

Monterey Shores Phase 10 Part A
Corolla Boat Club

Community Meeting Minutes

July 25, 2022 and August 11, 2022

Scheduled Time/Place: 6:00 pm, on site off Malia Drive, Corolla, NC. Due to inclement weather, the August meeting was relocated to the covered arcade area at the adjacent miniature golf and bumper car facility. The meetings started a few minutes after 6:00 pm and ended about 7:15.

Attendees: (See attached sign-in sheets)

Comments from the Community	How Addressed
How many restaurant seats will there be?	Approximately 150
How many seats for the venue?	We expect it to seat about 200 people
How much parking is provided?	Approximately 70 parking spaces
Will there be a connection made to TimBuck II?	Probably not at this stage of the development. There may be a connection proposed with the future phase of development
How will stormwater be handled?	A stormwater model is being prepared including everything that is feeding the pond from off-site as well as the on-site development. The outlet will be re-worked to provide some storage and controlled release of stormwater
Will the pond size be reduced?	In some areas it will, but there are also opportunities to expand it in other areas. The model will dictate whether that is necessary
Is the only entrance from Malia Drive?	For the current development that is being proposed, yes
Will that access be adequate?	A traffic analysis has been performed and improvements will be made to the intersection and Malia Drive in accordance with that TIA
There is a parking shortage in Corolla and on-street parking might help	We are working with the county to determine whether on -street parking can be approved
Pedestrian connectivity is needed along NC 12	We will be providing connectivity from this development to the existing crosswalk at NC 12. The county and NCDOT will need to

	approve additional improvements within the right of way. The completion of the pedestrian system is part of the county's pedestrian master plan
Will stormwater facilities be sized for future development?	Yes, all development will be considered at the modeling
What is the benefit to the residents of Corolla?	An additional place to eat, additional entertainment venue
There aren't enough people to work and isn't enough employee housing.	This development does not propose employee housing, but we have one in the works that is going to propose additional housing
Will that be done prior to this project?	We hope that it will be approved prior to the development of this site being completed
There no good drainage from NC 12 to the pond and the pipe failed during a hurricane	The failed pipe has now been replaced and hopefully has been replaced with a pipe that will not fail
Who does the pipe serve?	Monterey Plaza shopping center, Monterey Pines development and adjacent development. The pond also receives ground water from Whalehead and from the Monterey Shores wastewater site. All of this water is being considered in the modeling
Will there be a traffic light?	That will be up to NCDOT, after a traffic warrant study is done, but we doubt this intersection will warrant a light
Who decides when improvements are made to the multi-use path?	The Currituck Commissioners
Will you propose these improvements or will county staff propose it?	It is suggested that the County Commissioners be made aware of the residents' desire to have this path completed
Who records the comments?	We are recording and will provide a record to the County as part of the application
Who reviews the stormwater?	Both the County and the State DEQ
What is the sequence?	State permits are obtained after the SUP and before construction approval
What is the schedule?	Shooting for BOC review in November
When will constructions start?	Hopefully by the ending of the year