wastewater are available to serve the proposed development.

The approved Amended Sketch Plan is a development plan with water access for the residents and visitors to the site. A boardwalk for water access is proposed as part of this phase. The BOC may consider a required timing of actual construction of the boardwalk to the water instead of posting of a performance guarantee for this improvement. Staff suggests that construction of the boardwalk to the water be completed prior to platting of all lots in this phase. This water access is a critical piece of the development proposal. (A suggested condition is included in the TRC Review Comments below.)

The applicant is proposing access to the subdivision from Malia Drive as well as an entrance through the NCDOT owned property where Seaside Farm Market is located. Approval for access through the

NCDOT property has not been provided by the applicant. The TIA submitted references access scenarios, one being that the connection through the NCDOT property will not be made. The amended sketch plan was approved with the proposed connection through the NCDOT property and the connection across the existing pond is required to meet internal street connectivity requirements of UDO Section 5.6.4. A condition of Amended Sketch Plan/Special Use Permit approval stated: "Proposed access and configuration through the NCDOT owned parcel(s) shall be approved by NCDOT or Turnpike Authority as appropriate and by County Staff through the Preliminary Plat/Special Use Permit or Major Site Plan review process". The BOC may consider a condition that approval of the connection by NCDOT must be submitted prior to approval of construction drawings related to this preliminary plat. (A suggested condition is included in the TRC Review Comments below.)

The applicant is proposing to post a performance guarantee for this portion of the road connection. The BOC may consider a required timing of actual construction of the road extension. Staff suggests that construction of the road and sidewalk connection across the pond be installed prior to final plat recordation of all 6 proposed lots. (A suggested condition is included in the TRC Review Comments below.)

COMMUNITY MEETING

An initial community meeting was held on July 25, 2022, and a second properly noticed community meeting was held on August 11, 2022. County staff attended the meeting on August 11, 2022. A community meeting summary provided by the applicant is included in the agenda packet.

INFRASTRUCTURE

Water	Southern Outer Banks Water System (SOBWS)
Sewer	Carolina Water Service (Private)

REVIEW AND COMMENT

TECHNICAL REVIEW COMMITTEE

The Technical Review Committee provides the following review comments regarding the proposed Amended Sketch Plan/Special Use Permit:

1. Prior to approval of Construction Drawings, proposed access, and configuration through the NCDOT owned parcel(s) shall be approved by NCDOT or Turnpike Authority as appropriate.
2. Prior to recordation of the Final Plat, construction of road connection across the pond to the NCDOT property must be completed.
3. Prior to recordation of the Final Plat, construction of the boardwalk to the water must be completed.
4. Proposed changes to pond configuration shall not negatively impact the county's easement or purpose for the easement recorded in the Currituck County Register of Deeds Office on Deed Book 1135, Page 302.
5. Walkways and piers for private property owner use may not be constructed in open space set-asides.
6. Prior to approval of Construction Drawings, provide certification that Malia Drive meets NCDOT construction standards for compliance with UDO Section 6.2.1.D.4 Connection with State Streets.

The *Imagine Currituck 2040 Vision Plan* classifies this site as **G-3: Mixed-Use Centers and Corridors** and **O-2: Reserved Lands** within the Corolla area. Generally, the G-3 classification is supported by major transportation networks, public water and wastewater infrastructure, and a community greenway system that links neighborhoods to mixed-use areas. This sector provides for a wide range of uses including mixed residential subdivisions with a variety of housing types and mixed-use developments that maximize the efficient use of space. Medium to high residential densities, commercial and compatible industrial uses are encouraged to locate within the G-3 transect areas where both water and wastewater services are available. The O-2 classification is comprised of wetlands, environmentally sensitive areas, significant natural heritage areas, and prime agricultural land that should be targeted for conservation or farmland preservation. This area should not be targeted for public or private water and sewer infrastructure or other growth inducing activities.

The following policies of the plan may apply to the proposed request:

Land Use Goal 1: Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils, adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services.

Land Use Policy 1.3: Consider community character and established visions for the community.

Land Use Policy 1.4: Protect the uniqueness of the County through preservation of farmland, wooded areas, open space and water views from roads, walkways, and other public spaces.

Land Use Policy 2.1: Continue to encourage businesses to coordinate site design with nearby businesses including shared or connected parking and access, pedestrian and vehicular movement, and consistent signage.

Transportation Policy 2.1: New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.

Environment Goal 1: Preserve and protect the County's environmentally significant and sensitive lands and surrounding areas.

Environment Policy 1.1: Preserve coastal and non-coastal wetlands and riparian buffers for their natural resilience benefits.

Parks and Recreation Goal 1: Improve public access to natural resource areas including ocean and estuarine shorelines and public trust waters.

Parks and Recreation Policy 1.5: New development shall provide public access to recreation and natural resource areas.

Parks and Recreation Policy 2.1: Continue to require new development to construct pedestrian walkways and multi-use greenways that connect to external adjacent residential, commercial, recreation and open space areas.

Parks and Recreation Policy 3.2: Continue to require recreation and park area dedication or fee in lieu of providing recreation amenities.

General Corolla Land Use Policy 1.4: Continue to improve access to estuarine shorelines and beaches.

General Corolla Land Use Policy 1.7: Minimize commercial strip development and maximize traffic moving capability by encouraging commercial development to cluster at appropriate locations rather than dispersing along NC12.

Corolla G-2 Transect Policy 2.1: Concentrate commercial development in existing neighborhood nodes to minimize commercial strip development and maximize the moving capability of NC12.

Corolla G-2 Transect Policy 2.2: Encourage existing PUDs to continue to develop according to the master plan in order to achieve a more efficient use of land, a higher level of amenities and creative design.

SPECIAL USE PERMIT REVIEW STANDARDS

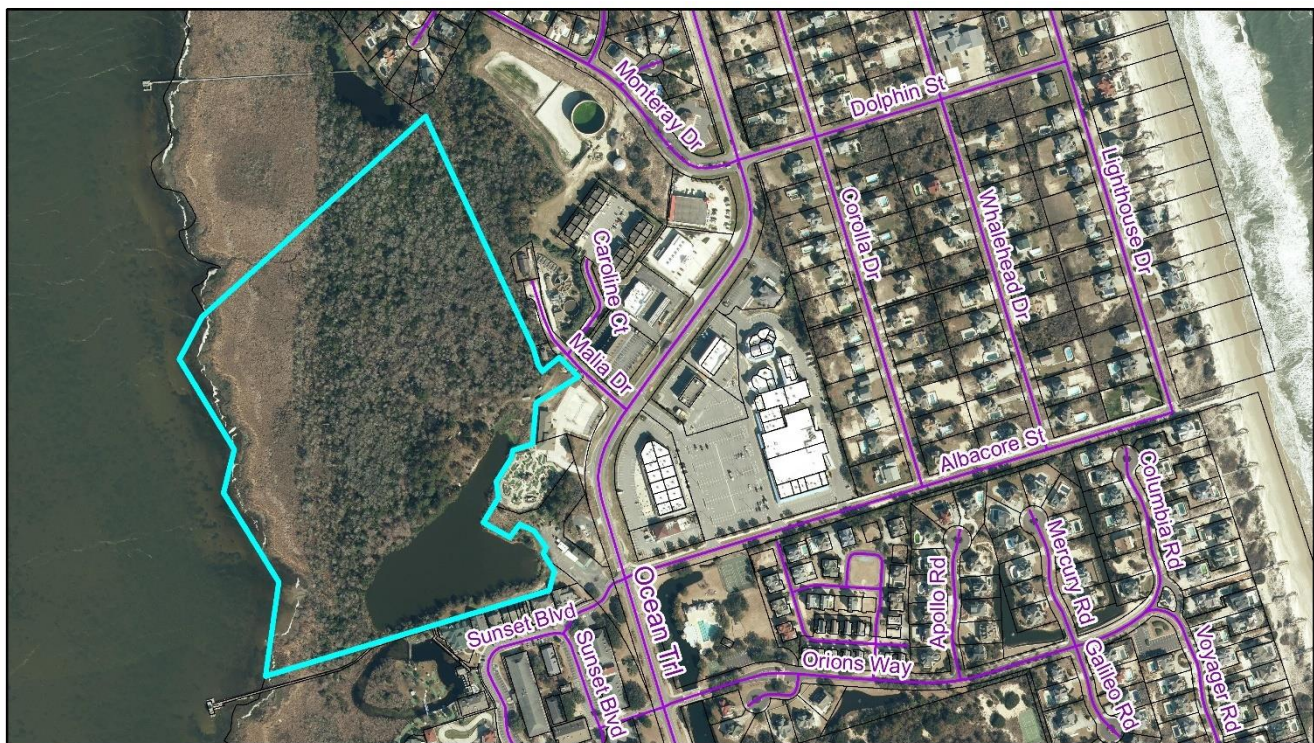
Following an evidentiary hearing, the board shall decide if the application is in accordance with Section 2.3.10, Decision-Making Body Review and Decision, and Section 2.4.6.D, Special Use Permit Review Standards.

Special Use Permit Review Standards

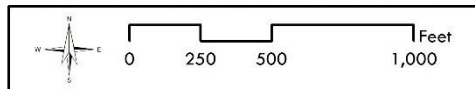
A special use permit shall be approved on a finding that the applicant demonstrates the proposed use will:

1. Not endanger the public health or safety.
2. Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.
3. Be in conformity with the Land Use Plan or other officially adopted plan.
4. Not exceed the county's ability to provide adequate public facilities, including but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

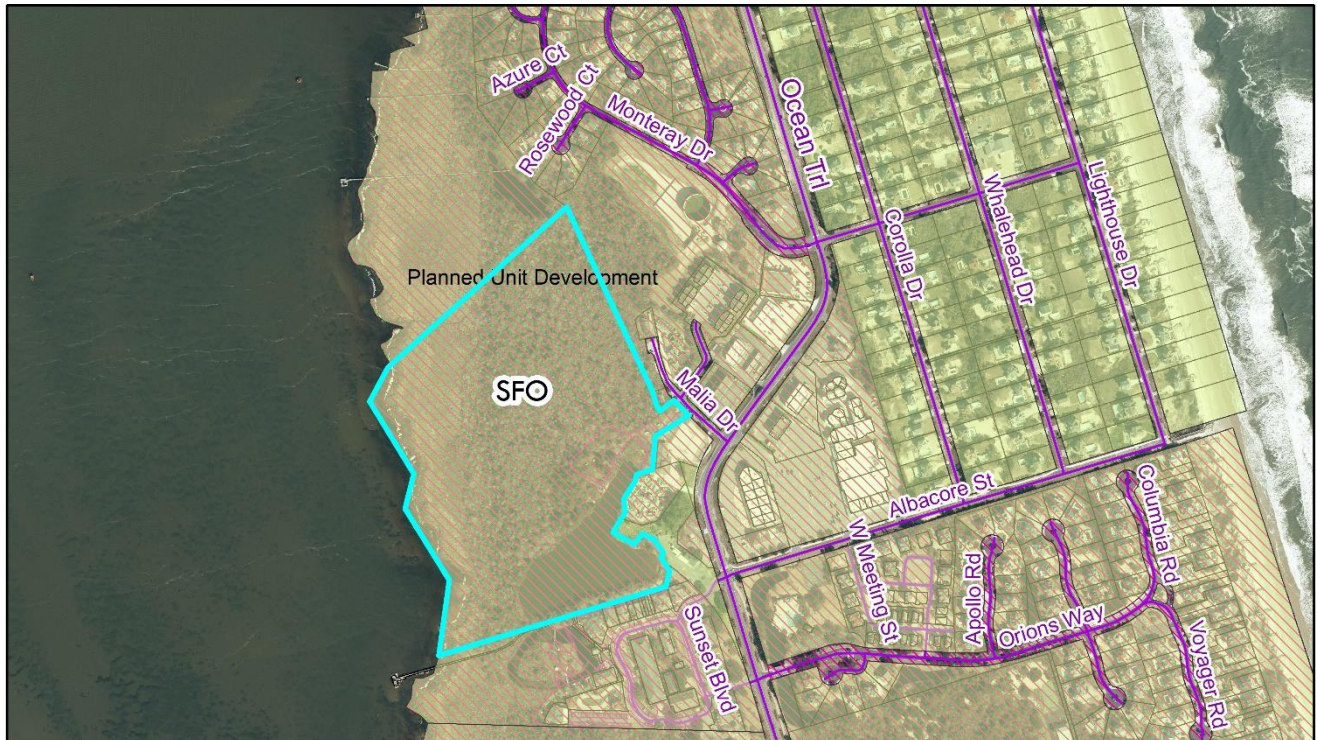
THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Board of Commissioners: www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm



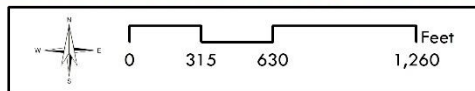
PB 87-56 Monterey Shores
Corolla Boat Club
Preliminary Plat/SUP
2020 Aerial Photography



Currituck County
Planning and
Community Development



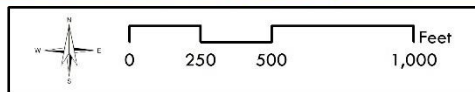
PB 87-56 Monterey Shores
Corolla Boat Club
Preliminary Plat/SUP
Official Zoning Map



Currituck County
Planning and
Community Development



PB 87-56 Monterey Shores
Corolla Boat Club
Preliminary Plat/SUP
Imagine Currituck Transect Classification



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